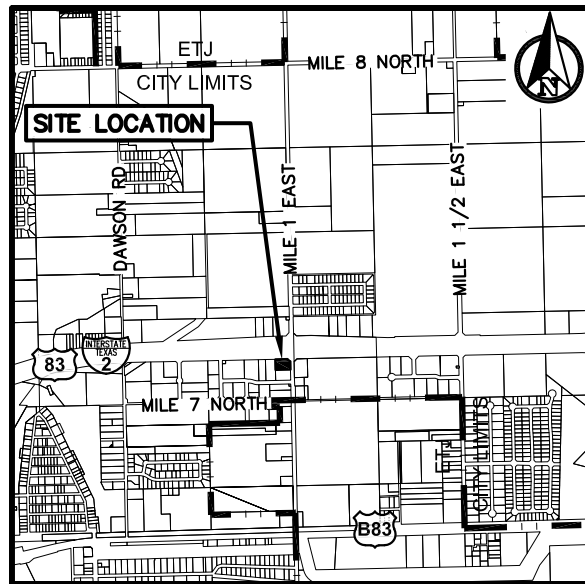
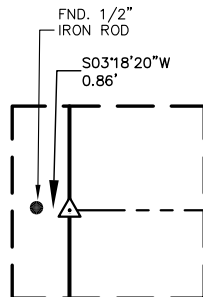


ALT/NSPS LAND TITLE SURVEY:

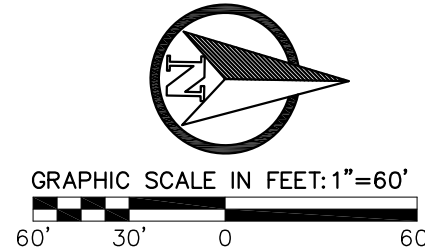
A 1.954 ACRE [85,108.49 SQ.FT.] GROSS (1.751 ACRE [76,256.67 SQ.FT.] NET) TRACT BEING OUT OF LOT 16, BLOCK 65, OF THE CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "P", PAGES 226-227, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.



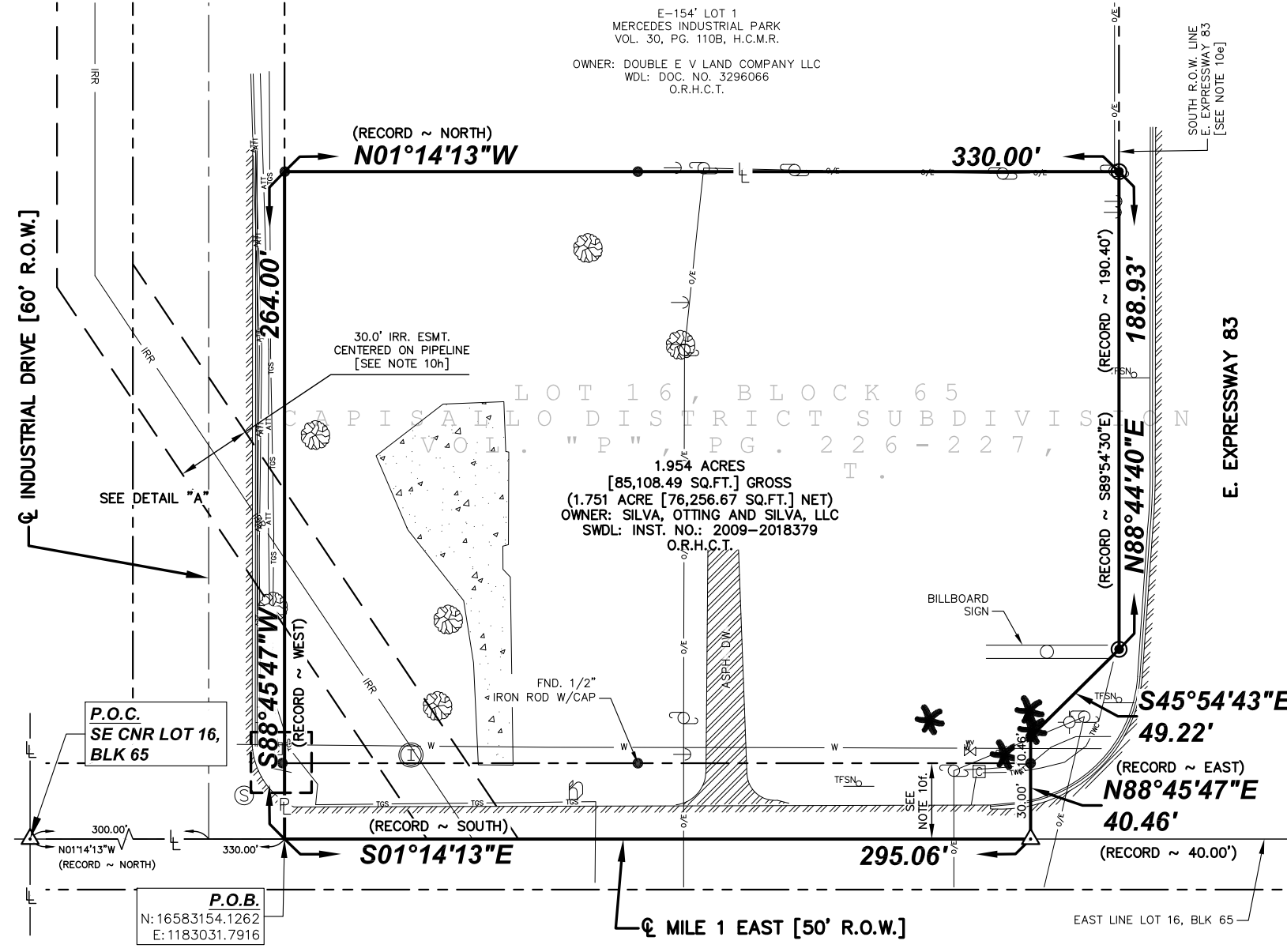
VICINITY MAP
1"=3,000'



