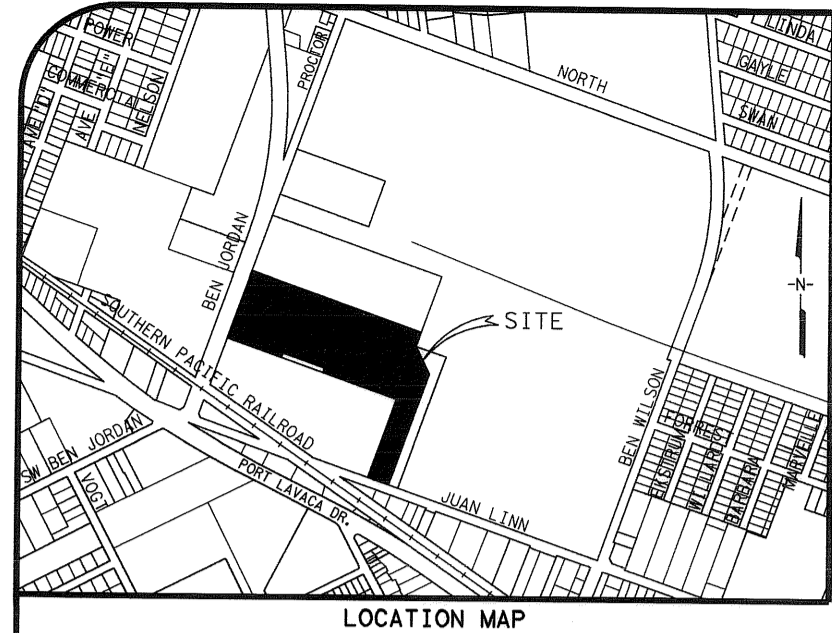


RECORDED IN VOL. 9, PG. 127-C
OF THE MAP AND PLAT RECORDS
OF VICTORIA COUNTY, TEXAS.

FILE No. 201701448
County Clerk, Victoria County, Texas

RESIDUAL 9.45 ACRES
MELVIN LACK
TO
MAC RENTS, LP
OFFICIAL RECORDS
INSTRUMENT NO. 199902079

2.0999 ACRES
GEORGE H. SMAJSTRIA
TO
CITY OF VICTORIA
VOLUME 821, PAGE 875
DEED RECORDS



LOCATION MAP

ADDRESS: LOT 1R - 102 N. BEN JORDAN STREET

LAND USE: COMMERCIAL (C1)

BUILDING LINES: 25' FRONT, 10' REAR, 20' EXTERIOR SIDES, 5' INTERIOR SIDES

LEGEND:

- = FOUND 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING INC"
- = SET 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- = FOUND 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "RPLS 6127"
- = FOUND COTTON SPINDLE
- △ = FOUND GALVANIZED FENCE POST
- B.L. = BUILDING LINE

NOTES:

- WATER SERVICE PROVIDED BY 16" WATER LINE IN N. BEN JORDAN STREET.
- SANITARY SEWER SERVICE PROVIDED BY 36" SEWER IN N. BEN JORDAN STREET.
- ALL LOT CORNERS ARE 5/8 INCH DIAMETER IRON RODS WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" UNLESS OTHERWISE NOTED.
- STATISTICAL DATA: GROSS AREA=13.86 ACRES, COMMERCIAL LOTS=1 LOT, RIGHT-OF-WAY DEDICATION=0.031 ACRES, NET AREA=13.83 ACRES

THIS PLAT IS CONTAINED WITHIN THE CORPORATE LIMITS OF THIS MUNICIPALITY

THE STATE OF TEXAS
COUNTY OF VICTORIA

BEING A 13.86 ACRE TRACT OF LAND SITUATED IN FARM LOT FOUR (4), BLOCK C, EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 13.86 ACRES BEING A PORTION OF LOT NUMBER ONE (1), BLOCK NUMBER ONE (1) OF VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1 AS RECORDED IN VOLUME 7, PAGE 171-D OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 13.86 ACRES BEING COMPRISED OF A PORTION OF A 11.51 ACRE TRACT OF LAND CONVEYED FROM JULIUS SMAJSTRIA TO VICTORIA COUNTY ELECTRIC COOPERATIVE COMPANY BY DEED DATED DECEMBER 7, 1965 AS RECORDED IN VOLUME 656, PAGE 522 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A 3.9501 ACRE TRACT OF LAND CONVEYED FROM GEORGE H. SMAJSTRIA, ET AL TO VICTORIA COUNTY ELECTRIC COOPERATIVE COMPANY BY DEED DATED MAY 27, 1981 AS RECORDED IN VOLUME 1120, PAGE 275 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 13.86 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "RPLS 6127" FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE WEST CORNER OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1), THE NORTH CORNER OF LOT 1, BLOCK 1 OF VICTORIA AIR CONDITIONING SUBDIVISION NO. 2 AS RECORDED IN VOLUME 9, PAGE 126A OF THE PLAT RECORDS OF SAID COUNTY, AND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF N. BEN JORDAN STREET (100' R.O.W.);

