

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **March 25, 2024**, at 5:00 PM, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Omar Quintanilla, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca

MPUB: Chairman Charles Amos, Vice-Chairman Ernest Williams

Staff: City Manager Roy Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Edgar Garcia, Finance Director Sergio Villasana

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PRESENTATION

NATIONAL WILDLIFE FEDERATION RECOGNITION

Staff was presented with the National Wildlife Federation Award.

PROCLAMATIONS

GREAT AMERICAN CLEANUP

Commissioner Victor "Seby" Haddad read and presented a proclamation for the Great American Cleanup.

MAYOR'S MONARCH PLEDGE

Commissioner Jose R. "Pepe" Cabeza de Vaca read and presented a proclamation for Mayor's Monarch Pledge.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD

Mayor Javier Villalobos called the meeting to order.

Chairman Charles Amos called the McAllen Public Utility meeting to order.

A) CONSIDERATION AND APPROVAL OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR 2022-2023.

Staff recommended acceptance and approval of the Comprehensive Annual Financial Report for Fiscal Year 2022-2023 as submitted and recommended by the Audit Committee.

Commissioner Joaquin Zamora moved to accept the report as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

Mayor Javier Villalobos moved to accept the report as recommended on behalf of the Public Utility Board and seconded by Chairman Charles Amos. The motion carried unanimously by those present.

END OF JOINT MEETING

Chairman Charles Amos moved to adjourn the McAllen Public Utility Board Meeting and Vice-Chairman Ernest Williams seconded the motion. The motion carried unanimously by those present.

2. PUBLIC HEARING

Mayor Javier Villalobos called the Public Hearing to order.

- A) ROUTINE ITEMS: (ALL REZONINGS AND CONDITIONAL USE PERMITS LISTED UNDER THIS SECTION COME WITH A FAVORABLE RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION AND WILL BE ENACTED BY ONE MOTION. HOWEVER, IF THERE IS OPPOSITION AT THE MEETING OR A DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE ROUTINE ITEMS SECTION OF THE AGENDA AND WILL BE CONSIDERED SEPARATELY.)**

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

- 1. REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO C-4 (COMMERCIAL INDUSTRIAL) DISTRICT: 2.58 ACRES, MORE OR LESS, THE WEST 170 FEET OF THE EAST 340 FEET OF THE WEST 579 FEET OF THE SOUTH ½ OF LOT 4, BLOCK 5, MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 1213 EAST PECAN BOULEVARD.**

Approved the C-4 Zoning at 1213 East Pecan Boulevard, as per Planning and Zoning Commission.

- 2. REQUEST OF RICARDO DE LA GARZA ON BEHALF OF SOUTH TEXAS COLLEGE, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (COLLEGE CAMPUS) AT LOT 1, MEDICAL TREATMENT AND EDUCATION CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 2101 SOUTH MCCOLL ROAD.**

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for an institutional use (college campus) at 2101 South McColl Road, as per Planning and Zoning Commission.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property is adjacent to South McColl Road.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Should the number of offices and classrooms increase, additional parking will be required.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activity.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Sides adjacent to a residentially zoned or use property shall be screened by a 6' opaque buffer.

- 3. REQUEST OF CHRISTOPHER R. BARISONEK FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SMOKE SHOP AT LOT 3, WILKINS SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS; 3732 PECAN BOULEVARD, SUITE 2.**

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a smoke shop at 3732 Pecan Boulevard, Suite 2, as per Planning and Zoning Commission.

The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential Zoning District to the west.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Pecan Boulevard.
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 1,265 sq. ft. commercial space requires six parking spaces and there are a total of 37 spaces for the commercial plaza.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street.
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be determined by the Building and Inspections Department as part of the building permit review process.

B) REZONINGS:

1. REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3T (MULTIFAMILY TOWNHOUSE RESIDENTIAL) DISTRICT: LOT 12, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS; 109 SOUTH 29th STREET.

Staff recommended approval of the R-3T zoning at 109 South 29th Street, as per Planning and Zoning Commission.

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the R-3T zoning as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

2. REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL APARTMENT TOWNHOUSE) DISTRICT: LOT 13 AND 14, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS; 115 SOUTH 29th STREET.

Staff recommended approval of the R-3T zoning at 115 South 29th Street, as per Planning and Zoning Commission.

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the R-3T zoning as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

3. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 4.13 ACRES, MORE OR LESS, OUT OF THE WEST 9.80 ACRES OF LOT 6, BLOCK 2, C.E. HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4300 PECAN BOULEVARD.

Staff recommended to table said item until Planning and Zoning Commission has made its recommendation.

Commissioner Joaquin Zamora moved to table item as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

C) CONDITIONAL USE PERMITS:

1. REQUEST OF RICARDO VEGA AND MELINDA V. VEGA, FOR A CONDITIONAL USE PERMIT, FOR THREE YEARS, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER (PICTURE VENUE) AT 4.983 ACRES OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 6712 NORTH BENTSEN ROAD.

Item has been withdrawn.

2. REQUEST OF LASCO DEVELOPMENT CORPORATION, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR A GASOLINE SERVICE STATION, AT 4.055 ACRES OUT OF LOT 248, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4401 PECAN BOULEVARD. (TABLED)

Commissioner Joaquin Zamora moved to remove said item from the table and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for life of the use, for a gasoline service station at 4401 Pecan Boulevard, as per Planning and Zoning Commission.

The proposed use must comply with Sections 138-257 through 138-261 of the Zoning Ordinance and the following specific requirements:

- 1) Activities are limited to sale of gasoline, oil, and minor accessories and incidental services. Repair work, steam cleaning or undercoating vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;
- 2) Ingress or egress shall not be permitted at locations where it will tend to create traffic hazards. Entrances shall not be permitted within 25 ft. of a street intersection. Curb cuts are proposed from Pecan Boulevard and North Bentsen Road.
- 3) Front yard building setback shall be 60 ft., not including gas pumps or driveway covers (canopy). Convenience store building is proposed to comply with required setbacks.
- 4) All lighting shall be shielded from adjacent residential districts.
- 5) A 6 ft. opaque buffer shall be provided where abutting or adjacent to residential districts.
- 6) Gasoline service stations that have facilities for the repair or servicing of automobiles shall be a minimum of 13,000 square feet. Retail outlets for gasoline, oil, and minor accessories, without repair facilities, may be permitted on lots less than 13,000 square feet. There will be no automobile servicing.
- 7) Gas pumps/islands shall be set back at least 13 ft. from the property line or 18 ft. from the curb, whichever is greater.
- 8) Gas pump canopy shall be set back at least 9 ft. from the property line or 10 ft. from the curb, whichever is greater; and
- 9) Gas pumps shall not be located within 100 ft. of a residential district. The gas pumps are not located within 100 ft. of a residential district.

Comments were shared by council regarding lighting concerns. Staff answered questions posed by council.

After due consideration, Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

D) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to amend the Zoning Ordinance and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

END OF PUBLIC HEARING

Mayor Javier Villalobos called the Public Hearing to order.

3. **CONSENT AGENDA (ALL MATTERS LISTED UNDER CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE GOVERNING BODY AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS; HOWEVER, IF DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.)**

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda and Commissioner Joaquin Zamora seconded. The motion carried unanimously.

- A) **APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD ON MARCH 11, 2024.**

Approved the minutes for Workshop and Regular Meeting held March 11, 2024, as submitted.

- B) **AWARD OF CONTRACT FOR THE PURCHASE AND DELIVERY OF LUBRICANTS. PROJECT# 01-24-SP07-283**

Awarded contracts to Hollon Oil Company for items 1A-5, 9; LMG Sales Inc. for items 7-8, 12-13 and to Rush Truck Centers for items 6, 10-11 for the purchase and delivery of lubricants.

- C) **AWARD OF CONTRACT FOR THE HIGH DENSITY MINERAL BOND PAVEMENT PRESERVATION.**

Awarded a contract to Andale Construction Inc. in the amount of \$278,103.00 with a contract time of 12 working days for the High-Density Mineral Bond Pavement Preservation.

- D) **SUBDIVISION MONTHLY REPORT.**

Approved the subdivision monthly report.

- E) **PROJECT STATUS MONTHLY REPORT THROUGH FEBRUARY 29, 2024.**

Approved the project status monthly report through February 29, 2024.

- F) **STATUS REPORT ON PARKS & RECREATION PROJECTS.**

Approved the status report on Parks and Recreation Projects.

4. BIDS/CONTRACTS

- A) **CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH THE INTERNATIONAL MUSEUM OF ART & SCIENCE (IMAS) TO FUND THE CHILDREN'S MUSEUM PROJECT.**

Staff recommended approval of a Memorandum of Understanding with the International Museum of Art & Science (IMAS) to fund the Children's Museum Project.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the amended Memorandum of Understanding as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

- B) **AWARD OF CONTRACT FOR THE PURCHASE AND DELIVERY OF THREE (3) NEW POLICE PACKAGED MOTORCYCLES. PROJECT# 10-23-P09-75**

Staff recommended award of contract to Jimenez Motorsports, LLC dab RGV Cycles in the amount of \$81,846.66 for the purchase and delivery of three (3) new police packaged motorcycles.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to award the contract as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

C) AWARD OF CONTRACT TO TELE-PRO FOR WI-FI UPGRADES AND GENETEC ACCESS CONTROL SYSTEM AT MCALLEN CONVENTION CENTER. PROJECTS # 03-24-S39-01, #03-24-S40-01

Staff recommended award of contract to Tele-Pro in the amount of \$231,441.18 for the installation of interior and exterior wi-fi solution and replacement of the existing access control system at the McAllen Convention Center.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

5. ORDINANCES

A) CONSIDERATION AND ACTION ON A PETITION FOR EXCLUSION FROM THE CITY OF MCALLEN'S ETJ FOR THE PROPOSED JLG SUBDIVISION; 9212 NORTH BENTSEN PALM DRIVE.

Staff recommends disapproval of petition for exclusion from the City of McAllen's ETJ at 9212 North Bentsen Palm Drive.

Commissioner Joaquin Zamora moved to disapprove the petition as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

B) CONSIDERATION AND ACTION ON A PETITION FOR EXCLUSION FROM THE CITY OF MCALLEN'S ETJ FOR THE PROPOSED MJ TERRACE; 9318 NORTH BENTSEN ROAD.

Staff recommended disapproval of petition for exclusion from the City of McAllen's ETJ at 9318 North Bentsen Road.

Commissioner Joaquin Zamora moved to disapprove the petition as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

C) ORDINANCE PROVIDING FOR A BUDGET AMENDMENT TO FUND 380 AGREEMENT INCENTIVES.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$607,325.00 to fund 380 agreement incentives.

Commissioner Victor "Seby" Haddad moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

6. VARIANCE

A) CONSIDERATION OF VARIANCE REQUESTS TO: 1) NOT EXTEND NORTH 34TH STREET TO THE NORTH SIDE, 2) RIGHT-OF-WAY AND PAVING WIDTH REQUIREMENTS FOR THE INTERIOR STREETS, 3) ROW REQUIREMENT FOR A CUL-DE-SAC, 4) ALLOW DEAD-END STREETS, 5) STREET OFFSET REQUIREMENT, AND 6) BLOCK LENGTH REQUIREMENT FOR PROPOSED VILLAS AT WARE SUBDIVISION, HIDALGO COUNTY, TEXAS; 4900 NORTH WARE ROAD.

Staff recommended approval of the variance requests, including 32 ft. of ROW and paving for interior streets, as requested by Fire Department.

Commissioner Joaquin Zamora moved to approve the variance as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

7. MANAGER'S REPORT

A) ADVISORY BOARD APPOINTMENTS.

Mayor Javier Villalobos nominations

Francisco Meza – Building Board – Reappointment
Alex Lamela – Community Development Board - Reappointment
Jaime Solis – Community Development Board – New appointment

Milly Chirino – Civic Center Board – New appointment

Commissioner Jose R. “Pepe” Cabeza de Vaca nominations

Joe Brown – Airport Advisory Board - Reappointment
Michael Hovar – Building Board of Adjustments – Reappointment
Carlos (Chuck) Gomez – Convention Center - Reappointment
Mark Voss – Development Corporation Board – New appointment
Sofia Pena – Disability Board – Reappointment
Olga Thelma Scoggins - Keep McAllen Beautiful-Reappointment
Eric Sanchez – Parks and Recreation - Reappointment
Desiree Trevino – Senior Citizens Board - Reappointment
Yliana Esparza and Mike Sanches – Traffic Commission Board - Reappointment

Mayor Pro Tem Omar Quintanilla moved to accept the nominations as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

B) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. ADY PROPERTIES LLC

Approved a tax refund in the amount of \$614.08.

2. EVA R. ALLEN

Approved tax refunds in the amounts of \$559.69 and \$491.97.

3. MARY E. DAUGHERTY

Approved a tax refund in the amount of \$696.95.

4. DANIEL GARZA

Approved tax refunds in the amounts of \$897.29 and \$326.01.

5. HASAN MOHAMMED

Approved a tax refund in the amount of \$1,143.22.

6. JOSE R. RUELAS

Approved tax refunds in the amounts of \$312.12, \$242.00 and \$49.56.

7. SMARTCOM TELEPHONE LLC

Approved a tax refund in the amount of \$1,207.58.

8. TTA PROPERTIES LLC

Approved tax refunds in the amounts of \$609.93; \$901.14, \$614.08.

9. VILLAGE PARTNERS LLC

Approved a tax refund in the amount of \$1,054.94.

10. GREATER STATE BANK

Approved a tax refund in the amount of \$3,440.94.

C) IMMIGRATION AND RESPITE CENTER REPORT.

Said item was not addressed.

D) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: Revamping City Bus Station

8. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

A) CONSULTATION WITH THE CITY ATTORNEY REGARDING LEGAL ISSUES WITH CONTRACT BETWEEN MCALLEN INDEPENDENT SCHOOL DISTRICT AND CITY OF MCALLEN RELATED TO QUINTA MAZATLÁN. (SECTION 551.071, T.G.C.)

Commissioner Antonio "Tony" Aguirre Jr., moved to authorize City Manager and City Attorney to take those actions described in executive session and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

B) CONSULTATION WITH THE CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO EMPLOYMENT MATTERS. (SECTION 551.071, T.G.C.)

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize and City Manager and City Attorney to extend offer of employment as described in executive session and seconded by Commissioner Antonio "Tony" Aguirre Jr. The motion carried unanimously.

C) CONSULTATION WITH THE CITY ATTORNEY REGARDING LEGAL ISSUES WITH SB4. (SECTION 551.071, T.G.C.)

No action.

D) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACTS 1-30. (SECTION 551.072, T.G.C.)

Commissioner Joaquin Zamora authorized the City Manager and City Attorney to acquire the parcels and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

Commissioner Antonio "Tony" Aguirre, Jr. announced that he had a conflict with said item and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary.

A Roll Call Vote was requested on parcels as listed in exhibit 1A through 30B, and motion carried as follows:

Mayor Javier Villalobos	Aye
Mayor Pro Tem J. Omar Quintanilla	Aye
Commissioner Antonio "Tony" Aguirre, Jr.	Abstained
Commissioner Joaquin "J.J." Zamora	Aye
Commissioner Rodolfo "Rudy" Castillo	Aye
Commissioner Victor "Seby" Haddad	Aye
Commissioner Jose R. "Pepe" Cabeza de Vaca	Aye

ADJOURNMENT

Without objection the meeting was adjourned at 5:52 p.m.

Attest.


Perla Lara, TRMC/CMC, CPM
City Secretary

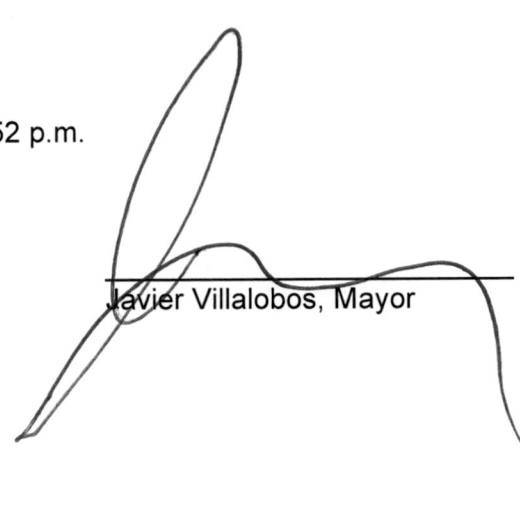

Javier Villalobos, Mayor

EXHIBIT 1A



Project No. 47292.001

Parcel 1

**LEGAL DESCRIPTION
20.00 FEET WIDE RIGHT OF WAY PARCEL
0.218 ACRES OF LAND
PARCEL 1**

0.218 acres (9,502 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 52, La Lomita Irrigation and Construction Company Subdivision, according to the map or plat thereof, recorded in Volume 24, Page 68, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same called 11.0255 acre tract, as conveyed to 3400 N. Auburn Ave, LLC, as recorded in Document Number 3303275, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.218 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod located in the existing westerly right of way line of N. 33rd St. (60 feet wide), marking the northeasterly corner of the said 11.0255 acre tract same being the southeasterly corner of Lot 18 of the Ware Ridge Subdivision as recorded in Volume 50, Page 199 (M.R.H.C.T. and being the northwesterly corner of a 0.33 acre tract, as conveyed to the City of McAllen as recorded in Document Number 1625503 (O.R.H.C.T.);

THENCE, South 08deg 31' 58" West, along the westerly right of way line of N. 33rd St., the easterly line of the said 11.0255 acre tract and the westerly line of said 0.33 acre tract, a distance of 475.09 feet, to a set 1/2 inch iron rod with a "HALFF" cap in the northerly right of way line of Auburn Ave. (40 feet wide);

THENCE, North 81deg 28' 02" West, along the northerly right of way line of the said Auburn Ave., a distance of 20.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 08deg 31' 58" East, leaving the northerly right of way line of the said Auburn Ave., and crossing said Lot 52, a distance of 475.09 feet, to a found 1/2 inch iron rod with a "HALFF" cap for the southeast corner of said Lot 18;

THENCE, South 81deg 28' 02" East, along the southerly line of the said Lot 18, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.218 acres (9,502 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

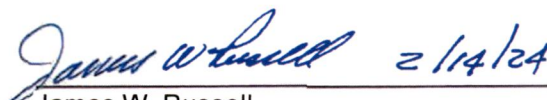
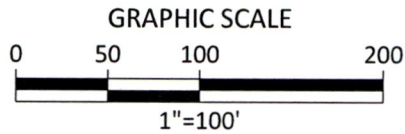

James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



EXHIBIT 1B

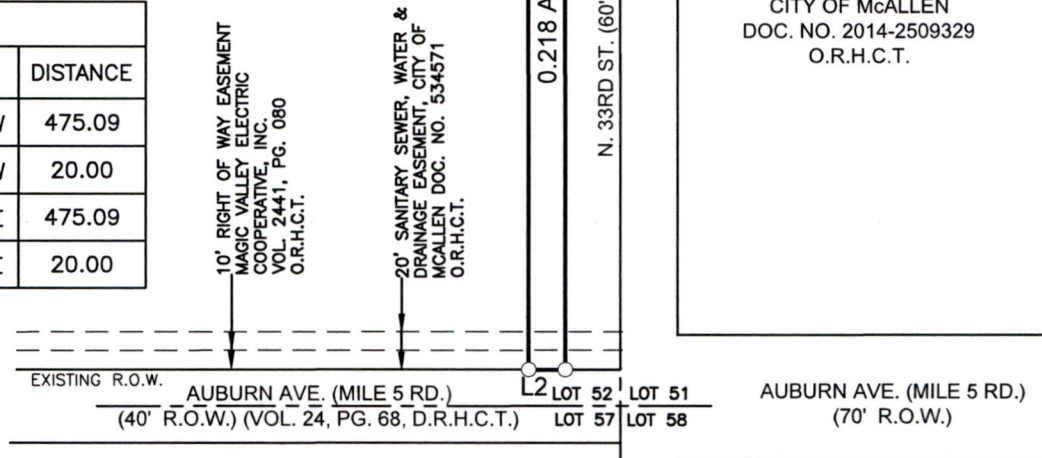


LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIRC4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING

LOT 52
 LA LOMITA IRRIGATION
 AND CONSTRUCTION COMPANY
 SUBDIVISION
 VOL. 24, PG. 68, D.R.H.C.T.
 CALLED 11.0255 AC.
 3400 N AUBURN AVE, LLC
 DOC. NO. 3303275, O.R.H.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 08°31'58" W	475.09
L2	N 81°28'02" W	20.00
L3	N 08°31'58" E	475.09
L4	S 81°28'02" E	20.00



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS DESCRIPTION OF EVEN DATE
 ACCOMPANIES THIS PLAT OF SURVEY.

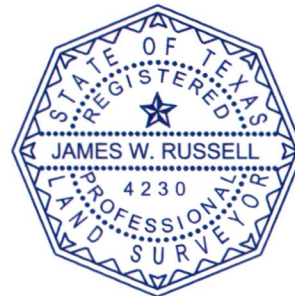
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY
 DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO
 THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230



PARCEL 1
 0.218 AC. (9,502 S.F.)
 LOT 52
 LA LOMITA IRRIGATION AND
 CONSTRUCTION COMPANY SUBDIVISION
 VOL. 24, PG. 68, M.R.H.C.T.

