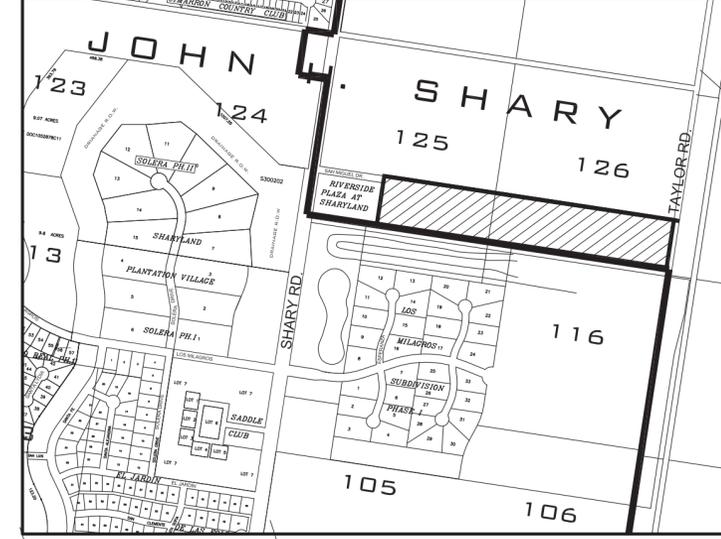


SCHEDULE B ITEMS

- A. STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF UNITED IRRIGATION DISTRICT.
 B. TRACTS 1 IS SUBJECT TO:
 1. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, 10 FOOT UTILITY EASEMENT ALONG THE NORTH SIDE OF LOT 1, 15 FOOT UTILITY EASEMENT ALONG THE EAST SIDE OF LOT 1, 10 FOOT EASEMENT IN FAVOR OF AEP TEXAS CENTRAL CO. ALONG THE SOUTH SIDE, 10 FOOT UTILITY EASEMENT ALONG THE WEST SIDE AND RESTRICTIONS AS SHOWN ON THE MAP OF RIVERSIDE PLAZA AT SHARYLAND, RECORDED IN VOLUME 51, PAGE 193, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND AS SHOWN ON SURVEY PREPARED BY JOSE MARIO GONZALEZ, R.P.L.S. NO. 5571.
 2. APPARENT EASEMENT FOR SIGN IN NORTHWEST CORNER, AS SHOWN ON SURVEY DATED DECEMBER 22, 2018, BY JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 5571.
 3. APPARENT EASEMENT FOR MANHOLE COVER, AS SHOWN ON SURVEY DATED DECEMBER 22, 2018, BY JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 5571.
 4. RIGHT OF WAY EASEMENT AS SHOWN BY INSTRUMENT DATED APRIL 15, 1955, RECORDED IN VOLUME 827, PAGE 266, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (DOES NOT APPLY)
 5. RIGHT OF WAY EASEMENT IN FAVOR OF AS SHOWN BY INSTRUMENT DATED AUGUST 26, 1960, RECORDED IN VOLUME 987, PAGE 706, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (DOES NOT APPLY)
 6. RIGHT OF WAY EASEMENT IN FAVOR OF AS SHOWN BY INSTRUMENT DATED SEPTEMBER 13, 1960, RECORDED IN VOLUME 988, PAGE 47, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (DOES NOT APPLY)
 7. CONVEYANCE OF WATER RIGHTS IN FAVOR OF THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 19 AS SHOWN BY INSTRUMENT DATED JUNE 5, 1923, RECORDED IN VOLUME 151, PAGE 363, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
 8. CONTRACT, EASEMENT AND USE RESTRICTION IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY, DATED AUGUST 11, 2011, FILED AUGUST 18, 2011, UNDER DOCUMENT NUMBER 2011-2233730, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO FURNISH, MAINTAIN AND OPERATE UNDERGROUND ELECTRIC CABLES AND OTHER FACILITIES AS MAY APPEAR UPON THE MAP ATTACHED HERETO. (PLOTTED)
 9. MINERAL AND/OR ROYALTY RESERVATION CONTAINED IN DEED DATED APRIL 12, 1954, RECORDED IN VOLUME 800, PAGE 110; AND DATED MAY 7, 1954, RECORDED IN VOLUME 812, PAGE 218 BOTH IN THE DEED RECORDS AND DATED JUNE 27, 2011, FILED JULY 5, 2011 UNDER DOCUMENT NUMBER 2011-2219969, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
 TITLE TO THE HEREIN DESCRIBED MINERAL INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT.
 10. TERMS, STIPULATIONS AND CONDITIONS CONTAINED IN A NON-DRILLING AGREEMENT, DATED MAY 24, 1973, RECORDED IN VOLUME 344, PAGE 723, OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS.
 11. TERMS, STIPULATIONS AND CONDITIONS CONTAINED IN INSTRUMENT EXECUTED BY HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 DATED DECEMBER 19, 2006, FILED JANUARY 31, 2007 UNDER DOCUMENT NUMBER 2007-1716642, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
 C. TRACTS 2 AND 3 ARE SUBJECT TO:
 CONTINUATION OF SCHEDULE B OF NO. 158953
 1. ANNUAL MAINTENANCE CHARGE AND/OR CURRENT ASSESSMENTS AS SET FORTH IN INSTRUMENT DATED JUNE 22, 2011, FILED JUNE 22, 2011 UNDER DOCUMENT NUMBER 2011-2217048, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
