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STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

ORDER CALLING FOR THE DESIGNATION OF TRANSPORTATION REINVESTMENT ZONE NUMBER TWO, COUNTY OF HIDALGO, THE ASSESSMENT AND FUTURE ABATEMENT OR GRANTING OF OTHER RELIEF FROM AD VALOREM TAXES ON PROPERTY LOCATED IN TRANSPORTATION REINVESTMENT ZONE NUMBER TWO, COUNTY OF HIDALGO, AND RESCINDING THAT CERTAIN ORDER CALLING FOR THE DESIGNATION OF TRANSPORTATION REINVESTMENT ZONE NUMBER ONE, COUNTY OF HIDALGO

WHEREAS, Section 222.107 of the Texas Transportation Code (the "Code") allows for the creation of a county transportation reinvestment zone ("TRZ") for the purpose of developing a transportation project which will promote (i) public safety; (ii) facilitate the improvement, development, or redevelopment of property; (iii) facilitate the movement of traffic; and (iv) enhance a local entity's ability to sponsor a transportation project authorized under Section 222.104 of the Code; and

WHEREAS, Section 222.107 authorizes the abatement of or granting of other relief from a portion of the ad valorem taxes imposed by a county on all real property located in a TRZ in an amount not to exceed the tax increment, defined generally as the amount of ad valorem taxes attributable to the excess of the appraised value of property in the TRZ over the appraised value of such property for the base year in which the TRZ was established; and

WHEREAS, Hidalgo County, in conjunction with the Hidalgo County Regional Mobility Authority ("HCRMA"), is currently pursuing the development of the Hidalgo County RMA Roadway System, a system of independent projects including the Trade Corridor Connector, the International Bridge Trade Corridor, and the La Joya Relief Route (the "Projects"), each being developed within Hidalgo County; and

WHEREAS, the Trade Corridor Connector and the La Joya Relief Route are projects designated for funding through Section 222.104 of the Code and the International Bridge Trade Corridor is subject to a development agreement by and between the HCRMA and the Texas Department of Transportation; and

WHEREAS, the Hidalgo County Commissioners Court finds that the area depicted generally on the map attached hereto as Attachment "A" and described more specifically in the boundary description attached hereto as Attachment "B" is unproductive and underdeveloped; and

WHEREAS, in order to facilitate development of the Projects and as permitted by Section 222.107, the Hidalgo County Commissioners Court proposes to establish "Transportation Reinvestment Zone Number Two, County of Hidalgo" (the "Zone") in the contiguous area depicted generally on the map attached hereto as Attachment "A" and described more specifically in the boundary description attached hereto as Attachment "B"; and

WHEREAS, the Hidalgo County Commissioners Court finds that the designation of the Zone will promote public safety; facilitate the improvement, development or redevelopment of property; facilitate the movement of traffic; and promote the development of the Projects; and

WHEREAS, the Hidalgo County Commissioners Court will take action to contract with the Hidalgo County Regional Mobility Authority to develop the Projects in the Zone and will pledge and assign a specified percentage of the revenue Hidalgo County receives from the Zone to secure bonds or other obligations issued by the RMA to obtain funding for the Projects; and

WHEREAS, after providing the notice required by Subsection 222.107(e) of the Act, the Hidalgo County Commissioner Court held a public hearing on November 22, 2011 on the creation of the Zone, its benefits to Hidalgo County and to the property in the Zone; and

WHEREAS, at the public hearing the Commissioners Court heard testimony on the designation of the Zone, its boundaries, and the abatement of or other relief from County taxes on real property in the Zone; and

WHEREAS, on December 18, 2008, Hidalgo County, by order, pursuant to the then existing version of the Code attempted to establish Transportation Reimbursement Zone Number One, County of Hidalgo, but such transportation zone was never implemented and the formation of such zone was later determined to be flawed; accordingly, the Hidalgo County Commissioners Court desires to rescind the December 18, 2008 order attached hereto as Attachment "C".

THEREFORE, BE IT NOW ORDERED BY THE HIDALGO COUNTY COMMISSIONERS COURT, that:

1. The order establishing Transportation Reimbursement Zone Number One, County of Hidalgo, approved by Hidalgo County Commissioners on December 18, 2008, is hereby rescinded.
2. The area described in the boundary description attached hereto as Attachment "A" and described more specifically in the boundary description attached hereto as Attachment "B" shall be and is hereby designated as "Transportation Reinvestment Zone Number Two, County of Hidalgo".
3. The designation of the Zone takes effect immediately on adoption of this Order, and the base year for purposes of computing the tax increment shall be 2011.

4. The County hereby establishes an ad valorem tax increment account for the Zone.

5. Upon implementation of the Zone, the County shall, from taxes collected on property in the Zone on or after implementation of the Zone, pay into the tax increment account for the Zone an amount equal to the tax increment produced by the County less any amounts allocated under previous agreements, including agreements under Section 381.004 of the Texas Local Government Code or Chapter 312 of the Texas Tax Code.

6. The portion of the tax increment collected in the Zone and deposited in the increment account that will be dedicated for use directly for the Projects will be established through subsequent action by the Commissioners Court and an interlocal agreement to be entered into with the Hidalgo County Regional Mobility Authority.

7. To the extent that real property located in the Zone is also located in an existing tax increment reinvestment zone ("TIRZ") created pursuant to Chapter 311 of the Texas Tax Code, or an area covered by an agreement under Chapter 381 of the Texas Local Government Code (a "Chapter 381 Agreement"), notwithstanding the implementation of the Zone, the County shall continue to levy and collect taxes on such real property in an amount sufficient to allow the County to fulfill its obligations to a TIRZ and under a Chapter 381 Agreement until such time that the TIRZ or Chapter 381 Agreement is terminated. Following termination of the TIRZ or Chapter 381 Agreement, the increment from such properties shall be deposited in the increment account.

WHEREUPON MOTION MADE BY COMMISSIONER _____ AND
SECONDED BY COMMISSIONER _____, THE ORDER
AUTHORIZING THE DESIGNATION OF TRANSPORTATION REINVESTMENT ZONE
NUMBER TWO, COUNTY OF HIDALGO, was passed on a vote of _____ for and _____
against. This ORDER being adopted, the County Judge is authorized to sign the ORDER and the
County Clerk is instructed to record the ORDER in the official minutes of the Commissioners
Court.

PASSED, APPROVED AND ORDERED this 29th day of December, 2011.

Ramon Garcia, County Judge

ATTEST:

Arturo Guajardo, Jr. County Clerk

ATTACHMENT "A"

Map Depicting Transportation Reinvestment Zone Number One, County of Hidalgo

ATTACHMENT "B"

**TRANSPORTATION REINVESTMENT ZONE NUMBER TWO,
COUNTY OF HIDALGO**

BOUNDARY DESCRIPTION

BEGINNING at the intersection of the centerline of Davis Street and the centerline of Expressway 281, within the city limits of City of Edinburg;

THENCE Northerly, along the centerline of Expressway 281, to the intersection of the said centerline and the centerline of El Cibolo Road;

THENCE Easterly, along the centerline of El Cibolo Road, to the intersection of said centerline and the extension of the East line of Lot 62 and Lot 73, of South Texas Development Co. Subdivision, recorded under Volume 9, Page 44, in the Map Records of Hidalgo County, Texas;

THENCE Southerly, along said extension and continuing, to the intersection of the east line of said Lot 73, South Texas Development Co. Subdivision, and the extension of the north line of Lot 158, of Salvador Del Tule Subdivision, recorded under Volume 10, Page 58, in the Map Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along to the north line of Lot 157, San Salvador Del Tule Subdivision, to the northeast corner of said Lot 157, San Salvador Del Tule Subdivision;

THENCE Southerly, along the east line of said Lot 157, San Salvador Del Tule Subdivision, to the intersection of the east line of said Lot 157, San Salvador Del Tule Subdivision and the centerline of El Cibolo Road;

THENCE Easterly, along the centerline of El Cibolo Road, to the intersection of said centerline and the centerline of Brushline Road East;

THENCE Northerly, along the centerline of Brushline Road East, to the intersection of said centerline and the extension of the north line of a 249.51 acre tract out of Share C, of Las Mestenas Petitas Y La Abra Grant Subdivision, recorded under Volume 0 , Page 22, in the Map Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north line of a 98.20 acre tract out of Share C, the north line of a 175.0 acre tract out of Share C, the north line of a 585.6 acre tract out of Share D, the north line of Share "E", of Las Mestenas Grant Subdivision, recorded under Volume 4, Page 48, in the Map Records of Hidalgo County,

Texas, to the northeast corner of said Share "E" , Las Mestenas Grant Subdivision;

THENCE Southerly, along the east line of said Share "E" , Las Mestenas Grant Subdivision, to the extension of the said east line of Share "E", Las Mestenas Grant Subdivision and the centerline of Mile 22 ½ North Road;

THENCE Easterly, along the centerline of Mile 22 ½ North Road, to the intersection of said centerline and the centerline of FM 493;

THENCE Southerly, along the centerline of FM 493, to the intersection of said centerline and the centerline of FM 1925 (East Monte Cristo Road);

THENCE Westerly, along the centerline of FM 1925 (East Monte Cristo Road), to the intersection of said centerline and the centerline of Val Verde Road;

THENCE Southerly, along the centerline of Val Verde Road, to the intersection of said centerline and the centerline of Highway 107;

THENCE Easterly, along the centerline of Highway 107, to the intersection of said centerline and the centerline of FM 1423 (South Val Verde Road);

THENCE Southerly, along the centerline of FM 1423 (South Val Verde Road), to the intersection of said centerline and the centerline of Curve Road;

THENCE Easterly, along the centerline of Curve Road, to the intersection of said centerline and the centerline of Dillon Road;

THENCE Southerly, along the centerline of Dillon Road, to the intersection of said centerline and the centerline of Roosevelt Road;

THENCE Westerly, along the centerline of Roosevelt Road, to the intersection of said centerline and the centerline of Dillon Road;

THENCE Southerly, along the centerline of Dillon Road, to the intersection of said centerline and the centerline of Minnesota Road;

THENCE Westerly, along the centerline of Minnesota Road, to the intersection of said centerline and the extension of the east line of Lot 129, of Hill-Halbert Tract Subdivision, recorded under Volume 1, Page 35, in the Map Records of Hidalgo County, Texas;

THENCE Southerly, along said extension and continuing along the east line of Lot 140, Lot 147, Lot 158, and Lot 165 , Hill-Halbert Tract Subdivision, to the intersection of the extension of the east line of said Lot 165, Hill-Halbert Tract Subdivision and the centerline of a Donna Canal;

THENCE Westerly, along the centerline of Donna Canal, to the intersection of the extension

of said centerline and the centerline of Goolie Road;

THENCE Southerly, along the centerline of Goolie Road, to the intersection of said centerline and the extension of the centerline of Mile 10 North Road;

THENCE Easterly, along said extension and continuing along, to the intersection of said centerline and the centerline of Goolie Road;

THENCE Southerly, along the centerline of Goolie Road, entering, exiting, and entering the city limits of City of Donna, to the intersection of said centerline and the centerline of West Expressway 83;

THENCE Westerly, along the centerline of West Expressway 83, to the intersection of said centerline and the centerline of North 1st Street;

THENCE Southerly, along the centerline of North 1st Street, exiting the city limits of City of Donna, to the intersection of said centerline and the centerline of Stites Road;

THENCE Easterly, along the centerline of Stities Road, entering the city limits of City of Donna, to the intersection of said centerline and centerline of South FM 493;

THENCE Southerly, along the centerline of South FM 493, partially along the City Limit line of City of Donna, and exiting the city limits of City of Donna, to the intersection of said centerline and the extension of the north line of Lot 3, Block 31, of La Donna Plat Subdivision (Volume 1, Page 51, in the Map Records of Hidalgo County, Texas) included in the deed to Richard N. Cohrs, et ux., recorded under Document Number 497247, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of Lot 3, Block 31, Richard N. Cohrs, et ux. tract, and a south line of the 238.22 acre tract described in the deed to Richard N. Cohrs, et ux., recorded under Document Number 497247, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of said south line of said 238.22 acre Richard N. Cohrs, et ux. tract and the centerline of Soderquist Road;

THENCE Southerly, along the centerline of Soderquist Road, continuing along the west lines of Lots 1 and 3, Block 56, La Donna Subdivision (Volume 1, Page 51, in the Map Records of Hidalgo County, Texas) included in the deed to Hardwicke, Hardwicke & Hardwicke, Ltd., recorded under Instrument Number 2007-1840311, in the Official Records of Hidalgo County, Texas, continuing along the east line of the tract described in the deed to Hardwicke, Hardwicke & Hardwicke, recorded under Instrument Number 2007-1840311, in the Official Records of Hidalgo County, Texas, and the east line of the 773.53 acre tract described in the deed to A. C. Fuller, et al., recorded under Document Number 374315, in the Official Records of Hidalgo County, Texas, to an angle corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Easterly, along a north line of said A. C. Fuller, et al. tract, to the most easterly northeast corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Southerly, along an east line of said 773.53 acre A. C. Fuller, et al. tract, to an angle corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Westerly, along a south line of said 773.53 acre A. C. Fuller, et al. tract, to an angle corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Southerly, along an east line of said 773.53 acre A. C. Fuller, et al. tract, to the intersection of said east line of said 773.53 acre A. C. Fuller, et al. tract, and the centerline of Military Highway;

THENCE Westerly, along the centerline of Military Highway, partially along the City Limit line of City of San Juan, and entering the city limits of City of Pharr, to the intersection of said centerline and the centerline of US 281 (South Cage Boulevard);

THENCE Northerly, along the centerline of US 281 (South Cage Boulevard), to the intersection of said centerline and the centerline of Las Milpas Road;

THENCE Easterly, along the centerline of Las Milpas Road, to the intersection of said centerline and the centerline of "I" Road, in the City Limit line of City of Pharr;

THENCE Northerly, along the centerline of "I" Road, along the City Limit line of City of Pharr, and partially along the City Limit line of City of San Juan, to the intersection of said centerline and the extension of the south line of the West ½ of Lot 319 and the East ½ of Lot 320, of Kelly-Pharr Subdivision described in the deed to Carkenord and Sons Contractors, Inc., recorded under Volume 2335, Page 648, in the County Clerks Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south line of said Carkenord and Sons Contractors, Inc. tract, to the southwest corner of said Carkenord and Sons Contractors, Inc. tract;

THENCE Northerly, along the west line of said Carkenord and Sons Contractors, Inc. tract, to the intersection of the extension of the west line of said Carkenord and Sons Contractors, Inc. tract, and the centerline of Thomas Drive;

THENCE Westerly, along the centerline of Thomas Drive, to the intersection of said centerline and the extension of the west line of the 25.00 acre tract described in the deed to Pharr-San Juan-Alamo Independent School District, recorded under Document Number 743623, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the west line of said 25.00

acre Pharr-San Juan-Alamo Independent School District tract, to the northwest corner of said 25.00 acre Pharr-San Juan-Alamo Independent School District tract, common to the southeast corner of the 26.37 acre tract described in the deed to Bobby Evans, et al., recorded under Instrument Number 2007-1709229, in the Official Records of Hidalgo County, Texas;

THENCE Westerly, along the south line of said 26.37 acre Bobby Evans, et al. tract, to the intersection of the extension of the south line of said 26.37 acre Bobby Evans, et al. tract and the centerline of US 281 (South Cage Boulevard);

THENCE Northerly, along the centerline of US 281 (South Cage Boulevard), to the intersection of said centerline and the extension of the southwest line of the 11.40 acre tract described in the deed to Gilberto Elissetche, recorded under Document Number 1110698, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northwesterly, along said extension and continuing along the southwest lines of said 11.40 acre Gilberto Elissetche tract, and the 8.20 acre tract described in the deed to Andy Garza, recorded under Document Number 2007-1727373, in the Official Records of Hidalgo County, Texas, partially along the City Limit line of City of Pharr, to the west corner of said 8.20 acre Andy Garza tract, in the south line of Lot 282, of Kelley-Pharr Subdivision described in the deed to Sam Jones, et al., recorded under Volume 1742, Pg. 484, in the County Clerks Records of Hidalgo County, Texas;

