

BENCH MARK
RAILROAD SPIKE ON A POWER POLE WITH A GUY WIRE
LOCATED AT THE NORTHWEST CORNER OF MILITARY
HIGHWAY AND LAREDO ROAD.
ELEVATION 37.43

AREA, YARD, AND FENCE REGULATIONS
 THIS TRACT LIES IN ZONE "DWELLING A" (DA) (AN AREA DESIGNATED FOR THE PRIMARY PURPOSE OF RETAIL SALES AND SPECIFIC ADDITIONAL USES INDICATED IN SECTIONS 3.5 AND SECTION 10) ACCORDING TO THE ZONING MAP MAINTAINED BY THE CITY OF BROWNSVILLE PLANNING AND DEVELOPMENT DEPARTMENT.

SECTION 3.5 DWELLING/RETAIL USE DISTRICT
 THE FOLLOWING PROVISIONS SHALL APPLY ONLY TO PROPERTY LYING WHOLLY OR PARTLY WITHIN THE BOUNDARIES OF A DWELLING/RETAIL USE DISTRICT:

A. PERMITTED USES:
 1. ANY USE OR ACCESSORY USE PERMITTED IN A DWELLING USE DISTRICT.
 2. REQUIRED OFF-STREET PARKING TO SERVE THE PREMISES.

B. CONDITIONAL USES:
 1. RETAIL FLORIST SHOP, ON-PREMISES STORAGE OR MANUFACTURE OF GROCERIES, FOODS, OR BEVERAGES FOR RETAIL SALE ON THE PREMISES BUT NOT FOR ON-PREMISES CONSUMPTION, ALL SUBJECT TO THE FOLLOWING CONDITIONS:
 a. THE LOT, ANY OUTDOOR LIGHTING, AND ALL STRUCTURES SHALL HAVE A RESIDENTIAL APPEARANCE; AND
 b. THE USE SHALL BE ENTIRELY CONTAINED WITHIN ONE OR MORE BUILDINGS AND SHALL BE OWNED AND OPERATED BY PERSONS RESIDING ON THE SAME LOT; AND
 c. THERE SHALL BE NO DRIVE-UP WINDOW OR CURB SERVICES; AND
 d. THE MAXIMUM GROSS FLOOR AREA ON THE PREMISES OCCUPIED BY BUSINESS-RELATED USES SHALL NOT EXCEED:
 (1) 700 SQUARE FEET IF THE PREMISES FRONT ON A ROAD RIGHT-OF-WAY THAT IS AT LEAST 70 FEET WIDE; AND
 (2) 400 SQUARE FEET IF FRONTING ON ONE THAT IS AT LEAST 60 FEET WIDE; AND
 (3) 200 SQUARE FEET IF FRONTING ON ONE THAT IS AT LEAST 50 FEET WIDE; AND
 (4) 100 SQUARE FEET IF FRONTING ON ONE THAT IS AT LEAST 40 FEET WIDE; AND
 (5) ZERO IF FRONTING ON ONE THAT IS LESS THAN 40 FEET WIDE.
 2. KARATE/JUDO SCHOOL, SUBJECT TO SECTION 3.5.B.1.A. THRU 3.5.B.1.C. AND THE FOLLOWING ADDITIONAL CONDITIONS:
 a. THE MAXIMUM GROSS FLOOR AREA ON THE PREMISES OCCUPIED BY BUSINESS-RELATED USES SHALL NOT EXCEED 1600 SQUARE FEET AND THE PREMISES SHALL FRONT ON AN ARTERIAL OR COLLECTOR.
 3. PERMANENT SIGNS, SUBJECT TO THE FOLLOWING CONDITIONS:
 a. PERMANENT SIGNS SHALL PERTAIN TO THE OCCUPANCY OF THE BUILDING, SHALL BE MOUNTED FLAT AGAINST THE BUILDING, SHALL NOT EXCEED 10 SQUARE FEET PER LOT, AND SHALL NOT BE ARTIFICIALLY ILLUMINATED.
 4. OTHER ACCESSORY USES, SUBJECT TO THE FOLLOWING CONDITIONS:
 a. THE ACCESSORY USE SHALL NOT POSE A HAZARD TO THE COMMUNITY AND SHALL NOT PROVIDE ANY EXTERNAL EVIDENCE OF ITS EXISTENCE.
 5. WET STORE, SUBJECT TO SECTIONS 3.5.B.1.A THRU 3.5.B.1.D. AND THE FOLLOWING ADDITIONAL CONDITIONS:
 a. THE PREMISES SHALL FRONT ON AN EXISTING ARTERIAL OR COLLECTOR; AND
 b. THE PREMISES SHALL NOWHERE BE WITHIN A RADIUS OF 200 FEET FROM PUBLIC-SCHOOL PROPERTY.
C. PROHIBITED USES:
 1. DELIVERY SERVICES.

