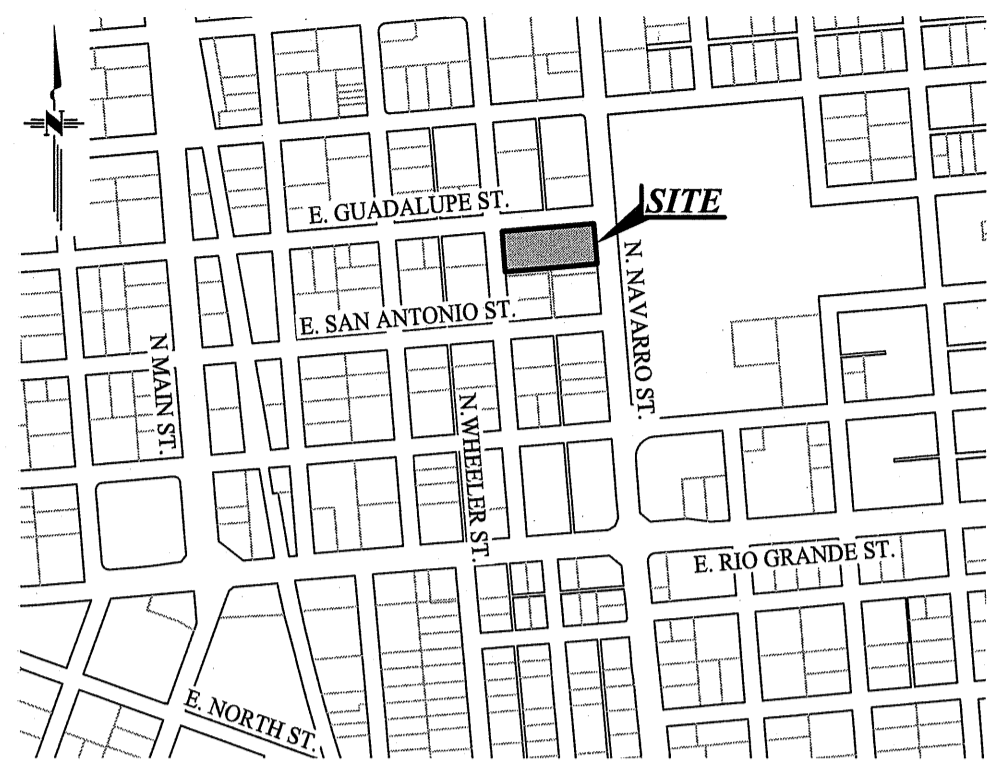


MINOR REPLAT

LOCATION MAP



Thurmond Addition, Resubdivision No. 3

LOT 4R, BLOCK 6

BEING A 0.889 ACRE TRACT OF LAND SITUATED IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS BEING ALL OF LOTS 3 & 4 AND PORTIONS OF LOTS 2 & 5, BLOCK 6 OF THURMOND ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 21, PAGE 476 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, SAME BEING COMPRISED OF TRACT I, A CALLED 0.430 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813158 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS AND TRACT II, A CALLED 0.459 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813156 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS

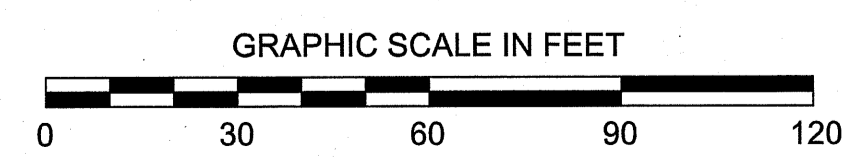
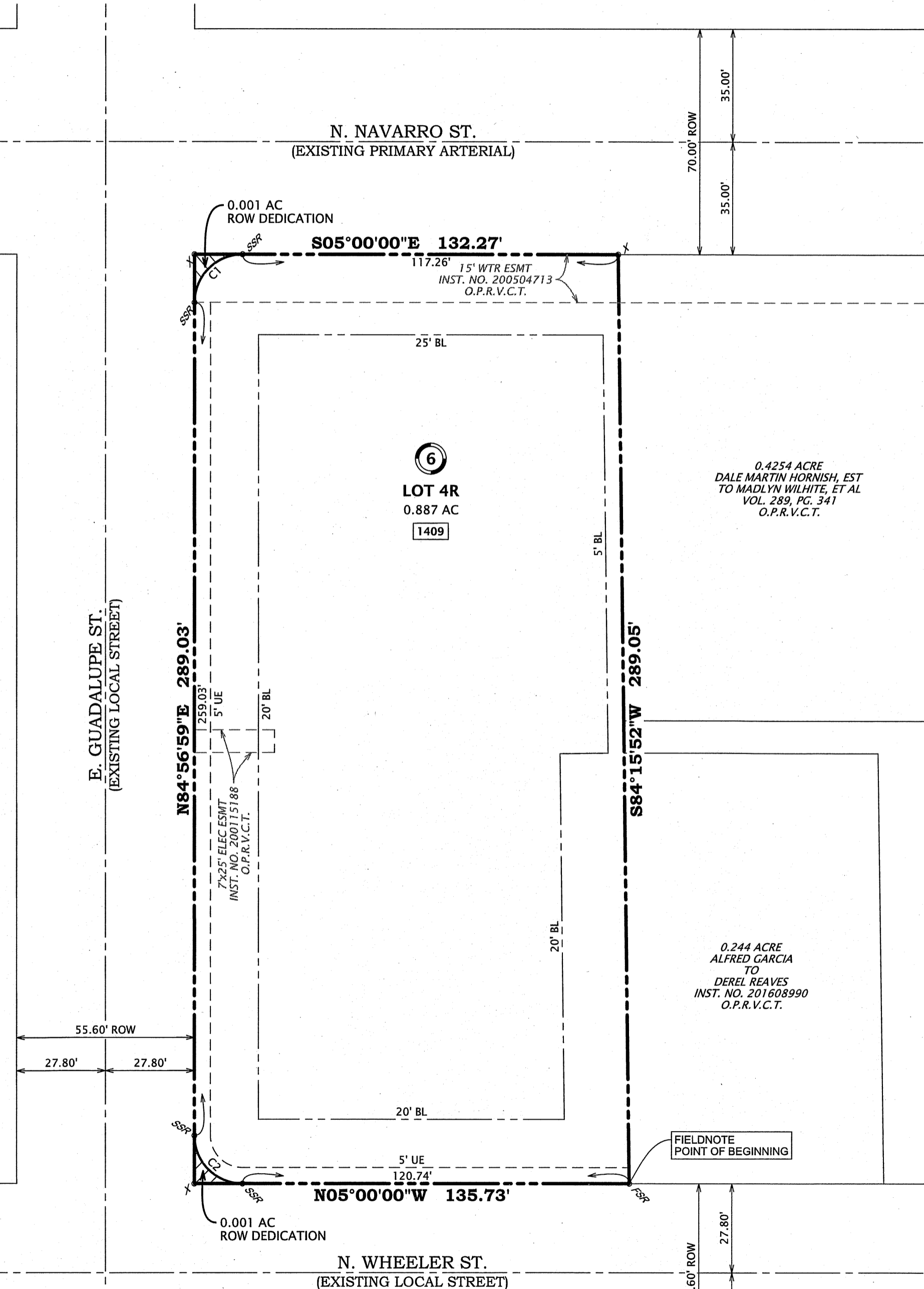
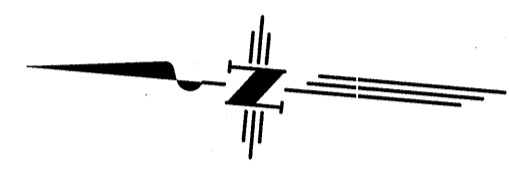
GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF VICTORIA CORPORATE LIMITS.
2. LAND USE : GENERAL COMMERCIAL (C1)
3. ADDRESS : 1409 N. NAVARRO ST. (EXISTING PRIMARY ARTERIAL)
4. BUILDING LINES : AS SHOWN
5. STATISTICAL DATA :
 A) GROSS AREA - 0.889 ACRE
 B) GROSS LOTS - 1 LOT
 C) DEDICATION - 0.002 ACRE
 D) NET AREA - 0.887 ACRE
6. ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.

