

STATE OF TEXAS  
COUNTY OF CAMERON

KNOW ALL MEN by these presents:

THAT WE, PESQUERA INVESTMENTS, LTD., and ROBERT SMITH, owners of the land on which is located the "WESTLAKE SUBDIVISION SECTION I", have caused this plat to be submitted as shown herein, and do hereby confirm and adopt this plat of "WESTLAKE SUBDIVISION SECTION I" and further do dedicate to the public the streets and easements, as shown herein.

In Testimony whereof, WE, PESQUERA INVESTMENTS, LTD., have caused these presents to be executed by MR. ADRIAN GRACIA, Managing Member of R.G.C. INVESTMENTS, L.L.C., General Partner of PESQUERA INVESTMENTS, LTD., and I, ROBERT SMITH, have executed these presents on this the 14th day of October, 2005.

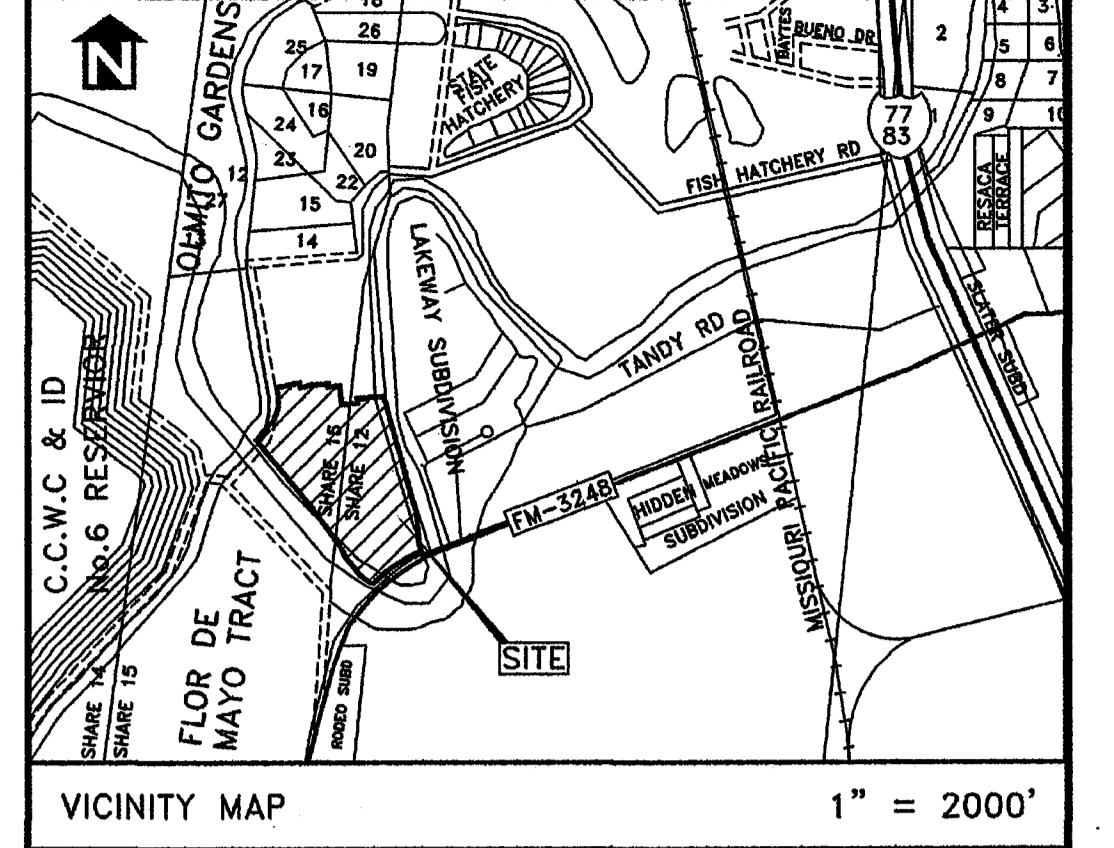
ADRIAN GRACIA, Managing Member of  
General Partner R.G.C. INVESTMENTS, L.L.C.

ROBERT SMITH, Owner

STATE OF TEXAS  
COUNTY OF CAMERON

This instrument was acknowledged before me on 10-19-2005 by MR. ADRIAN GRACIA, Managing Member of R.G.C. INVESTMENTS, L.L.C., General Partner of PESQUERA INVESTMENTS, LTD., and by MR. ROBERT SMITH, Owner, who acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas



Civil Engineers  
Land Surveyors

**CADCon**  
Chavez Automated Design Consultants

1424 McKinley St., Brownsville, Texas 78520; 956/546-7146

STATE OF TEXAS  
COUNTY OF CAMERON

I, Ariel Chavez II, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this is a true and correct map of the "WESTLAKE SUBDIVISION SECTION I", being 46,336 acres comprised of 1,482 Acres out of a 3,711 Acre tract out of a 64.37 Acre tract (Cameron County Deed Records, Vol. 1426, Pg. 278), and 22,816 acres out of a 69,811 Acre tract (Cameron County Official Records, Volume 2850, Page 7), out of a 94.65 Acre tract (Cameron County Deed Records, Volume 838, Page 805), in Share 15 of the Espiritu Santo Grant, and 22,037 Acres out of a 27.48 Acre tract (Cameron County Deed Records, Vol. 979, Pg. 704) in Share 12 of the Espiritu Santo Grant, Cameron County, City of Brownsville, Texas, said 46,336 Acres more particularly described as follows:

