

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 40.070 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 1, 4-6, BLOCK 39, HOMEVILLE "D" SUBDIVISION, ACCORDING TO THE PLAT THEREON RECORDED IN VOLUME 6, PAGE 36, HIDALGO COUNTY MAP RECORDS, SAID 40.070 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF TOM GILL ROAD FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 39, HOMEVILLE "D" SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 03° 56' 12" W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TOM GILL ROAD AND THE EAST LINES OF SAID LOTS 1 AND 6, AT A DISTANCE OF 763.89 FEET TO A REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 1715.63 FEET TO A REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 6 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 03' 48" W ALONG THE SOUTH LINES OF SAID LOTS 6-4, AT A DISTANCE OF 569.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID LOT 5, AT A DISTANCE OF 1138.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID LOT 4, CONTINUING A TOTAL DISTANCE OF 1715.63 FEET TO A REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 4 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 56' 12" E ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 763.89 FEET TO A REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 4 AND THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;

THENCE, S 81° 03' 48" E ALONG THE NORTH LINES OF SAID LOTS 4 AND 5, AT A DISTANCE OF 576.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND NORTHEAST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 1145.69 FEET TO A REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 5 FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 08° 56' 12" E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 763.89 FEET TO A REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 1715.63 FEET TO A REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE EASTERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 03' 48" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 47.20-FOOT COUNTY ROAD A DISTANCE OF 763.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.070 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF DOS JARDINES SUBDIVISION PHASE 2 BEING A RESUBDIVISION OF 40.070 ACRES OUT OF LOTS 1, 4-6, BLOCK 39, HOMEVILLE "D" SUBDIVISION AS RECORDED IN (VOL. 6, PG. 36, H.C.M.R.) HIDALGO COUNTY, TEXAS

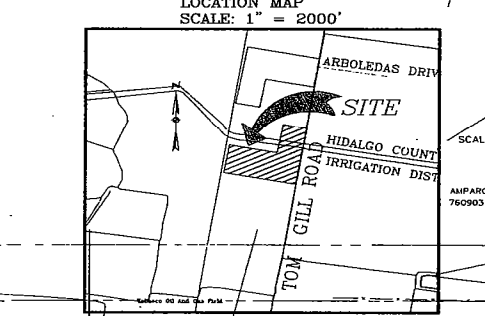
INDEX TO SHEET OF DOS JARDINES SUBDIVISION PHASE 2

- SHEET 1: HEADINGS, INDEX-MAP, LOT, STREETS, AND EASEMENT LAYOUT; LOCATION MAP AND ETC. PRINCIPAL CONTACTS; DESCRIPTION (METES AND BOUNDS); ENGINEER CERTIFICATION SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
SHEET 2: ENGINEERING REPORT, INCLUDING AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DESCRIPTION OF WATER; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; ENGINEERING CERTIFICATION; SURVEYOR CERTIFICATE AND STATEMENT REVISION NOTES.
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE & CONSTRUCTION DETAILS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

DOS JARDINES SUBDIVISION PHASE 2 IS LOCATED IN THE SOUTHWESTERN PART OF HIDALGO COUNTY ON THE WEST SIDE OF TOM GILL ROAD APPROXIMATELY 7.722 FEET NORTH OF U.S. EXPRESSWAY 83. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF PENITAS. DOS JARDINES SUBDIVISION PHASE 2 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3. PENITAS POPULATION 1182.

LOCATION MAP SCALE: 1" = 2000'



BLOCK 39 HOMEVILLE "D" SUBDIVISION

LOT 3 VOL. 6, PG. 36, H.C.M.R. 1145.69'

Table with 10 columns: CURVE, DELTA, LENGTH, RADIUS, TANGENT, CHORD, BEARING. It lists curve data for various points in the subdivision.

Table with 3 columns: LINE, LENGTH, BEARING. It lists line data for the subdivision plat.

LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR DOS JARDINES SUBDIVISION PHASE 2. LA JOYA WATER SUPPLY CORPORATION AGREES THAT INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

Francisco Flores, 7/9/2007, LA JOYA WATER SUPPLY CORPORATION

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "ZONE C" AREA OF MINIMAL FLOODING... EFFECTIVE: JANUARY 2, 1981...
2. SETBACKS: FRONT: 25 FEET; REAR: 40.00 FEET; SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER...
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT...
4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTERLINE OF LOT OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER...
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS...
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 73,683 CUBIC FEET (1,692 ACRE-FEET) OF STORM WATER RUNOFF...
7. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES...
8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL...
9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10. FORD SASSER, THE OWNER & SUBDIVIDER OF DOS JARDINES SUBDIVISION PHASE 2 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS...
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES...
14. CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (WEST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (WEST).
15. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER PLAN OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AN STATE STANDARDS.
16. A 6' FENCE BUFFER WILL BE PLACED ALONG THE CANAL SIDE (REAR SIDE) OF LOTS 76-88 BY THE DEVELOPER.
17. NO DOUBLE ACCESS IS ALLOWED THERE WILL BE NO DRIVEWAY PERMITTED ONTO TOM GILL ROAD FROM LOTS 70, 80, 81, 132, 110 AND 111. NO ACCESS TO LOTS 70 THRU 75 AND LOTS 99 THRU 110 FROM COUNTY ROADS. NO ACCESS TO LOTS 100, 121 AND 122 FROM NORTH 11TH STREET.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, FORD SASSER, PRESIDENT FAKS, LLC, THE GENERAL PARTNER OF DOS JARDINES LTD AS OWNER/DEVELOPER OF THE 40.070 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DOS JARDINES SUBDIVISION PHASE 2, SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREET(S), PARK, AND EASEMENTS SHOWN HEREIN).
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED ETC TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
BY: [Signature]
FORD SASSER, PRESIDENT FAKS, LLC-GENERAL PARTNER
P. O. BOX 4189
MCALLEN, TEXAS 78502

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED FORD SASSER, TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS HEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF July, 2007.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 02-24-2009

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE DOS JARDINES SUBDIVISION PHASE 2 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 7-7-07.
DATE PREPARED: 05-18-04
JOB NO. 04020.00



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF DOS JARDINES SUBDIVISION PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON:
HIDALGO COUNTY JUDGE: DATE:
ATTEST: HIDALGO COUNTY CLERK: DATE:

COUNTY CLERK'S RECORDING CERTIFICATE

I, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT: O'CLOCK P.M. ON THE PLAT RECORDS OF HIDALGO COUNTY AT: O'CLOCK P.M. ON:
HIDALGO COUNTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 41.21 (G). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY:

REVISION NOTES

Table with 4 columns: NO., SHEET, REVISION, DATE, APPROVED. It contains a list of revision notes.



PRINCIPAL CONTACTS: NAME, ADDRESS, CITY & ZIP, PHONE, FAX.
OWNER: FORD SASSER, P.O. BOX 4189, MCALLEN, TX 78502-4189 (956) 631-7890 (956) 630-0852
ENGINEER: FRED L. KURTH, 115 W. MCINTYRE, EDINBURG, TX 78539 (956) 381-0981 (956) 381-1839
SURVEYOR: FRED L. KURTH, 115 W. MCINTYRE, EDINBURG, TX 78539 (956) 381-0981 (956) 381-1839