

Zoning Information			
STATUS	ZONING DATED, CURRENT	DISTRICT	C - Commercial
PERMITTED USE	RETAIL	SEE SURVEY	1120 D Street
MINIMUM LOT AREA	5,000 sq.ft.	SEE SURVEY	PERSON CONTACTED
MINIMUM FRONTAGE	none	SEE SURVEY	DATE CONDUCTED 6/24/08
MINIMUM LOT WIDTH	50'	SEE SURVEY	PHONE/FAX NUMBER 830.393.3105
MAX. BUILDING COVERAGE	40%	SEE SURVEY	EMAIL ADDRESS n/a
MINIMUM SETBACKS FRONT	25'	SEE SURVEY	NOTES:
MINIMUM SETBACKS SIDE	25'	SEE SURVEY	
MINIMUM SETBACKS REAR	25'	SEE SURVEY	
MAX. BUILDING HEIGHT	60'	SEE SURVEY	
PARKING REGULAR	1 Space per 300 sq.ft.	202	
PARKING HANDICAP	-	7	
PARKING TOTAL	-	209	

Items Corresponding to Schedule B

- 12 Terms and conditions of Lease Agreement by and between Floresville Associates as Lessor and Wal-Mart Stores, Inc. as Lessee dated May 25, 1983, filed for record at Volume 599, Page 780 of the Deed Records of Wilson County, Texas; and being amended in Volume 1020, Page 352 of the Official Public Records of Wilson County, Texas. ITEMS DO AFFECT THE SUBJECT PROPERTY BUT ARE BLANKET IN NATURE THEREFORE NOTHING CAN BE PLOTTED AND SHOWN HEREON.
- 13 Terms and conditions of Pole Line right of way created in that certain instrument from Wal-Mart Properties, Inc. to the City of Floresville Electric Light and Power System dated February 5, 1982, filed for record at Volume 576, Page 392 of the Deed Records of Wilson County, Texas. ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
- 14 The following items created by utility easement created in that certain instrument from Wal-Mart Properties, Inc. to Continental Telephone Company, Floresville Electric Light and Power System, and Entex Gas Company dated March 3, 1982, filed for record at Volume 578, Page 20 of the Deed Records of Wilson County, Texas:
 - a) Twenty (20) foot utility easement along the northeasterly property line;
 - b) Ten (10) foot utility easement along the northwesterly property line; and
 - c) Power poles and gas valve in twenty (20) foot utility easement along the northeasterly property line. ITEMS DO AFFECT THE SUBJECT PROPERTY AND ARE PLOTTED AND SHOWN HEREON.

Statement of Encroachments

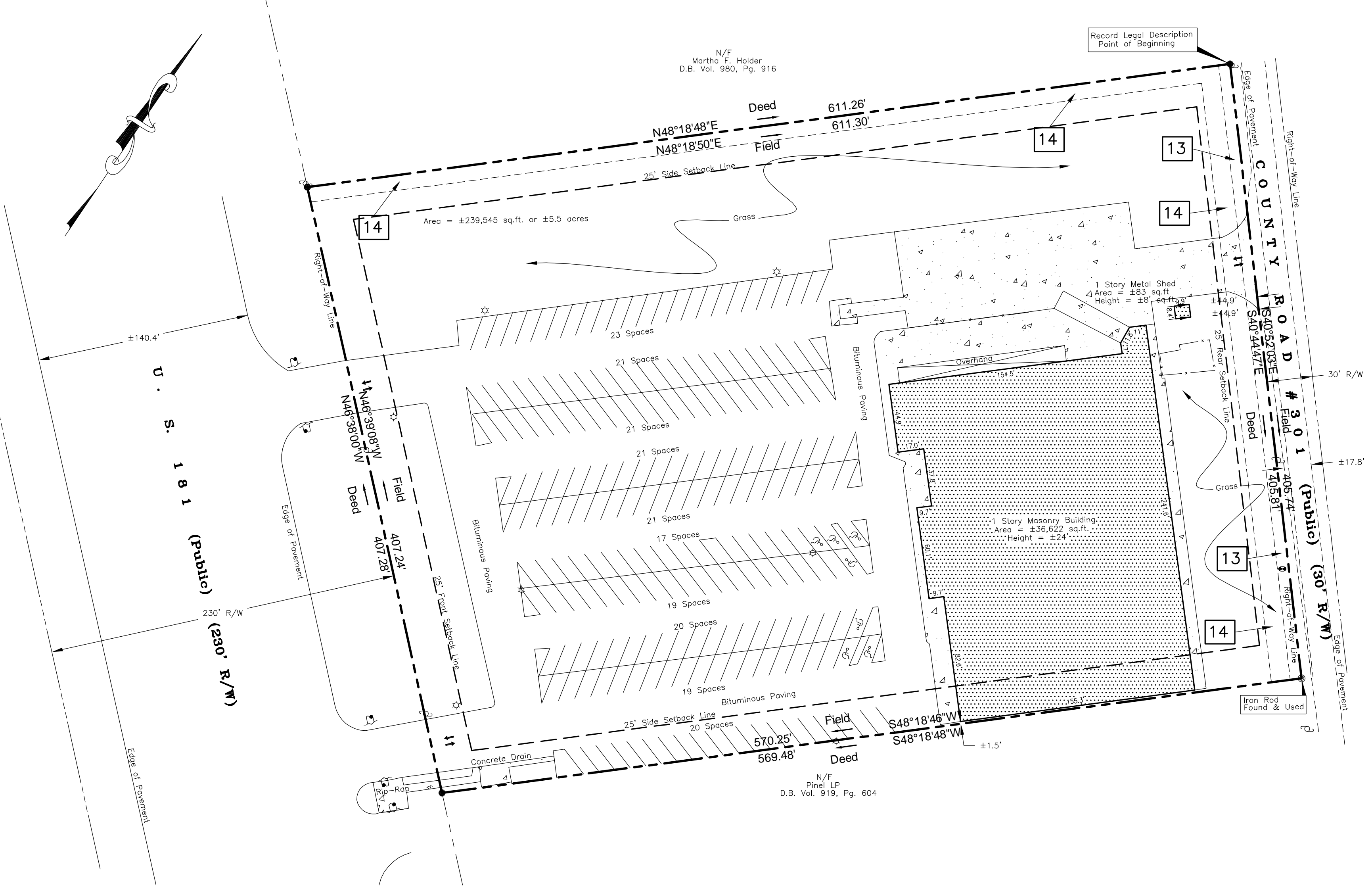
(A) AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY NO ENCROACHMENTS EXIST.

