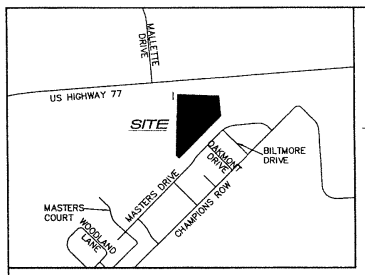
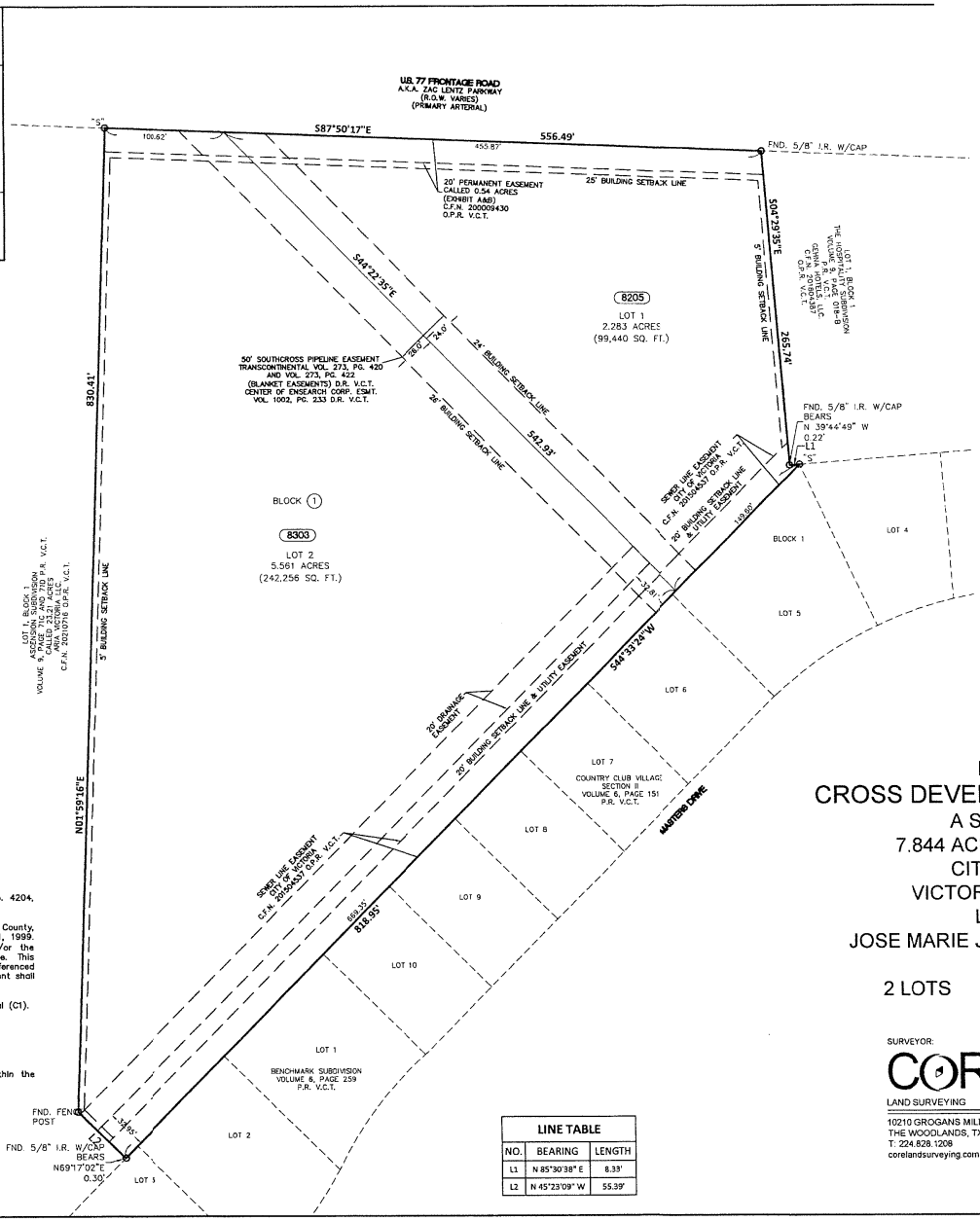
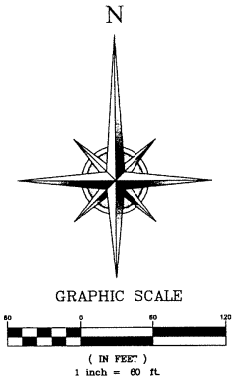


LOCATION MAP
1" = 1000'





FILED FOR RECORD
JULY 20TH, 2022

HEIDI EASLEY, COUNTY CLERK
VICTORIA COUNTY TEXAS
REFERENCE FILE # 202208274
BY M. Dolezal
Madison Dolezal , DEPUTY