 2. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, LOT 1: 25 FOOT FRONT, 10 FOOT REAR, 8 FOOT SIDES, 10 FOOT ELECTRICAL AND UTILITY EASEMENT ALONG THE NORTH SIDE, 10 FOOT UTILITY EASEMENT ALONG THE SOUTH SIDE, ELECTRIC TRANSFORMER IN THE NORTHEAST CORNER, LOT 31: 25 FOOT FRONT, 10 FOOT REAR, 10 FOOT EAST SIDE, 6 FOOT WEST SIDE, 10 FOOT UTILITY EASEMENT ALONG THE NORTH SIDE, 10 FOOT ELECTRICAL EASEMENT ALONG THE EAST SIDE, 10 FOOT ELECTRICAL EASEMENT ALONG THE SOUTH SIDE, ELECTRIC TRANSFORMER IN THE SOUTHWEST CORNER, LOT 33: 10 FOOT UTILITY EASEMENT ALONG THE NORTH SIDE AND NORTHEAST SIDE, 15 FOOT UTILITY EASEMENT ALONG THE SOUTH SIDE, 10 FOOT UTILITY EASEMENT ALONG THE SOUTH SIDE, ELECTRIC TRANSFORMER ALONG THE SOUTH SIDE AND RESTRICTIONS AS SHOWN ON THE MAP OF RIVERSIDE ESTATES AT SHARYLAND PHASE I, RECORDED UNDER DOCUMENT NUMBER 2012-232730, IN THE OFFICE OF THE COUNTY CLERK RECORDS OF HIDALGO COUNTY, TEXAS AND AS SHOWN ON SURVEY PREPARED BY JOSE MARIO GONZALEZ, R.P.L.S. NO. 5571.
 3. APPARENT EASEMENT FOR MANHOLE COVERS, AS SHOWN ON SURVEY DATED DECEMBER 22, 2018, BY JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 5571.
 4. CONTRACT, EASEMENT AND USE RESTRICTION IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY, DATED AUGUST 11, 2011, FILED AUGUST 18, 2011, UNDER DOCUMENT NUMBER 2011-2233793 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO FURNISH, MAINTAIN AND OPERATE UNDERGROUND ELECTRIC CABLES AND OTHER FACILITIES AS MAY APPEAR UPON THE MAP ATTACHED HERETO. (PLOTTED)
 5. PRIVATE STREET AGREEMENT EXECUTED BY ALAN LAND, LP AS OWNER AND CITY OF MISSION, DATED MAY 8, 2012, FILED JULY 9 2012 UNDER DOCUMENT NUMBER 2012-2333731, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
 6. MINERAL AND/OR ROYALTY RESERVATION CONTAINED IN DEED DATED APRIL 12, 1954, RECORDED IN VOLUME 800, PAGE 110; AND DATED MAY 7, 1954, RECORDED IN VOLUME 812, PAGE 218 BOTH IN THE DEED RECORDS, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
 TITLE TO THE HEREIN DESCRIBED MINERAL INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT.
 7. TERMS, STIPULATIONS AND CONDITIONS CONTAINED IN A NON-DRILLING AGREEMENT, DATED MAY 24, 1973, RECORDED IN VOLUME 344, PAGE 723, OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS.
 8. TERMS, STIPULATIONS AND CONDITIONS CONTAINED IN INSTRUMENT EXECUTED BY HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 DATED DECEMBER 19, 2006, FILED JANUARY 31, 2007 UNDER DOCUMENT NUMBER 2007-1716642, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
 D. TRACTS 4 AND 5 ARE SUBJECT TO:
 1. ROADS AND RESERVATIONS AS SHOWN ON THE MAP OF JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. RIGHT OF WAY EASEMENT IN FAVOR OF UNITED IRRIGATION CO. AS SHOWN BY INSTRUMENT DATED JULY 26, 1949, RECORDED IN VOLUME 654, PAGE 628, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED)
 3. RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS AS SHOWN BY INSTRUMENT DATED JANUARY 13, 1960, RECORDED IN VOLUME 975, PAGE 363, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (BLANKET)
 4. RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY AS SHOWN BY INSTRUMENT DATED APRIL 12, 1960, RECORDED IN VOLUME 976, PAGE 647 AND VOLUME 976, PAGE 654, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (DOES NOT APPLY)
 5. PRIVATE STREET AGREEMENT EXECUTED BY ALAN LAND, LP AS OWNER AND CITY OF MISSION, DATED MAY 8, 2012, FILED JULY 9 2012 UNDER DOCUMENT NUMBER 2012-2333731, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (BLANKET)
 6. MINERAL AND/OR ROYALTY RESERVATION CONTAINED IN DEED DATED JUNE 1, 1955, RECORDED IN VOLUME 833, PAGE 488 AND DATED OCTOBER 22, 1968, RECORDED IN VOLUME 1217, PAGE 251, DEED RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP

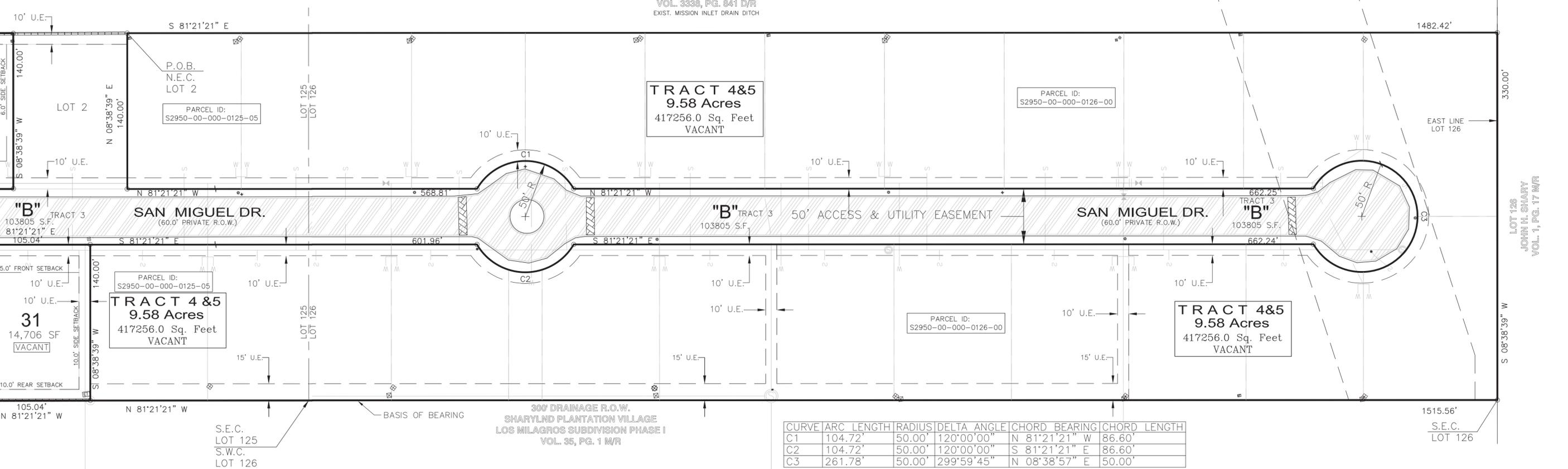
LEGEND

- ASPHALT SURFACE
- CONCRETE SURFACE
- STONE & IRON FENCE
- ballard
- curb inlet
- fire hydrant
- gas marker
- light pole
- fd nail
- steel post
- power pole
- 1/2" rod
- sign
- telephone pedestal
- electric transformer
- water meter
- water valve
- fence
- handicapp parking
- fire dept connection
- overhead power line
- gas meter
- electric meter
- utility manhole

BEARING SHOWN BASED ON T.S.P.C. SOUTH ZONE

SCALE: 1" = 60'

REQUESTED BY: UNITED STATES OF AMERICA
 ADDRESS: SAN MIGUEL DR MISSION, TX
 SURVEYED: 12-22-2018
 GF#: NCS-926186-1-CHI2
 FLOOD ZONE DESIGNATION: ZONE "B"
 COMMUNITY-PANEL NUMBER: 480334 0400 C
 MAP REVISED: 11-16-1982



GENERAL NOTES

- This certification is made to the named clients in the Surveyor's Certificate and to no other owner, future owner or future lending institution. This certification is not transferable and may not be utilized for any specific future transaction of this herein named real estate.
- Flood Zone Designation: Zone "B"
 Community Panel Number 480334 0400 C
 Map Revised: November 16, 1982
- The address of the property is San Miguel Dr, Mission, TX
- There was no Evidence of recent Earth moving work, building construction, or building additions at the time of survey.
- No proposed changes in street right of way lines.
- No Zoning Letter was provided set backs for building are as per city ordinance or approved site plan.
- No wetlands were determine at time of survey
- There are 323 parking spaces 12 being Handicap spaces.
- The Property described on this Survey DOES NOT lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency (FEMA);
