

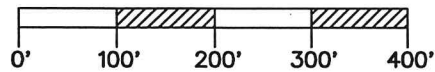
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: A 19.19 ACRE TRACT OF LAND OUT OF LOT 178, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, OF THE MAP RECORDS OF SAID COUNTY.



BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, SOUTH ZONE

SCALE: 1"=100'  
CAD: JHS178MD  
JOB#: 91372



EASEMENTS AS PER GF NO. 25-037  
EFFECTIVE DATE: NOVEMBER 2, 2025

- LEGEND
- F1 - FOUND 1/2" DIAMETER IRON ROD
  - F1C - FOUND 1/2" DIAMETER IRON ROD W/ CAP STAMPED "RIO DELTA"
  - F2C - FOUND 5/8" DIAMETER IRON ROD W/ CAP STAMPED "MF"
  - F2 - FOUND 5/8" DIAMETER IRON ROD
  - F4 - FOUND 3/4" DIAMETER IRON PIPE
  - S - SET 1/2" DIAMETER IRON ROD W/ CAP STAMPED "PENA 5242"
  - SPK - SET PK NAIL IN ASPHALT
  - B/C - BACK OF CONCRETE CURB & GUTTER
  - E.O.A. - EDGE OF ASPHALT
  - R.O.W. - RIGHT OF WAY
  - \*-\* - 6' CHAINLINK FENCE
  - P-P- POWER POLE LINE
  - ++ - 10' IRON FENCE
  - ==== - 15' BLOCK FENCE W/ IRON FENCE
  - X-X- METAL GATE
  - ⊙ - POWER POLE
  - SW - STORM WATER INLET
  - ⊙ - GAS MARKER
  - Ⓐ - AT&T MARKER
  - Ⓕ - FIRE HYDRANT
  - Ⓣ - TELEPHONE PEDESTAL
  - Ⓢ - STAND PIPE
  - Ⓜ - MANHOLE
  - Ⓢ - CABLE PEDESTAL
  - CS - CONCRETE SLAB
  - Ⓜ - WATER VALVE
  - Ⓣ - DOWN GUYWIRE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA & NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 13, 14, & 16, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 4TH, 2026

FLOOD ZONE: ZONE: "AH & B" COMMUNITY PANEL NUMBER: 480343 0010 C  
MAP REVISED: NOVEMBER 2, 1982 (LOMR: FEBRUARY 21, 2006)

I CERTIFY TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR UNDERGROUND UTILITIES EXCEPT AS SHOWN ON THIS PLAT © COPYRIGHT 2026 PENA ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

