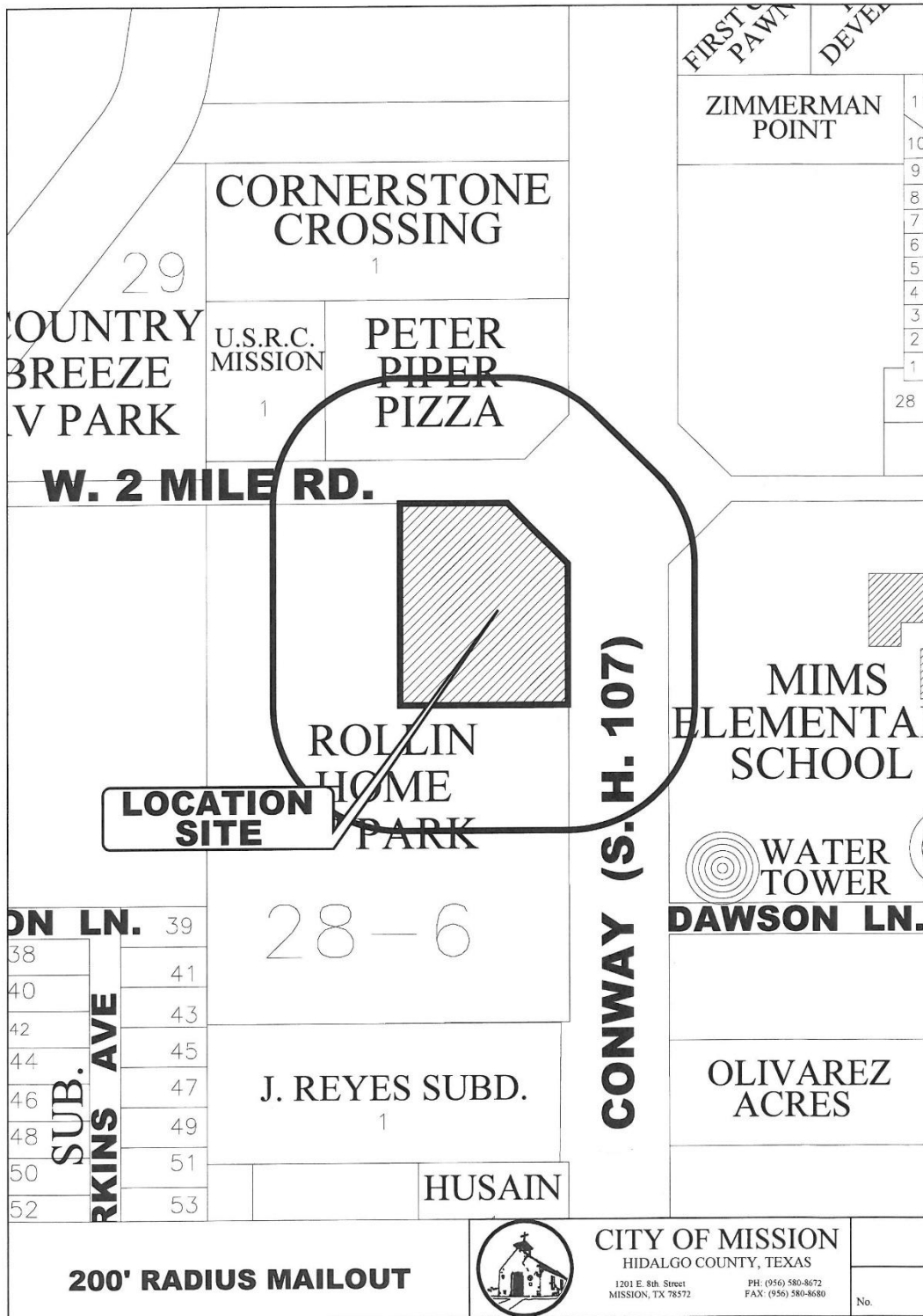