THENCE Westerly, along the south lines of said Lot 282, Sam Jones, et al. tract, and the 11.809 acre tract described in the deed to Braden & Treyton Holdings, Ltd, recorded under Document Number 2005-1547809, in the County Clerks Records of Hidalgo County, Texas, along the City Limit line of City of Pharr, to the west corner of said 11.809 acre Braden & Treyton Holdings, Ltd. tract, common to the northeast corner of the portion of Lot 296, Kelly-Pharr Subdivision described in the deed to G.E. Roney, recorded under Volume 1245, Page 201, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the east line of said G.E. Roney tract, along the City Limit line of City of Pharr, to the southeast corner of said G.E. Roney tract;

THENCE Southwesterly, along the south line of said G.E. Roney tract, along the City Limit line of City of Pharr, to the southwest corner of said G.E. Roney tract, in the east line of the 27.79 acre tract described in the deed to Juan M. Pena, recorded under Document Number 797076, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the east lines of said 27.79 acre Juan M. Pena tract, the tract described in the deed to Noe Izaguirre, recorded under Document Number 788306, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Francisco Velazquez, et ux., recorded under Instrument Number 2007-1760981 , in the Official Records of Hidalgo County, Texas, the tract described in the deed to Guillermo Eloy Silva Orozco, recorded under Document Number 766858, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Alejandro Cepeda, et al.,

recorded under Document Number 384631, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Jose Santos Ruiz, recorded under Document Number 1032909, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Belinda Garza, recorded under Document Number 1119758, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Tamara Rodriguez, recorded under Document Number 20071737919, in the Official Records of Hidalgo County, Texas, the 5.0 acre tract described in the deed to Ricardo Bravo, et ux., recorded under Document Number 396765, in the County Clerk Records of Hidalgo County, Texas, and the tract described as Lot 7 and the South 35 acres of Lot 8, Block 11, A.J. McColl Subdivision, as described in the deed to Paul D. Moore, Sr., recorded under Deed Number 1873, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the east line of said Paul D. Moore tract and the centerline of Thomas Road;

THENCE Westerly, along the centerline of Thomas Road, to the intersection of said centerline and the centerline of FM 2061 (Jackson Road), in the City Limit line of City of Pharr;

THENCE Southerly, along the centerline of FM 2061 (Jackson Road), along the City Limit line of City of Pharr, to the intersection of said centerline and the centerline of FM 3072 (Dicker Drive), in the City Limit line of City of Pharr and the City Limit line of City of Hidalgo;

THENCE Westerly, along the centerline of FM 3072 (Dicker Drive), partially along the City Limit line of City of Hidalgo, exiting the City Limits of City of Hidalgo, entering the City Limits of City of McAllen, to the intersection of said centerline and the centerline of Spur 115 (South 23rd);

THENCE Northerly, along the centerline of Spur 115 (South 23rd), to the intersection of said centerline and the extension of the south line of Lot 1, Block 6, of Rio Bravo Subdivision (Volume W, Page 197, in the Map Records of Hidalgo County, Texas) included in the deed to Edna Salinas, recorded under Instrument Number 2007-1816233, in the Official Records of Hidalgo County, Texas;

THENCE Westerly, exiting the City Limits of City of McAllen, along said extension and continuing along the south lines of the following: said Lot 1, Edna Salinas tract, Lot 2, Block 6, of Rio Bravo Subdivision (Volume W, Page 197, in the Map Records of Hidalgo County, Texas) included in the deed to Southmost Farm L.P., recorded under Document Number 1092711, in the County Clerk Records of Hidalgo County, Texas, Lot 3, Block 5, of Rio Bravo Irrigation Company's Subdivision described in the deed to John E. Pawlik, et al., recorded under Document Number 17793, in the County Clerks Records of Hidalgo County, Texas, Lot 4, Block 5, of Rio Bravo Plantation Company's Subdivision, described in the deed to McAllen Trade Zone, Inc., recorded under Volume 1176, Page 1004, in the County Clerk Records of Hidalgo County, Texas, the east ½ of Lot 5, Block 5, of Rio Bravo Plantation Company Subdivision described in the deed to Republic Land Technology, L.L.C., recorded under Document Number 693496, in the County Clerk Records of Hidalgo County, Texas, and Lot 6, Block 6, of Rio Bravo Subdivision (Volume W, Page 197, in the

Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the south line of said Lot 6 Hunt Valley Industrial I, L.P. tract and the centerline of South Bentsen Road, in the City Limit line of City of McAllen;

THENCE Southerly, along the centerline of South Bentsen Road, along the City Limit line of City of McAllen, to the intersection of said centerline and the extension of the south line of Lot 28, of John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, entering the City Limits of City of McAllen, along said extension and continuing along the south lines of said Lot 28, Hunt Valley Industrial I, L.P. tract and Lot 27, of John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, to the southwest corner of said Lot 27, Hunt Valley Industrial I, L.P. tract, common to the northeast corner of Lot 16, of John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the east line of said Lot 16, Hunt Valley Industrial I, L.P. tract, to the southeast corner of said Lot 16, Hunt Valley Industrial I, L.P. tract;

THENCE Westerly, along the south lines of said Lot 16, Hunt Valley Industrial I, L.P. tract, and Lot 15, of John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, exiting the City Limits of City of McAllen, and entering the City Limits of City of Granjeno, to the intersection of the extension of the south line of said Lot 15, Hunt Valley Industrial I, L.P. tract and the centerline of FM 494 (South Shary Road);

THENCE Southerly, along the centerline of FM 494 (South Shary Road), continuing westerly and northwesterly, along the centerline of FM 494, exiting the City Limits of City of Granjeno, partially along the City Limit line of City of Mission, entering the City Limits of City of Mission, to the intersection of said centerline and the centerline of FM 1016 (West Military Road);

THENCE Northwesterly, and Westerly, along the centerline of FM 1016 (West Military Road), partially along the City Limit line of City of Mission, to the intersection of said centerline and the centerline of County Road 2791 (Military Road);

THENCE Westerly, and Northwesterly, along the centerline of said County Road 2791 (Military Road), exiting the City Limits of City of Mission, entering and exiting the City Limits of City of Mission, partially along the City Limit line of City of Mission, to the intersection of

said centerline and the centerline of FM 2062 (South Bentsen Palm Drive);

THENCE Southerly, along the centerline of FM 2062 (South Bentsen Palm Drive), along the City Limit line of City of Mission, to the intersection of said centerline and the extension of the south line of the 61.35 acre tract described as Tract 1 in the deed to Texas Parks & Wildlife Department, recorded under Document Number 1110947, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south lines of said 61.35 acre Texas Parks & Wildlife Department tract, and the 563.16 acre tract described as Shiba Farms in the deed to ML Rhodes, Ltd., recorded under Document Number 1071241, in the County Clerk Records of Hidalgo County, Texas, to the most southerly southwest corner of said 563.16 acre ML Rhodes, Ltd. tract;

THENCE Northerly, along a west line of said 563.16 acre ML Rhodes, Ltd. tract, along the City Limit line of City of Mission, to the intersection of the extension of the west line of said 563.16 acre ML Rhodes, Ltd. tract and the centerline of West Military Road (Military Parkway)(Old Military Road);

THENCE Westerly and Northwesterly, along the centerline of West Military Road (Military Parkway)(Old Military Road), partially along the City Limit line of City of Mission, partially along the City Limit line of City of Abram, exiting the City Limits of City of Mission, entering and exiting the City Limits of City of Abram, partially along the City Limit line of City of Penitas, entering and exiting the City Limits of City of Penitas, entering and exiting the City limits of City of La Joya, entering and exiting the City Limits of City of Sullivan City to the intersection of said centerline and the Hidalgo/Starr County Line;

THENCE Northeasterly, and Northerly, along the Hidalgo/Starr County line, to the intersection of said Hidalgo/Starr County line and the centerline of County Line Road (Pinto Road);

THENCE Southerly, along the centerline of said County Line Road (Pinto Road), to the intersection of said County Line Road (Pinto Road) and the extension of the north line of El Lucero Subdivision Phase I, recorded under Volume 44, Page 21, in the Map Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north line of El Lucero Subdivision Phase II, recorded under Volume 55, Page 132, in the Map Records of Hidalgo County, Texas, to the intersection of the north line of said El Lucero Subdivision Phase II and the West line of the 108.0 acre tract described as tract 418 in the deed to United States of America, recorded under Volume 3142, Page 600, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 108.0 acre United States of America tract (tract 418), to the northwest corner of said 108.0 acre United States of America tract (tract 418);

THENCE Easterly, along the north line of said 108.0 acre United States of America tract (tract 418), to the northeast corner of said 108.0 acre United States of America tract (tract 418);

THENCE Southerly, along the east line of said 108.0 acre United States of America tract (tract 418), to the intersection of the extension of the east line of said 108.0 acre United States of America tract (tract 418) and the northeast corner of the 1668.84 acre tract described as tract 427-A in the deed to United States of America, recorded under Volume 2301, Page 465, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along the north line of said 1668.84 United States of America tract (tract 427-A) and continuing along the north line Share 6-A, Share 5-A, Share 4-A, Share 3-A, Share 2-A and Share 1-A, to the intersection of the north line of said Share 1-A and the west line of Lot 33 out of Porcion 45, Hidalgo County, Texas;

THENCE Northerly, along the west line of said Lot 33, Porcion 45, to the northwest corner of said Lot 33, Porcion 45;

THENCE Easterly, along the north line of said Lot 33, Porcion 45, to the intersection of the northeast corner of said Lot 33, Porcion 45 and the west line of Lot 4, Block 17, Porcion 46, Hidalgo County, Texas;

THENCE Southerly, along the west line of said Lot 4, Block 17, Porcion 46; to the southwest corner of said Lot 4, Block 17, Porcion 46 and the northwest corner of Lot 5, Block 17, Porcion 46;

THENCE Easterly, along the north of said Lot 5, Block 17, Porcion 46, to the intersection of the north line of said Lot 5, Block 17, Porcion 46, and the west line of the 530.04 acre tract described in the deed to Eduardo Cantu, recorded under Instrument Number 2010-2065027, in the Official Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 530.04 Eduardo Cantu tract, to the northwest corner of said 530.04 Eduardo Cantu tract;

THENCE Easterly, along the north line of said 530.04 Eduardo Cantu tract, to the intersection of the northeast corner of said 530.04 Eduardo Cantu tract and the west line of the 214.58 acre tract described in the deed to Eduardo Jesus Longoria Jr., recorded under Document Number 1301597, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 214.58 Eduardo Jesus Longoria Jr. tract, to the northwest corner of said Eduardo Jesus Longoria Jr. tract;

THENCE Easterly, along the north line of said 214.58 Eduardo Jesus Longoria Jr. tract, to the intersection of the northeast corner of said 214.58 Eduardo Jesus Longoria Jr. tract and the west line of the 872.53 acre tract described in the deed to GGZ & ASG Partners, Ltd.,

recorded under Document Number 931221, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 872.53 GGZ & ASG Partners, Ltd. tract, to the northwest corner of said 872.53 GGZ & ASG Partners, Ltd. tract;

THENCE Easterly, along the north line of said 872.53 GGZ & ASG Partners, Ltd. tract, to the intersection of the northeast corner of said 872.53 GGZ & ASG Partners, Ltd. tract and the centerline of FM 2221 (Jara Chinas Road);

THENCE Northerly, along the centerline of FM 2221 (Jara Chinas Road), to the intersection of said centerline and the centerline of Mile 14 Road;

THENCE Easterly, along the centerline of Mile 14 Road, to the intersection of said centerline and the extension of the west line of the 30 acre tract described in the deed to Angela Keller Machac, recorded under Instrument Number 2005-1482156, in the Official Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the west lines of said 30 acre Angela Keller Machac tract, the 289 acre tract described in the deed to the Frank David Machac Family Trust, et al., recorded under Instrument Number 2007-1755609, in the Official Records of Hidalgo County, Texas, and the 320 acre tract described under Tract No. Two to Eugene C. Aldridge II, et al., recorded under Volume 2157, Page 739, in the County Clerk Records of Hidalgo County, Texas, to the northwest corner of said 320 acre Eugene C. Aldridge II, et al. tract;

THENCE Easterly, along the north line of said 320 acre Eugene C. Aldridge II, et al. tract, to the intersection of the extension of the north line of said 320 acre Eugene C. Aldridge II, et al. tract and the centerline of FM 2058;

THENCE Northerly, along the centerline of FM 2058, to the intersection of said centerline and the centerline of FM 490;

THENCE Easterly, along the centerline of FM 490, to the intersection of the west line of the 27.96 acre tract described in the deed to V. F. Neuhaus, recorded under Volume 1806, Page 355, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the west line of said 27.96 acre tract, to the northwest corner of the 379.56 acre tract described in the deed to Lamar Burns Family Limited Partnership, recorded under Document Number 548209, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along the north line of said 379.56 acre Lamar Burns Family Limited Partnership tract, to the intersection of the north line of said 379.56 acre Lamar Burns Family Limited Partnership tract and the centerline of El Cibolo Road;

THENCE Easterly, along the centerline of El Cibolo Road, entering the City Limits of City of Edinburg, to the intersection of said centerline and the centerline of Highway 281;

THENCE Southerly, along the centerline of Highway 281, to the intersection of said centerline and the extension of the south line of the 15.0 acre tract described in the deed to William Eugene Drewry, recorded under Document Number 481833, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south lines of the following tracts: said 15 acre William Eugene Drewry tract, the 2.83 acre tract described in the deed to Roberto Salinas, et ux., recorded under Instrument Number 2008-1929531, in the Official Records of Hidalgo County, Texas, the 2.83 acre tract described in the deed to Santos Salinas, recorded under Volume 1436, Page 916, in the County Clerk Records of Hidalgo County, Texas, the 2.83 acre tract described in the deed to Edna R. Salinas, recorded under Volume 2768, Page 266, in the County Clerk Records of Hidalgo County, Texas, and the 65.50 acre tract described in the deed to Richard W. Ruppert, recorded under Document Number 497649, in the County Clerk Records of Hidalgo County, Texas, along the City Limit line of City of Edinburg, to the intersection of the extension of the south line of said 65.50 acre tract and the centerline of County Road 4005;

THENCE Southerly, along the centerline of County Road 4005, along the City Limit line of City of Edinburg, to the intersection of said centerline and the extension of the south line of the 10.0 acre tract, described in the deed to B.W. Kidd, et ux., recorded under Document Number 10519, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, exiting the City Limits of City of Edinburg, along said extension and continuing along the south lines of the following: said 10.0 acre B.W. Kidd, ex ux. tract, the 6.28 acre tract described in the deed to Francisco D. Lopez, recorded under Instrument Number 2006-1609416, in the Official Records of Hidalgo County, Texas, the 21.011 acre tract described in the deed to Marguerite Management, Inc., recorded under Instrument Number 2006-1678783, in the Official Records of Hidalgo County, Texas, the 15.07 acre tract described in the deed to Donald L. May, recorded under Volume 1660, Page 614, in the County Clerk Records of Hidalgo County, Texas, the 75.33 acre tract described in the deed to Pummill Development Company, recorded under Volume 646, Page 447, in the County Clerk Records of Hidalgo County, Texas, the 5.0 acre tract described in the deed to Epifanio Ulloa, recorded under Instrument Number 2007-1721208, in the Official Records of Hidalgo County, Texas, and the 2 ½ acre tract described in the deed to Abram Garcia, et ux., recorded under Document Number 752747, in the County Clerk Records of Hidalgo County, Texas, to the southwest corner of said 2 ½ acre Abram Garcia, et ux. tract, in the east line of the 191.37 acre tract described in the deed to Pummill Development Company, recorded under Volume 650, Page 601 , in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the east line of said 191.37 acre Pummill Development Company

tract, to the southeast corner of said 191.37 acre Pummill Development Company tract;

