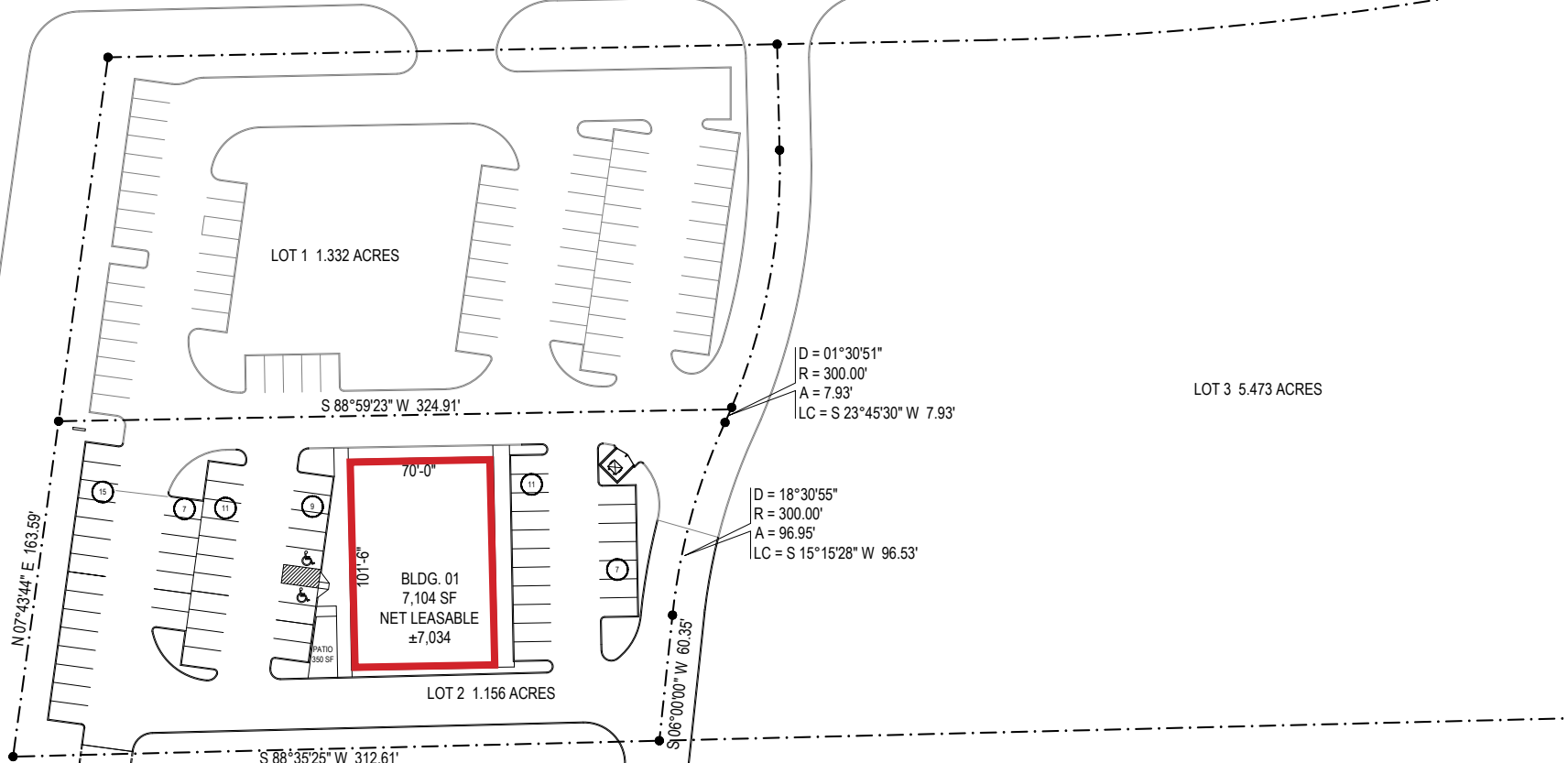


US HIGHWAY 77

NORTH GROVE BLVD.



D = 01°30'51"  
 R = 300.00'  
 A = 7.93'  
 LC = S 23°45'30" W 7.93'

D = 18°30'55"  
 R = 300.00'  
 A = 96.95'  
 LC = S 15°15'28" W 96.53'

N 07°43'44" E 163.59'

S 88°59'23" W 324.91'

S 88°35'25" W 312.61'

S 06°00'00" W 60.35'

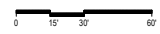
LOT 3 5.473 ACRES

LOT 1 1.332 ACRES

LOT 2 1.156 ACRES

BLDG. 01  
 7,104 SF  
 NET LEASABLE  
 ±7,034

PATIO  
 390 SF



GENERAL RETAIL (GR - SECTION 3.16)	
HEIGHT REGULATIONS	2 STORIES
AREA REGULATIONS	
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD	40'
MINIMUM SIDE YARD	20'
MINIMUM REAR YARD	20' (25' ADJACENT TO RESIDENTIAL)
MAXIMUM LOT COVERAGE	45%
PARKING REGULATIONS	RETAIL - 1,200 SF REST. - 1,100 SEATING/WAITING

SITE INFORMATION	
LOT 2, BLOCK A, OSUBA ADDITION - WAXAHACHE, ELLIS COUNTY, TX	
LOT AREA	50,355 S.F. (1.156 ACRES)
PARKING REQ'D	54 (50/50 RETAIL RESTAURANT)
PARKING PROVIDED	60
ACCESSIBLE REQ'D	2
ACCESSIBLE PROVIDED	2