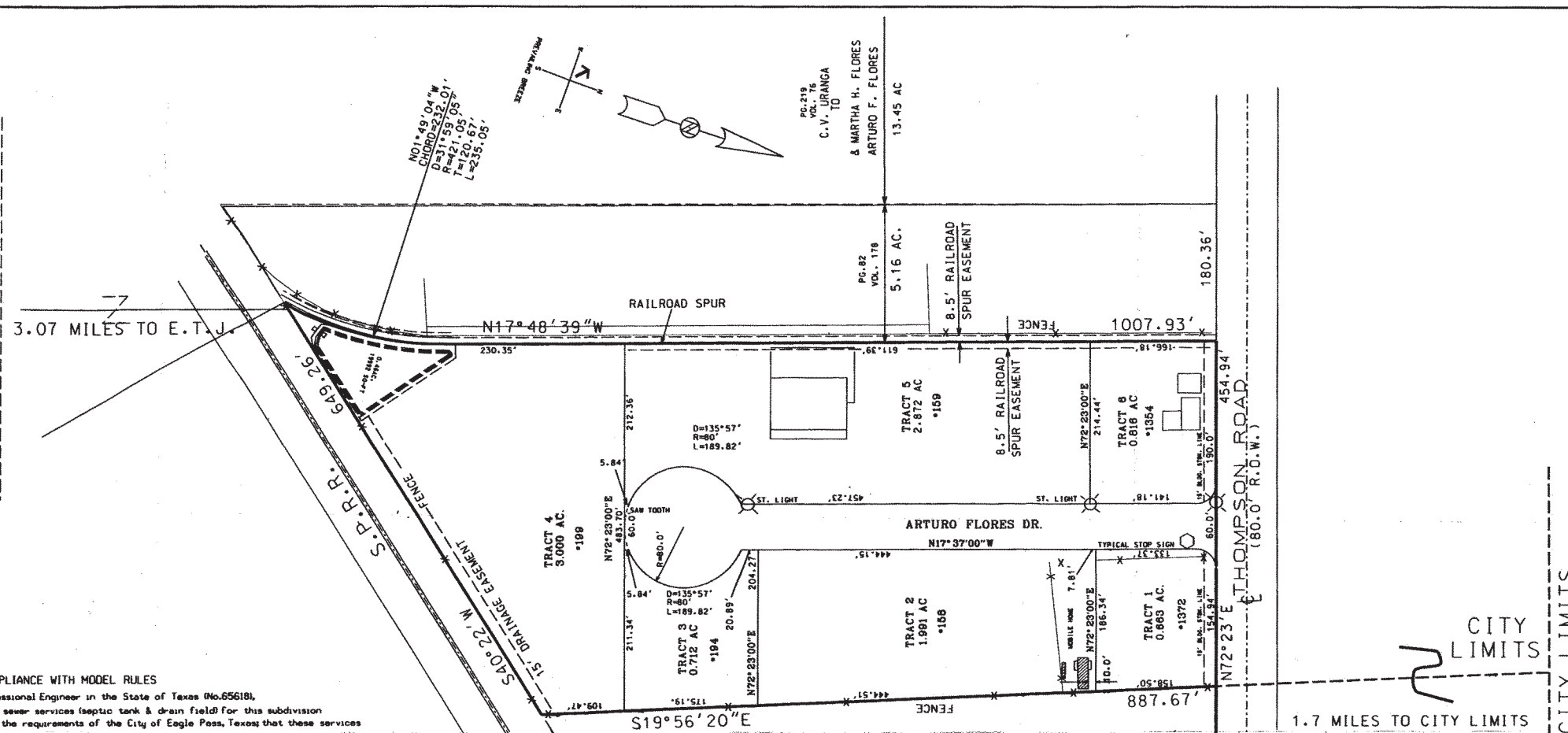


5 MILES TO E.T.J.



STATE OF TEXAS XX
COUNTY OF MAVERICK XX

CERTIFICATE OF COMPLIANCE WITH MODEL RULES

I, Abner Martinez, Registered Professional Engineer in the State of Texas (No. 65618), hereby certify that the water and sewer services (septic tank & drain field) for this subdivision were designed in accordance with the requirements of the City of Eagle Pass, Texas; that these services will be connected to the public water and sewer (septic tank & drain field) utilities. That these services will be operated and maintained by the City of Eagle Pass, all shown on the drawings presented to, and approved by, the City of Eagle Pass, Texas. These water and sewer (septic tank & drain field) designs are in compliance with the model Rules adopted under Section 16.343 of the Texas Water Code and will become operable at the time of construction on the various lots.