THENCE, NORTH 20°16'00" EAST, WITH THE NORTHWEST LINE OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF N. BEN JORDAN STREET, A DISTANCE OF 447.31 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTH CORNER OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND THE WEST CORNER OF A RESIDUAL 9.45 ACRE TRACT OF LAND CONVEYED FROM MELVIN LACK TO MAC RENTS, INC. AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 199902079 OF SAID COUNTY;

THENCE, SOUTH 70°03'00" EAST, WITH THE COMMON LINE OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND THE RESIDUAL 9.45 ACRE MAC RENTS, INC. TRACT, A DISTANCE OF 1,121.50 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC" FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN EXTERIOR CORNER OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1), THE SOUTH CORNER OF THE RESIDUAL 9.45 ACRE MAC RENTS, INC. TRACT AND IN THE NORTHWEST LINE OF A 2.0999 ACRE TRACT OF LAND CONVEYED FROM GEORGE H. SMAJSTRIA TO THE CITY OF VICTORIA AS RECORDED IN VOLUME 821, PAGE 875 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, SOUTH 20°16'00" WEST, WITH THE COMMON LINE OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND THE 2.0999 ACRE CITY OF VICTORIA TRACT, A DISTANCE OF 95.00 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC" FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1), THE WEST CORNER OF THE 2.0999 ACRE CITY OF VICTORIA TRACT, AND THE NORTH CORNER OF A 1.41 ACRE TRACT OF LAND CONVEYED FROM VICTORIA ELECTRIC COOPERATIVE, INC. TO THE CITY OF VICTORIA AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200701275 OF SAID COUNTY;

N. BEN JORDAN STREET (100' R.O.W.)
(SECONDARY ARTERIAL)

FIELDNOTE POINT OF BEGINNING

THENCE, SOUTH 25°11'59" EAST, CROSSING LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND WITH THE COMMON LINE OF THE 1.41 ACRE CITY OF VICTORIA TRACT, A DISTANCE OF 193.61 FEET TO A GALVANIZED FENCE POST FOUND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF THE 1.41 ACRE CITY OF VICTORIA TRACT;

THENCE, SOUTH 20°16'00" WEST, CROSSING LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND WITH THE COMMON LINE OF THE 1.41 ACRE CITY OF VICTORIA TRACT, A DISTANCE OF 731.89 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE WEST CORNER OF THE 1.41 ACRE CITY OF VICTORIA TRACT, IN THE SOUTHWEST LINE OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND IN THE NORTHEAST RIGHT-OF-WAY LINE OF JUAN LINN STREET (55.6' R.O.W.);

THENCE, NORTH 70°12'03" WEST, WITH THE SOUTHWEST LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND THE NORTHEAST RIGHT-OF-WAY LINE OF JUAN LINN STREET, A DISTANCE OF 138.02 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND THE SOUTH CORNER OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2);

THENCE, NORTH 20°16'00" EAST, WITH THE COMMON LINE OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2), A DISTANCE OF 516.70 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND THE EAST CORNER OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2);

