

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1076552300062, EFFECTIVE DATE: MARCH 19, 2023 AT 8:00 A.M. AND ISSUED DATE: MARCH 31, 2023, AT 8:00 A.M.

TITLE DESCRIPTION

PIKE-SNEAD ADDN LOTS 7-12 BLKS 2 & 5, ALL BLKS 3 & 4 AND GEORGIA ST & CASA BLANCA ST & ABND ALLEY W-BLKS 3 & 4; LOTS 6-10 BLK 8; LOTS 1-5 BLK 9 & ABND ALLEY W LOTS 1-5 BLK 9 AS RECORDED IN VOLUME 12, PAGE 17 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONTAINING APPROXIMATELY 6.95 AC OF LAND.

THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY CONTAINED IN THE TITLE INSURANCE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 19, 2023, OF NO. CH-7655-1076552300062-JL.

TITLE DESCRIPTION

A 6.95 ACRE (302,742 SQ. FT.) TRACT PIKE-SNEAD ADDN LOTS 7-12 BLKS 2 & 5, ALL BLKS 3 & 4 AND GEORGIA ST & CASA BLANCA ST & ABND ALLEY W-BLKS 3 & 4; LOTS 6-10 BLK 8; LOTS 1-13 BLK 9 & ABND ALLEY FOR LOTS 1-13 BLK 9 AS RECORDED IN VOLUME 12, PAGE 17 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.95 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 5/8" IRON ROD FOUND WITH YELLOW CAP FOR THE SOUTHWEST CORNER OF SAID 6.95 ACRE TRACT;
- THENCE NORTH 01 DEGREES 12 MINUTES 31 SECONDS WEST, A DISTANCE OF 279.38 FEET TO A 1/2" IRON ROD SET, FOR A CORNER OF SAID TRACT;
- THENCE NORTH 88 DEGREES 47 MINUTES 29 SECONDS EAST, A DISTANCE OF 310.00 FEET TO A 1/2" IRON ROD SET, FOR AN INTERIOR CORNER OF THIS TRACT;
- THENCE NORTH 01 DEGREES 12 MINUTES 31 SECONDS WEST, A DISTANCE OF 680.62 FEET TO A 1/2" IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE NORTH 88 DEGREES 47 MINUTES 29 SECONDS EAST, A DISTANCE OF 345.00 FEET TO A 1/2" IRON ROD SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE SOUTH 01 DEGREES 12 MINUTES 31 SECONDS EAST, A DISTANCE OF 960.00 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE SOUTH 88 DEGREES 47 MINUTES 29 SECONDS WEST, A DISTANCE OF 655.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.95 ACRES (302,742 SQUARE FEET) OF LAND, MORE OR LESS.

SCHEDULE B ITEMS

- 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
- 10a. ANY AND ALL CONDITIONS, COVENANTS RESTRICTIONS; AND EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER VOLUME 12, PAGE 17 OF THE PLAT RECORDS OF HIDALGO COUNTY, TEXAS, AFFECTS PROPERTY - UNABLE TO PLOT - EASEMENT BLANKET IN NATURE.
- 10c. JOINT EASEMENT AGREEMENT BETWEEN E. H. MCHERAN AND T. R. SNEAD, INDIVIDUALLY AND AS TRUSTEES, MORTGAGEES; AND VALLEY FEDERAL SAVINGS & LOAN ASSOCIATION AS MORTGAGEES; AND L. W. GEGENHEIMER, JR. AND WIFE, BETTY GEGENHEIMER, FILED APRIL 4, 1984 IN 19840061211 (VOLUME 1961, PAGE 816) OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AFFECTS PROPERTY - UNABLE TO PLOT - EASEMENT BLANKET IN NATURE.
- 10d. ALL OIL, GAS AND OTHER MINERALS HAVE BEEN HERETOFORE CONVEYED BY PRIOR GRANTOR'S AS SET FORTH IN MINERAL DEED DATED DECEMBER 30, 1958, AND RECORDED IN VOLUME 933, PAGE 60, DEED RECORDS. NON-SURVEY RELATED ITEM
- 10f. A NON-DRILLING AGREEMENT HAS BEEN EXECUTED BY THE HOLDER OF SAID MINERALS, UNDER TRACT 1, DATED AUGUST 23, 1960, AND RECORDED IN VOLUME 253, PAGE 373, OIL AND GAS RECORDS. NON-SURVEY RELATED ITEM
- 10g. ORDINANCE NO. 2021-43 ABANDONING 636.89 FEET OF ESPLANADA STREET ALSO BEING 50' RIGHT-OF-WAY LOCATED BETWEEN N. GEORGIA AVE. AND N. BORDER AVE. AND 250.00 FEET OF N. GEORGIA STREET FROM ESPLANADA STREET TO HUSACHE STREET, AS ORIGINALLY DEDICATED BY THE PIKE-SNEAD ADDITION RECORDED IN VOLUME 12, PAGE 17 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AFFECTS PROPERTY - AS SHOWN.
- 10h. UTILITY EASEMENTS RETAINED BY THE CITY OF WESLACO, RECORDED IN VOLUME 1828, PAGE 606, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AFFECTS PROPERTY - AS SHOWN.

