

Exhibit "A"

County: HIDALGO
Highway: FM 2128 (Richardson Road)
ROW CSJ: 2450-01-017

Parcel 24
Property Description

Being 60,476 square feet of land more or less, situated in Hidalgo County, Texas and being a part or portion of Lot 4, Triple "E" Subdivision, (Map Reference: Vol. 41, Pages 67-68, H.C.M.R.) and Lot 6 Section 267, Texas Mexican Railway Company Survey, (Map Reference: Vol. 1, Page 20, H.C.M.R.) and being a part or portion of a tract of land conveyed to Delicia Espinoza in a document recorded in Volume 1697, Page 841, Dated November 20, 1980 of the Hidalgo County Deed Records and by Decree of Divorce under Document No. 1014999, Dated October 9, 2001, Official Records, Hidalgo County, Texas and said 60,476 square feet also being more particularly described by metes and bounds as follows;

COMMENCING on a ½" iron rod found on the southwest corner of Lot 1, Triple "E" Subdivision and the East right-of-way line of Tower Road; THENCE as follows;

N 08°56'10" E [N 09°31'00" E], along the East right-of-way line of Tower Road, a distance of 985.45 feet to a ½" iron rod set. THENCE, N 53°45'21" E, a distance of 35.36 feet to a ½" iron rod set. THENCE, S 81°04'24" E [S 80°57'30" E] along the south right-of-way line of FM 2128, a distance of 12.14 feet to a ½" iron rod set with aluminum disk, for the northwest corner of this tract and the **POINT OF BEGINNING**;

- (1) Thence, continuing along the South right-of-way line of FM 2128 in an easterly direction, S 81°04'24" E [S 80°57' 30" E], a distance of 237.93 feet to a ½" iron rod set;

- (2) Thence, along the East line of Lot 4, Triple "E" Subdivision in a northerly direction, N 08°56'10" E [N 09°31'00" E], a distance of 10.03 feet to a ½" iron rod set;
- (3) Thence, along the south right-of-way line of Richardson Road in a easterly direction, S 81°04'24" E [S 80°57'30" E] a distance of 341.54 feet to a ½" iron rod set with aluminum disk for the northeast corner of this tract.
- (4) Thence, continuing in a southwesterly direction a curve to the left with a radius of 235.00 feet, a tangent of 49.31 feet, a delta of 23°42'05" a chord length of 96.52 feet, and curve length of 97.21 feet to a ½" iron rod set with aluminum disk for the inner corner of this tract.
- (5) Thence, S 06° 20' 33" W, a distance of 40.24 feet to a ½" iron rod set with aluminum disk for the most inner corner of this tract.
- (6) Thence, continuing in a southeasterly direction a curve to the right with a radius of 825.00 feet, a tangent of 83.89 feet, a delta of 11°36'43" a chord length of 166.91 feet, and a curve length of 167.20 to a ½" iron rod set with aluminum disk for the outer corner of this tract.
- (7) Thence, S 70° 49' 09" E, a distance of 43.90 feet to a ½" iron rod set with aluminum disk to the north right of way line of SH 107 for the southeast corner of this tract.
- (8) Thence, continuing in a southwesterly direction along the existing north right of way line of SH 107 a curve to the left with a radius of 1558.70 feet, a tangent of 90.12 feet, a delta of 06°37'04" a chord length of 179.93 feet, and a curve length of 180.03 to a ½" iron rod set with aluminum disk for the southwest corner of this tract.

- (9) Thence, N 16° 18' 47" E, a distance of 42.88 feet to a ½" iron rod set with aluminum disk for the most inner northwest corner of this tract.
- (10) Thence, continuing in a northwesterly direction a curve to the left with a radius of 705.00 feet, a tangent of 318.10 feet, a delta of 48°34'12" a chord length of 579.90 feet, and a curve length of 597.63 feet to the POINT OF BEGINNING and containing 60,476 square feet of land, more or less.

