

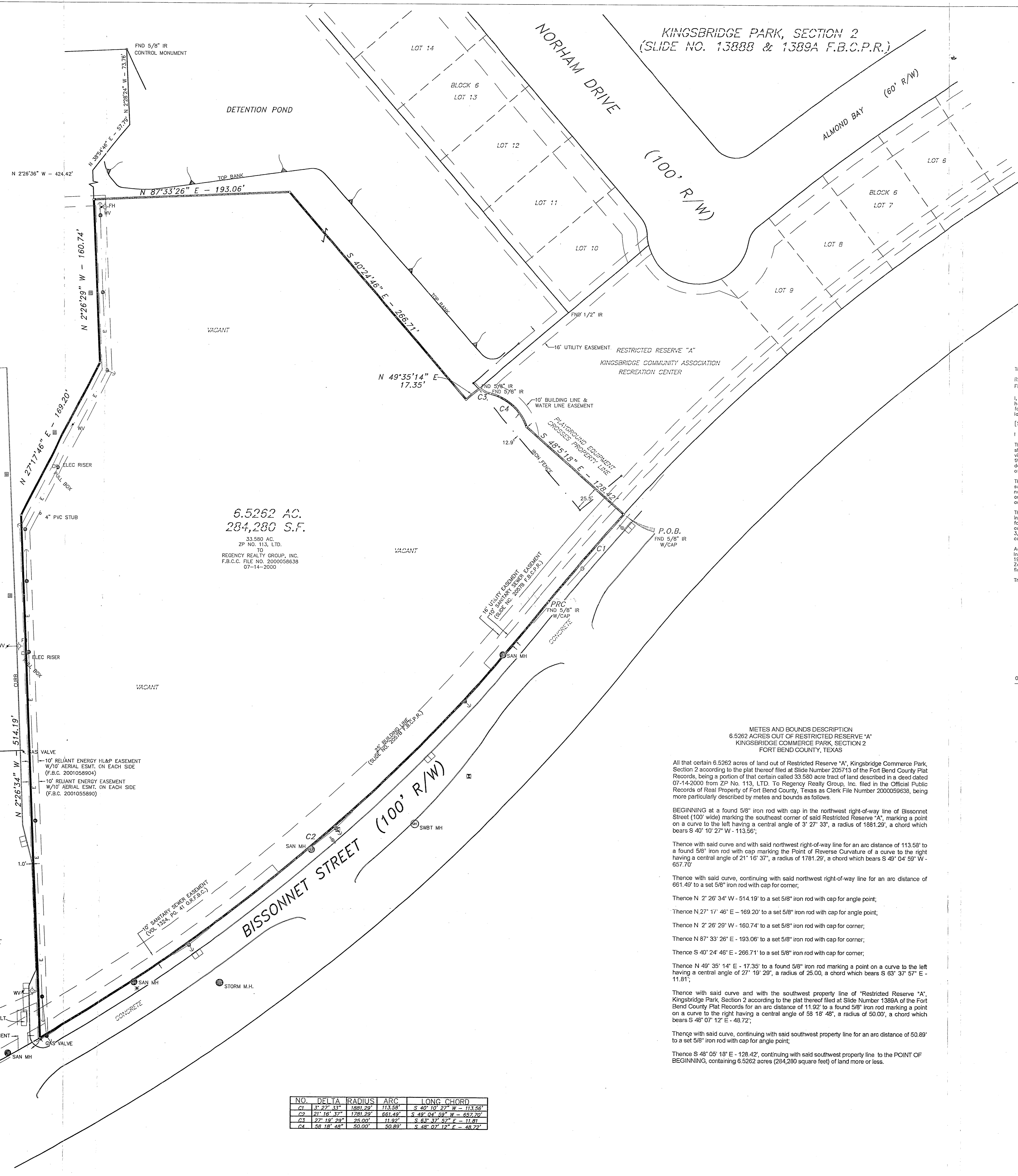
RESTRICTED RESERVE "A"
KINGSBRIDGE COMMERCE PARK, SECTION 2
(SLIDE NO. 2057B F.B.C.P.R.)

33,580 AC.
ZP NO. 113, LTD.
TO
REGENCY REALTY GROUP, INC.
F.B.C.C. FILE NO. 2000058638
07-14-2000

7,113 AC.
ZP NO. 113, LTD.
TO
KROGER TEXAS L.P.
F.B.C.C. FILE NO. 2000014517

6.5262 AC.
284,280 S.F.
33,580 AC.
ZP NO. 113, LTD.
TO
REGENCY REALTY GROUP, INC.
F.B.C.C. FILE NO. 2000058638
07-14-2000

KINGSBRIDGE PARK, SECTION 2
(SLIDE NO. 13888 & 1389A F.B.C.P.R.)