THENCE Westerly and Southwesterly, along the south line of said 191.37 acre Pummill Development Company tract, the southeast line of the 346.36 acre tract described as Tract VII in the deed to Bill Burns, recorded under Volume 2205, Page 670, in the County Clerk Records of Hidalgo County, Texas, to the southwest corner of said 346.36 acre Bill Burns tract;

THENCE Northerly, along the west line of said 346.36 acre Bill Burns tract, to the southeast corner of the tract described as the South 162.74 feet of the North 248.02 feet of the East 1338.33 feet of Lot 187, of Ramseyer Gardens No. 2 in the deed to Griselda Mendoza, recorded under Document Number 493384, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along the south line of said Griselda Mendoza tract, to the southwest corner of said Griselda Mendoza tract;

THENCE Northerly, along the west lines of said Griselda Mendoza tract and the tract described as the South 2.38 acres of Lot 186 and the North 85.28 feet of the East 1338.33 feet of Lot 187, Ramseyer Gardens No.2 in the deed to Michael Cantu, recorded under Document Number 1118979, in the County Clerk Records of Hidalgo County, Texas, to the southeast corner of the tract described as Lot 126, 127, and the South 2.66 acres of Lot 128, Ramseyer Gardens Subdivision Unit No.2, described in the deed to Santiago S. Munoz, Jr., et al., recorded under Volume 2714, Page 714, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along the south lines of said Santiago S. Munoz, Jr. tract, and the 198.68 acre tract described as Tract VIII in the deed to Bill Burns, recorded under Volume 2205, Page 670, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the west line of said 198.68 acre tract and the centerline of Mile 13 Road;

THENCE Westerly, along the centerline of Mile 13 Road, to the intersection of said centerline and the extension of an east line of the 2701 .620 acre tract described as tract 490 in the deed to United States of America, recorded under Volume 2789, Page 162, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along said extension and continuing along an east line of said 2701.620 acre United States of America tract (tract 490), to an angle corner of said 2701.620 acre United States of America tract (tract 490);

THENCE Westerly, along a south line of said 2701.620 acre United States of America tract (tract 490), to an angle corner of said 2701.620 acre United States of America tract (tract 490);

THENCE Southerly, along an east line of said 2701.620 acre United States of America tract

(tract 490), to the most southerly southeast corner of said 2701.620 acre United States of America tract (tract 490);

THENCE Westerly, along a south line of said 2701.620 acre United States of America tract (tract 490), to the most southerly southwest corner of said 2701.620 acre United States of America tract (tract 490);

THENCE Northerly, along a west line of said 2701.620 acre United States of America tract (tract 490), to an angle corner of said 2701.620 acre United States of America tract (tract 490);

THENCE Westerly, along a south line of said 2701.620 acre United States of America tract (tract 490), to the intersection of said south line of said 2701.620 acre United States of America tract (tract 490) and the centerline of Cantu Road;

THENCE Northerly, along the centerline of Cantu Road, to the intersection of said centerline and the extension of the south line of the tract described in the deed to Carlos G. Leal, Jr., recorded under Document Number 1203846, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south line of said Carlos G. Leal, Jr. tract, to the intersection of the extension of the south line of said Carlos G. Leal, Jr. tract, and the centerline of FM 681 (North Moorefield Road);

THENCE Northerly, along the centerline of FM 681 (North Moorefield Road), to the intersection of said centerline and the extension of a south line of the 2071.55 acre tract, described in the deed to Desarrollo del Rancho la Gloria TX, LP, recorded under Instrument Number 2008-1843652, in the Official records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to an angle corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Southerly, along an east line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to the most southerly southeast corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Westerly, along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to the most southerly southwest corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Northerly, along a west line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to an angle corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Westerly, along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, and the south line of the 3.422 acre tract described in the deed to James Laurence Sheerin, et al., recorded under Volume 1609, Page 829, in the County Clerk Records of Hidalgo County, Texas, continuing along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to the intersection of the extension of said south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract and the centerline of North Abram Road;

THENCE Northerly, along the centerline of North Abram Road, to the intersection of said centerline and the extension of the south line of Lot 20, Block 40, of Texan Gardens Subdivision, described in the deed to Texcitrus Land Company, recorded under Document Number 19775, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south line of said Lot 20, Texcitrus Land Company tract, to the southwest corner of said Lot 20, Texcitrus Land Company tract;

THENCE Northerly, along the west lines of said Lot 20, Texcitrus Land Company tract and Lot 19, Block 40, of Texan Gardens Subdivision, described in the deed to Texcitrus Land Company, recorded under Document Number 19775, in the County Clerk Records of Hidalgo County, Texas, to the northwest corner of said Lot 19, Texcitrus Land Company tract, common to the southeast corner of Lot 17, Block 40, of Texan Gardens Subdivision described in the deed to Salvador Salinas, recorded under Volume 2930, Page 375, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along the south lines of said Lot 17, Salvador Salinas tract, Lot 18, Block 39, Texan Garden Subdivision, as described in the deed to Ricardo Garcia, et al., recorded under Document Number 1347381, in the County Clerk Records of Hidalgo County, Texas, and Lot 17, Block 39, Texan Gardens Subdivision described in the deed to Eduardo Sanchez, et ux., recorded under Document Number 516029, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the south line of said Lot 17, Block 39 Eduardo Sanchez, et ux. tract and the centerline of FM 2516 (Texan Road);

THENCE Southerly, along the centerline of FM 2516 (Texan Road), to the intersection of said centerline and the centerline of FM 1924 (West Mile 3 Road);

THENCE Easterly, along the centerline of FM 1924 (West Mile 3 Road), to the intersection of said centerline and the centerline of Western Road, as shown on the plat of Vista Hermosa Subdivision (Volume 4, Page 43, in the Map Records of Hidalgo County, Texas);

THENCE Southerly, along the centerline of Western Road, to the intersection of said centerline, and the centerline of Expressway 83;

THENCE Westerly, along the centerline of Expressway 83, to the intersection of said centerline and the extension of the east line of the 205.23 acre tract described in the deed

to Dagoberto Trevino, recorded under Document Number 894825, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along said extension and continuing along the east lines of the following: said 205.23 Dagoberto Trevino tract, the 3.31 acre tract described as Tract No. 383, of Share Number Two Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, the 200.23 acre tract described as Tract No. 381, of Share Number Two Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, the 92.52 acre tract described as Tract No. 382, of Share Number Two Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, and the 338.83 acre tract described as Tract No. 81, of Share Number Two Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, to the northwest corner of the 22.28 acre tract described as Tract No. 72, Share No. Seventeen in the deed to Heirs of Donaciano Carda and Lorenza Reiz de Carda, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Easterly, along the north line of said 22.28 acre Carda tract, to the northeast corner of said 22.28 acre Carda tract;

THENCE Southerly, along the east line of said 22.28 acre Carda tract, to the most westerly northwest corner of the 8.79 acre tract described as Tract No. 71, Share No. Seventeen in the deed to Heirs of Donaciano Cerda and Lorenza Reiz de Carda, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Easterly, along a north line of said 8.79 acre Carda tract, to an angle corner of said 8.79 acre Carda tract;

THENCE Northeasterly, along a west line of said 8.79 acre Carda tract, to the most northerly northwest corner of said 8.79 acre Carda tract;

THENCE Southeasterly, along a north line of said 8.79 acre Carda tract, to the north corner of the 5.00 acre tract described as Tract No. 70, Share No. One Hundred Fifty-Eight in the deed to Gregorio de la Rosa, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Southerly and Southwesterly, along the east line of said 5.00 acre Gregorio de la Rosa tract, and the southeast line of the 53.600 acre tract described as Tract 473a in the deed to The Nature Conservancy of Texas, Inc., recorded under Volume 3255, Page 382, in the County Clerk Records of Hidalgo County, Texas, to the northwest corner of Lot 58 of Los Ejidos De Reynosa Viejo Grant described in the deed to Valley Land Fund, Inc., recorded under Volume 3204, Page 251, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Abram;

THENCE Easterly, along the north lines of said Lot 58, Valley Land Fund Inc. tract, and the tract described as the North 34.03 acres and the South 13.97 acres of Tract 55 described in the deed to Sundown Enterprises, Inc., recorded under Document Number 849570, in the County Clerk Records of Hidalgo County, Texas, along the City Limit line of City of Abram, to the southwest corner of the 24.67 acre tract described as Tract No. 46, Share No. Sixteen in the deed to A.E. Chavez, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 24.67 acre A.E. Chavez tract, to the northwest corner of said 24.67 acre A.E. Chavez tract;

THENCE Easterly, along the north line of said 24.67 acre A.E. Chavez tract, to the northeast corner of said 24.67 acre A.E. Chavez tract;

THENCE Southerly, along the east line of said 24.67 acre A.E. Chavez tract, to the southeast corner of said 24.67 acre A.E. Chavez tract, common to the northwest corner of the 15.0 acre tract described in the deed to A. Wayne Wood, recorded under Document Number 494100, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Abram;

THENCE Easterly, along the north line of said 15.0 acre A. Wayne Wood tract, along the City Limit line of City of Abram, to the northeast corner of said 15.0 acre A. Wayne Wood tract, in the west line of the 25.04 acre tract described in the deed to Oscar Tauber, recorded under Document Number 643862, in the County Clerk Records of Hidalgo, County, Texas;

THENCE Northerly, along the west lines of said 25.04 acre Oscar Tauber tract, and the 8.80 acre tract described in the deed to Griffin & Brand of McAllen, Inc., recorded under Volume 2567, Page 820, in the Deed Records of Hidalgo County, Texas, to the northwest corner of said 8.80 acre Griffin & Brand of McAllen, Inc. tract;

THENCE Easterly, along a north line of said 8.80 acre Griffin & Brand of McAllen, Inc. tract, and the north line of the tract described as Lot 10, in the deed to Silvia Flores, recorded under Document Number 586751 , in the County Clerk Records of Hidalgo County, Texas, to the most northerly northeast corner of said Lot 10 Silvia Flores tract;

THENCE Southerly, along an east line of said Lot 10 Silvia Flores tract, to an angle corner of said Lot 10 Silvia Flores tract;

THENCE Easterly, along a north line of said Lot 10 Silvia Flores tract, to the intersection of the extension of the north line of said Lot 10 Silvia Flores tract and the centerline of FM 1427 (South Abram Road);

THENCE Southerly, along the centerline of FM 1427 (South Abram Road), to the intersection of said centerline and the extension of the northeast line of the tract of land shown as Tract 4 in the Exhibit A-2 in the deed to J.L. Bates LP, recorded under Document

Number 1354714, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southeasterly, along said extension and continuing along the northeast line of said Tract 4 J.L. Bates LP tract, to the east corner of said Tract 4 J.L. Bates LP tract, common to the northwest corner of the tract of land shown as Tract 2 in the Exhibit A-2 in the deed to J.L. Bates LP, recorded under Document Number 1354714, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along the north lines of said Tract 2 J.L. Bates LP tract, and Lot 1, Block 2, of Goodwin Tract Subdivision No. One described in the deed to Goodwin Acquisitions, LP, recorded under Instrument Number 2007-1705684, in the Official Records of Hidalgo County, Texas, to the northeast corner of said Lot 1 Goodwin Acquisitions, LP tract;

THENCE Southerly, along the east line of said Lot 1 Goodwin Acquisitions, LP tract, to the southeast corner of said Lot 1 Goodwin Acquisitions, LP tract;

THENCE Westerly, along the south line of said Lot 1 Goodwin Acquisitions, LP tract, to the northeast corner of the 39.986 acre tract described as Parcel 6 in the deed to J.L. Bates, LP, recorded under Document Number 1354715, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Abram;

THENCE Southerly, along the east line of said 39.986 acre J.L. Bates tract, along the City Limit line of City of Abram, to the north corner of the 3.860 acre tract described in the deed to Mayfair Farms, Inc., recorded under Volume 2890, Page 026, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southeasterly, along the northeast lines of said 3.860 acre Mayfair Farms, Inc. tract and a northeast line of the 563.16 acre tract described as Shiba Farms in the deed to ML Rhodes, Ltd., recorded under Document Number 1071241, in the County Clerk Records of Hidalgo County, Texas, partially along the City Limit line of City of Mission, to the intersection of the extension of the northeast line of said 563.16 acre ML Rhodes, Ltd tract and the centerline of South Greene Road;

THENCE Northerly, along the centerline of South Greene Road, along the City Limit line of City of Mission, to the intersection of said centerline and the extension of a north line of said 563.16 acre ML Rhodes, Ltd tract;

THENCE Easterly, along said extension and continuing along the north line of said 563.16 acre ML Rhodes, Ltd tract, along the City Limit line of City of Mission, to the most northerly northeast corner of said 563.16 acre ML Rhodes, Ltd tract;

THENCE Southerly, along an east line of said 563.16 acre ML Rhodes, Ltd tract, along the City Limit line of City of Mission, to the intersection of the east line of said 563.16 acre ML Rhodes, Ltd tract and the northwest line of the 72.62 acre tract described as Trophy (East and West), First Parcel, Third Tract in the deed to Bentsen Palm, Ltd, recorded under Document Number 715282, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northeasterly, along the northwest line of said 72.62 acre Bentsen Palm, Ltd tract, and the north line of said Trophy (East and West), First Parcel, Bentsen Palm Ltd. tract, partially along the City Limit line of City of Mission, to the south corner of the 27.22 acre tract described in the deed to La Joya Water Supply Corporation, recorded under Document Number 1352578, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along a south line of said 27.22 acre La Joya Water Supply Corporation tract, to the southwest corner of said 27.22 acre La Joya Water Supply Corporation tract;

THENCE Northerly, along a west line of said 27.22 acre La Joya Water Supply Corporation tract, to the northwest corner of said 27.22 acre La Joya Water Supply Corporation tract;

THENCE Easterly, along the north line of said 27.22 acre La Joya Water Supply Corporation tract, to the intersection of the extension of the north line of said 27.22 acre La Joya Water Supply Corporation tract and the centerline of FM 2062 (South Bentsen Palm Drive);

THENCE Southerly, along the centerline of FM 2062 (South Bentsen Palm Drive), entering the City Limits of City of Mission, to the intersection of said centerline and the extension of the north line of Lot Thirty-three (33) Benson Groves Addition "E" described as Trophy (East and West), First Parcel, First Tract in the deed to Bentsen Palm, Ltd, recorded under Document Number 715282, in the County Clerk Records of Hidalgo County. Texas;

THENCE Easterly, along said extension and continuing along the north line of said Lot Thirty-Three Bentsen Palm Ltd. tract, to the northeast corner of said Lot Thirty-Three Bentsen Palm Ltd. tract, in the west line of the 16.0 acre tract described as Sixth Tract in the deed to Bentsen Palm, Ltd, recorded under Document Number 715282, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 16.0 acre Bentsen Palm, Ltd tract, to the northwest corner of said 16.0 acre Bentsen Palm, Ltd tract;

THENCE Easterly, along the north line of said 16.0 acre Bentsen Palm, Ltd tract, partially along the City Limit line of City of Mission, to the intersection of the extension of the north line of said 16.0 acre Bentsen Palm, Ltd tract and the centerline of South Schuerbach Road (South Breyfogle Road);

THENCE Northerly, along the centerline of South Schuerbach Road (South Breyfogle Road), along the City Limit line of City of Mission, to the intersection of said centerline and the extension of the southwest line of the 12.925 acre tract described in the deed to City of Mission, recorded under Instrument Number 2005-1504750, in the Official Records of Hidalgo County, Texas;

THENCE Southeasterly, entering the City Limits of City of Mission, along said extension and continuing along the southwest lines of said 12.925 acre tract, and the 54.298 acre tract

described in the deed to City of Mission, recorded under Instrument Number 2005-1504750, in the Official Records of Hidalgo County, Texas, to the intersection of the extension of the southwest line of said 54.298 acre City of Mission tract and the centerline of South Inspiration Road;

