



Good morning:

As the retained real estate broker for the United Independent School District ("UISD") for **Bid Number 2026-014**, I am pleased to present a unique investment opportunity for your consideration: Las Tiendas, a 165-acre parcel consisting of two tracts strategically located in a rapidly developing corridor offering strong commercial growth and excellent accessibility.

This property is being offered through a **sealed bid process**, allowing qualified buyers to submit their highest and best offers in accordance with the following guidelines:

OFFERING PROCESS & GUIDELINES:

- **Bid information and required forms are part of the Bid Package.** The required forms must be completed for a sealed bid to be considered by UISD. The Bid Package may be obtained through the online EBID system via the UISD Purchasing Department at www.uisd.net/ebid. Questions regarding the process for obtaining and submitting a Bid Package may be submitted to www.purchasing@uisd.net. Completed Bid Package must be submitted through the UISD EBID System to be considered.
- **Bid Submission Deadline:** All sealed bids must be submitted through the UISD EBID system no later than **August 14, 2026 by 2:00 p.m. Central Time**.
- **Submission Requirements are contained in the Bid Package.**
- **Format:** Bids must be submitted through the UISD EBID System with the subject line: ***"Las Tiendas 165 Acre Tract Bid Number 2026-014."***
- **Selection Process:** Bids shall be reviewed by the UISD administration and must be approved by the UISD Board of Trustees prior to the award. UISD reserves the right to reject any or all bids.

PROPERTY INFORMATION PACKAGE AND HIGHLIGHTS:

Attached you will find detailed materials including aerial views, drone photography, location maps, and highlights of surrounding development, illustrating the following:

- Prime location with strong visibility and excellent access
- Surrounded by established and expanding commercial development
- Ideal for retail, mixed-use, industrial or long-term investment hold
- Significant growth potential in the immediate area

I would be happy to coordinate a site visit or provide additional information upon request.

This represents an excellent opportunity to acquire a premier tract in a high-demand market, and we encourage your participation in this competitive offering process.

Please do not hesitate to contact me directly with any questions or to discuss this opportunity further.

Warmest regards

A handwritten signature in blue ink, appearing to read 'Lula Morales', is written over a horizontal line.

Lula Morales
Real Estate Broker

COMMERCIAL LAND · FOR SALE

WEBB COUNTY, TX

IN THE HEART OF LAREDO'S TRUCKING & LOGISTICS CORRIDOR



165
ACRES

Prime Corner Tract · FM 3338 (Las Tiendas Rd) & Rancho Penitas Rd

165

TOTAL ACRES

±4,400'

COMBINED FRONTAGE

60K

PROJECTED DAILY VEHICLES
MINES RD (MPO 2040)

\$354B

PORT LAREDO
TRADE (2025)

A premier corner tract inside Laredo's logistics core. Surrounded by 15+ active trucking, customs, and distribution operators, fronting both FM 3338 (Las Tiendas Rd) and Rancho Penitas Rd, this 165-acre tract sits inside the Mines Road industrial corridor — the most active trade lane in North America's #1 inland port.

CORNER LOCATION

FM 3338 & Rancho Penitas Rd

HIGH VISIBILITY

Established commercial corridor

DUAL ACCESS

Two paved road frontages

DEVELOPMENT READY

Mostly cleared, gentle terrain

Lula Morales

Lula Morales Realty, Inc.

956-724-9094 · 956-206-9094 · lulaemorales@aol.com

CLOSED BID SALE

OFFERED BY USD

◆ THE COMMERCIAL CORRIDOR YOU'RE ENTERING ◆

The property sits at the intersection of Laredo's busiest trade and retail corridor — a mix of national brands, regional logistics anchors, and Mexico-bound trucking that operates 24/7.



◆ PORT LAREDO - #1 INLAND PORT IN THE UNITED STATES

\$354B

Total trade through
Port Laredo (2025)

#1

U.S. land port for
U.S.-Mexico trade

-40%

Of all U.S.-Mexico
trade flows through here

60K

Projected daily vehicles
on Mines Rd (Laredo MPO)

This is the freight corridor. Your property sits inside it.