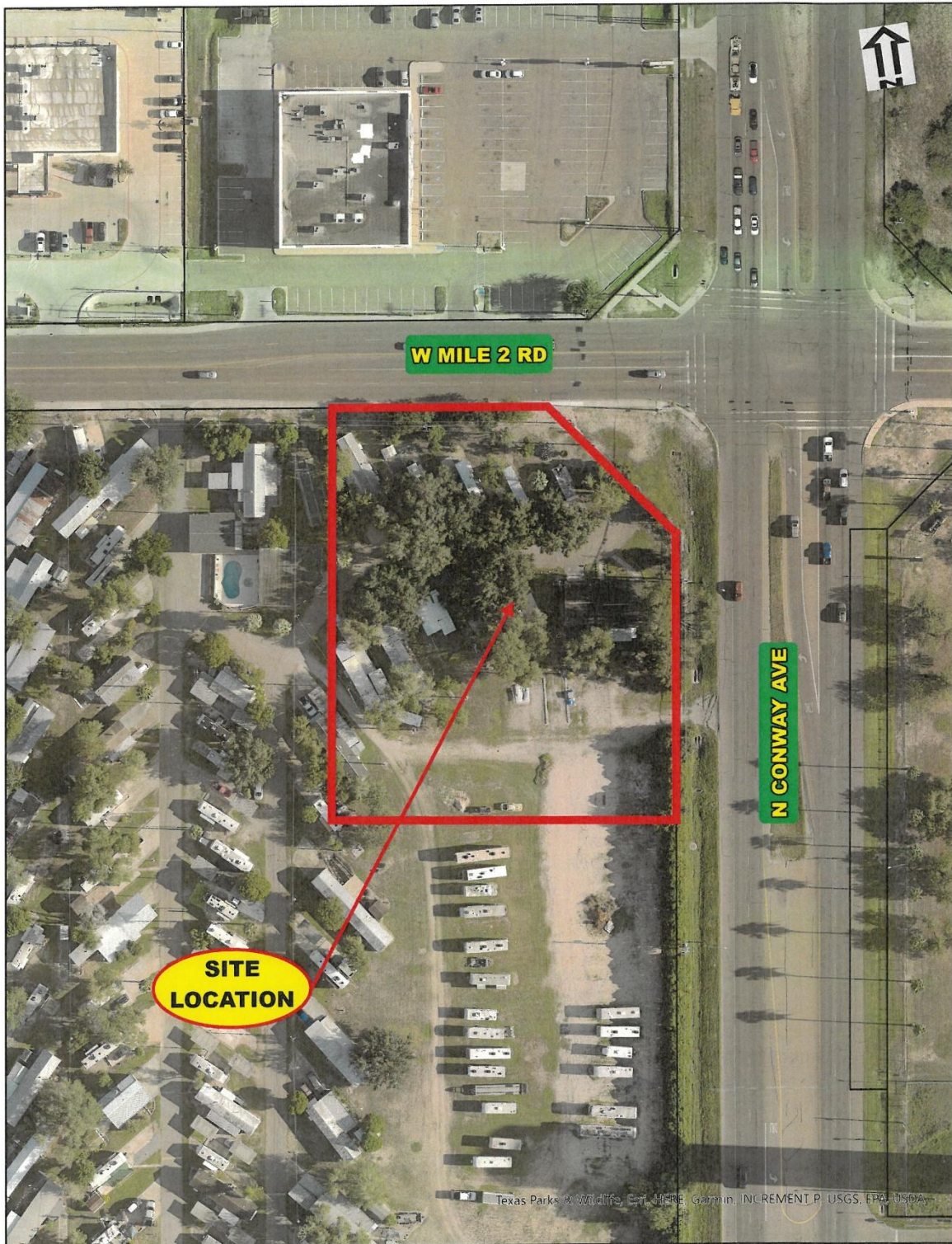