LEGEND / ABBREVIATIONS

B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
V.C.T.	VICTORIA COUNTY, TEXAS
P.R.	PLAT RECORDS
PG.	PAGE
R.O.W.	RIGHT OF WAY
RP	REAL PROPERTY
U.E.	UTILITY EASEMENT
VOL.	VOLUME
O	PROPERTY MARKER

GENERAL NOTES:

1. The basis of bearing is grid north, Texas South Central Zone No. 4204, NAD83.

2. Flood Statement: This site is situated in Zone "X" in Victoria County, Texas according to FEMA map number 48063B0005G dated July 21, 1999. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

3. The proposed land use for the subject tract is General Commercial (C1).

4. This subdivision contains 2 lots for a total of 7.844 acres.

   -Lot 1: 8205 U.S. 77 Frontage Road (Zac Lentz Parkway)
   -Lot 2: 8203 U.S. 77 Frontage Road (Zac Lentz Parkway)

5. The land shown on the foregoing plat is contained entirely within the corporate city limits of this municipality.

6. Building lines as shown.

7. City File No. 220406.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 85°30'38" E	8.33'
L2	N 45°23'09" W	55.39'

MINOR PLAT
CROSS DEVELOPMENT CC VICTORIA
A SUBDIVISION OF
7.844 ACRES (341,696 SQ. FT.)
CITY OF VICTORIA
VICTORIA COUNTY, TEXAS
LYING IN THE
JOSE MARIE J. CARBAJAL SURVEY-A-13

2 LOTS 1 BLOCK

JUNE 2022

SURVEYOR:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

OWNER:
CROSS DEVELOPMENT CC
VICTORIA, LLC
4336 MARSH RIDGE ROAD
CARROLLTON, TX 75010
PH: 214-611-8252

ENGINEER:
L SQUARED ENGINEERING
3307 WEST DAVIS ST #100,
CONROE, TX 77304
(936) 647-0420

Z:\2021\U21-00430\PHASE 1 TOPO BNDY PLAT\DWG\U21-00430 CROSS DEVELOPMENT CC VICTORIA_v6.dwg

U21-00430 / SDR

FIELD NOTES DESCRIPTION:

Being a 7.844 acres (341,696 square feet) of land situated in the Jose Maria J. Carbajal Survey, A-13 of Victoria County, Texas being out of the remainder of a called 31.05 acre tract of land as described in an instrument to Victoria 463, LLC., recorded under Clerk's File Number (C.F.N.) 201402105 of the Official Public Records of Victoria County, Texas (O.P.R. V.C.T.), said 7.844 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found for the northeast corner of the herein described tract and said 31.05 acre tract, same being the northwest corner of Lot 1, Block 1 as shown on the plat of THE HOSPITALITY SUBDIVISION, recorded under Volume 9, Page 018-B of the Plat Records of Victoria County, Texas (P.R. V.C.T.) and as described in an instrument to Gehna Hotels, LLC., recorded under C.F.N. 201804387 of the O.P.R. V.C.T., lying in the south right-of-way line of U.S. 77 Frontage Road a/k/a Zac Lentz Parkway (public right-of-way varies);

THENCE South 04°29'35" East (called South 04°31'37" East), along and with the common line of the remainder of said 31.05 acre tract and Lot 1 of said THE HOSPITALITY SUBDIVISION, a distance of 265.74 feet to a calculated point for an interior point for corner of the herein described tract, same being the southwest corner of Lot 1 of said THE HOSPITALITY SUBDIVISION, from which a 5/8 inch iron rod with cap found bears, North 39°44'49" West, a distance of 0.22 feet;

THENCE North 85°30'38" East (called North 85°28'36" East), along and with a north line of the remainder of said 31.05 acre tract and the south line of Lot 1 of said THE HOSPITALITY SUBDIVISION, a distance of 8.33 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for an exterior point for corner of the herein described tract and the remainder of said 31.05 acre tract, same being the common north corner of Lot 4 and Lot 5, Block 1, as shown on the plat of COUNTRY CLUB VILLAGE SECTION II, a subdivision per plat recorded under Volume 6, Page 151 of the P.R. V.C.T., lying in the south line of Lot 1 of said THE HOSPITALITY SUBDIVISION;