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 2

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 2**

0.003 acres (113 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 18, Ware Ridge Subdivision, according to the map or plat thereof, recorded in Volume 50, Page 199, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same tract, as conveyed to Raymundo Ramos Navarro, as recorded in Document Number 3200061, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

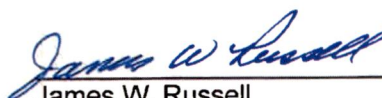
BEGINNING, at a found 1/2 inch iron rod with "CVQ" cap marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide), with the southerly right of way line of Cornell Ave. (50' feet wide), and further marking the northeasterly corner of the said Lot 18;

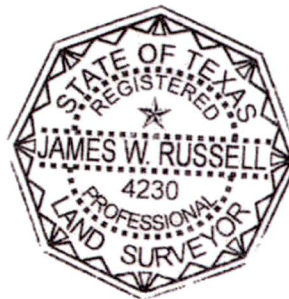
THENCE, South 08deg 35' 04" West, along the westerly right of way line of the said N. 33rd Street and the easterly line of said Lot 18, a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 36deg 26' 58" West, crossing said Lot 18, a distance of 21.20 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the southerly right of way line of said Cornell Ave.;

THENCE, North 81deg 29' 00" East, along the southerly right of way line of said Cornell Ave., a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

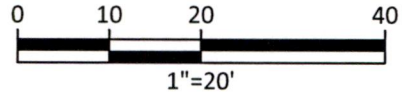
Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

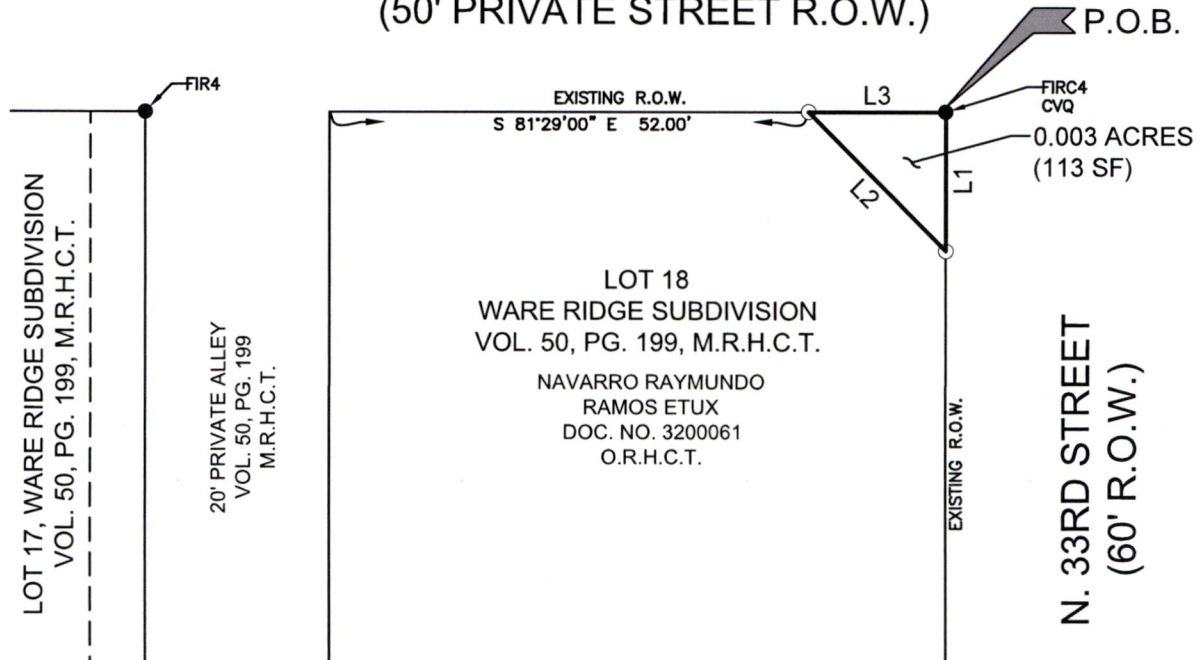


LEGEND

○ - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4- 1/2" FOUND IRON ROD
 FIRC4- 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING

GRAPHIC SCALE

CORNELL AVE.
(50' PRIVATE STREET R.O.W.)



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

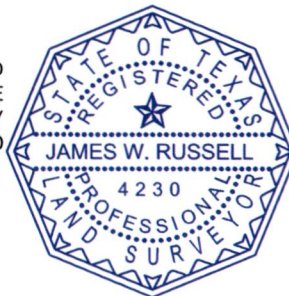
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 08°35'04" W	15.00
L2	N 36°26'58" W	21.20
L3	S 81°29'00" E	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 2
0.003 AC. (113 S.F.)
LOT 18
WARE RIDGE SUBDIVISION
VOL. 50, PG. 199, M.R.H.C.T.
CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 3

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 3**

0.003 acres (113 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 19, Ware Ridge Subdivision, according to the map or plat thereof, recorded in Volume 50, Page 199, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same tract, as conveyed to Margarita Giner Villanueva, as recorded in Document Number 3239972, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide), with the northerly right of way line of Cornell Ave. (50' feet wide), and further marking the southeasterly corner of the said Lot 19;

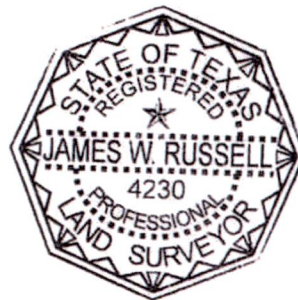
THENCE, North 81deg 29' 00" West, along the northerly right of way line of the said Cornell Ave. and the southerly line of said Lot 19, a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 53deg 33' 02" East, crossing said Lot 19, a distance of 21.23 feet, to a set 1/2 inch iron rod with a "HALFF" cap located in the easterly right of way line of said line of said N. 33rd Street;

THENCE, South 08deg 35' 04" West along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

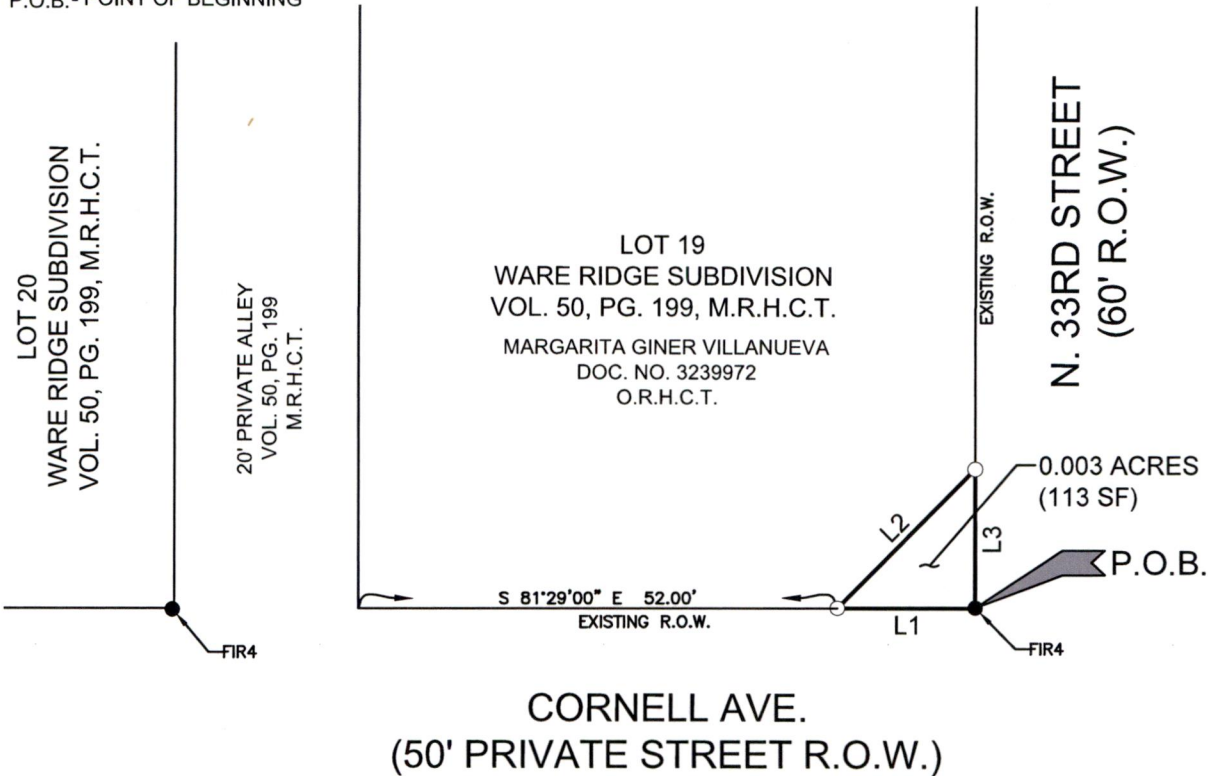
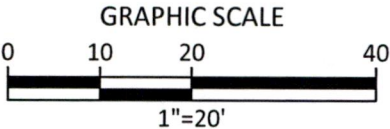
Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



LEGEND

- O- 1/2" SET IRON ROD WITH HALFF CAP
- FIR4- 1/2" FOUND IRON ROD
- FIRC4- 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
- O.R.H.C.T.- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T.- MAP RECORDS HIDALGO COUNTY TEXAS
- S.F.- SQUARE FEET
- R.O.W.- RIGHT-OF-WAY
- VOL.- VOLUME
- PG.- PAGE
- P.O.B.- POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°29'00" W	15.00
L2	N 53°33'02" E	21.23
L3	S 08°35'04" W	15.00



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7446
TEL (956) 664-0286
TBPELS SURVEYING FIRM #10194444

PARCEL 3
0.003 AC. (113 S.F.)
LOT 19
WARE RIDGE SUBDIVISION
VOL. 50, PG. 199, M.R.H.C.T.
CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 4

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 4**

0.003 acres (113 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Common Lot "B", Andara Apartments at Ware Subdivision, according to the map or plat thereof, recorded in Instrument Number 3507271, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same tract, as conveyed to Caltia Construction, LLC, as recorded in Document Number 2023-3411802, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

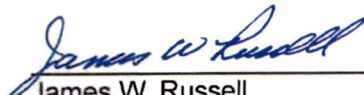
BEGINNING, at a found 1/2 inch iron rod with RPLS 6388 cap, marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide), with the southerly right of way line of Duke Ave. (50' feet wide), marking the northeasterly corner of the said Common Lot "B";

THENCE, South 08deg 39' 41" West, along the westerly right of way line of the said N. 33rd Street and the easterly line of said Common Lot "B", a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 36deg 21' 19" West, crossing said Common Lot "B", a distance of 21.21 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the southerly right of way line of said Duke Avenue;

THENCE, South 81deg 22' 20" East, along the southerly right of way line of said Duke Ave., a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

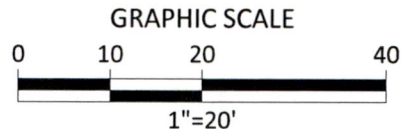
Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

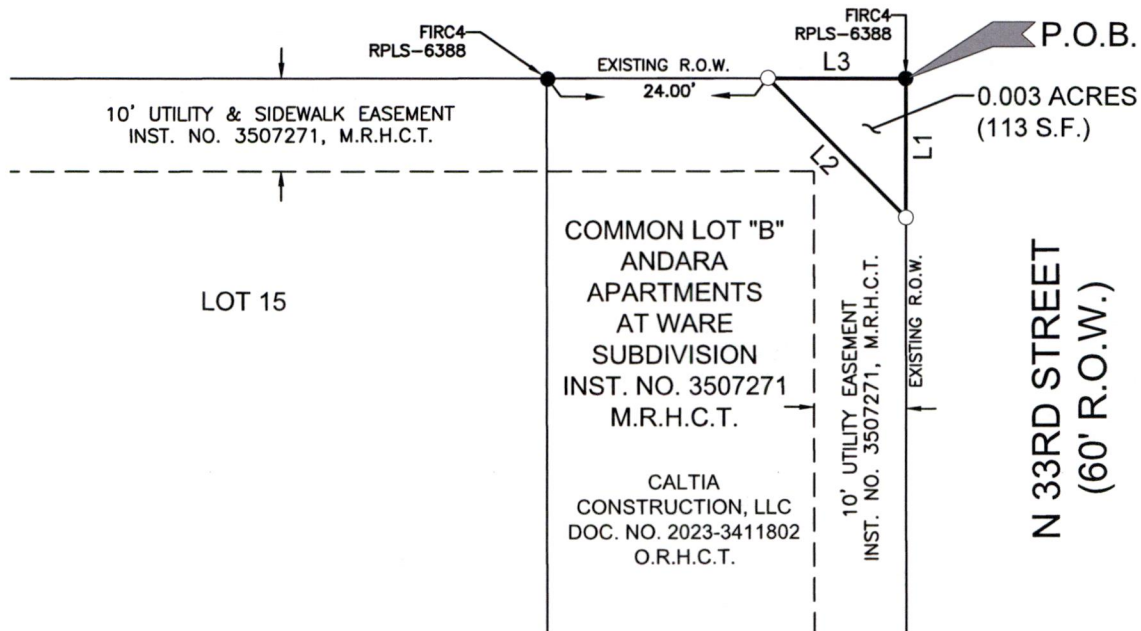


LEGEND

○ - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4- 1/2" FOUND IRON ROD
 FIR4- 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



**DUKE AVE.
 (50' PRIVATE STREET R.O.W.)**



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

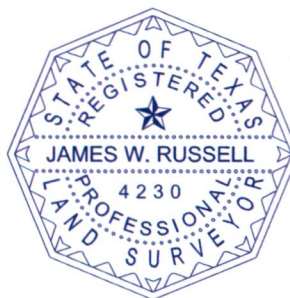
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY
 DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO
 THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 08°39'41" W	15.00
L2	N 36°21'19" W	21.21
L3	S 81°22'20" E	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 4
 0.003 AC. (113 S.F.)
 COMMON LOT "B"
 ANDARA APARTMENTS AT WARE SUBDIVISION
 INST. NO. 3507271, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 5

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 5**

0.003 acres (113 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Common Lot "A", Andara Apartments at Ware Subdivision, according to the map or plat thereof, recorded in Instrument Number 3507271, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same tract, as conveyed to Caltia Construction, LLC, as recorded in Document Number 2023-3411802, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

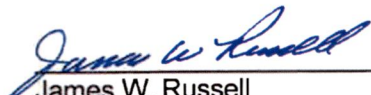
BEGINNING, at a found 1/2 inch iron rod with "RPLS 6388" cap marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide), with the northerly right of way line of Duke Ave. (50' feet wide), marking the southeasterly corner of the said Common Lot "A";

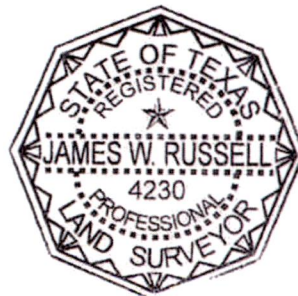
THENCE, North 81deg 22' 20" West, along the northerly right of way line of the said Duke Avenue and the southerly line of said Common Lot "A", a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 53deg 38' 41" East, crossing said Common Lot "A", a distance of 21.22 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the westerly right of way line of said N. 33rd Street;

THENCE, South 08deg 39' 41" West, along the westerly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

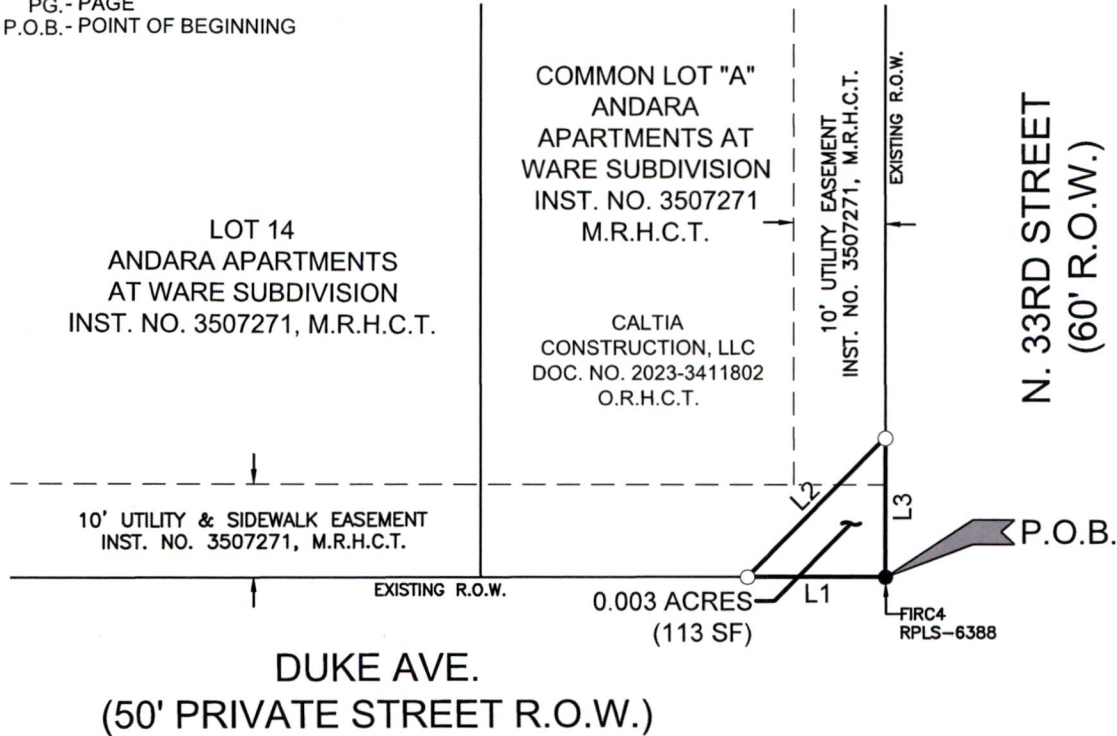
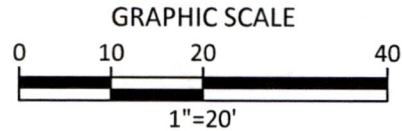
Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



LEGEND

○ - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°22'20" W	15.00
L2	N 53°38'41" E	21.22
L3	S 08°39'41" W	15.00

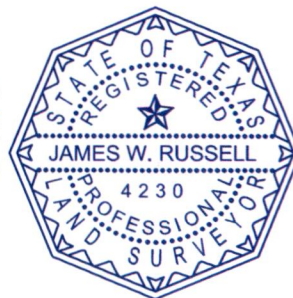
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 5
 0.003 AC. (113 S.F.)
 COMMON LOT "A"
 ANDARA APARTMENTS AT WARE SUBDIVISION
 INST. NO. 3507271, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 6

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 6**

0.003 acres (113 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 104, Campo De Sueños Subdivision Phase II, according to the map or plat thereof, recorded in Instrument Number 3352552, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same tract, as conveyed to Riverside Development Services, LLC, as recorded in Document Number 2023-3135352, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with "Melden & Hunt Inc" cap marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide), with the southerly right of way line of Emory Ave. (50' feet wide), and further marking the northeasterly corner of the said Lot 104;

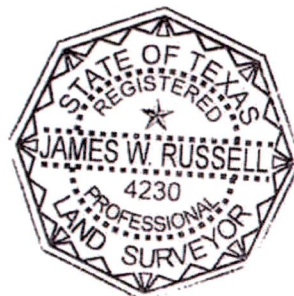
THENCE, South 08deg 36' 29" West, along the westerly right of way line of said N. 33rd Street, a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 36deg 23' 31" East, crossing said Lot 104, a distance of 21.21 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the southerly right of way line of said Emory Ave.;

THENCE, South 81deg 23' 32" East, along the southerly right of way line of said Emory Ave., a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4C - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING

0 10 20 40

1"=20'



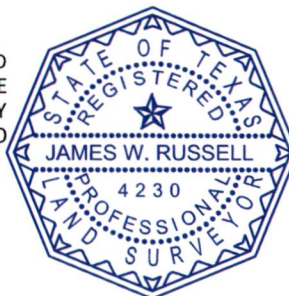
The site plan illustrates the layout of Lot 104, a detention pond, and its relationship to surrounding properties and easements. Key features include:

- Lot 104 (Detention Pond):** Labeled "LOT 104 (DETENTION POND) CAMPO DE SUEÑOS SUBDIVISION PHASE II INST. NO. 3352552, M.R.H.C.T.".
- Easements:**
 - 10' SIDEWALK & UTILITY EASEMENT:** INST. NO. 3352552, M.R.H.C.T.
 - 1' TECHNOLOGY EASEMENT:** INST. NO. 3352552, M.R.H.C.T.
 - 1' TECHNOLOGY EASEMENT:** INST. NO. 3352552, M.R.H.C.T.
 - 5' UTILITY EASEMENT:** INST. NO. 3352552, M.R.H.C.T.
- Property Boundaries and Features:**
 - EXISTING R.O.W. (Right of Way):** Shown as a solid line.
 - EXISTING R.O.W. (60' R.O.W.):** Shown as a dashed line.
 - 0.003 ACRES (113 SF):** A triangular area labeled "0.003 ACRES (113 SF)".
 - LOT 3:** Labeled "LOT 3".
 - LOT 1:** Labeled "LOT 1".
 - LOT 4:** Labeled "LOT 4".
 - MELDEN & HUNT INC:** Labeled "MELDEN & HUNT INC".
 - FIRC4:** Labeled "FIRC4".
 - P.O.B. (Point of Beginning):** Indicated by a triangle symbol.
- Other Labels:**
 - N. 33RD STREET:** Labeled "N. 33RD STREET (60' R.O.W.)".
 - RIVERSIDE DEVELOPMENT SERVICES, LLC:** Labeled "RIVERSIDE DEVELOPMENT SERVICES, LLC DOC. NO. 2023-3135352, O.R.H.C.T.".