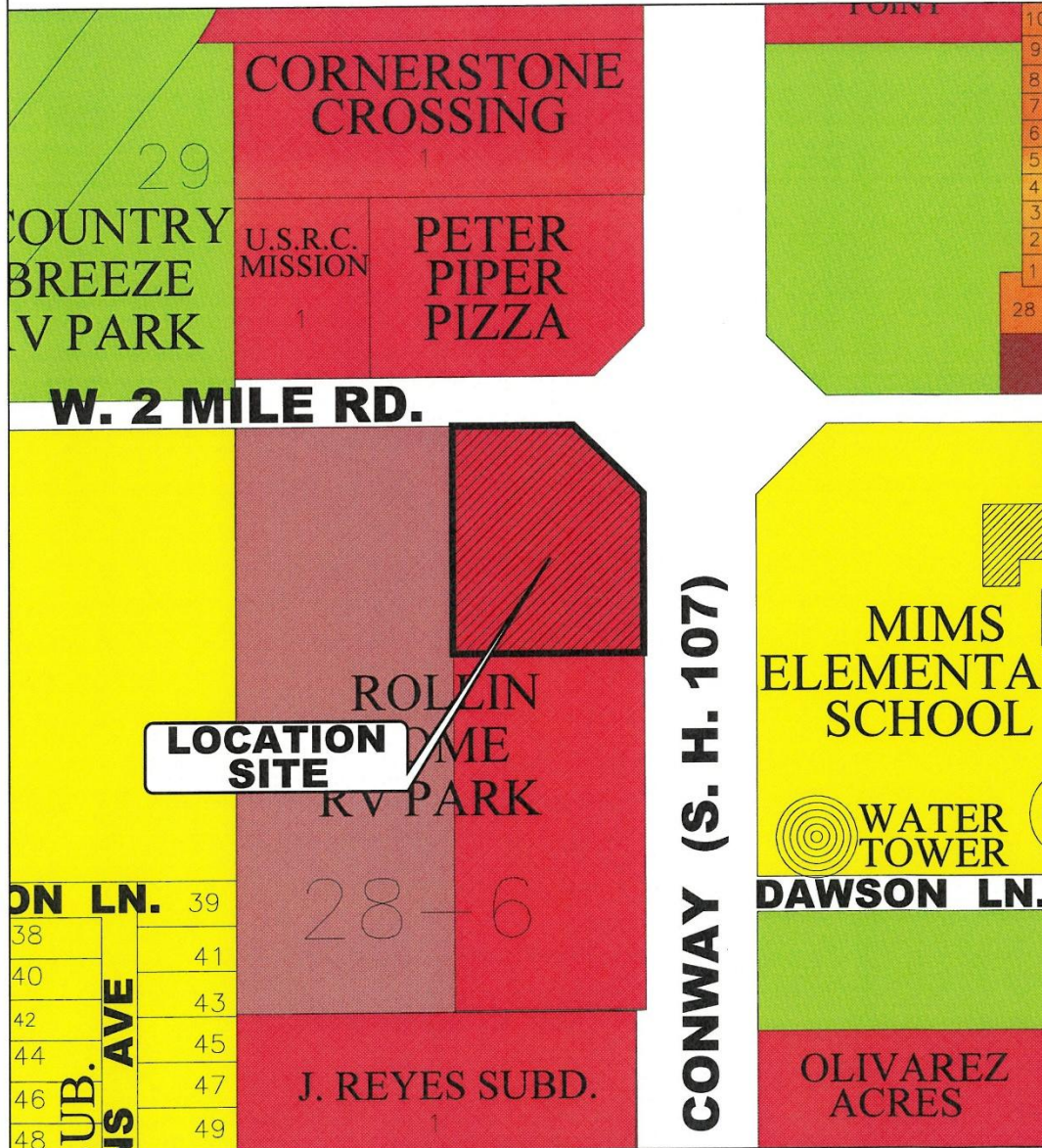
VICINITY MAP



ARIEL 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 MFCT'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

