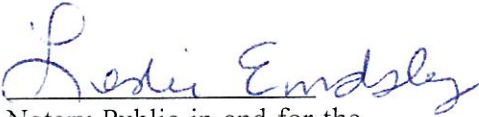


STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was sworn to and acknowledged before me on September 12, 2025, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


Notary Public in and for the
State of Texas

My commission expires:

Printed Name:



EXHIBIT "A"

All that certain 2.522 acre tract of land in the F. Fox and J. Byrne Survey, Abstract No. 1110 and the F. Fox and J. Byrne Survey, Abstract No. 1111, Maverick County, Texas and being part of a called 3.1515 acre tract of land described in a Special Warranty Deed to EPTX Hotels LLC, recorded in Document Number 2215797 of the Official Public Records of said county, and said 2.522 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with a washer found for the northwest corner of said 3.1515 acre tract, the southwest corner of Lot 1 of the DNS Hospitality Subdivision, an addition to the City of Eagle Pass recorded in Envelope 332, Side A of the Plat Records of said county and in the east right-of-way line of North Veterans Boulevard, a variable width public right-of-way, for the northwest corner herein described, from which a 1/2 inch iron rebar with a cap stamped "RPLS 6418" found for the northwest corner of said Lot 1 bears North 00°16'36" West, a distance of 205.80 feet;

THENCE North 89°44'47" East, with the common line of said 3.1515 acre tract and said Lot 1 a distance of 577.61 feet to the northeast corner of said 3.1515 acre tract, the southeast corner of said Lot 1 and in the northwest line of the Maverick County Water Control and Improvement District No. 1, Lateral 40, a 100 foot-wide canal, for the northeast corner herein described, from which a 1/2 inch iron rebar (bent) found for the northeast corner of said Lot 1 and in said 100 foot-wide canal bears North 12°03'17" West, a distance of 208.91 feet;

THENCE South 14°40'41" West, with the common line of said 3.1515 acre tract and said 100 foot-wide canal, a distance of 132.11 feet to a 1/2 inch iron rebar with a cap stamped "RPLS 6484" set for corner, from which a 1/2 inch iron rebar in concrete found bears South 26°23' West, a distance of 1.4 feet, also from which a 1/2 inch iron rebar with a cap stamped "CTLS" found bears South 40°13' West, 3.3 feet from said corner;

THENCE South 70°45'41" West, continuing with said common line, a distance of 412.01 feet to a mag nail with a washer stamped "RPLS 6484" set for the south corner of herein described tract;

THENCE North 00°49'19" West, over and across said 3.1515 acre tract, a distance of 55.02 feet to a mag nail with a washer stamped "RPLS 6484" set for corner;

THENCE South 89°33'55" West, over and across said 3.1515 acre tract, a distance of 153.25 feet to a mag nail with a washer stamped "RPLS 6484" set in the west line of said 3.1515 acre tract and in said east right-of-way line of North Veterans Boulevard, for the west corner herein described;

THENCE North 00°18'13" West, a distance of 207.15 feet to the POINT OF BEGINNING and containing 2.522 acres (109,869 square feet) of land.

Bearings and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas South Central Zone (4204).

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.