DETAIL "A"
SCALE: 1"=5'



GRAPHIC SCALE IN FEET: 1"=60'
BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205



E-154' LOT 1
MERCEDES INDUSTRIAL PARK
VOL. 30, PG. 110B, H.C.M.R.
OWNER: DOUBLE E V LAND COMPANY LLC
WDL: DOC. NO. 3296066
O.R.H.C.T.

1.954 ACRES
[85,108.49 SQ.FT.] GROSS
(1.751 ACRE [76,256.67 SQ.FT.] NET)
OWNER: SILVA, OTTING AND SILVA, LLC
SWDL: INST. NO.: 2009-2018379
O.R.H.C.T.

- NOTES:**
- TABLE A-2: ADDRESS - 330 MILE 1 EAST, MERCEDES, TX 78570
 - TABLE A-3: SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS 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", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803440001B, DATED 07/16/1979. [NO ADDITIONAL FLOOD ZONE RESEARCH HAS BEEN DONE. THERE MAY BE LOMR OR LOMC THAT AFFECT THIS PROPERTY. CARRIZALES LAND SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.]
 - TABLE A-6(A): NO ZONING REPORT WAS PREPARED FOR THIS SURVEY. ZONING INFORMATION AS PER CITY OF MERCEDES ORDINANCE #26; ZONING CLASSIFICATION - CLASS "B" BUSINESS DISTRICT BUILDING HEIGHT RESTRICTIONS - 75.00' [MAX. HEIGHT] AREA REGULATIONS:
 - FRONT YARD: WHERE ALL THE FRONTAGE ON ONE SIDE OF THE STREET FOR A BLOCK IS LOCATED IN THE CLASS "B" BUSINESS DISTRICT NO FRONT YARD SHALL BE REQUIRED, BUT IF PART OF SAME AREA IS IN A MORE RESTRICTED USE DISTRICT, THEN THE MORE RESTRICTED DISTRICT REGULATIONS SHALL APPLY.
 - SIDE YARD: A MINIMUM TEN-FOOT (10') SIDE YARD SETBACK SHALL BE IMPOSED ON ALL CORNER SIDE YARDS OF ALL "CORNER LOT" PROPERTIES IN ALL ZONING DISTRICTS [ORDINANCE NO. 2020-16]
 - REAR YARD: NO REAR YARD SHALL BE REQUIRED FOR COMMERCIAL USE, BUT FOR RESIDENTIAL OR APARTMENT USE, THERE SHALL BE A REAR YARD EQUAL TO 20% OF THE LOT DEPTH.
 - LOT AREA: FOR EXCLUSIVELY RESIDENTIAL OR APARTMENT USE THE MINIMUM LOT AREA SHALL BE 7,000 SQ. FT. FOR HOTEL USE OR RENTING ROOMS OVER STORES WITH OR WITHOUT COOKING PRIVILEGES OR BUSINESS USE THERE ARE NO AREA RESTRICTION.
 - WIDTH OF THE LOT: THE MINIMUM WIDTH OF THE LOT FOR RESIDENTIAL OR APARTMENT USE SHALL BE 50 FT., FOR COMMERCIAL BUILDING USE THERE IS NO LOT WIDTH RESTRICTION.
 - PARKING REGULATIONS: ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT, EXCEPT THAT FOR EFFICIENCY APARTMENTS ONLY 3/4 OF A PARKING SPACE SHALL BE PROVIDED FOR EACH APARTMENT. ANY BUSINESS BUILDINGS SHALL PROVIDE OFF-STREET FACILITIES FOR THE LOADING AND UNLOADING OF MERCHANDISE AND GOODS WITHIN BUILDING OR ADJACENT TO A PUBLIC ALLEY TO FACILITATE MOVEMENT OF TRAFFIC ON THE STREETS.
