

EXHIBIT A



Blue Top Land Surveying
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FIRM#10071800

Field Notes

**Tract A, being a 5.19 acre tract of land being out of a tract of land
conveyed by deed to ATL Express Inc. and Ruby Transport Inc.
situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas**

Tract A, being a tract of land containing 5.19 acre conveyed by deed to ATL Express Inc, recorded in Volume 566, Page 765, Official Public Records, Webb County, Texas, and a tract of land conveyed to Ruby Transport, Inc., recorded in Volume 4669, Page 428, Official Public Records, Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas, said 5.19 acre tract being more particularly described by metes and bounds as follows:

Commencing at a ½" iron rod found at the most northerly corner of Lot 1, Block 1, CFM Subdivision, recorded in Volume 29, Page 89, Map Records, Webb County, Texas, at the southerly right of way line of FM 1472 ~ Mines Road, Thence, **South 22°18'46" East, 375.98 feet**, to a ½" **iron rod found**, Thence, **South 67°41'14" West, 247.78 feet** to a point at the south line of said Lot 1, Block 1, CFM Subdivision and being the **Point of Beginning** and the most northerly corner of the herein described tract;

Thence, along the city limit line the following courses and distances;

South 82°03'22" East, 498.82 feet, for a point of deflection of the herein described tract;

South 82°17'22" East, 140.78 feet, for a point of deflection of the herein described tract;

South 17°28'56" East, 96.36 feet, to a point at the north line of a tract conveyed to Pinnacle Mines Investments, LLC, recorded in Volume 5357, Page 553, Official Public Records, Webb County, Texas, for the southeast corner of the herein described tract;

Thence, along the northerly line of said Pinnacle Mines tract, **South 67°43'09" West, 247.88 feet**, for a point of deflection of the herein described tract;

Thence, along the northerly line of said Pinnacle Mines tract, **South 67°33'22" West, 500.45 feet** to the southeast corner of a tract of land conveyed to Lorena Fernandez recorded in Volume 162, Pages 652-661, Official Public Records, Webb County, Texas, for the southwest corner of the herein described tract;

Thence, along the easterly line of a tract of land conveyed to Lorena Fernandez, **North 22°19'27" West, 417.05 feet**, to a ½" **iron rod found** at the southerly corner of aforementioned Lot 1, Block 1, CFM Subdivision, for the most westerly northwest corner of the herein described tract;

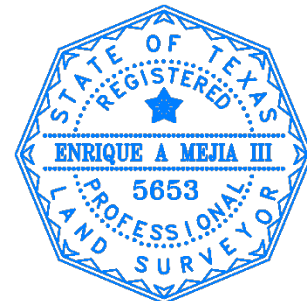
Thence, along the south line CFM Subdivision, **North 67°41'14" East, 202.75 feet**, to return and close at the **POINT OF BEGINNING** of this 5.19 acre tract, more or less.

Basis of Bearings:

G.P.S., Texas State Plane Coordinate System,
Texas South Zone 4205, NAD83, USFT.

State of Texas:

County of Webb:



I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.



R.P.L.S. No. 5653 – Texas

01-15-25
Current Date