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 08°36'29" W	15.00
L2	N 36°23'31" W	21.21
L3	S 81°23'32" E	15.00

James W Russell

DATE _____



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7446
TEL (956) 664-0286
TBPELS SURVEYING FIRM #10194444

LOT 104
CAMPO DE SUEÑOS SUBDIVISION PHASE II
INST. NO. 3352552, M.R.H.C.T.
CITY OF MCALLEN

PAGE: 2 OF 2



Project No. 47292.001
Parcel 7

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 7**

0.003 acres (112 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 69, Campo De Sueños Subdivision Phase II, according to the map or plat thereof, recorded in Instrument Number 3352552, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), being that same tract, as conveyed to Javier and Mary E. Gorena, as recorded in Document Number 2023-3423670, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

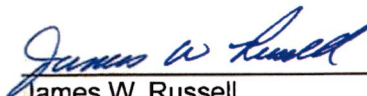
BEGINNING, at a found 1/2 inch iron rod with "Melden & Hunt Inc" cap marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide), with the northerly right of way line of Emory Ave. (50' feet wide), marking the southeasterly corner of the said Lot 69;

THENCE, North 81deg 23' 21" West, along the northerly right of way line of the said Emory Ave. and the southerly line of said Lot 69, a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 53deg 36' 32" East, crossing said Lot 69, a distance of 21.21 feet, to a set 1/2 inch iron rod with a "HALFF" cap located in the westerly right of way line of said N. 33rd Street;

THENCE, South 08deg 36' 25" West, along the westerly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

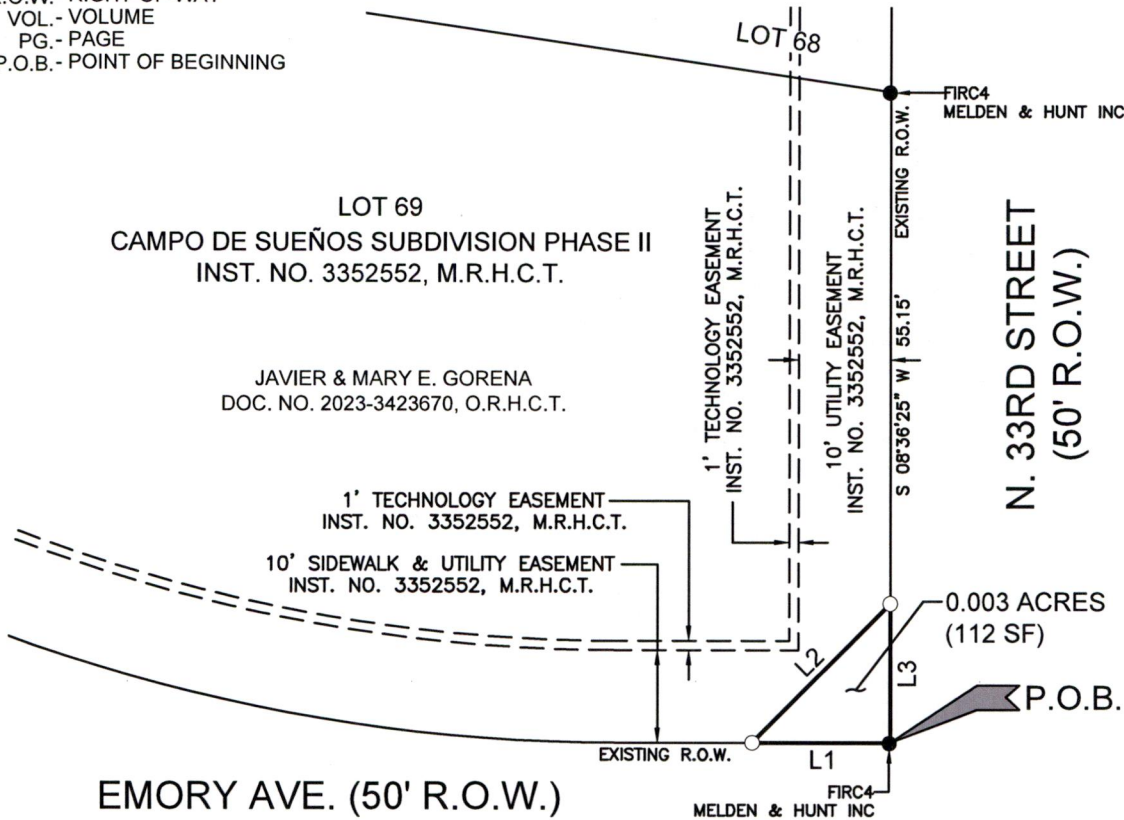
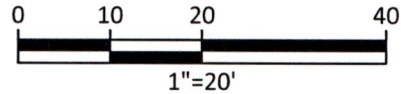
Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



LEGEND

○ - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4- 1/2" FOUND IRON ROD
 FIR4- 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING

GRAPHIC SCALE

1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°23'21" W	15.00
L2	N 53°36'32" E	21.21
L3	S 08°36'25" W	15.00

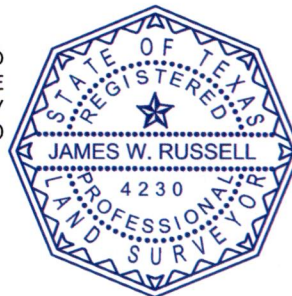
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY
 DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO
 THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 7
 0.003 AC. (112 S.F.)

LOT 69
 CAMPO DE SUEÑOS SUBDIVISION PHASE II
 INST. NO. 3352552, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 8

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 8**

0.003 acres (112 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 25, Campo De Sueños Subdivision, according to the map or plat thereof, recorded in Instrument Number 3185288, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same tract, as conveyed to Adrian and Genelle Marie Villanueva, as recorded in Document Number 2021-3287265, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with "Melden & Hunt Inc" cap marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide) with the southerly right of way line of Harvard Ave. (50' feet wide), and further marking the northeasterly corner of the said Lot 25;

THENCE, South 08deg 46' 10" West, along the westerly right of way line of the said N. 33rd Street and the easterly line of said Lot 25, a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 36deg 13' 50" West, crossing said Lot 25, a distance of 21.21 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the southerly right of way line of said Harvard Ave.;

THENCE, South 81deg 13' 50" East, along the southerly line of said Harvard Ave., a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (112 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

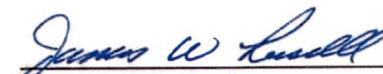
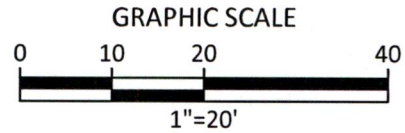
 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



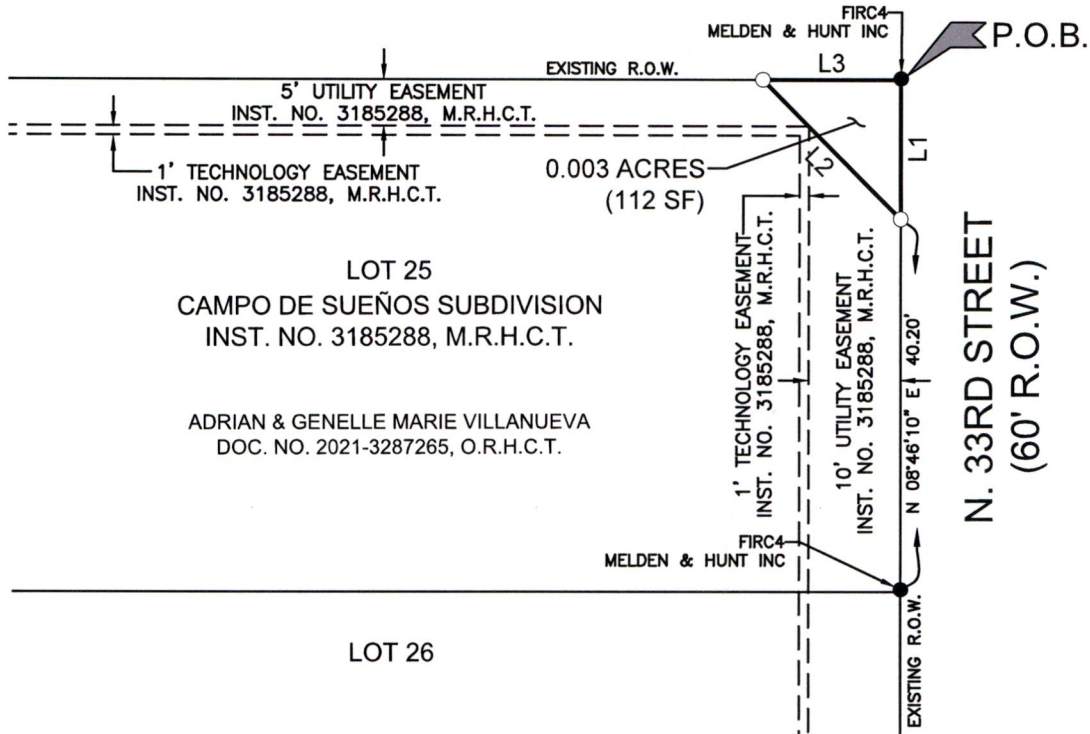
EXHIBIT 8B

LEGEND

- - 1/2" SET IRON ROD WITH HALFF CAP
- FIR4 - 1/2" FOUND IRON ROD
- FIRC4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- P.O.B. - POINT OF BEGINNING
- S.F. - SQUARE FEET
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE



HARVARD AVE.
(50' R.O.W.)



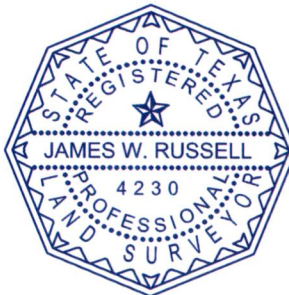
1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF;

James W. Russell
JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 08°46'10" W	15.00
L2	N 36°13'50" W	21.21
L3	S 81°13'50" E	15.00



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7446
TEL (956) 664-0286
TBPCLS SURVEYING FIRM #10194444

PARCEL 8
0.003 AC. (112 S.F.)
LOT 25
CAMPO DE SUEÑOS SUBDIVISION
INST. NO. 3185288, M.R.H.C.T.
CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2

EXHIBIT 9A



Project No. 47292.001
Parcel 9

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 9**

0.003 acres (112 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 24, Campo De Sueños Subdivision, according to the map or plat thereof, recorded in Instrument Number 3185288, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), being that same tract, as conveyed to Joseph Christopher Araguz and Amanda Nichole Araguz, as recorded in Document Number 2021-3275617, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with "Melden & Hunt Inc" cap marking the intersection of the existing westerly right of way line of N. 33rd Street (60 feet wide), with the northerly right of way line of Harvard Ave. (50' feet wide), marking the northeasterly corner of the said Lot 24;

THENCE, North 81deg 13' 50" West, along the northerly right of way line of the said Harvard Ave., a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 53deg 46' 10" East, crossing said Lot 24, a distance of 21.21 feet, to a set 1/2 inch iron rod with a "HALFF" cap located in the westerly right of way line of said N. 33rd Street;

THENCE, South 08deg 46' 10" East, along the westerly line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (112 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

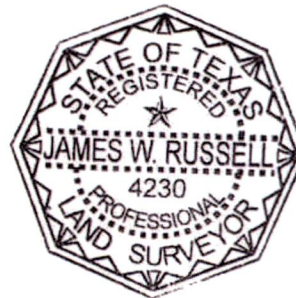
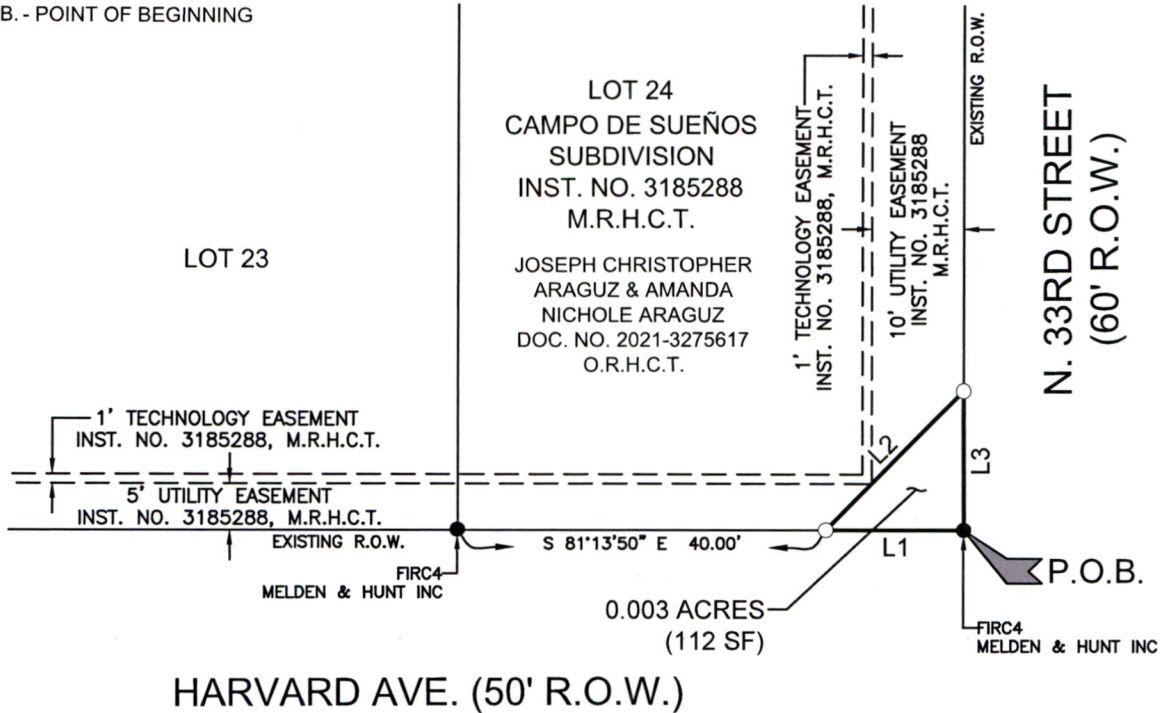
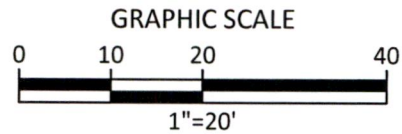


EXHIBIT 9B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIRC4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°13'50" W	15.00
L2	N 53°46'10" E	21.21
L3	S 08°46'10" W	15.00

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell
 JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 9
 0.003 AC. (112 S.F.)
 LOT 24
 CAMPO DE SUEÑOS SUBDIVISION
 INST. NO. 3185288, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 10

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.119 ACRES OF LAND
PARCEL 10**

0.119 acres (5,196 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 209, Pride O' Texas Subdivision, according to the map or plat thereof, recorded in Volume 5, Pg. 59, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same called 5.0 acre tract, as conveyed to Riverside Development Services, LLC, as recorded in Document Number 2021-3213275, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.119 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod located in the existing westerly right of way line of N. 33rd Street (60 feet wide), and marking the northeasterly corner of Lot 24, Campo De Sueños Subdivision, according to the map or plat thereof, recorded in Instrument Number 3185288 (M.R.H.C.T.),

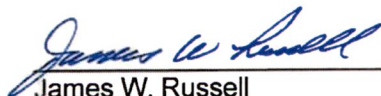
THENCE, North 08deg 15' 01" East, crossing said Lot 209, a distance of 168.19 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the north line of Lot 209, the south line of Lot 208, of said Pride O' Texas Subdivision and located on the south line of a called 1.0 acre tract, as conveyed to Justino and Maria C. Fuentes, as recorded in Document Number 2011-2441166 (O.R.H.C.T.);

THENCE, South 81deg 22' 20" East, along the north line of said Lot 209, a distance of 31.11 feet, to a found 1" iron pipe located on the westerly right of way line of N. 33rd Street (30 feet wide right of way) and marking the northeasterly corner of said Lot 209; said rod further being located in the westerly right of way line of said N. 33rd Street;

THENCE, South 08deg 30' 49" West, along the westerly right of way line of said N. 33rd Street, a distance of 168.26 feet, to a set 1/2 inch iron rod with a "HALFF" cap marking the southeast corner of said called 5.0 acre tract;

THENCE, North 81deg 14' 12" West, along the southerly line of said called 5.0 acre tract and the southerly line of said Lot 209, a distance of 30.34 feet to the **POINT OF BEGINNING** and containing 0.119 acres (5,169 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



PAGE: 2 OF 2



Project No. 47292.001
Parcel 11

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.119 ACRES OF LAND
PARCEL 11**

0.119 acres (5,196 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 208, Pride O' Texas Subdivision, according to the map or plat thereof, recorded in Volume 5, Pg. 59, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same called 1.0 acre tract, as conveyed to JUSTINO AND MARIA C. FUENTES, as recorded in Document Number 2011-2241166, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.119 acres being more particularly described as follows:

BEGINNING, at a found 1-inch iron pipe located in the existing westerly right of way line of N. 33rd Street (30 feet wide), and marking the southeast corner of said Lot 208, same being the southeast corner of said 1.0 acre tract and marking the northeast corner of Lot 209 of said Pride O' Texas Subdivision;

THENCE, North 81deg 22' 20" West, along the south line of said Lot 208, same being the south line of said 1.0 acre tract and the north line of said Lot 209, a distance of 31.11 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 08deg 15' 01" East, crossing said called 1.0-acre tract, a distance of 165.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the southerly line of a called 5.0 acre tract (Nava Tract), as conveyed to Rosario Maria Nava and Armando Nava, as recorded in Document Number 2018-2928096 (O.R.H.C.T.) and located on the northerly line of said 1.0 acre tract;

THENCE, South 81deg 22' 20" East, along the northerly line of said 1.0 acre tract and the southerly line of said Nava tract, a distance of 31.87 feet, to a set 1/2 inch iron rod with a "HALFF" cap located in the westerly right of way line of said N. 33rd Street;

THENCE, South 08deg 30' 49" West, along the westerly right of way line of said N. 33rd Street, a distance of 165.00 feet to the **POINT OF BEGINNING** and containing 0.119 acres (5,196 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

James W. Russell 2/14/24

James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

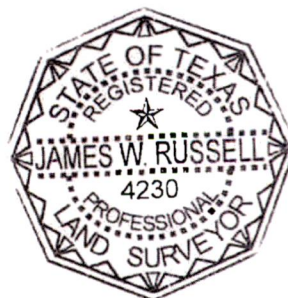
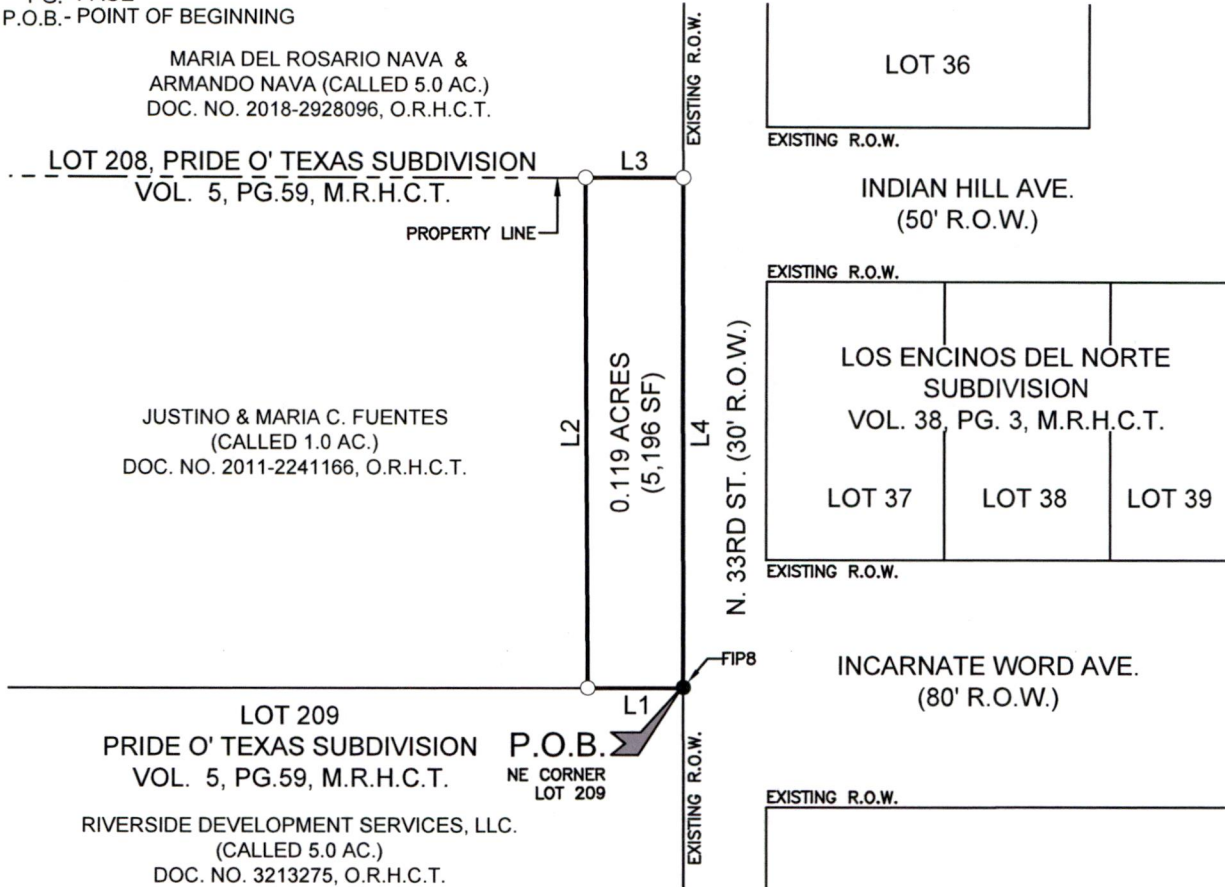
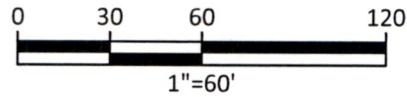


EXHIBIT 11B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 FIP8 - 1" FOUND IRON PIPE
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING

GRAPHIC SCALE



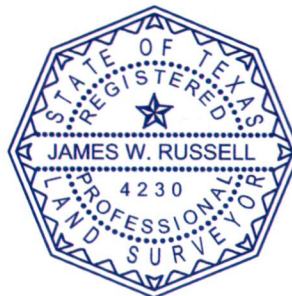
1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
 MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF;


 JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 81°22'20" W	31.11
L2	N 08°15'01" E	165.00
L3	S 81°22'20" E	31.87
L4	S 08°30'49" W	165.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 11
 0.119 AC. (5,196 S.F.)
 OUT OF LOT 208
 PRIDE O' TEXAS SUBDIVISION
 VOL. 5, PG. 59
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2

EXHIBIT 12A



Project No. 47292.001
Parcel 12

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.123 ACRES OF LAND
PARCEL 12**

0.123 acres (5,360 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 208, Pride O' Texas Subdivision, according to the map or plat thereof, recorded in Volume 5, Pg. 59, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same called 5.0 acre tract, as conveyed to Rosario Maria Nava and Armando Nava, as recorded in Document Number 2018-2928096, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.123 acres being more particularly described as follows:

BEGINNING, at a found 1/2-inch iron rod located in the existing westerly right of way line of N. 33rd Street (60 feet wide at this point), and marking the southeasterly corner of Lot 18, Oxford Heights, according to the map or plat thereof, recorded in Volume 46, Pg. 199 (M.R.H.C.T.), and located on the northerly line of said Lot 208 and marking the northeast corner of said 5.0 acre tract;

THENCE, South 81deg 26' 08" East, along the northerly line of said Lot 208, and the northerly line of said 5.0 acre tract, a distance of 32.63 feet, to a found 1/2 inch iron rod on the westerly right of way line of said N. 33rd Street (30 feet wide at this point);

THENCE, South 08deg 30' 49" West, along the westerly right of way line of said N. 33rd Street, a distance of 166.22 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the northerly line of a called 1.0 acre tract, as conveyed to Justino and Maria Fuentes, as recorded in Document Number 2011-2241166 (O.R.H.C.T.);

THENCE, North 81deg 22' 20" West, along the northerly line of said 1.0 acre tract and the south line of said 5.0 tract, a distance of 31.87 feet, to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 08deg 15' 01" East, crossing said 1.0 acre tract, and across said Lot 208, a distance of 166.18 feet to the **POINT OF BEGINNING** and containing 0.123 acres (5,360 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

A handwritten signature in blue ink that reads "James W. Russell" followed by the date "2/14/24".