 - TABLE A-11: ALL UTILITIES PLOTTED HEREON ARE BASED ON FIELD MARKINGS FROM USIC RESPONSE TO TEXAS 811 TICKET NUMBER 2251756426 AND CITY OF MERCEDES'S RESPONSE TO PERMIT NO. 1112729. NO SUBSURFACE UTILITY ENGINEERING WAS PERFORMED, THEREFORE LOCATIONS AND DEPTHS ARE APPROXIMATE. ONLY UTILITIES FOR WHICH INFORMATION WAS AVAILABLE ARE SHOWN. DEVELOPER SHALL CALL THE TEXAS 811 NUMBER (1-800-344-8377) FOR VERIFICATION OF ALL UTILITY LOCATIONS BEFORE ANY CONSTRUCTION AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINE PRIOR TO EXCAVATION OPERATIONS.
 - TABLE A-13: ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
 - TABLE A-16: THERE WAS VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, AND VISIBLE EVIDENCE BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - TABLE A-17: THERE WAS VISIBLE EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES, OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT GF NO.: 941486 AS ISSUED BY TITLE RESOURCES GUARANTY COMPANY.
- THE FOLLOWING EXCEPTIONS LISTED IN THE SCHEDULE "B" SECTION 10, OF SAID COMMITMENT AFFECT THE SUBJECT PROPERTY:
- RIGHT OF WAY EASEMENT DATED MARCH 28, 1962, RECORDED IN VOLUME 1031, PAGE 646, DEED RECORDS OF HIDALGO COUNTY TEXAS.
 - SUBJECT TO ANY PORTION OF THE LAND WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY AND THE RIGHTS OF THE PUBLIC THERETO.
 - SUBJECT TO ANY PORTION OF THE LAND DESCRIBED HEREIN LYING WITHIN CANAL RIGHT OF WAY.
 - EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.
 - EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION.
9. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

LEGEND			
	BOUNDARY LINE		SANITARY SEWER MANHOLE
	RIGHT OF WAY LINE		IRRIGATION STAND PIPE
	EASEMENT LINE		TREE
	LOT LINE		PALM TREE
	PROPERTY LINE		FOUND
	TIME WARNER CABLE LINE		POINT OF BEGINNING
	ATT LINE		RIGHT OF WAY
	TEXAS GAS SERVICE		SOUTHWEST
	OVERHEAD ELECTRIC LINE		CORNER
	IRRIGATION PIPELINE		VOLUME
	WATER LINE		PAGE
	EDGE OF ROADWAY PAVEMENT		INSTRUMENT
	CONCRETE CURB AND GUTTER		EASEMENT
	CONCRETE		DOCUMENT
	FOUND 1/2" IRON ROD W/CAP		ASPHALT
	FOUND 1/2" IRON PIPE OR AS NOTED		DRIVEWAY
	CALCULATED POINT		WARRANTY DEED W/VENDOR'S LIEN
	LIGHT POLE		SPECIAL WARRANTY DEED W/VENDOR'S LIEN
	POWER POLE		OFFICIAL RECORDS HIDALGO COUNTY TEXAS
	GUY WIRE		MAP RECORDS HIDALGO COUNTY TEXAS
	MAIL BOX		DEED RECORDS HIDALGO COUNTY TEXAS
	WATER METER		RECORD CALL
	CABLE BOX		CENTERLINE
	TRAFFIC SIGN		