THENCE Southerly, along the centerline of South Inspiration Road, to the intersection of said centerline and the extension of the north line of the 7.78 acre tract described in the deed to Marsha B. Gamel, recorded under Document Number 768273, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Mission;

THENCE Easterly, along said extension and continuing along the north line of said 7.78 acre Marsha B. Gamel tract, along the City Limit line of City of Mission, to the intersection of the north line of said 7.78 acre Marsha B. Gamel tract and the southeast line of Meadow Creek Country Club Phase 1-B Subdivision (Volume 25, Page 27, in the Map Records of Hidalgo County, Texas);

THENCE Northeasterly, along the southeast line said Mission Creek Country Club Phase 1-B Subdivision, along the City Limit line of City of Mission, to an angle corner of said Mission Creek Country Club Phase 1-B Subdivision, in the west line of Lot 12-1, of West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Miguel A. Nevarez, et ux., recorded under Volume 1197, Page 740, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said Lot 12-1 Miguel A. Nevarez, et ux. tract, along the City Limit line of City of Mission, to the northwest corner of said Lot 12-1 Miguel A. Nevarez, et ux. tract;

THENCE Easterly, exiting the City Limits of City of Mission along the north lines of the following: said Lot 12-1 Miguel A. Nevarez, et ux. tract, Lot 12-2, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Miguel A. Nevarez, et ux., recorded under Volume 1197, Page 740, in the County Clerk Records of Hidalgo County, Texas, the 40.0 acre tract described in the deed to Mike Nevarez, recorded under Document Number 716282, County Clerk Records of Hidalgo County, Texas, Lot 12-4, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Miguel A. Nevarez, recorded under Volume 1526, Page 704, in the County Clerk Records of Hidalgo County, Texas, Lot 12-5, of West Addition to Sharyland Subdivision, described in the deed to Miguel A. Nevarez, recorded under Document Number 12022, in the County Clerk Records of Hidalgo County, Texas, the 38.44 acre tract described in the deed to Mission San Antonio Development L.L.C., recorded under Instrument Number 2006-1644364, in the Official Records of Hidalgo County, Texas, the 35.63 acre tract described under Tract "A" as Lot 12-6 in the deed to A.H.D. and McColl, L.P., recorded under Document Number 1314140, in the County Clerk Records of Hidalgo County, Texas, Lots 12-7 through 12-10, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, the tract of land described

in the deed to Robert Eugene Pawlik, et al., recorded under Document Number 977903, in the County Clerk Records of Hidalgo County, Texas, Lot 12-11, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the tract described as Parcel 5, in the deed to Hidalgo County Drainage District No. 1, recorded under Instrument Number 2006-1599385, in the Official Records of Hidalgo County, Texas, and Lot 12-12, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, partially along the City Limit line of City of Mission, and entering the City Limits of City of Mission, to the northeast corner of said Lot 12-12 Hunt Valley Industrial I, L.P. tract;

THENCE Southerly, along the east lines of said Lot 12-12 Hunt Valley Industrial I, L.P. tract, and the tract of land described in the deed to Robert Eugene Pawlik, et al., recorded under Document Number 977903, in the County Clerk Records of Hidalgo County, Texas, to the southeast corner of said Robert Eugene Pawlik, et al. tract, common to the northwest corner of Lot 101, of John H. Shary Subdivision (Volume 0, Page 17, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southeasterly, along the north line of said Lot 101, Hunt Valley Industrial I, L.P. tract, to the northeast corner of said Lot 101 Hunt Valley Industrial I, L.P. tract;

THENCE Southerly, along the east line of said Lot 101 Hunt Valley Industrial I, L.P. tract, the east line of Lots 91, 81, and 71, of John H. Shary Subdivision (Volume 0, Page 17, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, and the west line of the 6.335 acre tract described in the deed to Hunt Valley Industrial I, L.P., recorded under Instrument Number 20061563793, in the Official Records of Hidalgo County, Texas, to the intersection of the extension of the west line of said 6.335 acre, Hunt Valley Industrial I, L.P. tract and the centerline of East Military Road (FM 1016);

THENCE Easterly, along the centerline of East Military Road (FM 1016), exiting the City Limits of City of Mission, entering the City Limits of City of McAllen, to the intersection of said centerline and the centerline of Spur 115 (South 23rd);

THENCE Southerly, along the centerline of FM 115 (FM 1926), to the intersection of the said centerline and the extension of the north line of Lot 35, Block 3, of C.E. Hammond Subdivision described in the deed to Josue G. Molina, et al., recorded under Document Number 15512, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, exiting the City Limits of City of McAllen, along said extension and continuing along the north lines of said Lot 35, Josue G. Molina, et al. tract, Lot 4, Block 5, Hidalgo Canal Company Subdivision described in the deed to Mike Theser, recorded under Document Number 17878, in the County Clerk Records of Hidalgo County, Texas, and the north line of the tract described in the deed to Hidalgo Co. Water Control & Imp. Dist. No.3,

recorded under Volume 916, Page 27, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the north line of said Hidalgo Co. Water Control & Imp. Dist. No.3 tract and the centerline of Highway 336 (South 10th street);

THENCE Northerly, along the centerline of Highway 336 (South 10th street), to the intersection of said centerline and the extension of the southeast line of the 41.98 acre tract described as Parcel 18-D described in the deed to QOT, Inc., recorded under Document Number 1102923, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northeasterly, along said extension and continuing along the southeast lines of said 41.98 acre QOT, Inc. tract and the 35.07 acre tract described as Parcel 18-A in the deed to AG Enterprises, Inc., recorded under Document Number 1102922, in the County Clerk Records of Hidalgo County, Texas, to the most southerly southeast corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Northerly, along an east line of said 35.07 AG Enterprises, Inc. tract, to an angle corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Northeasterly, along a southeast line of said 35.07 AG Enterprises, Inc. tract, to an angle corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Easterly, along a south line of said 35.07 AG Enterprises, Inc. tract, to the most southerly southeast corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Southeasterly, to the northwest corner of Lot 3, Block 21, of Steele and Pershing Subdivision described as Tract I in the deed to QOT, Inc., recorded under Document Number 1085824, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along the north lines of said Lot 3, QOT, Inc. tract, the 8.29 acre tract described as Tract II in the deed to Francisco Castro, et al., recorded under Document Number 706603, in the County Clerk Records of Hidalgo County, Texas, and Lot 1, Block 21, Steele & Pershing Subdivision described as Tract I in the deed to Paul D. Moore, Jr., Family Trust, recorded under Instrument Number 2006-1591757, in the Official Records of Hidalgo County, Texas, to the northeast corner of said Lot 1 Paul D. Moore Jr., Family Trust tract, common to the southwest corner of Lot 4, Block 10, of AJ. McColl Subdivision described as Tract I in the deed to Juan M. Pena, recorded under Document Number 797076, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said Lot 4 Juan M. Pena tract, to the northwest corner of said Lot 4 Juan M. Pena tract;

THENCE Easterly, along the north lines of said Lot 4 Juan M. Pena tract, and Lot 5, Block 10, AJ. McColl Subdivision described as Tract II in the deed to Juan M. Pena, recorded under Document Number 797076, in the County Clerk Records of Hidalgo County, Texas, to the northeast corner of said Lot 5 Juan M. Pena tract, common to the southwest corner of

the 31.10 acre tract described in the deed to Francisco M. Perez, et al., recorded under Instrument Number 2007-1722378, in the Official Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 31.10 acre Francisco M. Perez, et al. tract, to the northwest corner of said 31.10 acre Francisco M. Perez, et al. tract;

THENCE Easterly, along the north lines of said 31.10 acre Francisco M. Perez, et al. tract, and Lot 282, of Kelley-Pharr Subdivision described in the deed to Sam Jones, et al., recorded under Volume 1742, Page 484, in the County Clerk Records of Hidalgo County, Texas, to the northeast corner of said Lot 282 Sam Jones, et al. tract;

THENCE Southerly, along the east line of said Lot 282 Sam Jones, et al. tract, along the City Limit line of City of Pharr, to the northwest corner of the 36.091 acre tract described in the deed to D&J Investments Ltd, et al., recorded under Instrument Number 2005-1515074, in the Official Records of Hidalgo County, Texas;

THENCE Easterly, entering the City Limits of City of Pharr, along the north line of said 36.091 acre D&J Investments Ltd et al. tract, to the intersection of the extension of the north line of said 36.091 acre D&J Investments Ltd et al. tract and the centerline of US 281 (South Cage Boulevard);

THENCE Northerly, along the centerline of US 281 (South Cage Boulevard), to the intersection of said centerline and the extension of the north line of the 26.34 acre tract described as Tract I, in the deed to Bertha Cantu Canales, recorded under Volume 1269, Page 694, in the Deed Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said 26.34 acre Bertha Cantu Canales tract, and the 30.0 acre tract described as Tract II, in the deed to Bertha Cantu Canales, recorded under Volume 1269, Page 694, in the County Clerk Records of Hidalgo County, Texas, exiting the City Limits of City of Pharr, to the northeast corner of said 30.0 acre Bertha Cantu Canales tract, in the west line of the 18.25 acre tract described as Tract III in the deed to Bertha Cantu Canales, recorded under Volume 1269, Page 694, in the County Clerks Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 18.25 acre Bertha Cantu Canales tract, to the intersection of the extension of the west line of said 18.25 acre Bertha Cantu Canales tract, and the centerline of East Pecina Road;

THENCE Easterly, along the centerline of East Pecina Road, to the intersection of said centerline, and the extension of the west line of the 3.0 acre tract described in the deed to Barrett Brothers Oil & Gas, Inc., recorded under Document Number 1045673, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the west lines of said 3.0 acre Barrett Brother Oil & Gas, Inc. tract, and the 5.55 acre tract described in the deed to

Jim H. Hughes, et al., recorded under Document Number 39640, in the County Clerks Records of Hidalgo County, Texas, to the northwest corner of said 5.55 acre Jim H. Hughes, et al. tract;

THENCE Northeasterly, along the northwest line of said 5.55 acre Jim H. Hughes, et al. tract, to the extension of the northwest line of said 5.55 acre Jim H. Hughes, et al. tract, and the centerline of South "I" Road;

THENCE Northerly, along the centerline of South "I" Road, along the City Limit line of City of San Juan, to the intersection of said centerline and the extension of the north line of Lot 10, Block 15, of the John Closner Subdivision described in Tract 2 in the deed to Keller Real Estate Investments, Inc., recorded under Document Number 1013956, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said Lot 10 Keller Real Estate Investments, Inc. tract, Lot 10, Block 15, John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) included in the deed to Keller Real Estate Investments, recorded under Instrument Number 2007-1793305, in the Official Records of Hidalgo County, Texas, to the northeast corner of said Lot 10 Keller Real Estate Investments, common to the southwest corner of Lot 2, Block 15, of the John Closner Subdivision described in Tract 1 in the deed to Keller Real Estate Investments, Inc., recorded under Document Number 1013956, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said Lot 2 Keller Real Estate Investments, Inc. tract, to the northwest corner of said Lot 2 Keller Real Estate Investments, Inc. tract;

THENCE Easterly, entering and exiting the City Limits of City of San Juan, along the north lines of the following: said Lot 2 Keller Real Estate Investments, Inc. tract, Lot 3, Block 15, of John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) included in the deed to Rio Fresh, Inc., recorded under Document Number 1380642, in the County Clerk Records of Hidalgo County, Texas, the 15.9 acre tract described in the deed to J.H. Tanner Family Limited Partnership I, recorded under Document Number 1136921, in the County Clerk Records of Hidalgo County, Texas, Lot 4, Block 15, of John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) described in the deed to Ruth Tanner Eining, et al., recorded under Volume 3098, Page 03, in the County Clerk Records of Hidalgo County, Texas, Lot 5, Block 15, John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) described in the deed to Ruth Tanner Eining, et al., recorded under Volume 1935, Page 852, in the County Clerk Records of Hidalgo County, Texas, Lots 25 through 27 of Stewart's Addition to Conway Gardens, described in Tract No.7 in the deed to Frank Schuster Farms, Inc., recorded under Volume 1424, Page 284, in the Deed Records of Hidalgo County, Texas, Lot 12, Block 23, described in the deed to John Myers, et ux., recorded under Document Number 12782, in the County Clerk Records of Hidalgo County, Texas, and Lot 11, Block 23, Alamo Land and Sugar Company's Subdivision described in the deed to William P.

Kuby, recorded under Document Number 5675, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the north line of said Lot 11 William P. Kuby tract and the centerline of South Cesar Chavez Road;

THENCE Southerly, along the centerline of South Cesar Chavez Road, to the intersection of said centerline and the extension of the north line of Lot 16, Block 24, of Alamo Land and Sugar Company's Subdivision, described in the deed to Malcolm W. Moore, recorded under Document Number 15492, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said Lot 16 Malcolm W. Moore tract, Lot 15, Block 24, Alamo Land and Sugar Company's Subdivision described in the deed to William P. Kuby, recorded under Document Number 5675, in the County Clerk Records of Hidalgo County, Texas, and Lot 14, Block 24, Alamo Land & Sugar Company's Subdivision described in the deed to William R. Morley, et ux., recorded under Document Number 23273, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the north line of said Lot 14 William R. Morley, et ux. tract and the centerline of FM 907 (South Alamo Road);

THENCE Southerly, along the centerline of FM 907 (South Alamo Road), to the intersection of said centerline and the extension of the north line of the North of Lot 4, Block 20, of Alamo Land and Sugar Company Subdivision described as Tract II in the deed to Rio Fresh, Inc., recorded under Volume 2488, Page 338, in the Deed Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said Tract II, Rio Fresh, Inc. tract, and the north line of Lot 1 and 2, Block 21, of the Alamo Land and Sugar Company Subdivision (Volume 1, Page 25, in the Map Records of Hidalgo County, Texas) included in the deed to Rio Fresh, Inc., recorded under Volume 2486, Page 829, in the County Clerk Records of Hidalgo County, Texas, to the northeast corner of said Lot 2, Rio Fresh, Inc. tract, common to the southwest corner of Lot 14, Block 25, of Alamo Land and Sugar Company Subdivision (Volume 1, Page 25, in the Map Records of Hidalgo County, Texas) included in the deed to Rio Fresh, Inc., recorded under Volume 2486, Page 829, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west lines of said Lot 14, Rio Fresh, Inc. tract and Lot 11, Block 25, of Alamo Land and Sugar Company Subdivision (Volume 1, Page 25, in the Map Records of Hidalgo County, Texas) included in the deed to Natural Area Preservation Association, Inc., recorded under Document Number 1414599, in the County Clerk Records of Hidalgo County, Texas, and the centerline of Tower Road, to the intersection of the centerline of Tower Road and the centerline of Levee Road;

THENCE Northerly, along the centerline of Tower Road, partially along the City Limit line of City of Alamo, entering and exiting the City Limits of City of Alamo, to the intersection of said centerline and the centerline of Curve Road;

THENCE Westerly, along the centerline of Curve Road, to the intersection of said centerline and the centerline of Tower Road;

THENCE Northerly, along the centerline of Tower Road, to the intersection of said centerline and the centerline of Richardson Boulevard (Schunior Street);

THENCE Westerly, along the centerline of Richardson Boulevard (Schunior Street), to the intersection of said centerline and the centerline of Terry Road;

THENCE Northerly, along the centerline of Terry Road, to the intersection of said centerline and the centerline of Rogers Road (Mile 18 North);

THENCE Westerly, along the centerline of Rogers Road (Mile 1 B North), to the intersection of said centerline and the centerline of Cesar Chavez Road;

THENCE Northerly, along the centerline of Cesar Chavez Road, to the intersection of said centerline and the centerline of FM 1925 (East Monte Cristo Road);

THENCE Westerly, along the centerline of FM 1925 (East Monte Cristo Road), partially along the City Limit line of City of Edinburg, entering the City Limits of City of Edinburg, to the intersection of said centerline and the extension of the east line of the 9.098 acre tract described in the deed to City of Edinburg, recorded under Document Number 343198, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the east lines of said 9.098 acre City of Edinburg tract, and the 728.70 acre tract described in the deed to SKC Development, Ltd., recorded under Document Number 1205101, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the east line of said 728.70 acre tract and the centerline of Davis Road;

THENCE Westerly, along the centerline of said Davis Road, to the **POINT OF BEGINNING** of the herein described TRZ, and containing approximately 186,745 acres (291.8 square miles).

