

EXHIBIT "A"

Old Corona Drive Right-of-Way (between Flynn Parkway and Tiger Lane) Metes and Bounds Description

BEING A 0.26 ACRE (11,158 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE ENRIQUEZ VILLAREAL, ABSTRACT 1, NUECES COUNTY, TEXAS AND BEING A PORTION OF (OLD) CORONA DRIVE (60 FOOT STREET DEDICATION) OUT OF LOT 1 BLOCK 1 OF MARKS TRACT AS FOUND IN VOLUME 37, PAGE 184, MAP RECORDS, NUECES COUNTY, TEXAS (M.R.N.C.T.) AS DESCRIBED IN AN ASSUMPTION WARRANTY DEED BY MARION LUNA BREM TO MARION BREM ENTERPRISES, LLC DATED JUNE 2, 2008 AND FOUND IN DOCUMENT NUMBER 2009014281, OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS (O.P.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "CIVILCORP" set for the Southwest corner of this tract, same being the East corner of a tract of land described to The City of Corpus Christi as found in Document Number 2016054308 of the O.P.R.N.C.T. and described in a correction instrument found in Document Number 2017022329, O.P.R.N.C.T., and being on the existing North Right-of-way (ROW) of Corona Drive (variable width ROW), the existing South ROW of said (Old) Corona Drive and on the South line of said Lot 1 of Marks Tract, and having State Plane Coordinates of N=17,150,445.47 E=1,342,569.80, from whence a 3/8" iron rod found on a non-tangent curve to the left, having a radius of 305.00 feet, an internal angle of 02° 29' 19", and an arc length of 13.25 feet bear S 80° 36' 38" W, 13.25 feet;

(1) THENCE N 61° 36' 43" E, with the South line of this tract and said Lot 1, at a distance of 138.14 feet pass a calculated point on a jog in the existing East ROW of Flynn Parkway (60 foot width street dedication) as shown on said Lot 1 of Marks Tract, continuing for an overall distance of 148.14' feet to a calculated point on a jog in the existing East ROW of said Flynn Parkway for the West corner of this tract;

(2) THENCE N 28° 23' 17" E, 70.00 feet with the West line of this tract to a calculated point at the Intersection of the existing North ROW of said (Old) Corona drive and the existing East ROW of Flynn Parkway (60 foot width street dedication) as shown on said Lot 1 of Marks Tract, for the North corner of this tract, and being at the beginning of a non-tangent curve to the left;

(3) THENCE with the existing North ROW of said (Old) Corona drive and along said curve to the left, having a radius of 10.00 feet, a central angle of 90° 00' 00", an arc length of 15.71 feet, and a chord which bears S 16° 36' 43" E, a distance of 14.14 feet to a calculated point on the existing North ROW of said (Old) Corona Drive for an angle point of this tract;

(4) THENCE S 61° 36' 43" E, 190.00 feet, continuing with the existing North ROW of said (Old) Corona Drive to a 5/8" iron rod with yellow plastic cap stamped "CIVILCORP" set for the East corner of this tract, said point being on the East line of said Marks Tract and on the West line of a tract of land described to Commerce Office Park - One, LP found in Document #2002051656 of the O.P.R.N.C.T. and the West line of Marks Tract, Block 1, Lot 3C as found in Volume 55,

Page 5 of the M.R.N.C.T.;

(5) THENCE S 28° 23' 17" W, 29.02 feet with the East line of this tract, the East line of said Lot 1, the West line of said lot 3C and the West line of said Commerce Office Park – One, L.P. tract, to a 5/8" iron rod with yellow plastic cap stamped "CIVILCORP" set for the Southeast corner of this tract on the existing North ROW of said Corona Drive at the beginning of a non-tangent curve to the left, from which a 3/8" iron rod found disturbed bears N 64° 39' 39" W, 3.57 feet;

(6) THENCE along said curve to the left, having a radius of 305.00 feet, a central angle of 11° 22' 25", an arc length of 60.51 feet, and a chord which bears S 87° 32' 17" W, a distance of 60.41 feet to the POINT OF BEGINNING, containing 0.26 acres (11,158 square feet) of land.