Sources: WorldUnity / usradenumbers.com, Port Laredo, FreightWaves, Webb County-Laredo RMA (2025-2026)

◆ TWO PERSPECTIVES OF THE 165-ACRE TRACT ◆

Property boundaries outlined in red — the 155-acre surveyed tract plus the adjacent 10-acre parcel — with Las Tiendas Rd (FM 3338) and Rancho Penitas Rd frontages labeled.



SPECIFICATIONS

Total Acreage	165 acres (155-acre tract + 10-acre adjacent parcel)
Location	FM 3338 (Las Tiendas Rd) & Rancho Penitas Rd, Webb County, TX
Road Frontage	±2,214 ft on FM 3338 · ±2,222 ft on Rancho Penitas Rd
Topography	Generally level, native brush, ready for development
Legal Description	Porcion 6 & 7, Abstract 38 & 39, Blas M. Diaz Original Grantee
Survey of Record	Ruben Fletes, R.P.L.S. No. 1998 — July 14, 2011
Sale Type	Closed Bid Sale · Offered by UISD (United Independent School District)

STRATEGIC LOCATION

- ≈9 mi** World Trade Bridge
Busiest commercial bridge in N. America
- ≈9 mi** Mines Rd / Killam Industrial Park
Heavy Weight Corridor · 38K vpd today, 60K+ projected by 2040
- ≈11 mi** Colombia Solidarity Bridge
Second commercial border crossing
- ≈12 mi** Interstate 35
N–S corridor to San Antonio & beyond
- ≈12 mi** Mall del Norte
Primary retail district
- ≈17 mi** Airport & Downtown
Airport, City Hall, Juarez-Lincoln Bridge

POSSIBLE USES

Retail Center	Mixed-Use
Industrial / Warehouse	Truck Terminal
Master-Planned	Hospitality
Office Park	Land Banking
Logistics / Distribution	Cross-Dock Facility

WHY NOW · INFRASTRUCTURE MOMENTUM

2026 SH 84 / Hachar-Reuthinger Rd Opens
New \$122M, 8.4-mile divided highway linking Mines Rd (FM 1472) directly to I-35 — built for heavy truck traffic, ahead of schedule for late 2026.

2026 I-35 / Hachar Interchange Construction
New I-35 interchange at Hachar-Reuthinger Rd was let for bid October 2025; construction starts early 2026.

Now FM 3338 Widening Underway
TxDOT widening Las Tiendas Rd from 2 lanes to 4–5 lanes with continuous left-turn — directly fronting this property.

Active Mines Rd Feasibility Study
TxDOT planning further FM 1472 improvements from I-69W to 2 miles north of FM 3338 — long-term capacity expansion.



Lula Morales

Lula Morales Realty, Inc.

Phone: 956-724-9094 · **Cell:** 956-206-9094

Email: lulaemorales@aol.com



All market, traffic, trade, and infrastructure data presented in this flyer is drawn from public, independent, or government sources. Citations below correspond to specific claims made on Pages 1 through 4.

◆ PORT LAREDO · TRADE & MARKET STATISTICS

\$354B total trade through Port Laredo (2025)

4.4% year-over-year growth from \$339B in 2024

#1 U.S. Inland Port / Top U.S. Land Port

For U.S.–Mexico trade volume

~40% of all U.S.–Mexico trade

\$354B / \$872.83B 2025 total bilateral trade

Mines Rd traffic: 38K today, 60K+ projected by 2040

FM 1472 between Loop 20/IH 69W and FM 3338

USTRADENUMBERS.COM / WORLD CITY, INC.

