STATE OF TEXAS
COUNTY OF WILLACY

KNOWN ALL MEN BY THESE PRESENTS: THAT WILLACY COUNTY NAVIGATION DISTRICT, OWNER OF THE PROPERTY HEREON DESCRIBED AS EAST PORT DRIVE SUBDIVISION NO. 2, BEING A 5.829 ACRE TRACT OF LAND, MORE OR LESS, AND BEING ALL OF LOTS THIRTY (30) THRU SEVENTY-SIX (76), TOWNSITE OF PORT MANSFIELD, WILLACY COUNTY, TEXAS, AND 0.434 ACRES OUT OF THE WEST TWENTY (20) FEET OF THE EXISTING EAST PORT DRIVE RIGHT-OF-WAY, AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS OF WILLACY COUNTY, TEXAS, DO HEREBY ADOPT THE FORGOING PLAT FOR SUBDIVIDING THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREIN FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. I ALSO CERTIFY THAT THE WATER, SEWER AND WATER CONNECTIONS MEET MINIMUM STATE STANDARDS AND SEWER CONNECTIONS WILL MEET MINIMUM STATE STANDARDS AND THAT ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET MINIMUM STATE STANDARDS AND DO HEREBY CERTIFY THAT WE ARE IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 232.032 OF THE LOCAL GOVERNMENT CODE.

Donald P. Donaho — 6/29/04
DONALD P. DONAHO, CHAIRMAN — DATE

STATE OF TEXAS
COUNTY OF WILLACY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. DONAHO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF JUNE, 2004

NOTARY PUBLIC

JACK L. BROWN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 02/11/2008

PUBLIC UTILITY DISTRICT
PORT MANSFIELD

THIS PLAT OF EAST PORT DRIVE SUBDIVISION NO. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PORT MANSFIELD PUBLIC UTILITY DISTRICT, AND IS HEREBY APPROVED BY SUCH SYSTEM AND WE HEREBY CERTIFY THAT POTABLE WATER AND PUBLIC SANITARY SEWER IS AVAILABLE UPON REQUEST.

DATED THIS 9th DAY OF June, 2004

APPROVED BY Mike Wilson
MIKE WILSON

ASSESSOR - COLLECTOR

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF EAST PORT DRIVE SUBDIVISION NO. 2

WITNESS MY HAND ON THIS THE 30th DAY OF July, 2004

LaDonna Barrera
ASSESSOR-COLLECTOR OF TAXES
WILLACY COUNTY TEXAS

METES AND BOUNDS

BEING a 5.829 acre, more or less, tract of land, situated in and being a portion of Share 64 of the San Juan de Carricitos Grant, Willacy County, Texas, known as Port Mansfield, Texas as shown by map of record in Volume 2, Page 42 of the Willacy County, Texas, Map Records, said 5.829 acres being all of Lots Thirty (30) through Seventy Six (76), inclusive of Block Seven (7) of said Port Mansfield and 0.434 acres being the west twenty feet of the East Port Drive Right-of-Way as shown on said map and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set on for the northeast corner of Lot 29 of said Port Mansfield, said rod also being the southeast corner of said Lot 30 and lying on the easterly right-of-way line of East Port Drive, (100' R.O.W.) and being the southeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, with the south line of said Lot 30, the north line of said Lot 29, N. 74° 58' 48" W., a distance of 200.00 feet to a point being the northwest corner of said Lot 29, the southwest corner of said Lot 30 and being the southwest corner of this herein described tract;

THENCE, with the west line of said Lot 30 and continuing with the west line of Lot 31 through 76, inclusive, all of said Port Mansfield, N 15° 01' 12" W., a distance of 1,175.00 feet to a point being the northwest corner of said Lot 76, the southwest corner of Lot 77 of said Port Mansfield, said point being the northwest corner of this herein described tract;

THENCE, with the south line of said Lot 77, the north line of said Lot 76, S. 74° 58' 48" E., a distance of 200.00 feet to a 1/2 inch iron rod set on the westerly right-of-way line of said East Port Drive for the northeast corner of said Lot 76 and the northeast corner of this herein described tract;

THENCE, with the westerly line of said East Port Drive, S. 15° 01' 12" W., a distance of 170.00 feet to a 1/2 inch iron rod marking an angle point in the easterly line of this herein described tract;

THENCE, entering the right-of-way of said East Port Drive, S. 74° 58' 48" E., a distance of 20.00 feet to a corner of this herein described tract;

THENCE, parallel to and 20' easterly of the west right-of-way line of said East Port Drive, S. 15° 01' 12" W., a distance of 945.00 feet to a 1/2 inch iron rod set for a corner of this herein described tract;

THENCE, N. 74° 58' 48" W., a distance of 20.00 feet to a 1/2 inch iron rod set on the westerly right-of-way line of said East Port Drive for a corner of this herein described tract;

THENCE, with the westerly line of said East Port Drive, S. 15° 01' 12" W., a distance of 60.00 feet to the POINT OF BEGINNING and containing 5.829 acres of land, more or less.