 FSR - FOUND 5/8" DIAMETER STEEL ROD
 SSR - SET 5/8" DIAMETER STEEL ROD
 X - FOUND "X" STAMPED IN CONCRETE
7. ABBREVIATIONS:
 AC - ACRE
 BL - BUILDING LINE
 ROW - RIGHT-OF-WAY
 UE - UTILITY EASEMENT

CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	15.00'	15.01'	90°03'01"	21.58'	S 50°01'30" E 21.22'
C2	15.00'	14.99'	89°56'59"	23.55'	N 39°58'29" E 21.20'



FILED FOR RECORD
 MAY 16, 2023
 HEIDI EASLEY, COUNTY CLERK
 VICTORIA COUNTY TEXAS
 REFERENCE FILE # 202304497
 BY *Sarita De La Garza*
 Sarita De La Garza, DEPUTY

SURVEYOR
Ausi
 URBAN SURVEYING INC.
 2004 N. Commerce St. Victoria, Texas 77901
 Phone: (361) 578-9837 FIRM # 10021100

PLAT PREPARED BY
URBAN
 engineering
 2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
 urbanvictoria.com · TREF# F-160

COV PLAT FILE NO. 230401

JOB NUMBER: E22818.01 DATE: 05/02/23 PG 1 OF 2

METES AND BOUNDS DESCRIPTION

THE STATE OF TEXAS)
THE COUNTY OF VICTORIA)

BEING A 0.889 ACRE TRACT OF LAND SITUATED IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS BEING ALL OF LOTS 3 & 4 AND PORTIONS OF LOTS 2 & 5, BLOCK 6 OF THURMOND ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 21, PAGE 476 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, SAME BEING COMPRISED OF TRACT I, A CALLED 0.430 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813158 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS AND TRACT II, A CALLED 0.459 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813156 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS, SAID 0.889 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" STEEL REBAR WITH CAP STAMPED "CIVILCORP" ALONG THE EAST LINE OF WHEELER STREET (A 55.6-FOOT RIGHT-OF-WAY) MARKING THE SOUTHWEST CORNER OF THE AFORESAID 0.430 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 0.244 ACRE TRACT OF LAND DESCRIBED BY INSTRUMENT TO DEREL REAVES AS RECORDED IN INSTRUMENT NO. 201608990 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 05°00'00" WEST (BASIS OF BEARING), ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WHEELER STREET, WITH THE WEST LINE OF SAID 0.430 ACRE TRACT, A DISTANCE OF 135.73 FEET TO A FOUND "X" IN CONCRETE MARKING THE NORTHWEST CORNER OF SAID 0.430 ACRE TRACT AND BEING THE INTERSECTION OF THE EAST LINE OF SAID WHEELER STREET WITH THE SOUTH LINE OF GUADALUPE STREET (A 55.6-FOOT RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 84°56'59" EAST (NORTH 85°00'00" EAST), ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GUADALUPE STREET, WITH THE NORTH LINE OF SAID 0.430 ACRE TRACT AND THE AFOREMENTIONED 0.459 ACRE TRACT, A DISTANCE OF 289.03 FEET TO A FOUND "X" IN CONCRETE MARKING THE NORTHEAST CORNER OF SAID 0.459 ACRE TRACT AND BEING THE INTERSECTION OF THE SOUTH LINE OF SAID GUADALUPE STREET WITH THE WEST LINE OF NAVARRO STREET (A 70-FOOT RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 05°00'00" EAST (SOUTH 05°00'00" EAST), ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NAVARRO STREET, WITH THE EAST LINE OF SAID 0.459 ACRE TRACT, A DISTANCE OF 132.27 FEET TO A FOUND "X" IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID 0.459 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY INSTRUMENT TO MADLYN WILHITE, ET AL AS RECORDED IN VOLUME 289, PAGE 341 OF THE OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 84°15'52" WEST (SOUTH 84°21'59" WEST), DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NAVARRO STREET, WITH THE COMMON LINE BETWEEN SAID 0.459 ACRE TRACT, SAID 0.430 ACRE TRACT, SAID 0.224 ACRE TRACT, AND THE AFORESAID WILHITE TRACT, A DISTANCE OF 289.05 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.889 ACRE TRACT OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON BEARINGS OF RECORD RECORDED IN INSTRUMENT NO. 201813156 AND INSTRUMENT NO. 201813158 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.