Abner Martinez
Registered Professional Engineer
Texas No. 65618

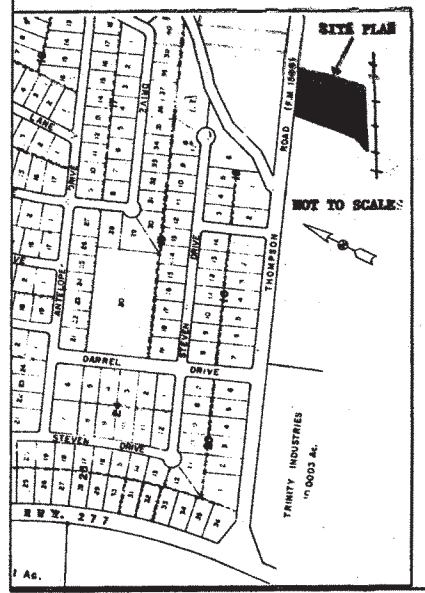


Sworn to and subscribed before me this 18 day of July, 2007.

Cecilia Garcia
NOTARY PUBLIC STATE OF TEXAS



LOCATION MAP



PLAT NOTES AND RESTRICTIONS:

- Buildings shall be set back as follows: from street right of way 15 feet. Zoning - 'I-1'
- No more than one single family detached dwelling per lot.
- All easements shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the utilities.
- No variances to the Maverick County Subdivision Rules, dated March 2003 will be requested.
- No variances to the City of Eagle Pass Subdivision Ordinance.
- All lot corners, angle points, points of curvature and points of tangency are marked with 1/2" iron rod unless shown otherwise.

NOTE: This subdivision plot is completely outside the city limits of Eagle Pass.

FLOOD PLAIN NOTE:

No portion of the property shown hereon is within Zone 'A', Special Flood Hazard Area as shown on Flood Hazard Boundary Community Map Panel No. 480471 0008 A, dated December 28, 1977 for Maverick County as published by the Federal Insurance Administration.

DESCRIPTION FOR ARTURO FLORES INDUSTRIAL PARK SUBDIVISION UNIT NO. 1

Being a 11.378 Acre Tract of land, lying and situated in Maverick County, Texas out of Survey 3, Abstract 1090, A. Bavery, Original Grantor, and being out of that certain parcel of land conveyed by deed from Arthur J. Hausman to Arturo Flores and Arturo F. Flores, dated March 30, 1964 and recorded in Volume 64, Page 57 of the Maverick County Deed Records; said 11.378 Acre Tract being more particularly described by metes and bounds as follows:

COMMENCING at northeast corner of a 13.45 Acre Tract conveyed from Arturo F. Flores and wife Martha H. Flores to C.V. Urranga by deed recorded in Volume 76, Page 219 of the Maverick County Deed Records; marked by steel post corner at southerly right of way line of the F.M. Highway 1588 (having 80.0' R.O.W.), thence along the southerly line of said F.M. Highway 1588, N72°23'00"E, 180.36 feet to the POINT OF BEGINNING:

THENCE continuing along said southerly line of said F.M. Highway 1588, N72°23'00"E, 454.94 feet to a fence post corner, for the northeast corner of this tract;

THENCE along existing fence, S19°56'20"E, 887.67 feet to a fence post corner, for the southeast corner of this tract;

THENCE along the northerly right of way line of the Southern Pacific Railroad, S40°22'00"W, 649.26 feet to a point on the center line of said railroad, and the PC of a curve having a delta angle of 41°23'00", radius of 421.05 feet, tangency of 120.07 feet, the radius point is located 75°49'34"W, 421.05 feet, and the PT is located N01°49'04"W, 232.01 feet;

THENCE along said centerline railroad spur, 235.05 feet to the PT of said curve;

THENCE continuing along the centerline of railroad spur, N17°48'39"W, 1,007.93 feet to the POINT OF BEGINNING.

