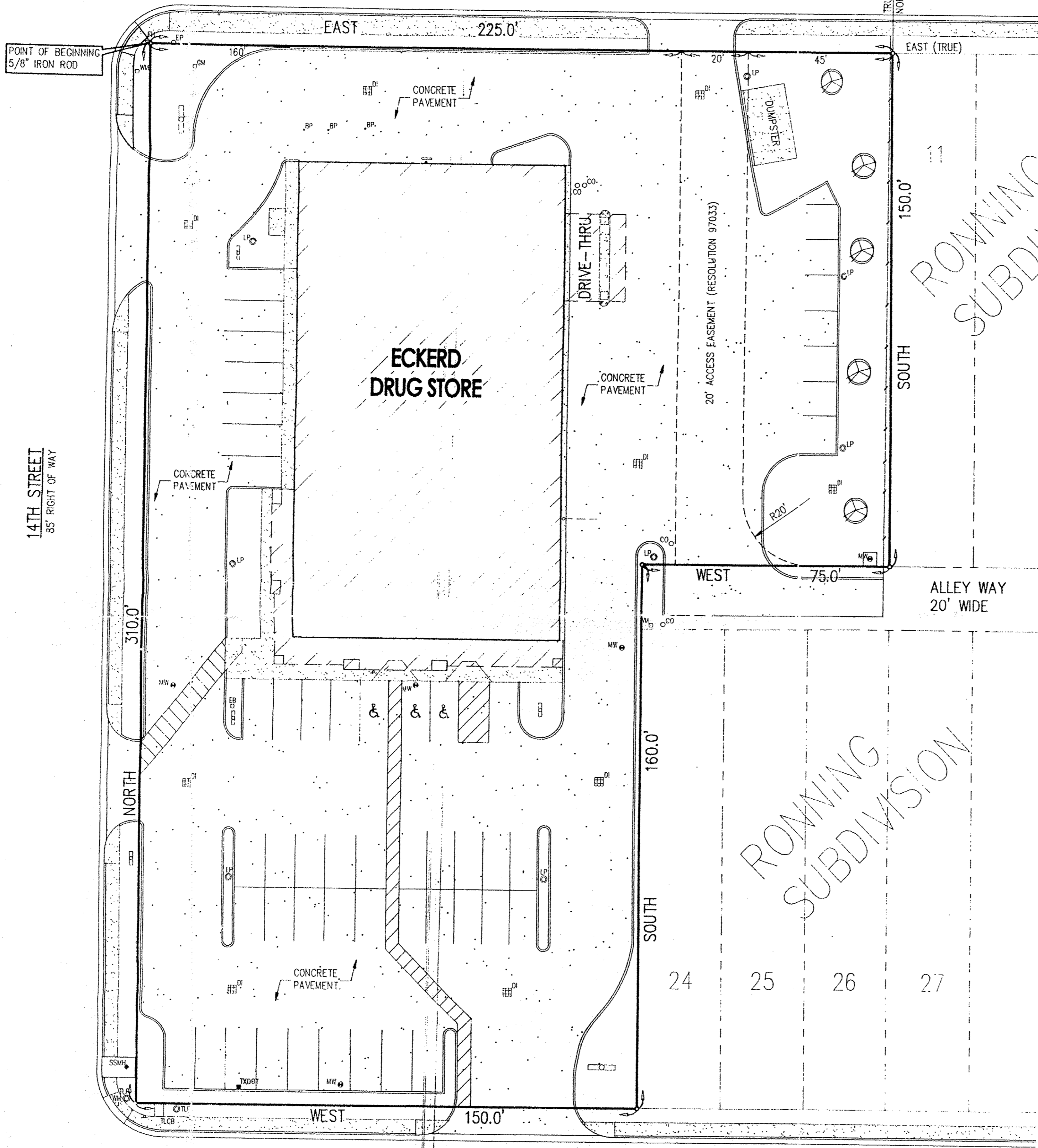
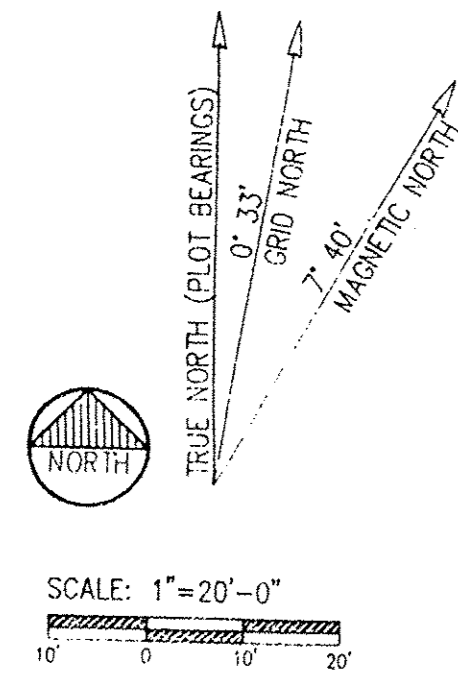


