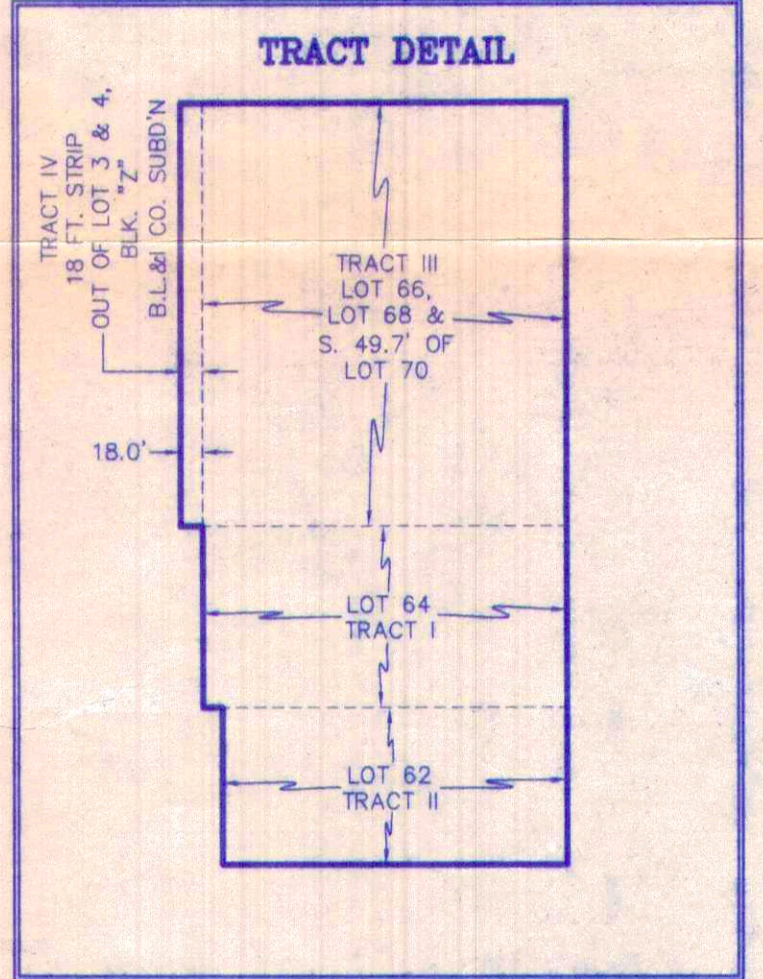
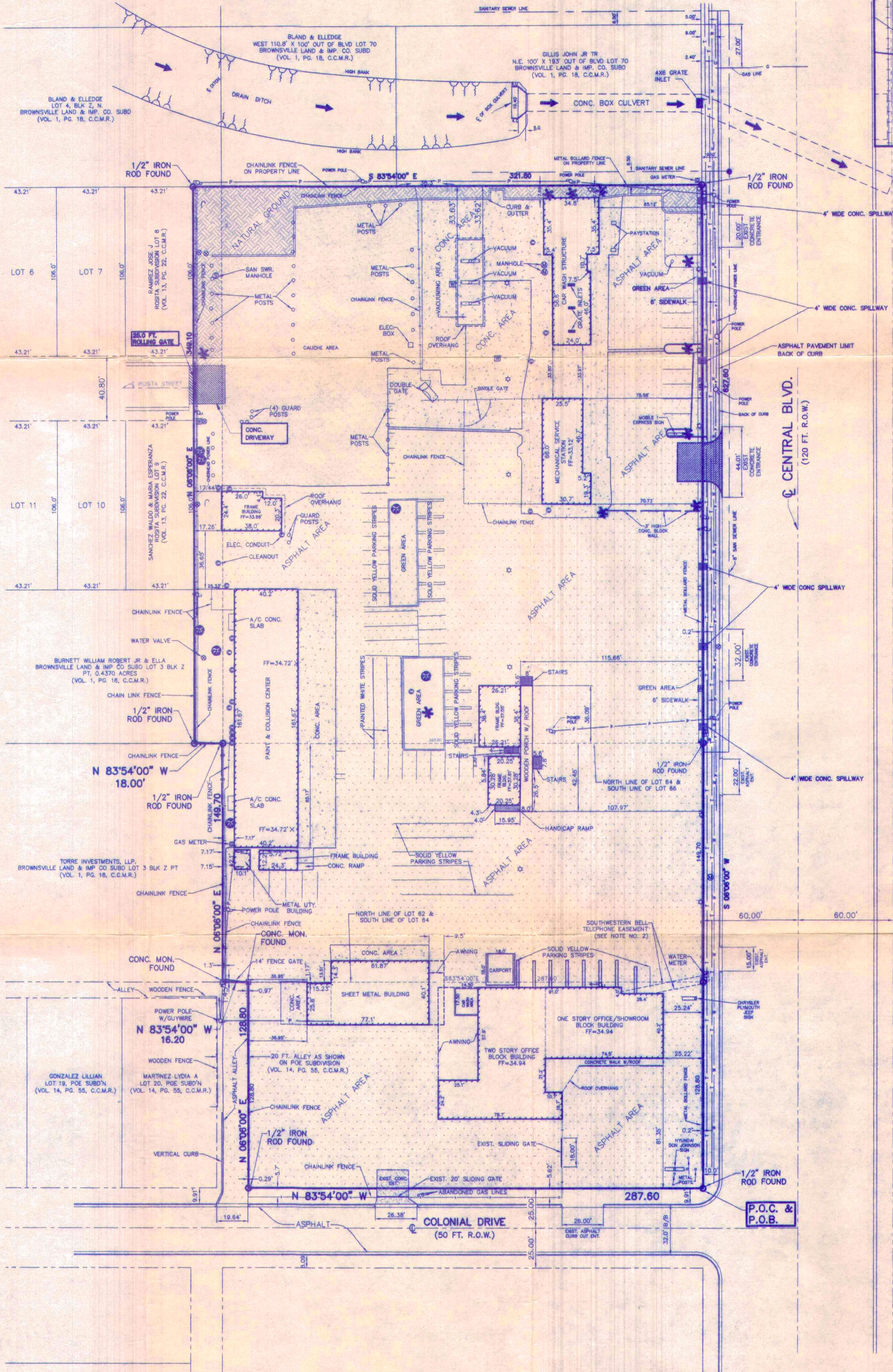