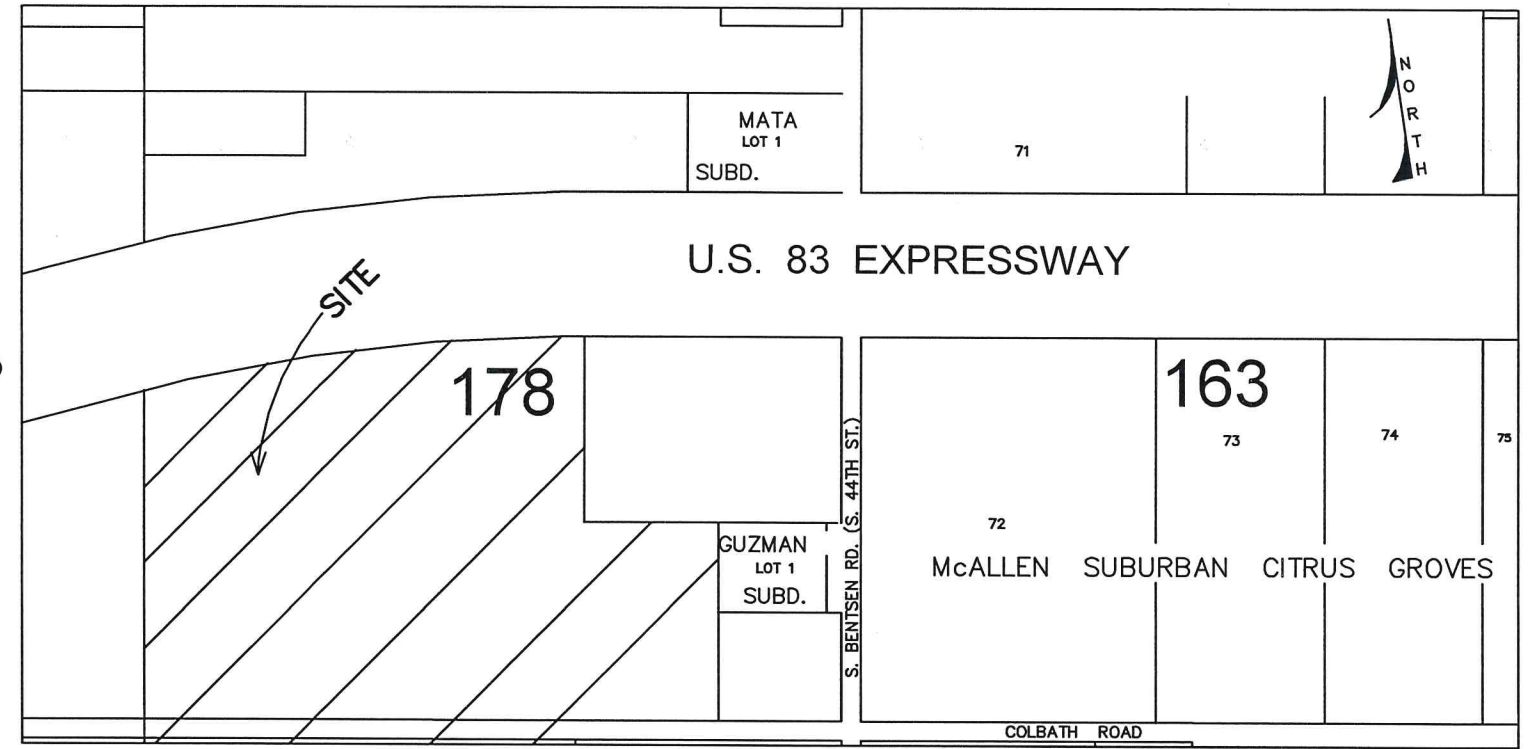
ADDRESS: EXPRESSWAY 83 FRONTAGE

*Pablo Peña III*

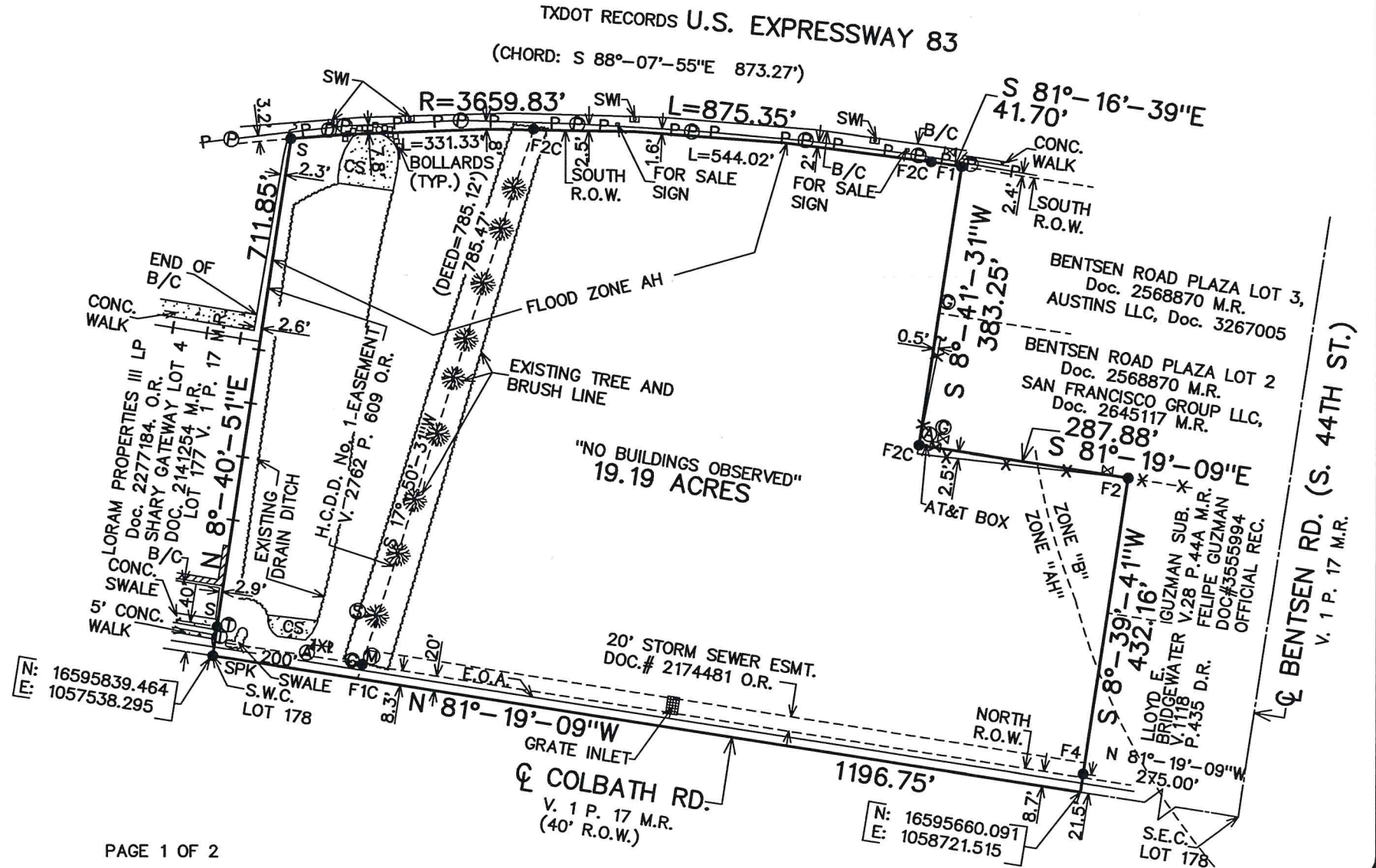
PABLO PEÑA III  
REG. PROFESSIONAL LAND SURVEYOR No. 5242  
DATE: 2/18/2026



**PENA ENGINEERING**  
POST OFFICE BOX 4320  
McALLEN TEXAS 78502  
OFFICE (956) 682-8812  
EMAIL: PAUL@PENENG.COM  
FIRM#10087200



LOCATION MAP  
SCALE: 1"=1000'



Legal Description:

A 19.19 acre tract of land out of Lot 178, JOHN H. SHARY SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 1 Page 17 of the Map Records of said County; said tract being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of said Lot, thence with the South line of said Lot, the centerline of Colbath Road, North  $81^{\circ}-19'-09''$  West 275.00 feet to the Southeast corner hereof and PLACE OF BEGINNING having a Texas state coordinate system NAD 83 South zone [Northing: 16595660.091 & Easting: 1058721.515];

Thence continuing with the South line of said Lot, North  $81^{\circ}-19'-09''$  West 1196.75 feet to a PK nail in asphalt set at the Southwest corner of said Lot 178, for the Southwest corner hereof having a [Northing: 16595839.464 & Easting: 1057538.295];

Thence with the West line of said Lot, North  $08^{\circ}-40'-51''$  East, at 20.00 feet pass the North Right-of-Way of said Road, at 40.00 feet set a one-half (1/2) inch diameter iron rod with cap stamped "Pena 5242", at 711.85 feet in all to a one-half (1/2) inch diameter iron rod with cap stamped "Pena 542" set for the Northwest corner hereof;

