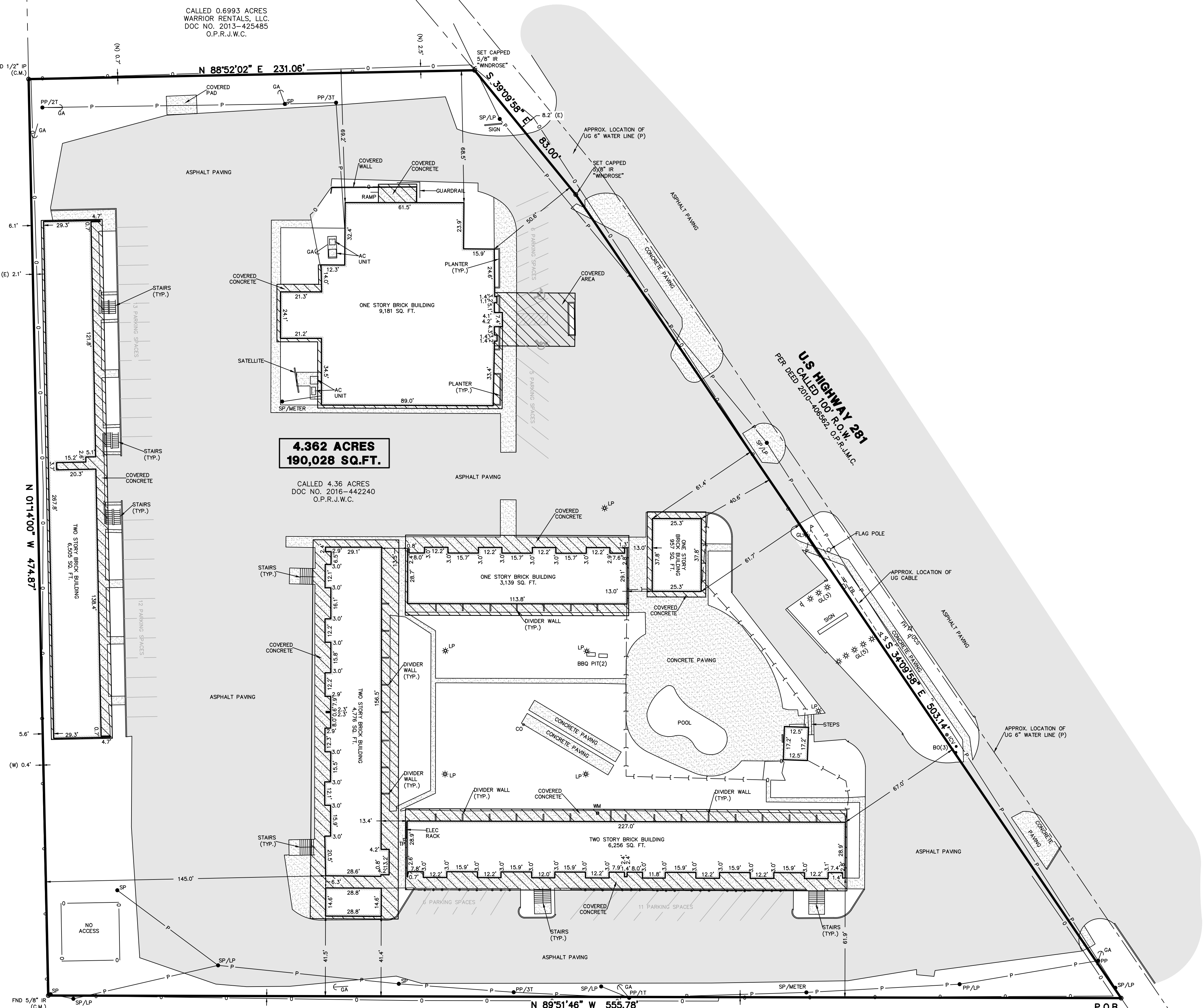


SAN DIEGO HIGHWAY



DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.362 ACRES OR 190,028 SQUARE FEET OF LAND SITUATED IN THE J.M. GARCIA SURVEY, ABSTRACT NO. 166, JIM WELLS COUNTY, TEXAS, BEING ALL OF A 4.36 ACRE TRACT CONVEYED TO ST. SEBASTIAN'S HOTELS, L.L.C. BY INSTRUMENT DATED 08/15/2017, RECORDED IN PUBLIC RECORDS OF JIM WELLS COUNTY, TEXAS (O.P.R.J.W.C.), WITH SAID 4.362 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83):

