METES & BOUNDS

EXHIBIT A 42.47 ACRE ANNEXATION TRACT

WEBB COUNTY, TEXAS

DATE: JULY 17, 2026
SHEET: 1 OF 1

A TRACT OF LAND CONTAINING 42.47 ACRES OF LAND MORE OR LESS, SITUATED IN PORCION 7, ABSTRACT 39, BLAS MARIA DIAZ ORIGINAL GRANTEE, ALSO OUT OF PROCION 6, ABSTRACT 40, BLAS MARIA DIAZ ORIGINAL GRANTEE. BEING OUT OF A 1486.20 MANDEL TRACT AS RECORDED IN VOLUME 190, PAGE 149, WEBB COUNTY DEED RECORDS, WEBB COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT THE NORTHEASTERN MOST CORNER OF THIS TRACT OF LAND, BEING ON THE CITY OF LAREDO CITY LIMITS LINE OF AN ANNEXATION THAT WAS EFFECTIVE 2010-O-188.

THENCE **S 29° 37' 41" W - 328.13'** TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 500.00', A CENTRAL ANGLE OF 81°33'32", A CHORD OF S 70° 24' 27" ~ 653.15'

THENCE WESTERLY ALONG SAID CURVE THROUGH AN ARC DISTANCE OF 711.73' TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 532.77 FEET, AND A CHORD OF N 78° 37' 36" W;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'38" AN ARC DISTANCE OF 182.50' TO A POINT OF NON-TANGENCY;

THENCE N 86°42'58" W - 477.04' TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAS A RADIUS OF 1,300.00' AND A CHORD OF N 85° 03' 15" W ~ 75.41';

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'26" AN ARC DISTANCE OF 75.42' TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 300.00' AND A CHORD OF S 82° 31' 07" W ~ 146.06';

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°10'42" AN ARC DISTANCE OF **147.54'** TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAS A RADIUS OF 176.56' A CHORD OF S 69° 43' 00" W ~ 80.06', TO WHICH A RADIAL LINE BEARS N 7°10'46" W;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'27" AN ARC DISTANCE OF 80.76 FEET TO A POINT OF NON-TANGENCY;

THENCE S 54°21'27" W, 50.98' TO A POINT OF NON-TANGENCY;

THENCE N 39°27'17" W, 27.58' TO A POINT OF NON-TANGENCY;

THENCE N 17°21'28" W, 173.81' TO A POINT OF NON-TANGENCY;

THENCE N 60°19'43" W, 422.24' TO A POINT OF NON-TANGENCY;

THENCE N 28°51'08" E, 1,164.43' TO A POINT OF NON-TANGENCY;

THENCE S 61°08'52" E, 1,875.48' TO THE POINT OF BEGINNING OF THIS 42.47 ACRE TRACT OF LAND;

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

TOPSITE Civil Group

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PROJECT #:	WEBB CO. LIFE DOWNS
FIELD DATE:	--
DRAWN BY:	K.M.L.
APPROVED:	M.E.E.
DATE:	07/17/2026
SHEET:	1 of 2
FILE PATH:	boundary survey.dwg

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

July 17, 2026

STATE OF TEXAS
REGISTERED
MANUEL E. ESCAMILLA
5986
PROFESSIONAL
LAND SURVEYOR