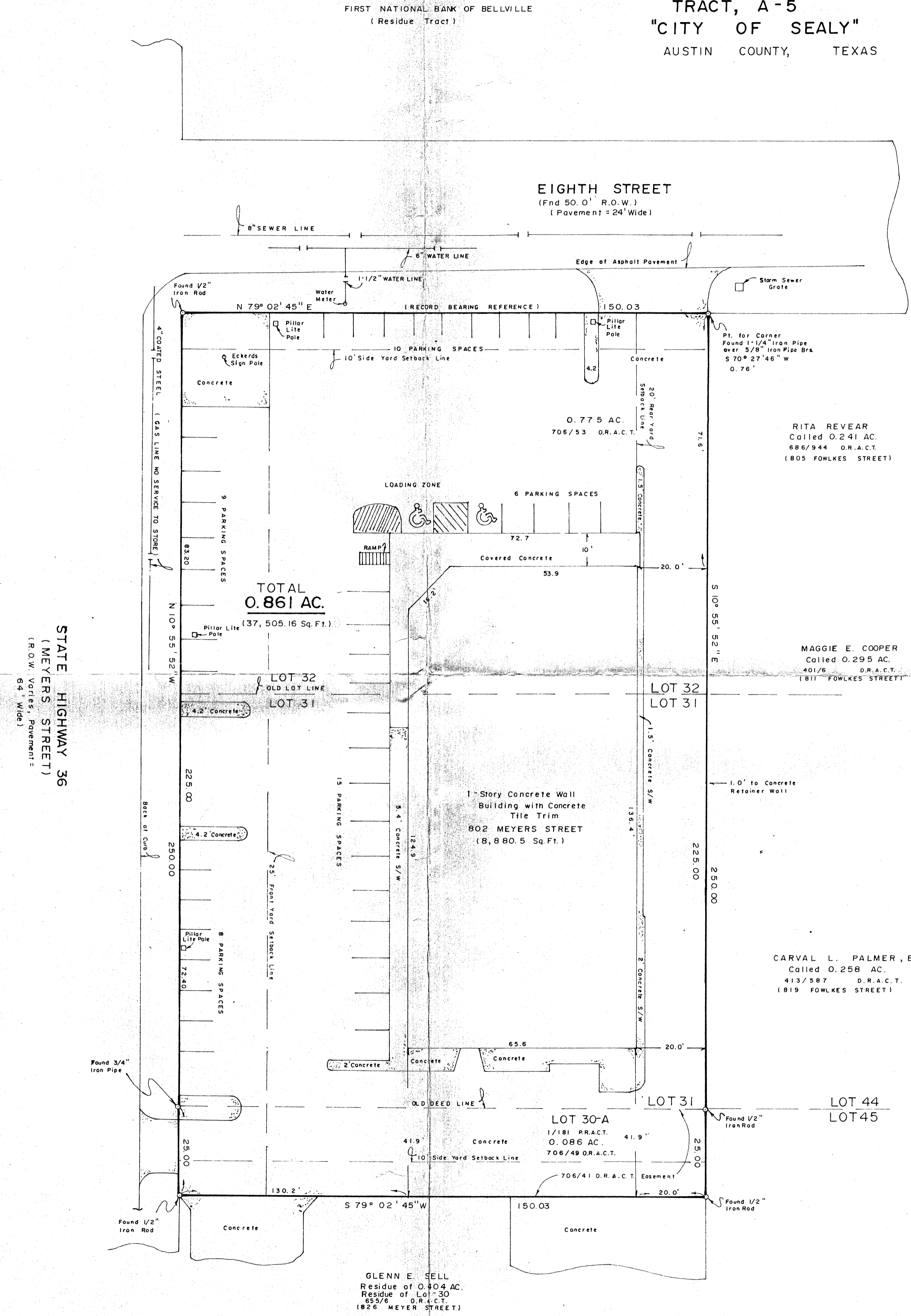


SOUTH END ADDITION
VOL. 35, PG. 244 D.R.A.C.T.
SAN FELIPE de AUSTIN TOWN
TRACT, A-5
"CITY OF SEALY"
AUSTIN COUNTY, TEXAS



STATE HIGHWAY 36
(MEYERS STREET)
(R.O.W. varies; Pavement = 64' Wide)

SEALY # 1
0.861 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.861 Acres located in the South End Addition as recorded in Volume 35, Page 244 of the Deed Records of Austin County, Texas, San Felipe de Austin Town Tract, A-5, "City of Sealy", Austin County, Texas. Subject tract being composed of the residue of Lot 32 and all of Lot 31 of South End Addition as those tracts being described in a Deed to Sealy # 1 as recorded in Volume 706, Page 53 of the Official Records of Austin County, Texas and said tract being composed of Lot 30-A as shown on the Replat of Lot 30 recorded in Volume 1, Page 181 of the Plat Records of Austin County, Texas and being that same tract designated as 0.086 Acres that is described in a Deed to Sealy # 1 as recorded in Volume 706, Page 49 of the Official Records of Austin County, Texas. Said tract consisting of a total of 0.861 Acres and being more particularly described as follows:

- BEGINNING** at a 1" iron rod found at the intersection of the South line of Eighth Street (Found 50.0 ft. R.O.W.) and the East line of State Highway 36 (Meyers Street, R.O.W. varies) and being the Northwest corner of the 0.775 Acre tract as mentioned above and the Northwest corner of the herein described tract;
- THENCE** N 79° 02' 45" E, (record bearing reference) with the South line of Eighth Street, a distance of 150.03 ft. to a point for corner and being the Northeast corner of the 0.775 Acre tract mentioned above and the Northeast corner of the herein described tract. From said point, a 1-1/4" iron pipe found over a 5/8" iron pipe, brs. S 70° 27' 46" W, 0.76'.
- THENCE** S 10° 55' 52" E, with the West line of the called 0.241 Acre tract belonging to Rita Revear as recorded in Volume 686, Page 944 D.R.A.C.T., the projection of the West line of the called 0.295 Acre tract belonging to Maggie E. Cooper as recorded in Volume 401, Page 6 of the Deed Records of Austin County, Texas, the projection of the West line of the called 0.258 Acre tract belonging to Carval L. Palmer, et ux as recorded in Volume 413, Page 587 D.R.A.C.T., and passing at 225.00 ft., a 1" iron rod found for the Southeast corner of the 0.775 Acre tract, the same being the Northeast corner of the 0.086 Acre tract and continuing, a total distance of 250.00 ft. to a 1" iron rod found for the Northeast corner of the residue of the called 0.404 Acre tract belonging to Glenn E. Sell as recorded in Volume 655, Page 6 D.R.A.C.T. and being the Southeast corner of the 0.086 Acre tract and the Southeast corner of the herein described tract;
- THENCE** S 79° 02' 45" W, with the North line of the Sell Tract, a distance of 150.03 ft. to a 1" iron rod found in the East line of State Highway 36 (Meyers Street) and being the Northwest corner of the Sell Tract, for the Southwest corner of the herein described tract;
- THENCE** N 10° 55' 52" W, with the East line of State Highway 36 (Meyers Street) and passing at 25.00 ft., a 3/4" iron pipe found for the Northwest corner of the 0.086 Acre tract, the same being the Southwest corner of the 0.775 Acre tract and continuing, a total distance of 250.00 ft. to the PLACE OF BEGINNING and containing 0.861 Acres.

- NOTES:**
- 1.) The tract of land shown hereon does not lie within the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0250 C, effective date January 17, 1990.
 - 2.) The underground Sanitary Sewer System from the existing building to the Sewer Main could not be located by the City of Sealy personnel.
 - 3.) According to the City of Sealy Subdivision and Land Use Ordinance (No. 93-31) a drug store is required to provide one (1) parking space for every 200 Sq. Ft. of total area. This would equal 44 parking spaces. There are 48 parking spaces existing as shown hereon, including two (2) handicap spaces.
 - 4.) The tract of land shown hereon is within the C-2 Category, General Commercial Section of the City of Sealy Subdivision and Land Use Ordinance (No. 93-31) which includes the following requirements:
Minimum Lot area - 6,000 Sq. Ft.
Minimum Lot Depth - 100'
Minimum Lot Width - 50'
Front Yard Setback requirement - 25'
Rear Yard Setback requirement - 20'
Side Yard Setback requirement - 10'
Exterior Yard requirement - 10'

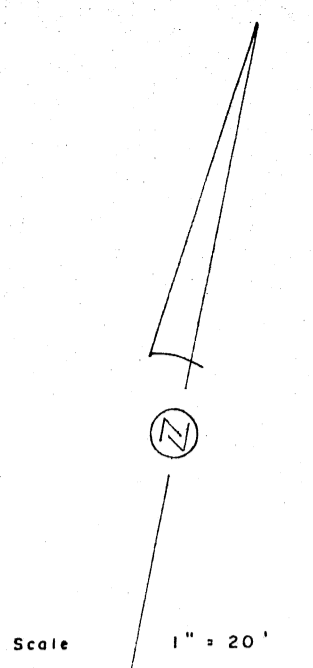
STATE OF TEXAS §
COUNTY OF AUSTIN §

TO: PROTECTIVE LIFE INSURANCE COMPANY
BELLVILLE ABSTRACT COMPANY
BRUCE S. SHELBY AND THOMAS H. ESTUS

I, Glen S. Alexander, a Registered Professional Land Surveyor in the State of Texas of the firm of Alexander Surveying, Bellville, Texas, (409)865-9145, hereby certify that the premises shown hereon is a true and correct plat of the property described hereon; that the buildings hereon are located with respect to property boundaries as shown; that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereon on or over said premises except as shown; that all Rights-of-way, Easements or joint drives over or across said premises visible on the surface are shown; that the premises surveyed do not encroach on the adjoining property and that the adjoining property does not encroach on the premises surveyed except as shown; I further certify that I have consulted Federal Insurance Administration Flood Hazard Boundary Maps as are currently available and have found that the subject property DOES NOT lie in a Special Flood Hazard Area.

WITNESS my hand this the 22 day of December, 1994.

Glen S. Alexander
Glen S. Alexander
Registered Professional Land Surveyor,
Texas Reg. No. 4194



		SEALY # 1	
36 S. Front Street • P.O. Box 388 Bellville, Texas 77418 409/865-9145			
Glen S. Alexander	County AUSTIN	Field Crew	R.E.
R.P.S. No. 4194	Survey S.F. de AUSTIN T.T. A-5	Computations	G.A.
Date Dec. 22, 1994	City SEALY	Drafting	D.C.
Update	Addition SOUTH END ADDITION	Work Order	2385