Thence with the South Right-of-Way of U.S. Expressway 83, with a curve to the right, having a Radius of 3659.83 feet, an Arch Length of 875.35 feet and a chord bearing South  $88^{\circ}-07'-55''$  East 873.27 feet to a, Five-Eighths (5/8) inch diameter iron rod with cap stamped "MF" found for the point of tangency;

Thence continuing with the South Right-of-Way of U.S. Expressway 83, South  $81^{\circ}-16'-39''$  East 41.70 feet to a one-half (1/2) inch diameter iron rod found for the most Northerly Northeast corner hereof;

Thence with the West line of Lots 2 and 3 of Bentson Road Plaza as recorded in document number 2568870, Map Records of said County, South  $08^{\circ}-41'-31''$  West 383.25 feet to a five-eighths (5/8) inch diameter iron rod with cap stamped "MF" found for an inside corner hereof;

Thence with the South line of said Benston Road Plaza, South  $81^{\circ}-19'-09''$  East 287.88 feet to a five-eighths (5/8) inch diameter iron rod found for the most Southerly Northeast corner hereof;

Thence with the West line of Guzman Subdivision as recorded in Volume 28 Page 44-A Map Records and Lloyd E. Bridgewater's tract as described in Volume 1118 Page 435 of the Deed Records of said County, South  $08^{\circ}-39'-41''$  West, at 410.66 feet found a three-quarter (3/4) inch diameter iron pipe, at 412.16 feet pass the North Right-of-Way of said Colbath Road, at 432.16 feet in all to the PLACE OF BEGINNING, containing Nineteen and nineteen hundredths (19.19) acres, more or less.



Pablo Peña III  
R.P.L.S. No. 5242  
Date: 02-18-2026

