

GENERAL WARRANTY DEED
JOSEPH RAY LOPEZ, TRUSTEE
TO
DAI TONY NGUYEN
CALLED 2.102 ACRE
INSTRUMENT NO. 201100895
OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS
JAN. 24, 2011

SPECIAL WARRANTY DEED
ELITE COMPRESSION SERVICES, LLC
TO
ARCHROCK SERVICES, L.P.
CALLED TRACT ONE
INSTRUMENT NO. 202002881
OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS
AUG. 1, 2019

WARRANTY DEED
FRANK S. BUHLER, TRUSTEE, ET AL
TO
DAI TONY NGUYEN
CALLED 3.92 ACRE
INSTRUMENT NO. 200601808
OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS
DEC. 19, 2005

WARRANTY DEED WITH VENDOR'S LIEN
AUBREY L. BREED JR.
TO
GILL M. DOLLINS AND SUSAN DOLLINS
CALLED 1.1393 ACRE
INSTRUMENT NO. 200206502
OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS
MAY 15, 2002

SPECIAL WARRANTY DEED
COMMERCIAL METALS COMPANY
TO
MEANS PROPERTIES, LLC
CALLED 4.74 ACRES
INSTRUMENT NO. 201408232
OFFICIAL PUBLIC RECORDS,
VICTORIA COUNTY, TEXAS
JULY 23, 2014

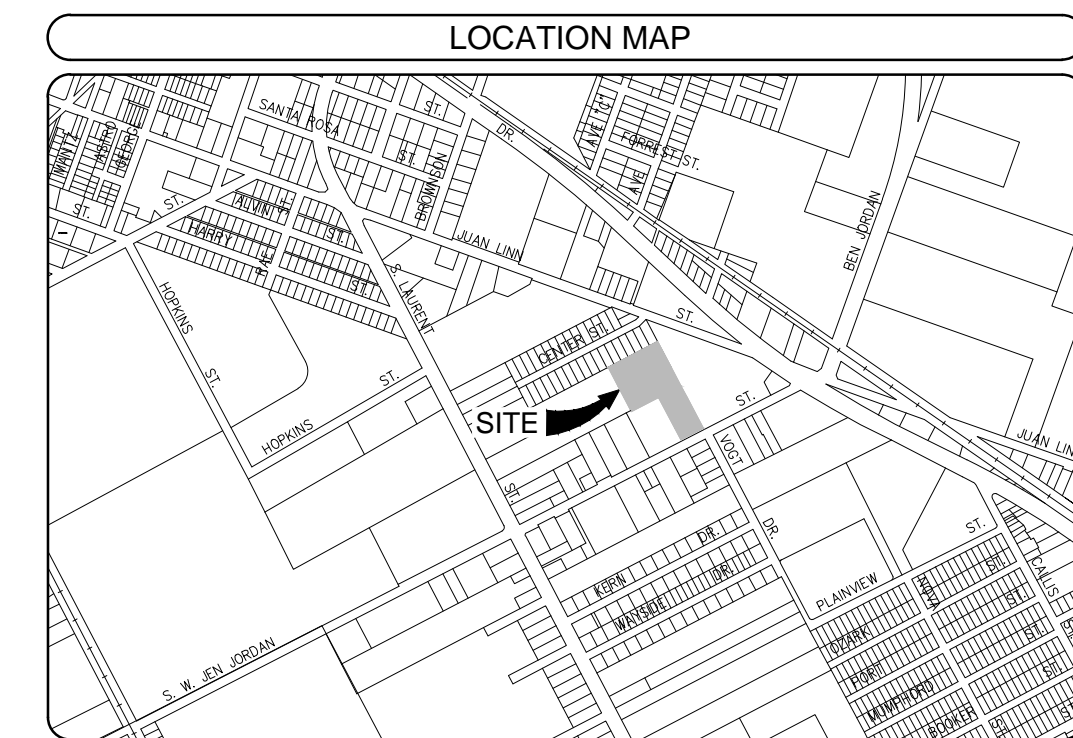
The Title Description and Schedule B items hereon are from Fidelity National Title Insurance Company, Commitment #FAH20002155, effective date of March 9, 2020, issued March 24, 2020.