"Port Laredo Records \$353.94 Billion in 2025 Trade," PR Newswire / Rutland Herald, March 2026

LAREDO ECONOMIC DEVELOPMENT CORP. · KGNS NEWS

"Laredo drops to No. 3 overall port but remains top U.S. land port," KGNS, Feb. 2026

U.S. BTS · WORLD CITY · FREIGHTWAVES

"US-Mexico trade hits new high of \$872B in 2025," FreightWaves, March 2026; Bureau of Transportation Statistics 2025 data

LAREDO MPO · TXDOT

FM 1472 Long-Range Strategy Analysis (2020); Laredo MPO Chapter 4 Transportation System; "60% truck traffic" per Miriam Castillo, Laredo EDC (2022)

◆ INFRASTRUCTURE & TXDOT PROJECTS

SH 84 / Hachar-Reuthinger Rd

\$122M, 8.464 miles, 4-lane divided, late 2026 target

FM 3338 widening (2 → 4–5 lanes)

Continuous left-turn lane along property frontage

I-35 / Hachar Interchange construction

Bid let Oct. 2025; construction starts early 2026

Mines Rd / FM 1472 Feasibility Study

From I-69W to 2 mi north of FM 3338

TXDOT · LAREDO DISTRICT

"SH 84 (Hachar-Reuthinger Road) Project CSJ: 3483-02-002," txdot.gov/keeplaredomoving · Laredo Morning Times, Aug. 2025

TXDOT · LAREDO DISTRICT

FM 3338 (Las Tiendas Rd) widening project documentation

TXDOT · KGNS NEWS

"I-35 widening and interchange improvements at Uniroyal and new Hachar-Reuthinger Road," txdot.gov; KGNS, Feb. 2026

TXDOT · CITY OF LAREDO

"City of Laredo: We need your input for TxDOT's Mines Road Study," KGNS, June 2025

◆ PROPERTY · LEGAL & SURVEY

Legal description & metes-and-bounds

Porcion 6 & 7, Abstract 38 & 39, Blas M. Diaz Original Grantee

Survey of record (boundary, frontage measurements)

155.00-acre tract, ±2,214 ft & ±2,222 ft road frontage

Distance estimates to landmarks

Driving distances; subject to route and conditions

WEBB COUNTY DEED RECORDS

Volume 2582, Pages 35–43, W.C.D.R.

CRANE ENGINEERING CORP. · FLETES SURVEY CO.

Ruben Fletes, R.P.L.S. No. 1998 — Survey dated July 14, 2011

GOOGLE MAPS / GOOGLE PLACES API

Calculated from property at FM 3338 & Rancho Penitas Rd, May 2026

INDEPENDENT VERIFICATION RECOMMENDED

All third-party data is presented in good faith from sources deemed reliable as of publication. Trade statistics, traffic counts, and infrastructure project timelines are subject to change. Prospective buyers and their advisors are encouraged to independently verify all material facts through the cited sources, the Webb County Appraisal District, TxDOT, and the appropriate governmental authorities before making any investment decision.



Lula Morales

Lula Morales Realty, Inc.