SECTION 10 "A" AREA DISTRICT
 IN A "A" AREA DISTRICT FOR BUILDINGS HEREAFTER ERRECTED, THE FOLLOWING REGULATIONS SHALL APPLY:

(1) FRONT YARD, THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT. THE MINIMUM DEPTH OF SUCH FRONT YARD SHALL BE 25 FEET.
 (2) REAR YARD, THERE SHALL BE A REAR YARD ALONG THE REAR LINE OF THE LOT. THE MINIMUM DEPTH OF SUCH REAR YARD SHALL BE 25 FEET.
 (3) SIDE YARD, THERE SHALL BE A SIDE YARD ALONG EACH LINE OF THE LOT OTHER THAN A FRONT LINE OR A REAR LINE. THE MINIMUM WIDTH OF THE SIDE YARD SHALL BE 5% FEET.
 (4) LOT WIDTH, THE MINIMUM AVERAGE WIDTH OF THE LOT SHALL BE 50 FEET FOR A ONE-FAMILY DWELLING, AND 75 FEET FOR A TWO-FAMILY DWELLING.
 (5) LOT AREA, THE MINIMUM AREA OF THE LOT SHALL BE 6000 SQUARE FEET FOR A ONE-FAMILY DWELLING, AND 9000 SQUARE FEET FOR A TWO-FAMILY DWELLING.
 (6) HEIGHT, THE HEIGHT LIMIT SHALL BE TWO AND ONE-HALF STORIES FOR A DWELLING AND 36 FEET FOR ANY OTHER BUILDING, EXCEPT THAT ANY SUCH BUILDING OR PORTION OF A BUILDING MAY BE ERRECTED HIGHER THAN THE LIMIT, PROVIDED SUCH PORTION IS SET BACK FROM ALL REQUIRED YARD LINES ONE FOOT FOR EACH FOOT OF ITS HEIGHT ABOVE SUCH LIMIT.