The land shown in this survey is the same as that described in Fidelity National Title Insurance Company, Commitment #FAH20002155, effective date of March 9, 2020, issued March 24, 2020.

NOTES CORRESPONDING TO SCHEDULE "B"

10E: Building lines as shown on plat recorded in Volume 8, Page 108B, Plat Records, Victoria County, Texas. (Shown Hereon)

10F: Terms, conditions and stipulations contained in Voluntary Cleanup Program Final Certificate of Completion, dated October 27, 2016, executed by Beth Seaton, Director, Remediation Division, TCEQ recorded at Official Records Instrument No 201612272 in the office of the Victoria County Clerk.



LEGAL DESCRIPTION

BEING LOT NUMBER ONE (1), IN BLOCK NUMBER ONE (1), OF MARLOW SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 108B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

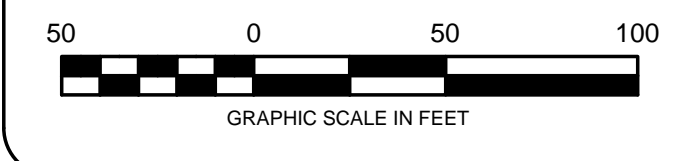
- GENERAL NOTES:**
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - PROPERTY HAS PHYSICAL ACCESS TO SW BEN JORDAN STREET.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48038 2010 E, MAP REVISED AUGUST 4, 1987, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
 - UNDERGROUND UTILITIES WERE LOCATED BY TEXAS811 TICKET NUMBER 206031352. PRIVATE LINES WERE LOCATED FROM FIELD SURVEY INFORMATION ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE FIELD INFORMATION OBTAINED.
 - BASES OF BEARING IS BASED ON PLAT RECORDED IN VOLUME 8, PAGE 108-B, PLAT RECORDS, VICTORIA COUNTY, TEXAS.
 - VERTICAL DATA BASED ON CITY OF VICTORIA MONUMENT #51, ELEVATION 93.39 NGVD29.
- MISCELLANEOUS NOTES:**
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITH THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 - THE SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 - THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
 - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ± 0.1 FOOT.
 - THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT OF WAY EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSIST OF TWO OR MORE PARCELS, THESE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
 - THE ABOVE GROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE FIELD INFORMATION OBTAINED.

LEGEND

These standard symbols will be found in the drawing.

SSR ○	SET 5/8" STEEL REBAR WITH "USP" CAP
FSR ●	FOUND 5/8" STEEL REBAR
TBM ●	BENCHMARK
TPOD ○	TELEPHONE PEDESTAL
PP ⊥	POWER POLE
WM ⊕	WATER METER
SDMH ⊕	STORM DRAIN MANHOLE
SSMH ⊕	SANITARY SEWER MANHOLE
FI ⊥	FIRE HYDRANT
AC ⊥	AIR CONDITIONER
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CHAIN LINK FENCE
---	WOOD FENCE
---	EXISTING WATER MAIN
---	OVERHEAD LINES
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	RECORD BEARING & DISTANCE

(N 00°00'00" E 0.00')



To Archrock Services, L.P., a Delaware limited liability partnership, Fidelity National Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 15, and 18 of Table A thereof. The field work was completed on March 5, 2020

Date of Plat or Map: 07/15/2020

[Signature]
Urban Surveying, Inc.
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616
E-mail: mwilliams@urbansurveying.com



Revisions:
July 15, 2020 - updated with new title commitment.

2004 N. COMMERCE ST. VICTORIA, TEXAS 77901
PHONE: (361) 576-9857 FAX: (361) 576-9854 FRM# 1002100

104 E. FRENCH ST. CLUERO, TEXAS 79564
PHONE: (361) 277-9061 FAX: (361) 277-9063 FRM# 1002101

12661 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-9854 FAX: (210) 267-9704 FRM# 10159843

usi
Land Surveying + Aerial Imaging

ALTA/NSPS SURVEY

2208 S.W. BEN JORDAN STREET
VICTORIA, VICTORIA COUNTY, TEXAS.

PROJECT: _____
DESCRIPTION: _____

DGN BY: MMB
DATE: 03/05/20
FILE: S19503.04

JOB: S19503.04

SHEET 1 OF 1