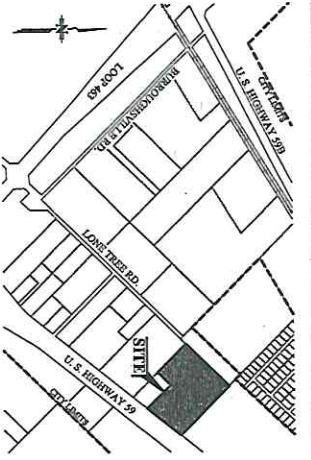


LOCATION MAP



GENERAL NOTES

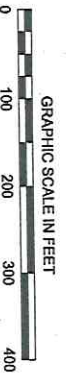
1. THIS PLAT IS CONTAINED WITHIN THE CITY OF VICTORIA CORPORATE LIMITS.
2. LAND USE: INDUSTRIAL (I)
3. ADDRESSES:
LOT 1R - 10201 U.S. HIGHWAY 59 NORTH (EXISTING FREEWAY)
LOT 2R - 8609 LONE TREE RD. (EXISTING COLLECTOR)
4. BUILDING LINES: AS SHOWN
5. STATISTICAL DATA:
A) TOTAL AREA: 11.36 ACRES
B) GROSS LOTS: 21,073 S.F.
C) DEDICATION: 0.16 ACRES
D) NET AREA: 21.85 ACRES
6. ALL CORNERS ARE MARKED WITH A SET 3/4" DIAMETER STEEL ROD UNLESS OTHERWISE NOTED.
WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC."
7. ROUND 45" DIAMETER STEEL ROD
SSR - SET 3/4" DIAMETER STEEL ROD
8. ABBREVIATIONS:
AC - ACCESS
BL - BUILDING LINE
DE - DRAINAGE EASEMENT
ROW - RIGHT-OF-WAY
UE - UTILITY EASEMENT

CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC	CHORD BEARING
C1	200.00'	29.47'	16°45'31"	58.52'	N37°50'00" W 58.31'
C2	200.00'	29.47'	16°45'31"	58.52'	N17°00'00" W 58.31'