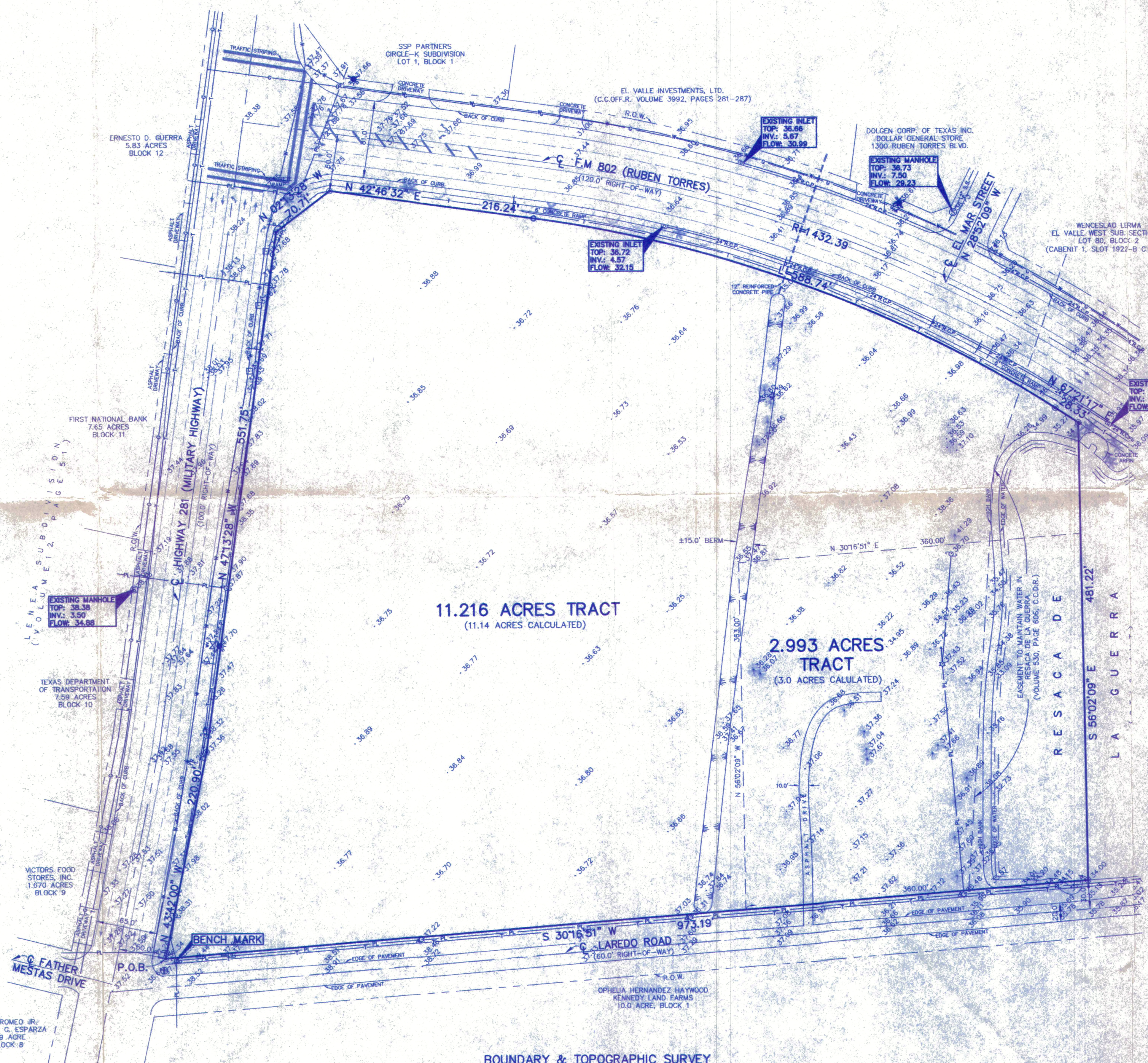
SCHEDULE B
 THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S POLICY ONLY)
 B. VISIBLE AND APPARENT EASEMENTS ON AND ACROSS THE PROPERTY HERIN DESCRIBED.
 C. STATUTORY RIGHTS IN FAVOR OF CAMERON COUNTY IRRIGATION DISTRICT NO. 6 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
 D. EASEMENT IN FAVOR OF CAMERON COUNTY IRRIGATION DISTRICT NO. 6.
 E. EASEMENTS FOR ROADS, CANALS AND DRAIN DITCHES AND RESCACAS UNDERLYING SAID PROPERTY AS SHOWN ON THE PLAT OF THE SUBDIVISION HERIN REFERRED TO.
 F. EASEMENTS FOR ROADS AND ROADWAYS UNDERLYING SAID PROPERTY AS SET OUT IN INSTRUMENTS RECORDED IN VOLUME 563, PAGE 31, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. **DOES NOT AFFECT PROPERTY.**
 G. EASEMENT TO CAMERON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 TO USE THE ADJACENT RESACA AS A STORAGE AREA, AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 530, PAGE 606, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. **DOES AFFECT PROPERTY.**
 H. RIGHT-OF-WAY DESCRIBED IN INSTRUMENT DATED FEBRUARY 21, 1974, EXECUTED BY T. GILBERT SHARPE AND WIFE DOROTHY G. SHARPE TO THE STATE OF TEXAS, RECORDED IN VOLUME 986, PAGE 146, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. **DOES NOT AFFECT PROPERTY.**
 I. EASEMENT AND RIGHT-OF-WAY DATED APRIL 17, 1952, EXECUTED BY G.H. BINGLEY TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 566, PAGE 524, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. **DOES NOT AFFECT PROPERTY.**
 J. A NON-PARTICIPATION IN THE ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS HERETOFORE-RESERVED BY NORVELL O. REESE AND WIFE, LELA WILMA REESE IN DEED DATED SEPTEMBER 10, 1983, RECORDED IN VOLUME 563, PAGE 435, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS.