BEGINNING at a concrete monument set on the North Right-of-way line of State Farm-to-Market Road No. 3248 (West Altan Gloor Boulevard - 120.00' of R.O.W.), said point being the Easternmost corner of Sunset Lake Subdivision No. 1 (Cameron County Map Records, Cabinet 1, Slot 1344-A), for the Southeastmost corner and PLACE OF BEGINNING of the tract herein described;

THENCE along the approximate centerline of Resaca Del Rancho Viejo, the following courses and distances: North 53 deg. 59 min. 14 sec. West, 160.34 feet to a point; thence North 40 deg. 13 min. 00 sec. West, 228.52 feet to a point; thence North 28 deg. 17 min. 07 sec. West, 120.00 feet to a point; thence North 37 deg. 01 min. 41 sec. East, 518.45 feet to a point; thence North 40 deg. 47 min. 07 sec. West, 827.08 feet to a point on the approximate East line of the Cameron County Irrigation District Number Six Main Canal, for the Westernmost corner of the tract herein described;

THENCE along the approximate East line of said Main Canal, North 39 deg. 23 min. 44 sec. East, 231.75 feet to the point of curvature of a curve to the left having a radius of 441.28 feet, for a corner of the tract herein described;

THENCE continuing along the approximate East line of said Main Canal, and along said curve to the left, with a radius of 441.28 feet and a central angle of 51 deg. 04 min. 30 sec., an arc distance of 339.17 feet (Ch=N, 13 deg. 51 min. 29 sec. w., 380.47 ft.) to a point for a corner of the tract herein described;

THENCE continuing along the approximate East line of said Main Canal, North 11 deg. 40 min. 46 sec. West, 80.34 feet to a concrete monument set, for the Northwest corner of the tract herein described;

THENCE leaving the approximate East line of said Main Canal, the following courses and distances: North 78 deg. 19 min. 14 sec. East, 245.00 feet to a concrete monument set; thence South 11 deg. 46 sec. East, 43.49 feet to a concrete monument set; thence North 78 deg. 37 min. 13 sec. East, 113.43 feet to a concrete monument set; thence North 84 deg. 14 min. 37 sec. East, 178.00 feet to a concrete monument set; thence South 5 deg. 45 min. 23 sec. East, 28.67 feet to a concrete monument set; thence North 84 deg. 14 min. 37 sec. East, 120.00 feet to a concrete monument set; thence South 5 deg. 45 min. 23 sec. East, 190.00 feet to a concrete monument set; thence North 84 deg. 14 min. 37 sec. East, 166.76 feet to a concrete monument set; thence North 7 deg. 50 min. 11 sec. West, 41.69 feet to a concrete monument set on a curve to the right having a radius of 550.00 feet, for a corner of the tract herein described;

THENCE along said curve to the right, with a radius of 550.00 feet and a central angle of 0 deg. 28 min. 20 sec., an arc distance of 4.53 feet (Ch=N, 3 deg. 15 min. 09 sec. w., 4.53 ft.) to a point for a corner of the tract herein described;

THENCE North 86 deg. 49 min. 11 sec. East, 169.58 feet to a concrete monument set on the East line of the aforementioned 27.48 Acre tract, for the Northeast corner of the tract herein described;

THENCE along the East line of said 27.48 Acre tract, South 3 deg. 01 min. 16 sec. East, 33.73 feet to a concrete monument found, for a corner of the tract herein described;

THENCE continuing along the East line of said 27.48 Acre tract, South 16 deg. 46 min. 16 sec. East, 1,230.00 feet to a concrete monument found, for a corner of the tract herein described;

THENCE continuing along the East line of said 27.48 Acre tract, South 5 deg. 46 min. 16 sec. East, 396.11 feet to a concrete monument set on the North Right-of-way line of the aforementioned F.M. 3248, said line being a curve to the left having a radius of 1,969.86 feet, for a corner of the tract herein described;

THENCE along the North Right-of-way line of said F.M. 3248, and along said curve to the left, with a radius of 1,969.86 feet and a central angle of 17 deg. 25 min. 18 sec., an arc distance of 598.97 feet (Ch=S, 54 deg. 57 min. 29 sec. W., 596.67 ft.) to the PLACE OF BEGINNING, containing 46,336 Acres of land, more or less.

All dimensions are in feet and decimals thereof.

10/21/05  
DATE

Ariel Chavez II, R.P.L.S.  
Registered Professional Land Surveyor

CAMERON COUNTY DRAINAGE DISTRICT NO. 1 APPROVAL

This plat of "WESTLAKE SUBDIVISION SECTION I" has been submitted to and considered by the Cameron County Drainage District Number One 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 cause this approval to become void.