THENCE South 44°33'24" West (called South 44°31'22" West), along and with the south line of the remainder of said 31.05 acre tract, passing at a distance of 154.73 feet a 5/8 inch iron rod found for the common corner of Lot 5 and Lot 6 of said COUNTRY CLUB VILLAGE SECTION II, passing at a distance of 419.39 feet the common corner of Lot 8 and Lot 9 of said COUNTRY CLUB VILLAGE SECTION II, passing at a distance of 499.07 feet the common corner of Lot 9 and Lot 10 of said COUNTRY CLUB VILLAGE SECTION II, passing at a distance of 698.82 the common corner of Lot 1 and Lot 2, Block 1 as shown on the plat of BENCHMARK SUBDIVISION, a subdivision per plat recorded under Volume 6, Page 259 of the P.R. V.C.T. and continuing for a total distance of 818.95 feet to a calculated point for the south corner of the herein described tract, same being an angle point for Lot 3 as shown on said BENCHMARK SUBDIVISION and the east corner of Lot 1, Block 1 as shown on the plat of ASCENCION SUBDIVISION, a subdivision per plat recorded under Voume 9, Page 71C and 71D of the P.R. V.C.T., same being the called 23.21 acre tract of land as described in an instrument to Arlo Victoria, LLC., recorded under C.F.N. 20210716 of the O.P.R. V.C.T., from which a 5/8 inch iron rod with cap found, bears North 69°17'02" East, a distance of 0.30 feet;

THENCE North 45°23'09" West, along and with the northeast line of said 23.21 acre tract, a distance of 55.39 feet (called North 45°28'38" West, 55.36 feet) to a fence post found for an angle point of the herein described tract and said 23.21 acre tract;

THENCE North 01°59'16" East, along and with the east line of said 23.21 acre tract, a distance of 830.41 feet (called North 01°59'19" West, 830.47 feet) to a 5/8 inch iron rod with cap stamped "Core 6657" set for the northwest corner of the herein described tract, same being the northeast corner of said 23.21 acre tract, lying in the south right-of-way line of said U.S. 77 Frontage Road;

THENCE South 87°50'17" East, (called South 87°52'19" East) along and with the south right-of-way line of said U.S. 77 Frontage Road, a distance of 556.49 feet to the POINT OF BEGINNING and containing a computed 7.844 acres (341,696 square feet) of land.

STATE OF TEXAS
COUNTY OF VICTORIA

This is to certify that we, Cross Development CC Victoria, LLC, are the legal owner(s) of the land shown on this plat, being the tract of land as conveyed to us by instrument No. 201402105 of the Official Records of Victoria County, Texas, and designated herein as the CROSS DEVELOPMENT CC VICTORIA in the City of Victoria, Texas.

FURTHER, we, the undersigned, 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 consideration therein expressed.

Cross Development CC Victoria, LLC

By: _____
Steve Rumsey, President

STATE OF TEXAS
COUNTY OF VICTORIA

BEFORE ME, the undersigned authority, on this day personally appeared Steve Rumsey, President, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of July, 2022.

CECILIA CLINTS
Notary Public, State of Texas
Comm. Expires 07-17-2022
Notary ID 126670306

Notary Public in and for the State of Texas

Print Name: Cecilia L Wright

My Commission expires: July 17, 2022

PROPORTIONAL EXACTION FINDING:

After reviewing the dedications and improvements required by the ordinances of the City of Victoria Code, and the City of Victoria's adopted master plans for the approval of this subdivision, I have determined and approved that the developer's portion of the city's required costs for the city's approval of this property development project does not exceed an amount that would be roughly proportionate to this proposed property development project.

7-20-2022
City Engineer or Designee

STATE OF TEXAS
DARRELL W. SEBERT
85580
LICENSED
PROFESSIONAL ENGINEER

DIRECTOR OF DEVELOPMENT SERVICES
CERTIFICATE OF APPROVAL

Approved this 19th day of July, 2022, as a minor plat, by the Director of Development Services of the City of Victoria, Texas, as authorized by Section 21-31 of the City of Victoria Code, and Section 212.0065 of the Texas Local Government Code.

Director of Development Services or Designee

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Clemente Turrubiartes Jr., do hereby certify that I made an actual and accurate survey of the platted land, and that the corner monuments shown on the foregoing plat were property placed under my personal supervision, in accordance with the Subdivision and Development Ordinance of the City of Victoria, Texas.

Clemente Turrubiartes Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657

STATE OF TEXAS
REGISTERED
CLEMENTE TURRUBIARTES JR.
6657
PROFESSIONAL
LAND SURVEYOR

FILED FOR RECORD
JULY 20TH, 2022

HEIDI EASLEY, COUNTY CLERK
VICTORIA COUNTY TEXAS
REFERENCE FILE # 202208274
BY _____
Madison Dolezal, DEPUTY

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CROSS DEVELOPMENT CC VICTORIA
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CITY OF VICTORIA
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LYING IN THE
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2 LOTS 1 BLOCK

JUNE 2022

SURVEYOR:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelancsurveying.com

OWNER:
CROSS DEVELOPMENT CC
VICTORIA, LLC
4336 MARSHRIDGE ROAD
CARROLLTON, TX 75010
PH: 214-614-4252

ENGINEER:
L SQUARED ENGINEERING
3307 WEST DAVIS ST #100,
CONROE, TX 7304
(936) 647-0420

U21-00430 / SDR

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