

**Notes**

- 1 The data, information, and illustrations shown herein have been prepared from an actual field survey of the McCoy's Facility in Kingsville, Texas. McCoy's is located on the 4.85-acre of McCoy's Block 1, Lot 2 a subdivision recorded as Clerk Instrument No. 234191 in the Kleberg County Map Records Cabinet No. 2 Envelope No. 73 and having a physical address of 2200 Senator Carlos Truan Boulevard.
- 2 Source of Bearings is McCoy's Subdivision as recorded in Cabinet No. 2, Envelope 73.
- 3 Monumentation is as shown
- 4 Alpha Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5 Flood Plain  
The property described within the boundaries of this plot and as shown on Firm Community-Panel Number 480424-0005C revised August 17, 1981 is located in Zone C, areas of minimal flooding.
  - Zone "A" area of 100 year flood; have flood elevations and flood factors not determined.
  - Zone "B" area between limits of the 100 years flood and 500 year flood.
  - Zone "C" area of minimal flooding.
- 6 AICUZ:  
The property described herein is not located inside the Air Installation Compatible Use Zone.
- 7 Royalty deed of record in Volume 49, Page 16, Deed Records of Kleberg County, Texas.
- 8 Blanket easement to Nueces Electric Cooperative of records in Volume 136, Page 529 and Volume 139, Page 62, Deed Records of Kleberg County, Texas.
- 9 Rights-of-Way to the City of Kingsville of record in Volume 327, Page 107, Deed Records of Kleberg County, Texas and in Volume 31, Page 259, Official Records of Kleberg County, Texas.
- 10 10' Utility Easement to A.T.&T. of records in Volume 107, Page 37, Official Records of Kleberg County, Texas.
- 11 C.P.L. guy anchor easement recorded in Volume 285 Page 166 of the Kleberg County Deed Records.
- 12 C.P.L. electrical utility easement recorded in Kleberg County Clerk Instrument No. 239760.

**Survey Certification**

The undersigned hereby certifies to McCoy Corporation, Inc. that: (a) this survey is true and correct, was made on the ground under my supervision as per Block 1, Lot 2, McCoy's Subdivision shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon. (b) this survey correctly shows the location of all buildings, structures and other improvements and visible items on the subject property. (c) this survey correctly shows the location and dimensions of all alleys, streets, roads, right-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (d) except as shown, there are no (1) improvements, visible easements, right-of-way, party walls, visible uses of conflicts, (2) visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, (3) visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements situated on the subject property. (e) the distance from the nearest intersecting street or road is as shown hereon; (f) the subject property has direct and free access to a dedicated public street or road as shown hereon; and (g) no part of the subject property lies in Special Flood Hazard Area, as determined in accordance with criteria established by the Federal Emergency Management Agency using their Flood Insurance Rate Map (FIRM) Community Panel 480424-0005C dated August 17, 1981.



*Homero Castillo* 02 Nov 01  
Registered Professional Engineer Date  
Registration No. 57521  
State of Texas

**Legend**

Symbols	DESCRIPTION	Symbols	DESCRIPTION	Symbols	DESCRIPTION
	Air Condition		Fire Hydrant		R.O.W. Concrete Marker
	Asphaltic Surface		Gate Post		Shrubs
	Bollard Post		Guy Wire		Sign
	Breaker Box		Iron Pin Found		Splash Block
	Building Area		Light Pole		Transformer
	Clean Out		Palm		Tree
	Concrete Monument		Power Pole		Water Meter
	Conduit		Property Line		Water Valve
	Edge of Pavement		Reference 5/8" iron pin set 10-ft. from property corner		
	Electricity Box				
	Fence				



**McCoy's Block 1, Lot 2**  
(4.85 Acres, 211,266 SQ.FT.)

McCoy's subdivision is recorded in the Kleberg County Map Records, Cabinet 2, Envelope 73.