

1. 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.
2. The total area of this survey 717,119,563 square feet or 16.4628 Acres.
3. All easement research has been provided by Fidelity National Title Insurance Company.
4. There was no observable evidence of cemeteries found at the time of survey.
5. There was no observable evidence of earth moving work, building construction or additions, no visible right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as solid waste dump, sump or sanitary landfill.
6. Building measurements shown are from the property line to the foundation and from corner to corner of the foundation.
7. All bearings and distances shown on this survey conform to the original plat/parcel description.

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

A Flume protrudes 17.7 feet outside property.

- ☒ B. Flume protrudes 9.0 feet onto property
- ☒ C. Building extends 0.5 beyond property line.

**Zone** 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.

By graphic plotting only, this property is in AD 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.

90 30 60  
120 60 0 120  
(IN FEET)  
SCALE: 1" = 60'

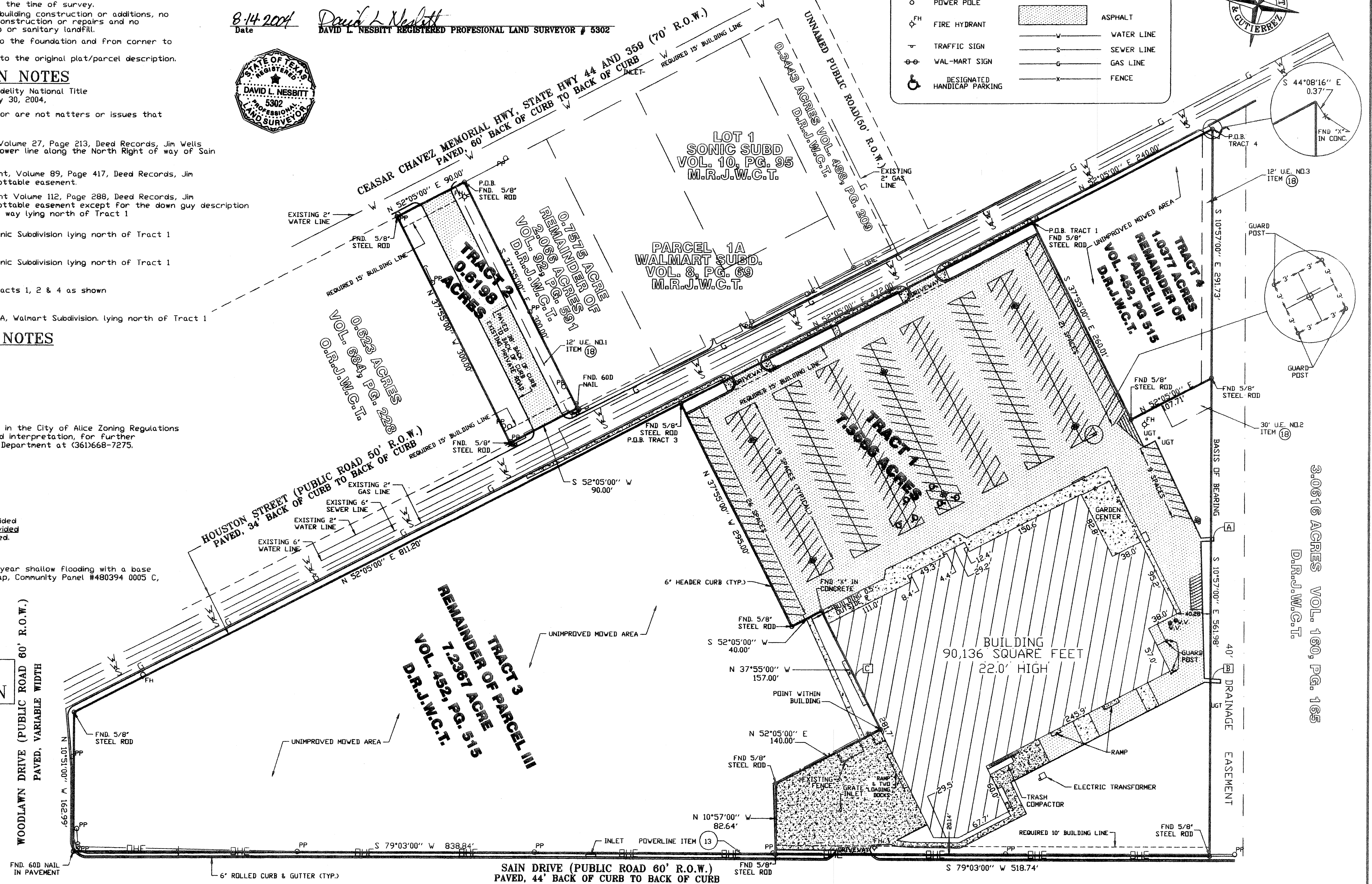
**Coym, Rehmet & Gutierrez Engineering, Inc.**  
Consulting Engineers & Surveyors Alice, Texas

DRAWING DATA		REVISION DATE	
SCALE:	1" = 60'	1.	8-14-2003
DRAWN BY:	R.L.	2.	8-13-2004
CHECKED BY:	DLN		
JOB #:	10440-03	SURVEY DATE: June, 2003	

8-14-2004  
Date

STATE OF TEXAS  
REGISTERED  
★  
DAVID L. NESBITT  
5302  
PROFESSIONAL  
LAND SURVEYOR

DAVID L. NESBITT REGISTERED PROFESSIONAL LAND SURVEYOR # 5302



3.0616 ACRES VOL. 160, PG. 165

Project Name: Wal - Mart Stores, Inc, Alice, Texas Project No: 1046-03-0427:008  
Address: 1260 East Houston Street City: Alice State: Texas



**For Inquiries Concerning This Survey Contact:**  
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20155  
Phone: (703) 753-3100  
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