

GENERAL NOTES

- The bearing base for this survey is the east line of Parcel 1, Wal Mart Subdivision Plat, Volume 8, Page 19, Map Records Jim Wells County, Texas.
- The total area of this survey 717,119.563 square feet or 16.4628 Acres.
- All easement research has been provided by Fidelity National Title Insurance Company.
- There was no observable evidence of cemeteries found at the time of survey.
- There was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as solid waste dump, dump or sanitary landfill.
- Building measurements shown are from the property line to the foundation and from corner to corner of the foundation.
- All bearings and distances shown on this survey conform to the original plat/parcel description.

SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a Title Commitment prepared by Fidelity National Title Insurance Company, GF# 03-01-4529-DB, effective date July 30, 2004.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

Schedule B

- 13 Texas Central Power Company easement, Volume 27, Page 213, Deed Records, Jim Wells County, Texas, describes that existing Power line along the North Right of way of Sain Drive as noted on the survey.
- 14 Central Power and Light Company easement, Volume 89, Page 417, Deed Records, Jim Wells County, Texas, is a blanket non-plottable easement.
- 15 Central Power and Light Company easement Volume 112, Page 288, Deed Records, Jim Wells County, Texas, is a blanket non-plottable easement except for the down guy description which affects that unnamed 50' right of way lying north of Tract 1.
- 16 City of Alice easement affects Lot 1, Sonic Subdivision lying north of Tract 1.
- 17 City of Alice easement affects Lot 1, Sonic Subdivision lying north of Tract 1.
- 18 City of Alice utility easement affects Tracts 1, 2 & 4 as shown.
- 19 City of Alice easement affects Parcel 1-A, Walmart Subdivision, lying north of Tract 1.

POTENTIAL ENCROACHMENT NOTES

- A Flume protrudes 17.7 feet outside property.
 B Flume protrudes 9.0 feet onto property.
 C Building extends 0.5 beyond property line.

ZONING NOTES

Zoned B-3-Business District Zone.
 Existing site conditions fall within permitted uses as listed in the City of Alice Zoning Regulations Section 5-1. Zoning regulations are subject to change and interpretation, for further information contact Joyce Rotge, City of Alice Inspection Department at (361)668-7275.

Bulk Regulations:

- 1 Maximum building height: 75 foot maximum.
- 2 Maximum Lot density: 75% of Lot area.
- 3 Minimum yard requirements:
 Front: 15 foot minimum.
 Side: 0 foot minimum.
 Rear: 10 foot minimum.

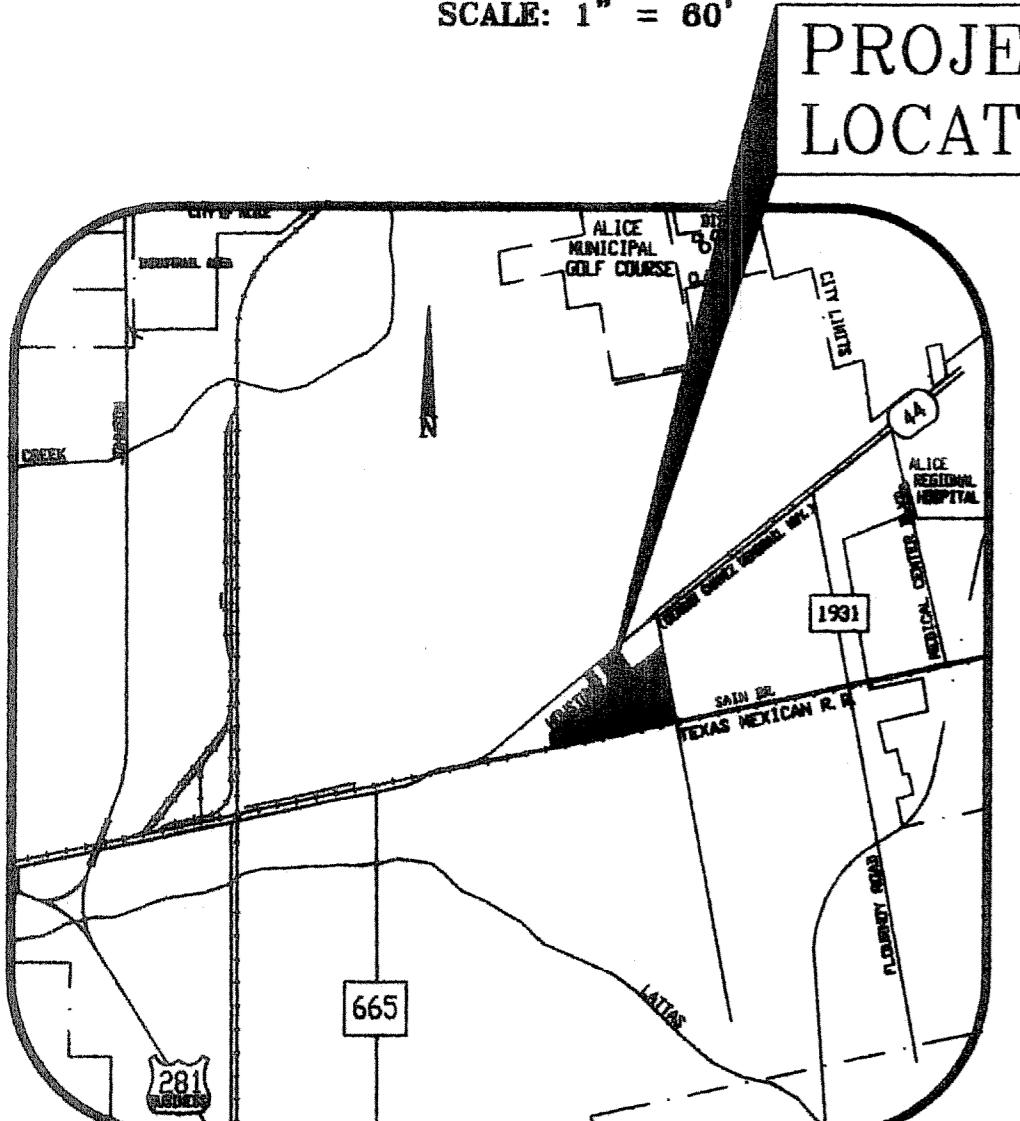
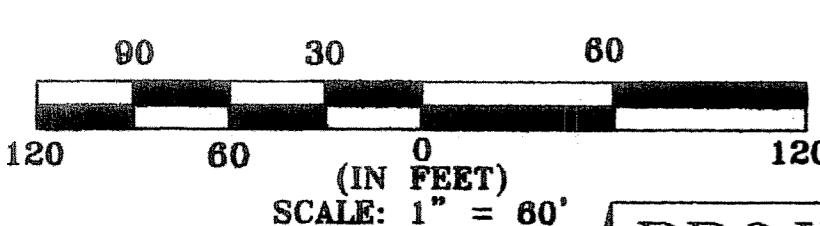
Parking Tabulation

- 451 Regular parking spaces required - 316 spaces provided
 8 ADA Handicap parking space required - 6 spaces provided
 451 Total parking spaces required - 466 spaces provided.

FLOOD ZONE NOTES

By graphic plotting only, this property is in A0 Area of 100 year shallow flooding with a base flood depth of 1.0' as shown on the Flood Insurance Rate Map, Community Panel #480394 0005 C, which bears an effective date of March 1, 1984.

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

PROJECT LOCATION

WOODLAWN DRIVE (PUBLIC ROAD 60' R.O.W.)

PAVED, VARIABLE WIDTH

FND. 5/8" STEEL ROD

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INLET

POWERLINE ITEM 13

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