STATE OF TEXAS XX
COUNTY OF MAVERICK XX

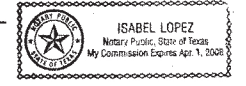
I, Francisco Gaytan, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of the Arturo Flores Industrial Park Subdivision Unit No. 1 was prepared from a survey of the property made on the ground by me or under my supervision on February 21, 2006.



Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

Sworn to and subscribed before me this 17th day of February, 2007.

Isabel Lopez
NOTARY PUBLIC STATE OF TEXAS



STATE OF TEXAS XX
COUNTY OF MAVERICK XX
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
We, INVEREX LLC, as owners of Arturo Flores Industrial Park Subdivision Unit No. 1 hereby dedicate to public use the street, park, and easements shown herein. We certify that we have complied with the requirements of Texas Local Government Code 232.832 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 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 standards.
- We attest that the matters asserted in this plat are true and complete.

Francisco Mondragon
Date 1/17/2007

STATE OF TEXAS XX
COUNTY OF MAVERICK XX
BEFORE ME, the undersigned notary public, on this day personally appeared, Francisco Mondragon, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declares that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 17th day of January, 2007.
IRMA L. MARTINEZ
Notary Public, State of Texas
My Commission Expires Nov. 10, 2010

CERTIFICATE OF PLAT APPROVAL
WE THE UNDERSIGNED CERTIFY that this Arturo Flores Industrial Park Subdivision Unit No. 1 was reviewed and approved by the Planning and Zoning Commission of the County of Maverick, Texas on 2/13/2007.

Ruben Montemayor
Maverick County Judge
Date 2/13/2007

Sworn to and subscribed before me this 13th day of February, 2007.
RUBEN MONTEMAYOR
Notary Public, State of Texas
My Commission Expires May 28, 2008

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL
WE THE UNDERSIGNED CERTIFY that this Arturo Flores Industrial Park Subdivision Unit No. 1 was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on 1/23/2007.

Chairman of the City of Eagle Pass
Planning and Zoning Commission
Date 1/23/2007

Sworn to and subscribed before me this 23rd day of January, 2007.
IRMA L. MARTINEZ
Notary Public, State of Texas
My Commission Expires Nov. 10, 2010

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL
WE THE UNDERSIGNED CERTIFY that this Arturo Flores Industrial Park Subdivision Unit No. 1 was reviewed and approved by the City Manager of the City of Eagle Pass on 1/23/2007.

City Manager of the City of Eagle Pass
Date 1/23/2007

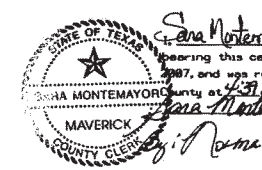
Sworn to and subscribed before me this 23rd day of January, 2007.
IRMA L. MARTINEZ
Notary Public, State of Texas
My Commission Expires Nov. 10, 2010

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115(b)(1)
WE THE UNDERSIGNED CERTIFY that this Arturo Flores Industrial Park Subdivision Unit No. 1 was reviewed and approved by the City Council of the City of Eagle Pass on 1/23/2007.

Mayor of the City of Eagle Pass
Date 1/23/2007

Sworn to and subscribed before me this 23rd day of January, 2007.
IRMA L. MARTINEZ
Notary Public, State of Texas
My Commission Expires Nov. 10, 2010

Sworn to and subscribed before me this 23rd day of January, 2007.
IRMA L. MARTINEZ
Notary Public, State of Texas
My Commission Expires Nov. 10, 2010



SARA MONTEMAYOR
COUNTY CLERK'S RECORDING CERTIFICATE
I, Sara Montemayor, COUNTY CLERK OF MAVERICK COUNTY, certify that the plat appearing this certificate was filed for record at 2:21 o'clock P.M. on Feb 16, 2007, and was recorded in Envelope 297, Side A in the Plat Records of Maverick County at 2:21 o'clock P.M. on Feb 16, 2007.

SARA MONTEMAYOR
Maverick County Clerk

SUBDIVISION PLAT
ARTURO FLORES INDUSTRIAL PARK
SUBDIVISION UNIT NO. 1

OWNER: INVEREX LLC	DATE: January 2007	DRAWN BY: Frank B.
SCALE: 1" = 100'	CHECKED BY: A. Martinez	

RICHARD N. LANE & ASSOCIATES
CONSULTING ENGINEERS
2006 ENCHO PARK DRIVE
EAGLE PASS, TX
775-8308