KLEBERG AVENUE
60' RIGHT OF WAY



SURVEYOR'S CERTIFICATE

This certification is made to NEW YORK LIFE INSURANCE COMPANY AND ITS SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTY COMPANY, SOUTHWEST BANK OF TEXAS, and KINGSVILLE SE, L.P., and to KLEBERG COUNTY TITLE COMPANY for use with OF NO. 98005981.

I hereby certify that the survey job no. 9715-01, entitled Eckerd Drugs - Kingsville was prepared from an on the ground survey made under my supervision and that it and the information, courses and distances shown thereon are correct; THAT the property described hereon is the same property as described in the TITLE COMMITMENT; THAT all easements, right of way, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; THAT the size, location, and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of this property; the undersigned is not aware of any violations of ordinances, restrictions or other rules and regulation with reference to the location of said buildings and improvements; THAT there are not any easements or uses affecting this property appearing from a physical inspection of the scene, other than those shown and depicted thereon; THAT there are no encroachments or party walls affecting this property other than as shown; THAT potable and waste water, electric, gas and telephone utilities are located on the tract and appear operational; THAT the parcel described hereon lies within Zone C, areas of minimal flooding, in accordance with Flood Insurance Rate Map, published by the Federal Emergency Management Agency Community Panel No. 480424-0005C, Revision Date of August 17, 1981, in the City of Kingsville, County of Kleberg, State of Texas; THAT the described property is located within an area having a Zone Designation of C, Retail Commercial District as shown on the Zoning Map (Revised December 1986) of the City of Kingsville; THAT the number of indicated parking spaces located on the property is 51 of which 3 are handicapped spaces; and THAT the property has direct access to State Highway Number 141 (King Avenue), U.S. Business Highway 77 (Fourteenth Street), and Kleberg Avenue, public roads maintained by the State of Texas Department of Transportation and the City of Kingsville.

This survey was made in accordance with the minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established, and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and meets the accuracy requirements of Urban Survey, as defined therein, and including items 1-4, 6, 7a, 8-11 and 13 of Table A contained therein.

Horacio Oliveira Date: *Aug. 12, 1998*
Print Name: **Horacio Oliveira** Registered Professional Land Surveyor No. 1415



TXDOT R.O.W.

TXDOT RIGHT OF WAY MARKER SET IN CONCRETE ON THE SOUTHWEST PROPERTY CORNER (ELEV.=58.87) AT THE INTERSECTION OF KING AVENUE AND FOURTEENTH STREET.

