

- LEGEND:
- 1/2" IRON ROD FOUND
  - STREET SIGN
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - 4' X 6' CONCRETE INLET
  - CONCRETE RAMP
  - SEWER MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - LIGHT POLE
  - 4' X 6' CONCRETE PAD WITH ELECTRICAL TRANSFORMER
  - MESQUITE TREE

GALENO CROSSING SUBDIVISION PLAT NOTES:  
1.- THE CURRENT ZONING CLASSIFICATION OF SURVEYED PROPERTY IS 4TH COMMERCIAL "G". MINIMUM BUILDING SETBACK LINES ARE: FRONT - 25' AND SIDE - 3.5'. DWELLING UNITS ALLOWED PER GROSS ACRE IS 12.5. RESIDENTIAL HEIGHT LIMITATION IS TWO STORIES AND THE FLOOR - AREA RATIO IS 0.8 (A REVIEW WITH THE CITY OF BROWNSVILLE PLANNING DEPT. SHOULD BE MADE TO VERIFY ANY CHANGES OR UPDATES).  
2.- THE DEVELOPER ACKNOWLEDGES THAT RESERVE AREA "B" IS NOT IN COMPLIANCE WITH THE MASTER DRAINAGE PLAN OF CAMERON COUNTY DRAINAGE DISTRICT NO. 1. THE DEVELOPER WARRANTS THAT NO SALE OR DEVELOPMENT OF RESERVE AREA FULLY COMPLIES WITH THE THEN EXISTING CAMERON COUNTY DRAINAGE DISTRICT NO. 1 MASTER DRAINAGE PLAN. A NEW SUBDIVISION PLAT OF THIS PARCEL WILL BE REQUIRED AND THE APPROPRIATE SUBDIVISION FEES AND APPLICATIONS MUST BE SUBMITTED.

