

STATE OF TEXAS
COUNTY OF KLEBERG

I, Dick Perrone, here by certify that I am a legal representative for McCoy's Corporation, the sole owner of the lands embraced within the boundaries of this foregoing plat of McCoy's, a subdivision of the City of Kingsville, Texas and that I have had said lands surveyed and subdivided as shown hereon, and that all easements shown hereon are dedicated for the public use forever and that this plat is made for the purpose of dedication and description.

This 26th day of July, 2000 a.d.

Dick Perrone
Name

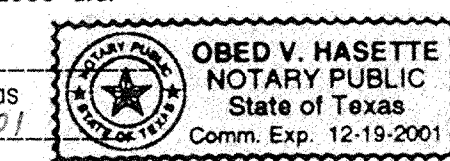
STATE OF TEXAS
COUNTY OF KLEBERG

Before me, the undersigned authority, on this day personally appeared: Dick Perrone known to me to be the person whose name are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration therein expressed and in the capacity stated.

Given under my hand and seal of office,

This 26th day of July, 2000 a.d.

Obad V. Hasette
Notary Public in and for the State of Texas
My Commission Expires: 12-19-01



STATE OF TEXAS
COUNTY OF KLEBERG

This plat of McCoy's a subdivision approved by the Mayor and the City Commission of the City of Kingsville, Texas, on this the 5 day of November, 2000 a.d.

Felimon Ruiz
MAYOR
Diana Y. Valadez
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KLEBERG

This plat of McCoy's a subdivision approved October 21, 1999 by the Planning and Zoning Commission of the City of Kingsville, Texas. This the 21 day of October, 2000 a.d.; provided however, that this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk within six months hereafter.

Samuel D. Deanda
CHAIRMAN

STATE OF TEXAS
COUNTY OF KLEBERG

This the final plat of McCoy's a subdivision approved by the Director of Planning of the City of Kingsville, Texas. This the 15 day of October, 2000 a.d.

Ray P. J...
DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF KLEBERG

I, Sam D. Deanda Clerk of the County of Kleberg County, Texas, do hereby certify that the foregoing plat of McCoy's, 2000 a.d., with its certificate of authentication, was filed in my office the 26 day of July, 2000 a.d., at 1:56 o'clock P. m., in the map records of said County, in Volume 3, Page 73.

Sam D. Deanda
COUNTY CLERK
KLEBERG COUNTY, TEXAS
By: Monica M. Garcia
DEPUTY

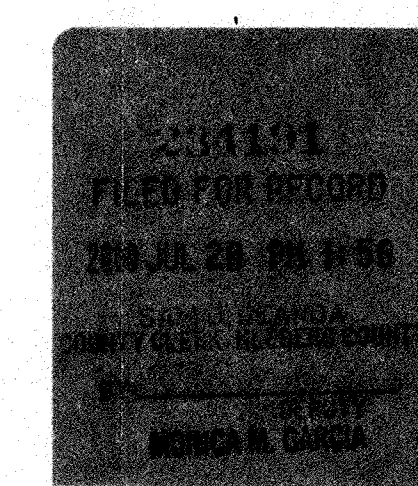
STATE OF TEXAS
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I, Horacio Olivera, hereby certify that the foregoing plat was prepared from a survey made on the ground under my supervision in September of 1999, that said plat is true and correct to the best of my knowledge and ability and that I have been engaged to set all lot and subdivision corners, in compliance with the subdivision requirements of the city of Kingsville, as shown hereon.

Horacio Olivera 11/5/1999
Horacio Olivera, R.P.L.S. (Texas License #1415) Date



LEGEND
 FD CM CONCRETE MONUMENT FOUND
 IP SET IRON PIN SET
 CM CONCRETE MONUMENT SET



DESCRIPTION

MCCOY'S BLOCK 1, LOTS 1 AND 2, A SUBDIVISION BEING A 9.51-ACRE TRACT OF OUT OF FARM LOT 7, SECTION 17 FOR THE KLEBERG TOWN & IMPROVEMENT COMPANY SUBDIVISION, DESCRIBED AND RECORDED IN ENVELOPE 18, MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS.

FLOOD PLAIN

THE PROPERTY DESCRIBED WITHIN THE BOUNDARIES OF THIS PLAT AND AS SHOWN ON FIRM COMMUNITY-PANEL NUMBER 480423-0090C REVISED MARCH 1, 1984 IS LOCATED IN ZONE C, MINIMAL FLOODING.