- LEGEND**
- ⊕ TRAFFIC SIGN
 - ⊙ SOUTHWESTERN BELL MANHOLE
 - ⊙ TELEPHONE ENCLOSURE
 - ⊙ CHAIN LINK FENCE
 - ⊙ WOOD FENCE
 - ⊙ POWER POLE
 - ⊙ POWER POLE w/DOWN GUY
 - ⊙ STREET/AREA LIGHT
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ STORM/SANITARY SEWER MANHOLE
 - ⊙ ROOF OVERHANG
 - ⊙ H.L.&P. MANHOLE
 - ⊙ OVERHEAD ELECTRIC LINE
 - ⊙ STORM SEWER WITH SIZE
 - ⊙ BURIED GAS LINE WITH SIZE
 - ⊙ BURIED WATER LINE WITH SIZE
 - ⊙ CHAIN LINK FENCE
 - ⊙ CORRUGATED METAL PIPE
 - ⊙ IRON PIPE
 - ⊙ IRON ROD
 - ⊙ CENTERLINE
 - ⊙ PINCH TOP PIPE

NO.	DELTA	RADIUS	ARC	LONG CHORD
C1	14° 22' 31"	1880.25'	113.58'	S 40° 10' 22" W - 113.58'
C2	27° 16' 32"	1280.22'	861.49'	S 49° 04' 59" E - 653.20'
C3	27° 18' 22"	26.00'	11.92'	S 61° 37' 57" E - 11.91'
C4	58° 18' 44"	50.00'	50.00'	S 48° 07' 12" E - 48.72'

METES AND BOUNDS DESCRIPTION
6.5262 ACRES OUT OF RESTRICTED RESERVE "A"
KINGSBRIDGE COMMERCE PARK, SECTION 2
FORT BEND COUNTY, TEXAS

All that certain 6.5262 acres of land out of Restricted Reserve "A", Kingsbridge Commerce Park, Section 2 according to the plat thereof filed at Slide Number 205713 of the Fort Bend County Plat Records, being a portion of that certain called 33,580 acre tract of land described in a deed dated 07-14-2000 from ZP No. 113, LTD. To Regency Realty Group, Inc. filed in the Official Public Records of Real Property of Fort Bend County, Texas as Clerk File Number 2000058638, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with cap in the northwest right-of-way line of Bissonnet Street (100' wide) marking the southeast corner of said Restricted Reserve "A", marking a point on a curve to the left having a central angle of 3° 27' 33", a radius of 1881.29', a chord which bears S 40° 10' 27" W - 113.58';

Thence with said curve and with said northwest right-of-way line for an arc distance of 113.58' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the right having a central angle of 21° 16' 37", a radius of 1781.29', a chord which bears S 49° 04' 59" W - 657.70';

Thence with said curve, continuing with said northwest right-of-way line for an arc distance of 661.49' to a set 5/8" iron rod with cap for corner;

Thence N 2° 29' 34" W - 514.19' to a set 5/8" iron rod with cap for angle point;

Thence N 27° 17' 46" E - 169.20' to a set 5/8" iron rod with cap for angle point;

Thence N 2° 26' 29" W - 160.74' to a set 5/8" iron rod with cap for corner;

Thence N 87° 33' 26" E - 193.06' to a set 5/8" iron rod with cap for corner;

Thence S 40° 24' 46" E - 266.71' to a set 5/8" iron rod with cap for corner;

Thence N 49° 35' 14" E - 17.35' to a found 5/8" iron rod marking a point on a curve to the left having a central angle of 27° 19' 29", a radius of 25.00', a chord which bears S 63° 37' 57" E - 11.81';

Thence with said curve and with the southwest property line of "Restricted Reserve "A", Kingsbridge Park, Section 2 according to the plat thereof filed at Slide Number 1389A of the Fort Bend County Plat Records for an arc distance of 11.92' to a found 5/8" iron rod marking a point on a curve to the right having a central angle of 58° 18' 44", a radius of 50.00', a chord which bears S 48° 07' 12" E - 48.72';

Thence with said curve, continuing with said southwest property line for an arc distance of 50.89' to a set 5/8" iron rod with cap for angle point;

Thence S 49° 05' 18" E - 128.42', continuing with said southwest property line to the POINT OF BEGINNING, containing 6.5262 acres (284,280 square feet) of land more or less.

