

LOT 22
Now or Formerly:
Diane S. Irizarry
Doc. No. 548016
Parcel ID: 532029

QUAIL VILLAGE
VOLUME 29, PAGE 7B

VESTED IN:
McAllen Dunhill, LLC,
a Texas limited liability company
Doc. No. 1799213
PARCEL ID: 510259

LAND AREA:
41,808 Square Feet (Gross)
0.960 Acres (Gross)
5,914 Square Feet (In R/W)
0.136 Acres (In R/W)
35,894 Square Feet (Net)
0.824 Acres (Net)

LOT 1
PLAT OF SUN
PALACE SUBDIVISION
VOLUME 50, PAGE 1

Now or Formerly:
Alonzo Cantu Trustee of the
GAC 2004 GRAT No. 1 and YRC 2004 GRAT No. 1
Doc. No. 2529675
Parcel ID: 703127

LOT 23
Now or Formerly:
Pedro A. Ruiz and Agata A. Borys
Doc. No. 1109111
Parcel ID: 532030

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. 2246003297 - SCHEDULE A:

TRACT 3:

A 0.9576-acre (41,714.00-square-foot) tract of land, more or less, situated in the City of McAllen, Hidalgo County, Texas, being a part or portion of Lot 11, Section 12, HIDALGO CANAL COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume "Q", Page 177, Deed Records, Hidalgo County, Texas, said 0.9576-acre (41,714.00-square-foot) tract of land more particularly described as follows:

BEGINNING at a No. 4 rebar found at the Southwest corner of SUN PALACE SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50, Page 1, Map Records, Hidalgo County, Texas, for the Northwest corner of this tract;

THENCE, South 81 degrees 14 minutes 00 seconds East, along the South line of said SUN PALACE SUBDIVISION, at a distance of 385.00 feet pass a No. 4 rebar set for the West right-of-way line of North 10th Street, continuing a total distance of 435.00 feet to a point on the East line of said Lot 11, Section 12, for the Northeast corner of this tract;

THENCE, South 08 degrees 46 minutes 00 seconds West, along the East line of said Lot 11, Section 12, and within the right-of-way of said North 10th Street, a distance of 36.23 feet to the Northernmost Southeast corner of this tract;

THENCE, South 50 degrees 04 minutes 00 seconds West, along a corner dip, a distance of 75.76 feet pass a No. 4 rebar set for the West right-of-way line of said North 10th Street, continuing a total distance of 84.88 feet to a No. 4 rebar set on the South line of said Lot 11, Section 12, for the Southernmost Southeast corner of this tract;

THENCE, North 81 degrees 14 minutes 00 seconds West, along the South line of said Lot 11, Section 12, at a distance of 217.00 feet pass a No. 4 rebar found for the North right-of-way line of Hawk Avenue, continuing a total distance of 378.98 feet to a cotton picker spindle set on the South line of said Lot 11, Section 12, for the Southwest corner of this tract;

THENCE, North 08 degrees 46 minutes 00 seconds East, at a distance of 25.00 feet pass a No. 4 rebar found for the Southeast corner of LOTS 1A THROUGH 29A, QUAIL VILLAGE, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 7B, Map Records, Hidalgo County, Texas, and the North right-of-way line of said Hawk Avenue, continuing a total distance of 100.00 feet to the POINT OF BEGINNING, and containing 0.9576 acre (41,714.00 square feet), more or less, of which 0.0743 acre (3,235.00 square feet), more or less, lies within the right-of-way of said North 10th Street and 0.0635 acre (2,768.00 square feet), more or less, lies within the right-of-way of said Hawk Avenue, leaving a net of 0.8198 acre (35,711.00 square feet) of land, more or less.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. 2246003297 - SCHEDULE B EXCEPTIONS:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

