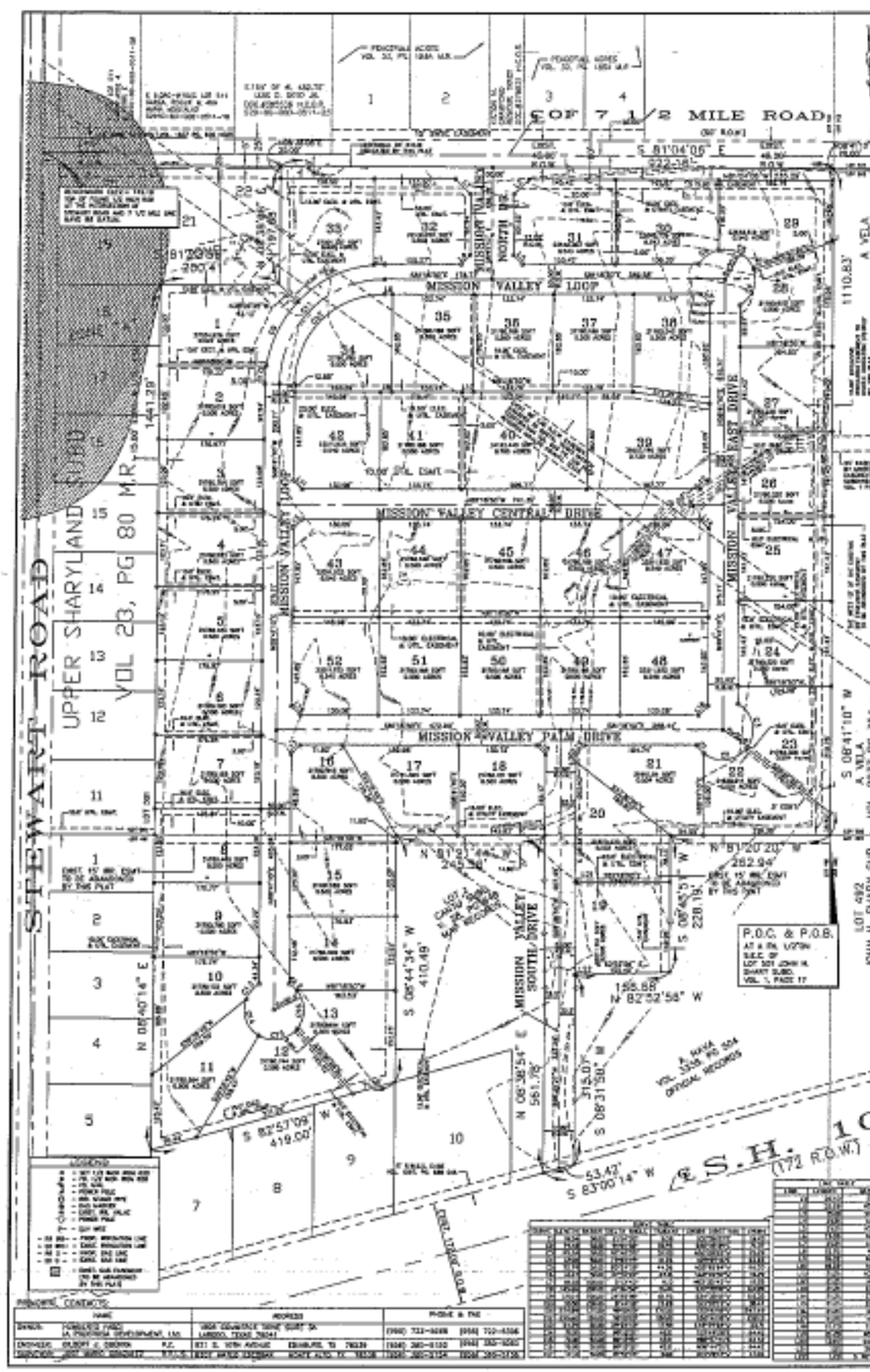
DATE OF PREPARATION: MARCH 4, 2009

MISSION VALLEY ESTATES SUBDIVISION

A 33.58 ACRE TRACT OF LAND BEING 5.93 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501, JOHN H. SHARRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



NAME	ADDRESS	PHONE & FAX
OWNER: HUNDLEY FIRST LA PROMESA DEVELOPMENT, LTD.	1008 COMMERCE DRIVE SUITE 3A LAREDO, TEXAS 78041	(956) 722-5095 (956) 722-5306
ENGINEER: GILBERT J. GUERRA P.E.	821 E. 10TH AVENUE EDINBURG, TX 78539	(956) 383-5152 (956) 383-5153
SURVEYOR: JOSE MARIO GONZALEZ	P.O.B. 1 MILE WEST OF EDINBURG	SOUTH ALTO, TX. 78538 (956) 380-3154 (956) 380-3154

