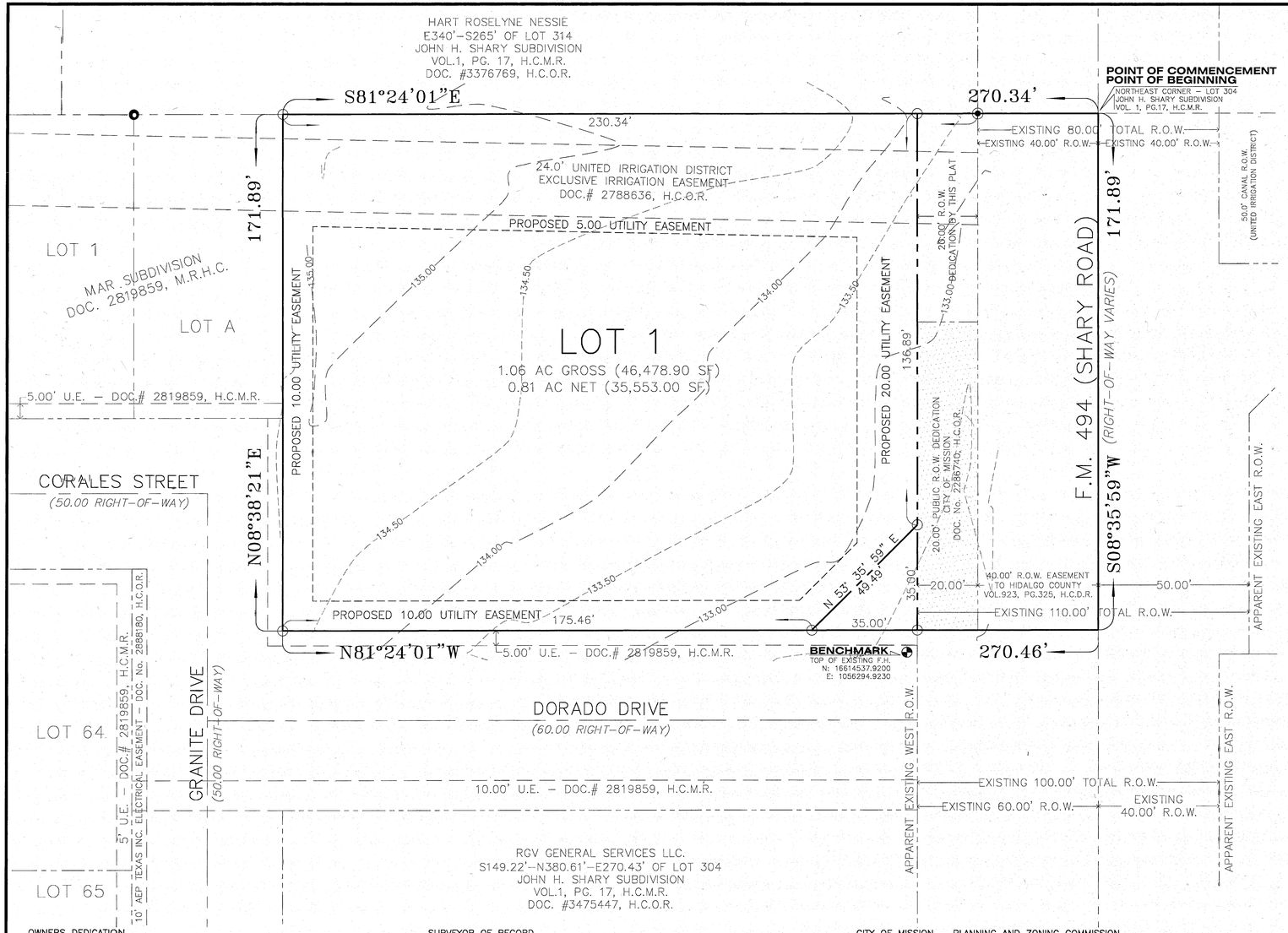
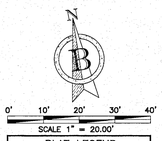
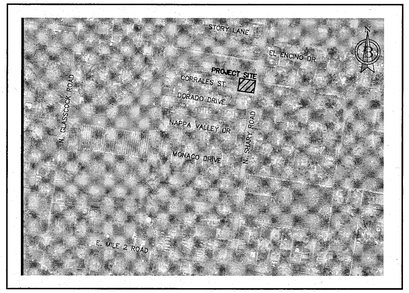




PLAT LEGEND

- FOUND No.4 IRON ROD
- FOUND PIPE
- SET No.4 REBAR w/ PLASTIC CAP

R.O.W.	RIGHT-OF-WAY
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



LOCATION MAP
SCALE : 1" = 1,000'