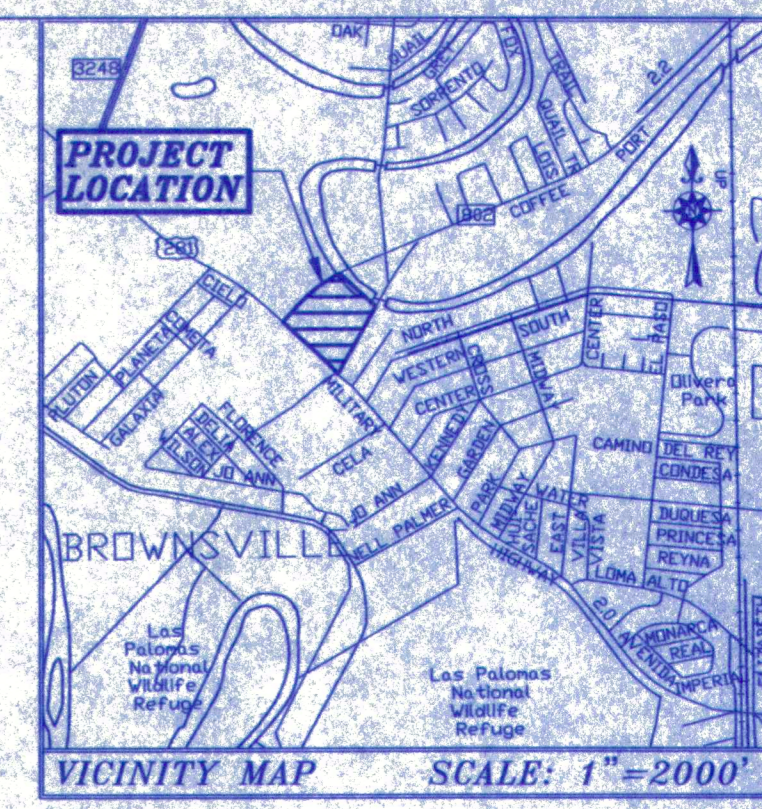
FLOOD ZONE
 THIS TRACT LIES IN ZONE "C" (OUTSIDE THE 100-YEAR FLOOD PLAIN) THE F.I.A. FLOOD INSURANCE RATE OF COMMUNITY NO. 480103, PANEL NO. 0020 B, EFFECTIVE DEC. 1, 1978.

SURVEYOR'S CERTIFICATION
 THE UNDERSIGNED DOES HEREBY CERTIFY TO JOHN STOVALL SHARPE AND SHARON ANN SHARPE LEMONS, CO-TRUSTEES OF THE THOMAS GILBERT SHARPE TESTAMENTARY TRUST (THE SELLER), GRANT TITLE COMPANY (THE TITLE COMPANY) AND TO MCCOY CORPORATION (THE PURCHASER) THAT (i) THIS SURVEY WAS THIS DAY MADE UPON THE GROUND OF THE PROPERTY REFLECTED HEREON, FOR THE BENEFIT OF AND FOR RELIANCE THEREON BY SELLER, PURCHASER, AND BY THE TITLE COMPANY; (ii) THE DESCRIPTION CONTAINED HEREON IS CORRECT; (iii) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON; (iv) EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SETBACK LINES, EASEMENTS OR ROADWAYS; (v) THE TOTAL GROSS SQUARE FOOTAGE AND NET SQUARE FOOTAGE SHOWN HEREON ARE CORRECT; (vi) NONE OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN OR ANY SPECIAL FLOOD HAZARD AREA OR GENERAL HAZARD AREA AS DESIGNATED BY A GOVERNMENTAL AGENCY, EXCEPT AS SHOWN HEREON; AND (vii) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE PROPERTY BY ANY EXCEPT AS SHOWN HEREON.

