

0.293 ACRES

THE STATE OF TEXAS}
THE COUNTY OF VICTORIA}

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, said 0.293 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar along the east line of Industrial Park Drive, (120-foot Right-of-Way) marking the southwest corner of said Mason Industries Tract and being the northwest corner of Lot 24 of the aforesaid Aloe Industrial Park – Unit I for the southwest corner of the herein described tract;

THENCE, North 00°04'55" East (North 00°04'55" East), along the east right-of-way line of said Industrial Park Drive with the west line of said Lot 25 and said Mason Industrial Tract, a distance of 63.45 (63.45) feet to a found 5/8" steel rebar along the east right-of-way line of said Industrial Park Drive marking the northwest corner of said Mason Industrial Tract, and being the southwest corner of a called 0.2983 acre tract of land described by Instrument to John M. Tomanec and Jean R. Tomanec as recorded in Instrument No. 200213150 of the Official Records, Victoria County, Texas for the northwest corner of the herein described tract;

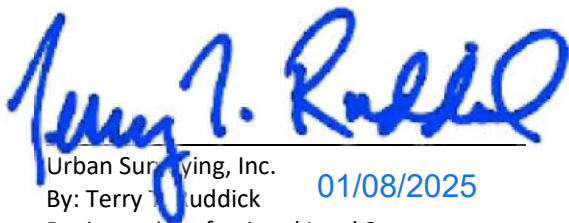
THENCE, North 89°44'30" East (North 89°44'30" East), departing the east right-of-way line of said Industrial Park Drive along the common line between said Mason Industrial Tract and said 0.2983 acre tract, a distance of 199.46 (199.46) feet to a point marking the northeast corner of said Mason Industrial Tract, being the southeast corner of said 0.983 acre tract and along the west line of a called 0.5919 acre tract of land described by Instrument to Victoria Mechanical Services, Inc. as recorded in Instrument No. 199906466 of the Official Records, Victoria County, Texas for the northeast corner of the herein described tract;

THENCE, South 00°05'06" West (South 00°05'06" West), along the common line between said Mason Industrial Tract and said 0.5919 acre tract, along the a distance of 64.68 (64.68) feet to a point marking the southeast corner of said Mason Industrial Tract, being the southwest corner of said 0.5919 acre tract and along the common line between said Lots 24 & 25 of the aforesaid Aloe Industrial Park – Unit I for the southeast corner of the herein described tract;

THENCE, North 89°54'14" West (North 89°54'14" West), along the south line of said Mason Industrial Tract with the common line between said Lots 24 & 25 of the aforesaid Aloe Industrial Park – Unit I, a distance of 199.45 (199.45) feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds a 0.293 acre tract of land, more or less.

Basis of Bearings are based on Plat recorded in Volume 6, Page 52 of the Plat Records of Victoria County, Texas.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in January, 2025 and are true and correct to the best of my knowledge and belief.


Urban Surveying, Inc.
By: Terry T. Ruddick
Registered Professional Land Surveyor
Texas No. 4943

01/08/2025



S26863.00 - 0.293 acres