312 W. Jonquil Ave.
McAllen, Texas 78501
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J RUIZ Land Surveying

EXHIBIT A

Field Notes
for a proposed 5.15 acre tract
over and across
Killam Ranch Properties, Ltd.
Webb County, Texas

BEING A 5.15 ACRE (224,543 SQUARE FEET) PARCEL OF LAND, SITUATED IN THE J DE BUSTAMANTE SURVEY, PORCION 18, ABSTRACT No. 21 IN WEBB COUNTY, TEXAS, SAID 5.15 ACRE PARCEL OF LAND BEING A PART OF A 44,142.45 ACRE TRACT OF LAND (BY DEED) DEEDED FROM DAVID WINFIELD KILLAM, ADRIAN KATHLEEN KILLAM AND TRACY LEIGH KILLAM-DILEO AND DAVID W. KILLAM, AS TRUSTEE FOR DAVID W. KILLAM, JR. AND RADCLIFFE KILLAM, II UNDER FINAL JUDGEMENT DATED SEPTEMBER 7, 1989, ENTERED IN CAUSE NUMBER C-89-00616-C1, IN THE COUNTY COURT AT LAW OF WEBB COUNTY, TEXAS TO KILLAM RANCH PROPERTIES, LTD IN DEED, EXECUTED AUGUST 18, 1997 AND RECORDED IN VOLUME 540, PAGES 632-634 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (O.P.R.W.C.T.), SAID 5.15 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING at a **½" iron rod found** at the intersection of Sara Road (90' Right-of-Way) and Vallecillo Road (120' Right-of-Way), said point being the most westerly northwest corner of the Majestic Laredo Partners II, LP tract recorded in Volume 2258, Page 153, Official Public Records, Webb County, Texas;

THENCE, **South 86 degrees 12 minutes 46 seconds West, 168.12 feet** to a **½" iron rod set** along the present City of Laredo City Limits (98-O-329) for the **POINT OF BEGINNING** (N: 17117581.11, E: 655769.75);

THENCE, over and across the Killam Ranch Properties, Ltd. tract, the following courses and distances:

> **South 67 degrees 12 minutes 55 seconds West, 32.44 feet** to a **½" iron rod set** for a point of deflection hereof;
>
> **South 49 degrees 29 minutes 47 seconds West, 16.42 feet** to a **½" iron rod set** along the northerly line of CRG Properties, LLC tract recorded in Volume 5188, Page 208, Official Public Records, Webb County, Texas and present City of Laredo City Limits (98-O-329) for a point of deflection hereof;
>
> With said City of Laredo City Limits (98-O-329), **South 67 degrees 12 minutes 55 seconds West, 2331.92 feet** to a **½" iron rod set** along the easterly line of the Killam Development, Ltd. tract recorded in Volume 1333, Pages 38-40, Real Property Public Records, Webb County, Texas for an exterior corner hereof;

THENCE, along said easterly line, **North 22 degrees 47 minutes 05 seconds West, 93.87 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 and exterior hereof;

THENCE, over and across the Killam Ranch Properties, Ltd. tract, the following courses and distances:

> With said curve to the left a distance of **164.70 feet** (Chord bearing **North 72 degrees 03 minutes 16 seconds East, 164.50 feet**) to a **½" iron rod set** for a point of tangency hereof;

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EXHIBIT A

Field Notes
for a proposed 5.15 acre tract
over and across
Killam Ranch Properties, Ltd.
Webb County, Texas (cont.)

North 67 degrees 12 minutes 55 seconds East, 1595.65 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 **331.53 feet** (Chord bearing **North 57 degrees 28 minutes 27 seconds East, 329.93 feet**) to a **½" iron rod set** at the beginning of a reverse curve right with a radius of **1125.00 feet**, for a point of reverse curvature hereof;

With said curve to the right a distance of **302.53 feet** (Chord bearing **North 55 degrees 26 minutes 13 seconds East, 301.62 feet**) to a **½" iron rod set** along present City of Laredo City Limits (98-O-329) for an exterior corner hereof;

THENCE, with said City of Laredo City Limits (98-O-329), **South 22 degrees 47 minutes 05 seconds East** passing the northwest corner of Vallecillo Road (120' Right-of-Way) recorded with Killam Industrial Park, Unit 12 in Volume 21, Page 98, Plat Records, Webb County, Texas, continuing with westerly Vallecillo Road Right-of-Way line a total distance of **192.39 feet** to the **POINT OF BEGINNING** and containing 5.15 acres (224,543 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