Phone: 956-724-9094 · **Cell:** 956-206-9094

Email: lulaemoraless@aol.com



EXHIBIT A

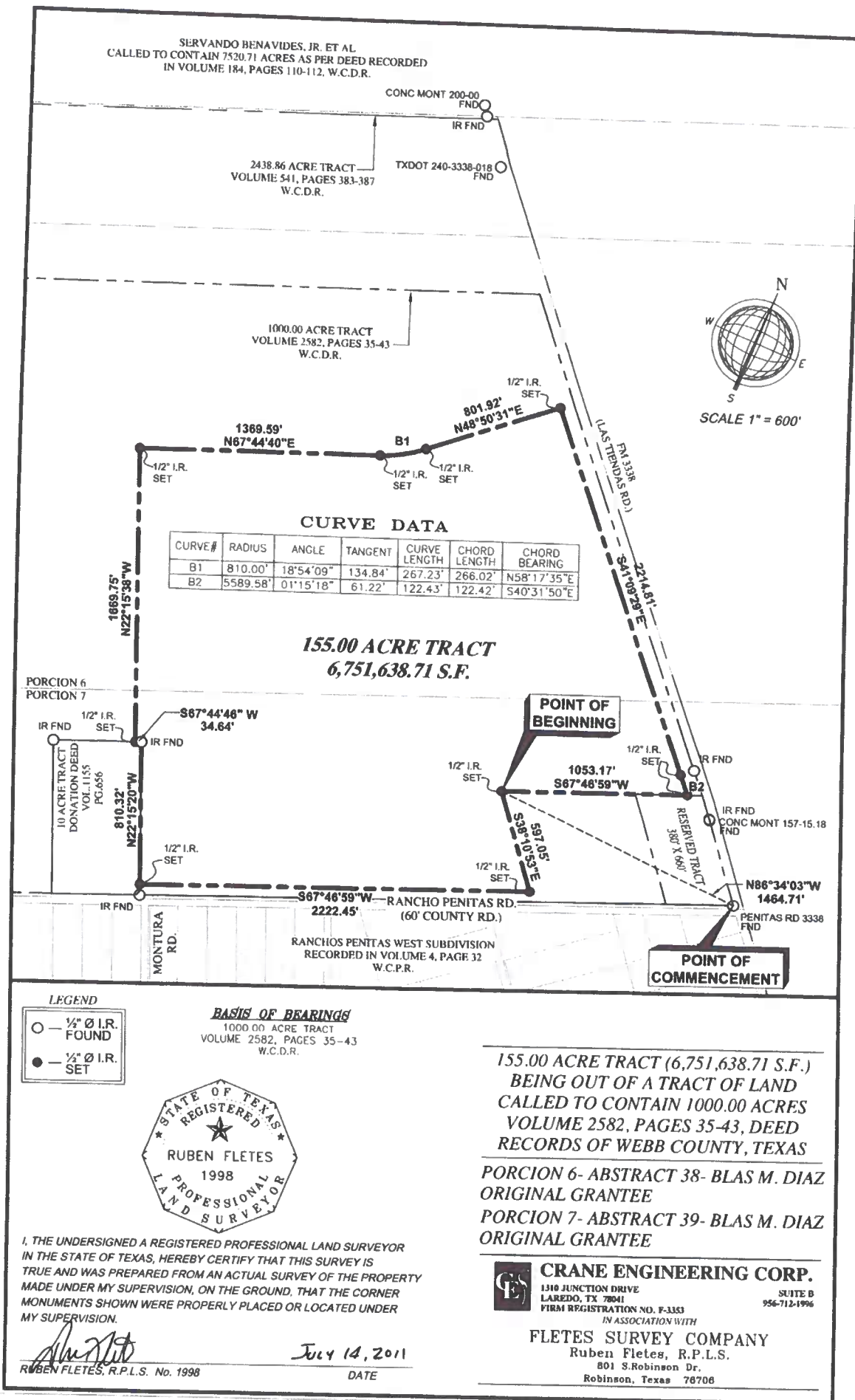


EXHIBIT A

155.00 ACRE TRACT LEGAL DESCRIPTION

A tract of land containing 155.00 acres, more or less, situated in Webb County, Texas, being out of Porcion 6, Abstract 38, Blas M. Diaz Original Grantee and Porcion 7, Abstract 39, Blas M. Diaz Original Grantee, and also being out of a 1,000 acre tract recorded in Volume 2582, Pages 35-43, W.C.D.R.; this 155.00 acre tract more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found, same point being along the Northeast right of way of a 60 foot County Road, the southwest right of way of FM 3338, and the southeast corner of the 1,000.00 acre tract;

THENCE N 86°34'03" W, through the interior of the 1,000.00 acre tract, a distance of 1,464.71 feet to a ½" iron rod set, same point being an interior corner and the POINT OF BEGINNING;

THENCE S 38°10'53" E, through the interior of the 1,000.00 acre tract, a distance of 597.05 feet to a ½" iron rod set for an exterior corner hereof;

THENCE S 67°46'59" W, through the interior of the 1,000.00 acre tract, a distance of 2,222.45 feet to a ½" iron rod set, same point being along the east boundary line of a 10.00 acre tract donation deed recorded in Volume 1155, Page 656, and the southwest corner hereof;

THENCE N 22°15'20" W, along the east boundary of the 10.00 acre tract, a distance of 810.32 feet to a ½" iron rod found, same point being the northwest corner of the 10.00 acre tract, and interior corner hereof;