Vicinity Map



Miscellaneous Notes

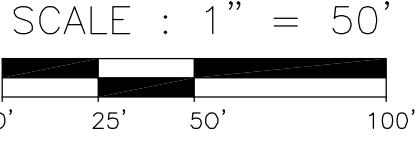
- (MN1) BEARINGS SHOWN ON THIS SURVEY ARE BASED ON INFORMATION OBTAINED FROM THE VESTING DEED.
- (MN2) ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- (MN3) AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- (MN4) AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WERE NO CHANGES IN RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED BY ANY CONTROLLING JURISDICTION.
- (MN5) AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS NO EVIDENCE THAT THE SUBJECT PROPERTY WAS BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- (MN6) AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS NO EVIDENCE OF ANY CEMETERIES ON THE SUBJECT PROPERTY.
- (MN7) AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS EVIDENCE OF AN ADDRESS POSTED ON THE SUBJECT PROPERTY.



FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480230 0005A, WHICH BEARS AN EFFECTIVE DATE OF 3/15/08 AND IS ENTIRELY IN A SPECIAL FLOOD HAZARD AREA. BY CONTACT DATED 6/24/08 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Legend of Symbols & Abbreviations

- | | | | | | |
|----------------------|------------------------|---------------------|-----------------------|--------------------------|--------------------------|
| N. North | • - Bollard | ☐ - Fire Hydrant | ⊕ - Power Pole | ⊙ - Well | ----- Easement Line |
| S. South | ⊙ - Cable Box | ☐ - Gas Box | ⊕ - Sanitary Manhole | ⊙ - Water Meter | -X-X- Fence Line |
| E. East | ⊙ - Catch Basin Round | ☐ - Gas Meter | ⊕ - Satellite Dish | ⊙ - Water Meter Pit | --- Overhead Wires |
| W. West | ⊙ - Catch Basin Square | ☐ - Gas Valve | ⊕ - Sign | ⊙ - Water Valve | -G- Gas Line |
| Degrees | ⊙ - Handicapped | ☐ - Electric Box | ⊕ - Storm Manhole | ⊙ - Vault | -W- Water Line |
| Feet or Minutes | ⊙ - Electric Manhole | ☐ - Monitoring Well | ⊕ - Telephone Manhole | ⊙ - Vent | -UE- Underground Utility |
| Inches or Seconds | ⊙ - Gas Manhole | ☐ - Gas Manhole | ⊕ - Water Manhole | ⊙ - Monumentation | -S- Sanitary Line |
| Sq. Square | ⊙ - Unknown Manhole | ☐ - Gas Marker | ⊕ - Traffic Pole | ⊙ - Iron Pin To Be Set | -ST- Storm Line |
| Pg. Page | ⊙ - Curb Storm Inlet | ☐ - Transformer | ⊕ - Storm Pipe | ⊙ - Air Conditioner Unit | - - - Property Line |
| O.R. Official Record | ⊙ - Tower | ☐ - Flag Pole | ⊕ - Guy Wire | ⊙ - Sprinkler Head | - - - Building Line |
| Calc. Calculated | | | ⊕ - Ingress/Egress | ⊙ - Ground Light | - - - Centerline |
| Rec. Record | | | | | - - - Right of Way Line |
| R/W Right of Way | | | | | |
| C. Centerline | | | | | |
| N/A Not Applicable | | | | | |