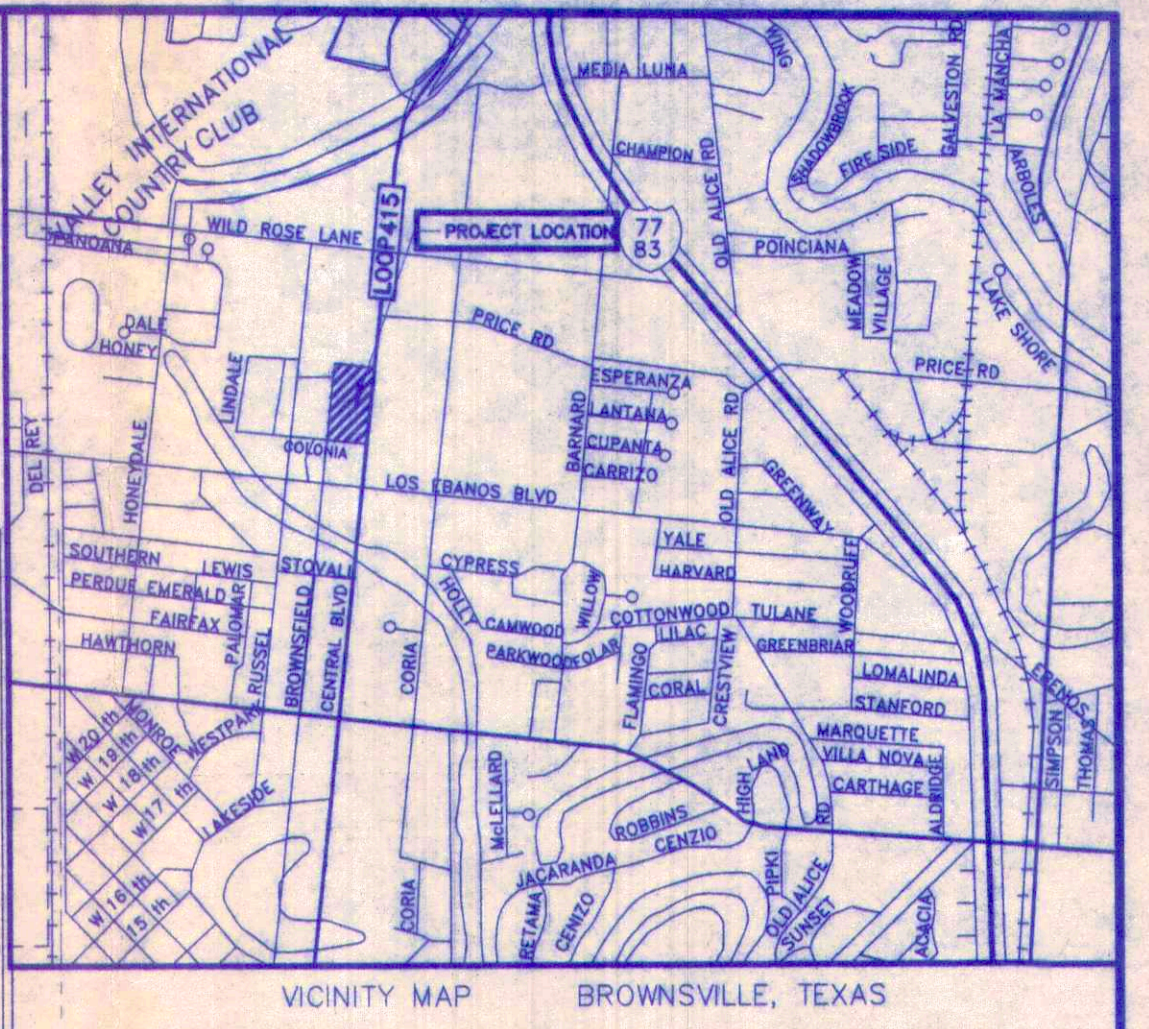
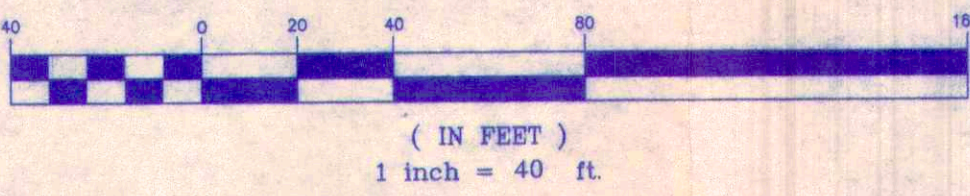