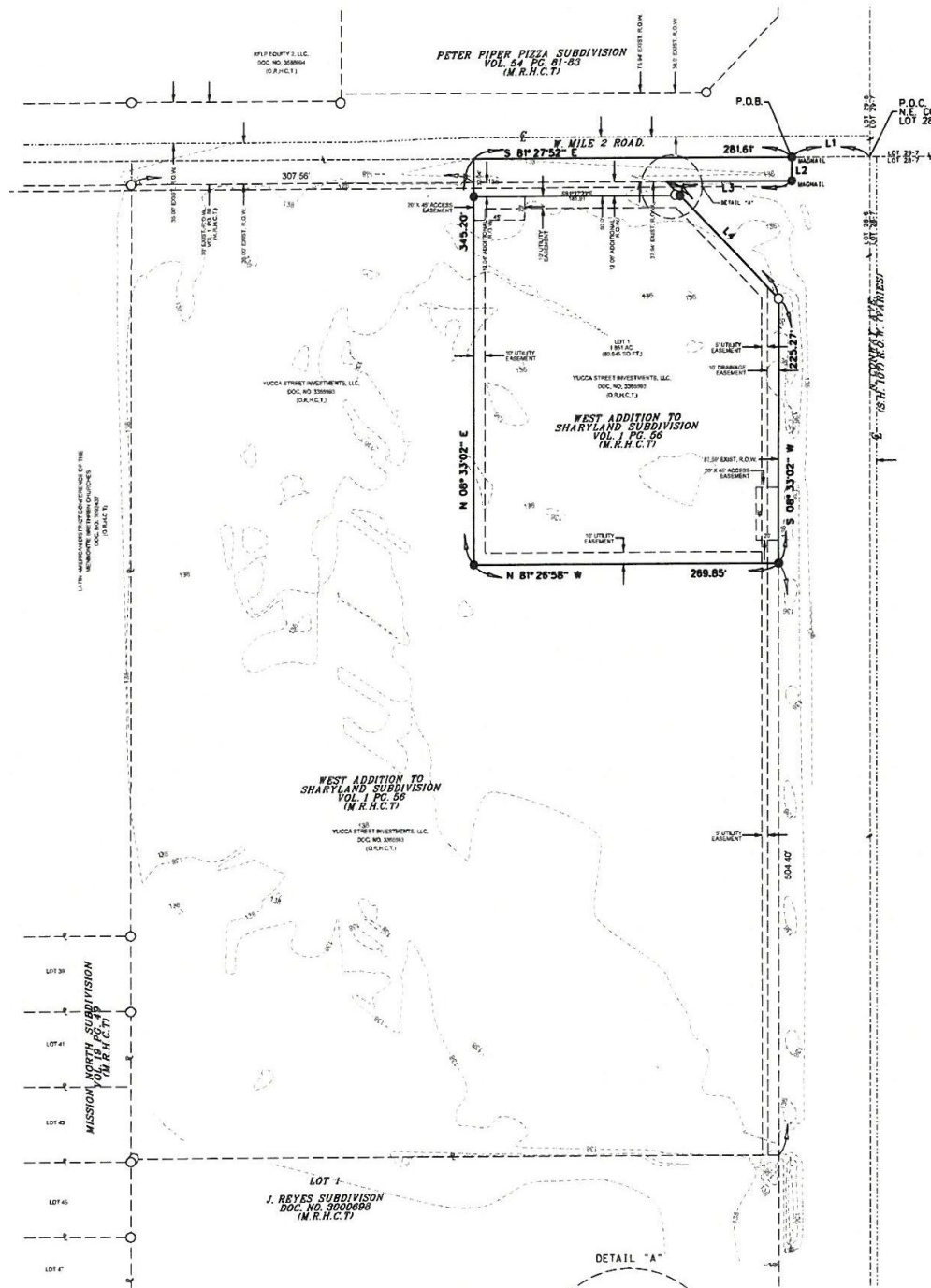
PICTURE FROM N. CONWAY AVENUE



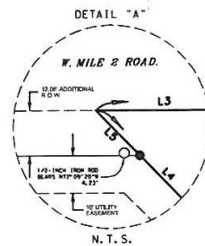
PICTURE FROM MILE 2 ROAD



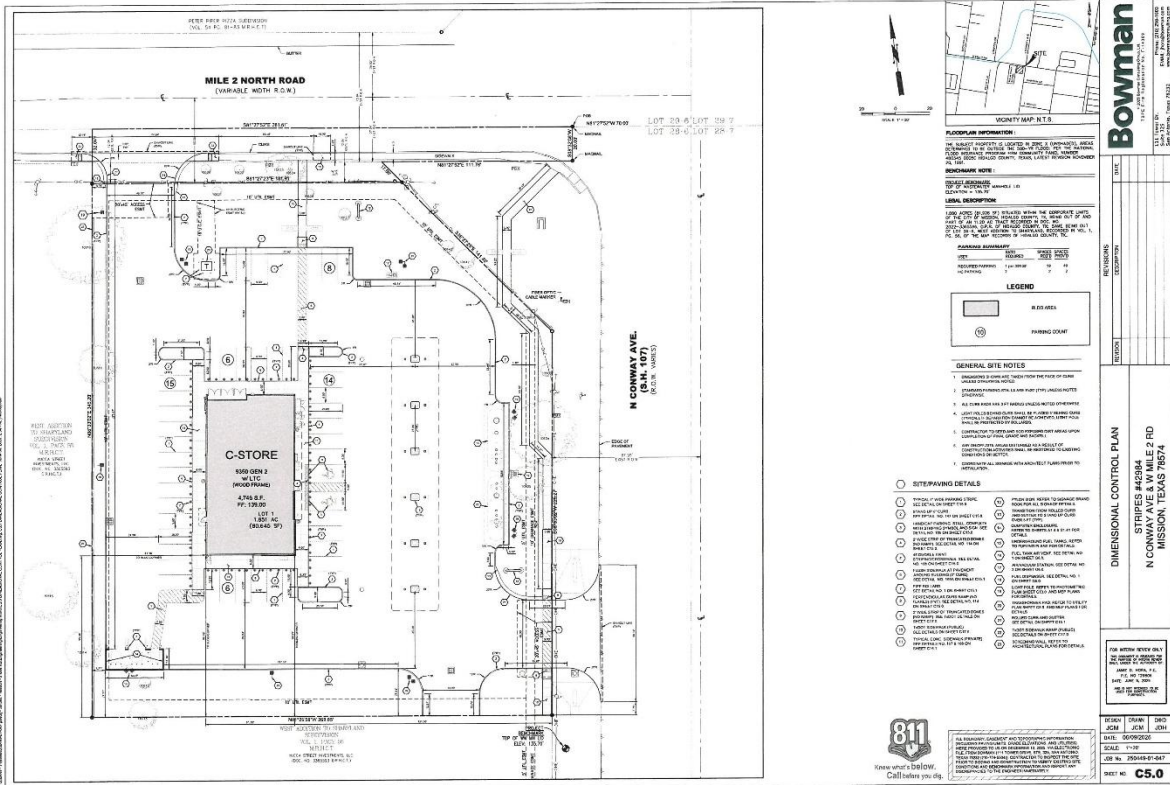
ATTACHMENTS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°27'52" W	70.00'
L2	S 08°32'08" W	20.00'
L3	N 81°27'52" W	111.76'
L4	S 36°27'25" E	141.40'
L5	S 36°27'25" E	17.06'



ATTACHMENTS



ATTACHMENTS

MILE 2 NORTH ROAD

N CONWAY ROAD
(STATE HIGHWAY 107)

C-STORE
WOOD LOT 1
4,740 S.F.
FF: 130.00

OUT OF 11.30 ACRE TRACT
TRACT 30.17
NADA STREET IMPROVEMENTS L&L
S&L 40, 200-00000
67X

LANDSCAPE NOTES

1. ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
2. CONTRACTOR SHALL HAVE ALL PLANT LINES LOCATED BEFORE PROCEEDING WITH LAYOUT. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
3. PRIOR TO ANY TREE REMOVAL, ALL TREES AND SHRUBS LARGER THAN 1" DBH IN ANY DIMENSION SHALL BE MEASURED AND SURVEYED. MEASUREMENTS SHALL BE 2" OF DBH AND THE SPREAD SHALL BE MEASURED BY THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL RECORD AND THE LAYOUT OF GRADES AT THE BE OF PROCEEDING BY THE OWNER.
5. ALL AREAS SURROUNDING THE PROPOSED IMPROVEMENTS SHALL BE PLANNED AND PLANTED AND MAINTAINED WITHIN A PERIOD OF 12 MONTHS OF THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREAS SURROUNDING THE PROJECT.
6. LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND DRIVE AREAS/PAVEMENTS.
7. DRIVE AREAS WITHIN LANDSCAPE BEDS SHALL BE WEEDED.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF THE EXISTING SITUATION FOR RECORD PRIOR TO THE LANDSCAPE ARCHITECT'S RECORD FOR APPROVAL PRIOR TO INSTALLATION.
9. PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE NATIONAL STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL BE EXCISED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
10. ALL PLANTING SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED FOR REPLACEMENT FOR ONE (1) GROWING YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	HT.	BD.
TREES							
●	AK	10	Hamamelis virginica	30"DB	27CA	7' Wk.	4-6
●	LB	11	Mulberry (Copa Milla Multi Trunk) / Lagerströmia indica / 'Sunder' / 'Nightingale'	42"DB	27CA	7' Wk.	4-6
SHRUBS							
○	LP	301	Travis Bays / Lagerströmia indica	7"DB	24"	30"	
○	AE	36	Hardy White Clematis / Clematis integrifolia / 'Princess Alice'	7"DB	24"	30"	
○	PR	128	Red Tia Prunella / Prunella x rosea	7"DB	24"	30"	
GROUND COVERS							
■	CT	300	16,360 S.F. Stonecrop / Sedum spectabile	12" DB			

LANDSCAPE REQUIREMENTS CALCULATIONS

ONE SHADE OR ORNAMENTAL TREE LOCATED IN THE FRONT YARD FOR EACH 30 FEET OF LOT WIDTH OR PORTION THEREOF, MEASURED ALONG THE FRONT LINE.

