

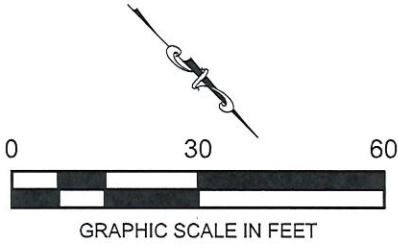
LOT SURVEY

BEING LOT NUMBER NINE (9), NORTH OFFICE PARK SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 6, PAGE 213, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



VICINITY MAP

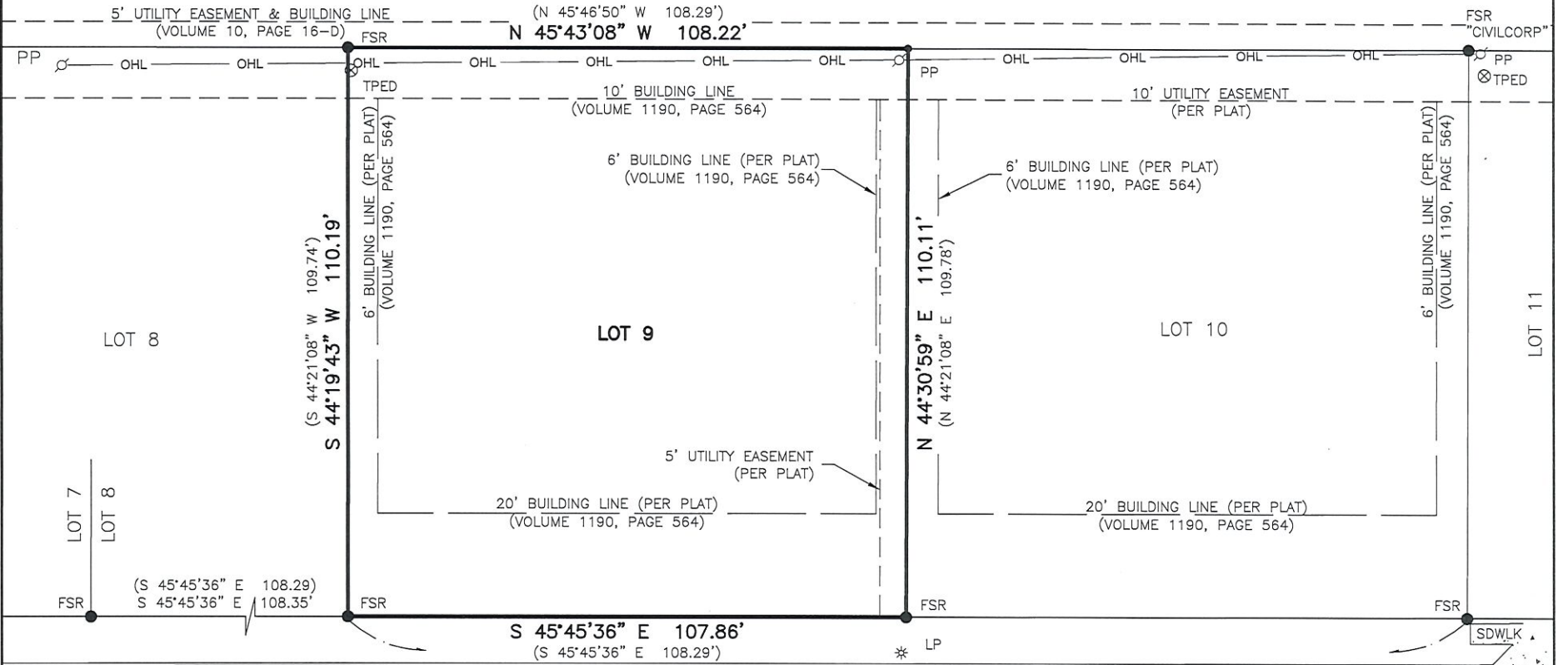
BASIS OF BEARING IS BASED ON PLAT RECORDED IN VOLUME 6, PAGE 213, PLAT RECORDS, VICTORIA COUNTY, TEXAS.



VICTORIA DG MOCKINGBIRD ADDITION
VOLUME 10, PAGE 16-D
PLAT RECORDS,
VICTORIA COUNTY, TEXAS

LOT 1

B L O C K 1



105 NORTHPARK DRIVE
(55.6' RIGHT-OF-WAY)

NORTH OFFICE PARK SUBDIVISION
VOLUME 6, PAGE 213
PLAT RECORDS,
VICTORIA COUNTY, TEXAS

Note:

The referenced tract is subject to:

1. Record Title Search Performed and Provided by First National Title Insurance Company, File No. 24-832455-VK.

2. Subject to Restrictive Covenants and/or Easements Recorded in:

- Volume 1190, Page 564, Deed Records, Victoria County, Texas. (Shown Hereon)
- Volume 6, Page 213, Plat Records, Victoria County, Texas. (Shown Hereon)
- Volume 277, Page 275, Deed Records, Victoria County, Texas. (Blanket in Nature)
- Volume 664, Page 93, Deed Records, Victoria County, Texas. (Does not Affect)
- Volume 751, Page 569, the Deed Records, Victoria County, Texas. (Does not Affect)
- Volume 29 Page 152, Commissioner's Court Minutes, Victoria County, Texas. (Does not Affect)

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON 12/06/2024, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48469C 0305H, MAP REVISED JUL. 17, 2024, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED:

Terry T. Ruddick
URBAN SURVEYING, INC.
BY: TERRY T. RUDDICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 4943
12/11/24



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
LP	✱	LIGHT POLE
TPED	⊗	TELEPHONE PEDESTAL
A/C	⊗	AIR CONDITIONER
---	---	EASEMENT LINE
---	---	BUILDING SETBACK LINE
---	---	OVERHEAD LINES
(N 00°00'00" E 0.00')	---	RECORD BEARING & DISTANCE



VICTORIA, TEXAS (361) 578-9837 FIRM # 10021100
CUERO, TEXAS (361) 277-9061 FIRM # 10021101
SAN ANTONIO, TEXAS (210) 267-8654 FIRM # 10193843

DRAWN BY: EBD
JOB NO.: S26801.00