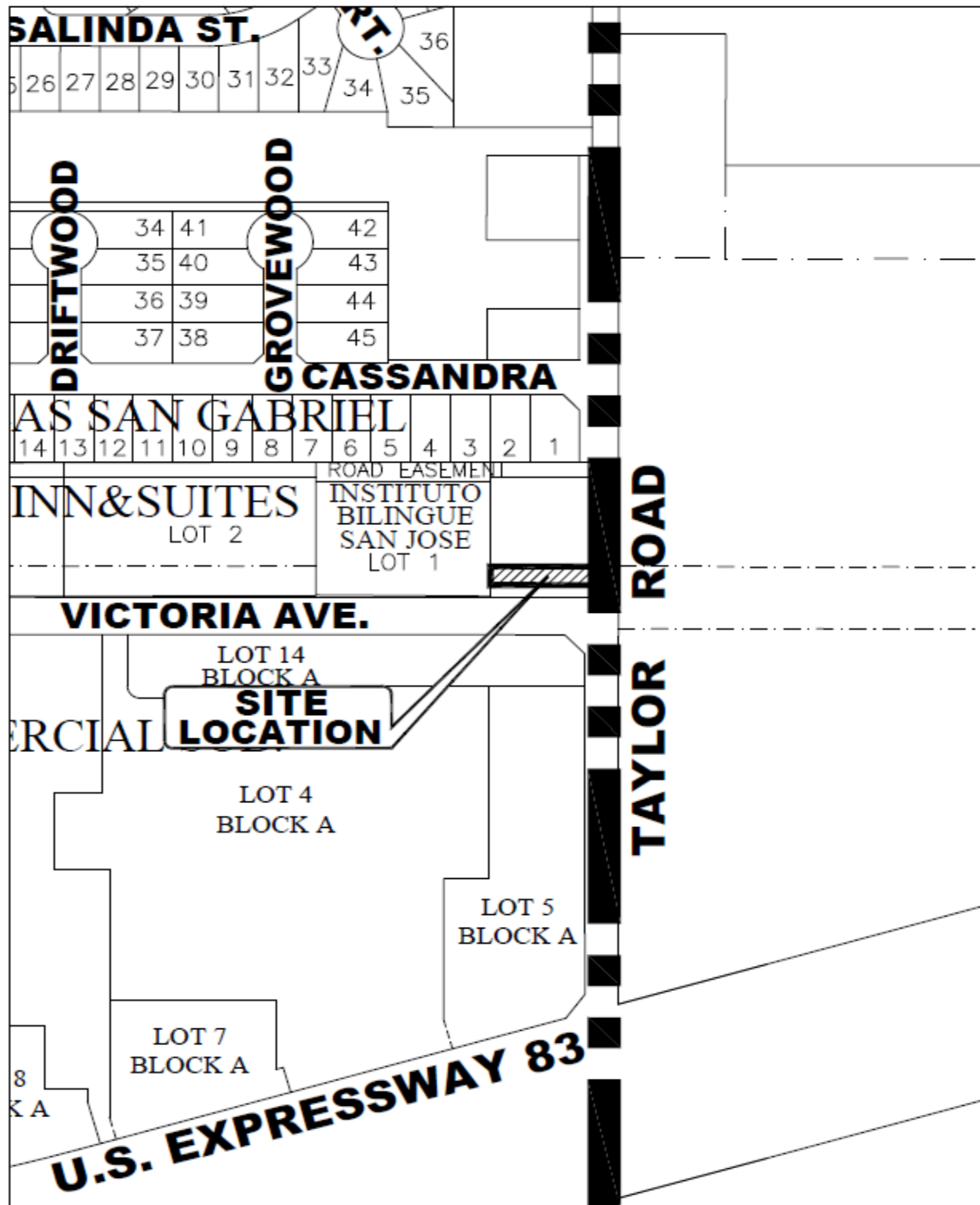


SITE LOCATION



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

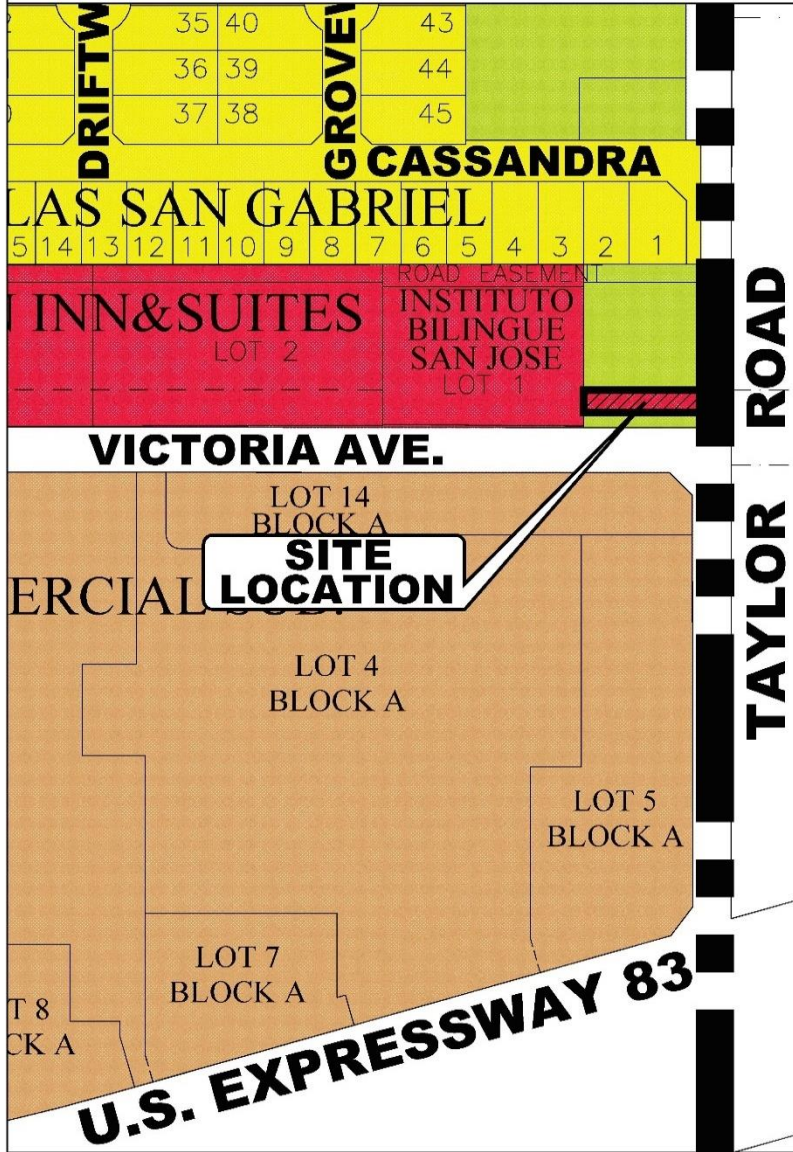
TEL: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

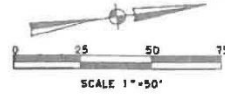
SITE PLAN

JOC-3332812

Item 13.

LAND TITLE SURVEY

Being a 0.102 of an acre tract of land situated in the City of Mission, Hidalgo County, Texas, out of a tract of land adjacent to Lot 176 and Lot 186, John H. Shary