

**EXHIBIT "A-1"**

STATE OF TEXAS  
 COUNTY OF GUADALUPE

1.778 ACRE TRACT

All that certain tract or parcel of land containing 1.778 acres in Guadalupe County, Texas, being the same tract described in conveyance from Joseph E. Thorton & Christine E. Thornton to Renee L. Day, of record in Volume 1362 Page 837, Official Records of Guadalupe County, Texas.

- BEGINNING:** at a metal post found on the South right of way line of E. U.S. Highway 90 at the Northwest corner of Janie Pastrano, 1.00 acre tract, of record in Volume 1005, Page 893, Official Records of Guadalupe County, Texas, for the Northeast corner of this tract;
- THENCE:** South 12 deg. 06 min. 19 sec. East, 365.10 feet to a wood fence post found at the Southwest corner of said Pastrano tract, for a corner of this tract;
- THENCE:** North 81 deg. 03 min. 25 sec. East, 109.64 feet to a ½" iron pin found (no cap) on the West line of Roger G. Hurt tract, of record in Document # 2017001770, Official Records of Guadalupe County, Texas, for a corner of this tract;
- THENCE:** South 09 deg. 13 min. 48 sec. East, 215.94 feet to a metal fence post found on the North line of Caldwell St. at the Southwest corner of said Hurt tract, for the Southeast corner of this tract;
- THENCE:** South 81 deg. 14 min. 18 sec. West, 211.78 feet to a ½" iron pin found with cap at the Southeast corner of Ronald E. & Siravan P. Miller, 3.41 acre tract, of record in Volume 696, Page 265, Official Records of Guadalupe County, Texas, for the Southwest corner of this tract;
- THENCE:** North 08 deg. 09 min. 17 sec. West, 339.11 feet to a ½" iron pin found with cap at the Northeast corner of said Miller tract and same being the Southeast corner of Roger Hurt, 1.50 acre tract, of record in Volume 544, Page 634, Official Records of Guadalupe County, Texas, for a corner of this tract;
- THENCE:** North 10 deg. 12 min. 05 sec. West, 241.18 feet to an iron pin detected in asphalt/concrete approach on the South line of E. U.S. Highway 90 found at the Northeast corner of Hurt, 1.50 acre tract, for the Northwest corner of this tract;
- THENCE:** North 81 deg. 19 min. 55 sec. East, 81.55 feet along with the South right of way line of E. U.S. Highway 90 to the POINT OF BEGINNING.