James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

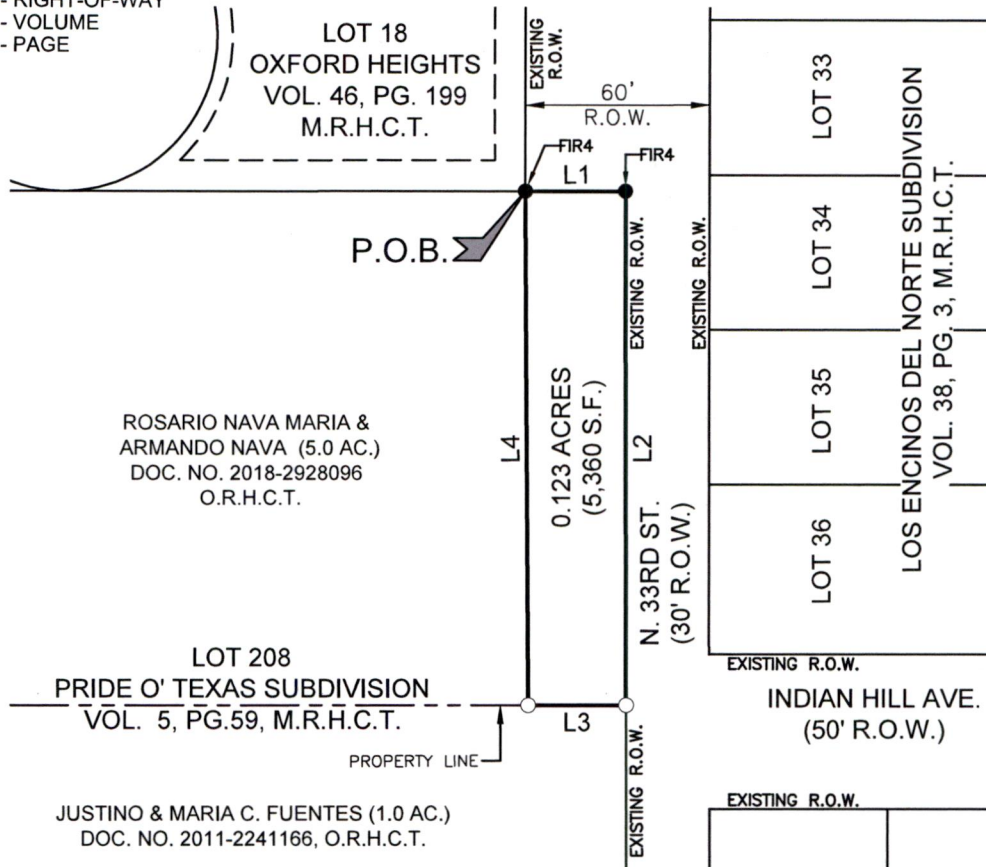
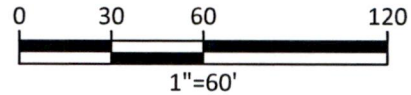


EXHIBIT 12B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 P.O.B. - POINT OF BEGINNING
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE

GRAPHIC SCALE



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

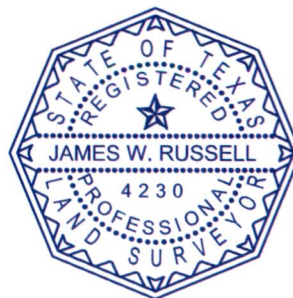
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
 MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF;

James W. Russell

JAMES W. RUSSELL

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 81°26'08" E	32.63
L2	S 08°30'49" W	166.22
L3	N 81°22'20" W	31.87
L4	N 08°15'01" E	166.18



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 12
 0.123 AC. (5,360 S.F.)
 OUT OF LOT 208
 PRIDE O' TEXAS SUBDIVISION
 VOL. 5, PG. 59
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 13

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 13**

0.003 acres (5,360 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 16, Oxford Heights, according to the map or plat thereof, recorded in Volume 46, Pg. 199, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same tract, as conveyed to Cristina Garcia, as recorded in Document Number 2014-2485573, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.123 acres being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod marking the intersection of the westerly right of way line of N. 33rd Lane with the southerly right of way line of Kilgore Ave. and marking the northwest corner of said Lot 16;

THENCE, along the southerly right of way line of said Kilgore Ave. and along the arc of said curve to the left having a radius of 173.20 feet, a central angle of 19deg 53' 37", an arc length of 60.14 feet, and a chord bearing North 28deg 03' 59" West, 59.83 feet, to the beginning of a curve to the right;

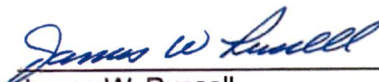
THENCE, continuing along the southerly right of way line of said Kilgore Ave. and along the arc of said curve to the right having a radius of 123.20 feet, a central angle of 28deg 55' 04", an arc length of 62.18 feet, and a chord bearing South 76deg 03' 59" West, 62.18 feet, to a set 1/2 inch iron rod with a "HALFF" cap marking the **POINT OF BEGINNING** of the herein described parcel;

THENCE, continuing along the southerly right of way line of said Kilgore Ave. and along the arc of said curve to the right having a radius of 123.20 feet, a central angle of 07deg 00' 05", an arc length of 15.05 feet, and a chord bearing South 85deg 58' 27" East, 15.05 feet to a set 1/2 inch iron rod with a "HALFF" cap marking the intersection of the southerly right of way line of Kilgore Ave. with the westerly right of way line of N. 33rd Street;

THENCE, South 08deg 27' 54" West, along the westerly right of way line of said N. 33rd Street, a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 38deg 50' 34" West, crossing said Lot 16, a distance of 20.41 feet to the **POINT OF BEGINNING** and containing 0.003 acres (115 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

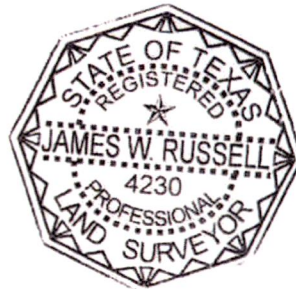
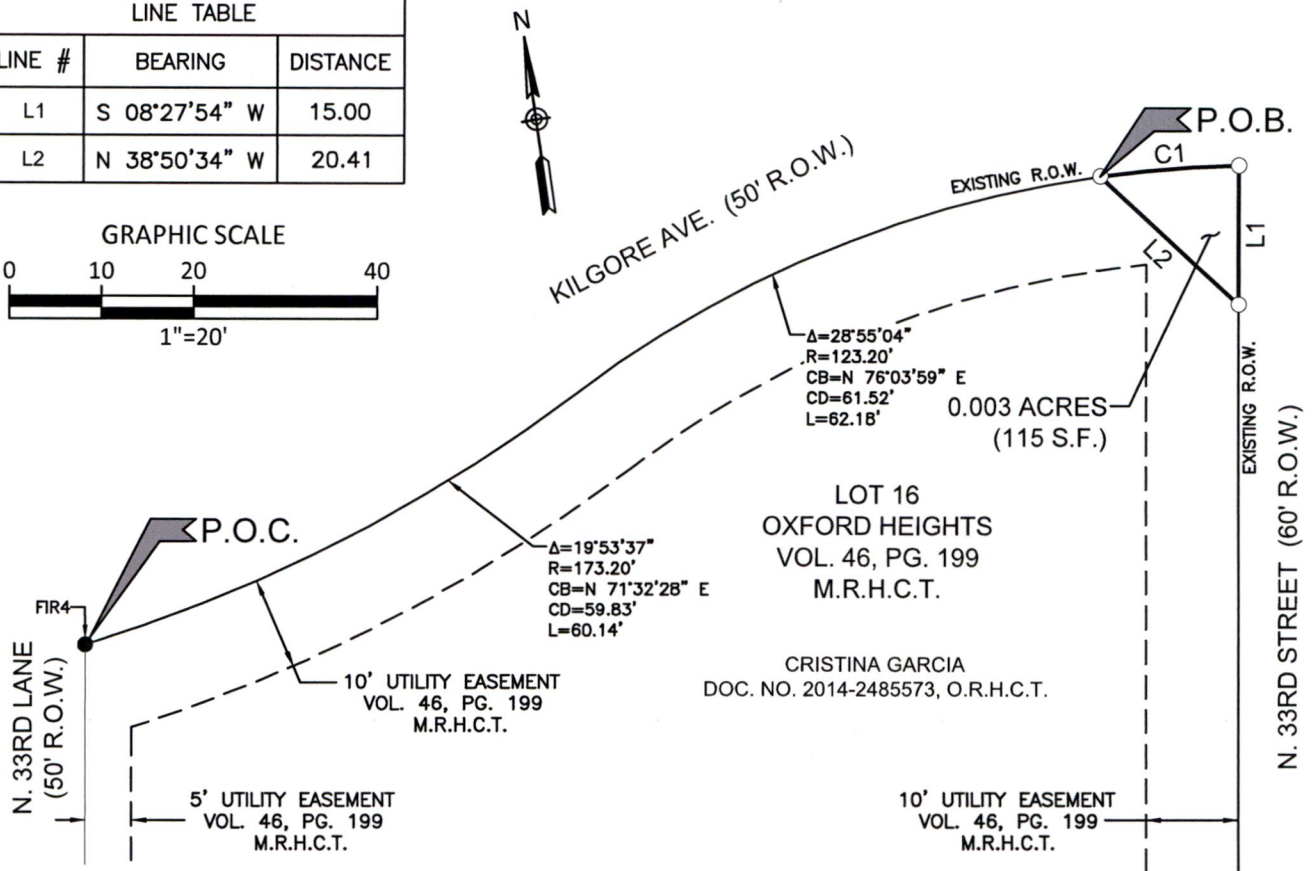
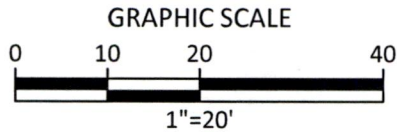


EXHIBIT 13B

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	123.20'	15.05'	007°00'05"	S85°58'27"E	15.05'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 08°27'54" W	15.00
L2	N 38°50'34" W	20.41



LEGEND

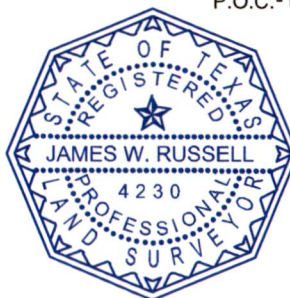
1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell
 JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



○ - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPOLS SURVEYING FIRM #10194444

PARCEL 13
 0.003 AC. (115 S.F.)
 LOT 16
 OXFORD HEIGHTS SUBDIVISION
 VOL. 46, PG. 199, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 14

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 14**

0.003 acres (111 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 15, Oxford Heights, according to the map or plat thereof, recorded in Volume 46, Pg. 199, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), being that same tract, as conveyed to Alberto Munoz Jr. and Cynthia Hernandez, as recorded in Document Number 2012-2312673, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod located in the northerly right of way line of Kilgore Avenue, same being the south line of said Lot 15, and marking the beginning of a curve to the right;

THENCE, along the north right of way line of said Kilgore Ave. and along the arc of a curve to the right having a radius of 173.20 feet, a central angle of 31deg 13' 21", an arc length of 94.38 feet, and a chord bearing North 77deg 12' 54" East, 93.22 feet to a set 1/2 inch iron rod with "HALFF" cap for the **POINT OF BEGINNING** of the herein described parcel;

THENCE, North 51deg 55' 40" East, crossing said Lot 15, a distance of 21.81 feet to a set 1/2 inch iron rod with a "HALFF" cap located on the westerly right of way line of N. 33rd Street;

THENCE, South 08deg 27' 54" West, along the westerly right of way line of said N. 33rd Street, a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap marking the intersection of the westerly right of way line of N. 33rd Street with the northerly right of way line of Kilgore Ave.;

THENCE, along the northerly right of way line of said Kilgore Avenue and along the arc of said curve to the left having a radius of 173.20 feet, a central angle of 04deg 58' 16", an arc length of 15.03 feet, and a chord bearing North 84deg 41' 17" West, 15.02 to the **POINT OF BEGINNING** and containing 0.003 acres (111 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

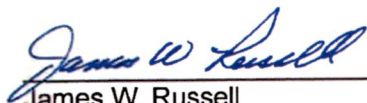
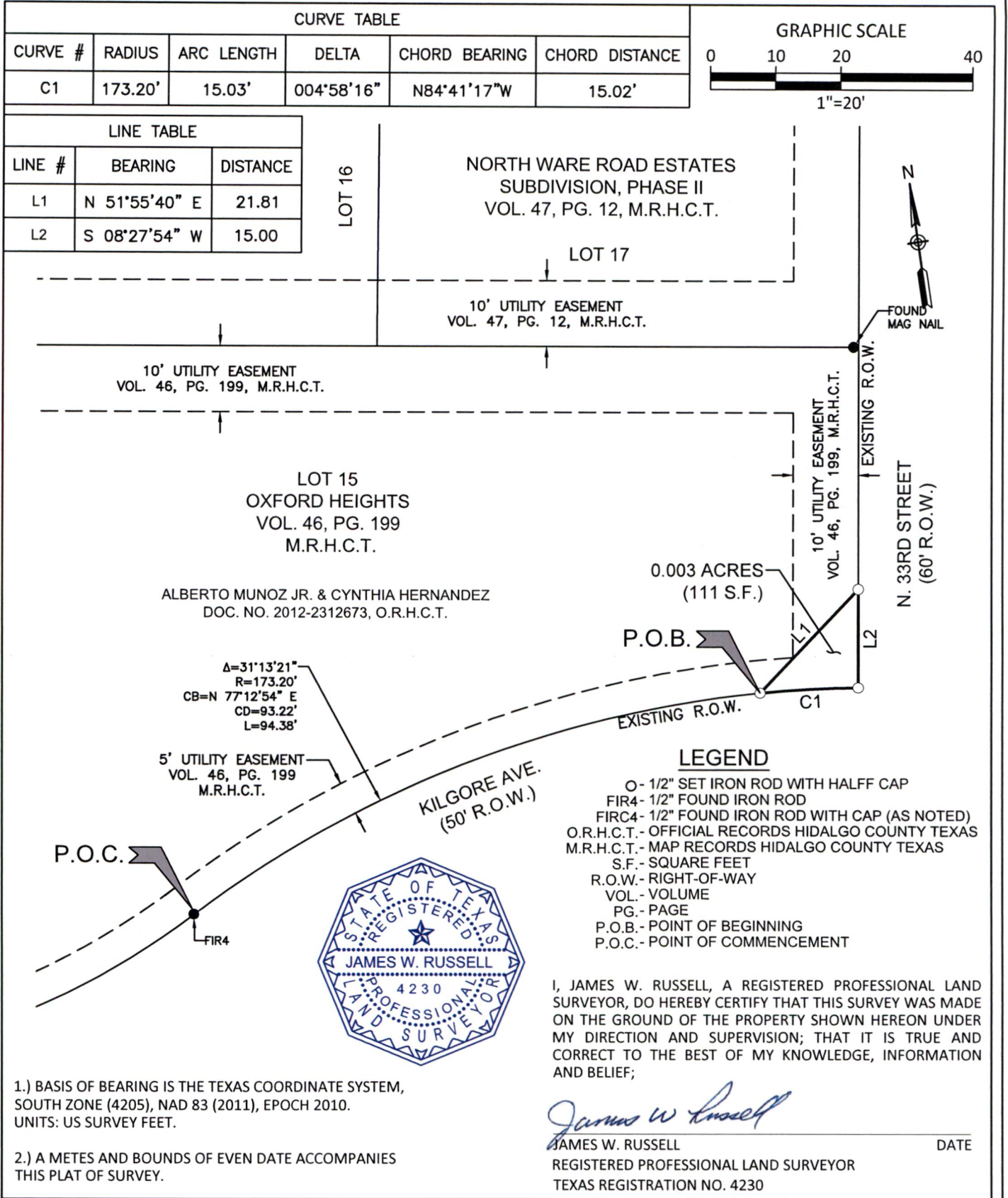
 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



EXHIBIT 14B



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 14
0.003 AC. (111 S.F.)
LOT 15
OXFORD HEIGHTS SUBDIVISION
VOL. 46, PG. 199, M.R.H.C.T.
CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2

EXHIBIT 15A



Project No. 47292.001
Parcel 15A

**LEGAL DESCRIPTION
30.00 FEET WIDE RIGHT OF WAY PARCEL
0.039 ACRES OF LAND
PARCEL 15A**

0.039 acres (1,696 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 202 and Lot 205, Pride O' Texas Subdivision, according to the map or plat thereof, recorded in Volume 5, Pgs. 58-59, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same called 2.025 acre tract, as conveyed to Maria Teresa Santos, as recorded in Document Number 2018-2913876, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.039 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with a "2791" cap located on the existing westerly right of way line of N. 33rd Street (30 feet wide), and marking the most easterly northeast corner of the said 2.025 acres;

THENCE, South 08deg 32' 08" West, along the westerly line of said North 33rd Street, at a distance of 20.80 feet passing a 5/8 inch found iron pipe marking the southeasterly corner of said Lot 202 and the southwesterly corner of said Lot 205 and continuing along the westerly right of way of said N. 33rd Street, a total distance of 56.53 feet to a found 1/2 inch iron rod located on the east line of said Lot 205 and, marking the southeasterly corner of said 2.025 acre tract;

THENCE, North 81deg 30' 09" West, along the southerly line of said 2.025 acre tract, a distance of 30.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap marking the northeasterly corner of Lot 9, North Ware Road Estates Subdivision, Phase I;

THENCE, North 08deg 32' 08" East, crossing said 2.025 acre tract, at a distance of 35.75 feet passing the north line of Lot 205, and continuing a total distance of 56.55 feet, to a set 1/2 inch iron rod with a "HALFF" cap located on the south line of a called 1.0 acre tract, as conveyed to Natalia and Philip R. Goza as recorded in Volume 2778, Page 635, of the Deed Records of Hidalgo County, Texas;

THENCE, South 81deg 27' 52" East, along the southerly line of said 1.0 acre tract, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.039 acres (1,696 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

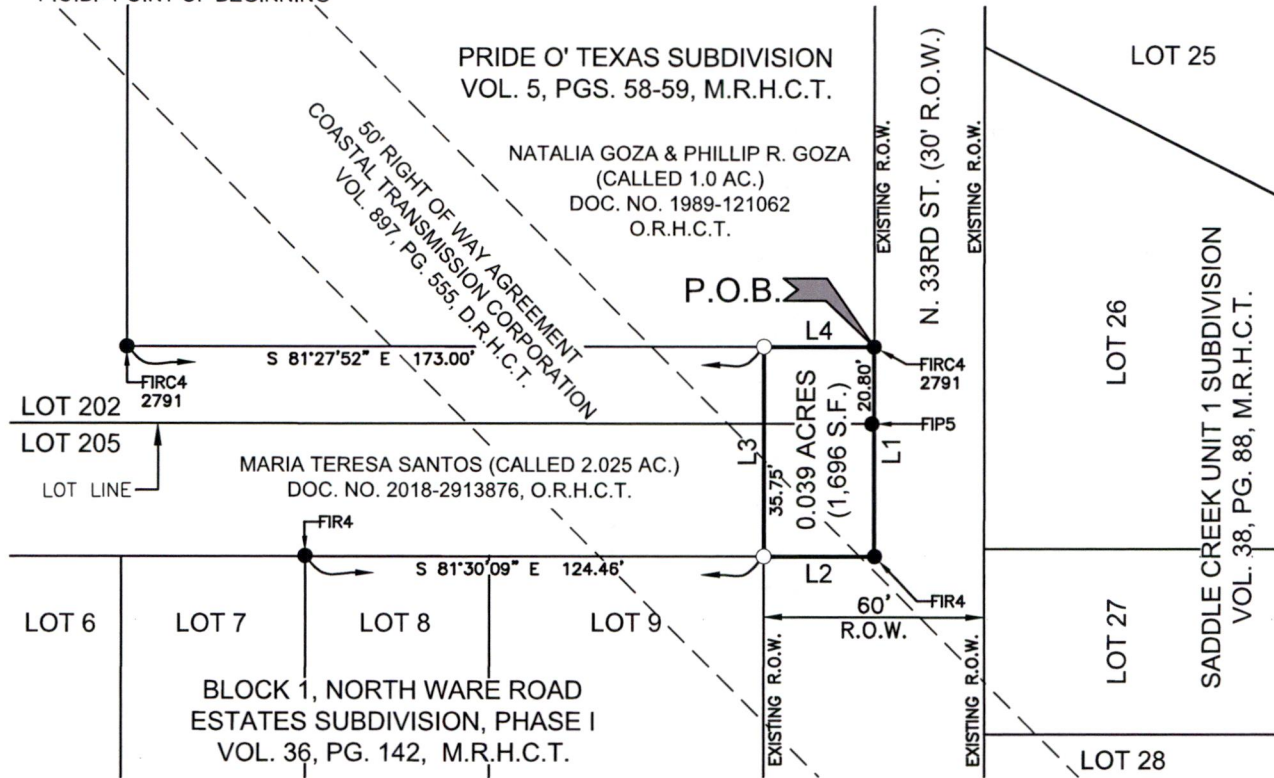
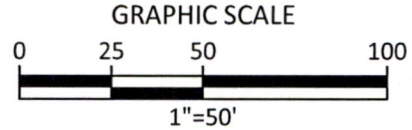

James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



EXHIBIT 15A-2

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
FIRC4 - 1/2" FOUND IRON ROD
FIRC4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS
S.F. - SQUARE FEET
R.O.W. - RIGHT-OF-WAY
VOL. - VOLUME
PG. - PAGE
P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
THIS PLAT OF SURVEY.

