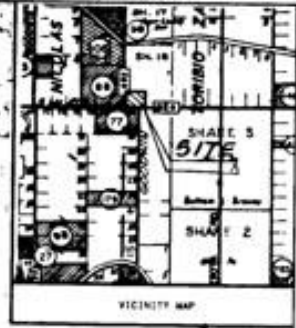




- NOTES:**
1. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
F.M. ROAD 8492 - 40.0 FEET  
F.M. ROAD 8124 - 40.0 FEET  
SIDE - 10.0 FEET  
REAR - 40.0 FEET
  2. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0486 C, REVISED NOVEMBER 18, 1982.
  3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12 INCHES ABOVE CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF LOT ON P.M. 8452.
  4. NO SIDEWALK REQUIRED ON THIS PROPERTY.
  5. STORM WATER DETENTION OF 0.25 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
  6. NO BUILDING PERMITTED OVER ANY EASEMENT.
  7. BENCH MARK - TOP OF WASTE INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF FM 822 & FM 1924 - ELEVATION 178.07
  8. FIRE LANE EASEMENT MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE.



Recorded in Volume **30** Page **298**  
County, Texas  
Jelden and Hunt, Inc.  
County Surveyors

# **M A P** OF **GOLDEN ANGEL SUB'D.**

**MISSION, TEXAS.**  
BEING A SUBDIVISION OF 5.0 AC. TRACT  
OF LAND OUT OF SHARE 16  
PORCION 49  
**HIDALGO COUNTY, TEXAS.**  
RECORDED IN VOL. 5, PG. 17 M/R.

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This 2nd day of May 1995  
JOSE LOY PULIDO, County Clerk  
Hidalgo County, Texas  
By *[Signature]* Deputy

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, STEPHEN SPORN, A REGISTERED PROFESSIONAL  
ENGINEER IN THE STATE OF TEXAS, HEREBY  
CERTIFY THAT PROPER ENGINEERING CONSIDERATION  
HAS BEEN GIVEN TO THIS PLAN. 4-20-95

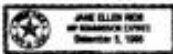
PREPARED BY:  
FABIAN, NELSON & MEDINA, INC.  
320 N. 15TH STREET, WULLEN, TEXAS  
SCALE: 1" = 100' DATE: 03-15-95

STATE OF TEXAS  
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED AS THE "GOLDEN ANGEL SUB'D." SUBDIVISION TO THE CITY OF MISSION, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL RIGHTS & EASEMENTS WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MISSION. ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAN HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MISSION.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 21st DAY OF March, 1995.



*[Signature]*  
NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHIEFMAN, PLANNING COMMISSION

*[Signature]*  
PLUTIO C. MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
WULLEN, TEXAS



*[Signature]*  
MAYOR, CITY OF MISSION

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

THIS PLAN IS HEREBY APPROVED BY THE IRRIGATION DISTRICT NO. 6 OF HIDALGO COUNTY, SUBJECT TO THE CONDITION THAT IF THE IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

*[Signature]*  
SECRETARY

*[Signature]*  
PRESIDENT

APPROVED FOR RECORDING  
HIDALGO CO. PLANNING DEPT.  
BY: *[Signature]*  
DATE: 4/27/95





August 15, 2025

City of Mission  
Mike Perez, City Manager  
Xavier Cervantes, Director of Planning  
1201 E. 8<sup>th</sup> Street  
Mission, Texas. 78572

Gentlemen and Distinguished Council,

Please accept this letter as our request that the City of Mission annex our property, located at:

Lot A, Golden Angel Subdivision, an addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 29B, Map Records, Hidalgo County, Texas.

This is commonly known as : Northeast corner of Mile 3 (FM 1924) and Doffing Roads  
It is currently 'in the county'. We have attached the tax card with the particulars.

We plan to develop, a new full-service supermarket at the location. We have owned the property for some time-and now feel the area has matured in population and growth and can now support a food project such as ours.

We have served the Rio Grande Valley for decades, and now with new generations leading the business day to day, expansion is on our mind and look forward to serving Mission with this new location. We plan to begin working immediately....and have enjoyed the assistance of Mission Economic Development and the Planning Department.

Respectfully submitted,

Felix Chavez Jr.  
FE-MA Enterprises, Inc.  
Dba Junior's Supermarkets  
6503 S. Cage Boulevard  
Pharr, Texas 78577

Maria Chavez  
FE-MA Enterprises, Inc.  
Dba Junior's Supermarkets  
6503 S. Cage Boulevard  
Pharr, Texas 78577



## **ANNEXATION SERVICE AGREEMENT**

Pursuant to the provisions of V. T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of Lot A, Golden Angel Subdivision, located at the Northeast corner of Mile 3 (FM 1924) and Doffing Roads, the owner of the land in the area and the City of Mission ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

A. Services to be provided on the effective date of annexation unless otherwise specified.

1. Police Protection

Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.

2. Fire Protection

Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.

3. Emergency Medical Services

Emergency medical services will be provided on the effective day of annexation.

4. Environmental Health and Code Compliance

Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation

5. Solid Waste Collection

Pick-up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Mission.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.

6. Operation and Maintenance of Public Water and Wastewater Facilities

Routine maintenance of existing water and wastewater facilities owned by the City of Mission will continue on the effective day of annexation. The property is not within Mission's Certificate of Convenience and Necessity (CCN) for water and wastewater.

7. Operation and Maintenance of Public Roads and Streets

Routine maintenance of public roads and streets will begin on the effective date of annexation.

- B. If the city fails to zone the property as General Business ("C-3") District after the rezoning public hearings are held, the city agrees to de-annex the property within three (3) months after the rezoning process is completed.

**SIGNED** this \_\_\_\_ day of \_\_\_\_\_, 2025

CITY OF MISSION

By: \_\_\_\_\_  
Mike Perez, City Manager

OWNER OF THE PROPERTY DESCRIBED ABOVE

By:   
Felix Chavez, Jr.