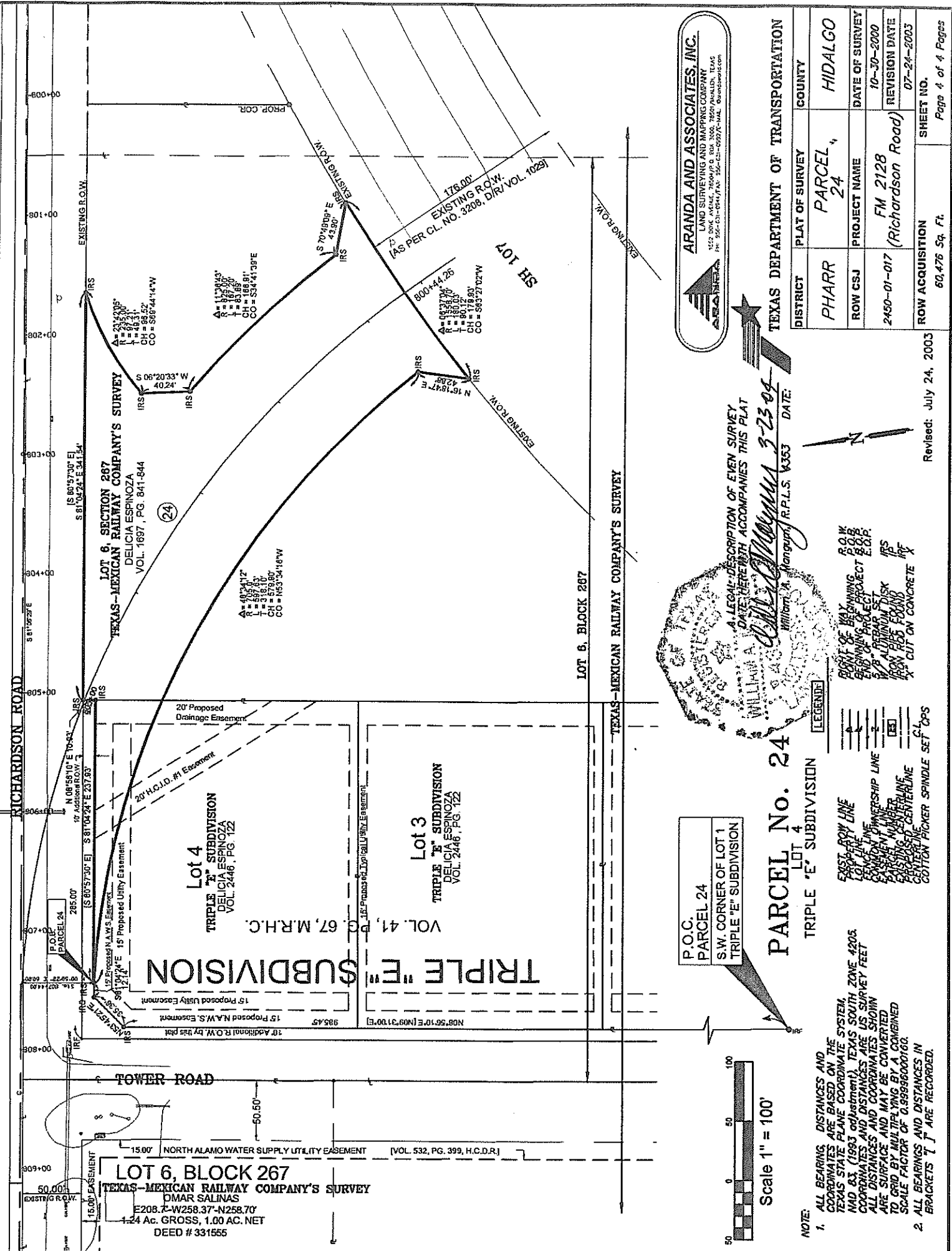
Note: The Point of Beginning of this description has coordinates of X = 1117621.1821 and Y = 16634710.9490; All bearings are based Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone 4205. All coordinates shown are surface and maybe converted to grid by dividing by TxDOT conversion factor of 1.0000400;

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

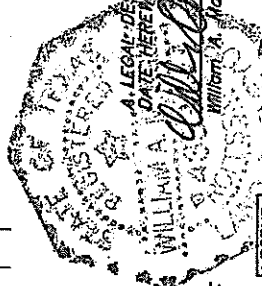
William A. Mangum
William A. Mangum, R.P.L.S.
Texas Registration No. 4442

3-23-06 Date: _____ R.P.L.S. SEAL





TEXAS DEPARTMENT OF TRANSPORTATION	
DISTRICT	PHARR
PLAT OF SURVEY	PARCEL 24
COUNTY	HIDALGO
ROW CSJ	2450-01-017
PROJECT NAME	FM 2128 (Richardson Road)
DATE OF SURVEY	10-30-2000
REVISION DATE	07-24-2003
ROW ACQUISITION	60.476 Sq. Ft.
SHEET NO.	Page 4 of 4 Pages



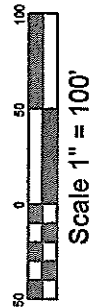
P.O.C. PARCEL 24
 S.W. CORNER OF LOT 1
 TRIPLE 'E' SUBDIVISION

PARCEL No. 24
 LOT 4
 TRIPLE 'E' SUBDIVISION

- LEGEND:**
- EAST ROW LINE
 - LOT LINE
 - PROPERTY LINE
 - MEMBERSHIP LINE
 - SURFACE CENTERLINE
 - EXISTING CENTERLINE
 - PROPOSED CENTERLINE
 - CENTERLINE
 - COTTON PICKER SPINDLE SET OPS

NOTE:

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1983 adjustment). TEXAS SOUTH ZONE 4200 COORDINATES AND DISTANCES ARE IN SURVEY FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A CONVERSION SCALE FACTOR OF 0.99998000160.
- ALL BEARINGS AND DISTANCES IN BRACKETS [] ARE RECORDED.



Revised: July 24, 2003