

EXHIBIT A

23.942 ACRE TRACT

Out of NDAS DEVELOPMENT LLC, Parcel A (0.2208 AC)

Recorded in Volume 5596, Pages 762-768, Deed Records of Webb County, Texas

NDAS DEVELOPMENT LLC, Tract II (41.063 AC)

Recorded in Volume 5596, Pages 739-761, Deed Records of Webb County, Texas

Within the limits of the

Webb County, Texas

Being a tract of land found to contain 23.942 acres, more or less, situated in Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within Webb County, Texas, being out of NDAS DEVELOPMENT LLC, Parcel A (0.2208 AC), recorded in Volume 5596, Pages 762-768, Deed Records of Webb County, Texas, and NDAS DEVELOPMENT LLC, Tract II (41.063 AC), recorded in Volume 5596, Pages 739-761, Deed Records of Webb County, Texas; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3" steel fence corner post found on the south line of Porcion 37 and North line of Porcion 38, at the centerline of a North-South section of the abandoned La Pita-Mangana Road for the southwest corner of the La Pita Ranch, 1077.9 Acre "Second Tract", recorded in Volume 294, Page 153, Webb County Deed Records, the southeast corner of said NDAS Tract II, the southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE South 88°40'36" West, 564.23 Feet, along the south boundary line of said NDAS, Tract II, to a ½" iron set for the southwest corner of this tract;

THENCE North 00°00'37" East, at 1853.17 Feet passing the north boundary line of said NDAS Tract II, continuing for a total distance of 1863.17 Feet, to a ½" iron rod set in in the north boundary line of said NDAS Parcel A, the south boundary line of the 140 Acre Partnership Tract, recorded in Volume 1073, Page 562, Webb County Deed Records, and the northwest corner of this tract

THENCE North 88°58'15" East, 556.39 Feet, along the common boundary line of said NDAS Parcel A and said 140 Acre Partnership, to a 7" wooden fence post found on the west boundary line of said La Pita Ranch for the northeast corner of said NDAS Parcel A and the northeast corner of this tract;

THENCE South 00°13'45" East, at 10.00 Feet passing the northeast corner of said NDAS Tract II, continuing for a total distance of 1860.14 Feet, along the west boundary line of said La Pita Ranch, to a 3" steel fence corner post found for the southwest corner of same La Pita Ranch, the southeast corner of the herein described tract and the **POINT OF BEGINNING**.

Basis of Bearings and Distances:

GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

EXHIBIT A

23.942 Acre Tract

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.

9.8.25