THENCE S 67°44'46" W, along the northern boundary of the 10.00 acre tract, a distance of 34.64 feet to a ½" iron rod set for an exterior corner hereof;

THENCE N 22°15'38" W, through the interior of the 1,000.00 acre tract, a distance of 1,669.75 feet to a ½" iron rod set for the northwest corner hereof;

THENCE N 67°44'40" E, through the interior of the 1,000.00 acre tract, a distance of 1,369.59 feet to a ½" iron rod set, for a point of curvature left;

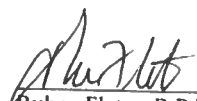
THENCE through the interior of the 1,000.00 acre tract, along a curve left with a radius of 810.00 feet, delta of 18°54'09", chord distance of 266.02 feet with a bearing of N 58°17'35" E, total distance along the curve of 267.23 feet to a ½" iron rod set for a point of tangency;

THENCE N 48°50'31" E, through the interior of the 1,000.00 acre tract, a distance of 801.92 feet to a ½" iron rod set for the northeast corner hereof;

THENCE S 41°09'29" E, through the interior of the 1,000.00 acre tract, a distance of 2,214.81 feet to a ½" iron rod set, for point of curvature right;

THENCE through the interior of the 1,000.00 acre tract, along a curve right with a radius of 5589.58 feet, delta of 01°15'18", chord distance of 122.42 feet with a bearing of S 40°31'50" E, a total distance along the curve of 122.43 feet to a ½" iron rod set for an exterior corner hereof;

THENCE S 67°46'59" W, through the interior of the 1,000.00 acre tract, a distance of 1,053.17 feet the POINT OF BEGINNING, containing within these metes and bounds, 155.00 acres, more or less.


Ruben Fletes, R.P.L.S.
TX #1998

July 14, 2011
Date



EXHIBIT A-1

SERVANDO BENAVIDES, JR. ET AL.
CALLED TO CONTAIN 7520.71 ACRES AS PER DEED RECORDED
IN VOLUME 184, PAGES 110-112, W.C.D.R.

2438.86 ACRE TRACT
VOLUME 541, PAGES 383-387
W.C.D.R.

1000.00 ACRE TRACT
VOLUME 2582, PAGES 35-43
W.C.D.R.

CONC MONT 200-00
FND

IR FND

TXDOT 240-3338-018
FND



SCALE 1" = 600'

CURVE DATA

CURVE#	RADIUS	ANGLE	TANGENT	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
B1	5669.58'	01°27'15"	71.95'	143.89	143.89	S38°55'06"E

PORCION 6
PORCION 7

IR FND

10 ACRE TRACT
DONATION DEED
VOL. 1155
PG. 656

IR FND

RANCHO PENITAS RD.
(60' COUNTY RD.)

MONTURA
RD.

RANCHOS PENITAS WEST SUBDIVISION
RECORDED IN VOLUME 4, PAGE 32
W.C.P.R.

**DONATED
10.00 ACRE TRACT
435,595.58 S.F.**

1/2" I.R.
SET

757.07'

N67°46'59"E

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EXHIBIT A-1

10.00 ACRE TRACT LEGAL DESCRIPTION

A tract of land containing 10.00 acres, more or less, situated in Webb County, Texas, being out of Porcion 7, Abstract 39, Blas M. Diaz, Original Grantee, also being out of 1,000 acre tract recorded in Volume 2582, Pages 35-43, W.C.D.R.; this 10.00 acre tract more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found, same point being along the Northeast right of way of a 60 foot County Road, the southwest right of way of FM 3338, and the southeast corner of the 1,000.00 acre tract;

THENCE S 76°22'26" W, through the interior of the 1,000.00 acre tract, a distance of 401.67 feet to a ½" iron rod set, same point being the southeast corner hereof and the POINT OF BEGINNING;

THENCE S 67°46'59" W, through the interior of the 1,000.00 acre tract, a distance of 759.00 feet to a ½" iron rod set for the southwest corner hereof;

THENCE N 38°10'53" W, through the interior of the 1,000.00 acre tract, a distance of 597.05 feet to a ½" iron rod set, for the northwest corner hereof;

