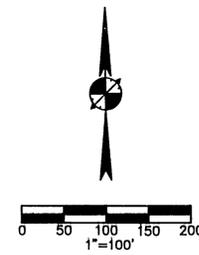


VICINITY MAP
COPPERAS COVE, TEXAS
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
- MONUMENT FOUND
- (xxx) RECORD INFORMATION

COUNTY OF BEXAR, THE STATE OF TEXAS

THIS IS TO CERTIFY THAT HEB GROCERY COMPANY, LP, SUCCESSOR BY MERGER TO H. E. BUTT GROCERY COMPANY IS THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO ITS PREDECESSOR IN INTEREST BY DEED AND RECORDED IN VOLUME 579, PAGE 241 AND 237, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND RECORDED IN VOLUME 13, PAGE 623 (FILE NO. 13-0623) OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE HEB-COPPERAS COVE SUBDIVISION IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, THE OWNER, BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

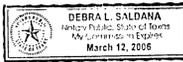
HEB GROCERY COMPANY, LP
A TEXAS LIMITED PARTNERSHIP
BY: *Todd A. Piland*
TODD A. PILAND, SENIOR VICE PRESIDENT
DULY AUTHORIZED AGENT

COUNTY OF BEXAR, THE STATE OF TEXAS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF Feb 2006

NOTARY PUBLIC, Bexar COUNTY, TEXAS:
Debra L. Saldana



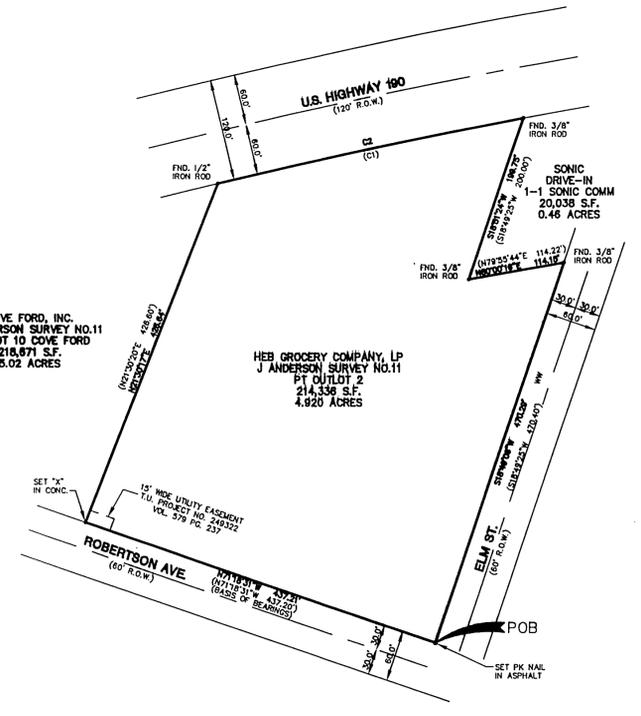
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS, AND IS HEREBY RECOMMENDED BY SUCH COMMISSION TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

Debra L. Saldana
CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED THIS 22nd DAY OF February, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

Debra L. Saldana
SECRETARY, PLANNING & ZONING COMMISSION

APPROVED THIS 22nd DAY OF February, 2006, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.



CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
(C1)	03°08'34"	6815.49	369.82'	N77°53'38"E	369.83'
C2	03°06'32"	6815.49	369.82'	N77°55'52"E	369.77'

UTILITY NOTE

TXU ELECTRIC WILL PROVIDE SERVICE TO THE SUBJECT AREA.
CCN# 10449

FIELD NOTE DESCRIPTION

4.920 ACRE TRACT OF LAND LOCATED IN THE JAMES ANDERSON SURVEY, ABSTRACT NUMBER 11, CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 2.661 ACRES TRACT CONVEYED TO H.E. BUTT GROCERY COMPANY, AS DESCRIBED IN VOLUME 579, PAGE 241, DEED RECORDS OF CORYELL COUNTY, TEXAS AND A CALLED 2.260 ACRES TRACT CONVEYED TO H.E. BUTT GROCERY COMPANY, AS DESCRIBED IN VOLUME 579, PAGE 237, DEED RECORDS OF CORYELL COUNTY, TEXAS; SAID 4.920 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A SET P.K. NAIL MARKING THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ELM STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF ROBERTSON AVENUE;