METES AND BOUNDS

A 1.067-ACRE TRACT OF LAND, MORE OR LESS, BEING THE REMAINDER AT THE NORTHEAST CORNER OUT OF THAT PORTION OF LOT 304, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING THAT PORTION OF THE MAP OF MAR SUBDIVISION (PRIVATE SUBDIVISION) CALLED FUTURE PHASE II (INSTRUMENT NO. 2819859, MAP RECORDS OF HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF MISSION AT THE NORTHWEST CORNER OF DORADO DRIVE AND SHARY ROAD (HIGHWAY FM 494), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT ORIGINAL EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID SHARY ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 304 AND OF SAID 1.067-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 1.067-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 35 MINUTES 59 SECONDS WEST (SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, RECORDED) , WITH THE SAID SHARY ROAD CENTERLINE, AND THE APPARENT EAST LOT LINE OF SAID LOT 304 AND OF SAID 1.067-ACRE TRACT, A DISTANCE OF 171.89 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.067-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 24 MINUTES 01 SECONDS WEST (NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID 1.067-ACRE TRACT, A DISTANCE OF 60.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT OF WAY OF SAID SHARY AND CONTINUING WITH THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID DORADO DRIVE AND THE SOUTH LOT LINE OF SAID 1.067-ACRE TRACT FOR TOTAL DISTANCE OF 210.46 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.067-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 35 MINUTES 59 SECONDS EAST (NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST RECORDED), WITH THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF GRANITE DRIVE AND THE WEST LOT LINE OF SAID 1.067-ACRE TRACT, A DISTANCE OF 171.89 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID MAR SUBDIVISION AND THE NORTHWEST CORNER OF SAID 1.067-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 24 MINUTES 01 SECONDS EAST (SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST RECORDED), WITH THE APPARENT NORTH LOT LINE OF SAID 1.067-ACRE TRACT, A DISTANCE OF 230.34 FEET PAST A NO. 4 REBAR FOUND WITH ORANGE PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT OF WAY OF SAID SHARY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 270.34 FEET TO THE SAID POINT FOR THE NORTHEAST CORNER OF SAID 1.067-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.067 ACRES OF LAND, OF WHICH 0.236 OF ONE ACRE LIES IN THE SAID SHARY ROAD RIGHT-OF-WAY, AND 0.127 OF AN ACRE IN IRRIGATION EASEMENT, FOR A NET OF 0.704 OF AN ACRE, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM SETBACK SHALL COMPLY WITH THE CITY OF MISSION ZONING ORDINANCE
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.
4. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARY OF THIS SUBDIVISION
5. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE
6. A 6.0 FOOT SIDEWALK IS REQUIRED ALONG SHARY ROAD AT BUILDING PERMIT STAGE
7. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITY OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
8. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAYS WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
9. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OS WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S COST.
10. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL AT VIOLATOR'S EXPENSE.
11. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS, AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATE FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
12. BENCHMARK: TOP OF EXISTING FIRE HYDRANT AT THE INTERSECTION OF SHARY ROAD AND DORADO DRIVE INTERSECTION

TOP: 135.23'
NORTHING: 16614537.9200'
EASTING: 1056294.9230'

13. UNITED IRRIGATION DISTRICT BLANKET IRRIGATION EASEMENT PER 08/09/1917, DOCUMENT #1917-630085. UID FEE SIMPLE CANAL RIGHT-OF WAY SHOWN AND DESCRIBED ON AMENDED JOHN H SHARY SUBDIVISION, VOLUME 1, PAGE 42, AND THEIR CONVEYANCE PER 05/23/1917, DOCUMENT #1917-560381
14. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MISISON REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,713 CUBIC-FEET (0.13 ACRE-FEET) OF STORM WATER RUNOFF.

OWNERS DEDICATION

I, **LEONEL CANTU**, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **COMMERCIAL ON SHARY SUBDIVISION**, AN ADDITION TO THE **CITY OF MISSION**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DATE 07/25/25

LAC ENTERPRISES
LEONEL CANTU, MANAGING MEMBER
5105A N. 10TH STREET
McALLEN TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **LEONEL CANTU**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF July 20 25

KIMBERLY LOREDO
Notary Public, State of Texas
Comm. Expires 04-09-2029
Notary ID 131079377

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 04/09/2029

ENGINEER OF RECORD

I, **GERARDO BENAVIDES**, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 25 DAY OF July 20 25

GERARDO BENAVIDES, P.E.
LICENSED PROFESSIONAL ENGINEER
No.140950 STATE OF TEXAS

STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR OF RECORD

I, **HOMERO LUIS GUTIERREZ**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE **COMMERCIAL ON SHARY SUBDIVISION SUBDIVISION**, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE 25 DAY OF July 20 25

HOMERO LUIS GUTIERREZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2791 STATE OF TEXAS

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

HIDALGO COUNTY – DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND IT'S ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No.1

RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

8-13-25
DATE

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE 10 DAY OF July 20 25

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT

ATTEST: Susan Kawamoto
SECRETARY

CITY OF MISSION – PLANNING AND ZONING COMMISSION

THIS PLAT OF **COMMERCIAL ON SHARY SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 6 DAY OF August 20 25

CHAIRMAN, CITY OF MISSION
PLANNING and ZONING COMMISSION

08-06-25
DATE

CITY OF MISSION – CITY MAYOR

UNDER LOCAL GOVERNMENT CODE 212.0015(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **COMMERCIAL ON SHARY SUBDIVISION**, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

MAYOR – CITY OF MISSION

8/1/25
DATE

ATTEST: CITY SECRETARY – CITY OF MISSION

8/01/25
DATE

THE CITY OF MISSION TEXAS

THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR, HIDALGO COUNTY CLERK

ON: August 05, 2025 AT 4:37 AM (PM)

INSTRUMENT NUMBER OF MAP RECORDS OF HIDALGO COUNTY TEXAS 3677502

BY: DEPUTY

8/25/2025
DATE

PROPOSED
COMMERCIAL ON SHARY SUBDIVISION
IN THE CITY OF MISSION

A 1.067-ACRE TRACT OF LAND, MORE OR LESS, BEING THE REMAINDER AT THE NORTHEAST CORNER OUT OF THAT PORTION OF LOT 304, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benavideseng.com
956.310.8373

DATE PREPARED 04/14/2025 DATE REVISED 07/25/2025

OWNER	LAC ENTERPRISES	LEONEL CANTU	5105A N. 10TH ST., McALLEN TX 78504	
ENGINEER	BENAVIDES ENGINEERING, LLC	GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832, ALAMO TX 78516	956-310-8373
SURVEYOR	HOMERO L. GUTIERREZ	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548., McALLEN TX 78505	956-369-0988