Thurmond Addition, Resubdivision No. 3

LOT 4R, BLOCK 6

BEING A 0.889 ACRE TRACT OF LAND SITUATED IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS BEING ALL OF LOTS 3 & 4 AND PORTIONS OF LOTS 2 & 5, BLOCK 6 OF THURMOND ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 21, PAGE 476 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, SAME BEING COMPRISED OF TRACT I, A CALLED 0.430 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813158 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS AND TRACT II, A CALLED 0.459 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813156 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS

DIRECTOR OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL

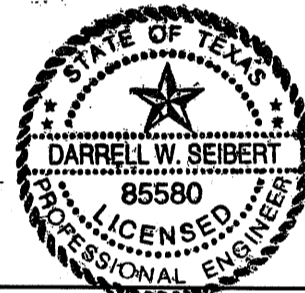
APPROVED THIS 15 DAY OF MAY, 2023, AS A MINOR PLAT, BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF VICTORIA, TEXAS, AS AUTHORIZED BY SECTION 21-31 OF THE CITY OF VICTORIA CODE, AND SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE

PROPORTIONAL EXACTION FINDING CERTIFICATION

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.

[Signature] 5-15-23
CITY ENGINEER OR DESIGNEE



ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MATT A. GLAZE, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF VICTORIA, TEXAS.

[Signature] PE 5/2/23

MATT A. GLAZE, P.E.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 99253

URBAN ENGINEERING
TREF NO. F-160
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, 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 PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF VICTORIA, TEXAS.

[Signature] Terry T. Ruddick

TERRY T. RUDDICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.
FIRM NO. 10021100
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836



FILED FOR RECORD
MAY 16, 2023

HEIDI EASLEY, COUNTY CLERK
VICTORIA COUNTY TEXAS
REFERENCE FILE # 202304497
BY Sarita De La Garza, DEPUTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF VICTORIA

THIS IS TO CERTIFY THAT I(WE), PETE DLUGOSCH, AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME(US) BY INSTRUMENT NOS. 201813158 AND 201813156 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND DESIGNATED HEREIN AS THURMOND ADDITION, RESUBDIVISION NO. 3 IN THE CITY OF VICTORIA, TEXAS.

FURTHER, I(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 CONSIDERATIONS THEREIN EXPRESSED.

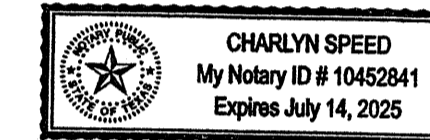
[Signature] Pete Dlugosch
PETE DLUGOSCH
1800 FM 237
YORKTOWN, TEXAS 78164

THE STATE OF TEXAS
THE COUNTY OF DeWitt

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PETE DLUGOSCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 DAY OF May, 2023.

[Signature] Charlyn Speed
NOTARY PUBLIC, STATE OF TEXAS



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF VICTORIA

THIS IS TO CERTIFY THAT I(WE), PATRICIA DLUGOSCH, AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME(US) BY INSTRUMENT NOS. 201813158 AND 201813156 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND DESIGNATED HEREIN AS THURMOND ADDITION, RESUBDIVISION NO. 3 IN THE CITY OF VICTORIA, TEXAS.

FURTHER, I(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 CONSIDERATIONS THEREIN EXPRESSED.

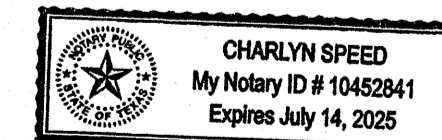
[Signature] Patricia Dlugosch
PATRICIA DLUGOSCH
1800 FM 237
YORKTOWN, TEXAS 78164

THE STATE OF TEXAS
THE COUNTY OF DeWitt

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICIA DLUGOSCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 DAY OF May, 2023.

[Signature] Charlyn Speed
NOTARY PUBLIC, STATE OF TEXAS



SURVEYOR PLAT PREPARED BY
usi URBAN engineering
URBAN SURVEYING, INC.

2004 N. Commerce St. Phone: (361) 578-9837 Victoria, Texas 77901 FIRM # 10021100 2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836 urbanvictoria.com · TREF# F-160