LEGAL DESCRIPTION:
A 1.954 ACRE [85,108.49 SQ.FT.] TRACT OF LAND, BEING OUT OF LOT 16, BLOCK 65, OF THE CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "P", PAGES 226-227, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO SILVA, OTTING AND SILVA, LLC BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER: 2009-2018379, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.954 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 65; THENCE, NORTH 01°14'13" WEST (RECORD ~ NORTH) ALONG THE EAST LINE OF SAID LOT 16, BLOCK 65, A DISTANCE OF 330.00 FEET TO A CALCULATED POINT [N:16583154.1262, E:1183031.7916] ON THE EAST LINE OF SAID LOT 16, BLOCK 65, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

SOUTH 88 DEGREES 45 MINUTES 47 SECONDS WEST, (RECORD ~ WEST), AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT OF WAY LINE OF MILE 1 EAST ROAD, OF WHICH A HALF (1/2)-INCH IRON ROD FOUND BEARS SOUTH 03 DEGREES 18 MINUTES 20 SECONDS WEST, CONTINUING A TOTAL DISTANCE OF 264.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A CAP FOUND AT THE SOUTHEAST CORNER OF LOT 1, MERCEDES INDUSTRIAL PARK-AMENDED, RECORDED IN VOLUME 30, PAGE 110B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 01 DEGREES 14 MINUTES 13 SECONDS WEST (RECORD ~ NORTH), WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 330.00 FEET TO A HALF (1/2)-INCH IRON PIPE FOUND ON THE SOUTH RIGHT OF WAY LINE OF EXPRESSWAY 83, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 88 DEGREES 44 MINUTES 40 SECONDS EAST, (RECORD ~ SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST), WITH THE SOUTH RIGHT OF WAY LINE OF EXPRESSWAY 83, A DISTANCE OF 188.93 FEET (RECORD ~ 190.40 FEET) TO A HALF (1/2)-INCH IRON PIPE FOUND, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 45 DEGREES 54 MINUTES 43 SECONDS EAST (RECORD ~ SOUTH 44 DEGREES 40 MINUTES 30 SECONDS EAST), WITH THE SOUTH RIGHT OF WAY LINE OF EXPRESSWAY 83, A DISTANCE OF 49.22 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" FOUND, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 88 DEGREES 45 MINUTES 47 SECONDS EAST, (RECORD ~ EAST), AT A DISTANCE OF 10.46 FEET PASS A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID MILE 1 EAST ROAD, CONTINUING A TOTAL DISTANCE OF 40.46 FEET (RECORD ~ 40.00 FEET) TO A CALCULATED POINT ON THE EAST LINE OF SAID LOT 16, BLOCK 65, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 01 DEGREES 14 MINUTES 13 SECONDS EAST (RECORD ~ SOUTH), WITH THE EAST LINE OF SAID LOT 16, BLOCK 65, A DISTANCE OF 295.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1.954 ACRES [85,108.49 SQ.FT.] OF LAND, MORE OR LESS.

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM No: 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

TO: SILVA, OTTING AND SILVA, LLC, TITLE RESOURCES GUARANTY COMPANY, AND JGN ADVISORS LLC:
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, 8, 11, 13, 16, 17, AND 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON FEBRUARY 01, 2022.
DATE OF PLAT OR MAP: 7/21/2022
MANUEL CARRIZALES:
R.P.L.S. LICENSE No.: 6388