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Attachment "C"

2008 COUNTY ORDER

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

ORDER CALLING FOR THE ESTABLISHMENT OF TRANSPORTATION REINVESTMENT ZONE NUMBER ONE, COUNTY OF HIDALGO AND THE FUTURE ABATEMENT OF AD VALOREM TAXES ON PROPERTY LOCATED IN TRANSPORTATION REINVESTMENT ZONE NUMBER ONE, COUNTY OF HIDALGO

WHEREAS, Section 222.107 of the Texas Transportation Code (the "Code") allows for the creation of a county transportation reinvestment zone ("TRZ") for the purpose of promoting a transportation project which will facilitate the movement of traffic, promote public safety, and enhance the ability of a local entity to sponsor a project which will receive pass-through funding under Section 222.104 of the Code; and

WHEREAS, Section 222.107 authorizes the abatement of a portion of the ad valorem taxes imposed by a county on all real property located in a TRZ in an amount not to exceed the tax increment, defined generally as the amount of ad valorem taxes attributable to the excess of the appraised value of property in the TRZ over the appraised value of such property for the year in which the TRZ was established; and

WHEREAS, Hidalgo County, in conjunction with the Hidalgo County Regional Mobility Authority ("HCRMA"), is currently pursuing the development of the Hidalgo Loop Project, a transportation project being developed under Section 222.104 of the Code; and

WHEREAS, the Hidalgo County Commissioners Court finds that the area depicted generally on the map attached hereto as Attachment "A" and described more specifically in the boundary description attached hereto as Attachment "B" is unproductive and underdeveloped; and

WHEREAS, in order to facilitate development of the Hidalgo Loop Project and as permitted by Section 222.107, the Hidalgo County Commissioners Court proposes to establish "Transportation Reinvestment Zone Number One, County of Hidalgo" (the "Zone") in the area depicted generally on the map attached hereto as Attachment "A" and described more specifically in the boundary description attached hereto as Attachment "B"; and

WHEREAS, the Hidalgo County Commissioners Court finds that the designation of the Zone will promote public safety, facilitate the development or redevelopment of property, facilitate the movement of traffic, and promote the development of the Hidalgo Loop Project pursuant to Section 222.104 of the Act; and

WHEREAS, the Hidalgo County Commissioners Court finds that the promotion of the Hidalgo Loop Project will cultivate development or redevelopment of the Zone; and

WHEREAS, the Hidalgo County Commissioners Court will take action in the future to establish an economic development fund and facilitate the collection and use of a designated portion of the abated taxes for the benefit of the Hidalgo Loop Project; and

WHEREAS, after providing the notice required by Subsection 222.107(e) of the Act, the Hidalgo County Commissioner Court held a public hearing on November 4, 2008 on the creation of the Zone, its benefits to Hidalgo County and to the property in the Zone, and the eventual abatement of ad valorem taxes imposed by the County on real property located in the Zone; and

WHEREAS, the Commissioners Court heard interested persons speak for and against the designation of the Zone, its boundaries, and the abatement of County taxes on real property in the Zone.


THEREFORE, BE IT NOW ORDERED BY THE HIDALGO COUNTY COMMISSIONERS COURT, that:

1. The area described in the boundary description attached hereto as Attachment "A" and described more specifically in the boundary description attached hereto as Attachment "B" shall be and is hereby designated as "Transportation Reinvestment Zone Number One, County of Hidalgo"; and
2. The designation of the Zone takes effect immediately upon passage of this Order, and the base year for purposes of computing the tax increment shall be 2008; and
3. The portion of the tax increment on property within the Zone that will be abated and dedicated for use directly for the Hidalgo Loop Project, and the means to collect those amounts for such use, will be established through action by the Commissioners Court and an interlocal agreement with HCRMA; and
4. The portion of the tax increment to be collected and dedicated to a fund, administered by or through the County for the purpose of promoting economic development through financial assistance for road infrastructure which complements or supports the Hidalgo Loop Project, will be established through action by the Commissioners Court and an interlocal agreement with HCRMA, including the identification of criteria to permit access to such fund; and
5. To the extent that real property located in the Zone is also located in an existing tax increment reinvestment zone ("TIRZ") created pursuant to Chapter 311 of the Texas Tax Code or an area covered by an agreement under Chapter 381 of the Texas Local Government Code (a "Chapter 381 Agreement"), the County shall continue to levy taxes on such real property in an amount sufficient to allow the County to fulfill its obligations to a TIRZ and under a Chapter 381 Agreement regardless of the abatement of taxes on property in the Zone until such time that the TIRZ or Chapter 381 Agreement is terminated. Following

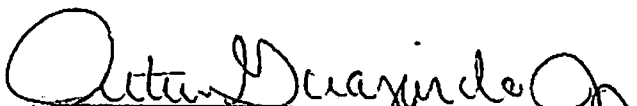
termination of the TIRZ or Chapter 381 Agreement, the abatement of taxes on real property previously located in the TIRZ shall take full effect. To the extent that real property located in the Zone is also located in, or is covered by, a TIRZ or a Chapter 381 Agreement to be formed or executed after the date of this Order, the County shall continue to levy taxes on such real property in an amount up to the unabated portion of such taxes so as to allow the County to fulfill its obligations to, or under, a future TIRZ or Chapter 381 Agreement.

WHEREUPON MOTION MADE BY COMMISSIONER Oscar Garza AND SECONDED BY COMMISSIONER Sylvia Handy, THE ORDER AUTHORIZING THE ESTABLISHMENT OF TRANSPORTATION REINVESTMENT ZONE NUMBER ONE, COUNTY OF HIDALGO, was passed on a vote of 5 for and 0 against. This ORDER being adopted, the County Judge is authorized to sign the ORDER and the County Clerk is instructed to record the ORDER in the official minutes of the Commissioners Court.

Approved and signed this 16th day of December, 2008.


J. D. Salinas, III, County Judge

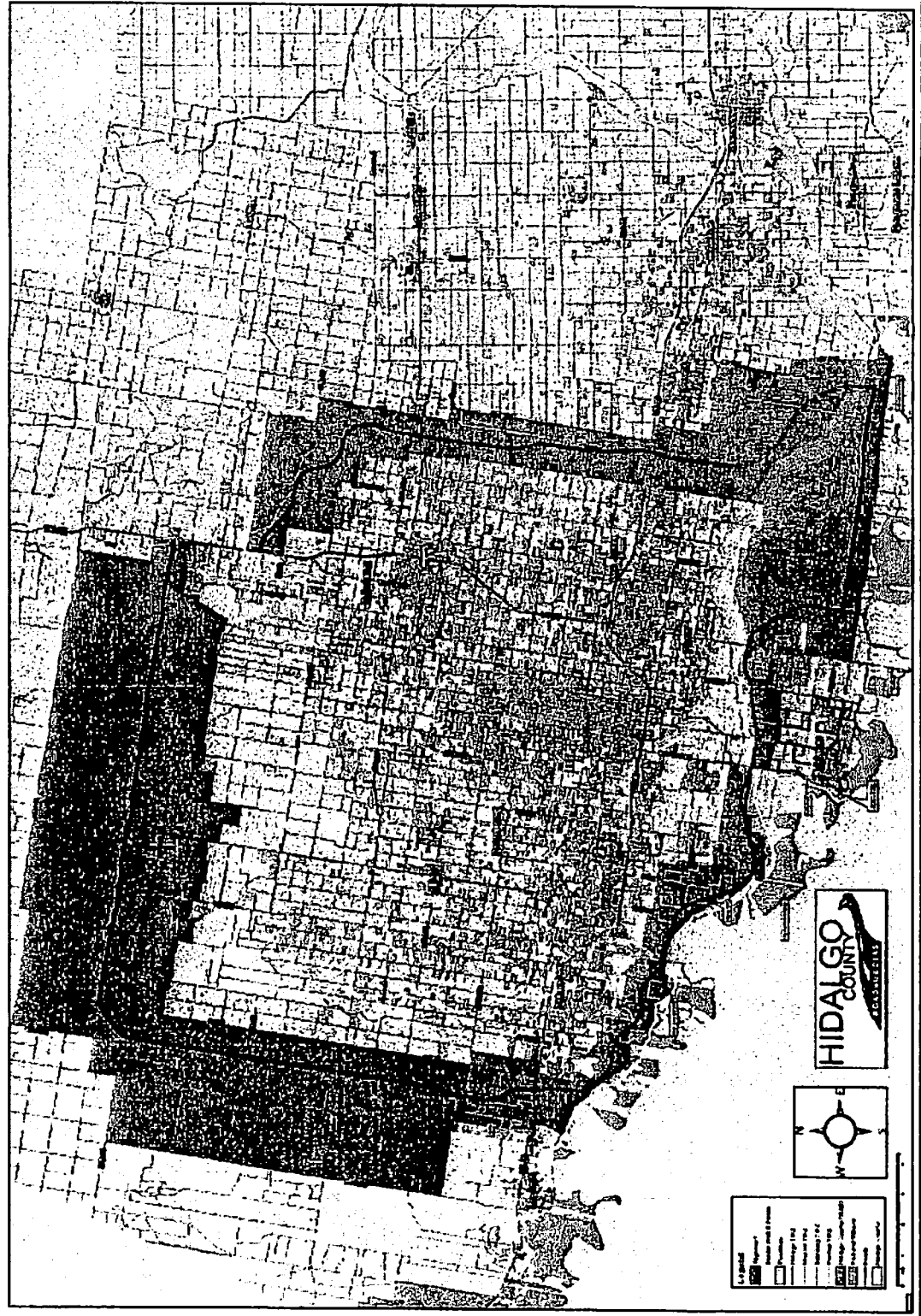
ATTEST:


Arturo Guajardo, Jr. County Clerk

Hidalgo County Transportation Reinvestment Zone #1

ATTACHMENT "A"

Map Depicting Transportation Reinvestment Zone Number One, County of Hidalgo



ATTACHMENT "B"

**TRANSPORTATION REINVESTMENT ZONE NUMBER ONE,
COUNTY OF HIDALGO**

BOUNDARY DESCRIPTION

BEGINNING at the intersection of the centerline of Davis Street and the centerline of Expressway 281, within the city limits of City of Edinburg;

THENCE Northerly, along the centerline of Expressway 281, to the intersection of the said centerline and the extension of the north line of the 10.57 acre tract described in the deed to J & D Produce, Inc., recorded under Document Number 1025253, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north line of said 10.57 acre J & D Produce, Inc. tract, to the northeast corner of said 10.57 acre J & D Produce, Inc. tract, in the east City Limit line of City of Edinburg;

THENCE Southerly, along the east line of said 10.57 acre J & D Produce, Inc. tract, and the east City Limit line of Edinburg, to the intersection of the east line of said 10.57 acre J & D Produce, Inc. tract and the extension of the centerline of Benito A Ramirez Road (Pinkston);

THENCE Easterly, exiting the city limits of City of Edinburg, along said extension and continuing along the centerline of Benito A Ramirez Road (Pinkston), to the intersection of said centerline and the centerline of Brushline Road East;

THENCE Southerly, along the centerline of Brushline Road East, to the intersection of said centerline and the centerline of Mile 19 North Road;

THENCE Easterly, along the centerline of Mile 19 North Road, to the intersection of said centerline and the centerline of Uresti Street;

THENCE Southerly, along the centerline of Uresti Street, to the intersection of said centerline and the centerline of FM 1925 (East Monte Cristo Road);

THENCE Westerly, along the centerline of FM 1925 (East Monte Cristo Road), to the intersection of said centerline and the centerline of 83rd Street (3rd Street);

THENCE Southerly, along the centerline of 83rd Street (3rd Street), to the intersection of said centerline and the centerline of Highway 107;

THENCE Westerly, along the centerline of Highway 107, to the intersection of said centerline and the centerline of South 83rd Street (3rd Street);

THENCE Southerly, along the centerline of South 83rd Street, to the intersection of said centerline and the centerline of Tex Mex Road;

THENCE Easterly, along the centerline of Tex Mex Road, to the intersection of said centerline and the centerline of South 83rd Street;

THENCE Southerly, along the centerline of South 83rd Street, to the intersection of said centerline and the centerline of Curve Road;

THENCE Easterly, along the centerline of Curve Road, to the intersection of said centerline and the centerline of FM 1423 (South Val Verde Road);

THENCE Southerly, along the centerline of FM 1423 (South Val Verde Road) and continuing along the centerline of FM 1423 (North Val Verde Road), entering the city limits of City of Donna, to the intersection of said FM 1423 (North Val Verde Road) and the centerline of West Expressway 83;

THENCE Easterly, along the centerline of West Expressway 83, to the intersection of said centerline and the centerline of Donna Main Canal;

THENCE Southerly, along the centerline of Donna Main Canal, exiting, entering, and exiting the city limits of City of Donna, to the intersection of said centerline and the extension of the north line of the north 5 acres of Lot 11, described in the deed to Richard N. Cohrs, et al., recorded under Document Number 920040, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north line of said 5 acre Richard N. Cohrs, et al. tract, to the intersection of the extension of the north line of said Richard N. Cohrs, et al. tract, and the centerline of FM 1423 (Valley View Road);

THENCE Southerly, along the centerline of FM 1423 (Valley View Road), to the intersection of said centerline and the extension of the north line of 9.93 acre tract described in the deed to Daryle R. Cohrs, et al., recorded under Document Number 1088339, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north line of said 9.93 acre Daryle R. Cohrs, et al. tract, to the northeast corner of said 9.93 acre Daryle R. Cohrs, et al. tract;

THENCE Southerly, along the east line of said 9.93 acre Daryle R. Cohrs, et al. tract, to the northwest corner of the 102.77 acre tract described as Tract VIII, in the deed to Hidalgo South Alliance Corporation, recorded under Instrument Number 2006-1621337, in the Official Records of Hidalgo County, Texas;

THENCE Easterly, along the north line of said 102.77 acre Hidalgo South Alliance Corporation tract, and continuing along the centerline of Stites Road, partially along the

City Limit line of City of Donna, and entering the city limits of City of Donna, to the intersection of said centerline and the centerline of South FM 493;

THENCE Southerly, along the centerline of South FM 493, partially along the City Limit line of City of Donna, and exiting the city limits of City of Donna, to the intersection of said centerline and the extension of the north line of Lot 3, Block 31, of La Donna Plat Subdivision (Volume 1, Page 51, in the Map Records of Hidalgo County, Texas) included in the deed to Richard N. Cohrs, et ux., recorded under Document Number 497247, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of Lot 3, Block 31, Richard N. Cohrs, et ux. tract, and a south line of the 238.22 acre tract described in the deed to Richard N. Cohrs, et ux., recorded under Document Number 497247, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of said south line of said 238.22 acre Richard N. Cohrs, et ux. tract and the centerline of Soderquist Road;

THENCE Southerly, along the centerline of Soderquist Road, continuing along the west lines of Lots 1 and 3, Block 56, La Donna Subdivision (Volume 1, Page 51, in the Map Records of Hidalgo County, Texas) included in the deed to Hardwicke, Hardwicke & Hardwicke, Ltd., recorded under Instrument Number 2007-1840311, in the Official Records of Hidalgo County, Texas, continuing along the east line of the tract described in the deed to Hardwicke, Hardwicke & Hardwicke, recorded under Instrument Number 2007-1840311, in the Official Records of Hidalgo County, Texas, and the east line of the 773.53 acre tract described in the deed to A. C. Fuller, et al., recorded under Document Number 374315, in the Official Records of Hidalgo County, Texas, to an angle corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Easterly, along a north line of said A. C. Fuller, et al. tract, to the most easterly northeast corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Southerly, along an east line of said 773.53 acre A. C. Fuller, et al. tract, to an angle corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Westerly, along a south line of said 773.53 acre A. C. Fuller, et al. tract, to an angle corner of said 773.53 acre A. C. Fuller, et al. tract;