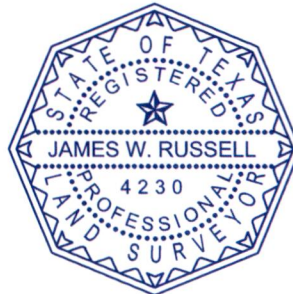
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF;

James W. Russell

JAMES W. RUSSELL

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 08°32'08" W	56.53
L2	N 81°30'09" W	30.00
L3	N 08°32'08" E	56.55
L4	S 81°27'52" E	30.00



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7446
TEL (956) 664-0286
TBPELS SURVEYING FIRM #10194444

PARCEL 15A
0.039 AC. (1,696 S.F.)
LOT 202 & 205
PRIDE O' TEXAS SUBDIVISION
VOL. 5, PG. 58-59, M.R.H.C.T.
CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 15B

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.067 ACRES OF LAND
PARCEL 15B**

0.067 acres (2,914 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of Lot 202, Pride O' Texas Subdivision, according to the map or plat thereof, recorded in Volume 5, Pgs. 58-59, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being that same called 2.025 acre tract, as conveyed to Maria Teresa Santos, as recorded in Document Number 2018-2913876, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.067 acres being more particularly described as follows:

COMMENCING, at a found 1/2 inch iron rod with a "2791" cap marking an interior corner of said 2.025 acre tract, same point being the southwest corner of a called 1.0 acre tract, as conveyed to Natalia and Philip R. Goza as recorded in Volume 2778, Page 635, of the Deed Records of Hidalgo County, Texas;

THENCE, North 08deg 32' 08" East, along the easterly line of said 2.025 acre tract, same being the westerly line of said 1.0 acre tract, a distance of 176.55 feet, to a set 1/2 inch iron rod with a "HALFF" cap marking the **POINT OF BEGINNING** of the herein described parcel;

THENCE, North 81deg 27' 52" West, crossing said 2.025 acre tract, a distance of 198.66 feet, to a set 1/2 inch iron rod with a "HALFF" cap located in the southeasterly right of way line of North 36th Street (Oxford Rd. 40 feet wide);

THENCE, North 38deg 46' 08" East, along the southeasterly right of way line of said Oxford Rd., a distance of 17.36 feet, to a set 1/2 inch iron rod with a "HALFF" cap marking the intersection of the westerly right of way line of Oxford Rd. with the southerly right of way line of Oxford Ave. (65 feet wide);

THENCE, South 81deg 27' 52" East, along the easterly line of said 2.025 acre tract, same being the westerly line of said 1.0 acre tract, a distance of 15.00 feet, to the **POINT OF BEGINNING** and containing 0.067 acres (2,914 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

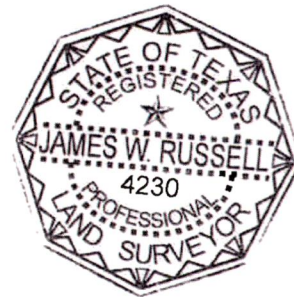
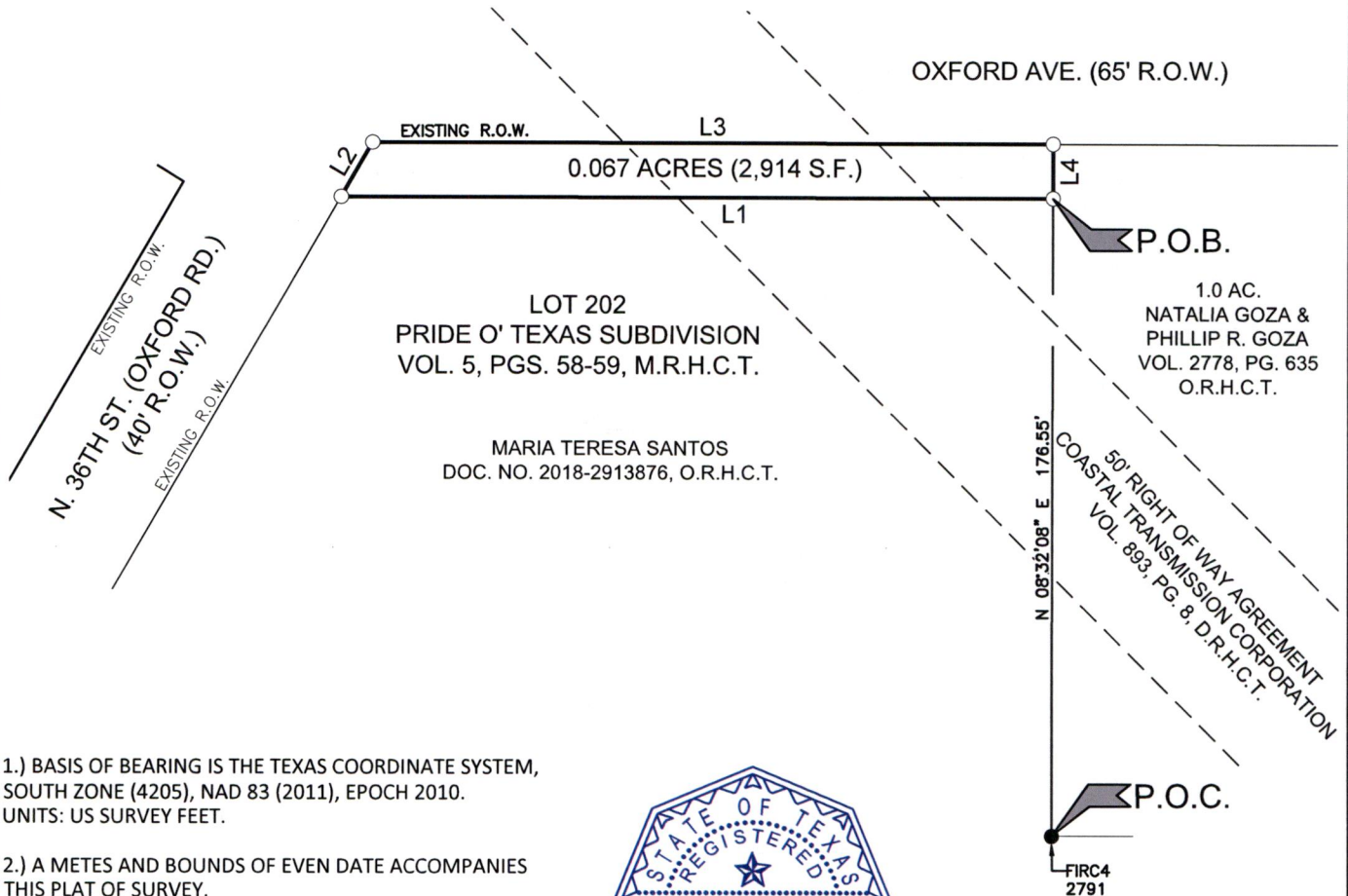
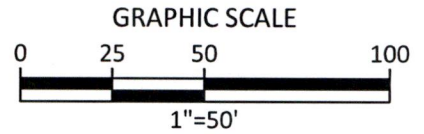


EXHIBIT 15B-2

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

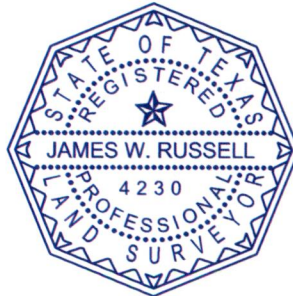
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
 MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF;

James W. Russell

JAMES W. RUSSELL

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°27'52" W	198.66
L2	N 38°46'08" E	17.36
L3	S 81°27'52" E	189.92
L4	S 08°32'08" W	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 15B
 0.067 AC. (2,914 S.F.)
 OUT OF LOT 202
 PRIDE O' TEXAS SUBDIVISION
 VOL. 5, PG. 58-59, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 16

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.194 ACRES OF LAND
PARCEL 16**

0.194 acres (8,454 square feet) of land located in the Francisco Guajardo Survey, Section No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas, being a portion of called 1.0 acre tract, as conveyed to Natalia and Philip R. Goza, as recorded in Document No. 1989-121062, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.) and further being a portion of Lot 202, Pride O' Texas Subdivision, according to the map or plat thereof, recorded in Volume 5, Pgs. 58-59, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.); said 0.194 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with a "2791" cap located on the westerly right of way line of N. 33rd Street (30 feet wide), and marking the southeasterly corner of said 1.0 acre tract, same being a southernmost northeasterly corner of a called 2.025 acre tract, as conveyed to Maria Teresa Santos, as recorded in Document Number 2018-2913876, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.);

THENCE, North 81deg 27' 52" West, along the southerly line of said 1.0 acre tract, same being the northerly line of said 2.025 acre tract, a distance of 30.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, into said 1.0 acre tract the following courses;

North 08deg 32' 08" East, a distance of 161.55 feet, to a set 1/2 inch iron rod with "HALFF" cap;
North 36deg 27' 52" West, a distance of 21.21 feet, to a set 1/2 inch iron rod with "HALFF" cap;
North 81deg 27' 52" West, a distance of 158.00 feet to a set 1/2 inch iron rod with a "HALFF" cap located on the westerly line of said 1.0 acre tract;

THENCE, North 08deg 32' 08" East, along the westerly line of said 1.0 acre tract, a distance of 15.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap located in the southerly right of way line of Oxford Ave. (65 feet wide);

THENCE, South 81deg 27' 52" East, along the southerly right of way line of said Oxford Ave., a distance of 203.00 feet, to a set 1/2 inch iron rod with a "HALFF" cap marking the intersection of the southerly right of way line of Oxford Ave. with the westerly right of way line of N. 33rd Street;

THENCE, South 08deg 32' 08" West, along the westerly right of way line of said N. 33rd Street, same being the easterly line of said 1.0 acre tract, a distance of 191.55 feet, to the **POINT OF BEGINNING** and containing 0.194 acres (8,454 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

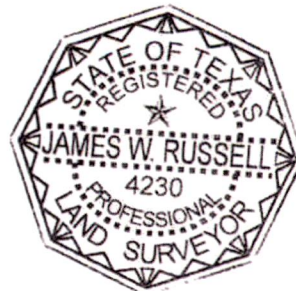
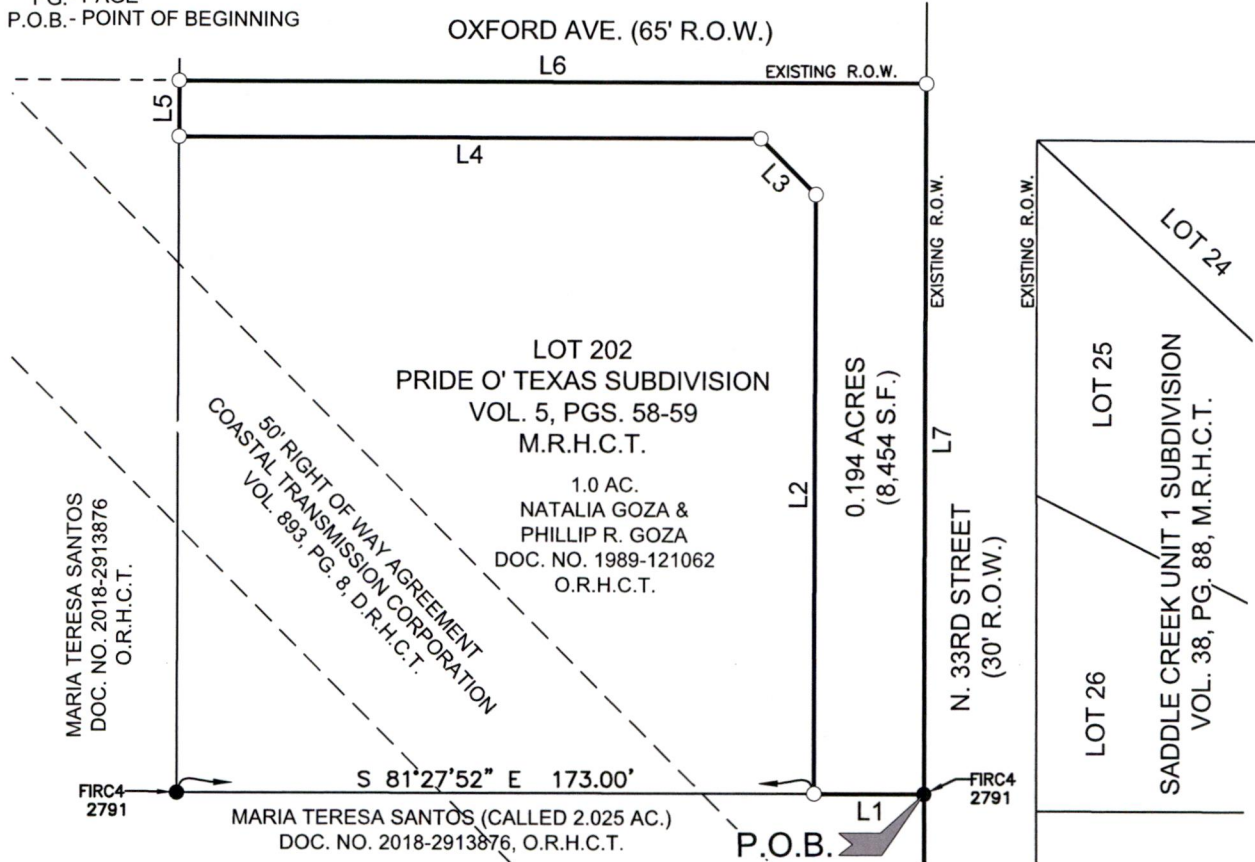
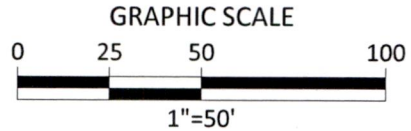


EXHIBIT 16B

LEGEND

○ - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4- 1/2" FOUND IRON ROD
 FIR4- 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;



James W. Russell

JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°27'52" W	30.00
L2	N 08°32'08" E	161.55
L3	N 36°27'52" W	21.21
L4	N 81°27'52" W	158.00
L5	N 08°32'08" E	15.00
L6	S 81°27'52" E	203.00
L7	S 08°32'08" W	191.55



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 16
 0.194 AC. (8,454 S.F.)
 LOT 202
 PRIDE O' TEXAS SUBDIVISION
 VOL. 5, PGS. 58-59, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2

EXHIBIT 17A



Project No. 47292.001
Parcel 17

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.001 ACRES OF LAND
PARCEL 17**

0.001 acres (56 square feet) of land, being a portion of Lot 169, Saddle Creek Unit 2 Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 41, Page 144, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), as conveyed to Juan Pedro Gutierrez M., recorded in Document No. 2009-2036241, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.001 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod located at the southeasterly corner of said Lot 169, marking intersection of the westerly right of way line of N. 33rd Street with the northerly right of way line of Oxford Ave.;

THENCE, North 81deg 17' 30" West, along the northerly right of way line of said Oxford Ave. a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 53deg 36' 54" East, crossing said Lot 169, a distance of 10.55 feet to a set 1/2 inch iron rod with a "HALFF" cap located at the northeasterly lot line of said Lot 169;

THENCE, South 36deg 36' 23" East, along the northeasterly lot line of said Lot 169, a distance of 10.62 feet, to the **POINT OF BEGINNING** and containing 0.001 acres (56 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

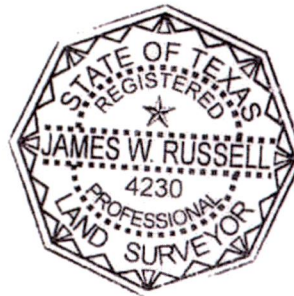
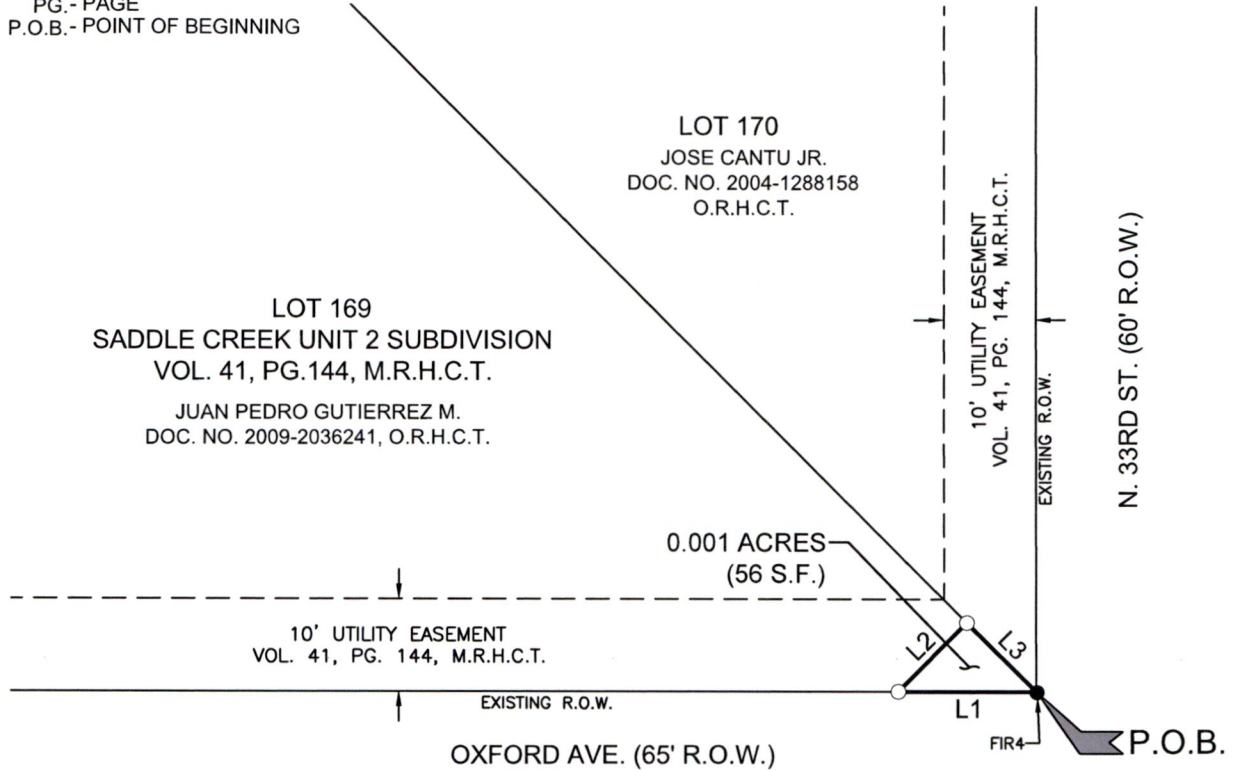
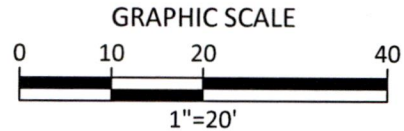


EXHIBIT 17B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

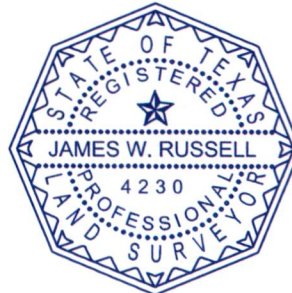
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
 MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF;

James W. Russell

JAMES W. RUSSELL

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°17'30" W	15.00
L2	N 53°36'54" E	10.55
L3	S 36°36'23" E	10.62



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 17
 0.001 AC. (56 S.F.)
 LOT 169
 SADDLE CREEK UNIT 2 SUBDIVISION
 VOL. 41, PG. 144, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 18

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.001 ACRES OF LAND
PARCEL 18**

0.001 acres (56 square feet) of land, being a portion of Lot 170, Saddle Creek Unit 2 Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 41, Page 144, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), as conveyed to Jose Cantu, Jr., recorded in Document No. 2004-1288158, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.001 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod located at the southeasterly corner of said Lot 170, marking the intersection of the westerly right of way line of N. 33rd Street with the northerly right of way line of Oxford Ave.;

THENCE, North 36deg 36' 23" West, along the southwesterly lot line of said Lot 170, a distance of 10.62 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, North 53deg 36' 54" East, crossing said Lot 170, a distance of 10.63 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the westerly right of way line of said N. 33rd Street;