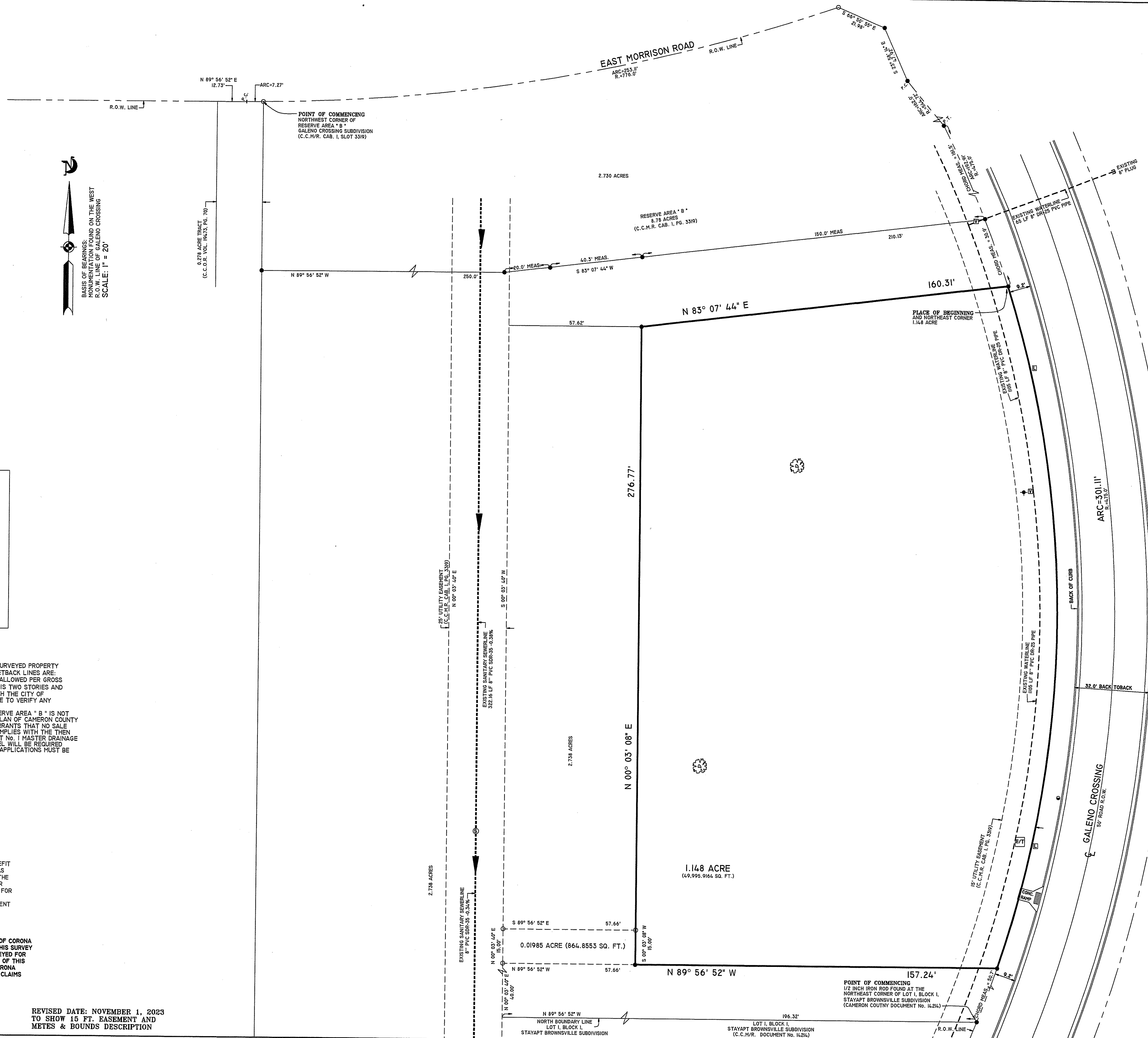
FLOOD ZONE INSURANCE RATE MAP WITH COMMUNITY NUMBER 480103  
MAP PANEL NUMBER: 48061C0560F  
EFFECTIVE DATE: FEBRUARY 16, 2018  
THIS PARCEL LIES IN FLOOD ZONE "X" AREAS OF MINIMAL FLOODING

GENERAL NOTES:  
1.- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS SURVEY WAS MADE USING THE RECORDED SUBDIVISION PLAT AT THE COUNTY CLERK'S OFFICE CABINET I, PAGE 3319. OUR FIRM WILL NOT BE RESPONSIBLE AT A LATER DATE FOR ANY NEW EASEMENTS OR RIGHTS-OF-WAY OVER OR ADJOINING THIS PROPERTY THAT A TITLE COMMITMENT REPORT COULD INDICATE.

SURVEYOR'S NOTES:  
1.- THIS SURVEY AND THEIR USE IS THE PROPERTY OF CORONA ENGINEERING/SURVEYING CO. ANY OTHER USE OF THIS SURVEY OTHER THAN THE ENTITY FOR WHICH IT WAS SURVEYED FOR IS STRICTLY PROHIBITED. REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF CORONA ENGINEERING/SURVEYING CO. WILL BE SUBJECT TO CLAIMS AND OR DAMAGES.

\* THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON SEPTEMBER 27, 2023, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.\*

REVISED DATE: NOVEMBER 1, 2023  
TO SHOW 15 FT. EASEMENT AND METES & BOUNDS DESCRIPTION



BEING A 1.148 ACRE TRACT (49,995,9164 SQUARE FEET) OUT OF RESERVE AREA "B", IN GALENO CROSSING SUBDIVISION, CITY OF BROWNSVILLE, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 3319, MAP RECORDS, CAMERON COUNTY, TEXAS AND SAID 1.148 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HALF INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID RESERVE AREA "B", GALENO CROSSING SUBDIVISION, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST MORRISON ROAD (120 FOOT RIGHT-OF-WAY), ON A CURVE TO THE LEFT HAVING A RADIUS OF 776.0 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST MORRISON ROAD AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 253.11 FEET TO A HALF INCH IRON ROD SET ON A CORNER CLIP OF GALENO CROSSING (50 FOOT RIGHT-OF-WAY);

THENCE ALONG SAID CORNER CLIP OF GALENO CROSSING, SOUTH 66 DEGREES 50 MINUTES 55 SECONDS EAST, 21.98 FEET.