BEGINNING AT A 1/2 INCH IRON PIPE FOUND ON THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 281 (CALLED 100 FOOT R.O.W.) PER DEED 2010-406562, O.P.R.J.W.C. MARKING AN EAST CORNER OF A CALLED 28.56 ACRE TRACT CONVEYED TO WILKINSON GARY IRON AND METAL, INCORPORATED RECORDED IN DOC. NO. 2010-406562, O.P.R.J.W.C. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 28.56 ACRE TRACT AND SAID 4.36 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 89 DEG. 51 MIN. 46 SEC. WEST, A DISTANCE OF 555.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF SAID 28.56 ACRE TRACT, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 01 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 474.87 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.6993 ACRE TRACT CONVEYED TO WARRIOR RENTALS, LLC RECORDED IN DOC. NO. 2013-425485, O.P.R.J.W.C. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 28.56 ACRE TRACT AND SAID 4.36 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 89 DEG. 51 MIN. 46 SEC. WEST, A DISTANCE OF 555.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF SAID 28.56 ACRE TRACT, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 01 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 474.87 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.6993 ACRE TRACT CONVEYED TO WARRIOR RENTALS, LLC RECORDED IN DOC. NO. 2013-425485, O.P.R.J.W.C. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SAID SOUTHWEST R.O.W. LINE OF U.S. HIGHWAY 281, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 39 DEG. 09 MIN. 58 SEC. EAST, WITH THE SOUTHWEST R.O.W. LINE OF SAID U.S. HIGHWAY 281, A DISTANCE OF 83.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE FROM THE SOUTHWEST CORNER OF SAID U.S. HIGHWAY 281 FOR THE SOUTHWEST CORNER OF SAID 0.6993 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 34 DEG. 09 MIN. 58 SEC. EAST, CONTINUING WITH THE SOUTHWEST R.O.W. LINE OF SAID U.S. HIGHWAY 281, A DISTANCE OF 503.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.362 ACRES OR 190,028 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57895, PREPARED BY WINDROSE.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 177213 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF MAY 27, 2022, ISSUED DATE OF JUNE 10, 2022, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999972433.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR JIM WELLS COUNTY, TEXAS, MAP NO. 48248C0300D REVISED/DATED AUGUST 15, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADING ZONE "AH". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE JIM WELLS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (ACCOUNT NO. 1110102700000) IS 615 S HWY 281, ALICE, TX 78332.
10. WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO ZONING REPORT PROVIDED AT THE TIME OF SURVEY.
11. WITH REGARD TO ITEM 8 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE 53 REGULAR STRIPED PARKING SPACES AND 2 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
12. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
13. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATION

TO: B SANDI GROUP, L.L.C.
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA PLATS. THIS SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 24, 2022.

Robert Kness
ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

DATE: 06/28/2022

WINDROSE
LAND SURVEYING & PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF
4.362 AC. / 190,028 SQ. FT.
SITUATED IN THE
J.M. GARCIA SURVEY
ABSTRACT NO. 166
CITY OF ALICE, JIM WELLS COUNTY, TEXAS

FIELD BY: ZH CHECKED BY: PF JOB NO. 57895
DRAWN BY: SS DATE: 06/28/2022 SHEET NO. 1 OF 1

REVISIONS

DATE	REASON	BY

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	PM	PIPELINE MARKER
HC	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTL	CATHODIC TEST LEAD
GV	GAS VALVE	JW	MONITORING WELL
FH	FIRE HYDRANT	P	PAV FLAG/PAINT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
ICV	IRRIGATION CONTROL VALVE	TO	TOP OF GRATE
GI	GRATE INLET	FL	FLOW LINE
IB	GRATE INLET	HB	HIGHBANK
M	MANHOLE	SS	SANITARY SEWER
CS	CLEANOUT	SSM	STORM SEWER
TP	TELEPHONE PEDESTAL	CM	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CP	CORRUGATED PLASTIC PIPE
TSB	TRAFFIC SIGNAL BOX	RC	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
SLP	SOUTH-WESTERN BELL TELEPHONE CO.	SWBT	SOUTH-WESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WTR	WATER
PP	POWER POLE	UG	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FND	FOUND
PP/AT	OFFICIAL PUBLIC RECORDS OF JIM WELLS COUNTY, TEXAS	PP/ST	POWER POLE W/CONDUIT
MP	METER POLE	J.W.C.D.R.	JIM WELLS COUNTY DEED RECORDS
SP	SERVICE POLE	J.W.C.M.R.	JIM WELLS COUNTY MAP RECORDS
GA	GUY ANCHOR	IP	IRON PIPE
P	OVERHEAD POWER LINE	IR	IRON ROD
B	BARBED WIRE FENCE	NO.	NUMBER
W	WROUGHT IRON FENCE	PS.	PAGE
WF	WOOD FENCE	R.O.W.	RIGHT-OF-WAY
CF	CHAINLINK FENCE	SQ. FT.	SQUARE FEET
X	GUARDRAIL/HANDRAIL	YEL.	YELLOW
GP	GATE POST	F.C.	FILM CODE
(P)	PER PLANS	B.L.	BUILDING LINE
APPROX.	APPROXIMATE	U.E.	UTILITY EASEMENT
A	HIGHBANK	P.O.B.	POINT OF BEGINNING
P.O.B.	POINT OF COMMENCEMENT	P.O.C.	POINT OF COMMENCEMENT
C.M.	CONTROLLING MONUMENT		