THENCE, South 08deg 31' 19" West, along the westerly right of way line of said N. 33rd Street, a distance of 15.00 feet, to the **POINT OF BEGINNING** and containing 0.001 acres (56 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

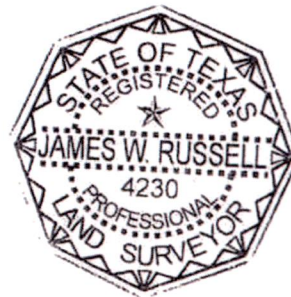
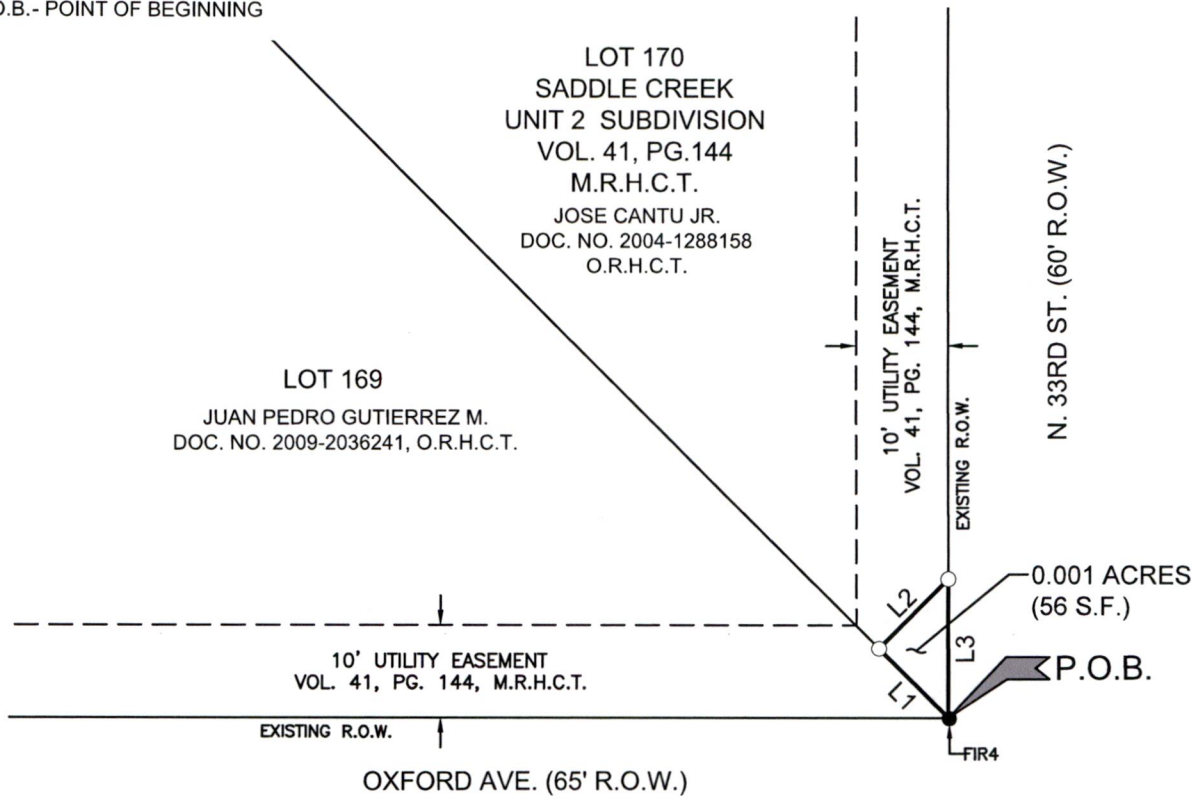
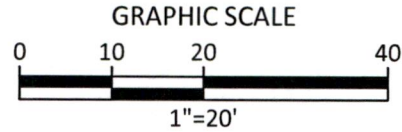


EXHIBIT 18B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

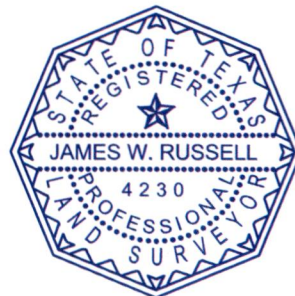
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
 MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF;

James W. Russell

JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 36°36'23" W	10.62
L2	N 53°36'54" E	10.63
L3	S 08°31'19" W	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPOLS SURVEYING FIRM #10194444

PARCEL 18
 0.001 AC. (56 S.F.)
 LOT 170
 SADDLE CREEK UNIT 2 SUBDIVISION
 VOL. 41, PG. 144, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 19

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 19**

0.003 acres (113 square feet) of land, being a portion of Lot 48, Saddle Creek Unit 2 Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 41, Page 144, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to Elaine M. Manning and Jose D. Silva in Warranty Deed With Vendor's Lien, recorded under Document No. 2004-1405764, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

COMMENCING, at a found 1/2 iron rod marking the southeasterly corner of said Lot 48;

THENCE, North 81deg 21' 57" West, along the northerly right of way line of Oxford Ave., a distance of 34.54 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, North 81deg 21' 57" West, continuing along the northerly right of way line of said Oxford Ave., a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the intersection of the easterly right of way line of N. 33rd Street with the northerly right of way line of said Oxford Ave., marking the southwesterly corner of the said Lot 48;

THENCE, North 08deg 26' 52" East, along the easterly right of way line of said North 33rd Street, a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 36deg 27' 33" East, a distance of 21.25 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

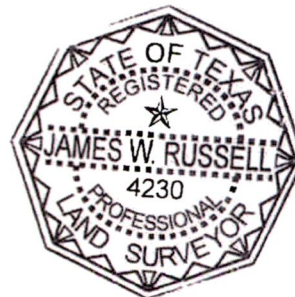
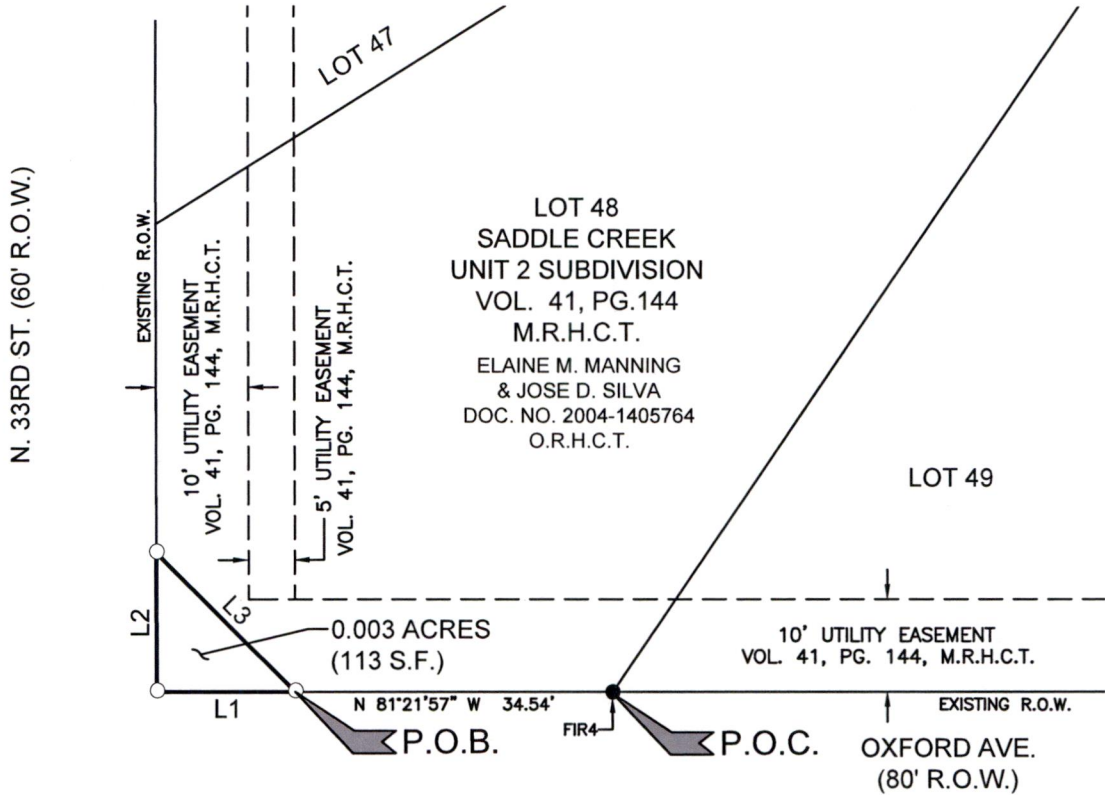
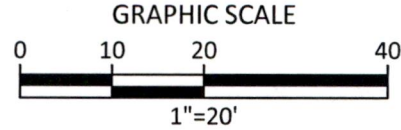


EXHIBIT 19B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIRC4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

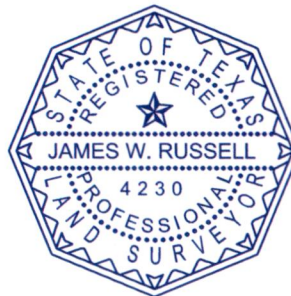
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 81°21'57" W	15.00
L2	N 08°26'52" E	15.00
L3	S 36°27'33" E	21.25



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 19
 0.003 AC. (113 S.F.)
 LOT 48
 SADDLE CREEK UNIT 2 SUBDIVISION
 VOL. 41, PG. 144, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 20

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 20**

0.003 acres (149 square feet) of land, being a portion of Lot 24, Saddle Creek Unit 1 Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 88, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), as conveyed to Alfredo Cuevas, III And Mireida Olivarez Cuevas in Warranty Deed With Vendor's Lien, recorded under Document No. 2019-3018426, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with a cap deemed unreadable located at the northwesterly corner of said Lot 24, marking the intersection of the easterly right of way line of N. 33rd Street with the southerly right of way line of Oxford Ave.;

THENCE, South 81deg 21' 54" East, along the southerly right of way line of said Oxford Ave., a distance of 25.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 53deg 32' 30" West, crossing said Lot 24, a distance of 16.87 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the southwesterly lot line of said Lot 24;

THENCE, North 38deg 57' 59" West, along the southwesterly lot line of said Lot 24, a distance of 17.72 feet to the **POINT OF BEGINNING** and containing 0.003 acres (149 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

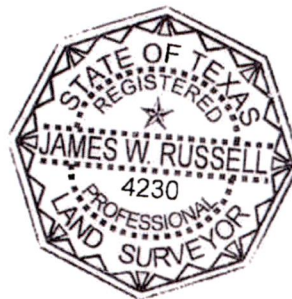
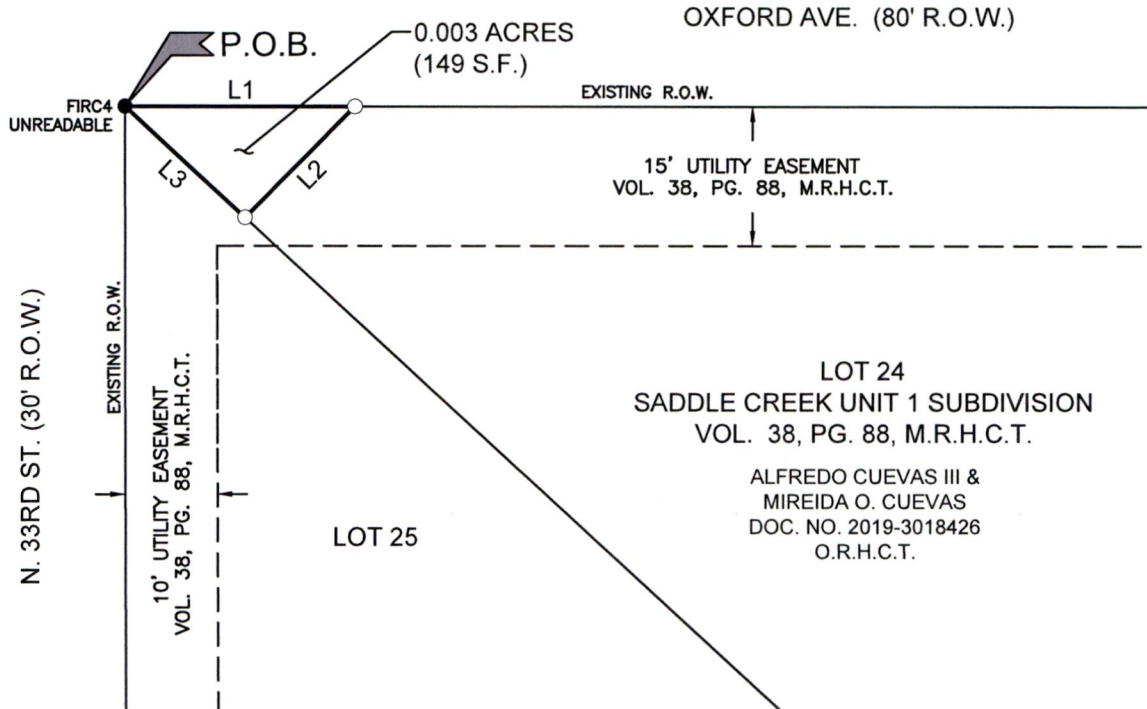
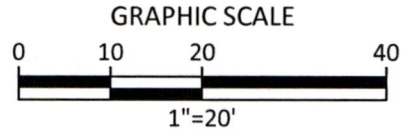


EXHIBIT 20B

LEGEND

○ - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

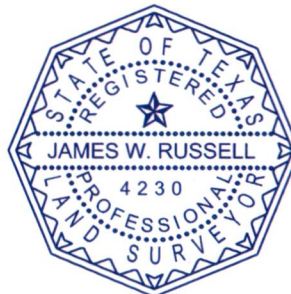
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
 MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF;

James W. Russell

JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 81°21'54" E	25.00
L2	S 53°32'30" W	16.87
L3	N 38°57'59" W	17.72



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 20
 0.003 AC. (149 S.F.)
 LOT 24
 SADDLE CREEK UNIT 1 SUBDIVISION
 VOL. 38, PG. 88, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 21

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.004 ACRES OF LAND
PARCEL 21**

0.004 acres (163 square feet) of land, being a portion of Lot 25, Saddle Creek Unit 1 Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 88, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to Juan M. Villarreal and Yuri Fortuna Villarreal in Warranty Deed With Vendor's Lien, recorded under Document No. 2018-2901941, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.004 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with a cap deemed unreadable at the northwesterly corner of said Lot 25, marking the intersection of the easterly right of way line of N. 33rd Street with the southerly right of way line of Oxford Ave.;

THENCE, South 38deg 57' 59" East, along the northeasterly lot line of said Lot 25, a distance of 17.72 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 53deg 32' 30" West, crossing said Lot 25, a distance of 18.42 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the easterly right of way line of said N. 33rd Street;

THENCE, North 08deg 26' 55" East, along the easterly right of way line of said N. 33rd Street line, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.004 acres (163 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

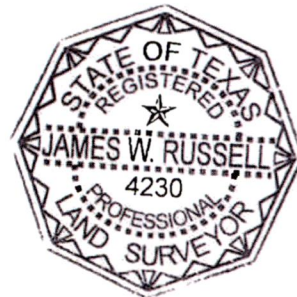
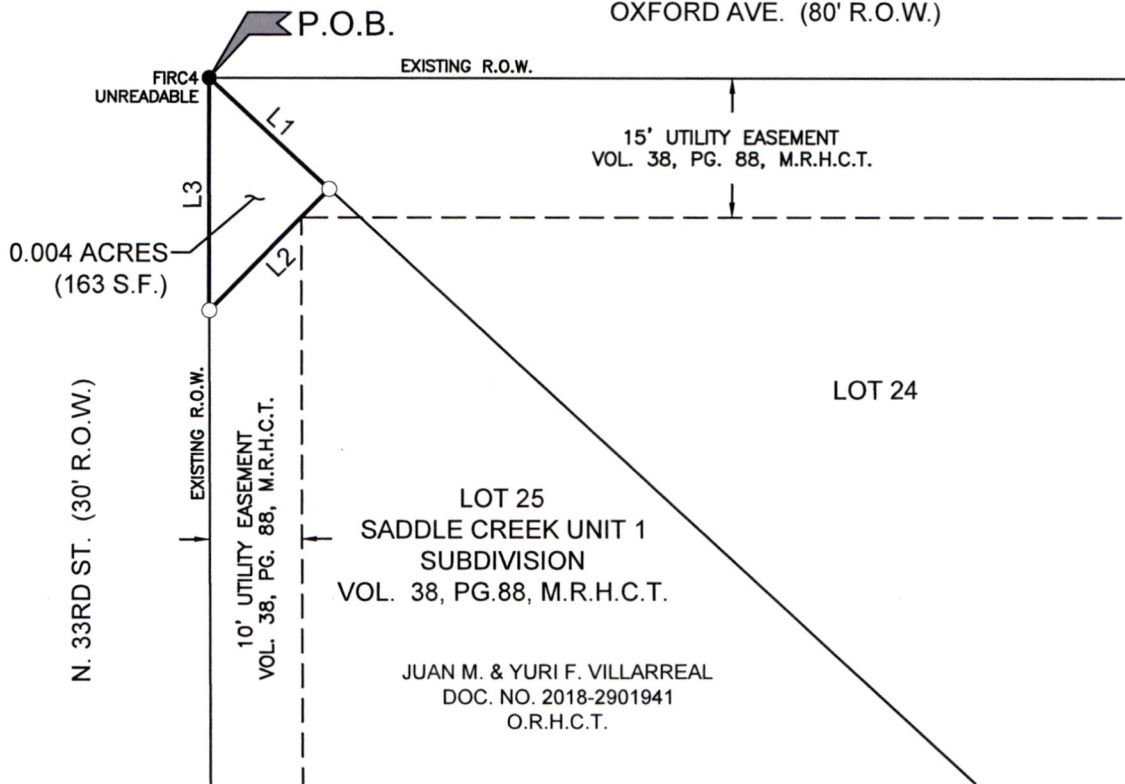
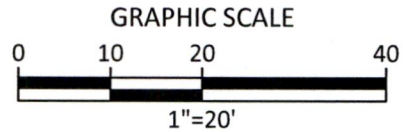


EXHIBIT 21B

LEGEND

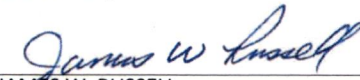
O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



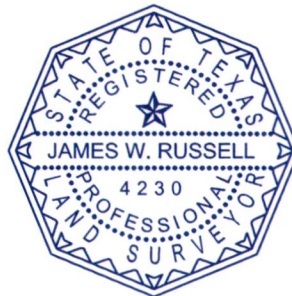
1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM,
 SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER
 MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF;


 JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 38°57'59" E	17.72
L2	S 53°32'30" W	18.42
L3	N 08°26'55" E	25.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPES SURVEYING FIRM #10194444

PARCEL 21
 0.004 AC. (163 S.F.)
 LOT 24
 SADDLE CREEK UNIT 1 SUBDIVISION
 VOL. 38, PG. 88, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 22

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 22**

0.003 acres (113 square feet) of land, being a portion of Lot 29, Saddle Creek Unit 1 Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 88, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), as conveyed to Johnson Village Holdings, LLC in General Warranty Deed, recorded under Document No. 2022-3299502, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

COMMENCING, at a found 1/2 iron rod located in the easterly right of way line of N. 33rd Street and marking the northwesterly corner of said Lot 29;

THENCE, South 08deg 26' 55" West, along the easterly right of way line of N. 33rd Street, a distance of 39.00 feet to a set 1/2 inch iron rod with a "HALFF" cap marking the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 36deg 27' 30" East, crossing said Lot 29, a distance of 21.25 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the northerly right of way line of Notre Dame Ave.;

THENCE, North 81deg 21' 54" West, along the northerly right of way line of said Notre Dame Ave., a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the intersection of the easterly right of way line of said N. 33rd Street with the northerly right of way line of said Notre Dame Ave.;

THENCE, North 08deg 26' 55" East, along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

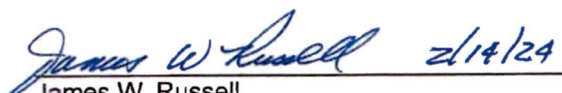
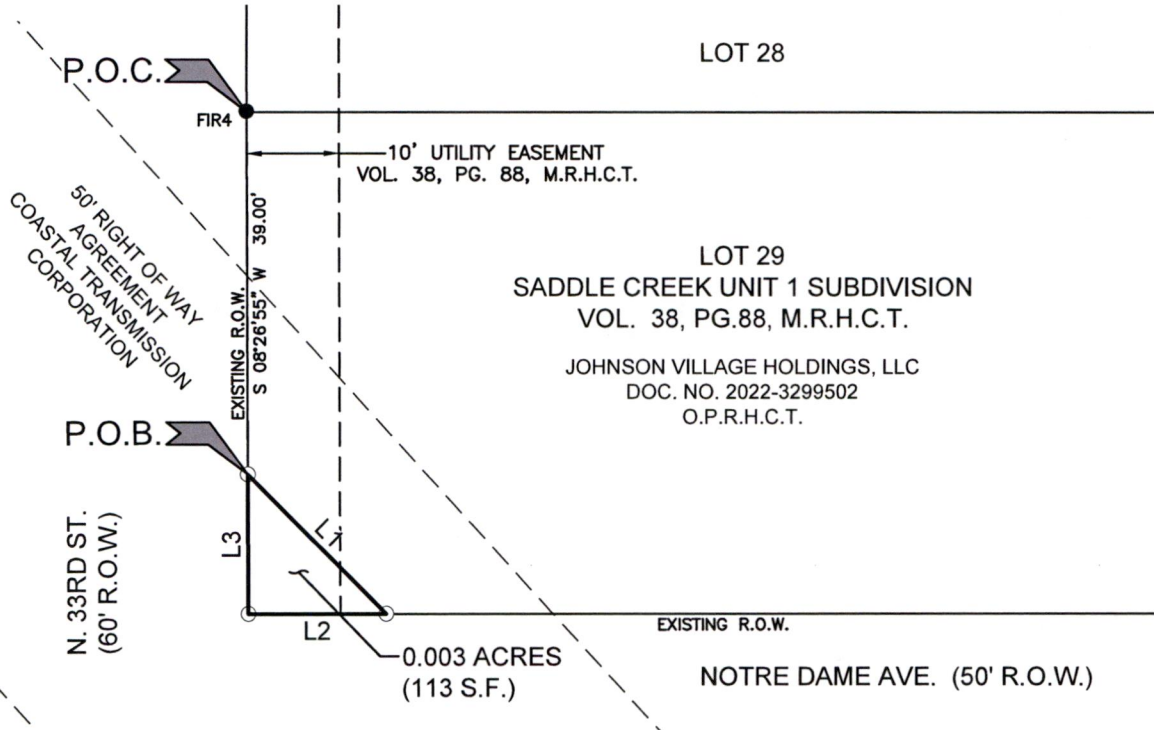
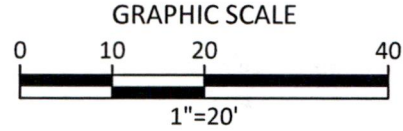