BUILDING OFFICIAL

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

BUILDING OFFICIAL

COMMISSIONERS COURT

APPROVED BY THE COMMISSIONERS COURT OF WILLACY COUNTY, TEXAS AT A REGULAR MEETING ON THE 12th DAY OF July, 2004

WILLACY COUNTY JUDGE

COUNTY CLERK

FILED FOR RECORD AT 10:05 O'CLOCK A.M. ON THE 29th DAY OF JUNE, 2004 IN VOLUME ____ PAGE 199 OF THE MAP OF RECORDS OF WILLACY COUNTY, TEXAS.

WILLACY COUNTY CLERK

DEPUTY

GENERAL NOTES

BASIS OF BEARING
TOWNSITE OF PORT MANSFIELD

FLOOD ZONE ZONE A13 (ELEV 10)
FIRM WILLACY COUNTY, TEXAS
COMMUNITY PANEL NO. 480084 0090 B
MAP REVISED FEBRUARY 15, 1984

ALL EASEMENTS AND R-O-W SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE

○ DENOTES CONC. MONU. SET

o 1/2" IRON ROD TO BE SET ON ALL LOT CORNERS

THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY DEVELOPMENT. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL STRUCTURE SHALL BE PERMITTED ON EACH LOT

BUILDING SET BACKS ARE AS SHOWN HEREON

FOUNDATIONS ADJACENT TO THE WATER SHALL BE PILE SUPPORTED. NO SLABS ON-GRADE PERMITTED IN LOTS 1 THRU 16 INCLUSIVE.

ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND INSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

NO WATER WELLS WILL BE CONSTRUCTED WITHIN THESE LOTS.

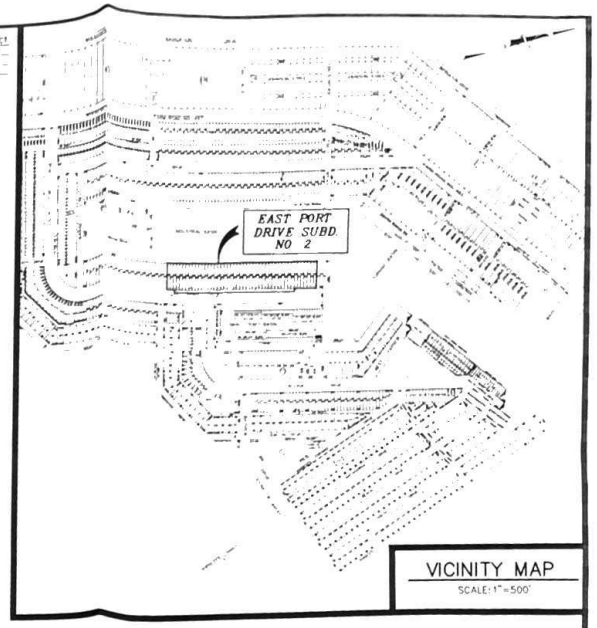
ALL NECESSARY WATER FACILITIES TO SERVE THIS SUBDIVISION ARE EXISTING AND IN COMPLIANCE WITH SEC. 16.343 WATER CODE AND ARE AVAILABLE FOR USE AS OF THE DATE OF RECORDING OF THIS PLAT.

THE SUBDIVISION WILL BE SERVED BY PUBLIC SANITARY SEWER SYSTEM FROM PORT MANSFIELD PUBLIC UTILITY DISTRICT.

POTABLE WATER IS AVAILABLE TO EACH LOT FROM PORT MANSFIELD PUBLIC UTILITY DISTRICT.

