



SITE AREA TABLE

WALMART	[25.70 AC (1,119,747 SF)]
FUEL STATION	[1.39 AC (60,284 SF)]
OUTPARCEL 1	[2.39 AC (104,108 SF)]
OUTPARCEL 2	[1.35 AC (58,822 SF)]
TOTAL WALMART AREA	[30.83 AC (1,342,961 SF)]

SITE ANALYSIS TABLE

WALMART BUILDING AREA	181,128 SF
TOTAL PROPOSED PARKING RATIO	[4.09] / 1000
TOTAL REQUIRED PARKING RATIO	[5.00] / 1000
STORE PARKING	[694] SPACES
STORE PARKING RATIO	[4.05] / 1000
OPD SPACES	[47] SPACES
TOTAL PARKING	[741] SPACES *
CART CORRALS	[32] SPACES **

* [54] SPACES WITHIN 150' OF GM VESTIBULE
 ** [57] SPACES WITHIN 150' OF GR VESTIBULE
 ** CART CORRALS EXCLUDED FROM ALL PARKING RATIOS ABOVE

ZONING TABLE

CURRENT ZONING	AGRICULTURAL (A)
PROPOSED ZONING	REGIONAL COMMERCIAL (RC)
PERMITTED USES (RC)	RETAIL SHOP, FOOD AND BEVERAGE SALES STORES, GASOLINE SERVICE STATION
FLOOD HAZARD	YES
WETLANDS	YES
IBC BUILDING SETBACK	60'
AHJ FRONT YARD SETBACK	20'
AHJ SIDE YARD SETBACK	10' (20' ADJACENT TO RESIDENTIAL)
AHJ REAR YARD SETBACK	20'
AHJ STREET SIDE SETBACK	25'
AHJ LANDSCAPE SETBACK	10'

NOTES:
 1. FURTHER INVESTIGATION REQUIRED FOR EXACT LOCATION OF EXISTING UTILITIES ON SITE
 2. CONTOURS ARE SHOWN AT 2' INTERVALS
 3. FLOOD STUDY MAY BE REQUIRED

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PROJ. MGR.: MTS
 PROJ. ASSOC.: CAK
 DRAWN BY: CAK
 DATE: 10/10/2025

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 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROPOSED RETAIL
CONCEPTUAL SITE PLAN

PRELIMINARY
 NOT FOR
 PERMITTING OR
 CONSTRUCTION

PROJ. MGR.: MTS
 PROJ. ASSOC.: CAK
 DRAWN BY: CAK
 DATE: 10/10/2025
 SHEET
CSP
 611.004055.022

EXHIBIT