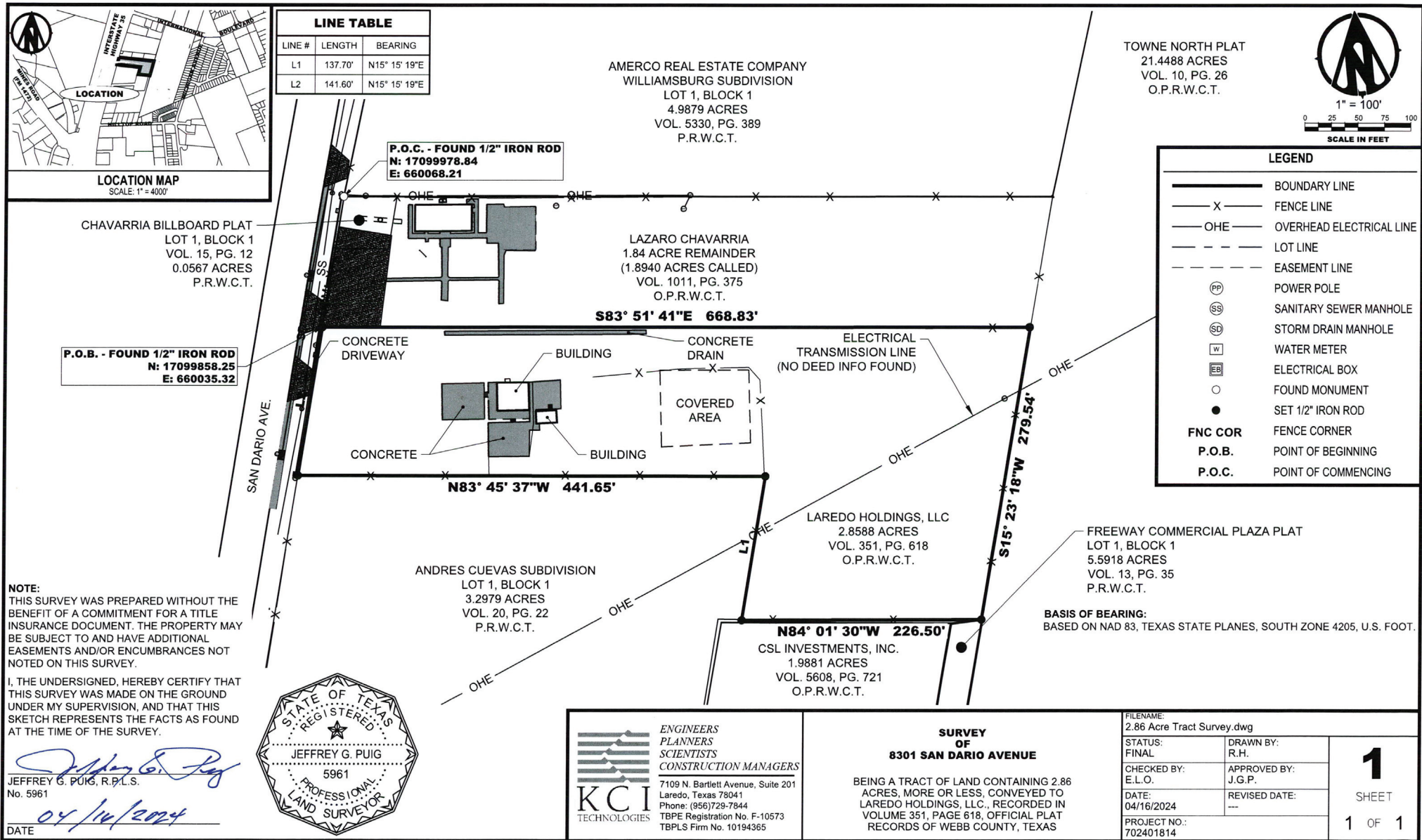


Exhibit A





METES & BOUNDS DESCRIPTION
2.86 ACRE TRACT

A tract of land containing 2.86 acres (2.8588 acres Called), more or less, conveyed to Laredo Holdings LLC., recorded in Volume 351, Page 618, Official Public Records of Webb County, Texas, situated in Abstract 283, Porcion 23, Leonardo Sanchez Original Grantee and Abstract 268, Porcion 24, Toribio Rodrigues Original Grantee; this 2.86 acre tract being more particularly described as follows:

COMMENCING at a found 1/2" iron rod for the northwest corner of Lot 1, Block 1, Chavarria Billboard Plat, recorded in Volume 15, Page 12, Plat Records of Webb County, Texas, same being a point along the eastern right-of-way line of Interstate Highway 35, **THENCE, South 15° 15' 19" West**, for a distance of **125.00 feet**, to a set 'X' mark on concrete, and being the **POINT OF BEGINNING** of this 2.86 acre tract hereof;

THENCE, South 83° 51' 41" East, along the southern boundary line of a called 1.8940 acre tract, conveyed to Lazaro Chavarria, recorded in Volume 1011, Page 375, Official Public Records of Webb County, Texas, for a distance of **668.83 feet**, to a set 1/2" iron rod, for the **northeast corner** and point of deflection to the right hereof;

THENCE, South 15° 23' 18" West, along the west boundary line of a 21.4488 acre tract, Towne North Plat, recorded in Volume 10, Page 26, Official Records of Webb County, Texas, for a distance of **279.54 feet**, to a set 1/2" iron rod, for the **southeast corner** and point of deflection to the right hereof;

THENCE, North 84° 01' 30" West, for a distance of **226.50 feet**, to a set 1/2" iron rod, for a point of deflection to the right hereof;

THENCE, North 15° 15' 19" East, for a distance of **137.70 feet**, to a set 1/2" iron rod, for a point of deflection to the left hereof;

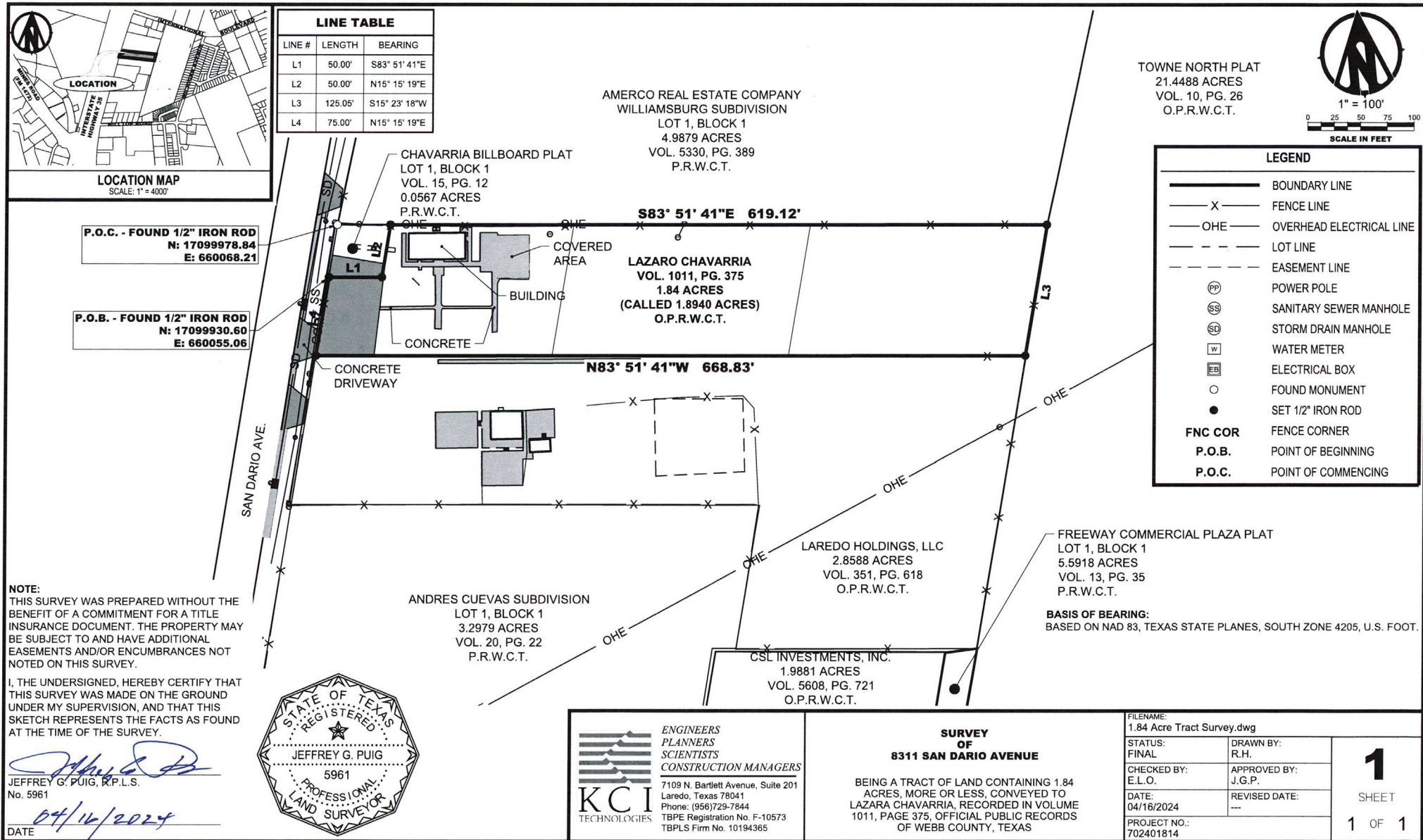
THENCE, North 83° 45' 37" West, for a distance of **441.65 feet**, to a set 'X' mark on concrete, being a point on the eastern right-of-way of Interstate Highway 35, for a point of deflection to the right hereof;