Drawn By: Bus	Surveyed By: RA/BB
Approved By: A.C.	Date Drawn: 6/23/08
Job No: 4200800267	Sheet: 1 of 1
Prior Job No:	

No.	Date	Revisions	Description	By

COPYRIGHT 2008
 by Bock & Clark, Corp.
 This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Bock & Clark, Corp.
 Project No. 4200800267

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1 SITUATED IN WILSON COUNTY, TEXAS AND MORE PARTICULARLY BEING A CERTAIN 5.00 ACRE TRACT AND A 0.50 ACRE TRACT CONVEYED TO WAL-MART PROPERTIES INC. OF BENTONVILLE, ARKANSAS, BY DEED RECORDED IN VOLUME 570, PAGES 655-657, DEED RECORDS, WILSON COUNTY, TEXAS AND BEING DESCRIBED AS ONE TRACT BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8" IRON PIN FOUND AT THE MOST NORTHERLY CORNER OF SAID 5.00 ACRE TRACT, SAID IRON PIN BEING IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF A COUNTY ROAD;
 THENCE (SOUTH 40 DEGREES 44 MINUTES 47 SECONDS DEED) S 40 DEGREES 52 MINUTES 03 SECONDS EAST (FIELD) ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD AND THE NORTHEASTERLY LINE OF SAID 5.00 ACRE TRACT A DISTANCE OF (405.81 DEED) 405.74 (FIELD) FEET TO AN IRON PIN FOUND, FOR THE MOST EASTERLY CORNER OF SAID 5.00 ACRE TRACT.
 THENCE (SOUTH 48 DEGREES 18 MINUTES 48 SECONDS WEST DEED) S 48 DEGREES 18 MINUTES 46 SECONDS WEST (FIELD) ALONG THE SOUTHEASTERLY LINE OF SAID 5.00 ACRE TRACT A DISTANCE OF (569.48 DEED) 570.25 (FIELD) FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER IN THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 181.
 THENCE (NORTH 46 DEGREES 38 MINUTES 00 SECONDS WEST DEED) N 46 DEGREES 39 MINUTES 08 SECONDS WEST (FIELD) ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 181 AND ALONG THE SOUTHWESTERLY LINE OF SAID 5.00 ACRE TRACT FOR A DISTANCE OF (407.28 DEED) 407.24 (FIELD) FEET TO A 5/8" IRON PIN FOUND AT THE MOST WESTERLY CORNER OF SAID 0.50 TRACT.
 THENCE (NORTH 48 DEGREES 18 MINUTES 48 SECONDS EAST DEED) NORTH 48 DEGREES 18 MINUTES 48 SECONDS EAST DEED NORTH 48 DEGREES 18 MINUTES 50 SECONDS EAST (FIELD) ALONG THE NORTHWESTERLY LINE OF SAID 0.50 ACRE TRACT, AND 5.00 ACRE TRACT, A DISTANCE OF (611.26 DEED) 611.30 FEET (FIELD) TO THE POINT OF BEGINNING AND CONTAINING 5.502 ACRES (239,679 SQUARE FEET) OF LAND.
 NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND /OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.
 THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 44-903-80-722864 BEARING AN EFFECTIVE DATE OF JUNE 23, 2008.

ALTA/ACSM Land Title Survey

Wal-Mart Floresville Project
 B&C Project No. 200800817,001
Wal-Mart Floresville
 534 10th St. (181 Bypass), Floresville, TX 78114
 Surveyor's Certification

To: Chicago Title Insurance Company; and Bock & Clark Corporation.
 The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plot and the Survey on which it is based were made on the date shown below of the premises specifically described in Chicago Title Insurance Company Commitment No. 44-903-80-722864 dated June 23, 2008 and were made: (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005; (ii) in accordance with the "Survey Requirements for Wal-Mart Floresville Surveys dated 6/11/2008", and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 16, 17 and 18 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Survey: 6/21/2008
 Date of Last Revision:
 Network Project No. 200800817-1
 PITSburgh Project No. 4200800267
 Survey Performed By:
 Bock & Clark Corporation
 501 Thomson Park Drive
 Cranberry Township, PA 16066
 Phone: 800-767-8394
 Fax: 724-934-0082
 Email: davidp@1800surveys.com
 (Seal)
 Allan Caviness
 Registration No. RPLS 4365
 Sheet 1 of 1

Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland-Massillon Road Akron, Ohio 44333
 Phone: (800) Surveys; Fax: (330) 666-3608 www.1800surveys.com

