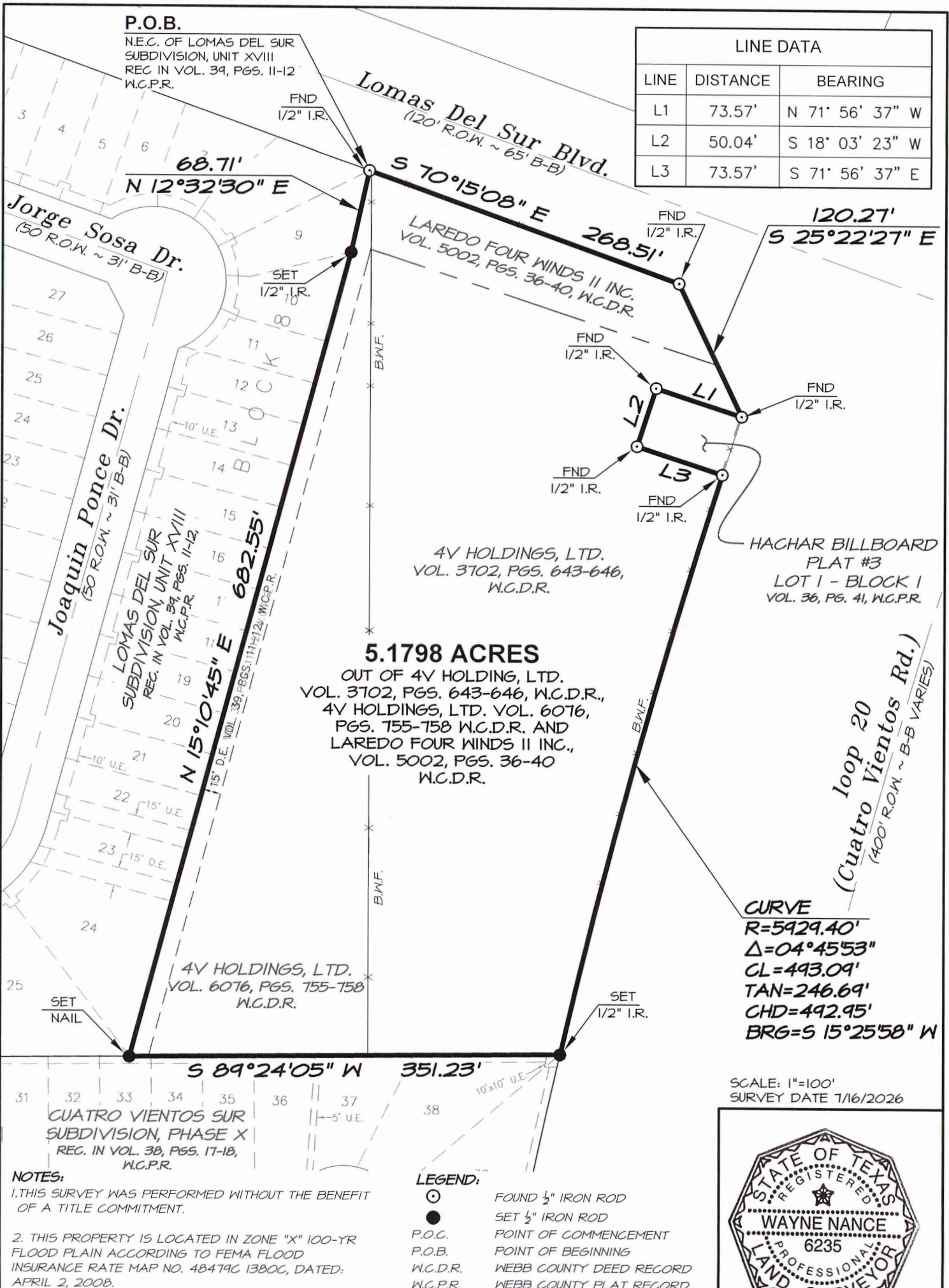


EXHIBIT A



5.1798 ACRE TRACT
Being out and part of
Porcion 35 ~ Abstract 546 ~ Jose Miguel Diaz, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 5.1798 Acre tract of land, more or less, situated in Porcion 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 5.1798 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, 4V Holdings, Ltd. (1.6051 Acres), as recorded in Volume 6076, Pages 755-758 of the Webb County Deed Records, and out of Laredo Four Winds II, Inc. Tract, as recorded in Volume 5002, Pages 36-41 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 $\frac{1}{2}$ " iron rod for the Northeast corner of Lomas Del Sur Subdivision, Unit XVIII, as Recorded in Volume 39, Pages 11-12 of the Webb County Plat Records, a point on the Southerly right-of-way line of Lomas Del Sur Blvd., the Northwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE South $70^{\circ}15'08''$ East, 268.51 feet along said Southerly right-of-way line of Lomas Del Sur Blvd., being the Northerly boundary line of the herein described tract, to a found $\frac{1}{2}$ " iron rod for the most Northerly Northeast corner of this tract;

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

South $25^{\circ}22'27''$ East, 120.27 feet, to a found $\frac{1}{2}$ " iron rod for the Northeast corner of Hachar Billboard Plat #3, as recorded in Volume 36, Page 41 of the Webb County Plat Records, and an exterior deflection corner to the right of this tract;

North $71^{\circ}56'37''$ West, 73.57 feet, along the Northerly boundary line of said Hachar Billboard Plat #3, to a found $\frac{1}{2}$ " iron rod for the Northwest corner of same Plat, and an interior deflection corner to the left of this tract;

South $18^{\circ}03'23''$ West, 50.04 feet, along the Westerly boundary line of said Hachar Billboard Plat #3, to a found $\frac{1}{2}$ " iron rod for the Southwest corner of same Plat, and an interior deflection corner to the left of this tract;