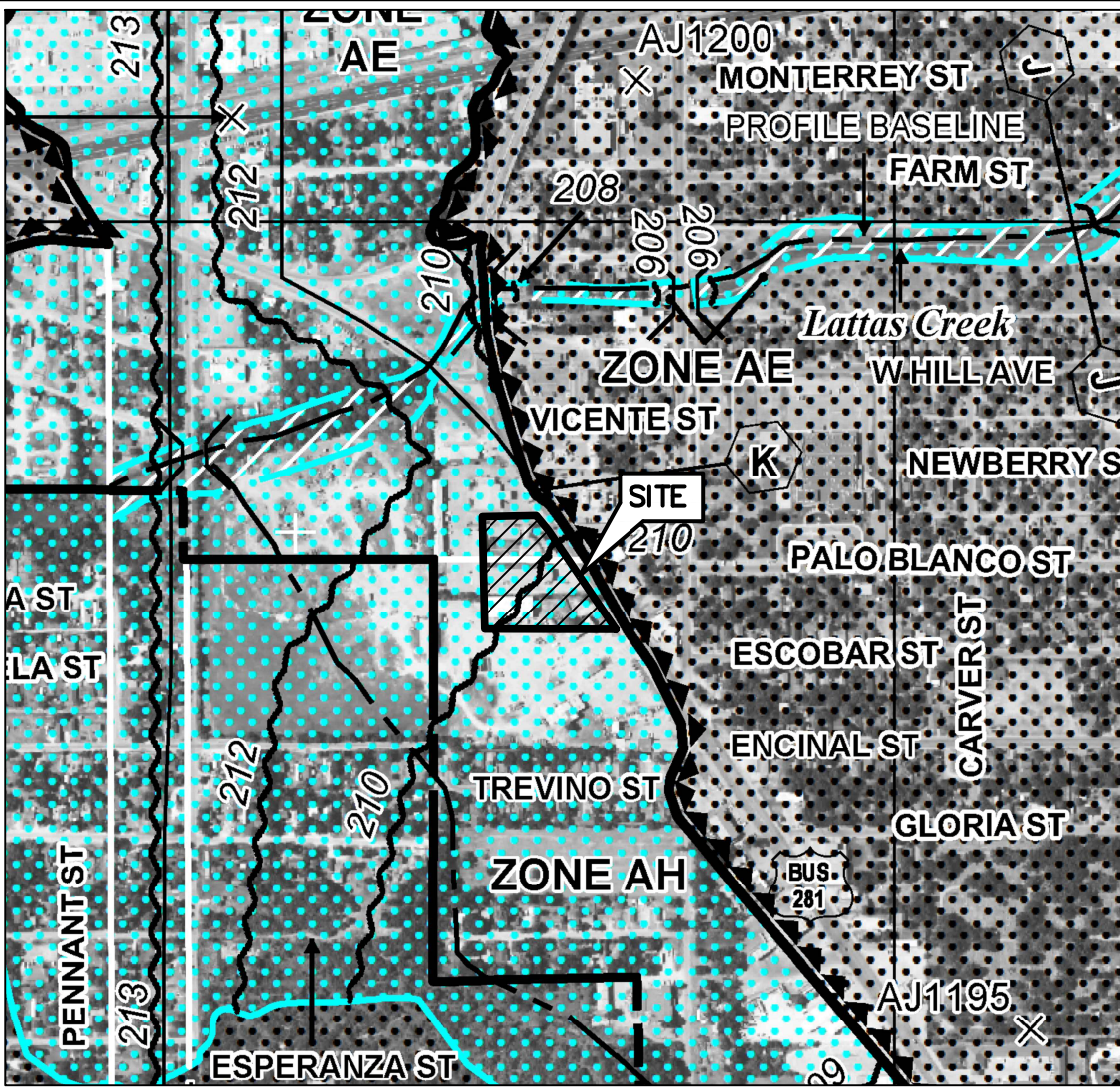
CALLED 28.56 ACRES
WILKINSON GARY IRON &
METAL, INC.
DOC NO. 2010-406562
O.P.R.J.W.C.

4.362 ACRES
190,028 SQ.FT.

CALLED 28.56 ACRES
WILKINSON GARY IRON &
METAL, INC.
DOC NO. 2010-406562
O.P.R.J.W.C.

SCHEDULE 'B' NOTES

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN/UNDER VOLUME 293, PAGE 51 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS (AFFECTS SUBJECT PROPERTY).
- 10(c). ANY AND ALL EASEMENTS, RIGHT OF WAYS AND ALL OTHER MATTERS AS SHOWN ON PLAT RECORDED IN/UNDER VOLUME 1 PAGE 62, MAP/PLAT RECORDS, JIM WELLS COUNTY, TEXAS (AFFECTS SUBJECT PROPERTY).
- 10(d). EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, BY INSTRUMENT DATED DECEMBER 20, 1982, RECORDED IN/UNDER VOLUME 437, PAGE 460 OF THE DEED RECORDS, JIM WELLS COUNTY, TEXAS (AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET IN NATURE).



PANEL 0305D

FIRM
FLOOD INSURANCE RATE MAP
JIM WELLS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 305 OF 500
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTRACT	NUMBER	PANEL	SUBSET
ALICE, CITY OF	48094	008	0
JIM WELLS COUNTY	481206	008	0

MAP NUMBER
48248C0305D

EFFECTIVE DATE
AUGUST 15, 2017

Federal Emergency Management Agency