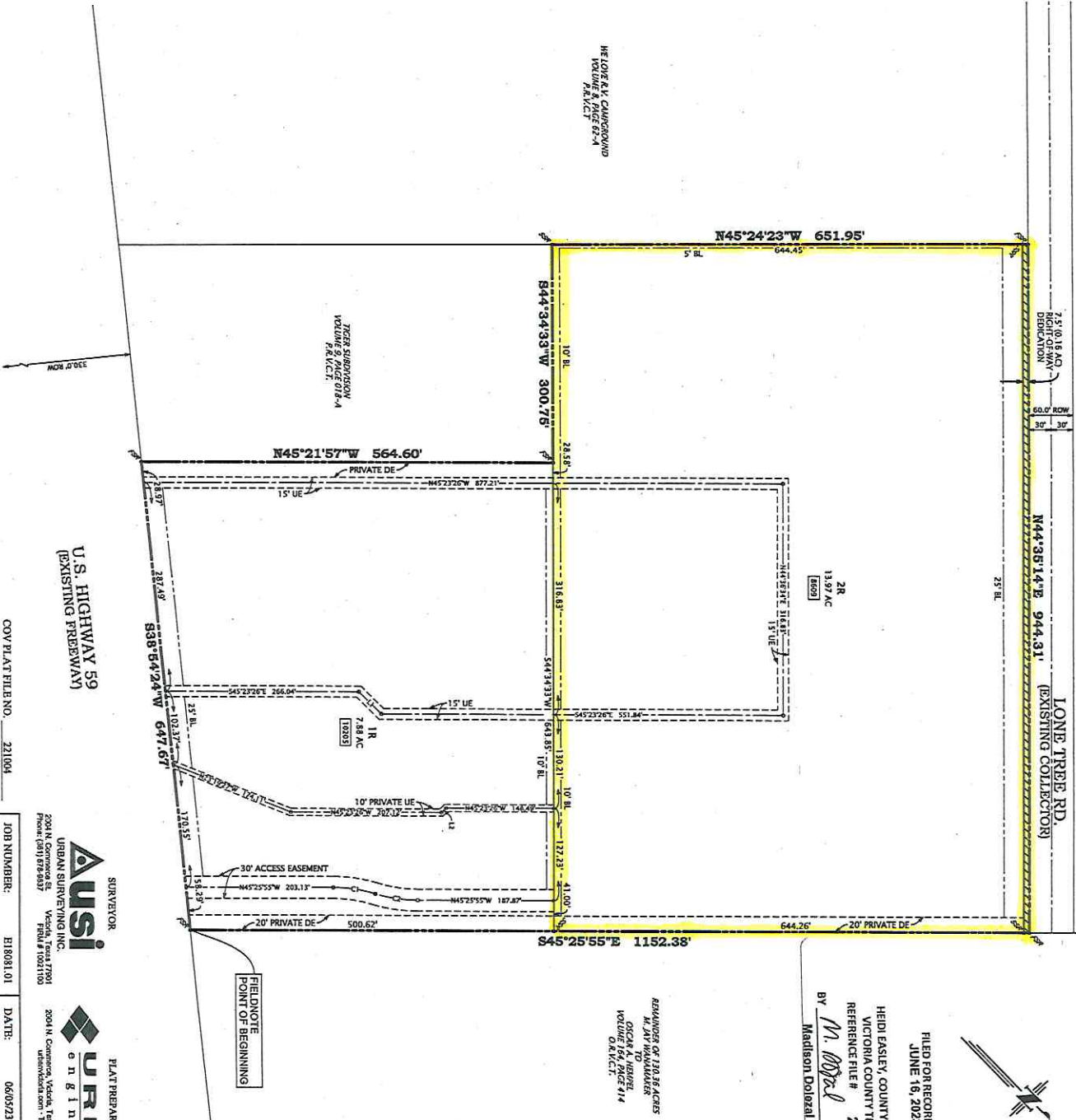
LINE DATA

LINE	BEARING	DISTANCE
L1	S 67°03'59" E	43.57'
L2	N 43°23'28" W	15.57'



Stallion Victoria Lot 1, Resubdivision No. 1

BEING A 22.010 ACRE TRACT OF LAND SITUATED IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS BEING LOT 1, BLOCK 1 OF THE STALLION VICTORIA LOT 1, ACCORDING TO THE ESTABLISHED 22.010 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011, CONVEYED FROM GREENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103387 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.



FILED FOR RECORD
JUNE 16, 2023

HEIDI EASLEY, COUNTY CLERK
VICTORIA COUNTY TEXAS
REFERENCE FILE # 202305685

BY *M. Madison*
Madison Dolozal, DEPUTY

REMANANCE OF 110.36 ACRES
B.L. BY WALKER
O.C. BY HENRI
VOLUME 164, PAGE 414
O.K.A.C.T.

U.S. HIGHWAY 59
(EXISTING FREEWAY)

COV PLAT FILE NO. 221004

SURVEYOR
 URBAN SURVEYING INC.
 2004 H. Commerce, Victoria, Texas 77901-3515
 Phone: (361) 272-0937 FAX: (361) 10021100
 www.urbansurveying.com

PREPARED BY

 URBAN ENGINEERING
 2004 H. Commerce, Victoria, Texas 77901-3515
 Phone: (361) 272-0937 FAX: (361) 10021100
 www.urbansurveying.com

Stallion Victoria Lot 1, Resubdivision No. 1

BEING A 2200 ACRES TRACT OF LAND SITUATED IN THE CITY OF VICTORIA, TEXAS, BEING LOT 1, BLOCK 1 OF THE STALLION VICTORIA LOT 1, ACCORDING TO THE ESTABLISHED MAP OF PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 22-A, PLAT RECORDS, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2200 ACRES TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011 CONVEYED FROM CRENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103137 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