This survey is made for the benefit of:
Regency Realty Group, Inc.
Fidelity National Title Insurance Company

I, Daniel E. Kersten, a Registered Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth below, that I have made a careful survey of a tract of land described as follows:
[SEE LEGAL DESCRIPTION HEREON]

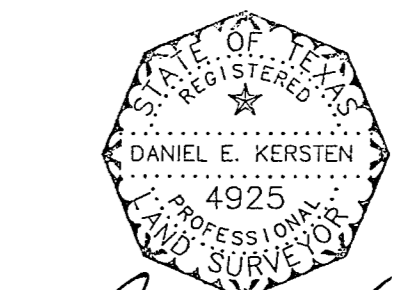
I further certify that:
The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other visible improvements situated on the above premises, and that the property described hereon is the same as the property described in Commitment No. 05-183927 with an effective date of April 13, 2005.

That all easements, covenants and restrictions referred to in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property, that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.

This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1989 and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 13, 14, 15, 16 of Table A contained therein.

According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157 C0120 J, last revised January 3, 1997, the subject property lies within an area designated as Zone X, defined as areas determined to be outside the 500-year floodplain.

The property has physical access to a dedicated public street



05-04-2005
DATE
DANIEL E. KERSTEN
R.P.L.S. NO. 4925

GENERAL NOTES

- BEARINGS SHOWN BASED ON RECORD PLAT (SLIDE NO. 2057B F.B.C.P.R.)
- NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED JANUARY 3, 1997, MAP NUMBER 48157 C0120 J ZONE "X" PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- FUTURE REDEVELOPMENT OF SITE IS SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, DATED OCTOBER 23, 1985 BY THE CITY OF HOUSTON. A CERTIFIED COPY OF WHICH WAS FILED AUGUST 1, 1991, UNDER COUNTY CLERK FILE NO. N-253886, (SUSPENDED BY CITY OF HOUSTON ORDINANCE NO. 1999-262), ADOPTED BY THE CITY OF HOUSTON RELATING TO RULES AND REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPING AND PLATING AND PROVIDING FOR ESTABLISHING BUILDING SETBACK LINES.
- FOR ADDITIONAL BUILDING RESTRICTIONS, SEE RESTRICTIVE COVENANTS RECORDED AT SLIDE NO. 2057B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2000014518, 2000058636, 2002000372, AND 2005012849.
- SEE SEPARATE LEGAL DESCRIPTION FOR ADDITIONAL NARRATIVE.
- SITE SUBJECT TO SITE DEVELOPMENT AGREEMENT RECORDED UNDER F.B.C.C. FILE NOS. 2000014519, 2000014520, 2000058637.
- SITE SUBJECT TO RECIPROCAL EASEMENT AGREEMENT RECORDED UNDER F.B.C.C. FILE NOS. 2000014518, 2000058636.
- SITE SUBJECT TO UNRECORDED OPTION AGREEMENT RECORDED IN THE FIRST AMENDMENT TO OPTION AGREEMENT RECORDED AT F.B.C.C. FILE NO. 2000072680.
- SITE SUBJECT TO ASSIGNMENT OF KROGER DOCUMENTS ("N", "O", "P") RECORDED UNDER F.B.C.C. FILE NO. 2000059336.
- SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF WEST KEESAN BAYOU IMPROVEMENT DISTRICT AND KINGSBRIDGE MUNICIPAL UTILITY DISTRICT.
- THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL REPRODUCTIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY FROM THE DATE OF THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.
- UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS MARKED WITH SET 5/8" IRON RODS, WITH CAPS.

Bury+Partners
ENGINEERING SOLUTIONS
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Houston, Texas 77027
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ALTA/ACSM
LAND TITLE SURVEY

KINGSBRIDGE COMMERCE PARK, SEC. 2
REGENCY REALTY GROUP, INC.

PLOTTING SCALE: 1" = 40'
DATE PLOTTED: 05-04-2005
FILE: 228-12 LIT.DWG
DRAWN BY: DEK
DESIGNED BY:
REVIEWED BY:
PROJECT NO.: 228-12

SHEET
1
OF
1

APPROVAL	REVISION	NO.	DATE

PREPARED BY: DANIEL E. KERSTEN
CHECKED BY: REGENCY REALTY GROUP, INC.
SURVEYING / MAPPING