- The property has direct access to Shary Rd & San Miguel St a dedicated public street or highway, recorded in Volume 51, Page 193, & Instrument # 2323730 Map Records.
- The property described hereon is the same as the property described in Schedule "A" Commitment No. 158953 & NCS-926186-1 with an effective date of Jan 28, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

ALTA/NSPS LAND TITLE SURVEY
 LEGAL DESCRIPTION

TRACT 3:
 COMMON AREA A AND COMMON AREA B, BEING SAN MIGUEL DRIVE (PRIVATE ROAD), RIVERSIDE ESTATES AT SHARYLAND PHASE I, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2012-232730, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

TRACT 4:
 TWO TRACTS OF LAND, TRACT 1 BEING THE EAST 195.56 FEET OF THE SOUTH 140 FEET AND TRACT 2 BEING THE NORTH 140 FEET OF THE SOUTH 330 FEET OF THE EAST 162.41 FEET, OF LOT 125, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

ALTA/NSPS LAND TITLE SURVEY
 LEGAL DESCRIPTION

TRACT 5:
 THE SOUTH 330 FEET OF LOT 126, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

SAVE AND EXCEPT THAT PART THAT HAS BEEN RESUBDIVIDED INTO THE MAP OF RIVERSIDE ESTATES AT SHARYLAND PHASE I, FILED UNDER DOCUMENT NUMBER 2012-232730, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

SEE METES AND BOUNDS DESCRIPTION ATTACHED HERETO

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE
 To: CWS Marketing Group, United States of America and First American 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, 3, 4, 7a, 7b1, 7c, 8, 9, 10, 11, 16, 17, 18, of Table A thereof. The fieldwork was completed on December 22, 2018.

JOSE MARIO GONZALEZ R.P.L.S. No. 5571
 RIO DELTA SURVEYING

RIO DELTA SURVEYING
 24593 FM 88, MONTE ALTO, TX 78538
 (TEL) 956-380-5154 (FAX) 956-380-5156
 EMAIL: MARIO@RIODELTASURVEYING.COM
 T.B.P.L.S. FIRM # 10013900