THE STATE OF TEXAS,
THE COUNTY OF VICTORIA

BEING A 2200 ACRES TRACT OF LAND SITUATED IN THE CITY OF VICTORIA, TEXAS, BEING LOT 1, BLOCK 1 OF THE STALLION VICTORIA LOT 1, ACCORDING TO THE ESTABLISHED MAP OF PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 22-A, PLAT RECORDS, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2200 ACRES TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011 CONVEYED FROM CRENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103137 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS, SAID 2200 ACRES TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 1/4 SECTION 34, T10N 24E, R10E, BEING ALONG THE NORTHWEST LINE OF U.S. HIGHWAY NO. 59 (FORMERLY LOOP NO. 179) A 130-FOOT RIGHT-OF-WAY MAKING THE EAST CORNER OF SAID STATION TRACT AND BEING THE SOUTH CORNER OF A TRACT OF LAND BEING A PORTION OF A CALLED 2200 ACRES TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011 CONVEYED FROM CRENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103137 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS FOR THE EAST CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE, SOUTH 45°49'49" WEST, 1000 FEET, ALONG THE NORTHWEST CORNER OF SAID U.S. HIGHWAY NO. 59 WITH THE SOUTHEAST LINE OF SAID STATION TRACT, A DISTANCE OF 63.61 (64) FEET TO A POINT 35° STEEL BEARER ALONG THE NORTHWEST CORNER OF SAID U.S. HIGHWAY NO. 59, BEING THE EAST CORNER OF LOT 1, BLOCK 1 OF THE HEREBY DESCRIBED TRACT, ESTABLISHED MAP OF PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 019-A, PLAT RECORDS, VICTORIA COUNTY, TEXAS FOR THE SOUTH CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE, NORTH 47°15'15" WEST (NORTH 47°15'15" WEST), DEPARTING THE NORTHWEST CORNER OF SAID U.S. HIGHWAY NO. 59, ALONG THE COMMON LINE BETWEEN SAID STATION TRACT AND SAID TIGER SUBDIVISION, A DISTANCE OF 100.00 FEET TO A POINT 35° STEEL BEARER ALONG THE NORTHWEST CORNER OF SAID TIGER SUBDIVISION, INC. MAKING THE SOUTHWEST CORNER OF SAID STATION TRACT AND BEING THE NORTH CORNER OF SAID TIGER SUBDIVISION FOR THE 40 ACRES CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE, SOUTH 47°15'15" WEST (NORTH 47°15'15" WEST), ALONG THE COMMON LINE BETWEEN SAID STATION TRACT AND SAID TIGER SUBDIVISION, A DISTANCE OF 100.00 FEET TO A POINT 35° STEEL BEARER ALONG THE NORTHWEST CORNER OF SAID TIGER SUBDIVISION, INC. MAKING THE SOUTHWEST CORNER OF SAID STATION TRACT AND BEING THE NORTH CORNER OF SAID TIGER SUBDIVISION FOR THE 40 ACRES CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE, NORTH 47°15'15" EAST (NORTH 47°15'15" EAST), ALONG THE SOUTHWEST CORNER OF SAID TIGER SUBDIVISION, INC. MAKING THE SOUTHWEST CORNER OF SAID STATION TRACT, A DISTANCE OF 100.00 FEET TO A POINT 35° STEEL BEARER ALONG THE NORTHWEST CORNER OF SAID TIGER SUBDIVISION, INC. MAKING THE SOUTHWEST CORNER OF SAID STATION TRACT AND BEING THE NORTH CORNER OF SAID TIGER SUBDIVISION FOR THE 40 ACRES CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE, SOUTH 47°15'15" EAST (NORTH 47°15'15" EAST), DEPARTING THE SOUTHWEST CORNER OF SAID TIGER SUBDIVISION, INC. MAKING THE SOUTHWEST CORNER OF SAID STATION TRACT, A DISTANCE OF 100.00 FEET TO A POINT 35° STEEL BEARER ALONG THE NORTHWEST CORNER OF SAID TIGER SUBDIVISION, INC. MAKING THE SOUTHWEST CORNER OF SAID STATION TRACT AND BEING THE NORTH CORNER OF SAID TIGER SUBDIVISION FOR THE 40 ACRES CORNER OF THE HEREBY DESCRIBED TRACT.

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RAY M. BODGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCES OF THE CITY OF VICTORIA, TEXAS.

Ray M. Bodges
RAY M. BODGES, P.E., R.P.S.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 6479
URBAN ENGINEERING
1727 NO. F-160
VICTORIA, TX 77901
(936) 567-9535



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TERRY T. HUDNICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MARKS AND MONUMENTS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCES OF THE CITY OF VICTORIA, TEXAS.

Terry T. Hudnick
TERRY T. HUDNICK, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4943
TIGER SURVEYING, INC.
10011110
200 N. CONSUMERS ST.
VICTORIA, TX 77901
(936) 575-8435



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF VICTORIA

THIS IS TO CERTIFY THAT I, STALLION OILFIELD SERVICES, LTD., A LIMITED LIABILITY COMPANY, DO HEREBY DEDICATE TO THE PUBLIC THE PLAT OF THE HEREBY DESCRIBED TRACT OF LAND, BEING LOT 1, BLOCK 1 OF THE STALLION VICTORIA LOT 1, ACCORDING TO THE ESTABLISHED MAP OF PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 22-A, PLAT RECORDS, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2200 ACRES TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011 CONVEYED FROM CRENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103137 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.