STATE OF TEXAS – COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, PROMOTER, FIRST OWNER OF THE 33.58 ACRE OF LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS MISSION VALLEY ESTATES SUBDIVISION HAVING AN ENGINEER TO BE OWNER OF HIDALGO AND TEXAS, DO HEREBY ADOPT THIS DESIGN AND DEDICATE TO THE PUBLIC FOR PUBLIC ACCESS FOR WHICH GRANTED BY THE COUNTY OR PUBLIC AUTHORITIES, AND THE STREET STREETS, AS UNDERLINED BY THE COUNTY ASSOCIATION WITHIN THE SUBDIVISION, NO OWNERS SHALL ALWAYS BE OWNED IN EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL AND SCHOOLBUSES, OPERATED BY PLANNED OF THEIR DESIGNS, AGENTS, THE USE OF THE STREETS, AND EASEMENTS HEREIN SHOWN, IS RESTRICTED TO THE EMPLOYEES AND VISITORS OF THE COUNTY OF HIDALGO, EMPLOYEES OF THE STREETS INCLUDING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND ON THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I, HEREBY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(2) SEWER FACILITIES ARE TO THE LOTS ON SITE TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(4) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I AFFIRM THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND CORRECT.

PROMOTER: FIRST OWNER(S) — DATE
LA PROMESA DEVELOPMENT, LTD.
1008 COMMERCE DRIVE SUITE 3A
LAREDO, TEXAS 78041

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH VALIDATED TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2009.

NOTARY PUBLIC — MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF MCALLEN
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR — DATE — ATTEST: CITY SECRETARY — DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 TEXAS WATER CODE (AS AMENDED). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESIGNED AND APPROPRIATE FOR THE SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS OWNERS TO MAKE THOSE DETERMINATION.

UNITED IRRIGATION DISTRICT CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION WATER WAS PREVIOUSLY SERVED TO THE ORIGINAL LAND IN THIS SUBDIVISION, PROVISIONS MUST BE MADE FOR THE CONTINUATION OF SECONDARY IRRIGATION FACILITIES TO EACH LOT FROM THE CLOSEST WATER SOURCE. CLOSEST FEED LINE IS TO BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN EACH NECESSARY FACILITIES.

DATED THIS THE ____ DAY OF _____, 20____.

ATTEST:

SECRETARY — PRESIDENT

STATE OF TEXAS – COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF "MISSION VALLEY ESTATES", WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL COURT ON _____

HIDALGO COUNTY JUDGE — DATE — ATTEST: HIDALGO COUNTY CLERK — DATE

STATE OF TEXAS – COUNTY OF HIDALGO
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 ____ M. ON _____, 2009, AND WAS RECORDED IN BOOK _____ SHEETS _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ____ M. ON _____, 2009.

HIDALGO COUNTY CLERK — DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

GILBERT J. GUERRA P.E.
REG. PROFESSIONAL ENGINEER NO. 90508 — DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR OVERHEAD LINES EXCEPT AS SHOWN AND THAT ALL EASEMENTS HAVE BEEN ADDITED AS INDICATED.

JOSE MARIO GONZALEZ
REG. PROFESSIONAL LAND SURVEYOR NO. 5571 — DATE

NOTES AND BOUNDS

A 33.58 ACRE TRACT OF LAND BEING 5.93 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501, JOHN H. SHARRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 491, THENCE FOR THE NORTHEAST CORNER OF THE TRACT OF LAND, THENCE S 81°04'05" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF 7 1/2 MILE ROAD, A DISTANCE OF 1441.29' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE S 08°40'14" E, A DISTANCE OF 1110.83' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE S 82°57'09" E, A DISTANCE OF 419.00' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE S 83°00'14" W, A DISTANCE OF 53.42' TO A 1" IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF S.H. 107 (172 R.O.W.) FOR A CORNER OF THE TRACT OF LAND;

THENCE S 08°41'10" W ALONG THE WEST RIGHT-OF-WAY LINE OF S.H. 107 (172 R.O.W.), A DISTANCE OF 315.07' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 82°32'58" W, A DISTANCE OF 155.88' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE S 08°45'15" W, A DISTANCE OF 228.19' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 81°20'20" W, A DISTANCE OF 262.94' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE S 08°44'34" W, A DISTANCE OF 410.49' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 08°38'54" E, A DISTANCE OF 561.78' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 08°31'50" E, A DISTANCE OF 1441.29' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 08°40'14" E, A DISTANCE OF 1110.83' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 82°57'09" W, A DISTANCE OF 419.00' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 83°00'14" E, A DISTANCE OF 53.42' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 82°32'58" W, A DISTANCE OF 155.88' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 08°45'15" E, A DISTANCE OF 228.19' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 81°20'20" W, A DISTANCE OF 262.94' TO A 1" IRON ROD FOUND FOR A CORNER OF THE TRACT OF LAND;

THENCE N 08°44'34" E