GRAPHIC SCALE



LEGEND

- FIRE HYDRANT
- TEL PEDESTAL
- GAS METER
- GUY WIRE
- LIGHT POLE
- IRON ROD
- POWER POLE
- STREET SIGN
- WATER METER
- WATER VALVE
- WATER FAUCET
- CLEAN OUT
- MANHOLE
- SANITARY SWR. MANHOLE
- PALM TREE
- MESQUITE TREE
- METAL POST
- SIGN
- CHRYSLER PLYMOUTH JEEP SIGN
- HYUNDAI DON JOHNSON SIGN
- MOBILE 1 EXPRESS SIGN

NOTE:
 1.) This survey meets the 2011 Alta/Acsm land title survey requirements
 2.) Southwestern Bell Telephone Easement recorded in Volume 4584, Pg. 259, Official Records of Cameron County, Texas

This survey is made for the benefit of T.R.T. Holdings.
 I, Edmundo R. Gonzalez Jr., a Registered Land Surveyor in the State of Texas, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

- This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7b1, 7c, 8, 9, 10, 11a, 13, 16 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Premises, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises, unless otherwise shown hereon;
- Said described property is located within an area having a Zone Designation of "C" (areas of minimal flooding) by the Federal Emergency Management Administration, on the Flood Insurance Rate Map with Community-Panel No. 480103 0025 B, and effective date of December 1, 1978, in Cameron County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.
- All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are noted hereon in tabular form.

