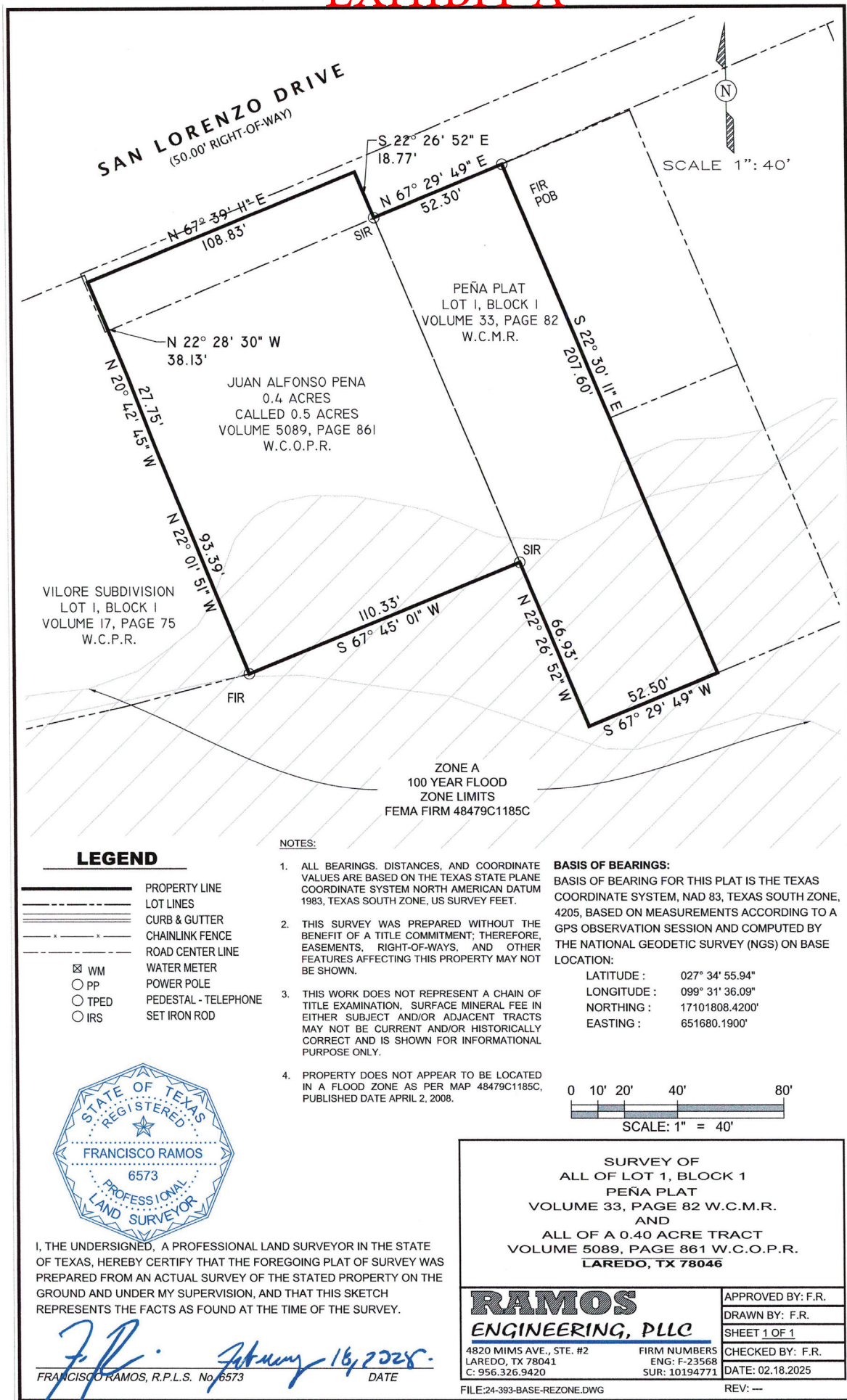


EXHIBIT A



LEGAL DESCRIPTION OF
ALL OF LOT 1, BLOCK 1
PENA PLAT
VOLUME 33, PAGE 82 W.C.M.R.
AND
ALL OF A 0.40 ACRE TRACT OF LAND
VOLUME 5089, PAGE 861 W.C.O.P.R.

