

SESAME DRIVE SOUTH
(60.0' R.O.W.)

BLOCK 5
SESAME SQUARE SUBDIVISION
VOLUME 28, PAGE 9
MAP RECORDS CAMERON COUNTY TEXAS
ANGEL INTEREST, LP
VOL. 8798, PG. 313
DEED RECORDS CAMERON COUNTY, TEXAS

SESAME DRIVE EAST
(60.0' R.O.W.)

ED CAREY DRIVE
(100.0' R.O.W. - 89.9' B-B)

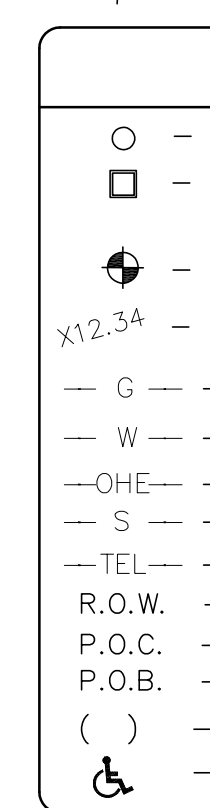
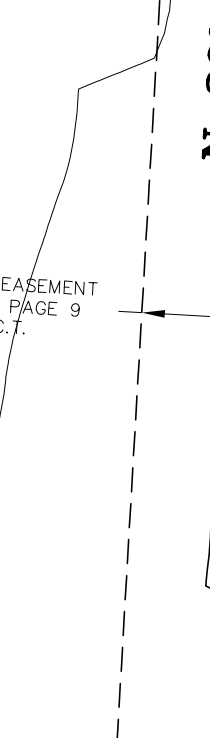
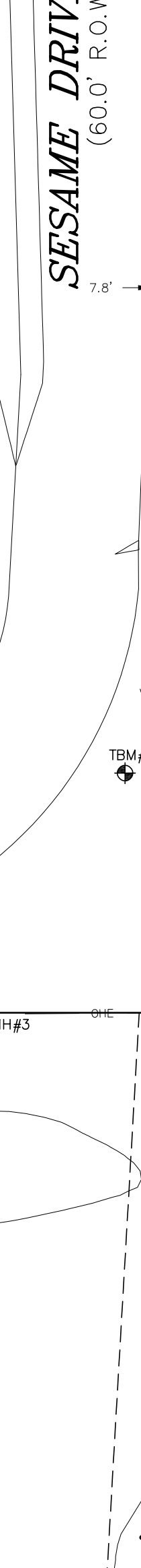
LOT 1
0.646 ACRE
PELICANS PEAK RE-SUBDIVISION
CABINET 1, SLOT 964A
MAP RECORDS CAMERON COUNTY TEXAS
RONALD S. YANG, RICHARD YANG AND AMERY YANG
VOL. 22269, PG. 16
OFFICIAL RECORDS CAMERON COUNTY, TEXAS
505 N. ED CAREY DRIVE
HARLINGEN, TEXAS 78550

LOT 2
0.584 ACRE
PELICANS PEAK RE-SUBDIVISION
CABINET 1, SLOT 964A
MAP RECORDS CAMERON COUNTY TEXAS
RONALD S. YANG, RICHARD YANG AND AMERY YANG
VOL. 22269, PG. 16
OFFICIAL RECORDS CAMERON COUNTY, TEXAS
505 N. ED CAREY DRIVE
HARLINGEN, TEXAS 78550

LOT 3
0.756 ACRE
S. FOSS JONES AND WIFE
REBECCA S. JONES
VOL. 13134, PG. 268
OFFICIAL RECORDS CAMERON COUNTY TEXAS

BLOCK 4
SESAME SQUARE SUBDIVISION
VOLUME 28, PAGE 9
MAP RECORDS CAMERON COUNTY TEXAS
SOUTH TEXAS SDI PROPERTIES, LLC
VOL. 14321, PG. 276
DEED RECORDS CAMERON COUNTY, TEXAS