THENCE Southerly, along an east line of said 773.53 acre A. C. Fuller, et al. tract, to the intersection of said east line of said 773.53 acre A. C. Fuller, et al. tract, and the centerline of Military Highway;

THENCE Westerly, along the centerline of Military Highway, partially along the City Limit line of City of San Juan, and entering the city limits of City of Pharr, to the intersection of said centerline and the centerline of US 281 (South Cage Boulevard);

THENCE Northerly, along the centerline of US 281 (South Cage Boulevard), to the intersection of said centerline and the centerline of Las Milpas Road;

THENCE Easterly, along the centerline of Las Milpas Road, to the intersection of said centerline and the centerline of "I" Road, in the City Limit line of City of Pharr;

THENCE Northerly, along the centerline of "I" Road, along the City Limit line of City of Pharr, and partially along the City Limit line of City of San Juan, to the intersection of said centerline and the extension of the south line of the West ½ of Lot 319 and the East ½ of Lot 320, of Kelly-Pharr Subdivision described in the deed to Carkenord and Sons Contractors, Inc., recorded under Volume 2335, Page 648, in the County Clerks Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south line of said Carkenord and Sons Contractors, Inc. tract, to the southwest corner of said Carkenord and Sons Contractors, Inc. tract;

THENCE Northerly, along the west line of said Carkenord and Sons Contractors, Inc. tract, to the intersection of the extension of the west line of said Carkenord and Sons Contractors, Inc. tract, and the centerline of Thomas Drive;

THENCE Westerly, along the centerline of Thomas Drive, to the intersection of said centerline and the extension of the west line of the 25.00 acre tract described in the deed to Pharr-San Juan-Alamo Independent School District, recorded under Document Number 743623, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the west line of said 25.00 acre Pharr-San Juan-Alamo Independent School District tract, to the northwest corner of said 25.00 acre Pharr-San Juan-Alamo Independent School District tract, common to the southeast corner of the 26.37 acre tract described in the deed to Bobby Evans, et al., recorded under Instrument Number 2007-1709229, in the Official Records of Hidalgo County, Texas;

THENCE Westerly, along the south line of said 26.37 acre Bobby Evans, et al. tract, to the intersection of the extension of the south line of said 26.37 acre Bobby Evans, et al. tract and the centerline of US 281 (South Cage Boulevard);

THENCE Northerly, along the centerline of US 281 (South Cage Boulevard), to the intersection of said centerline and the extension of the southwest line of the 11.40 acre tract described in the deed to Gilberto Elissetche, recorded under Document Number 1110698, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northwesterly, along said extension and continuing along the southwest lines of said 11.40 acre Gilberto Elissetche tract, and the 8.20 acre tract described in the deed to Andy Garza, recorded under Document Number 2007-1727373, in the Official Records of Hidalgo County, Texas, partially along the City Limit line of City of Pharr, to

the west corner of said 8.20 acre Andy Garza tract, in the south line of Lot 282, of Kelley-Pharr Subdivision described in the deed to Sam Jones, et al., recorded under Volume 1742, Pg. 484, in the County Clerks Records of Hidalgo County, Texas;

THENCE Westerly, along the south lines of said Lot 282, Sam Jones, et al. tract, and the 11.809 acre tract described in the deed to Braden & Treyton Holdings, Ltd, recorded under Document Number 2005-1547809, in the County Clerks Records of Hidalgo County, Texas, along the City Limit line of City of Pharr, to the west corner of said 11.809 acre Braden & Treyton Holdings, Ltd. tract, common to the northeast corner of the portion of Lot 296, Kelly-Pharr Subdivision described in the deed to G.E. Roney, recorded under Volume 1245, Page 201, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the east line of said G.E. Roney tract, along the City Limit line of City of Pharr, to the southeast corner of said G.E. Roney tract;

THENCE Southwesterly, along the south line of said G.E. Roney tract, along the City Limit line of City of Pharr, to the southwest corner of said G.E. Roney tract, in the east line of the 27.79 acre tract described in the deed to Juan M. Pena, recorded under Document Number 797076, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the east lines of said 27.79 acre Juan M. Pena tract, the tract described in the deed to Noe Izaguirre, recorded under Document Number 788306, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Francisco Velazquez, et ux., recorded under Document Number 2007-1760981, in the Official Records of Hidalgo County, Texas, the tract described in the deed to Guillermo Eloy Silva Orozco, recorded under Document Number 766858, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Alejandro Cepeda, et al., recorded under Document Number 384631, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Jose Santos Ruiz, recorded under Document Number 1032909, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Belinda Garza, recorded under Document Number 1119758, in the County Clerk Records of Hidalgo County, Texas, the tract described in the deed to Tamara Rodriguez, recorded under Document Number 2007-1737919, in the Official Records of Hidalgo County, Texas, the 5.0 acre tract described in the deed to Ricardo Bravo, et ux., recorded under Document Number 396765, in the County Clerk Records of Hidalgo County, Texas, and the tract described as Lot 7 and the South 35 acres of Lot 8, Block 11, A.J. McColl Subdivision, as described in the deed to Paul D. Moore, Sr., recorded under Deed Number 1873, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the east line of said Paul D. Moore tract and the centerline of Thomas Road;

THENCE Westerly, along the centerline of Thomas Road, to the intersection of said centerline and the centerline of FM 2061 (Jackson Road), in the City Limit line of City of Pharr;

THENCE Southerly, along the centerline of FM 2061 (Jackson Road), along the City Limit line of City of Pharr, to the intersection of said centerline and the centerline of FM 3072 (Dicker Drive), in the City Limit line of City of Pharr and the City Limit line of City of Hidalgo;

THENCE Westerly, along the centerline of FM 3072 (Dicker Drive), partially along the City Limit line of City of Hidalgo, exiting the City Limits of City of Hidalgo, entering the City Limits of City of McAllen, to the intersection of said centerline and the centerline of Spur 115 (South 23rd);

THENCE Northerly, along the centerline of Spur 115 (South 23rd), to the intersection of said centerline and the extension of the south line of Lot 1, Block 6, Rio Bravo Subdivision (Volume W, Page 197, in the Map Records of Hidalgo County, Texas) included in the deed to Edna Salinas, recorded under Instrument Number 2007-1816233, in the Official Records of Hidalgo County, Texas;

THENCE Westerly, exiting the City Limits of City of McAllen, along said extension and continuing along the south lines of the following: said Lot 1, Edna Salinas tract, Lot 2, Block 6, Rio Bravo Subdivision (Volume W, Page 197, in the Map Records of Hidalgo County, Texas) included in the deed to Southmost Farm L.P., recorded under Document Number 1092711, in the County Clerk Records of Hidalgo County, Texas, Lot 3, Block 5, of Rio Bravo Irrigation Company's Subdivision described in the deed to John E. Pawlik, et al., recorded under Instrument Number 17793, in the County Clerks Records of Hidalgo County, Texas, Lot 4, Block 5, Rio Bravo Plantation Company's Subdivision, described in the deed to McAllen Trade Zone, Inc., recorded under Volume 1176, Page 1004, in the County Clerk Records of Hidalgo County, Texas, the east ½ of Lot 5, Block 5, of Rio Bravo Plantation Company Subdivision described in the deed to Republic Land Technology, L.L.C., recorded under Document Number 693496, in the County Clerk Records of Hidalgo County, Texas, and Lot 6, Block 6, Rio Bravo Subdivision (Volume W, Page 197, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the south line of said Lot 6 Hunt Valley Industrial I, L.P. tract and the centerline of South Bentsen Road, in the City Limit line of City of McAllen;

THENCE Southerly, along the centerline of South Bentsen Road, along the City Limit line of City of McAllen, to the intersection of said centerline and the extension of the south line of Lot 28, John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, entering the City Limits of City of McAllen, along said extension and continuing along the south lines of said Lot 28, Hunt Valley Industrial I, L.P. tract and Lot 27 John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under

Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, to the southwest corner of said Lot 27, Hunt Valley Industrial I, L.P. tract, common to the northeast corner of Lot 16, John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the east line of said Lot 16 Hunt Valley Industrial I, L.P. tract, to the southeast corner of said Lot 16 Hunt Valley Industrial I, L.P. tract;

THENCE Westerly, along the south lines of said Lot 16 Hunt Valley Industrial I, L.P. tract, and Lot 15 John H. Shary Subdivision (Volume 0, Page 18, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, exiting the City Limits of City of McAllen, and entering the City Limits of City of Granjeno, to the intersection of the extension of the south line of said Lot 15 Hunt Valley Industrial I, L.P. tract and the centerline of FM 494 (South Shary Road);

THENCE Southerly, along the centerline of FM 494 (South Shary Road), continuing Westerly and Northwesterly, along the centerline of FM 494, exiting the City Limits of City of Granjeno, partially along the City Limit line of City of Mission, entering the City Limits of City of Mission, to the intersection of said centerline and the centerline of FM 1016 (West Military Road);

THENCE Northwesterly, and Westerly, along the centerline of FM 1016 (West Military Road), partially along the City Limit line of City of Mission, to the intersection of said centerline and the centerline of County Road 2791 (Military Road);

THENCE Westerly and Northwesterly, along the centerline of said County Road 2791 (Military Road), exiting the City Limits of City of Mission, entering and exiting the City Limits of City of Mission, partially along the City Limit line of City of Mission, to the intersection of said centerline and the centerline of FM 2062 (South Bentsen Palm Drive);

THENCE Southerly, along the centerline of FM 2062 (South Bentsen Palm Drive), along the City Limit line of City of Mission, to the intersection of said centerline and the extension of the south line of the 61.35 acre tract described as Tract 1 in the deed to Texas Parks & Wildlife Department, recorded under Document Number 1110947, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south lines of said 61.35 acre Texas Parks & Wildlife Department tract, and the 563.16 acre tract described as Shiba Farms in the deed to ML Rhodes, Ltd., recorded under Document Number 1071241, in the County Clerk Records of Hidalgo County, Texas, to the most southerly southwest corner of said 563.16 acre ML Rhodes, Ltd. tract;

THENCE Northerly, along a west line of said 563.16 acre ML Rhodes, Ltd. tract, along the City Limit line of City of Mission, to the intersection of the extension of the west line of said 563.16 acre ML Rhodes, Ltd. tract and the centerline of West Military Road (Military Parkway)(Old Military Road);

THENCE Westerly and Northwesterly, along the centerline of West Military Road (Military Parkway)(Old Military Road), partially along the City Limit line of City of Mission, partially along the City Limit line of City of Abram, exiting the City Limits of City of Mission, entering and exiting the City Limits of City of Abram, partially along the City Limit line of City of Penitas, entering the City Limits of City of Penitas, to the intersection of said centerline and the centerline of FM 1427 (South Main Street);

THENCE Northeasterly and Northerly, along the centerline of FM 1427 (South Main Street), to the intersection of said centerline and the centerline of Expressway 83;

THENCE Westerly, along the centerline of Expressway 83, to the intersection of said centerline and the centerline of Tom Gill Road;

THENCE Northerly, along the centerline of Tom Gill Road, exiting the City Limit line of City of Penitas, to the intersection of said centerline and extension of the south line of the 0.66 acre tract described in the deed to Hector Ramirez, et ux., recorded under Document Number 800546, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south lines of said 0.66 acre Hector Ramirez, et ux. tract, Lot 5, Block 36, Homeville D subdivision described in the deed to Manuel H. Garcia, recorded under Document Number 1428022, in the County Clerk Records of Hidalgo County, Texas, and the 4.83 acre tract described in the deed to Jose Armando Garcia, Jr., et al., recorded under Document Number 1450490, in the County Clerk Records of Hidalgo County, Texas, to the southwest corner of said 4.83 acre Jose Armando Garcia, Jr., et al. tract;

THENCE Northerly, along the west line of said 4.83 acre Jose Armando Garcia, et al. tract, to the southeast corner of the 102 acre tract described in the deed to Dario Garcia, Jr., et al., recorded under Document Number 1417761, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along the south lines of said 102 acre Dario Garcia, Jr. tract, the 28.90 acre Dario Garcia Jr., et al. tract, recorded under Document Number 2005-148327, in the County Clerk Records of Hidalgo County, Texas, the 29.5 acre tract described in the deed to The Kenneth E. White and Helen B. White Revocable Living Trust, recorded under Document Number 372370, in the County Clerk Records of Hidalgo County, Texas, Lot 2, Marcela V. De Chapa Subdivision (Volume 7, Page 15, in the Map Records of Hidalgo County, Texas), and Lot 1, Marcela V. De Chapa Subdivision (Volume 7, Page 15, in the Map Records of Hidalgo County, Texas) to the intersection of the extension of the south line of said Lot 1, and the centerline of FM 2221 (Jara Chinas Road);

THENCE Northerly, along the centerline of FM 2221 (Jara Chinas Road), to the intersection of said centerline and the centerline of Mile 14 Road;

THENCE Easterly, along the centerline of Mile 14 Road, to the intersection of said centerline and the extension of the west line of the 30 acre tract described in the deed to Angela Keller Machac, recorded under Document Number 2005-1482156, in the County Clerks Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the west lines of said 30 acre Angela Keller Machac tract, the 289 acre tract described in the deed to the Frank David Machac Family Trust, et al., recorded under Document Number 2007-1755609, in the Official Records of Hidalgo County, Texas, and the 320 acre tract described under Tract No. Two to Eugene C. Aldridge II, et al., recorded under Volume 2157, Page 739, in the County Clerk Records of Hidalgo County, Texas, to the northwest corner of said 320 acre Eugene C. Aldridge II, et al. tract;

THENCE Easterly, along the north line of said 320 acre Eugene C. Aldridge II, et al. tract, to the intersection of the extension of the north line of said 320 acre Eugene C. Aldridge II, et al. tract and the centerline of FM 2058;

THENCE Northerly, along the centerline of FM 2058, to the intersection of said centerline and the centerline of FM 490;

THENCE Easterly, along the centerline of FM 490, to the intersection of the west line of the 27.96 acre tract described in the deed to V. F. Neuhaus, recorded under Volume 1806, Page 355, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along the west line of said 27.96 acre tract, to the northwest corner of the 379.56 acre tract described in the deed to Lamar Burns Family Limited Partnership, recorded under Document Number 548209, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along the north line of said 379.56 acre Lamar Burns Family Limited Partnership tract, to the intersection of the north line of said 379.56 acre Lamar Burns Family Limited Partnership tract and the centerline of El Cibolo Road;

THENCE Easterly, along the centerline of El Cibolo Road, entering the City Limits of City of Edinburg, to the intersection of said centerline and the centerline of Highway 281;

THENCE Southerly, along the centerline of Highway 281, to the intersection of said centerline and the extension of the south line of the 15 acre tract described in the deed to William Eugene Drewry, recorded under Document Number 481833, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 346.36 acre Bill Burns tract, to the southeast corner of the tract described as the South 162.74 feet of the North 248.02 feet of the East 1338.33 feet of Lot 187, Ramseyer Gardens No. 2 in the deed to Griselda Mendoza, recorded under Document Number 493384, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along the south line of said Griselda Mendoza tract, to the southwest corner of said Griselda Mendoza tract;