THENCE N 67°46'59" E, through the interior of the 1,000.00 acre tract, a distance of 757.07 feet to a ½" iron rod set, same point being the northeast corner hereof and a point of curvature left;

THENCE through the interior of the 1,000.00 acre tract, along a curve left with a radius of 5,669.58 feet, delta of 01°27'15", chord distance of 143.89 feet with a bearing of S 38°55'06" E, for a total distance along the curve of 143.89 feet to a ½" iron rod set for a point of tangency;

THENCE S 38°10'53" E, through the interior of the 1,000.00 acre tract, a distance of 453.71 feet to the POINT OF BEGINNING, containing within these metes and bounds, 10.00 acres, more or less.



Ruben Fletes, R.P.L.S.
TX #1998

July 12, 2011

Date



UNITED INDEPENDENT SCHOOL DISTRICT
PUBLIC NOTICE
INVITATION TO BID

BID NUMBER 2026-014 - LAS TIENDAS 165 ACRE TRACT

The United Independent School District (UISD) is accepting sealed bids for the sale of the surface only of real property consisting of two tracts of land and appurtenant easements (Tract 1: ~155 acres; Tract 2: ~10 acres; Total: ~165 acres). The property is located within Webb County, Texas, near the intersection of Rancho Pefias Road and Las Tiendas Road, and is more fully described in Exhibits A, B, C, D, and E of the bid package.

SUBMISSION DEADLINE: All bid packages must be completely filled out, with all required supporting documentation uploaded and submitted via the online eBid system, no later than August 14, 2026, prior to 2:00 P.M. (Central Time). Any bid package received after this deadline will be rejected.

HOW TO BID: The property shall be sold through a sealed bid process. Interested parties may download copies of the bid package, instructions, and forms through the UISD Purchasing Department's online eBid system at www.uisd.net/ebid. All bids must be submitted through this eBid system.

PUBLIC BID OPENING: Bids will be publicly opened on August 14, 2026, at 4:00 p.m. CST. Attendees may join in person at the Purchasing Department Conference Room, Service Center Building (3501 E. Saunders, Laredo, TX 78041) or online via Google Meet at <https://meet.google.com/fbg-yode-byt>.

CONTACT INFORMATION: Questions regarding the process for obtaining a bid package and submitting bid documents should be directed to purchasing@uisd.net or via the eBid system at www.uisd.net/ebid. UISD has retained Lala Morales Realty Inc. to assist with marketing; which may be contacted at lulamora@aol.com (956) 724-9094, or 5615 San Dario Ave., Suite 101, Laredo, TX 78041.

TERMS & CONDITIONS: Bids must comply with the specifications adopted by UISD and outlined in the bid package to be considered. All bids shall be reviewed by the UISD Administration and must be approved by the UISD Board of Trustees before an award is made. UISD reserves the right to reject any and all bids.

