EXHIBIT A

LEGAL DESCRIPTION OF

A 5.00 ACRE TRACT

THE REMAINING 5.00 ACRES
OF A CALLED 10.00 ACRE TRACT
VOLUME 4371, PAGE 95
W.C.O.P.R.
WEBB COUNTY, TEXAS

BEING A 5.00 ACRE TRACT OF LAND, MORE OR LESS, BEING THE REMAINING 5.00 ACRES, RECORDED IN A DEED TO ARTURO GARZA-GONGORA, IN VOLUME 4371, PAGE 95, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING OUT OF A CALLED 10.00 ACRE TRACT OF LAND, RECORDED IN VOLUME 538, PAGE 504, WEBB COUNTY DEED RECORDS, WEBB COUNTY, TEXAS, AND BEGIN SITUATED IN PORCION 25, ABSTRACT 50, JUAN F. GARCIA, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL, BEING THE SOUTHWEST CORNER OF A CALLED 5.0 ACRE TRACT OF LAND, RECORDED IN VOLUME 5411, PAGE 850, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF TRACT OF LAND RECORDED IN VOLUME 646, PAGE 724, WEBB COUNTY DEED RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE EASTERN PROPERTY LINE OF A CALLED 10.00 ACRE TRACT OF LAND, RECORDED IN VOLUME 538, PAGE 504, WEBB COUNTY DEED RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE NORTHEAST CORNER OF THE REMAINING 5.00 ACRES, RECORDED IN A DEED TO ARTURO GARZA-GONGORA, IN VOLUME 4371, PAGE 95, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER HEREOF;

THENCE **S 22° 43' 39" E** A DISTANCE OF **707.66',** ALONG THE EAST PROPERTY LINE OF SAID ARTURO GARZA-GONGORA CALLED 5.00 ACRE TRACT, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DEL MAR BOULEVARD, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 10.0 ACRE TRACT, AND THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT, AND ALSO BEING THE SOUTHEAST CORNER HEREOF;

THENCE **S 67° 32' 14" W** A DISTANCE OF **307.99',** ALONG NORTH RIGHT-OF-WAY LINE OF DEL MAR BOULEVARD, AND ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 10.0 ACRE TRACT, AND THE SOUTH PROPERTY LINE OF SAID 5.00 ACRE TRACT, TO A FOUND 1/2" IRON ROD, BEING THE SOUTHEAST CORNER OF A 9.961 ACRE TRACT ANNEXED TO THE CITY OF LAREDO IN CITY OF LAREDO ORDINANCE 2021-O-092, AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, PUERTO ESCONDIDO APARTMENTS PLAT, RECORDED IN VOLUME 43, PAGE 96, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND AND BEING THE SOUTHWEST CORNER OF SAID CALLED 10.0 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 22° 43' 39" E** A DISTANCE OF **707.66',** ALONG THE EAST LINE OF THE CITY OF LAREDO CITY LIMIT LINE, AND THE EAST PROPERTY LINE OF SAID LOT 1, BLOCK 1, AND THE WEST PROPERTY LINE OF SAID CALLED 10.0 ACRE TRACT, AND THE WEST PROPERTY LINE OF SAID 5.00 ACRE TRACT, TO A POINT BEING THE NORTHWEST CORNER OF SAID CALLED 5.0 ACRE TRACT, AND THE NORTHWEST CORNER HEREOF;

THENCE **N 67° 32' 14" E** A DISTANCE OF **307.99',** OVER AND ACROSS SAID 10.0 ACRE TRACT, AND ALONG THE NORTH PROPERTY LINE OF SAID 5.0 ACRE TRACT, TO THE POINT OF BEGINNING OF THIS 5.00 ACRE TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WEBB:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY DESCRIPTION IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

FRANCISCO RAMOS, R.P.L.S. No. 6573 — DATE 1/6/2026

SHEET: 1 OF 1

C:\Users\FrankRamos\OneDrive - Ramos Engineering, PLLC\Projects\Year 5 -2026\2026-668-4364 E. Del Mar - Annexation Survey\500 - Plan Production\dwg\Base