C1-2784A

PLAT OF "LOS PORTALES" SUBDIVISION

BEING A 22.40 ACRE TRACT OF LAND (DEED VOLUME 8140, PAGE 100 C.C.O.R.), MORE OR LESS, OUT OF BLOCK 1, EL JARDIN SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 60, MAP RECORDS, CAMERON COUNTY, TEXAS

OWNERS ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF CAMERON

I, MORRIS H. EDELSTEIN, PRESIDENT OF LOS PORTALES, L.T.D., OWNER OF THE TRACT DESCRIBED IN THE FOREGOING MAP OF "LOS PORTALES" SUBDIVISION DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

MORRIS H. EDELSTEIN, PRESIDENT — 9-26-2005 DATE
LOS PORTALES, L.L.C.

THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MORRIS H. EDELSTEIN, OF LOS PORTALES, L.T.D., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF September 2005.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

ARCELIA G. SALINAS
Notary Public, State of Texas
My Commission Expires
March 07, 2006

LIEN HOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I, MARKUS VILLAMUEVA, OF HIBERNIA NATIONAL BANK AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS "LOS PORTALES" SUBDIVISION, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART HEREOF.

DATED THIS 26 DAY OF September, 2005.

BY: _____
MARKUS VILLAMUEVA, TRUSTEE
HIBERNIA NATIONAL BANK

THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARKUS VILLAMUEVA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF September 2005.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 3-28-06

ADELLA L. GUTIERREZ
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
MARCH 28, 2006

PURCHASE CONTRACT CERTIFICATE

I, MORRIS H. EDELSTEIN, PRESIDENT OF LOS PORTALES, L.T.D., AS OWNER OF THE 22.40 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "LOS PORTALES" SUBDIVISION HEREBY AND MYSELF TO NOTIFY ALL PERSPECTIVE BUYERS OF LOTS IN SAID SUBDIVISION OF THAT I WILL PROVIDE ALL WATER SERVICES IN WHICH I HAVE (ALREADY INSTALLED OR HAVE PROVIDED A FINANCIAL GUARANTEE TO PROVIDE THE INSTALLATION OF THESE SERVICES) AND HAVE INCLUDED THE COST OF THESE SERVICES IN THE TOTAL OF THE LOT AND;

ELECTRICITY IS TO BE PROVIDED BY M.V.E.C. AND WILL BE MADE AVAILABLE UPON RECORDING.

WATER IS TO BE PROVIDED BY B.P.U.B. AND WILL BE MADE AVAILABLE UPON RECORDING.

MORRIS H. EDELSTEIN, PRESIDENT — 9-26-2005 DATE
LOS PORTALES, L.T.D.

THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MORRIS H. EDELSTEIN, OF LOS PORTALES, L.T.D., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF September, 2005.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

ARCELIA G. SALINAS
Notary Public, State of Texas
My Commission Expires
March 07, 2006

ENGINEERS CERTIFICATE

I, VICENTE MENDEZ, THE UNDERSIGNED, AN REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

VICENTE MENDEZ P.E. — 9-26-05 DATE
TEXAS REGISTRATION NO. 78858

STATE OF TEXAS
VICENTE MENDEZ
78858
REGISTERED PROFESSIONAL ENGINEER

SURVEYORS CERTIFICATE

I, VICENTE MENDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER, AS SHOWN HERE ON. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

VICENTE MENDEZ — 9-22-05 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR # 5301

STATE OF TEXAS
VICENTE MENDEZ
5301
REGISTERED PROFESSIONAL LAND SURVEYOR

BROWNSVILLE PUBLIC UTILITIES BOARD APPROVAL

THIS IS TO CERTIFY THAT ALL ARRANGEMENTS NECESSARY PRIOR TO FINAL PLAT APPROVAL HAVE BEEN MADE BETWEEN THE OWNER AND THE PUBLIC UTILITIES BOARD FOR WATER AND SANITARY SEWER SERVICE TO THE PLAT OF "LOS PORTALES" SUBDIVISION TO BE PROVIDED IN CONFORMANCE WITH ALL RULES, REGULATIONS, AND POLICIES OF THE PUBLIC UTILITIES BOARD.

GENOVEVA G. GOMEZ, P.E. — 3/8/06 DATE
DIRECTOR WATER & WASTE WATER ENGINEERING & OPERATIONS

CAMERON COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

THE STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT OF "LOS PORTALES" SUBDIVISION HAS BEEN SUBMITTED TO CAMERON COUNTY DRAINAGE DISTRICT NO. 1 OF CAMERON COUNTY, TEXAS. APPROVAL IS HEREBY GIVEN TO THE SUBDIVISION AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER. ANY CHANGES IN THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID. FAILURE TO RECORD THIS PLAT IN THE MAP RECORDS OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID. DATED THIS 6th DAY OF February, 2006.