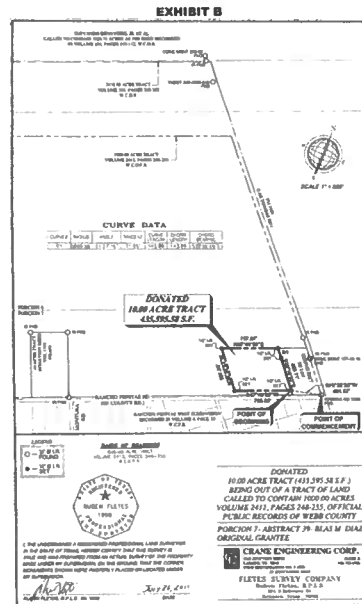
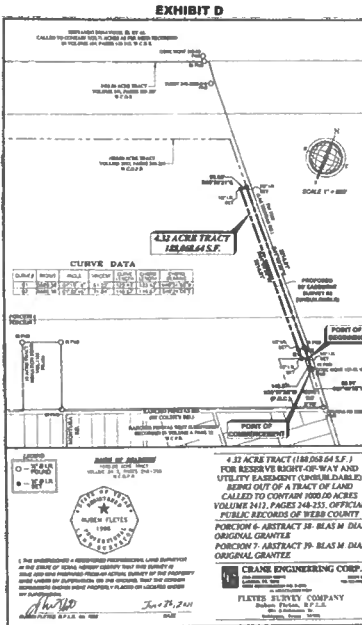
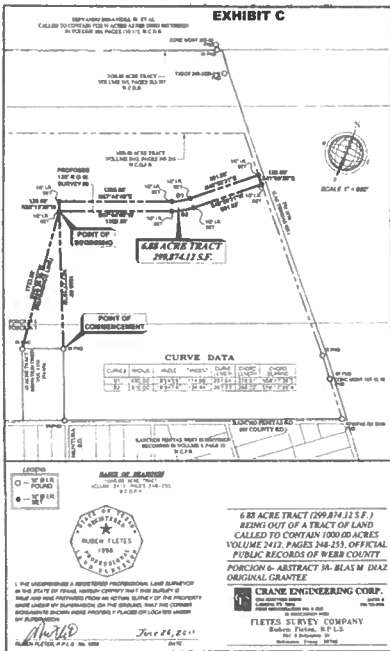
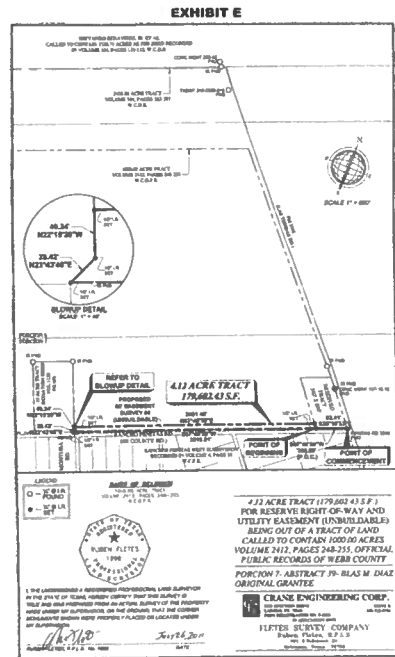


EXHIBIT B

10.00 ACRE TRACT
LEGAL DESCRIPTION

A tract of land containing 10.00 acres, more or less, situated in Webb County, Texas, being out of Parcel 7, Abstract 39, Blm M. Diaz Original Grantee, also being out of 1,000 acre tract recorded in Volume 3412, Pages 248-255, W.C.O.P.R.; this 10.00 acre tract more particularly described by metes and bounds as follows:

COMMENCING at a 1/4" iron rod found, same point being along the Northeast right of way of a 60 foot County Road, the southwest right of way of FM 3338, and the southeast corner of the 1,000.00 acre tract;

THENCE S 76°22'26" W, through the interior of the 1,000.00 acre tract, a distance of 401.67 feet to a 1/4" iron rod set, same point being the southeast corner hereof and the POINT OF BEGINNING;

THENCE S 67°46'59" W, through the interior of the 1,000.00 acre tract, a distance of 759.00 feet to a 1/4" iron rod set for the northwest corner hereof;

THENCE N 38°10'53" W, through the interior of the 1,000.00 acre tract, a distance of 597.05 feet to a 1/4" iron rod set, for the northeast corner hereof;

THENCE N 67°46'59" E, through the interior of the 1,000.00 acre tract, a distance of 757.07 feet to a 1/4" iron rod set, same point being the northeast corner hereof and a point of curvature left;

THENCE through the interior of the 1,000.00 acre tract, along a curve left with a radius of 5,669.58 feet, delta of 01°27'13", chord distance of 143.89 feet with a bearing of S 38°55'06" E, for a total distance along the curve of 143.89 feet to a 1/4" iron rod set for a point of tangency;

THENCE S 38°10'53" E, through the interior of the 1,000.00 acre tract, a distance of 453.71 feet to the POINT OF BEGINNING, containing within these metes and bounds, 10.00 acres, more or less.