LAREDO - WEBB COUNTY - TEXAS

BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 1, BLOCK 1, OF THE PENA PLAT, RECORDED IN VOLUME 33, PAGE 82, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALL OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 5089, PAGE 861, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 22, ABSTRACT 277, M.J. SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEGIN THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF THE PENA PLAT, RECORDED IN VOLUME 33, PAGE 82, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER HEREOF;

THENCE **S 22° 30' 11" E**, A DISTANCE OF **207.60**, ALONG THE EAST PROPERTY LINE OF SAID LOT 1, BLOCK 1, TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND THE SOUTHEAST CORNER HEREOF;

THENCE **S 67° 29' 49" W**, A DISTANCE OF **52.50'**, ALONG THE SOUTH PROPERTY LINE OF SAID LOT 1, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEGIN THE SOUTHERN MOST SOUTHWEST CORNER HEREOF;

THENCE **N 22° 26' 52" W**, A DISTANCE OF **66.93'**, ALONG THE WEST PROPERTY LINE OF SAID LOT1, TO A SET 1/2' IRON ROD BEING THE SOUTHEAST CORNER OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 5089, PAGE 861, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, AND BEGIN AN INTERIOR CORNER AND POINT OF DEFLECTION HEREOF;

THENCE **S 67° 45' 01" W**, A DISTANCE OF **110.33'**, ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 0.40 ACRE TRACT TO A FOUND IRON ROD, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, VILORE SUBDIVISION, RECORDED IN VOLUME 17, PAGE 75, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND BEGIN THE SOUTHWEST CORNER OF SAID CALLED 0.40 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF;

THENCE **N 22° 01' 51" W**, A DISTANCE OF **93.39'**, ALONG THE NORTHERN PROPERTY LINE OF SAID VILORE SUBDIVISION, AND THE SOUTHWESTERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT OF DEFLECTION HEREOF;

THENCE **N 20° 42' 45" W**, A DISTANCE OF **27.75'**, CONTINUING ALONG THE NORTHERN PROPERTY LINE OF SAID VILORE SUBDIVISION, AND THE SOUTHWESTERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT OF DEFLECTION HEREOF;

THENCE **N 22° 28' 30" W**, A DISTANCE OF **38.13'**, CONTINUING ALONG THE NORTHERN PROPERTY LINE OF SAID VILORE SUBDIVISION, TO A POINT BEING THE NORTHEAST CORNER OF SAID VILORE SUBDIVISION, AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN LORENZO STREET, AND ALSO BEING THE NORTHWEST OF SAID 0.40 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE **N 67° 39' 11" E**, A DISTANCE OF **108.83'**, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAN LORENZO STREET, AND THE NORTH PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT BEING THE NORTHEAST CORNER OF SAID 0.40 ACRE TRACT, AND BEING THE NORTHEAST CORNER HEREOF;

THENCE **S 22° 26' 52" E**, A DISTANCE OF **18.77'**, ALONG THE NORTHERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A SET 1/2" IRON ROD, BEING THE NORTHWEST CORNER OF SAID LOT 1, AND BEING AN INTERIOR CORNER AND POINT OF DEFLECTION HEREOF;

THENCE THENCE **N 67° 29' 49" E**, A DISTANCE OF **52.30'**, ALONG THE NORTHERN PROPERTY LINE OF SAID LOT 1, TO THE **POINT OF BEGINNING** OF THIS **0.65 ACRE TRACT** OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WEBB:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY DESCRIPTION IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

FRANCISCO RAMOS, R.P.L.S. No. 6573

DATE



SHEET: 2 OF 2