By: *Scott Fry*  
MR. SCOTT FRY, Manager

12/15/05  
DATE

BROWNSVILLE PUBLIC UTILITIES BOARD APPROVAL

This is to certify that all arrangements necessary prior to Final Plat approval have been made between the developers and the BROWNSVILLE PUBLIC UTILITIES BOARD for potable water distribution and wastewater collection service to "WESTLAKE SUBDIVISION SECTION I", to be provided in conformance with all rules, regulations and policies of the BPUB.

*Genoveva Gomez*  
GENOVEVA G. GOMEZ, P.E., Director  
Water and Wastewater Engineering & Operations

12-15-05  
DATE

STATE OF TEXAS  
COUNTY OF CAMERON

I, DAVID VELA, Chairman of the Planning and Zoning Commission of the City of Brownsville, Texas, do hereby certify that said Commission has approved this December 20, 2005 version of the Final Plat of "WESTLAKE SUBDIVISION SECTION I", with said Plat consisting of a total of 1 Sheet, of which this is Sheet No. 1, and hereby declare that any tampering with said plat after the aforementioned date shall cause such approval to become void.

Witness my hand on this the 19th day of December, 2005.

*David Vela*  
DAVID VELA, Chairman  
PLANNING AND ZONING COMMISSION

12/15/05  
DATE

TROY WHITTEMORE, Secretary  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF CAMERON

I, JOE G. RIVERA, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 14th day of October, 2005, with its certificate of authentication filed in my office the 20th day of October, 2005, at 1:32 o'clock A.M., and duly recorded the 20th day of October, 2005, at 1:35 o'clock A.M., in Cabinet 1, Slot 2727A of the Map Records of said County.

Witness my hand and seal of office in Brownsville, Texas, the day and year last above written.

JOE G. RIVERA, County Clerk  
Cameron County, Texas

By: *Joselyn A. Nicks*  
DEPUTY

TAX CERTIFICATE  
CITY OF BROWNSVILLE, COUNTY OF CAMERON

The undersigned hereby certifies that all ad valorem taxes owed to the taxing units represented by the undersigned are currently paid in full for the year 2005 for the area inside the boundaries of "WESTLAKE SUBDIVISION SECTION I" subdivision.

Witness my hand on this the 14th day of Dec. 2005

*Tony Valenzuela Jr.*  
TONY VALENZUELA JR.  
Tax Assessor-Collector for the City of Brownsville and County of Cameron

PLAT NO. F-1881  
149 LOTS - 1 PARK

**WESTLAKE SUBDIVISION SEC. I**

Being 46,336 acres comprised of 1,482 Acres out of a 3,711 Acre tract out of a 64.37 Acre tract (Cameron County Deed Records, Vol. 1426, Pg. 278), and 22,816 acres out of a 69,811 Acre tract (Cameron County Official Records, Volume 2850, Page 7), out of a 94.65 Acre tract (Cameron County Deed Records, Volume 838, Page 805), in Share 15 of the Espiritu Santo Grant, and 22,037 Acres out of a 27.48 Acre tract (Cameron County Deed Records, Vol. 979, Pg. 704) in Share 12 of the Espiritu Santo Grant, Cameron County, City of Brownsville, Texas.

Civil Engineers / Land Surveyors  
**CADCon** Chavez Automated Design Consultants  
1424 McKinley St., Brownsville, Texas 78521; 956/546-7146; Fax: 956/546-7170

STATE OF TEXAS  
COUNTY OF CAMERON

KNOW ALL MEN by these presents:

That WE, FIRST NATIONAL BANK, lienholders, do hereby confirm and adopt this plat of "WESTLAKE SUBDIVISION SECTION I".

In Testimony whereof, WE, FIRST NATIONAL BANK, have caused these presents to be executed by CARLOS RODRIGUEZ, Branch Manager, on behalf of the said Banking institution.

CARLOS RODRIGUEZ, Branch Manager  
FIRST NATIONAL BANK

11-14-05  
DATE

This instrument was acknowledged before me on 12-14-05 by CARLOS RODRIGUEZ, Branch Manager for FIRST NATIONAL BANK, who acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated and as the act and deed of said Banking institution.

*Frank Ruiz*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF CAMERON

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 WAY SHALL HEREBY BE RESTRICTED TO KEEP ALL IRRIGATION EASEMENTS OR RIGHTS-OF-WAY CLEAR OF ANY FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE DISTRICT'S FACILITIES. NO PART OF THIS PROPERTY SHALL BE PERMITTED TO DRAIN INTO ANY IRRIGATION OR DRAINAGE FACILITY OF THIS DISTRICT.

By: *Frank Ruiz*  
MR. FRANK RUIZ, Manager

11-23-05  
DATE

C1-2727A

PLAT FOR RECORD

WESTLAKE SUBDIVISION SECTION I

Scale: 1"=100' Date: 10/21/05  
Designed by: Ariel Chavez II  
Drawn by: Jose Hernandez  
Checked by: Ariel Chavez II  
Approved by: Ariel Chavez II  
Project No.: FB-16240

SHEET 1 OF 3