THENCE, N 71° 18' 31" W (BASIS OF BEARING), ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF ROBERTSON AVENUE, A DISTANCE OF 437.21 FEET, TO A SET "X" IN CONCRETE MARKING THE MOST WESTERLY CORNER OF THE SAID 2.260 ACRE TRACT;

THENCE, N 21° 30' 17" E, LEAVING THE NORTHEASTERLY RIGHT OF WAY LINE OF ROBERTSON AVENUE AND ALONG THE NORTHWESTERLY LINE OF THE SAID 2.260 ACRE TRACT AND THE 2.661 ACRE TRACT, A DISTANCE OF 426.64 FEET, TO A FOUND 1/2" IRON ROD LOCATED IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90 (US 90);

THENCE, NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF US 90 AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 6815.49 FEET, A CENTRAL ANGLE OF 03° 08' 32", AN ARC LENGTH OF 369.82 FEET AND A CHORD BEARING: N 77° 55' 52" E, 369.77 FEET, TO A FOUND 3/8" IRON ROD MARKING THE MOST NORTHERLY CORNER OF THE SAID 2.661 ACRE TRACT; SAME BEING THE NORTHWESTERLY CORNER OF SONIC COMMERCIAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 345, PLAT RECORDS OF CORYELL COUNTY, TEXAS;

THENCE, LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF US 90 AND ALONG THE COMMON BOUNDARY LINES BETWEEN THIS TRACT AND SONIC COMMERCIAL SUBDIVISION, THE FOLLOWING COURSES:

S 18° 51' 24" W, A DISTANCE OF 199.75 FEET, TO A FOUND 3/8" IRON ROD;
N 80° 00' 16" E, A DISTANCE OF 114.15 FEET, TO A FOUND 3/8" IRON ROD LOCATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF ELM STREET;

THENCE, S 18° 49' 06" W, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF ELM STREET, A DISTANCE OF 470.29 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.920 ACRES OF LAND, MORE OR LESS.

SUMMARY OF LOT			
LOT	S.F.	ACREAGE	USE
OUTLOT 2	214,336	4.920	COMMERCIAL USE ONLY

- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTION ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 369.82' AND EXISTING CONDITIONS.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

ENGINEERS CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS

I, MARK R. JOHNSON, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRoACHED BY A "ZONE A" FLOOD AREA, AS DENOTED HEREON AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 480150005E, EFFECTIVE DATE NOVEMBER 8, 1996, AND THAT EACH LOT CONFORMS TO THE CITY OF COPPERAS COVE SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT INFORMATION COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF COPPERAS COVE

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS 21st DAY OF Feb 2006

Mark R. Johnson
MARK R. JOHNSON, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 82680
STATE OF TEXAS
BURY + PARTNERS, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216



SURVEYORS CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES W. RUSSELL, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF COPPERAS COVE, TEXAS.

James W. Russell
JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4230
STATE OF TEXAS
BURY + PARTNERS, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216



HEB-COPPERAS COVE SUBDIVISION

4.920 ACRES OF LAND LOCATED IN THE JAMES ANDERSON SURVEY, A-11, CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as indicated hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS
Barbara Simpson

Filed For Record
AT 12:20 O'CLOCK AM

FEB 27 2006

Barbara Simpson
County Clerk, Coryell Co., Texas

OWNER

HEB GROCERY COMPANY, LP
646 SOUTH MAIN
SAN ANTONIO, TEXAS 78204
NAME: TODD A. PILAND
PHONE: (210) 938-8000

ENGINEER/SURVEYOR

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel: (210) 925-0090 Fax: (210) 925-0529
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SCALE: 1"=100'

DATE: JANUARY 16, 2006