312 W. Jonquil Ave.
McAllen, Texas 78501
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471
J RUIZ Land Surveying

EXHIBIT A

Field Notes
for a proposed 14.09 acre tract
over and across
Killam Development, Ltd.
Webb County, Texas

BEING A 14.09 ACRE (613,686 SQUARE FEET) PARCEL OF LAND, SITUATED IN THE J. C. GARCIA SURVEY, PORCION NO. 17, ABSTRACT NO. 52 AND J. DE BUSTAMANTE SURVEY, PORCION 18, ABSTRACT NO. 21 IN WEBB COUNTY, TEXAS, SAID 14.09 ACRE PARCEL OF LAND BEING A PART OF A 252.0 ACRE TRACT OF LAND (BY DEED) DEEDED FROM KILLAM OIL COMPANY TO KILLAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD, NOW KNOWN AS KILLAM DEVELOPMENT, LTD. BY CERTIFICATE OF FILING OF NAME CHANGE DATED SEPTEMBER 29, 2003, OFFICE OF THE SECRETARY OF STATE OF TEXAS, IN DEED EXECUTED DECEMBER 13, 1988 AND RECORDED IN VOLUME 1333, PAGES 38–40 OF THE REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS (R.P.R.W.C.T.), SAID 14.09 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING at a **TxDOT Bronze ROW Marker** found at the easterly line of Farm to Market (FM) Road 1472 Right-of-Way line;

THENCE, over and across said Killam Development, Ltd. tract, **North 16 degrees 11 minutes 02 seconds East, 674.28 feet** to a **½" iron rod set** at the beginning of a curve to the right with a radius of **1125.00 feet**, being along the present City of Laredo City Limits (88-O-58) for the **POINT OF BEGINNING** (N: 17116981.39, E: 652216.19);

THENCE, over and across aforementioned tract, the following courses and distances:

With said curve to the right a distance of **597.78 feet** (Chord bearing **South 78 degrees 29 minutes 59 seconds East, 590.77 feet**) to a **½" iron rod set** for a point of tangency hereof;

South 63 degrees 16 minutes 39 seconds East, 96.77 feet to a **½" iron rod set** at the beginning of a curve to the left with a radius of **975.00 feet**, for a point of curvature hereof;

With said curve to the left a distance of **677.77 feet** (Chord bearing **South 83 degrees 11 minutes 31 seconds East, 664.20 feet**) to a **½" iron rod set** along the easterly line of the Killam Development, Ltd. tract, westerly line of Killam Ranch Properties, Ltd. tract recorded in Volume 540, Pages 632-634, Official Public Records, Webb County, Texas and exterior corner hereof;

THENCE, with the said easterly line, **South 22 degrees 47 minutes 05 seconds East,** passing the present City of Laredo City Limits (98-O-329) for a total distance of **192.78 feet** to a **½" iron rod set** at the City of Laredo City Limits (98-O-329 and 90-O-208) for an exterior corner hereof;

THENCE, along present City of Laredo City Limits (90-O-208), **South 67 degrees 12 minutes 55 seconds West, 1089.35 feet** to a **½" iron rod set** along the easterly line of the Pilot Travel Centers, LLC tract recorded in Volume 5837, Page 496, Official Public Records, Webb County, Texas for an exterior corner hereof;

THENCE, along said easterly line, **North 22 degrees 31 minutes 28 seconds West, 111.39 feet** to a **½" iron rod set** at the northeast corner of the Pilot Travel Centers, LLC tract for an exterior corner hereof;

312 W. Jonquil Ave.
McAllen, Texas 78501
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471
J J Ruiz Land Surveying

EXHIBIT A

Field Notes
for a proposed 14.09 acre tract
over and across
Killam Development, Ltd.
Webb County, Texas (cont.)

THENCE, along northerly line of said tract, **South 67 degrees 13 minutes 49 seconds West, 63.54 feet** to a **½" iron rod set** along the present City of Laredo City Limits (88-O-58) for an exterior corner hereof;

THENCE, along said present City of Laredo City Limits, **North 22 degrees 33 minutes 52 seconds West, 498.59 feet** to a **½" iron rod set** at the beginning of a curve to the right with a radius of **2438.40 feet**, for a point of curvature hereof;

With said curve to the right a distance of **318.15 feet** (Chord bearing **North 18 degrees 49 minutes 36 seconds West, 317.93 feet**) to the **POINT OF BEGINNING** and containing 14.09 acres (613,686 square feet) of land, more or less.

Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:
County of Hidalgo:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" were prepared from an actual Survey performed on the ground under my supervision.

R.P.L.S. No. 5304 – Texas

07/15/2026
Current Date

STATE OF TEXAS
REGISTERED
JULIAN JAVIER RUIZ
5304
PROFESSIONAL
LAND SURVEYOR