533 LF OF FRONTAGE / 30 LF = 17.7 = 18 TREES REQUIRED

18 TREES PROVIDED

IF THE NON-RESIDENTIAL PREMISES ADJACENTLY USED PROPERTIES, THE NON-RESIDENTIAL PREMISES MUST HAVE AN OPPOSE SCREEN AT LEAST 10 FT. IN HEIGHT LOCATED ALONG THE ADJUTING LOT LINE. IF

PLANTING PLAN
STREETS #208A
N CONWAY AVE & W MILE 2 RD
MISSION, TEXAS 78574

DATE: 12/20/2017
DRAWN BY: J. L. L. 01

ATTACHMENTS

The diagram is a detailed architectural floor plan of a retail store. It shows various departments such as 'NEW RESTROOM', 'BEER RESTROOM', 'WINE RESTROOM', 'SALES', 'MERCHANDISE', 'BATHS', 'COOLER VAULT', 'ELECTRICAL', and 'WANG'S OFFICE'. The plan includes numerous room numbers, dimensions, and furniture layouts like shelving units, counters, and seating areas. A north arrow is located near the bottom left of the plan.

APPROVED:
YES ☒ | NO ☐

42984 - 1057550 - MISSION, TX - 9350-LTC

MERCHANDISE GONDOLA SECTIONS	HEIGHT	QTY
T UNIT	65"	22
PND CAP	60"	2
FINDCAP FND CAP	54"	3
WINE FIXTURE	54"	2
LWD WALL	35"	0
HIGH WALL	72"	0
TOTAL SALES SECTIONS		27

MERCHANDISE EQUIPMENT	QTY
VAULT DOORS	11
BEER COFF DOORS	4
LOW TEMP DOORS	1
SUMPER	6 BARRELS
POSTAGE	26 FLAVORS
ROLLER SHELL	2 SELF SERVE
SARDONICH CASE	12 IF
BATTERY CASE	1 END CAP
NIGHTLY TV CASE	1 END CAP
ICE MERCHANDISER	NO: 1 / EXT: 2

BACK OF HOUSE STORAGE	LT
DRY SHELVS	3F
COOLERS STORAGE	16
FREEZER STORAGE	17
OVERHEAD STORAGE	4F

OCCUPANCY	2,300 SF / 70' = 77 PEOPLE
MERCHANDISE	65 SF / 1' = 100 PEOPLE
QUEUING	171 SF / 13' = 12 PEOPLE
SEATING	289 SF / 20' = 2 PEOPLE
KITCHEN	211 SF / 6' = 4 PEOPLE
SALES	12,270 SF / 200' = 6 PEOPLE
BACKROOM/UTILITY VAULT	55 SF / 200' = 1 PEOPLE
OFFICE	402 SF / 25A' = 0 PEOPLE
RESTROOM	TOTAL 100 PEOPLE
OCCUPANCY LOAD (+40%) = 100	
TRAILER DISTANCE 0-200' = 80'	
COMMON PATH OF TRAVEL (-75) = 16'	
RESTROOM REQUIREMENT = 2	
EXITS REQUIRED = 2	

WALL TYPE (LEADING)
EXTERIOR WALL
NEW WALL FULL HEIGHT
NEW WALL PARTIAL HEIGHT
NEW COOLER WALL
NEW COLUMN

SPECIFICS
APPROVAL DATE: 2/15/2021
7-11 STORE MANAGER: SPRIYADARGUNI
BEST PROTOTYPE: 9305-LTC
PROTOTYPING RELEASE: 2021-03-04 DATED DATE: 9-24-2025
SHELL CONSTRUCTION OTHER: WOOD FRAMES
BUILDING SIZE: 6768 SF
GAS RS BEER ES WINE ES LIQUOR ES

DRAWN BY
LAYOUT 2

MAILOUT LIST

PROP_ID	name_1	addrDelive	addrCity	addrState	addrZip
317183	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
721820	DOWNSTREAM PARTNERS LP	4445 N MESA ST STE 100	EL PASO	TX	79902-1109
123498	KFLP EQUITY 2 LLC	PO BOX 2796	MCALLEN	TX	78502
499092	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
317196	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399