THENCE Northerly, along the west lines of said Griselda Mendoza tract and the tract described as the South 2.38 acres of Lot 186 and the North 85.28 feet of the East 1338.33 feet of Lot 187, Ramseyer Gardens No. 2 in the deed to Michael Cantu, recorded under Document Number 1118979, in the County Clerk Records of Hidalgo County, Texas, to the southeast corner of the tract described as Lot 126, 127, and the South 2.66 acres of Lot 128, Ramseyer Gardens Subdivision Unit No. 2, described in the deed to Santiago S. Munoz, Jr., et al., recorded under Volume 2714, Page 714, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along the south lines of said Santiago S. Munoz, Jr. tract, and the 198.68 acre tract described as Tract VIII in the deed to Bill Burns, recorded under Volume 2205, Page 670, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the west line of said 198.68 acre tract and the centerline of Mile 13 Road;

THENCE Westerly, along the centerline of Mile 13 Road, to the intersection of said centerline and the extension of an east line of the 2701.620 acre tract described in the deed to United States of America, recorded under Volume 2789, Page 162, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along said extension and continuing along an east line of said 2701.620 acre United States of America tract, to an angle corner of said 2701.620 acre United States of America tract;

THENCE Westerly, along a south line of said 2701.620 acre United States of America tract, to an angle corner of said 2701.620 acre United States of America tract;

THENCE Southerly, along an east line of said 2701.620 acre United States of America tract, to the most southerly southeast corner of said 2701.620 acre United States of America tract;

THENCE Westerly, along a south line of said 2701.620 acre United States of America tract, to the most southerly southwest corner of said 2701.620 acre United States of America tract;

THENCE Northerly, along a west line of said 2701.620 acre United States of America tract, to an angle corner of said 2701.620 acre United States of America tract;

THENCE Westerly, along a south line of said 2701.620 acre United States of America tract, to the intersection of said south line of said 2701.620 acre United States of America tract and the centerline of Cantu Road;

THENCE Northerly, along the centerline of Cantu Road, to the intersection of said centerline and the extension of the south line of the tract described in the deed to Carlos G. Leal, Jr., recorded under Document Number 1203846, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south line of said Carlos G. Leal, Jr. tract, to the intersection of the extension of the south line of said Carlos G. Leal, Jr. tract, and the centerline of FM 681 (North Moorefield Road);

THENCE Northerly, along the centerline of FM 681 (North Moorefield Road), to the intersection of said centerline and the extension of a south line of the 2071.55 acre tract, described in the deed to Desarrollo del Rancho la Gloria TX, LP, recorded under Instrument Number 2008-1843652, in the Official records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to an angle corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Southerly, along an east line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to the most southerly southeast corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Westerly, along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to the most southerly southwest corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Northerly, along a west line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to an angle corner of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract;

THENCE Westerly, along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, and the south line of the 3.422 acre tract described in the deed to James Laurence Sheerin, et al., recorded under Volume 1609, Page 829, in the County Clerk Records of Hidalgo County, Texas, continuing along a south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract, to the intersection of the extension of said south line of said 2071.55 acre Desarrollo del Rancho la Gloria TX, LP tract and the centerline of North Abram Road;

THENCE Northerly, along the centerline of North Abram Road, to the intersection of said centerline and the extension of the south line of Lot 20, Block 40, Texan Gardens

subdivision, described in the deed to Texcitrus Land Company, recorded under Instrument Number 19775, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along said extension and continuing along the south line of said Lot 20, Texcitrus Land Company tract, to the southwest corner of said Lot 20, Texcitrus Land Company tract;

THENCE Northerly, along the west lines of said Lot 20, Texcitrus Land Company tract and Lot 19, Block 40, Texan Gardens subdivision, described in the deed to Texcitrus Land Company, recorded under Instrument Number 19775, in the County Clerk Records of Hidalgo County, Texas, to the northwest corner of said Lot 19, Texcitrus Land Company tract, common to the southeast corner of Lot Seventeen (17), Block Forty (40), Texan Gardens Subdivision described in the deed to Salvador Salinas, recorded under Volume 2930, Page 375, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along the south lines of said Lot Seventeen Salvador Salinas tract, Lot 18, Block 39, Texan Garden Subdivision, as described in the deed to Ricardo Garcia, et al., recorded under Document Number 1347381, in the County Clerk Records of Hidalgo County, Texas, and Lot Seventeen (17), Block Thirty-nine (39), Texan Gardens Subdivision described in the deed to Eduardo Sanchez, et ux., recorded under Document Number 516029, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the south line of said Lot 17, Block 39 Eduardo Sanchez, et ux. tract and the centerline of FM 2516 (Texan Road);

THENCE Southerly, along the centerline of FM 2516 (Texan Road), to the intersection of said centerline and the centerline of FM 1924 (West Mile 3 Road);

THENCE Easterly, along the centerline of FM 1924 (West Mile 3 Road), to the intersection of said centerline and the centerline of Western Road, as shown on the plat of Vista Hermosa Subdivision (Volume 4, Page 43, in the Map Records of Hidalgo County, Texas);

THENCE Southerly, along the centerline of Western Road, to the intersection of said centerline, and the centerline of Expressway 83;

THENCE Westerly, along the centerline of Expressway 83, to the intersection of said centerline and the extension of the east line of the 205.23 acre tract described in the deed to Dagoberto Trevino, recorded under Document Number 894825, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southerly, along said extension and continuing along the east lines of the following: said 205.23 Dagoberto Trevino tract, the 3.31 acre tract described as Tract No. 383, of Share Number Two Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, the 200.23 acre tract described as Tract No. 381, of Share Number Two

Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, the 92.52 acre tract described as Tract No. 382, of Share Number Two Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, and the 338.83 acre tract described as Tract No. 81, of Share Number Two Hundred Five in the deed to Thos. B. Waite and John P. Waite, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas, to the northwest corner of the 22.28 acre tract described as Tract No. 72, Share No. Seventeen in the deed to Heirs of Donaciano Carda and Lorenza Reiz de Carda, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Easterly, along the north line of said 22.28 acre Carda tract, to the northeast corner of said 22.28 acre Carda tract;

THENCE Southerly, along the east line of said 22.28 acre Carda tract, to the most westerly northwest corner of the 8.79 acre tract described as Tract No. 71, Share No. Seventeen in the deed to Heirs of Donaciano Cerda and Lorenza Reiz de Carda, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Easterly, along a north line of said 8.79 acre Carda tract, to an angle corner of said 8.79 acre Carda tract;

THENCE Northeasterly, along a west line of said 8.79 acre Carda tract, to the most northerly northwest corner of said 8.79 acre Carda tract;

THENCE Southeasterly, along a north line of said 8.79 acre Carda tract, to the north corner of the 5.00 acre tract described as Tract No. 70, Share No. One Hundred Fifty-Eight in the deed to Gregorio de la Rosa, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Southerly and Southwesterly, along the east line of said 5.00 acre Gregorio de la Rosa tract, and the southeast line of the 53.600 acre tract described as Tract 473a in the deed to The Nature Conservancy of Texas, Inc., recorded under Volume 3255, Page 382, in the County Clerk Records of Hidalgo County, Texas, to the northwest corner of Lot 58 of Los Ejidos De Reynosa Viejo Grant described in the deed to Valley Land Fund, Inc., recorded under Volume 3204, Page 251, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Abram;

THENCE Easterly, along the north lines of said Lot 58, Valley Land Fund Inc. tract, and the tract described as the North 34.03 acres and the South 13.97 acres of Tract 55 described in the deed to Sundown Enterprises, Inc., recorded under Document Number 849570, in the County Clerk Records of Hidalgo County, Texas, along the City Limit line of City of Abram, to the southwest corner of the 24.67 acre tract described as Tract No. 46, Share No. Sixteen in the deed to A.E. Chavez, recorded under Deed 408, in the County Court Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 24.67 acre A.E. Chavez tract, to the northwest corner of said 24.67 acre A.E. Chavez tract;

THENCE Easterly, along the north line of said 24.67 acre A.E. Chavez tract, to the northeast corner of said 24.67 acre A.E. Chavez tract;

THENCE Southerly, along the east line of said 24.67 acre A.E. Chavez tract, to the southeast corner of said 24.67 acre A.E. Chavez tract, common to the northwest corner of the 15 acre tract described in the deed to A. Wayne Wood, recorded under Document Number 494100, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Abram;

THENCE Easterly, along the north line of said 15 acre A. Wayne Wood tract, along the City Limit line of City of Abram, to the northeast corner of said 15 acre A. Wayne Wood tract, in the west line of the 25.04 acre tract described in the deed to Oscar Tauber, recorded under Document Number 643862, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west lines of said 25.04 acre Oscar Tauber tract, and the 8.80 acre tract described in the deed to Griffin & Brand of McAllen, Inc., recorded under Volume 2567, Page 820, in the Deed Records of Hidalgo County, Texas, to the northwest corner of said 8.80 acre Griffin & Brand of McAllen, Inc. tract;

THENCE Easterly, along a north line of said 8.80 acre Griffin & Brand of McAllen, Inc. tract, and the north line of the tract described as Lot 10, in the deed to Silvia Flores, recorded under Document Number 586751, in the County Clerk Records of Hidalgo County, Texas, to the most northerly northeast corner of said Lot 10 Silvia Flores tract;

THENCE Southerly, along an east line of said Lot 10 Silvia Flores tract, to an angle corner of said Lot 10 Silvia Flores tract;

THENCE Easterly, along a north line of said Lot 10 Silvia Flores tract, to the intersection of the extension of the north line of said Lot 10 Silvia Flores tract and the centerline of FM 1427 (South Abram Road);

THENCE Southerly, along the centerline of FM 1427 (South Abram Road), to the intersection of said centerline and the extension of the northeast line of the tract of land shown as Tract 4 in the Exhibit A-2 in the deed to J.L. Bates LP, recorded under Document Number 1354714, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southeasterly, along said extension and continuing along the northeast line of said Tract 4 J.L. Bates LP tract, to the east corner of said Tract 4 J.L. Bates LP tract, common to the northwest corner of the tract of land shown as Tract 2 in the Exhibit A-2 in the deed to J.L. Bates LP, recorded under Document Number 1354714, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along the north lines of said Tract 2 J.L. Bates LP tract, and Lot 1, Block 2, Goodwin Tract Subdivision No. One described in the deed to Goodwin Acquisitions, LP, recorded under Instrument Number 2007-1705684, in the Official Records of Hidalgo County, Texas, to the northeast corner of said Lot 1 Goodwin Acquisitions, LP tract;

THENCE Southerly, along the east line of said Lot 1 Goodwin Acquisitions, LP tract, to the southeast corner of said Lot 1 Goodwin Acquisitions, LP tract;

THENCE Westerly, along the south line of said Lot 1 Goodwin Acquisitions, LP tract, to the northeast corner of the 39.986 acre tract described as Parcel 6 in the deed to J.L. Bates, LP, recorded under Document Number 1354715, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Abram;

THENCE Southerly, along the east line of said 39.986 acre J.L. Bates tract, along the City Limit line of City of Abram, to the north corner of the 3.860 acre tract described in the deed to Mayfair Farms, Inc., recorded under Volume 2890, Page 026, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southeasterly, along the northeast lines of said 3.860 acre Mayfair Farms, Inc. tract and a northeast line of the 563.16 acre tract described as Shiba Farms in the deed to ML Rhodes, Ltd., recorded under Document Number 1071241, in the County Clerk Records of Hidalgo County, Texas, partially along the City Limit line of City of Mission, to the intersection of the extension of the northeast line of said 563.16 acre ML Rhodes, Ltd tract and the centerline of South Greene Road;

THENCE Northerly, along the centerline of South Greene Road, along the City Limit line of City of Mission, to the intersection of said centerline and the extension of a north line of said 563.16 acre ML Rhodes, Ltd tract;

THENCE Easterly, along said extension and continuing along the north line of said 563.16 acre ML Rhodes, Ltd tract, along the City Limit line of City of Mission, to the most northerly northeast corner of said 563.16 acre ML Rhodes, Ltd tract;

THENCE Southerly, along an east line of said 563.16 acre ML Rhodes, Ltd tract, along the City Limit line of City of Mission, to the intersection of the east line of said 563.16 acre ML Rhodes, Ltd tract and the northwest line of the 72.62 acre tract described as Trophy (East and West), First Parcel, Third Tract in the deed to Bentsen Palm, Ltd, recorded under Document Number 715282, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northeasterly, along the northwest line of said 72.62 acre Bentsen Palm, Ltd tract, and the north line of said Trophy (East and West), First Parcel, Bentsen Palm Ltd. tract, partially along the City Limit line of City of Mission, to the south corner of the 27.22 acre tract described in the deed to La Joya Water Supply Corporation, recorded under Document Number 1352578, in the County Clerk Records of Hidalgo County, Texas;

THENCE Westerly, along a south line of said 27.22 acre La Joya Water Supply Corporation tract, to the southwest corner of said 27.22 acre La Joya Water Supply Corporation tract;

THENCE Northerly, along a west line of said 27.22 acre La Joya Water Supply Corporation tract, to the northwest corner of said 27.22 acre La Joya Water Supply Corporation tract;

THENCE Easterly, along the north line of said 27.22 acre La Joya Water Supply Corporation tract, to the intersection of the extension of the north line of said 27.22 acre La Joya Water Supply Corporation tract and the centerline of FM 2062 (South Bentsen Palm Drive);

THENCE Southerly, along the centerline of FM 2062 (South Bentsen Palm Drive), entering the City Limits of City of Mission, to the intersection of said centerline and the extension of the north line of Lot Thirty-three (33) Benson Groves Addition "E" described as Trophy (East and West), First Parcel, First Tract in the deed to Bentsen Palm, Ltd, recorded under Document Number 715282, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north line of said Lot Thirty-Three Bentsen Palm Ltd. tract, to the northeast corner of said Lot Thirty-Three Bentsen Palm Ltd. tract, in the west line of the 16 acre tract described as Sixth Tract in the deed to Bentsen Palm, Ltd, recorded under Document Number 715282, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 16 acre Bentsen Palm, Ltd tract, to the northwest corner of said 16 acre Bentsen Palm, Ltd tract;

THENCE Easterly, along the north line of said 16 acre Bentsen Palm, Ltd tract, partially along the City Limit line of City of Mission, to the intersection of the extension of the north line of said 16 acre Bentsen Palm, Ltd tract and the centerline of South Schuerbach Road (South Breyfogle Road);

THENCE Northerly, along the centerline of South Schuerbach Road (South Breyfogle Road), along the City Limit line of City of Mission, to the intersection of said centerline and the extension of the southwest line of the 12.925 acre tract described in the deed to City of Mission, recorded under Document Number 2005-1504750, in the Official Records of Hidalgo County, Texas;

THENCE Southeasterly, entering the City Limits of City of Mission, along said extension and continuing along the southwest lines of said 12.925 acre tract, and the 54.298 acre tract described in the deed to City of Mission, recorded under Document Number 2005-1504750, in the Official Records of Hidalgo County, Texas, to the intersection of the

extension of the southwest line of said 54.298 acre City of Mission tract and the centerline of South Inspiration Road;

THENCE Southerly, along the centerline of South Inspiration Road, to the intersection of said centerline and the extension of the north line of the 7.78 acre tract described in the deed to Marsha B. Gamel, recorded under Document Number 768273, in the County Clerk Records of Hidalgo County, Texas, in the City Limit line of City of Mission;

THENCE Easterly, along said extension and continuing along the north line of said 7.78 acre Marsha B. Gamel tract, along the City Limit line of City of Mission, to the intersection of the north line of said 7.78 acre Marsha B. Gamel tract and the southeast line of Meadow Creek County Club Phase 1-B subdivision (Volume 25, Page 27, in the Map Records of Hidalgo County, Texas);

THENCE Northeasterly, along the southeast line said Mission Creek County Club Phase 1-B subdivision, along the City Limit line of City of Mission, to an angle corner of said Mission Creek County Club Phase 1-B subdivision, in the west line of Lot 12-1, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Miguel A. Nevarez, et ux., recorded under Volume 1197, Page 740, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said Lot 12-1 Miguel A. Nevarez, et ux. tract, along the City Limit line of City of Mission, to the northwest corner of said Lot 12-1 Miguel A. Nevarez, et ux. tract;