BY: _____
CHAIRMAN

CAMERON COUNTY DRAINAGE DISTRICT NO. 1

VICINITY MAP
SCALE: 1"=2000'

SEPTEMBER 2005

PREPARED FOR:
LOS PORTALES, L.T.D.

PREPARED BY:
AMBIOTEC CIVIL ENGINEERING GROUP, INC.

BROWNSVILLE IRRIGATION DISTRICT

THIS PLAT OF "LOS PORTALES" SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY BROWNSVILLE IRRIGATION DISTRICT OF CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER. ANY CHANGES TO THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID. THIS SUBDIVISION IS EXCLUDED FROM THE BOUNDARIES OF BROWNSVILLE IRRIGATION DISTRICT DATED THIS 6th DAY OF October, 2005.

BY: _____
JOE BARRERA
GENERAL MANAGER

OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT ADJACENT TO ANY IRRIGATION AND/OR DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE THAT SHALL HEREBY BE RESTRICTED TO KEEP ALL IRRIGATION EASEMENTS OR RIGHT OF WAYS AND DRAINAGE RAYS AND EASEMENTS CLEAR OF ANY FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE DISTRICT'S FACILITIES AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO ANY DRAINAGE EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

PLANNING AND ZONING

THE STATE OF TEXAS
COUNTY OF CAMERON

I, DAVID VELA, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS March 9 2006 VERSION OF THE PLAT "LOS PORTALES" SUBDIVISION WITH SAID PLAT CONSISTING OF A TOTAL OF ONE SHEET OF WHICH THIS IS SHEET NUMBER ONE AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY AND ON THIS 9th DAY OF March 2006.

DAVID VELA — 3-9-06 DATE
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

TROY MATTHEWS — 3-9-06 DATE
SECRETARY PLANNING AND ZONING COMMISSION

CERTIFICATE FOR COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF CAMERON

I, JOE A. RIVERA, CLERK OF THE COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 27th DAY OF October, 2005 AT 3:30 O'CLOCK P.M. AND DULY RECORDED THE 14th DAY OF February, 2006 AT 9:15 O'CLOCK A.M. IN THE MAP RECORDS OF SAID COUNTY, CABINET 1, SLOT 2784A.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY IN MY OFFICE IN BROWNSVILLE, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN.

BY: Dalia Salas
DEPUTY

JOE A. RIVERA, COUNTY CLERK
CAMERON COUNTY, TEXAS

TAX ASSESSOR & COLLECTOR

THE STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALORIM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF THE PLAT OF "LOS PORTALES" SUBDIVISION.

WITNESS MY HAND ON THIS THE 28 DAY OF Oct 2005.

TONY YZAGUIRRE, JR.
ASSESSOR & COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS

BUILDING OFFICIAL CERTIFICATION

I, THE UNDERSIGNED BUILDING OFFICIAL OF THE COUNTY OF CAMERON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

BUILDING OFFICIAL — 2/22/07 DATE
NOE BENAVIDES

COMMISSIONER'S COURT CERTIFICATION

APPROVED BY THE COMMISSIONER'S COURT OF CAMERON COUNTY, TEXAS, AT A Regular MEETING ON THE 20th DAY OF February, 2006, 2007

CARLOS CASCOS, C.A.
COUNTY JUDGE

COUNTY ENGINEER CERTIFICATION

I, THE UNDERSIGNED COUNTY ENGINEER OF THE COUNTY OF CAMERON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED MY APPROVAL IS REQUIRED.

ERNESTO HINOJOSA, P.E. COUNTY ENGINEER — 2-23-07 DATE

PLAT No.: F-1879
TOTAL No. OF LOTS: 36

PLAT OF
"LOS PORTALES" SUBDIVISION

BEING A 22.40 ACRE TRACT OF LAND (DEED VOLUME 8140, PAGE 100 C.C.O.R.), MORE OR LESS, OUT OF BLOCK 1, EL JARDIN SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 60, MAP RECORDS, CAMERON COUNTY, TEXAS

PREPARED FOR:
LOS PORTALES, L.T.D.

AMBIOTEC
CIVIL ENGINEERING GROUP, INC.
3428 Pandas Lion Road (956)541-4332
Brownsville, Texas 78526 Fax (956)541-4388

DRAWN BY: JLK PROJ. NO. 2498 SHEET 1 OF 3