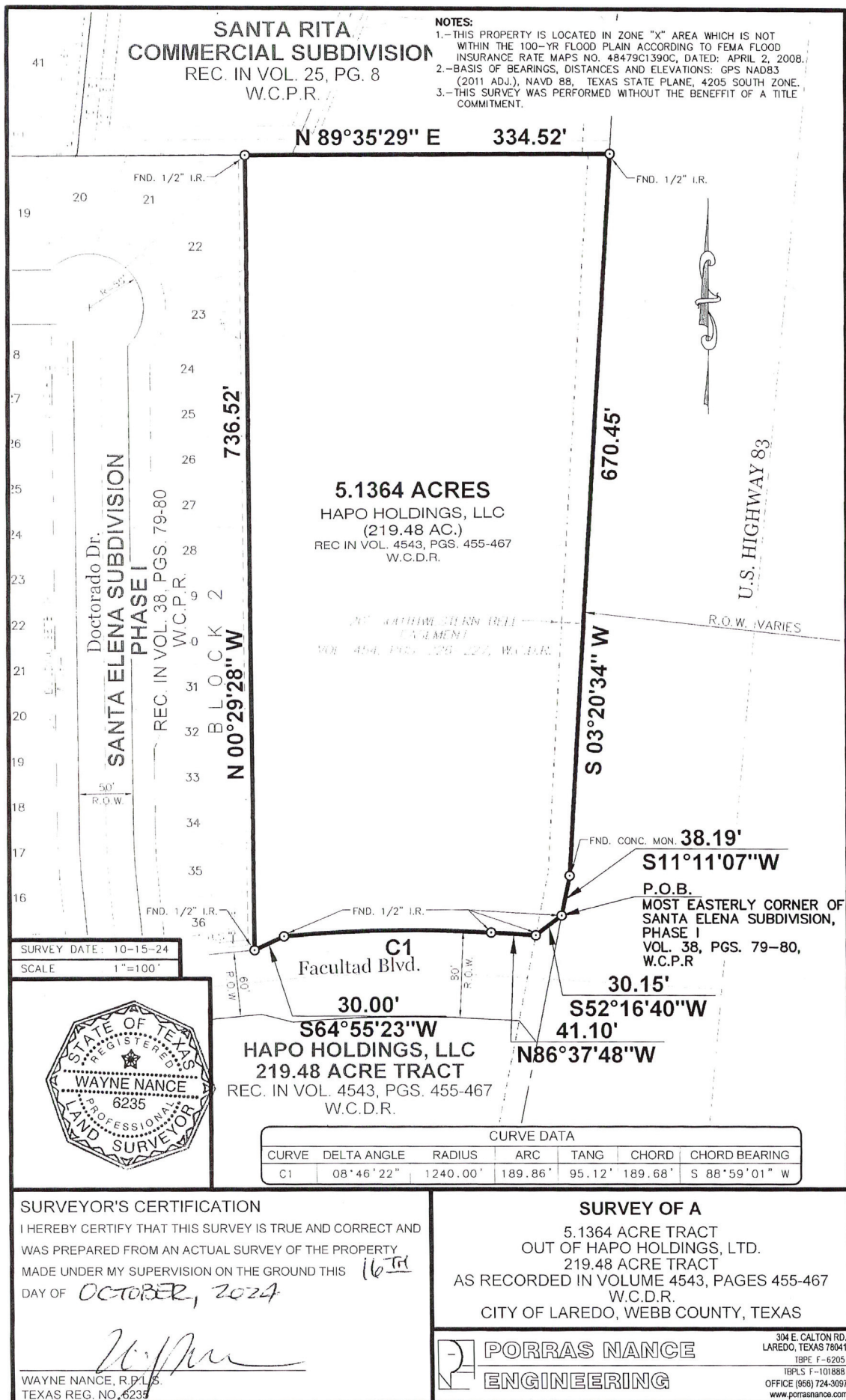


Exhibit A



5.1364 ACRE TRACT
Being out and part of
Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 5.1364 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 5.1364 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 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 most Easterly corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, being a point on the Westerly right-of-way line of U.S. Highway 83, the most Easterly Southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE along the Southerly boundary line of the herein described tract and common boundary line with said Phase I, as follows:

South 52°16'40" West, 30.15 Feet, to a found ½" iron rod for an exterior deflection corner to the right of this tract;

North 86°37'48" West, 41.10 Feet, to a found ½" iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 189.86 feet, with said curve having the following characteristics: Central Angle=08°46'22", R=1240.00 feet, CL=189.86 feet, TAN=95.12 feet, CHD=189.68 feet, CHD. Bearing = S88°59'01" W, to a found ½" iron rod for the end of this curve and an interior deflection corner to the left of this tract;

South 64°55'23" West, 30.00 Feet, to a found ½" iron rod for the Southwest corner of this tract;

THENCE North 00°29'28" West, 736.52 Feet, along the West boundary line of the herein described tract and common boundary line with said Phase I, to a found ½" iron rod for a point on the South boundary line of Santa Rita Commercial Subdivision, as recorded in Volume 25, Page 8 of the Webb County Plat Records and the Northwest corner of this tract;

THENCE North 89°35'29" East, 334.52 Feet, along the North boundary line of the herein described tract and South boundary line of said Santa Rita Commercial Subdivision, to a found ½" iron rod for a point on the Westerly right-of-way line of U.S. Highway 83 and the Northeast corner of this tract;

THENCE along the Easterly boundary line of the herein described tract and Westerly right-of-way line of U.S. Highway 83, as follows:

South 03°20'34" West, 670.45 Feet, to a found concrete monument for an exterior deflection corner to the right of this tract;

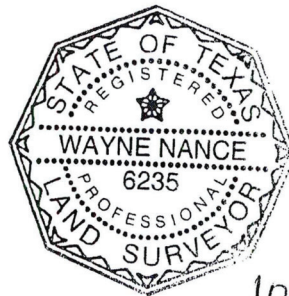
South 11°11'07" West, 38.19 Feet, to the Most Easterly corner of aforesaid Santa Elena Subdivision, Phase I, the most Easterly Southeast corner of this tract and the **POINT OF BEGINNING**.

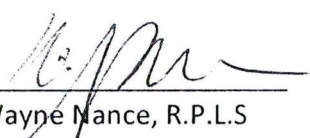
Basis of Bearings:

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.

10.16.24