EXCUTED THIS 12 DAY OF DECEMBER, 2005.
 [Signature]
 REGISTERED PUBLIC SURVEYOR
 NO. 3732
 GONZALEZ ENGINEERING & SURVEYING, INC.
 153 EAST PRICE ROAD
 BROWNSVILLE, TX 78520



BOUNDARY & TOPOGRAPHIC SURVEY
 OF A 14.14 ACRES OF LAND IN A 78.83 ACRE TRACT CONVEYED TO T. GILBERT SHARPE AND WIFE DOROTHY G. SHARPE, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 563, PAGE 435, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS



METES & BOUNDS
 BEING 14.209 ACRES (14.14 ACRES CALCULATED) OF LAND IN A 78.83 ACRE TRACT CONVEYED TO T. GILBERT SHARPE AND WIFE DOROTHY G. SHARPE, AS RECORDED IN CAMERON COUNTY DEED RECORDS, VOLUME 563, PAGE 435, CAMERON COUNTY, TEXAS; SAID 14.14 ACRES BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:
 BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF LAREDO ROAD, A ROADWAY HAVING A 60.0 FOOT WIDE RIGHT-OF-WAY, AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 (MILITARY HIGHWAY), A ROADWAY HAVING A 100.00 FOOT WIDE RIGHT-OF-WAY, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND THE PLACE OF BEGINNING, THENCE NORTH 43°42'00" WEST, ALONG AND WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 226.90 FEET TO A SET 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 47°13'28" WEST, ALONG AND WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 551.75 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY F.M. 802, AS RECORDED IN CAMERON COUNTY DEED RECORDS, VOLUME 951, PAGE 819, CAMERON COUNTY, TEXAS FOR A SET 1/2" IRON ROD OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 02°13'28" WEST, ALONG AND WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 70.71 FEET TO A SET 1/2" IRON ROD AND THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 42°46'32" EAST, ALONG AND WITH SAID SOUTH RIGHT-OF-WAY LINE OF F.M. 802 (120.0' R.O.W.), A DISTANCE OF 216.24 FEET TO A FOUND 1/2" IRON ROD AND BEGINNING OF A CURVE TO THE RIGHT;
 THENCE IN A NORTHEASTERLY DIRECTION, ALONG AND WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 588.74 FEET OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 121°12'35", A RADIUS OF 1372.39 FEET AND A CHORD BEARING NORTH 55°03'55" EAST, A DISTANCE OF 584.23 FEET TO A SET 1/2" IRON ROD OF TANGENCY;
 THENCE NORTH 67°21'17" EAST, ALONG AND WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.33 FEET TO THE POINT OF INTERSECTION WITH NORTH BOUNDARY LINE OF THE AFORESAID 78.83 ACRE TRACT, TO A SET 1/2" IRON ROD AND THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 56°02'09" EAST, ALONG AND WITH SAID NORTH BOUNDARY LINE, A DISTANCE OF 481.22 FEET TO A SET 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 30°16'51" WEST, ALONG AND WITH SAID WEST RIGHT-OF-WAY LINE OF LAREDO ROAD (60.0' R.O.W.), A DISTANCE OF 973.19 FEET TO A SET 1/2" IRON ROD AND THE PLACE OF BEGINNING.
 CONTAINING 14.14 ACRES OF LAND, MORE OR LESS.

LEGEND

○	FOUND 1/2" IRON ROD(R)
⊙	SET 1/2" IRON ROD
⊕	SANITARY SEWER MANHOLE
⊗	TELEPHONE MANHOLE
⊕	WATER VALVE(WV)
⊕	POWER POLE(PP)
⊕	LIGHT POLE(LP)
⊕	TRAFFIC BOX
⊕	TELEPHONE PEDESTAL
—	OVERHEAD POWER LINE
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND TELEPHONE LINE
—	STREET SIGN
—	GUY WIRE
⊕	TYPE "A" INLET (4"x8")
⊕	FIRE HYDRANT
⊕	GENERAL TREE
⊕	PALM TREE
⊕	MESQUITE TREE
⊕	ANACUA TREE
⊕	HACKBERRY TREE
⊕	RETAMA TREE

G&S
GONZALEZ ENGINEERING & SURVEYING, INC.
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PREPARED FOR:
MccoY CORPORATION
 P.O. BOX 1028
 SAN MARCOS, TEXAS 78667-1028

Scale: 1" = 60' Date: 11/17/05
 Designed by: A.VARGAS
 Drawn by: A.VARGAS
 Checked by: E.R.GONZALEZ
 Approved by: E.R.GONZALEZ
 Project #: 2556-G-001-006

SHEET
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 PLS. MAIL 2556-G-001-006