EXHIBIT A

17.688 ACRE TRACT
being out and part of
Tracts 2, 3 & 4, "Tanquecitos" South Acres Subdivision
Recorded in Volume 5, Page 67, Webb County Plat Records
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 17.688 acres, more or less, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within Webb County, Texas, out and part of Tracts 2, 3 & 4, "Tanquecitos" South Acres Subdivision, recorded in Volume 5, Page 67, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set on the north right-of-way line of State Highway 359, for the southwest corner of said Tract 2, the southwest corner of the herein described tract and **POINT OF BEGINNING;**

THENCE North 00°44'55" West, 1539.97 Feet, along the west boundary line of same Tract 2 to a ½" iron rod set on the south right-of-way line of Enlace Road for the northwest corner of this tract;

THENCE South 85°52'01" East, 601.78 Feet, along the same southerly right-of-way line of Enlace Road to a ½" iron rod set on the westerly boundary line of the Los Altos Subdivision, recorded in Volume 4, Page 52, Webb County Plat Records, for the northeast corner of this tract;

THENCE South 00°45'59" East, 1038.51 Feet, along the westerly boundary line of said Los Altos Subdivision to a ½" iron rod set for the northeast corner of the Cypress Real Estate Company V, LLC, 3.91 Acre Tract, recorded in Volume 5249, Pages 757-763, Webb County Deed Records, for the most easterly southeast corner of this tract;

THENCE South 89°15'14" West, 337.59 Feet, to a ½" iron rod found for the northwest corner of said Cypress Real Estate Tract and an interior deflection corner to the left of this tract;

THENCE South 00°45'06" East, 504.30 Feet *(called 503.88')*, to a ½" iron rod set on the north right-of-way line of State Highway 359 for the southwest corner of the same Cypress Real Estate Tract and the most southerly southeast corner of this tract;

THENCE South 89°15'39" West, 262.36 Feet, along the north right-of-way line of State Highway 359 to the southwest corner said Tract 2, the southwest corner of the herein described tract and the **POINT OF BEGINNING.**

Basis of Bearings & Distances:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available without the benefit of a complete title examination report.



Witness my Hand and Seal

Wayne Nance, R.P.L.S.

5.29.26

EXHIBIT A

3.0371 ACRE TRACT
being out and part of
Tracts 2 & 3, "Tanquecitos" South Acres Subdivision
Recorded in Volume 5, Page 67, Webb County Plat Records
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 3.0371 acres, more or less, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within Webb County, Texas, out and part of Tracts 2 & 3, "Tanquecitos" South Acres Subdivision, recorded in Volume 5, Page 67, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set on the north right-of-way line of State Highway 359, for the southwest corner of said Tract 2, the southwest corner of the herein described tract and **POINT OF BEGINNING;**

THENCE North 00°44'55" West, 504.27 Feet, along the west boundary line of same Tract 2 to a ½" iron rod set for the northwest corner of this tract;

THENCE North 89°15'14" East, 262.33 Feet, to a ½" iron rod found for the northwest corner of the Cypress Real Estate Company V, LLC, 3.91 Acre Tract, recorded in Volume 5249, Pages 757-763, Webb County Deed Records, and the northeast corner of this tract;

THENCE South 00°45'06" East, 504.30 Feet *(called 503.88')*, to a ½" iron rod set on the north right-of-way line of State Highway 359 for the southwest corner of the said Cypress Real Estate Tract and the southeast corner of this tract;

THENCE South 89°15'39" West, 262.36 Feet, along the north right-of-way line of State Highway 359 to the southwest corner said Tract 2, the southwest corner of the herein described tract and the **POINT OF BEGINNING.**

Basis of Bearings & Distances:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available without the benefit of a complete title examination report.

Witness my Hand and Seal



Wayne Nance, R.P.L.S.

5.29.26

EXHIBIT A

14.651 ACRE TRACT
being out and part of
Tracts 2, 3 & 4, "Tanquecitos" South Acres Subdivision
Recorded in Volume 5, Page 67, Webb County Plat Records
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 14.651 acres, more or less, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within Webb County, Texas, out and part of Tracts 2, 3 & 4, "Tanquecitos" South Acres Subdivision, recorded in Volume 5, Page 67, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod on the westerly boundary line of the Los Altos Subdivision, recorded in Volume 4, Page 52, Webb County Plat Records, for the northeast corner of the Cypress Real Estate Company V, LLC, 3.91 Acre Tract, recorded in Volume 5249, Pages 757-763, Webb County Deed Records, the southeast corner of the herein described tract and **POINT OF BEGINNING;**

THENCE South 89°15'14" West, at 337.59 Feet passing a ½" iron rod found for the northwest corner of said Cypress Real Estate Tract, continuing for a total distance of 599.92 Feet to a ½" iron rod set for the southwest corner of this tract;

THENCE North 00°44'55" West, 1089.70 Feet, along the west boundary line of said Tract 2 to a ½" iron rod set on the south right-of-way line of Enlace Road for the northwest corner of this tract;

THENCE South 85°52'01" East, 601.78 Feet, along the same southerly right-of-way line of Enlace Road to a ½" iron rod set on the westerly boundary line of said Los Altos Subdivision, for the northeast corner of this tract;

THENCE South 00°45'59" East, 1038.51 Feet, along the westerly boundary line of same Los Altos Subdivision to the northeast corner of the said Cypress Real Estate Tract, the southeast corner of the herein described tract and the **POINT OF BEGINNING.**

Basis of Bearings & Distances:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available without the benefit of a complete title examination report.



Witness my Hand and Seal

Wayne Nance, R.P.L.S.

5.29.26