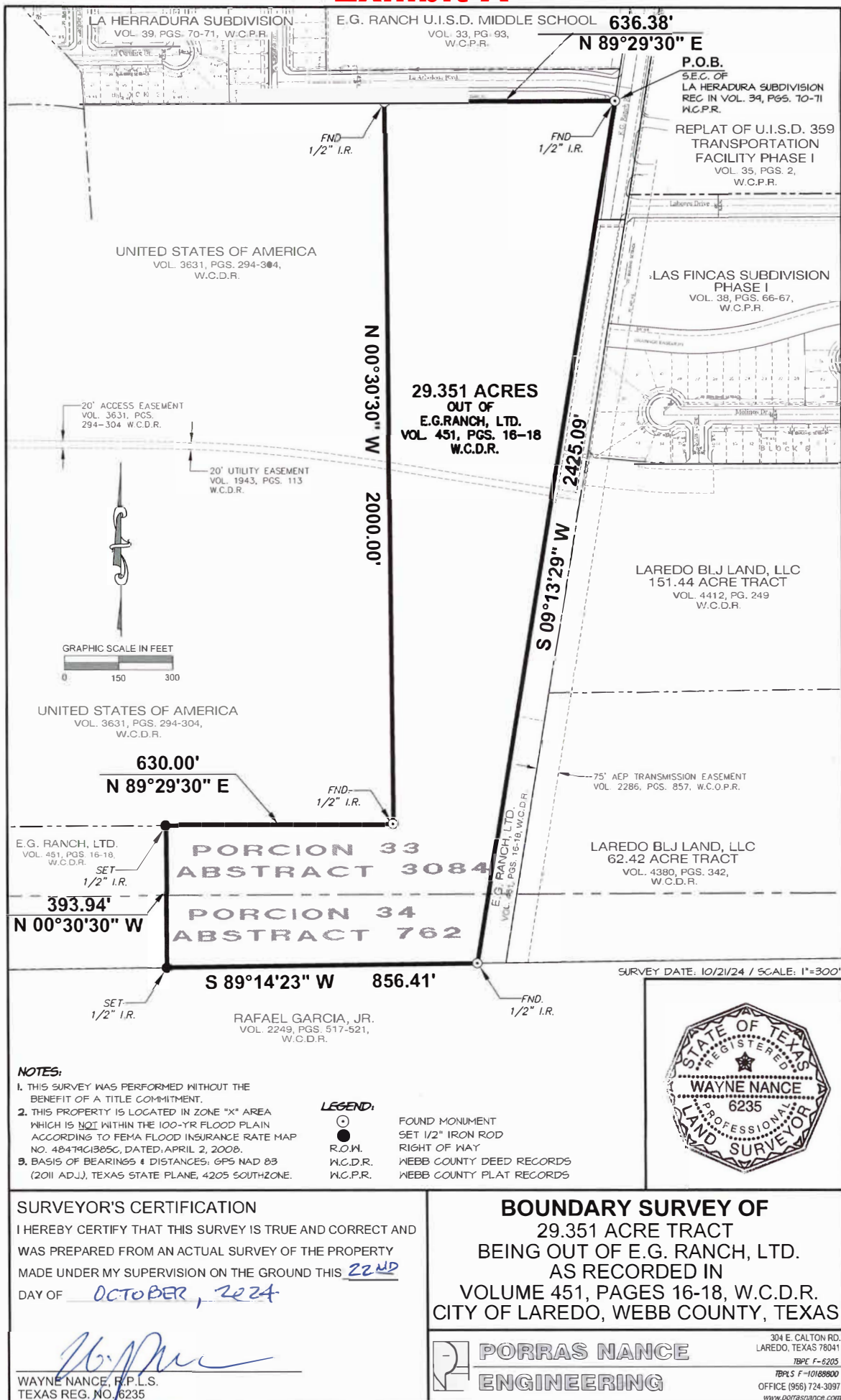


Exhibit A



29.351 ACRE TRACT
Being out and part of
Porcion 33 - Abstract 3084 ~ Jose Dionisio Trevino, Original Grantee
Porcion 34 – Abstract 762 ~ Jose Antonio Diaz, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 29.351 Acres more or less, situated in Porcion 33, Abstract 3084, Jose Dionisio Trevino, Original Grantee and in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 29.351 Acre tract being out and part of E.G. Ranch, Ltd. Tract, as recorded in Volume 451, Pages 16-18 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found ½" iron rod for the Southeast corner of La Herradura Subdivision, as recorded in Volume 39, Pages 70-71 of the Webb County Plat Records, being a point on the Westerly right-of-way line of E.G. Ranch Rd., the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE South 09°13'29" West, 2425.09 Feet, along the Easterly boundary line of the herein described tract, to a set ½" iron rod for a point on the North boundary line of Rafael Garcia, Jr. Tract 2, as recorded in Volume 2249, Pages 517-521 of the Webb County Deed Records and the Southeast corner of this tract;

THENCE South 89°14'23" West, 856.41 Feet, along said North boundary line of Rafael Garcia, Jr. Tract 2, being the South boundary line of the herein described tract, to a set ½" iron rod for the Southwest corner of this tract;

THENCE along the Westerly boundary line of the herein described, as follows:

North 00°30'30" West, 393.94 Feet, to a set ½" iron rod for a point on the South boundary line of the United States of America - Federal Aviation Administration (FAA) 61.77 Acre Tract, as recorded in Volume 3631, Pages 294-304 of the Webb County Deed Records and an exterior deflection corner to the right of this tract;

North 89°29'30" East, 630.00 Feet, to a found ½" iron rod for the Southeast corner of said FAA 61.77 Acre Tract and an interior deflection corner to the left of this tract;

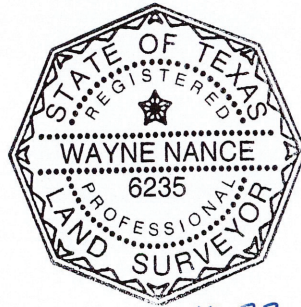
North 00°30'30" West, 2000.00 Feet, to a found ½" iron rod for the Northeast corner of said FAA 61.77 Acre Tract, a point on the Southerly boundary line of aforesaid La Herradura Subdivision and the Northwest corner of this tract;

THENCE North 89°29'30" East, 636.38 Feet, along said South boundary line of La Herradura Subdivision, being the North boundary line of the herein described tract, to the Southeast corner of La Herradura Subdivision, the Northeast corner of this tract and the **POINT OF BEGINNING**.

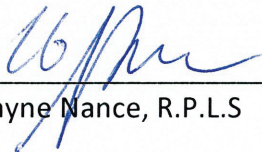
Basis of Bearings:

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.

10.22.24