Subdivision, as recorded in Volume 1, Page 17, of the Map Records, Hidalgo County, Texas, and being the remainder of a called 0.125 of an acre tract of land, conveyed by Special Warranty Deed, from Ana Maria Torres to Jose Pablo Garza, as described in Document Number 2534915, dated July 15, 2014, recorded July 29, 2014, of the Official Records, Hidalgo County, Texas,

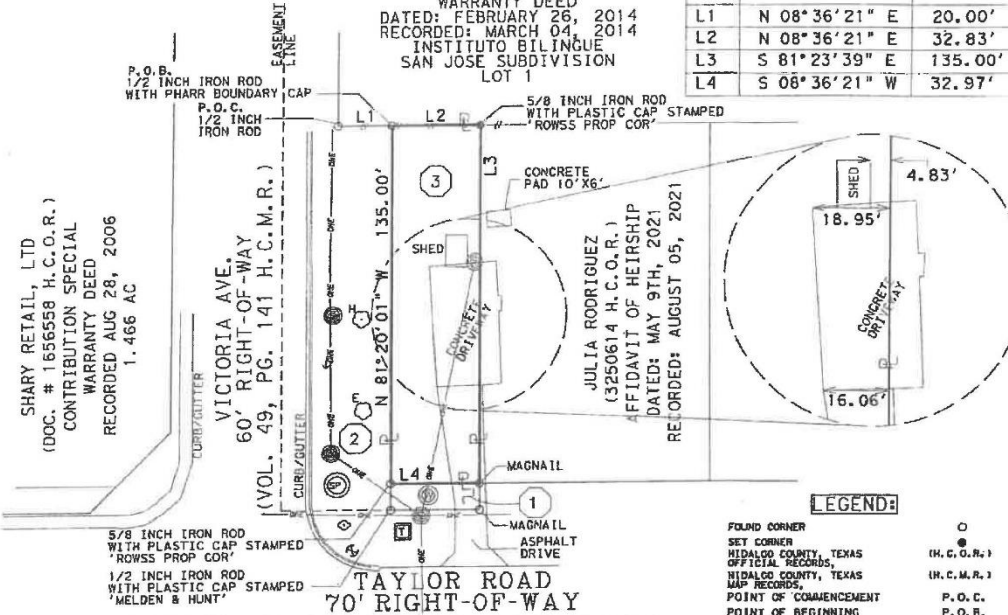


LOT 176
JOHN H. SHARY
SUBDIVISION
(VOL. 1, PG. 17 H.C.M.R.)