THENCE, North 15° 15' 19" East, along the eastern right-of-way line of Interstate Highway 35, for a distance of **141.80 feet**, to the **POINT OF BEGINNING**, containing **2.86 acres**, more or less.

BASIS OF BEARING: Based on NAD83, Texas State Planes, South Zone 4205, US Foot.



Exhibit A





METES & BOUNDS DESCRIPTION
1.84 ACRE TRACT

A tract of land containing 1.84 acre remainder out of 1.8940 acres, more or less, conveyed to Lazaro Chavarria, recorded in Volume 1011, Page 375, Official Public Records of Webb County, Texas, situated in Abstract 283, Porcion 23, Leonardo Sanchez Original Grantee this 1.84 acre tract being more particularly described as follows:

COMMENCING at a found 1/2" iron rod for the northwest corner of Lot 1, Block 1, Chavarria Billboard Plat, recorded in Volume 15, Page 12, Plat Records of Webb County, Texas, same being a point along the eastern right-of-way line of Interstate Highway 35, **THENCE, South 15° 15' 19" West**, for a distance of **50.00 feet**, to a set 'X' mark on concrete, and being the **POINT OF BEGINNING** of this 1.84 acre tract hereof;

THENCE, North 83° 51' 41" East, along the south boundary line of said Chavarria Billboard Plat tract, for a distance of **50.00 feet**, to a set 'X' mark on concrete, for a point of deflection to the left hereof;

THENCE, North 15° 15' 19" East, along the east boundary line of said Chavarria Billboard Plat tract, for a distance of **50.00 feet**, to a set 1/2" iron rod, for the **northwest corner** and point of deflection to the right hereof;

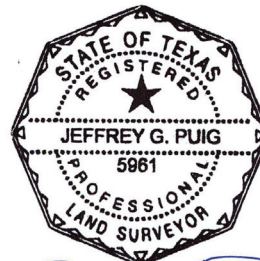
THENCE, South 83° 51' 41" East, along the south boundary line of a 4.98789 acre tract, Lot 1, Block 1, Williamsburg Subdivision, conveyed to Amerco Real Estate Company, recorded in Volume 5330, Page 389, Official Public Records of Webb County, Texas, for a distance of **619.12 feet**, to a set 1/2" iron rod, for the **northeast corner** and point of deflection to the right hereof;

THENCE, South 15° 23' 18" West, along the west boundary line a 21.4488 acre tract, Towne North Plat, recorded in Volume 10, Page 26, Plat Records of Webb County, Texas, for a distance of **125.05 feet**, to a set 1/2" iron rod, for the **southeast corner** and point of deflection to the right hereof;

THENCE, North 83° 51' 41" West, along the north boundary line of a 2.8588 acre tract, conveyed to Laredo Holdings, LLC, recorded in Volume 351, Page 618, Official Public Records of Webb County, Texas, for a distance of **668.83 feet**, to a set 'X' mark on concrete, for the **southwest corner** and point of deflection to the right hereof;

THENCE, North 15° 15' 19" East, along the east right-of-way line of Interstate Highway 35, for a distance of **75.00 feet**, to the **POINT OF BEGINNING**, containing **1.84 acres**, more or less.

BASIS OF BEARING: Based on NAD83, Texas State Planes, South Zone 4205, US Foot.



Jeffrey G. Puig
04/16/2024