P.O.B.
N.E. COR.
PELICAN'S PEAK
RE-SUBDIVISION
234.44'



- LEGEND**
- - FD 1/2" IRON ROD
 - - FD. 1/2 INCH IRON ROD IN CONC. W/ YELLOW CAP STAMPED "M&R"
 - ⊕ - TEMPORARY BENCH MARK
 - x12.34 - ELEVATION POINT
 - G - GAS LINE
 - W - WATER LINE
 - OHE - OVERHEAD POWER LINE
 - S - STORM SEWER LINE
 - TEL - UNDERGROUND TELEPHONE
 - R.O.W. - RIGHT-OF-WAY
 - P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - () - DEED OR MAP RECORDS
 - ♿ - HANDICAPPED PARKING SPACE
 - ⊙ - POST
 - - CONDUIT
 - - MANHOLE
 - ⊕ - POWER POLE
 - ⊕ - GUY WIRE
 - ⊕ - TEL. PEDESTAL
 - ⊕ - SIGN
 - ⊕ - WATER METER
 - ⊕ - GAS VALVE
 - ⊕ - WATER VALVE
 - ⊕ - FIRE HYDRANT
 - ⊕ - TREE
 - ⊕ - PALM TREE
 - ⊕ - PLANT / SHRUB

SMH#1
TOP - 41.35'
INV. - UNABLE TO OBTAIN

SMH#2
TOP - 41.39'
INV. - UNABLE TO OBTAIN

SMH#3
TOP - 40.64'
INV. - UNABLE TO OBTAIN

TBM#1
N: 16,585,962.03
E: 1,253,114.15
EL: 39.87'

TBM#2
N: 16,585,749.58
E: 1,253,263.01
EL: 41.05'

****NOTE:** SURVEYOR WAS UNABLE TO OBTAIN SANITARY MANHOLE INVERT ELEVATIONS DUE TO MANHOLE BEING FULL OF WATER.

BEARINGS ARE GRID NORTH, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD83(2007). VERTICAL DATUM IS NAVD88 (GEOID 12B) AS DETERMINED VIA GPS OBSERVATIONS.

ALTA/NSPS LAND TITLE SURVEY

METES AND BOUNDS

BEING A 1.23 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, BLOCK 1, PELICANS PEAK RE-SUBDIVISION, AN ADDITION TO THE CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 964-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 1.24 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH A YELLOW SURVEYOR'S CAP STAMPED "M&R" FOUND IN CONCRETE (HEREINAFTER REFERRED TO AS "FOUND IN CONCRETE"), AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF SAID PELICANS PEAK RE-SUBDIVISION, ON THE EXISTING WEST RIGHT-OF-WAY LINE OF ED CAREY DRIVE (100' RIGHT OF WAY), SAME BEING THE EAST LINE OF BLOCK 4, SESAME SQUARE SUBDIVISION, AS RECORDED IN VOLUME 28, PAGE 9, OF THE MAP RECORDS, CAMERON COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 30°17'21" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID ED CAREY DRIVE AND THE EAST LINE OF SAID PELICANS PEAK RE-SUBDIVISION, AT A DISTANCE OF 121.00 FEET PASS A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, CONTINUING A TOTAL DISTANCE OF 234.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, AND THE NORTHEAST CORNER OF THAT CERTAIN 0.756 ACRE TRACT OF LAND RECORDED IN VOLUME 13134, PAGE 268, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 63°00'39" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1, AT A DISTANCE OF 10.09 FEET PASS A 1/2" IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 227.47 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND THE NORTHWEST CORNER OF SAID JONES TRACT OF LAND, SAME BEING THE MOST WESTERLY EAST LINE OF SAID SESAME SQUARE SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 30°17'21" EAST, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 113.00 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 26°59'21" EAST, CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 120.80 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1, AND AN INTERIOR CORNER OF SAID SESAME SQUARE SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 63°00'39" EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 224.30 FEET PASS A 1/2" IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 234.44 FEET TO THE POINT OF BEGINNING; CONTAINING 1.23 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION

A 1.23 ACRE TRACT OF LAND OUT OF ALL OF LOTS 1 AND 2, BLOCK 1, PELICAN'S PEAK RE-SUBDIVISION, AN ADDITION TO THE CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 964-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FLOOD ZONE DESIGNATION

THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE AE" WHICH ARE "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS PER F.E.M.A.'S FLOOD INSURANCE RATE MAP 48061C0270F, COMMUNITY 485477, PANEL NO. 0270F, EFFECTIVE DATE: FEBRUARY 16, 2018.

FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

SURVEYOR'S CERTIFICATE

TO: VIA REAL ESTATE, LLC & STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2018.

DATE OF MAP: DECEMBER 7, 2018

R. Michael Wood 121718
R. MICHAEL WOOD, R.P.L.S.
STATE OF TEXAS REGISTRATION NO. 5974

SCHEDULE NOTES

STEWART TITLE GUARANTY COMPANY, FILE No. 18000220565, EFFECTIVE DATE OCTOBER 31, 2018. ISSUED DATE NOVEMBER 8, 2018 SCHEDULE B ITEMS:

ITEM 10(a) RIGHTS OF PARTIES IN POSSESSION.

ITEM 10(b) STATUTORY RIGHTS IN FAVOR OF HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.

ITEM 10(c) EASEMENTS IN FAVOR OF HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1.

ITEM 10(d) UTILITY EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION HEREIN REFERRED TO.

ITEM 10(e) ALL MATTERS AS SET OUT IN PLAT RECORDED IN VOLUME 1, PAGE 39B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

ITEM 10(f) 10' UTILITY EASEMENT AS SET OUT IN PLAT RECORDED IN CABINET 1, PAGE 964A, MAP RECORDS OF CAMERON COUNTY, TEXAS. (AS TO BOTH LOTS)

ITEM 10(g) ANY VISIBLE AND APPARENT ROADWAY OR EASEMENT OVER OR ACROSS SUBJECT PROPERTY, THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD.

ITEM 10(h) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGHT, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

GENERAL NOTES

1. THIS CERTIFICATION IS MADE TO THE NAMED CLIENTS IN THE SURVEYOR'S CERTIFICATE AND TO NO OTHER OWNER, FUTURE OWNER OR FUTURE LENDING INSTITUTION. THIS CERTIFICATION IS NOT TRANSFERABLE AND MAY NOT BE UTILIZED FOR ANY SPECIFIC FUTURE TRANSACTION OF THIS HEREIN NAMED REAL ESTATE.
2. MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF LA HARLINGEN ZONING ORDINANCE.
3. UNDERGROUND UTILITIES SHOWN WERE MARKED BY OTHERS.
4. LOT 1 = 0.646 GROSS ACRE; LOT 2 = 0.584 GROSS ACRE
5. EXISTING ZONING DESIGNATION: (GR) GENERAL RETAIL
6. PROPERTY LOCATED AT: 505 N. ED. CAREY DRIVE, HARLINGEN, TEXAS 78550
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
8. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. NO DELINEATION OF WETLANDS OBSERVED WHILE CONDUCTING THIS SURVEY.
10. THIS PROPERTY HAS DIRECT ACCESS TO ED CAREY DRIVE, AND SESAME DRIVE SOUTH AS PER LOT 1.
11. THIS PROPERTY IS ZONED GENERAL RETAIL (GR) AS PER THE CITY OF HARLINGEN ZONING MAP.

STATE OF TEXAS
R. MICHAEL WOOD
5974
LAND SURVEYOR

Southpoint
Surveying Company
22374 Briggs Coleman Rd., Harlingen, TX 78550
(956) 245-0444 TBPLS FIRM # 10194358

18073 ALTA SURVEY.DWG