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GALENO CROSSING, SOUTH 23 DEGREES 58 MINUTES 14 SECONDS EAST, 47.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GALENO CROSSING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 544.72 FEET, AN ARC DISTANCE OF 162.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GALENO CROSSING ALONG A NEW CURVE TO THE RIGHT HAVING A RADIUS OF 478.00 FEET, AN ARC DISTANCE OF 192.91 FEET TO A HALF INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF SAID GALENO CROSSING AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 30.11 FEET (CHORD = SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST - 296.10 FEET) TO A HALF INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 157.24 FEET TO A HALF INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE PARALLEL TO THE WEST LINE OF SAID RESERVE AREA "B", GALENO CROSSING SUBDIVISION, NORTH 00 DEGREES 03 MINUTES 08 SECONDS EAST, A DISTANCE OF 276.77 FEET TO A HALF INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 83 DEGREES 07 MINUTES 44 SECONDS EAST, A DISTANCE OF 160.31 FEET TO THE PLACE BEGINNING CONTAINING 1.148 ACRE, MORE OR LESS.

BEING A 0.01985 ACRE TRACT (864,8553 SQUARE FEET) OUT OF RESERVE AREA "B", IN GALENO CROSSING SUBDIVISION, CITY OF BROWNSVILLE, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 3319, MAP RECORDS, CAMERON COUNTY, TEXAS AND SAID 0.01985 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HALF INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, STAYAPT BROWNSVILLE SUBDIVISION AS RECORDED IN CAMERON COUNTY DOCUMENT NO. 14214.

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, STAYAPT BROWNSVILLE SUBDIVISION, NORTH 89 DEGREES 56 MINUTES 52 SECONDS WEST, 196.32 FEET AND NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST, 40.00 FEET TO A HALF INCH IRON ROD SET ON THE EAST LINE OF A 25.00 FOOT UTILITY EASEMENT IN SAID RESERVE AREA "B", GALENO CROSSING SUBDIVISION, FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THIS EASEMENT.

THENCE CONTINUING ALONG THE EAST LINE OF SAID 25.00 FOOT UTILITY EASEMENT, NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A HALF INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS EASEMENT;

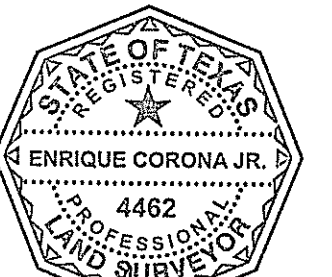
THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, A DISTANCE OF 57.66 FEET TO A HALF INCH IRON ROD SET, FOR THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE SOUTH 00 DEGREES 03 MINUTES 08 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A HALF INCH IRON ROD SET, FOR THE SOUTHWEST CORNER OF THIS EASEMENT;

THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 57.66 FEET TO THE PLACE OF BEGINNING CONTAINING 0.01985 ACRE (864,8553 SQUARE FEET), MORE OR LESS.

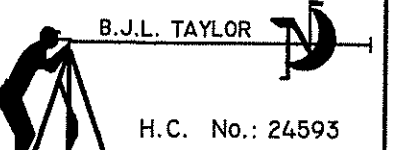
SURVEYED FOR: FRANK WOOD

LOT 1, BLOCK 1  
GALENO CROSSING SUBDIVISION  
(C.C.M.R. CAB. I, PG. 3319)



*Enrique Corona Jr.*

CORONA



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