July 26, 2021
Date
Ruben Pletex, R.P.L.S.
TX 01998



EXHIBIT A

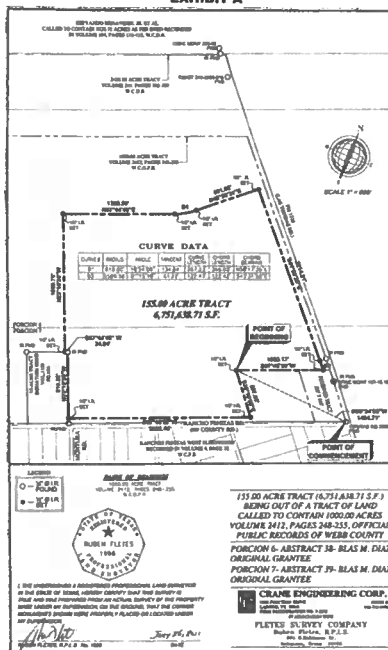


EXHIBIT A

155.00 ACRE TRACT
LEGAL DESCRIPTION

A tract of land containing 155.00 acres, more or less, situated in Webb County, Texas, being out of Parcel 7, Abstract 39, Blm M. Diaz Original Grantee, also being out of 1,000 acre tract recorded in Volume 3412, Pages 248-255, W.C.O.P.R.; this 155.00 acre tract more particularly described by metes and bounds as follows:

COMMENCING at a 1/4" iron rod found, same point being along the Northeast right of way of a 60 foot County Road, the southwest right of way of FM 3338, and the southeast corner of the 1,000.00 acre tract;

THENCE N 86°34'03" W, through the interior of the 1,000.00 acre tract, a distance of 1,464.71 feet to a 1/4" iron rod set, same point being an interior corner and the POINT OF BEGINNING;

THENCE S 38°10'53" E, through the interior of the 1,000.00 acre tract, a distance of 997.00 feet to a 1/4" iron rod set for an exterior corner hereof;

THENCE S 67°46'59" W, through the interior of the 1,000.00 acre tract, a distance of 2,222.43 feet to a 1/4" iron rod set, same point being along the east boundary line of a 10.00 acre tract donation deed recorded in Volume 1555, Page 656, and the northwest corner hereof;

THENCE N 22°15'20" W, along the east boundary of the 10.00 acre tract, a distance of 810.32 feet to a 1/4" iron rod found, same point being the northeast corner of the 10.00 acre tract, and interior corner hereof;

THENCE S 67°46'46" W, along the northern boundary of the 10.00 acre tract, a distance of 34.64 feet to a 1/4" iron rod set for an exterior corner hereof;

THENCE N 22°15'38" W, through the interior of the 1,000.00 acre tract, a distance of 1,609.75 feet to a 1/4" iron rod set for the northwest corner hereof;

THENCE N 67°46'40" E, through the interior of the 1,000.00 acre tract, a distance of 1,369.39 feet to a 1/4" iron rod set, for a point of curvature left;

THENCE through the interior of the 1,000.00 acre tract, along a curve left with a radius of 810.00 feet, delta of 01°27'13", chord distance of 264.02 feet with a bearing of S 38°55'06" E, total distance along the curve of 267.23 feet to a 1/4" iron rod set for a point of tangency;

THENCE N 48°30'31" E, through the interior of the 1,000.00 acre tract, a distance of 801.92 feet to a 1/4" iron rod set for the northeast corner hereof;

THENCE S 41°09'29" E, through the interior of the 1,000.00 acre tract, a distance of 2,214.81 feet to a 1/4" iron rod set, for point of curvature right;

THENCE through the interior of the 1,000.00 acre tract, along a curve right with a radius of 5,399.58 feet, delta of 01°17'18", chord distance of 122.43 feet with a bearing of S 40°15'50" E, total distance along the curve of 122.43 feet to a 1/4" iron rod set for an exterior corner hereof;

THENCE S 67°46'59" W, through the interior of the 1,000.00 acre tract, a distance of 1,653.17 feet to the POINT OF BEGINNING, containing within these metes and bounds, 155.00 acres, more or less.

July 26, 2021
Date
Ruben Pletex, R.P.L.S.
TX 01998