10. The following matters and all terms of the documents creating or offering evidence of the matters.

j. Mineral and/or royalty grant and/or reservation in instrument dated September 1, 1950, recorded in Volume 701, Page 137, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest was not checked subsequent to the date of the aforesaid instrument.
(NOT A SURVEY RELATED ITEM)

k. Oil, Gas and Mineral Lease dated September 6, 1974, recorded in Volume 351, Page 600, Oil and Gas Records, and utilized in instrument dated November 20, 1975, recorded in Volume 356, Page 563, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interests was not checked subsequent to the dates of the aforesaid instruments.
(NOT A SURVEY RELATED ITEM)

l. Right of Way Easement dated October 4, 1954, recorded in Volume 809, Page 327, Deed Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY - AREA OF PROPERTY IN RIGHT-OF-WAY EASEMENT SHOWN HEREON)

m. Easement dated January 30, 1976, recorded in Volume 1473, Page 415, Deed Records, Hidalgo County, Texas.
(AFFECTS THE SUBJECT PROPERTY - AREA OF PROPERTY IN RIGHT-OF-WAY EASEMENT SHOWN HEREON)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via North 10th Street and Hawk Street, being public right-of-way easements.
- With regard to Table A Item 11, an 811 utility locate request was made and at the time when this survey was conducted, no underground utility markings were observed. The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted addresses on site are 6001 North 10th Street, McAllen, Texas.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- At the time of this survey there was no observable surface evidence of cemeteries or family burial grounds located on the subject property.
- At the time of the survey, no party walls were observed.
- The Property surveyed and shown hereon is the same property described in Schedule A of Commonwealth Land Title Insurance Company Commitment No. 2246003297 with an Effective Date of July 31, 2017.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Texas Southern Zone State Plane Coordinate System per GPS Static Session. A reference line being the Northerly right-of-way line of Hawk Avenue, observed as being N 81°16'12" W.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone B (Areas between the limits of the 100 and 500 year flood, or certain areas subject to 100 year flooding with average depths of less than 1 foot, or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 4803430005C, with a Revised Date of November 2, 1982.

ZONING:

Zoning Classification: G-3 (General Business)
Current Use: Veterinary Clinic
Permitted Use: Yes, as a Permitted Use
Building Setbacks:

Front=1/2 of the Width of the Right of Way which it faces (North 10th Street is estimated to have a 100' Right of Way per the Survey=50' Front Setback) or in line with the majority setback of existing structures on the block face, whichever is greater.
Street Side=10' on Corner Lot
Side=1' per 2' Building Height; except a building may be built to a lot line when not adjacent to a residential zone and where a firewall is provided between uses
Rear=5'
Buffer=10' along Street, 8' Screen along Residential
Maximum Building Height: May not exceed the depth of the front yard plus the width of the street right-of-way which it faces.
Parking Ratio:
4 Spaces for the first 400 Square Feet, then 1 Space per 400 Square Feet thereafter.
(5060-400=4660)/400=12 + 4=16
16 Total Spaces, including 1 Handicap Space

This zoning information is taken from a zoning report compiled by Howard Zoning Associates, LLC under HZA Report No. 6761-2, dated August 25, 2017.