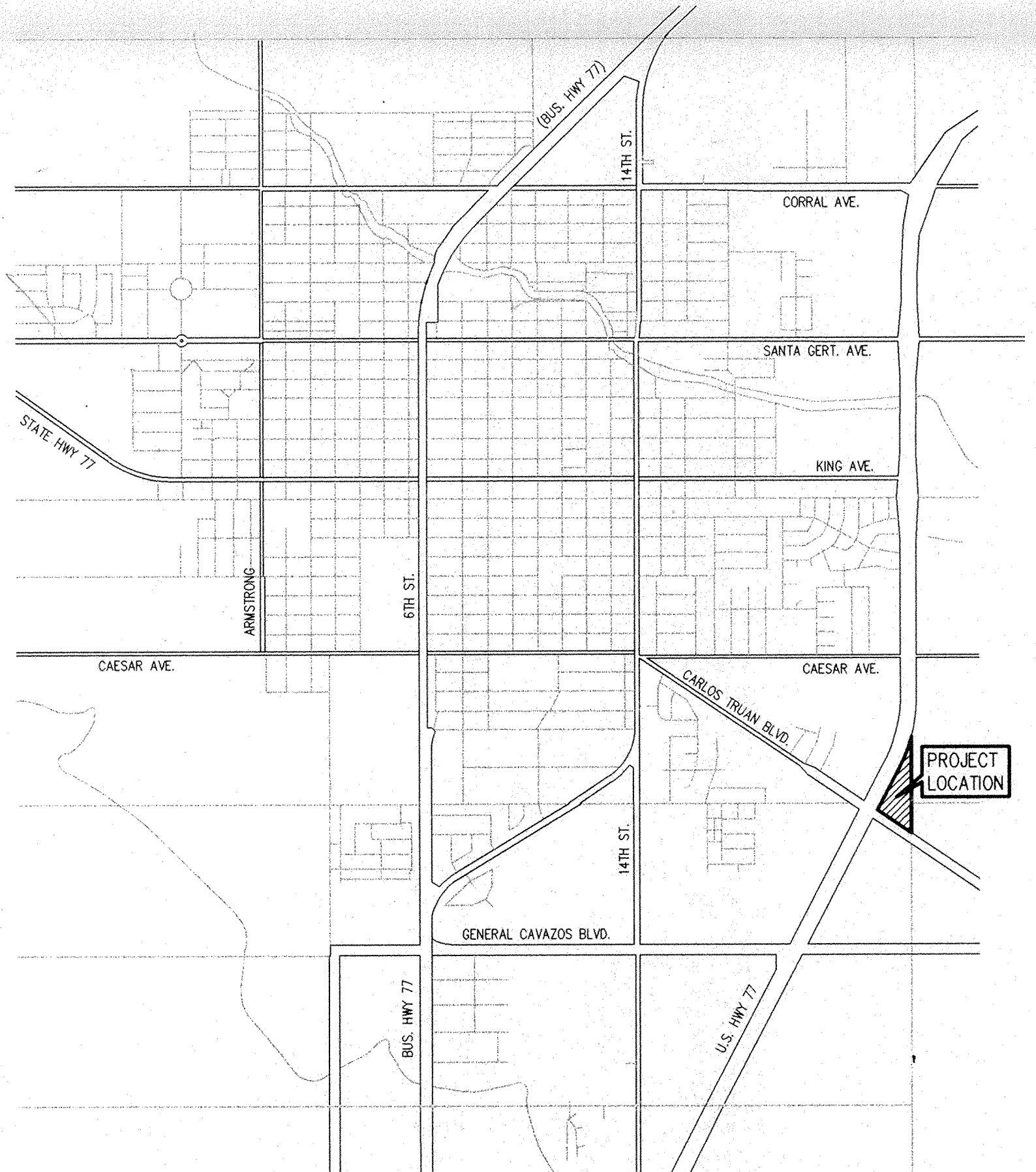
- ZONE "A" AREA OF 100 YEAR FLOOD; HAVE FLOOD ELEVATIONS AND FLOOD FACTORS NOT DETERMINED.
- ZONE "B" AREA BETWEEN LIMITS OF THE 100 YEARS FLOOD AND 500 YEAR FLOOD.
- ZONE "C" AREA OF MINIMAL FLOODING.

AICUZ

THE PROPERTY DESCRIBED HEREIN IS LOCATED INSIDE THE AIR INSTALLATION COMPATIBLE USE ZONE.