METES AND BOUNDS

A 1.326 ACRE TRACT OF LAND OUT OF BLOCK 1, REVISED PLAT OF RONNING ADDITION, A SUBDIVISION OF THE CITY OF KINGSVILLE, TEXAS, RECORDED IN VOLUME 2, PAGE 49, ENVELOPE 51, SIDE 2, KLEBERG COUNTY, TEXAS MAP RECORDS, AND BEING LOTS 2 THROUGH 10, LOTS 18 THROUGH 23 AND ITS ADJACENT 20 FOOT ALLEY, SAID BLOCK 1, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET IN THE NORTHWEST CORNER OF SAID LOT 2, AT ITS INTERSECTION WITH THE EXISTING EAST RIGHT OF WAY LINE OF FOURTEENTH STREET AND THE SOUTH RIGHT OF WAY LINE OF KLEBERG AVENUE FOR THE NORTHWEST AND BEGINNING CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE DUE EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID KLEBERG AVENUE, THE NORTH LINE OF SAID LOTS 2 THROUGH 10, A DISTANCE OF 225.00 FEET TO A 5/8" IRON ROD SET IN THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 1, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE DUE SOUTH, WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 150.0 FEET TO A 5/8" IRON ROD SET IN ITS SOUTHWEST CORNER THEREOF, AND IN THE NORTH RIGHT OF WAY LINE OF SAID 20 FOOT ALLEY, FOR THE UPPER SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE DUE WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID 20 FOOT ALLEY, A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD SET IN THE SOUTHWEST CORNER OF SAID LOT 7, THE SOUTHWEST CORNER OF SAID LOT 8 AND IN THE NORTHEAST CORNER OF THAT PORTION OF THE 20 FOOT ALLEY OFFICIALLY CLOSED BY CITY IF KINGSVILLE RESOLUTION NO. 97025, FOR AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE DUE SOUTH, ALONG THE EAST LINE OF THAT PORTION OF SAID ALLEY CLOSED BY RESOLUTION NO. 97025, AT 20 FEET PASS ITS SOUTHEAST CORNER THEREOF AND CONTINUING WITH THE COMMON LINE OF LOTS 23 AND 24, SAID BLOCK 1, IN ALL, A DISTANCE OF 160.00 FEET TO A 5/8" IRON ROD FOUND IN THE EXISTING NORTH RIGHT OF WAY LINE OF KING AVENUE, FOR THE LOWER SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE DUE WEST, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID KING AVENUE, A DISTANCE OF 150.00 FEET TO A CONCRETE MONUMENT FOUND, A DRILL HOLE WITH WINGS SET AT ITS NORTH EDGE FOR CORNER AT ITS INTERSECTION WITH THE EXISTING EAST RIGHT OF WAY LINE OF SAID FOURTEENTH STREET IN THE WEST LINE OF SAID LOT 18, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE DUE NORTH, WITH THE EXISTING EAST RIGHT OF WAY LINE OF SAID FOURTEENTH STREET, AT 140.00 FEET PASS THE NORTHWEST CORNER OF SAID LOT 18, THE SOUTHWEST CORNER OF THAT PORTION OF THE 20 FOOT ALLEY CLOSED BY RESOLUTION, AT 160.00 FEET PASS ITS NORTHWEST CORNER THEREOF, THE SOUTHWEST CORNER OF SAID LOT 2, IN ALL, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 57,750.0 SQUARE FEET (1.326 ACRE) OF LAND.

FLOOD ZONE

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

CITY ORDINANCES

THE BUILDING CONSTRUCTION IMPROVEMENTS SHOWN ON THIS "AS-BUILT" SURVEY ARE IN COMPLIANCE WITH THE ORDINANCES SET FORTH BY THE CITY OF KINGSVILLE IN CHAPTER 3, AREA REGULATIONS REGARDING SET BACK DISTANCES AND BUILDING HEIGHTS, AND CHAPTER 4, PARKING.

LEGEND

---	ADJACENT PROPERTY	BP	PIPE BOLLARDS
o co	CLEAN OUT	---	PROPERTY LINE
---	CURB AND GUTTER	---	STREET/HANDICAP SIGN
DI	DRAIN INLET	---	STORE SIGN
EB	ELECTRICAL BOX	SSMH	STORM SEWER MANHOLE
EP	ELECTRICAL POLE	---	TREE
---	FENCE LINE	---	TRAFFIC LIGHT
FH	FIRE HYDRANT	TLCB	TRAFFIC LIGHT CONTROL BOX
GM	GAS METER	---	TXDOT R.O.W. MARKER
IP	IRON PIN FOUND	---	WATER METER
LP	LIGHT POLE	---	
MW	MONITORING WELLS	---	

REVISION:

ECKERD DRUG STORE
"AS-BUILT" SURVEY

OWNER
SHELBY ESTUS REALTY, INC.
1800 BERING, SUITE 495 HOUSTON, TEXAS 77057

ALPHA ENGINEERING
109 NORTH FIFTH STREET
KINGSVILLE, TEXAS 78363
HOMERO CASTILLO, PE (512) 592-2977

PROJECT NO. 9715-01
SCALE 1"=20'-0"
DRAWN BY D.S.
DESIGNED BY HOMERO C.
CHECKED BY HOMERO C.
DATE 13 JUL 98

SHEET C1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HOMERO CASTILLO, P.E. 57521 ON THE DATE SHOWN. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

AS-BUILT