METES & BOUNDS

BEING A 4.47 ACRE TRACT OF LAND MORE OR LESS COMPRISED OF TRACT I: BOULEVARD LOT NUMBER SIXTY-FOUR (64), TRACT II: ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND OUT OF BOULEVARD LOT SIXTY-TWO (62), TRACT III: BOULEVARD LOT NUMBER SIXTY-SIX (66), SIXTY-EIGHT (68) AND THE SOUTH 49.7 FEET OF LOT SEVENTY (70) AND TRACT IV: A STRIP OF LAND 18 FEET IN WIDTH OUT OF LOTS THREE (3) AND FOUR (4) IN BLOCK "2", BROWNSVILLE LAND AND IMPROVEMENT CO. SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS, CAMERON COUNTY, TEXAS.

BEGINNING AT THE SOUTHEAST CORNER OF BOULEVARD LOT NUMBER SIXTY-TWO (62), BROWNSVILLE LAND AND IMPROVEMENT CO. SUBDIVISION, RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID SOUTHEAST CORNER BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COLONIAL DRIVE (60 FT. R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD (120 FT. R.O.W.) FOR THE PLACE OF COMMENCING AND PLACE OF BEGINNING OF THIS TRACT HEREIN DESCRIBED.

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF COLONIAL DRIVE NORTH 83°54'00" WEST A DISTANCE OF 287.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF COLONIAL DRIVE NORTH 06°06'00" EAST A DISTANCE OF 128.80 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER OF THIS TRACT;

THENCE, NORTH 83°54'00" WEST A DISTANCE OF 16.20 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER OF THIS TRACT;

THENCE, NORTH 06°06'00" EAST A DISTANCE OF 149.70 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE, NORTH 83°54'00" WEST A DISTANCE OF 18.00 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE, NORTH 06°06'00" EAST A DISTANCE OF 348.10 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 83°54'00" EAST A DISTANCE OF 321.80 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT ALONG THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD;

THENCE, SOUTH 06°06'00" WEST A DISTANCE OF 627.60 ALONG THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, PLACE OF COMMENCING AND PLACE OF BEGINNING CONTAINING 4.47 ACRES OF LAND MORE OR LESS.

ALTA SURVEY OF
TRACT I: BOULEVARD LOT NUMBER SIXTY-FOUR (64), BROWNSVILLE LAND AND IMPROVEMENT CO. SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS, CAMERON COUNTY, TEXAS.

TRACT II: ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND OUT OF BOULEVARD LOT SIXTY-TWO (62), BROWNSVILLE LAND AND IMPROVEMENT CO. SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS, CAMERON COUNTY, TEXAS.

TRACT III: BOULEVARD LOT NUMBER SIXTY-SIX (66), SIXTY-EIGHT (68), AND THE SOUTH 49.7 FEET OF LOT SEVENTY (70), BROWNSVILLE LAND AND IMPROVEMENT CO. SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS, CAMERON COUNTY, TEXAS.

TRACT IV: A STRIP OF LAND 18 FEET IN WIDTH OUT OF LOTS THREE (3) AND FOUR (4) IN BLOCK "2", BROWNSVILLE LAND AND IMPROVEMENT CO. SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS, CAMERON COUNTY, TEXAS.

SURVEYED FOR: DON JOHNSON MOTORS, INC.

Edmundo R. Gonzalez Jr.
 Registration No. 3732
 In the State of Texas
 Date of Survey: February 21, 2011
 Date of Last Revision: February 24, 2011



G-E&S
GONZALEZ
ENGINEERING & SURVEYING, INC.
 133 E. PRICE ROAD, BROWNSVILLE, TX. 77821
 PHONE: (956) 546-5515 FAX: (956) 546-2804
 TEXAS ENGINEERING FIRM REGISTRATION NO. 1