GENERAL NOTES

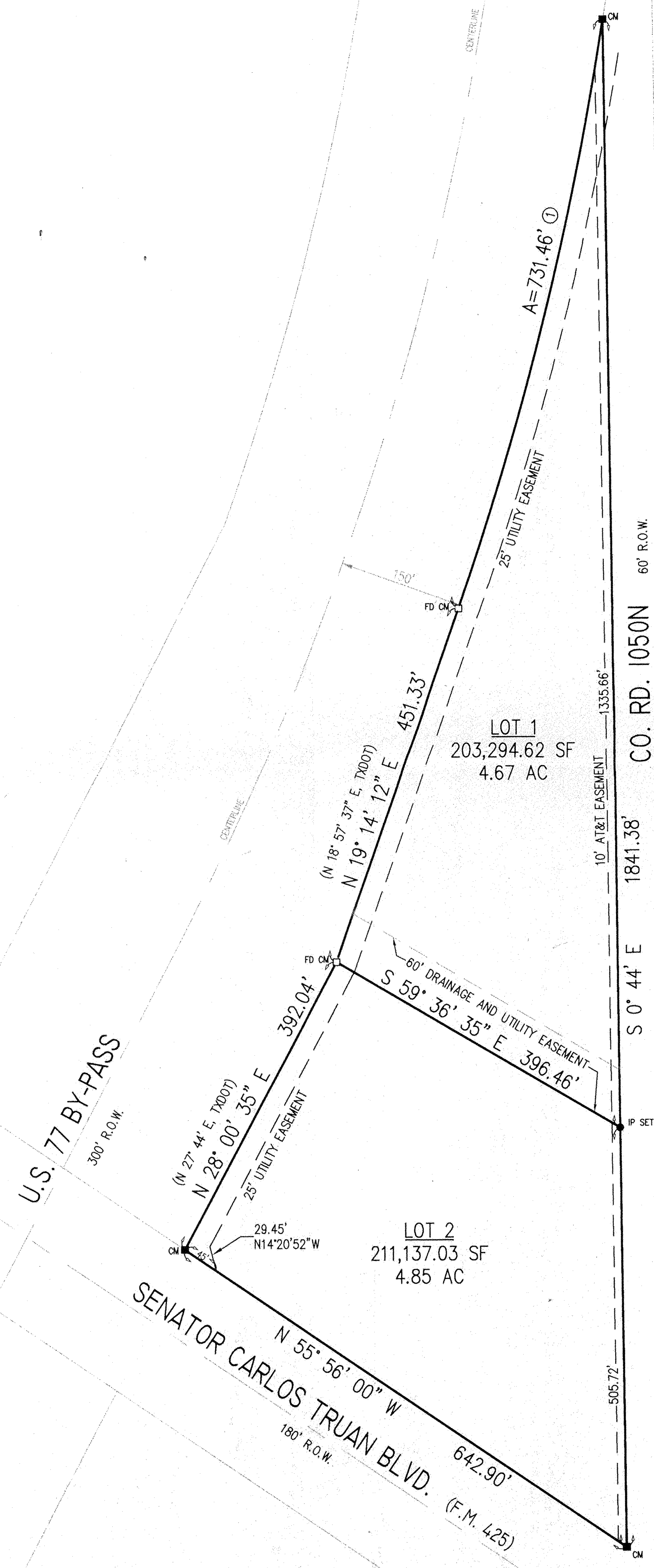
- 1 BEARINGS TAKEN FROM TxDOT RIGHT-OF-WAY MAP.
- 2 ROYALTY DEED OF RECORD IN VOLUME 49, PAGE 16, DEED RECORDS OF KLEBERG COUNTY, TEXAS.
- 3 BLANKET EASEMENTS TO NUCES ELECTRIC COOPERATIVE OF RECORDS IN VOLUME 138, PAGE 529 AND VOLUME 139, PAGE 62, DEED RECORDS OF KLEBERG COUNTY, TEXAS.
- 4 EASEMENTS TO CENTRAL POWER AND LIGHT COMPANY OF RECORD IN VOLUME 277, PAGE 4; VOLUME 285, PAGE 166; AND VOLUME 404, PAGE 215, DEED RECORDS OF KLEBERG COUNTY, TEXAS.
- 5 RIGHTS-OF-WAY TO THE CITY OF KINGSVILLE OF RECORD IN VOLUME 327, PAGE 107, DEED RECORDS OF KLEBERG COUNTY, TEXAS AND IN VOLUME 31, PAGE 259, OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.
- 6 10' UTILITY EASEMENT TO A.T.&T. OF RECORD IN VOLUME 107, PAGE 37, OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.
- 7 BUILDING SETBACK LINES SHALL BE 35- FEET OFF PROPERTY LINE ON U.S. 77 BY-PASS AND TRUAN BLVD. AND 25- FEET OFF PROPERTY LINE ON COUNTY ROAD 1050N.



LOCATION MAP CITY OF KINGSVILLE
SCALE: 1"=2000'-0"

① CURVE DATA

Δ=10°33' 23"
R=3970.10'
T=366.77'
A=731.46'
C=730.60'



CO. RD. 2060E 60' R.O.W.

MCCOY'S
BLOCK 1, LOTS 1 AND 2
A SUBDIVISION BEING 9.51-ACRE TRACT OF OUT OF FARM LOT 7, SECTION 17 FROM THE KLEBERG TOWN & IMPROVEMENT COMPANY SUBDIVISION, DESCRIBED AND RECORDED IN ENVELOPE 18, MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS.



SCALE: 1"=100'-0"

MCCOY'S
FINAL PLAT

SHEET

CI

OF 1 SHEETS

McCoy's 7413