THENCE Easterly, exiting the City Limits of City of Mission along the north lines of the following: said Lot 12-1 Miguel A. Nevarez, et ux. tract, Lot 12-2, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Miguel A. Nevarez, et ux., recorded under Volume 1197, Page 740, in the County Clerk Records of Hidalgo County, Texas, the 40 acre tract described in the deed to Mike Nevarez, recorded under Document Number 716282, County Clerk Records of Hidalgo County, Texas, Lot 12-4, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Miguel A. Nevarez, recorded under Volume 1526, Page 704, in the County Clerk Records of Hidalgo County, Texas, Lot 12-5, of West Addition to Sharyland Subdivision, described in the deed to Miguel A. Nevarez, recorded under Document Number 12022, in the County Clerk Records of Hidalgo County, Texas, the 38.44 acre tract described in the deed to Mision San Antonio Development L.L.C., recorded under Document Number 2006-1644364, in the Official Records of Hidalgo County, Texas, the 35.63 acre tract described under Tract "A" as Lot 12-6 in the deed to A.H.D. and McColl, L.P., recorded under Document Number 1314140, in the County Clerk Records of Hidalgo County, Texas, Lots 12-7 through 12-10, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, the tract of land described in the deed to Robert Eugene Pawlik, et al., recorded under Document Number 977903, in the County Clerk Records of

Hidalgo County, Texas, Lot 12-11, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the tract described as Parcel 5, in the deed to Hidalgo County Drainage District No. 1, recorded under Instrument Number 2006-1599385, in the Official Records of Hidalgo County, Texas, and Lot 12-12, West Addition to Sharyland (Volume 1, Page 56, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, partially along the City Limit line of City of Mission, and entering the City Limits of City of Mission, to the northeast corner of said Lot 12-12 Hunt Valley Industrial I, L.P. tract;

THENCE Southerly, along the east lines of said Lot 12-12 Hunt Valley Industrial I, L.P. tract, and the tract of land described in the deed to Robert Eugene Pawlik, et al., recorded under Document Number 977903, in the County Clerk Records of Hidalgo County, Texas, to the southeast corner of said Robert Eugene Pawlik, et al. tract, common to the northwest corner of Lot 101, John H. Shary Subdivision (Volume 0, Page 17, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas;

THENCE Southeasterly, along the north line of said Lot 101, Hunt Valley Industrial I, L.P. tract, to the northeast corner of said Lot 101 Hunt Valley Industrial I, L.P. tract;

THENCE Southerly, along the east line of said Lot 101 Hunt Valley Industrial I, L.P. tract, the east line of Lots 91, 81, and 71, John H. Shary Subdivision (Volume 0, Page 17, in the Map Records of Hidalgo County, Texas) included in the deed to Hunt Valley Industrial I, L.P., recorded under Document Number 1153789, in the County Clerk Records of Hidalgo County, Texas, and the west line of the 6.335 acre tract described in the deed to Hunt Valley Industrial I, L.P., recorded under Instrument Number 2006-1563793, in the Official Records of Hidalgo County, Texas, to the intersection of the extension of the west line of said 6.335 acre, Hunt Valley Industrial I, L.P. tract and the centerline of East Military Road (FM 1016);

THENCE Easterly, along the centerline of East Military Road (FM 1016), exiting the City Limits of City of Mission, entering the City Limits of City of McAllen, to the intersection of said centerline and the centerline of Spur 115 (South 23rd);

THENCE Southerly, along the centerline of FM 115 (FM 1926), to the intersection of the said centerline and the extension of the north line of Lot 35, Block 3, of C.E. Hammond Subdivision described in the deed to Josue G. Molina, et al., recorded under Document Number 15512, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, exiting the City Limits of City of McAllen, along said extension and continuing along the north lines of said Lot 35, Josue G. Molina, et al. tract, Lot 4, Block 5, Hidalgo Canal Company Subdivision described in the deed to Mike Theser, recorded under Instrument Number 17878, in the County Clerk Records of Hidalgo County, Texas, and the north line of the tract described in the deed to Hidalgo Co. Water Control

& Imp. Dist. No.3, recorded under Volume 916, Page 27, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the north line of said Hidalgo Co. Water Control & Imp. Dist. No.3 tract and the centerline of Highway 336 (South 10th Street);

THENCE Northerly, along the centerline of Highway 336 (South 10th Street), to the intersection of said centerline and the extension of the southeast line of the 41.98 acre tract described as Parcel 18-D described in the deed to QOT, Inc., recorded under Document Number 1102923, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northeasterly, along said extension and continuing along the southeast lines of said 41.98 acre QOT, Inc. tract and the 35.07 acre tract described as Parcel 18-A in the deed to AG Enterprises, Inc., recorded under Document Number 1102922, in the County Clerk Records of Hidalgo County, Texas, to the most southerly southeast corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Northerly, along an east line of said 35.07 AG Enterprises, Inc. tract, to an angle corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Northeasterly, along a southeast line of said 35.07 AG Enterprises, Inc. tract, to an angle corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Easterly, along a south line of said 35.07 AG Enterprises, Inc. tract, to the most southerly southeast corner of said 35.07 AG Enterprises, Inc. tract;

THENCE Southeasterly, to the northwest corner of Lot 3, Block 21, Steele and Pershing Subdivision described as Tract I in the deed to QOT, Inc., recorded under Document Number 1085824, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along the north lines of said Lot 3, QOT, Inc. tract, the 8.29 acre tract described as Tract II in the deed to Francisco Castro, et al., recorded under Document Number 706603, in the County Clerk Records of Hidalgo County, Texas, and Lot 1, Block 21, Steele & Pershing Subdivision described as Tract I in the deed to Paul D. Moore, Jr., Family Trust, recorded under Instrument Number 2006-1591757, in the Official Records of Hidalgo County, Texas, to the northeast corner of said Lot 1 Paul D. Moore Jr., Family Trust tract, common to the southwest corner of Lot 4, Block 10, A.J. McColl Subdivision described as Tract I in the deed to Juan M. Pena, recorded under Document Number 797076, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said Lot 4 Juan M. Pena tract, to the northwest corner of said Lot 4 Juan M. Pena tract;

THENCE Easterly, along the north lines of said Lot 4 Juan M. Pena tract, and Lot 5, Block 10, A.J. McColl Subdivision described as Tract II in the deed to Juan M. Pena, recorded under Document Number 797076, in the County Clerk Records of Hidalgo

County, Texas, to the northeast corner of said Lot 5 Juan M. Pena tract, common to the southwest corner of the 31.10 acre tract described in the deed to Francisco M. Perez, et al., recorded under Document Number 2007-1722378, in the Official Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 31.10 acre Francisco M. Perez, et al. tract, to the northwest corner of said 31.10 acre Francisco M. Perez, et al. tract;

THENCE Easterly, along the north lines of said 31.10 acre Francisco M. Perez, et al. tract, and Lot 282, Kelley-Pharr Subdivision described in the deed to Sam Jones, et al., recorded under Volume 1742, Page 484, in the County Clerk Records of Hidalgo County, Texas, to the northeast corner of said Lot 282 Sam Jones, et al. tract;

THENCE Southerly, along the east line of said Lot 282 Sam Jones, et al. tract, along the City Limit line of City of Pharr, to the northwest corner of the 36.091 acre tract described in the deed to D & J Investments Ltd, et al., recorded under Document Number 2005-1515074, in the Official Records of Hidalgo County, Texas;

THENCE Easterly, entering the City Limits of City of Pharr, along the north line of said 36.091 acre D & J Investments Ltd et al. tract, to the intersection of the extension of the north line of said 36.091 acre D & J Investments Ltd et al. tract and the centerline of US 281 (South Cage Boulevard);

THENCE Northerly, along the centerline of US 281 (South Cage Boulevard), to the intersection of said centerline and the extension of the north line of the 26.34 acre tract described as Tract I, in the deed to Bertha Cantu Canales, recorded under Volume 1269, Page 694, in the Deed Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said 26.34 acre Bertha Cantu Canales tract, and the 30 acre tract described as Tract II, in the deed to Bertha Cantu Canales, recorded under Volume 1269, Page 694, in the County Clerk Records of Hidalgo County, Texas, exiting the City Limits of City of Pharr, to the northeast corner of said 30 acre Bertha Cantu Canales tract, in the west line of the 18.25 acre tract described as Tract III in the deed to Bertha Cantu Canales, recorded under Volume 1269, Page 694, in the County Clerks Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said 18.25 acre Bertha Cantu Canales tract, to the intersection of the extension of the west line of said 18.25 acre Bertha Cantu Canales tract, and the centerline of East Pecina Road;

THENCE Easterly, along the centerline of East Pecina Road, to the intersection of said centerline, and the extension of the west line of the 3 acre tract described in the deed to Barrett Brothers Oil & Gas, Inc., recorded under Document Number 1045673, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the west lines of said 3 acre Barrett Brother Oil & Gas, Inc. tract, and the 5.55 acre tract described in the deed to Jim H. Hughes, et al., recorded under Document Number 39640, in the County Clerks Records of Hidalgo County, Texas, to the northwest corner of said 5.55 acre Jim H. Hughes, et al. tract;

THENCE Northeasterly, along the northwest line of said 5.55 acre Jim H. Hughes, et al. tract, to the extension of the northwest line of said 5.55 acre Jim H. Hughes, et al. tract, and the centerline of South "I" Road;

THENCE Northerly, along the centerline of South "I" Road, along the City Limit line of City of San Juan, to the intersection of said centerline and the extension of the north line of Lot 10, Block 15, of the John Closner Subdivision described in Tract 2 in the deed to Keller Real Estate Investments, Inc., recorded under Document Number 1013956, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said Lot 10 Keller Real Estate Investments, Inc. tract, Lot 10, Block 15, John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) included in the deed to Keller Real Estate Investments, recorded under Instrument Number 2007-1793305, in the Official Records of Hidalgo County, Texas, to the northeast corner of said Lot 10 Keller Real Estate Investments, common to the southwest corner of Lot 2, Block 15, of the John Closner Subdivision described in Tract 1 in the deed to Keller Real Estate Investments, Inc., recorded under Document Number 1013956, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west line of said Lot 2 Keller Real Estate Investments, Inc. tract, to the northwest corner of said Lot 2 Keller Real Estate Investments, Inc. tract;

THENCE Easterly, entering and exiting the City Limits of City of San Juan, along the north lines of the following: said Lot 2 Keller Real Estate Investments, Inc. tract, Lot 3, Block 15, John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) included in the deed to Rio Fresh, Inc., recorded under Document Number 1380642, in the County Clerk Records of Hidalgo County, Texas, the 15.9 acre tract described in the deed to J. H. Tanner Family Limited Partnership I, recorded under Document Number 1136921, in the County Clerk Records of Hidalgo County, Texas, Lot 4, Block 15, John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) described in the deed to Ruth Tanner Eining, et al., recorded under Volume 3098, Page 003, in the County Clerk Records of Hidalgo County, Texas, Lot 5, Block 15, John Closner Subdivision (Volume 11, Page 64, in the Map Records of Hidalgo County, Texas) described in the deed to Ruth Tanner Eining, et al., recorded under Volume 1935, Page 852, in the County Clerk Records of Hidalgo County, Texas, Lots 25 through 27 of Stewart's Addition to Conway Gardens, described in Tract No. 7 in the deed to Frank Schuster Farms, Inc., recorded under Volume 1424, Page 284, in the Deed Records of Hidalgo County, Texas, Lot 12, Block 23, described in the deed to John Myers, et ux., recorded under Instrument Number 12782, in the

County Clerk Records of Hidalgo County, Texas, and Lot 11, Block 23, Alamo Land and Sugar Company's Subdivision described in the deed to William P. Kuby, recorded under Instrument Number 5675, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the north line of said Lot 11 William P. Kuby tract and the centerline of South Cesar Chavez Road;

THENCE Southerly, along the centerline of South Cesar Chavez Road, to the intersection of said centerline and the extension of the north line of Lot 16, Block 24, Alamo Land and Sugar Company's Subdivision described in the deed to Malcolm W. Moore, recorded under Document Number 15492, in the County Clerk Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said Lot 16 Malcolm W. Moore tract, Lot 15, Block 24, Alamo Land and Sugar Company's Subdivision described in the deed to William P. Kuby, recorded under Instrument Number 5675, in the County Clerk Records of Hidalgo County, Texas, and Lot 14, Block 24, Alamo Land & Sugar Company's Subdivision described in the deed to William R. Morley, et ux., recorded under Document Number 23273, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the north line of said Lot 14 William R. Morley, et ux. tract and the centerline of FM 907 (South Alamo Road);

THENCE Southerly, along the centerline of FM 907 (South Alamo Road), to the intersection of said centerline and the extension of the north line of the North ½ of Lot 4, Block 20, of Alamo Land and Sugar Company Subdivision described as Tract II in the deed to Rio Fresh, Inc., recorded under Volume 2488, Page 338, in the Deed Records of Hidalgo County, Texas;

THENCE Easterly, along said extension and continuing along the north lines of said Tract II, Rio Fresh, Inc. tract, and the north line of Lot 1 and 2, Block 21 of the Alamo Land and Sugar Company Subdivision (Volume 1, Page 25, in the Map Records of Hidalgo County, Texas) included in the deed to Rio Fresh, Inc., recorded under Volume 2486, Page 829, in the County Clerk Records of Hidalgo County, Texas, to the northeast corner of said Lot 2, Rio Fresh, Inc. tract, common to the southwest corner of Lot 14, Block 25, of Alamo Land and Sugar Company Subdivision (Volume 1, Page 25, in the Map Records of Hidalgo County, Texas) included in the deed to Rio Fresh, Inc., recorded under Volume 2486, Page 829, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along the west lines of said Lot 14, Rio Fresh, Inc. tract and Lot 11, Block 25, of Alamo Land and Sugar Company Subdivision (Volume 1, Page 25, in the Map Records of Hidalgo County, Texas) included in the deed to Natural Area Preservation Association, Inc., recorded under Document Number 1414599, in the County Clerk Records of Hidalgo County, Texas, and the centerline of Tower Road, to the intersection of the centerline of Tower Road and the centerline of Levee Road;

THENCE Northerly, along the centerline of Tower Road, partially along the City Limit line of City of Alamo, entering and exiting the City Limits of City of Alamo, to the intersection of said centerline and the centerline of Curve Road;

THENCE Westerly, along the centerline of Curve Road, to the intersection of said centerline and the centerline of Tower Road;

THENCE Northerly, along the centerline of Tower Road, to the intersection of said centerline and the centerline of Richardson Boulevard (Schunior Street);

THENCE Westerly, along the centerline of Richardson Boulevard (Schunior Street), to the intersection of said centerline and the centerline of Terry Road;

THENCE Northerly, along the centerline of Terry Road, to the intersection of said centerline and the centerline of Rogers Road (Mile 18 North);

THENCE Westerly, along the centerline of Rogers Road (Mile 18 North), to the intersection of said centerline and the centerline of Cesar Chavez Road;

THENCE Northerly, along the centerline of Cesar Chavez Road, to the intersection of said centerline and the centerline of FM 1925 (East Monte Cristo Road);

THENCE Westerly, along the centerline of FM 1925 (East Monte Cristo Road), partially along the City Limit line of City of Edinburg, entering the City Limits of City of Edinburg, to the intersection of said centerline and the extension of the east line of the 9.098 acre tract described in the deed to City of Edinburg, recorded under Document Number 343198, in the County Clerk Records of Hidalgo County, Texas;

THENCE Northerly, along said extension and continuing along the east lines of said 9.098 acre City of Edinburg tract, and the 728.70 acre tract described in the deed to SKC Development, Ltd., recorded under Document Number 1205101, in the County Clerk Records of Hidalgo County, Texas, to the intersection of the extension of the east line of said 728.70 acre tract and the centerline of Davis Road;

THENCE Westerly, along the centerline of said Davis Road, to the **POINT OF BEGINNING** of the herein described TRZ, and containing approximately 142,000 acres (221.9 square miles).