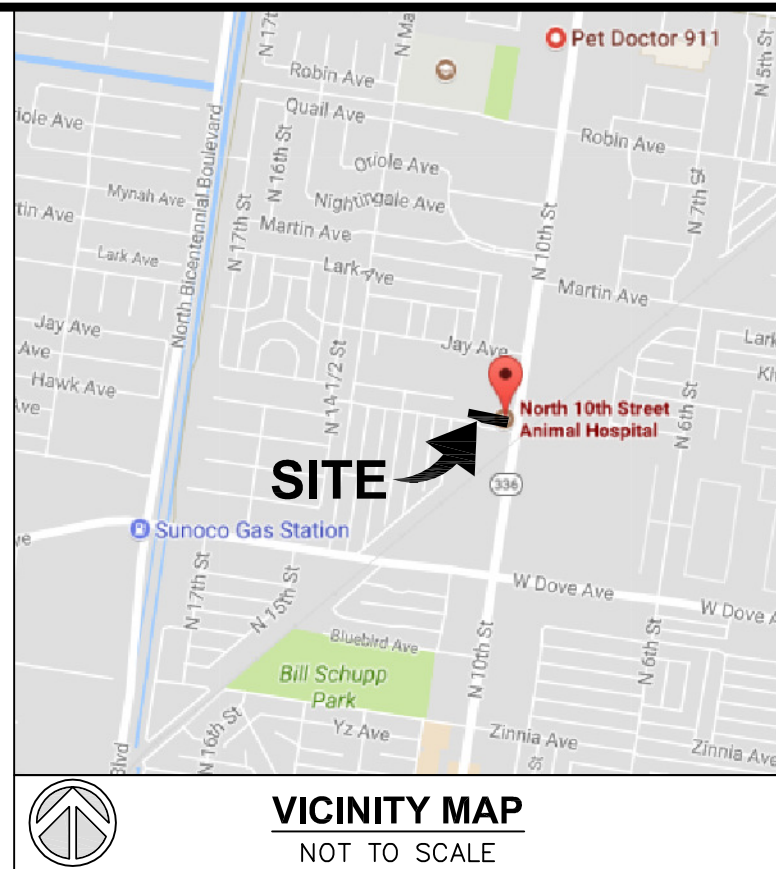
PARKING:

30 Striped Parking Spaces
2 Striped Handicapped Spaces
32 Total Striped Parking Spaces

*Note: There is an area for parking on the brick power area on the South side of the building which is unstriped.

TOTAL LAND AREA:

41,808 Square Feet (Gross)
0.960 Acres (Gross)
5,914 Square Feet (In R/W)
0.136 Acres (In R/W)
35,894 Square Feet (Net)
0.824 Acres (Net)



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- R/W - Right-of-Way
- C/L - Centerline
- Monumentation Found as Noted
- 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 3303420723"
- No. of Regular Parking Spaces
- No. of Handicap Parking Spaces
- Schedule B-Section II Item
- Cleanout
- Fire Hydrant
- Water Valve
- Water Meter
- Sprinkler Control Valve
- Electric Meter
- Electric Box
- Handicap Space
- Sign
- Air Condition Unit
- Light Pole
- Utility Pole
- Guy Wire
- Fence (As Noted)
- Wood Fence (As Noted)
- Overhead Utilities
- Wall (As Noted)
- No Parking Area
- Building Area

CERTIFICATION:

To: UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York and their respective successors and/or assigns, Town & Country Dunhill, LLC, and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 15, 16, and 17 of Table A thereof. The field work was completed on August 13, 2017.

Date of Plat or Map: August 16, 2017.

By: Leo S. Bond
Leo Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

UTILITY INFORMATION	
SANITARY City of McAllen (956) 681-1600	ELECTRIC AEP Texas (877) 373-4858
STORM City of McAllen Dept. of Public Works (956) 681-4000	TELEPHONE Time Warner (Spectrum) (844) 206-3089
WATER City of McAllen (956) 681-1600	CABLE T.V. Time Warner (Spectrum) (844) 206-3089
GAS Texas Gas Service (956) 630-0742	FIBEROPTIC Time Warner (Spectrum) (844) 206-3089

REVISION HISTORY		
BY:	DATE:	COMMENT:
FGB	8/28/2017	CLIENT COMMENTS & ZONING

millman

National Land Services

Transforming the Industry
Surveying
Zoning

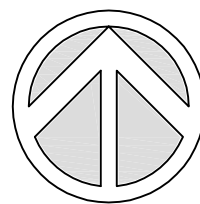
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
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Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

DUNHILL
PARTNERS, INC.

3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: (214) 525-3508

6001 North 10th Street
City of McAllen
County of Hidalgo
State of Texas



NORTH
GRAPHIC SCALE

0 20' 40'
1 INCH = 20 FT.



Surveyor's Seal

Sheet No. 1 of 1

MSI Project No. 41597

PC/PM: EF/PF Drafter: PF/JO