FOR THE FOREGOING, I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

Ami Aid
AMIA AID, VICE PRESIDENT, GENERAL COUNSEL & SECRETARY
STALLION OILFIELD SERVICES, LTD.
590 CONSUMERS, SUITE 400
HOUSTON, TX 77064

THE COUNTY OF WARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ami Aid, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAID DEED FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED, OVER UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF JUNE, 2023.

Michelle Dilling
MICHELLE DILLING, CLERK
NOTARY PUBLIC, STATE OF TEXAS
April 11, 2024



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF VICTORIA

THIS IS TO CERTIFY THAT I, WASTE MANAGEMENT OF TEXAS, INC. (WASTE), DO HEREBY DEDICATE TO THE PUBLIC THE PLAT OF THE HEREBY DESCRIBED TRACT OF LAND, BEING LOT 1, BLOCK 1 OF THE STALLION VICTORIA LOT 1, ACCORDING TO THE ESTABLISHED MAP OF PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 22-A, PLAT RECORDS, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2200 ACRES TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011 CONVEYED FROM CRENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103137 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.

FOR THE FOREGOING, I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

James A. Wilson
JAMES A. WILSON
VICE PRESIDENT CO. COORDINATE REAL ESTATE
10011110
200 N. CONSUMERS ST.
HOUSTON, TX 77064

THE COUNTY OF DUPAGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James A. Wilson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAID DEED FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED, OVER UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF JUNE, 2023.

Krista Brink
KRISTA BRINK, CLERK
NOTARY PUBLIC, STATE OF ILLINOIS
ILLINOIS



De M. L. P.
DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE
AFTER REVIEWING THE INDICATIONS AND DEVELOPMENTS REQUIRED BY THE CITY OF VICTORIA, TEXAS, AND THE SUBDIVISION AND DEVELOPMENT ORDINANCES OF THE CITY OF VICTORIA, TEXAS, I HAVE CONSIDERED AND APPROVED THE PLAT OF THE HEREBY DESCRIBED TRACT OF LAND, BEING LOT 1, BLOCK 1 OF THE STALLION VICTORIA LOT 1, ACCORDING TO THE ESTABLISHED MAP OF PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 22-A, PLAT RECORDS, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2200 ACRES TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011 CONVEYED FROM CRENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103137 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.

PROPORTIONAL EXACTION FINDING CERTIFICATION
AFTER REVIEWING THE INDICATIONS AND DEVELOPMENTS REQUIRED BY THE CITY OF VICTORIA, TEXAS, AND THE SUBDIVISION AND DEVELOPMENT ORDINANCES OF THE CITY OF VICTORIA, TEXAS, I HAVE CONSIDERED AND APPROVED THE PLAT OF THE HEREBY DESCRIBED TRACT OF LAND, BEING LOT 1, BLOCK 1 OF THE STALLION VICTORIA LOT 1, ACCORDING TO THE ESTABLISHED MAP OF PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 22-A, PLAT RECORDS, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2200 ACRES TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 31, 2011 CONVEYED FROM CRENSHAW REAL PROPERTIES VII, LTD. TO STALLION OILFIELD SERVICES, LTD. AS RECORDED IN INSTRUMENT NO. 201103137 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.



De M. L. P.
CITY ENGINEER OR DESIGNER

FILED FOR RECORD
JUNE 16, 2023
HEIDI EASLEY, COUNTY CLERK
VICTORIA COUNTY, TEXAS
REFERENCE FILE # 202305685
by *M. D. Patel*
Madeline Patel, DEPUTY

COV PLAT FILE NO. 221004

Ausi SURVEYOR
URBAN SURVEYING INC.
2004 N. CONSUMERS ST., VICTORIA, TEXAS 77901
Phone: (936) 575-8435
FAX: (936) 575-8435

URBAN PREPARED BY
URBAN ENGINEERING
2004 N. CONSUMERS ST., VICTORIA, TEXAS 77901
Phone: (936) 575-8435
FAX: (936) 575-8435

JOB NUMBER: E18081.01 DATE: 06/09/23 PG 2 OF 2

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