South $71^{\circ}56'37''$ East, 73.57 feet, along the Southerly boundary line of said Hachar Billboard Plat #3, to a found $\frac{1}{2}$ " iron rod for the Southeast corner of same Plat, a point on the Westerly right-of-way of Loop 20 and a point on a curve to the left of this tract;

A curvilinear distance of 493.09 feet, with said curve having the following characteristics: Central Angle= $04^{\circ}45'53''$, R=5929.40 feet, CL=493.09 feet, TAN=246.69 feet, CHD=492.95 feet, CHD. Bearing = $S15^{\circ}25'58''$ W, to a set $\frac{1}{2}$ " iron rod for the end of this curve, the Northeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 38, Pages 17-18 of the Webb County Plat Records and the Southeast corner of this tract;

THENCE South $89^{\circ}24'05''$ West, 351.23 feet along the North boundary line of said Cuatro Vientos Sur Subdivision, Phase X and South boundary line of the herein described tract, to a set $\frac{1}{2}''$ iron rod, for the Southeast corner of aforesaid Lomas Del Sur Subdivision, Unit XVIII and Southwest corner of this tract;

THENCE along the Easterly boundary line of said Lomas Del Sur Subdivision, Unit XVIII and Westerly boundary line of the herein described tract, as follows:

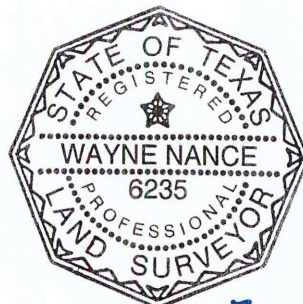
North $15^{\circ}10'45''$ East, 682.55 feet, to a set $\frac{1}{2}''$ iron rod for an interior deflection corner to the left of this tract;

North $12^{\circ}32'30''$ East, 68.71 feet, to a point on the Southerly right-of-way of Lomas Del Sur Blvd., the Northeast corner of said Lomas Del Sur Subdivision, Unit XVIII, the Northwest corner of this tract and the **POINT OF BEGINNING**.

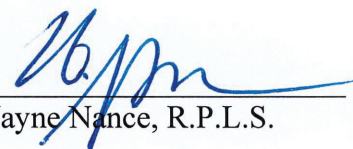
Basis of Bearings & Distances:

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

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.

7.20.26