

EXHIBIT A

1. A tract of land containing 29.54 acres situated in the City of Edinburg, Hidalgo County, Texas, being part or portion of LOT 15, SECTION 242, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, according to the map recorded in Volume 1, Page 12, Hidalgo County Map Records, said 29.54 acres also being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 15 for the northeast corner of this tract;

THENCE, South 09° 05' West along the east line of said Lot 15, a distance of 660.00 feet to the easternmost southeast corner of this tract;

THENCE, North 80° 55' West a distance of 660.00 feet to an inside corner of this tract;

THENCE, South 09° 05' West a distance of 660.20 feet to the centerline of Schunior Road and the south line of said Lot 15, for the southernmost southeast corner of this tract;

THENCE, North 80° 53' West along the south line of said Lot 15, a distance of 644.40 feet to the Southwest corner of said Lot 15 for the southwest corner of this tract;

THENCE, North 09° 05' East along the west line of said Lot 15, a distance of 1320.00 feet to the northwest corner of said Lot 15 for the northwest corner of this tract;

THENCE, South 80° 55' East along the north line of said Lot 15, a distance of 1305.50 feet to the POINT OF BEGINNING, and containing 29.54 acres of land, more or less.

2. Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block 2; Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block 3; Lots One (1), Two (2), Three (3), Four (4), and Five (5), Block 4; and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10), Block 5, HUGHES SUBDIVISION, adjacent to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 34, Map Records of Hidalgo County, Texas, and all streets, alleys, alleyways, thoroughfares, and real property, whether or not vacated, specifically including but not limited to all those portions of Cooper and Elizabeth Streets, lying adjacent to any such lots.

3. Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block 1; Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block 2; Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block 3; and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block 4; KRUGER SUBDIVISION, being the subdivision of all of Lot 1 and the North 5 acres of Lot 11 of Subdivision "J" out of Tex-Mex Survey No. 273, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 5, Map Records of Hidalgo County, Texas, and all streets, alleys, alleyways, thoroughfares, whether or not vacated, specifically including

but not limited to all those portions of First, Second, Third and Fourth Avenues lying adjacent to any such lots.

4. Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block 93, EDINBURG ORIGINAL TOWNSITE, according to the map recorded in Volume 1, Page 3, Map Records of Hidalgo County, Texas, and all streets, alleys, alleyways, thoroughfares, whether or not vacated, specifically including but not limited to all those portions of Cooper and Elizabeth Streets, lying adjacent to any such lots.

5. A tract of land containing 64.16 acres more or less, in the City of Edinburg, Texas, being all of Lot 10, the West 20 acres of Lot 9, and the East 361 feet of the South 659 feet of Lot 14, all in Section 242, Texas-Mexican Railway Company Survey, per map recorded in Volume 1, Page 12, Deed Records of said County, together with all street, alleys, alleyways, railroads, thoroughfares, whether or not vacated lying within or adjoining said 64.16 acre tract of land, specifically including but not limited to all those portions of Schunior, Garner and Chapin Streets, and Sugar Road.

6. A tract of land containing 10.5 acres, more or less, out of Lots 1 and 4 Block A, Section 242 as shown on Edinburg Original Townsite Map, recorded in Volume 1, Page 3, Map Records of Hidalgo County, Texas, said 10.5 acre tract of land being that certain portion of land in said Lots 1 and 4 lying West of the centerline of First Avenue together with all streets, alleys, alleyways, railroads, thoroughfares, whether or not vacated lying within or adjoining said 10.5 acre tract of land, specifically including but not limited to all those portions of Schunior, Chavez, Cooper, Smith, and Garner Street, and 1st Avenue.

7. A tract of land containing 26.7 acres, more or less, in the City of Edinburg, Texas, being Lots 5, 6, 7 and 8 of Block Ninety Four (94), Lots 5, 6, 7 and 8 of Block One Hundred and Twenty Seven (127), Lots 5, 6, 7 and 8 of Block One Hundred and Thirty Eight (138), Lots 5, 6, 7 and 8 of Block One Hundred and Seventy One (171), Lots 5, 6, 7 and 8 of Block One Hundred and Eighty Two (182), Lots 5, 6, 7 and 8 of Block Two Hundred and Fifteen (215), Lots 5, 6, 7 and 8 of Block Two Hundred and Twenty Six (226), all of Blocks One Hundred and Fifty Nine (159), One Hundred and Seventy (170), One Hundred and Eighty Three (183), One Hundred and Sixty Nine (169), and the North 280 feet of Block One Hundred and Eighty Four (184), all in Edinburg Original Townsite Map, recorded in Volume 1, Page 23, Map Records of Hidalgo County, Texas; together with all streets, alleys, alleyways, railroads, thoroughfares, whether or not vacated lying within or adjoining said 26.7 acre tract of land, specifically including but not limited to all those portions of Fifth, Sixth, Seventh and Eighth Avenues, and Schunior, Van Week, Lovette, Peter, Loeb, Kuhn, McIntyre and Harriman Streets, and the Southern Pacific Railroad.

8. A tract of land containing 6.29 acres, more or less, situated in the City of Edinburg, Texas being a portion of Lot 10, Section 273, Texas-Mexican Railway Company Survey, recorded in Volume 1, Page 12, Deed Records of Hidalgo County, Texas, said 6.29 acre tract of land

being all those certain tracts of land described in deeds recorded as Document Number 320467 and in Volume 3215, Page 282, Real Property Records of said County, and all of Lots 3 and 4, and the East 38.00 feet of Lot 2 of the Maurer Subdivision recorded in Volume 14, Page 3, Map Records of said County, and 6.29 acre tract of land more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 10;

THENCE, South 80° 55' East, along the North line of said Lot 10, also being the centerline of University Drive (State Highway 107) a distance of 500.00 feet.

THENCE, South 08° 59' West, a distance of 55.60 feet to the South right-of-way line of said University Drive for the POINT OF BEGINNING;

THENCE, along said South right-of-way line, South 80° 55' East, a distance of 367.74 feet for the Northeast corner hereof;

THENCE, South 08° 59' West, a distance of 614.00 feet for the Southeast corner hereof;

THENCE, North 90° 55' West, a distance of 619.74 feet for the Southwest corner hereof;

THENCE, North 08° 59' East, a distance of 192.00 feet for an inside corner hereof;

THENCE, South 80° 55' East, a distance of 252.00 feet for an inside corner hereof;

THENCE, North 08° 59' East, a distance of 422.00 feet to the POINT OF BEGINNING, containing 6.29 acres, more or less.

Together with all streets, alleys, alleyways, railroads, thoroughfares, whether or not vacated within or adjoining said 6.29 acre tract of land, specifically including but not limited to all that portion of University Drive (State Highway 107).