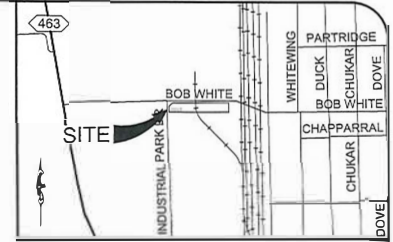


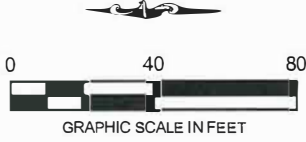
IMPROVEMENT SURVEY

BEING A 0.293 ACRE TRACT OF LAND SITUATED IN VICTORIA COUNTY, TEXAS, BEING A PORTION OF LOT 25 OF THE ALOE INDUSTRIAL PARK - UNIT I ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 6, PAGE 52 OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS AND BEING THAT SAME CALLED 0.2927 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED AUGUST 20, 2020 CONVEYED FROM JOHN M. TOMANEC AND WIFE, JEAN R. TOMANEC TO MASON INDUSTRIES, INC. AS RECORDED IN INSTRUMENT NO. 202009728 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.



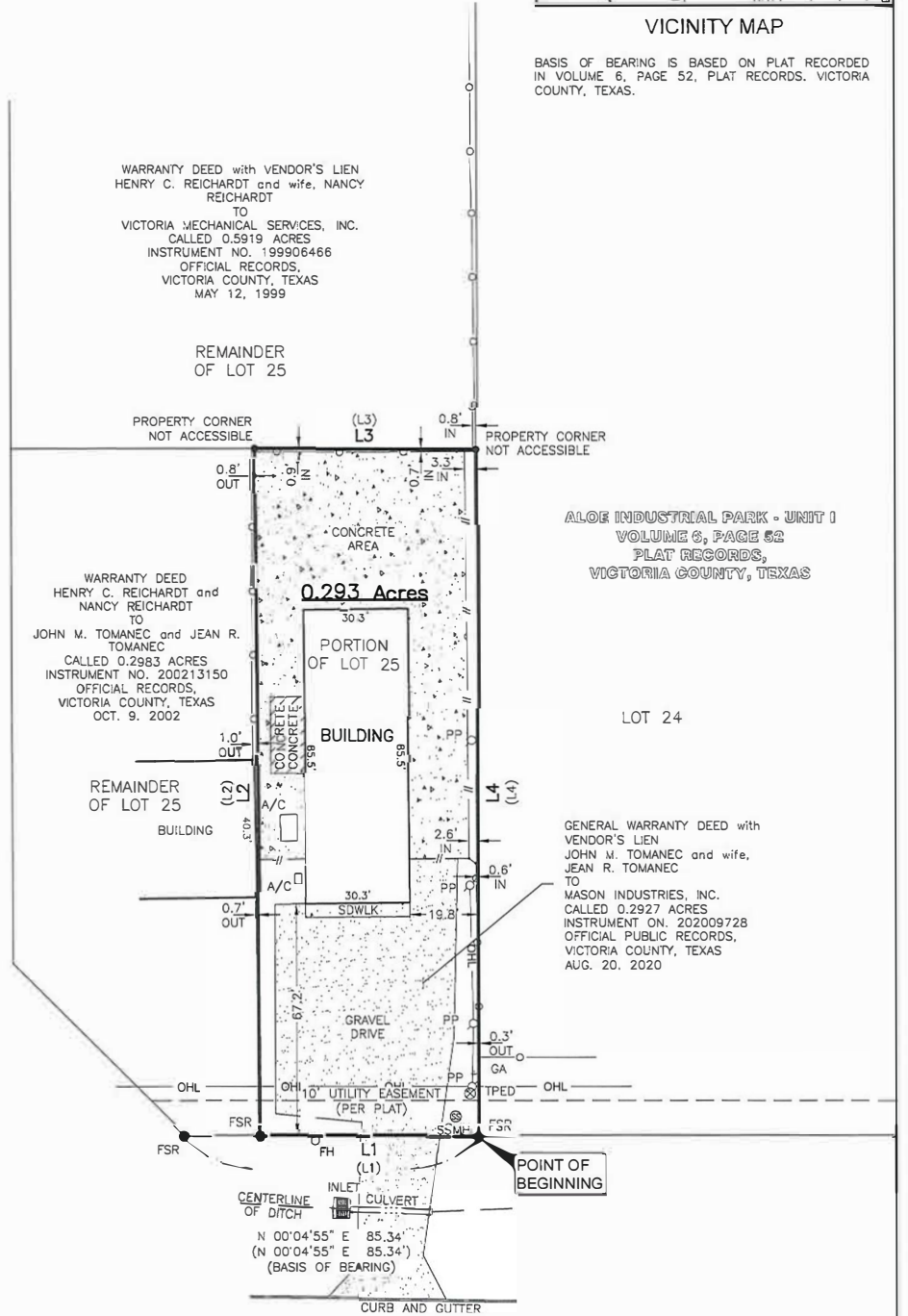
VICINITY MAP

BASIS OF BEARING IS BASED ON PLAT RECORDED IN VOLUME 6, PAGE 52, PLAT RECORDS, VICTORIA COUNTY, TEXAS.



LINE	BEARING	DISTANCE
L1	N 00°04'55" E	63.45'
(L1)	(N 00°04'55" E)	(63.45')
L2	N 89°44'30" E	199.46'
(L2)	(N 89°44'30" E)	(199.46')
L3	S 00°05'06" W	64.68'
(L3)	(S 00°05'06" W)	(64.68')
L4	N 89°54'14" W	199.45'
(L4)	(N 89°54'14" W)	(199.45')

BOB WHITE ROAD
(60' RIGHT-OF-WAY)



1351 INDUSTRIAL PARK DRIVE
(120' RIGHT-OF-WAY)

LEGEND

These standard symbols will be found in the #drawing.

- SSR ○ SET 5/8" STEEL REBAR WITH "USI" CAP
- FSR ● FOUND 5/8" STEEL REBAR
- PP ○ POWER POLE
- TPED ⊗ TELEPHONE PEDESTAL
- FH ⊕ FIRE HYDRANT
- SSMH ⊕ SANITARY SEWER MANHOLE
- A/C ○ AIR CONDITIONER
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAIN LINK FENCE
- || WOOD FENCE
- (N 00°00'00" E 0.00')

NOTE:
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

THE PROPERTY DESCRIBED HEREON MAY OR MAY NOT BE IN COMPLIANCE WITH CITY, COUNTY OR STATE SUBDIVISION ORDINANCES.

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JANUARY 2025 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48469C 0290H, MAP REVISED JUL. 17, 2024, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED:
URBAN SURVEYING, INC. 01/08/2025
BY: TERRY T. RUDDICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 4943



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DRAWN BY: EBD
JOB NO.: S26863.00