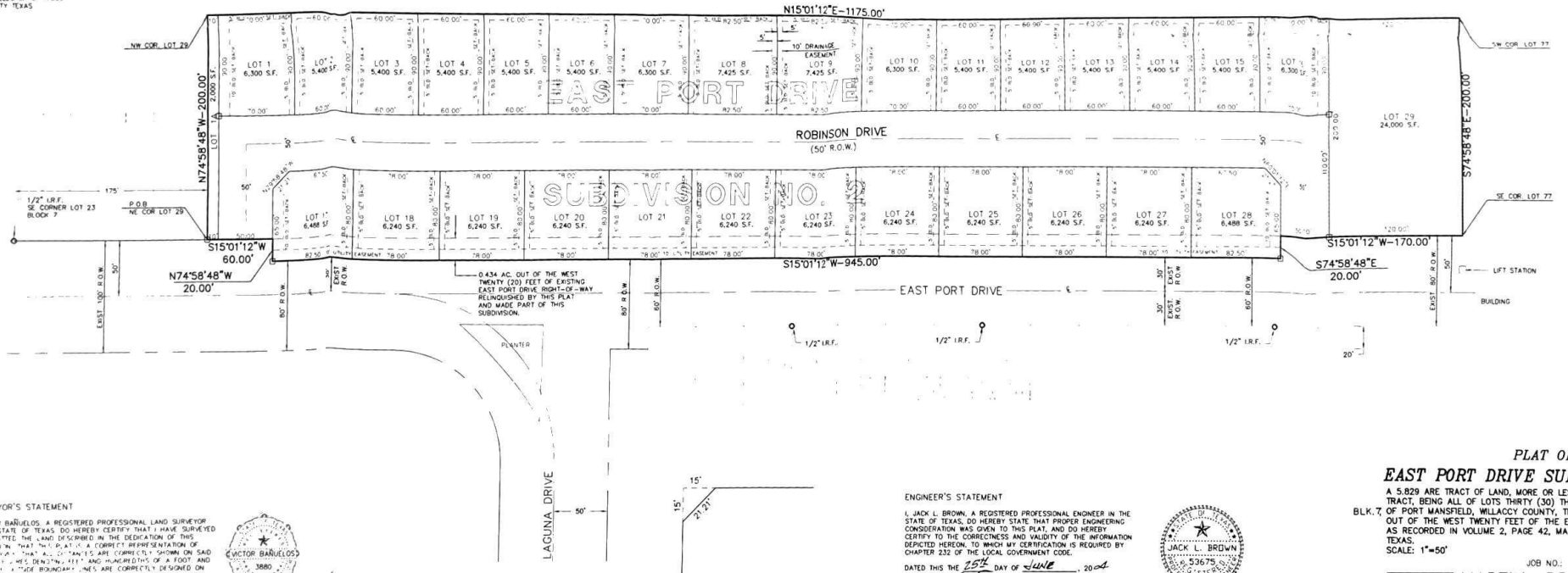
ELECTRIC POWER WILL BE PROVIDED BY A.E.P.

DEVELOPER: WILLACY COUNTY NAVIGATION DISTRICT
ADDRESS: 400 W. HIDALGO AVE., SUITE 270
RAYMONDVILLE, TEXAS 78580
PHONE (956) 689-3332



VICINITY MAP
SCALE: 1"=500'

INDUSTRIAL BASIN



TYPICAL CLIP DIMENSIONS
LOT 17 & LOT 28

SURVEYOR'S STATEMENT

I, VICTOR BAÑUELOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION OF THIS SUBDIVISION, THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAME SURVEY, THAT ALL CORNERS ARE CORRECTLY SHOWN ON SAID PLAT IN FEET, DECIMALS THEREOF, AND HUNDREDTHS OF A FOOT, AND THAT THE BOUNDARY LINES ARE CORRECTLY DESIGNED ON THIS PLAT.

VICTOR BAÑUELOS 3880

Victor Bañuelos — 6-25-04
VICTOR BAÑUELOS R.P.L.S. #3880 — DATE

ENGINEER'S STATEMENT

I, JACK L. BROWN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT, AND DO HEREBY CERTIFY TO THE CORRECTNESS AND VALIDITY OF THE INFORMATION DEPICTED HEREON, TO WHICH MY CERTIFICATION IS REQUIRED BY CHAPTER 232 OF THE LOCAL GOVERNMENT CODE.

DATED THIS THE 25th DAY OF JUNE, 2004

JACK L. BROWN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 53675 — DATE: 6/25/04

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JACK L. BROWN P.E. #53675 ON THE ABOVE DATE

JACK L. BROWN
53675
REGISTERED PROFESSIONAL ENGINEER

PLAT OF

EAST PORT DRIVE SUBDIVISION NO. 2

A 5.829 ARE TRACT OF LAND, MORE OR LESS, CONSISTING OF A 5.395 ACRE TRACT, BEING ALL OF LOTS THIRTY (30) THRU SEVENTY-SIX (76) INCLUSIVE, BLK. 7, OF PORT MANSFIELD, WILLACCY COUNTY, TEXAS, AND A 0.434 ACRE TRACT OUT OF THE WEST TWENTY FEET OF THE EAST PORT DRIVE RIGHT-OF-WAY AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS OF WILLACY COUNTY, TEXAS.

SCALE: 1"=50' — MAY 20, 2003

JOB NO.: 8924-03

MARTIN, BROWN & PEREZ
Engineering & Surveying, Inc.
221 E. Filmore P.O. Box 1308 Harlingen, Tx. 78551 (956) 428-4014*Fax 412-1837