James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



EXHIBIT 22B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

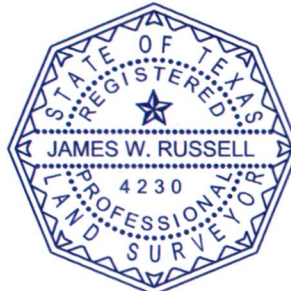
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 36°27'30" E	21.25
L2	N 81°21'54" W	15.00
L3	N 08°26'55" E	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 22
 0.003 AC. (113 S.F.)
 LOT 29
 SADDLE CREEK UNIT 1 SUBDIVISION
 VOL. 38, PG. 88, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 23

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 23**

0.003 acres (113 square feet) of land, being a portion of Lot 30, Saddle Creek Unit 1 Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 88, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to Julissa Haro in Warranty Deed With Vendor's Lien, recorded under Document No. 2002-1053602, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

COMMENCING, at a found 1/2 iron rod with a "RRA" cap located in the southerly right of way line of Notre Dame Ave. and marking the northeasterly corner of said Lot 30;

THENCE, North 81deg 21' 54" West, along the southerly right of way line of said Notre Dame Ave., a distance of 85.69 feet to a set 1/2 inch iron rod with a "HALFF" cap marking the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 53deg 32' 30" West, crossing said Lot 30, a distance of 21.18 feet to a set 1/2 inch iron rod with a "HALFF" cap at the easterly right of way line of N. 33rd Street;

THENCE, North 08deg 26' 55" West, along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the intersection of the easterly right of way line of said N. 33rd Street and the southerly right of said Notre Dame Ave., and marking the northwesterly corner of said Lot 30;

THENCE, South 81deg 21' 54" East, along the southerly right of way line of said Notre Dame Ave., a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

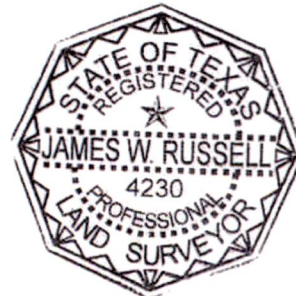
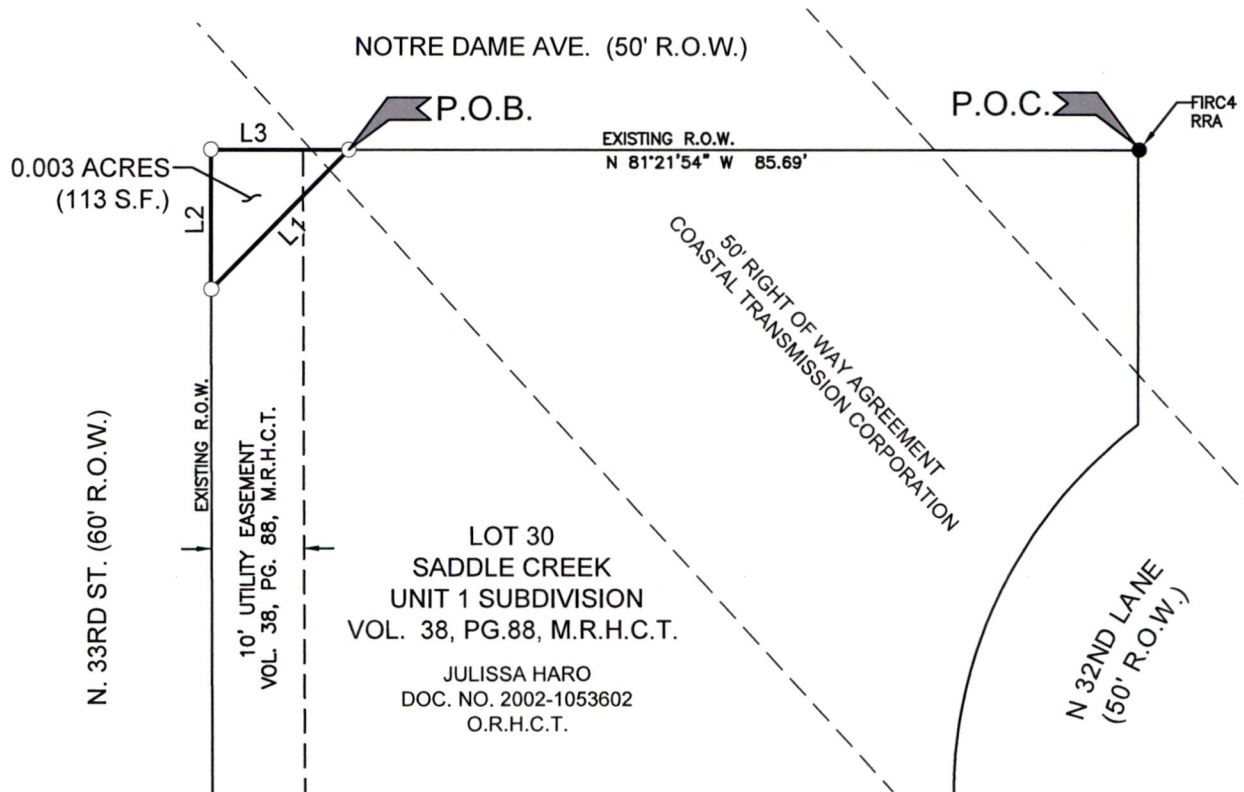
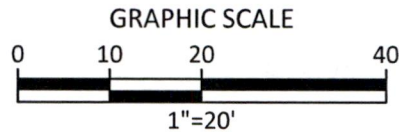


EXHIBIT 23B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

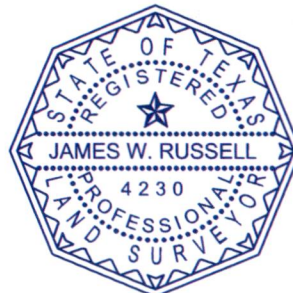
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 53°32'30" W	21.18
L2	N 08°26'55" E	15.00
L3	S 81°21'54" E	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPOLS SURVEYING FIRM #10194444

PARCEL 23
 0.003 AC. (113 S.F.)

LOT 30
 SADDLE CREEK UNIT 1 SUBDIVISION
 VOL. 38, PG. 88, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 24

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 24**

0.003 acres (113 square feet) of land, being a portion of Lot 28, Los Encinos Del Norte Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 3, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), as conveyed to Victor M. Dominguez and Gumara Dominguez in Warranty Deed With Vendor's Lien, recorded under Document No. 2001-1030079, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

COMMENCING, at a found 1/2 iron rod with a "RRA" cap located in the easterly right of way line of N. 33rd Street and marking the northwesterly corner of said Lot 28,

marking the intersection of the westerly right of way line of North 32nd Lane with the northerly right of way line of Kilgore Avenue;

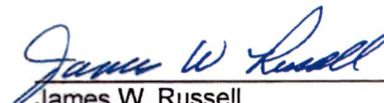
THENCE, South 08deg 35' 08" West, along the easterly right of way line of N. 33rd Street, a distance of 40.00 feet to a set 1/2 inch iron rod with a "HALFF" cap marking the **POINT OF BEGINNING** of the herein described parcel;

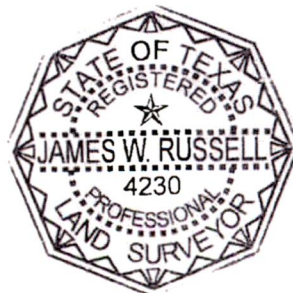
THENCE, South 36deg 24' 52" East, crossing said Lot 28, a distance of 21.21 feet to a set 1/2 inch iron rod with a "HALFF" cap at the northerly right of way line of Kilgore Ave.;

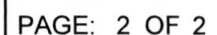
THENCE, North 81deg 24' 52" West, along the northerly right of way line of said Kilgore Ave., a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the intersection of the easterly right of way line of said N. 33rd Street with the northerly right of way line of said Kilgore Ave., and further marking the southwesterly corner of said Lot 28;

THENCE, North 08deg 35' 08" East, along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444







Project No. 47292.001
Parcel 25

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 25**

0.003 acres (113 square feet) of land, being a portion of Lot 29, Los Encinos Del Norte Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 3, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to Juana Maria Cisneros in Warranty Deed With Vendor's Lien, recorded under Document No. 2002-1045282, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with cap deemed unreadable marking the intersection of the southerly right of way of Kilgore Ave. with the easterly right of way line of N. 33rd Street and further marking the northwesterly corner of said Lot 29;

THENCE, South 81deg 24' 52" East, along the southerly right of way line of said Kilgore Ave., a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 53deg 35' 08" West, crossing said Lot 29, a distance of 21.21 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the easterly right of way line of said N. 33rd Street;

THENCE, North 08deg 35' 08" East, along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

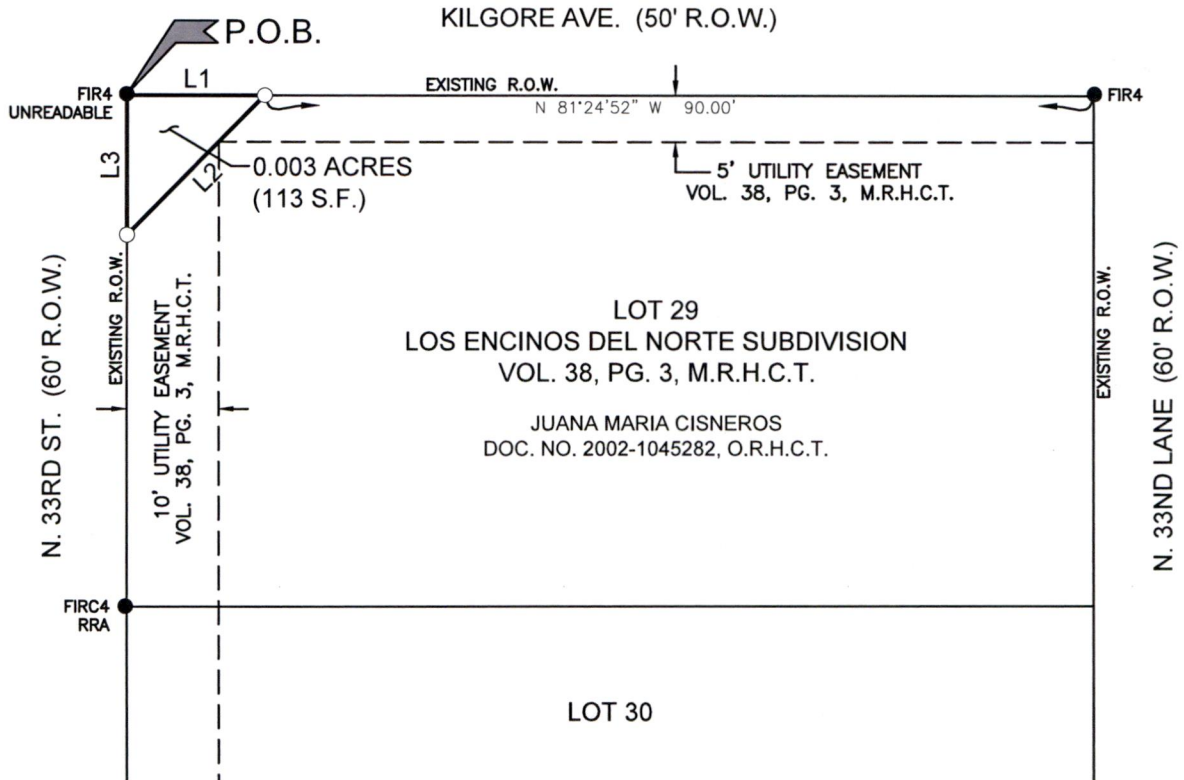
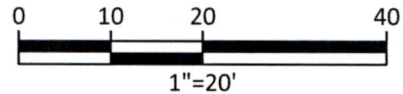


EXHIBIT 25B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING

GRAPHIC SCALE



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

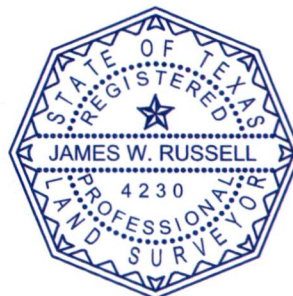
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 81°24'52" E	15.00
L2	S 53°35'08" W	21.21
L3	N 08°35'08" E	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPELS SURVEYING FIRM #10194444

PARCEL 25
 0.003 AC. (113 S.F.)

LOT 29
 LOS ENCINOS DEL NORTE SUBDIVISION
 VOL. 38, PG. 3, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 26

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 26**

0.003 acres (113 square feet) of land, being a portion of Lot 36, Los Encinos Del Norte Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 3, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), as conveyed to Maria E. Miranda in Warranty Deed With Vendor's Lien, recorded under Document No. 2002-1055066, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with a "RRA" cap marking the intersection of the easterly right of way line of N. 33rd Street with the northerly right of way line of Indian Hill Ave.;

THENCE, North 08deg 35' 08" East, along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 36deg 24' 52" East, crossing said Lot 36, a distance of 21.21 feet to a set 1/2 inch iron rod with a "HALFF" cap at the northerly right of way line of said Indian Hill Ave.;

THENCE, North 81deg 24' 52" West, along the northerly right of way line of said Indian Hill Ave., a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

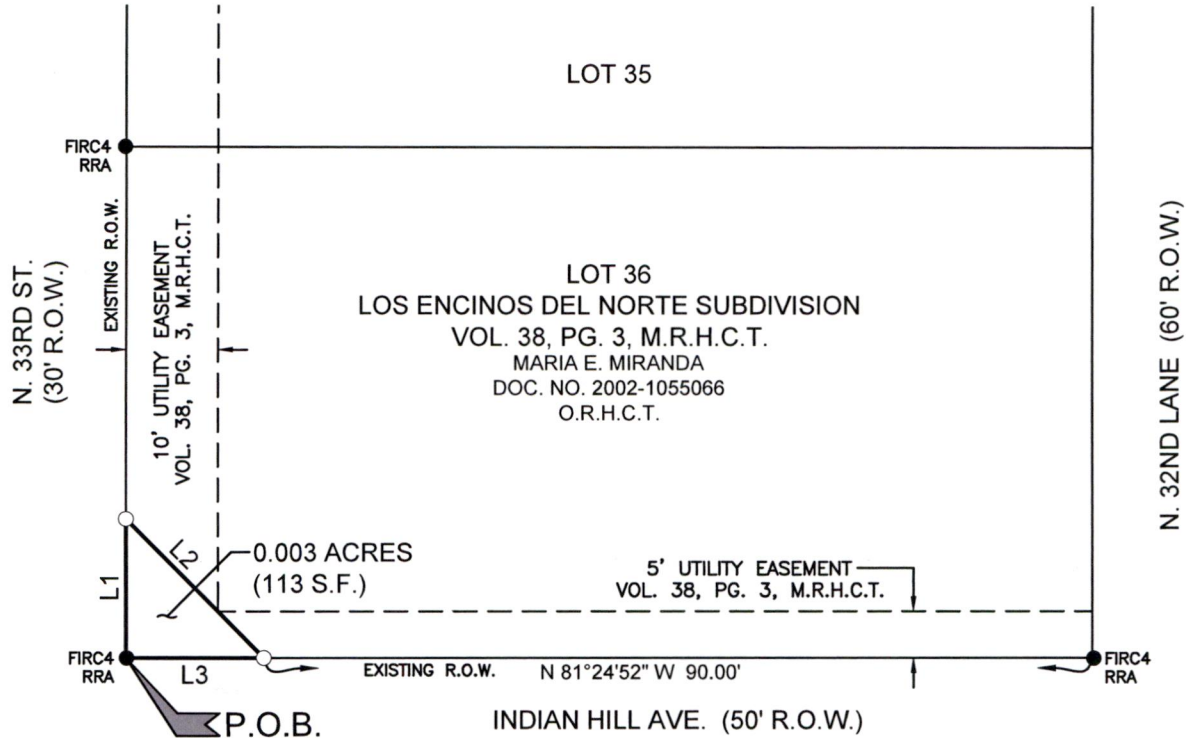
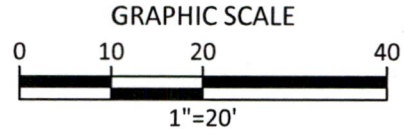

James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



EXHIBIT 26B

LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

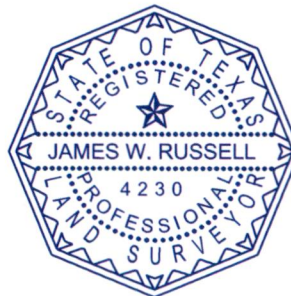
2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell
 JAMES W. RUSSELL

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 08°35'08" E	15.00
L2	S 36°24'52" E	21.21
L3	N 81°24'52" W	15.00



PARCEL 26
 0.003 AC. (113 S.F.)
 LOT 36
 LOS ENCINOS DEL NORTE SUBDIVISION
 VOL. 38, PG. 3, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 27A

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 27A**

0.003 acres (113 square feet) of land, being a portion of Lot 37, Los Encinos Del Norte Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 3, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to Juan Carlos Corona in Warranty Deed With Vendor's Lien, recorded under Document No. 2002-1063245, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod marking the intersection of the easterly right of way line of N. 33rd Street with the southerly right of way line of Indian Hill Ave.;

THENCE, South 81deg 24' 52" East, along the southerly right of way line of said Indian Hill Ave., a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 53deg 35' 08" West, crossing said Lot 37, a distance of 21.21 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the easterly right of way line of said N. 33rd Street;

THENCE, North 08deg 35' 08" East, along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

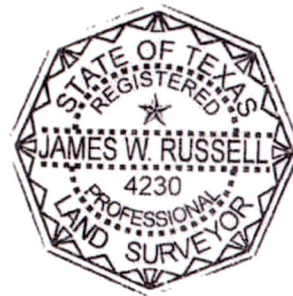


EXHIBIT 27B



Project No. 47292.001
Parcel 27B

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 27B**

0.003 acres (113 square feet) of land, being a portion of Lot 37, Los Encinos Del Norte Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 38, Page 3, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to Juan Carlos Corona in Warranty Deed With Vendor's Lien, recorded under Document No. 2002-1063245, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

COMMENCING, at a found 1/2 iron rod marking the intersection of the easterly right of way line of N. 33rd Street with the southerly right of way line of Indian Hill Ave.;

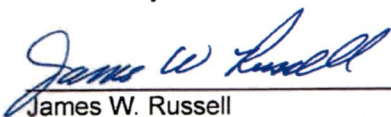
THENCE, South 08deg 35' 08" West, along the easterly right of way line of said N. 33rd Street, a distance of 75.00 feet to a set 1/2 inch iron rod with a "HALFF" cap marking the northerly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 36deg 24' 52" East, crossing said Lot 37, a distance of 21.21 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the northerly right of way line of Incarnate Word Ave.;

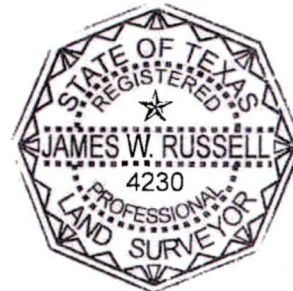
THENCE, North 81deg 24' 52" West, along the northerly right of way line of said Incarnate Word Ave., a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the intersection of the easterly right of way line of said N. 33rd Street and the northerly right of way line of said Incarnate Word Ave., and further marking the southwest corner of said Lot 37;

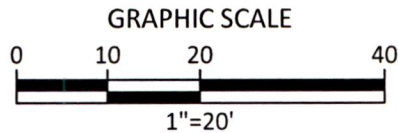
THENCE, North 08deg 35' 08" East, along the easterly right of said N. 33rd Street a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (113 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell

Registered Professional Land Surveyor No. 4230
Firm No. 10194444





LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING

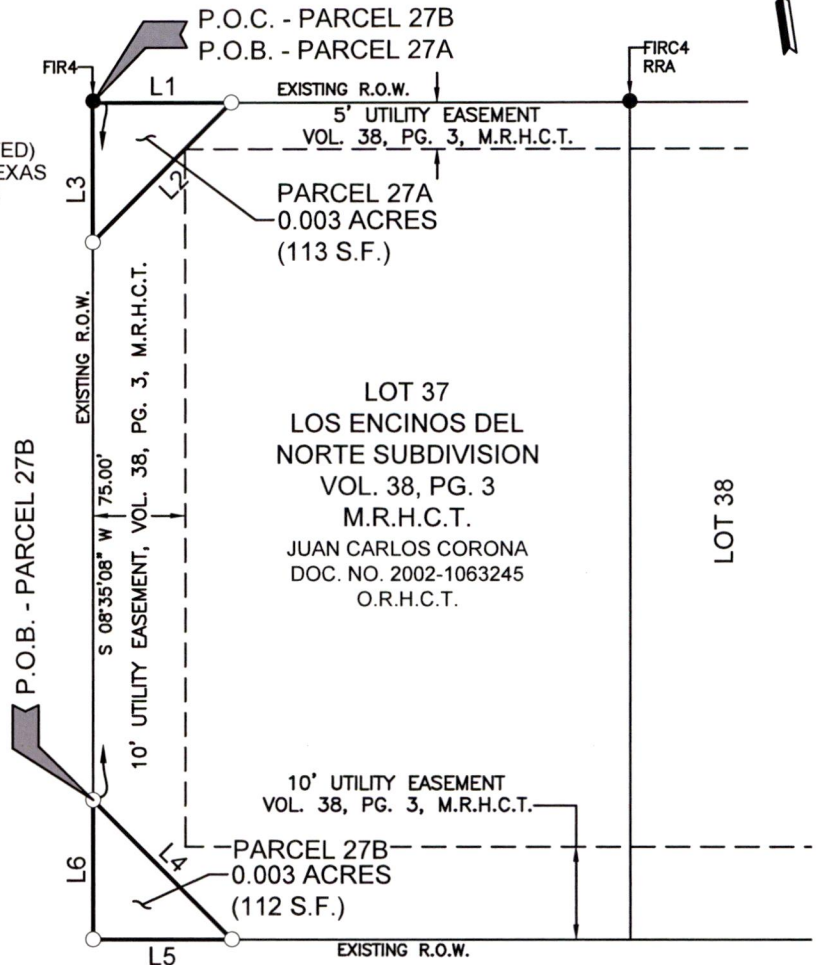
PARCEL 27A LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 81°24'52" E	15.00
L2	S 53°35'08" W	21.21
L3	N 08°35'08" E	15.00

PARCEL 27B LINE TABLE

LINE #	BEARING	DISTANCE
L4	S 36°24'52" E	21.21
L5	N 81°24'52" W	15.00
L6	N 08°35'08" E	15.00

N. 33RD ST. (60' R.O.W.)



1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

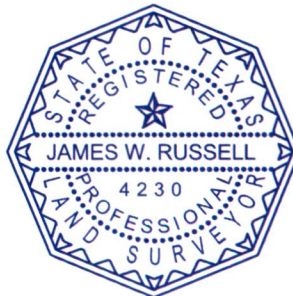
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPOLS SURVEYING FIRM #10194444

PARCELS 27A & 27B
 0.003 AC. (113 S.F.) & 0.003 AC. (112 S.F.)
 LOT 37
 LOS ENCINOS DEL NORTE SUBDIVISION
 VOL. 38, PG. 3, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 3 OF 3

EXHIBIT 28A



Project No. 47292.001
Parcel 28

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.003 ACRES OF LAND
PARCEL 28**

0.003 acres (112 square feet) of land, being a portion of Lot 2, McAllen I.S.D. Northwest Elementary Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Instrument No. 2845465, of the Map Records of Hidalgo County, Texas (M.R.H.C.T), as conveyed to McAllen Independent School District in Warranty Deed recorded under Document No. 1998-660949, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.003 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with a cap deemed unreadable located at the northwesterly corner of said Lot 2, marking the intersection of the easterly right of way line of N. 33rd Street and the southerly right of way line of Incarnate Word Ave.;

THENCE, South 81deg 39' 36" East, along the southerly right of way line of said Incarnate Word Ave., a distance of 15.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 53deg 20' 24" West, crossing said Lot 2, a distance of 21.21 feet to a set 1/2 inch iron rod with a "HALFF" cap located in the easterly right of way line of said N. 33rd Street;

THENCE, North 08deg 20' 24" East, along the easterly right of way line of said N. 33rd Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (112 square feet) of land, more or less;

Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

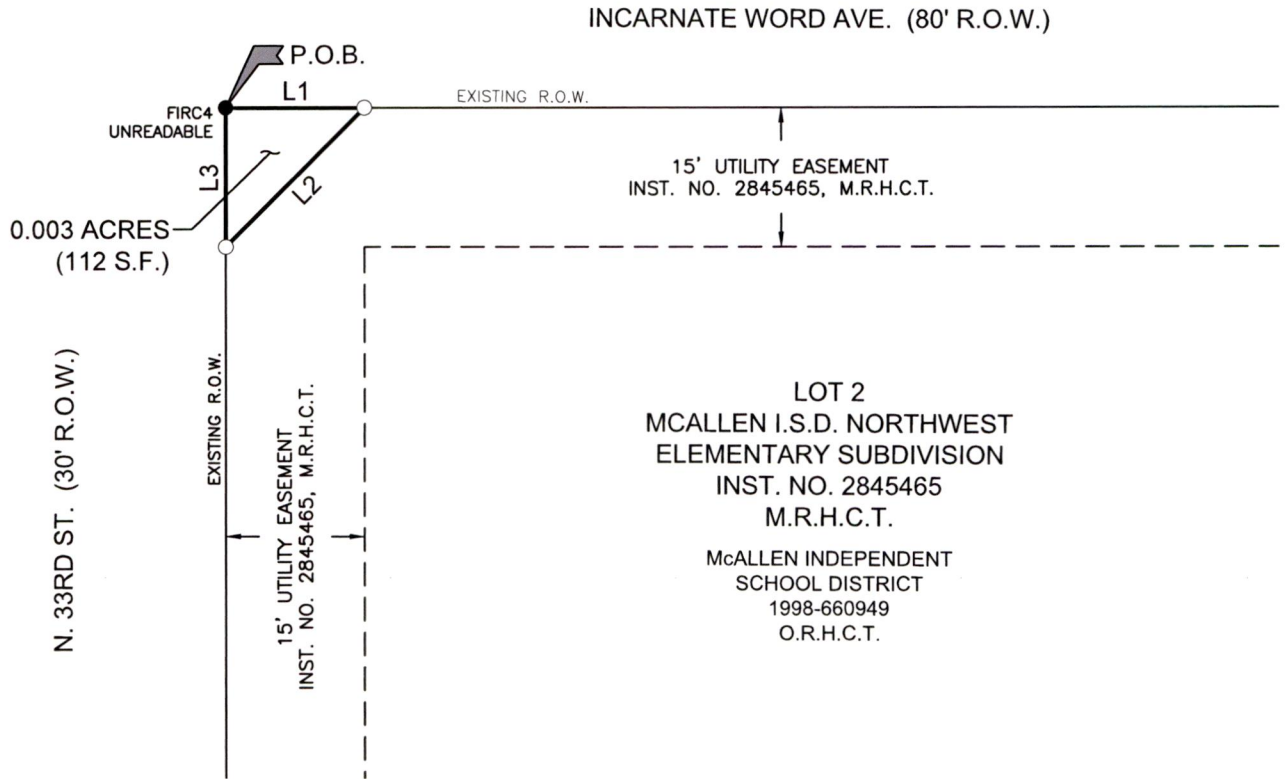
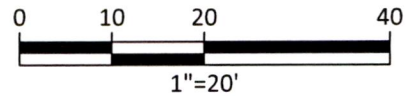
A handwritten signature in blue ink that reads "James W. Russell" followed by the date "2/14/24".

James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



LEGEND

O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - 1/2" FOUND IRON ROD
 FIR4 - 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING

GRAPHIC SCALE

1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

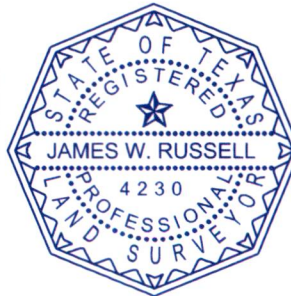
I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell

JAMES W. RUSSELL

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 81°39'36" E	15.00
L2	S 53°20'24" W	21.21
L3	N 08°20'24" E	15.00



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 28
0.003 AC. (112 S.F.)

LOT 2
MCALLEN I.S.D. NORTHWEST ELEMENTARY
SUBDIVISION, VOL. 38, PG. 3, M.R.H.C.T.
CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2

EXHIBIT 29A



Project No. 47292.001
Parcel 29

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.007 ACRES OF LAND
PARCEL 29**

0.007 acres (313 square feet) of land, being a portion of Lot 1, McAllen Youth Baseball Complex, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Instrument No. 2844898, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to City of McAllen in Warranty Deed recorded under Document No. 2014-2509329, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.); said 0.007 acres being more particularly described as follows:

COMMENCING, at a found 1/2 inch iron rod marking the northeasterly end of a cutback corner at the intersection of the westerly right of way line of N. 29th Street with the northerly right of way line of Auburn Ave.;

THENCE, South 53deg 34' 09" West, along said cutback corner, a distance 70.71 feet to a point located on the northerly right of way line of Auburn Ave.

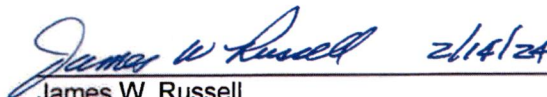
THENCE, North 81deg 28' 34" West, along the northerly right of way line of said Auburn Ave., a distance of 1,153.98 feet, to a set 1/2 inch iron rod with a "HALFF" cap marking the **POINT OF BEGINNING** of the herein described parcel;

THENCE, North 81deg 28' 34" West, continuing along the northerly right of way line of said Auburn Ave., a distance of 25.00 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the intersection of the easterly right of way line of N. 33rd Street with the northerly right of way line of said Auburn Ave., and further marking the southwesterly corner of said Lot 1;

THENCE, North 08deg 37' 49" East, along the easterly right of way line of said N. 33rd Street, a distance of 25.00 feet to a set 1/2 inch iron rod with a "HALFF" cap;

THENCE, South 36deg 25' 22" East, crossing said Lot 1, a distance of 35.32 feet to the **POINT OF BEGINNING** and containing 0.003 acres (313 square feet) of land, more or less;

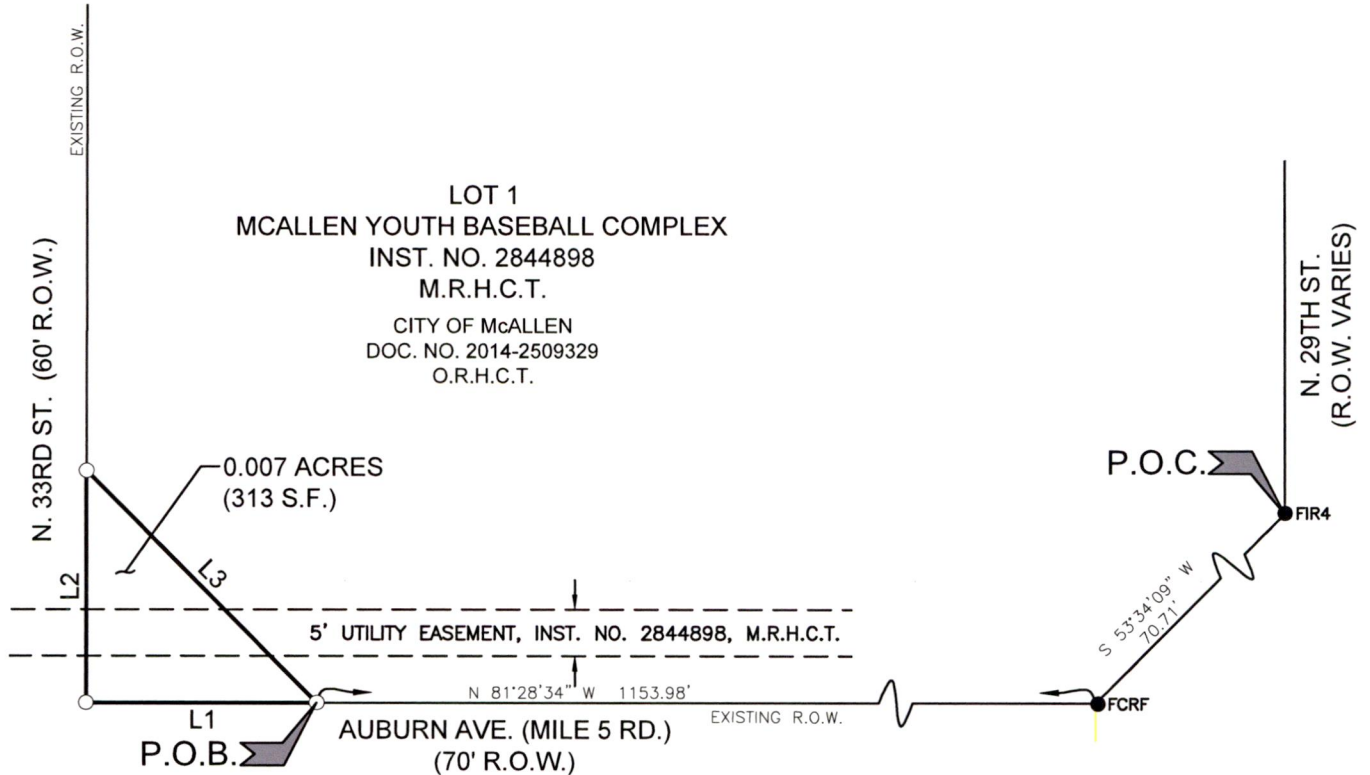
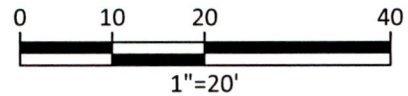
Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.


James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444



LEGEND

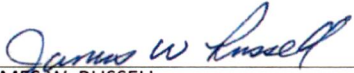
O - 1/2" SET IRON ROD WITH HALFF CAP
 FIR4 - FOUND 1/2 INCH IRON ROD
 FCRF - FOUND CROW'S FOOT
 O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 S.F. - SQUARE FEET
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING

GRAPHIC SCALE

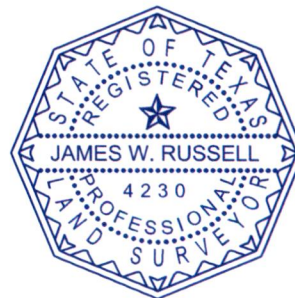
1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010. UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;


 JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N 81°28'34" W	25.00
L2	N 08°37'49" E	25.00
L3	S 36°25'22" E	35.32



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 29
0.007 AC. (313 S.F.)

LOT 1
 MCALLEN YOUTH BASEBALL COMPLEX
 INST. NO. 2844898, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2



Project No. 47292.001
Parcel 30

**LEGAL DESCRIPTION
VARIABLE WIDTH RIGHT OF WAY PARCEL
0.007 ACRES OF LAND
PARCEL 30**

0.007 acres (312 square feet) of land, being a portion of Lot 1, McAllen I.S.D AG Farm Subdivision, an addition to the City of McAllen, Hidalgo County, Texas according to the map or plat thereof recorded in Instrument No. 3303275, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), as conveyed to McAllen Independent School District in Warranty Deed recorded under Volume 1754, Page 896, of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.); said 0.007 acres being more particularly described as follows:

COMMENCING, at a found 1/2 iron rod with a "CVQ" cap located at an angle point in the westerly right of way line of N. 29th Street;

THENCE, along the westerly right of way line of said North 29th Street the following courses;

North 36deg 28' 10" West, a distance of 42.43 feet, to a point;
North 08deg 31' 48" West, a distance of 10.00 feet to a point located in the southerly right of way line of Auburn Avenue;

THENCE, North 81deg 28' 11" West, along the southerly right of way line of said Auburn Ave., a distance of 1,185.00 feet to a set 1/2 inch iron rod with a "HALFF" cap marking the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 53deg 31' 49" West, crossing said Lot 1, a distance of 35.36 feet to a set 1/2 inch iron rod with a "HALFF" cap in the easterly right of way line of N. 33rd Street;

THENCE, North 08deg 31' 49" East, along the easterly right of way line of N. 33rd Street, a distance of 25.00 feet to a set 1/2 inch iron rod with a "HALFF" cap, marking the intersection of the westerly right of way line of said N. 33rd Street with the southerly right of way line of said Auburn Ave., and further marking the northwesterly corner of said Lot 1;

THENCE, South 81deg 28' 11" East, along the southerly right of way line of said Auburn Ave., a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.003 acres (312 square feet) of land, more or less;

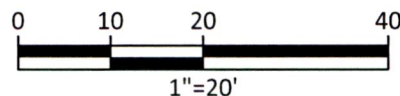
Basis of Bearings: The Texas State Plane Coordinate System, Texas South Zone (4205), NAD83 (2011), U.S. Survey Feet.

 2/14/24
James W. Russell
Registered Professional Land Surveyor No. 4230
Firm No. 10194444

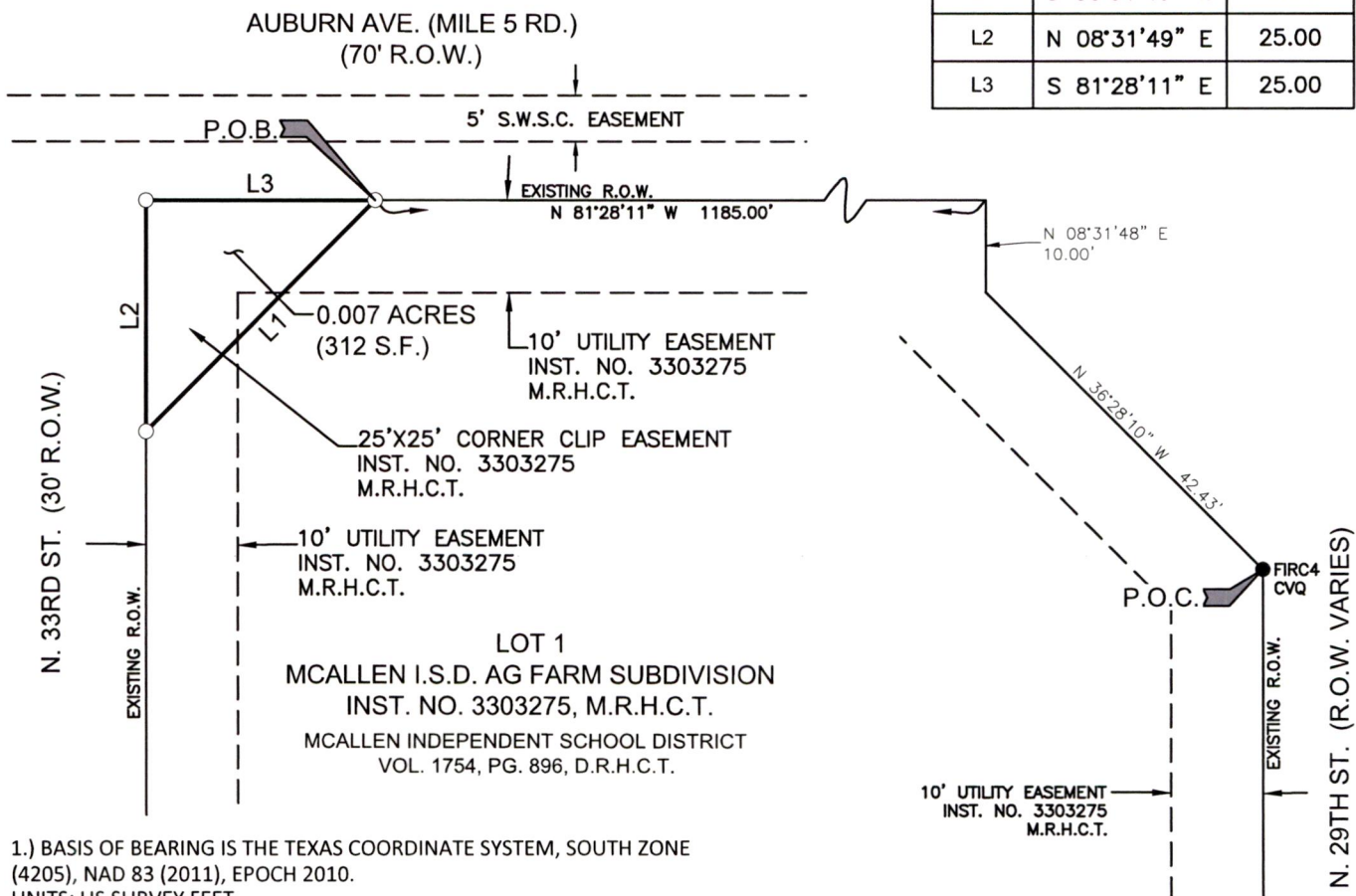


LEGEND

O- 1/2" SET IRON ROD WITH HALFF CAP
 FIR4- 1/2" FOUND IRON ROD
 FIR4- 1/2" FOUND IRON ROD WITH CAP (AS NOTED)
 D.R.H.C.T.- DEED RECORDS HIDALGO COUNTY TEXAS
 M.R.H.C.T.- MAP RECORDS HIDALGO COUNTY TEXAS
 S.F.- SQUARE FEET
 R.O.W.- RIGHT-OF-WAY
 VOL.- VOLUME
 PG.- PAGE
 P.O.B.- POINT OF BEGINNING
 P.O.C.- POINT OF COMMENCING
 S.W.S.C.- SHARYLAND WATER SUPPLY CORPORATION

**GRAPHIC SCALE**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 53°31'49" W	35.36
L2	N 08°31'49" E	25.00
L3	S 81°28'11" E	25.00



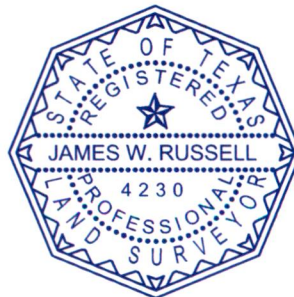
1.) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 (2011), EPOCH 2010.
 UNITS: US SURVEY FEET.

2.) A METES AND BOUNDS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

James W. Russell
 JAMES W. RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4230

DATE



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503-7446
 TEL (956) 664-0286
 TBPCLS SURVEYING FIRM #10194444

PARCEL 30
 0.007 AC. (312 S.F.)

LOT 1
 MCALLEN I.S.D. AG FARM SUBDIVISION
 INST. NO. 3303275, M.R.H.C.T.
 CITY OF MCALLEN

PROJECT NO: 47292.001

DATE ISSUED: 2/14/2024

PAGE: 2 OF 2