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "C" AND ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 48034900058 WHICH BEARS AN EFFECTIVE DATE OF MARCH 4, 1980 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "C" MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.

ZONE "B" DENOTES AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. CH-7655-1076552300062-JL, EFFECTIVE DATE MARCH 19, 2023, ISSUE DATE MARCH 31, 2023 AND ALL SCHEDULE B EXCEPTION IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO WEST PIKE BOULEVARD AND WEST HUSACHE STREET, A DEDICATED TO PUBLIC STREET OR HIGHWAYS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
- NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- ALL IRON RODS SET ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP MARKED "ELIZONDO ASSOC #6386".
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY

ENCROACHMENT

NONE OBSERVED AT THE TIME OF SURVEY.

BASIS OF BEARINGS

BASIS OF BEARING SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM (4205), TEXAS SOUTH ZONE, NAD 83

LAND AREA

PID #260471: 325,583 SQ. FT. (7.4743 ACRES)
 PID #324522: 92,223 SQ. FT. (2.1171 ACRES)
 TOTAL AREA: 417,806 SQ. FT. (9.5914 ACRES)

PARKING INFORMATION

STANDARD PARKING SPACES: 10
 HANDICAP PARKING SPACES: 0
 TOTAL PARKING SPACES: 10

BUILDING AREA

BUILDING 1: 105,564 SQ.FT.

BUILDING HEIGHT

BUILDING 1: 23.7 FT.

LINE TABLE(M)

LINE #	BEARING	DISTANCE
L1	S81°02'30"W	20.18'

LEGEND

	PROPERTY LINE		UTILITY POLE
	ADJOINING PROPERTY LINE		LIGHT POLE
	CENTER LINE		ELECTRIC METER
	FLOOD LINE		SANITARY SEWER MANHOLE
	CHAIN LINK FENCE		STOP SIGN
	RAILROAD		GATE POST
	OVERHEAD UTILITY LINE		COVERED AREA
	MONUMENT FOUND		NO PARKING AREA
	DRAIN INLET		RECORDED CALL
	FIRE HYDRANT		MEASURED CALL
	GULLY ANCHOR		CONC.
			BUILDING HEIGHT LOCATION

ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	NO ZONING
PERMITTED USE	-	-	-
MINIMUM LOT AREA (SQ.FT.)	-	-	-
MINIMUM FRONTAGE	-	-	-
MINIMUM LOT WIDTH	-	-	-
MAX. BUILDING COVERAGE	-	-	-
MAX. BUILDING HEIGHT	-	-	-
MINIMUM SETBACKS	-	-	-
FRONT	-	-	-
SIDE	-	-	-
REAR	-	-	-
PARKING REQUIREMENTS :	-	-	-

NOTES : ZONING NOT PROVIDED AT THE TIME SURVEY WAS PERFORMED

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ALTA/NSPS SURVEY

715 WEST PIKE BOULEVARD
 WESLACO, TEXAS 78596
 HIDALGO COUNTY

FILE NAME: 715 W PIKE ST | JOB NO: 8303

SCALE: 1" = 60" | DATE: 04/17/2023 | SHEET NUMBER 1 OF 1

DRAWN BY: JN | CHECKED BY: ECE

SURVEYOR CERTIFICATION

TO: 1700 LLC, A DELAWARE LIMITED LIABILITY COMPANY; LIONEL WILLIAM GEGENHEIMER, JR., AND BETTY KEYNON GEGENHEIMER, (AS TO 20%), HALLIE KEYNON SCHROEDER, (AS TO 40%) AND LIONEL WILLIAM GEGENHEIMER, III, (AS TO 40%); FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 04/03/2023
 DATE OF PLAT OR MAP: 04/17/2023

PRELIMINARY

Enrique C. Elizondo,
 Registered Professional Land Surveyor
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