SJEP MANAGEMENT, LLC
(DOC. # 2014-249116 H.C.O.R.)
WARRANTY DEED
DATED: FEBRUARY 26, 2014
RECORDED: MARCH 04, 2014
INSTITUTO BILINGUE
SAN JOSE SUBDIVISION
LOT 1

LOT 186
JOHN H. SHARY
SUBDIVISION
(VOL. 1, PG. 17 H.C.M.R.)

LINE	BEARING	DISTANCE
L1	N 08° 36' 21" E	20.00'
L2	N 08° 36' 21" E	32.83'
L3	S 81° 23' 39" E	135.00'
L4	S 08° 36' 21" W	32.97'



①: CITY OF MISSION
(DOC. # 3131899 H.C.O.R.)
GENERAL WARRANTY DEED
DATED: JULY 10, 2020
RECORDED: JULY 21, 2020
330 SQ. FT.

②: UNITED IRRIG. ESMT.
(DOC. # 1421830 H.C.O.R.)

③: JOSE PABLO GARZA
(DOC. # 2534915 H.C.O.R.)
SPECIAL WARRANTY DEED
DATED: JULY 15, 2014
RECORDED: JULY 29, 2014
0.125 AC.

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A LAND TITLE SURVEY.

JUAN E. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4011
08/30/2022

TITLE AGENT:
COAHUILTECA LAND TITLE
INSURANCE COMPANY
OF-177870
EFFECTIVE DATE: MARCH 2, 2022
ISSUED DATE: MARCH 16, 2022
SCHEDULE B:
A. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF UNITED IRRIGATION DISTRICT.
B. ROADS, EASEMENTS AND RESERVATIONS AS SHOWN ON THE MAP AND DEDICATION OF JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
C. RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY, AS SHOWN BY INSTRUMENT DATED JANUARY 22, 1960, RECORDED IN VOLUME 970, PAGE 213, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
D. RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY, AS SHOWN IN INSTRUMENT DATED FEBRUARY 26, 1960, RECORDED IN VOLUME 970, PAGE 109, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

- LEGEND:
- FOUND CORNER
 - SET CORNER
 - HIDALGO COUNTY, TEXAS OFFICIAL RECORDS
 - HIDALGO COUNTY, TEXAS MAP RECORDS
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - OVERHEAD ELECTRIC LINE
 - WOODEN FENCE
 - SANITARY SEWER MANHOLE
 - POWER POLE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION STAND PIPE
 - HACKBERRY TREE (30 INCHES)
 - EVERGREEN TREE (30 INCHES)

NOTES:
1. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
3. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.



ROW SURVEYING SERVICES, LLC.
900 E. STERNWAY RD., SUITE 113
DALLAS, TEXAS 75217
TEL: 1800 352-3739

PICTURES



PICTURES



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
707603	S2979-00-00A-0014-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707593	S2979-00-00A-0004-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707594	S2979-00-00A-0005-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
727429	S2950-00-000-0186-58	BEST ASSETS LLC	PO BOX 1809	MCALLEN	TX	78505-1809
280987	S2950-00-000-0186-35	RODRIGUEZ JULIA	300 S TAYLOR	MISSION	TX	78572-1104
280988	S2950-00-000-0186-36	RAY JACK W & CARLOS J	210 S TAYLOR RD	MISSION	TX	78572-1103
897865	I4060-00-000-0001-00	SJEP MANAGEMENT LLC	2519 VICTORIA AVE	MISSION	TX	78572-6491
898482	V3851-00-000-0001-00	SOTO ALEXANDER & AMPARO	2808 CASSANDRA ST	MISSION	TX	78572-6668
898484	V3851-00-000-0002-00	SOSA VICTOR EMMANUEL JARAMILLO	2806 CASSANDRA ST	MISSION	TX	78572-6668
898485	V3851-00-000-0003-00	IKAME LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
898486	V3851-00-000-0004-00	DIANA O MARTINEZ	2802 CASSANDRA ST	MISSION	TX	78572