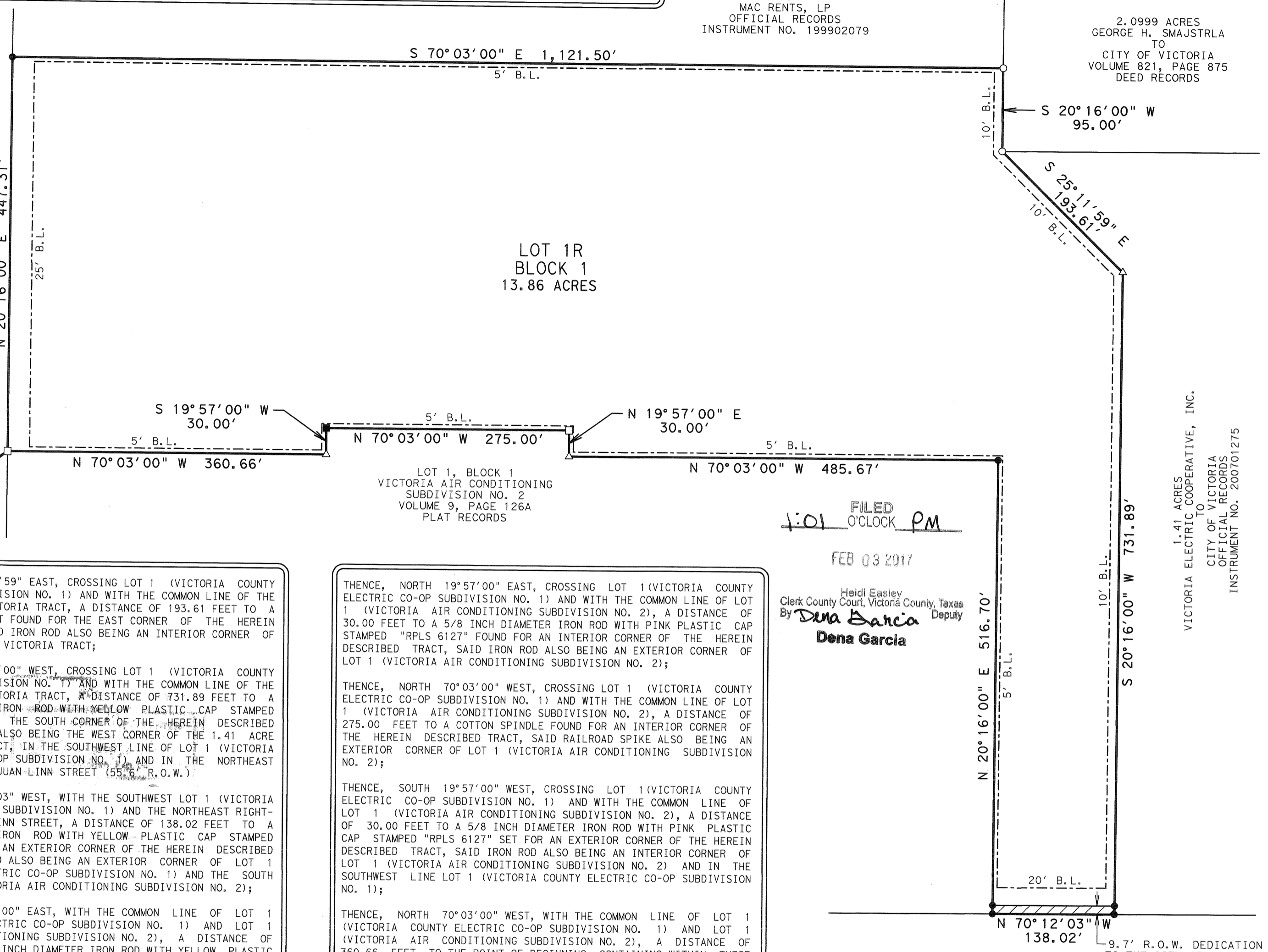
THENCE, NORTH 70°03'00" WEST, WITH THE COMMON LINE OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2), A DISTANCE OF 485.67 FEET TO A GALVANIZED FENCE POST FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2);

THENCE, NORTH 19°57'00" EAST, CROSSING LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND WITH THE COMMON LINE OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2), A DISTANCE OF 30.00 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "RPLS 6127" FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN EXTERIOR CORNER OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2);

THENCE, NORTH 70°03'00" WEST, CROSSING LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND WITH THE COMMON LINE OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2), A DISTANCE OF 275.00 FEET TO A COTTON SPINDLE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID RAILROAD SPIKE ALSO BEING AN EXTERIOR CORNER OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2);

THENCE, SOUTH 19°57'00" WEST, CROSSING LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND WITH THE COMMON LINE OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2), A DISTANCE OF 30.00 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "RPLS 6127" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2) AND IN THE SOUTHWEST LINE LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1);

THENCE, NORTH 70°03'00" WEST, WITH THE COMMON LINE OF LOT 1 (VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1) AND LOT 1 (VICTORIA AIR CONDITIONING SUBDIVISION NO. 2), A DISTANCE OF 360.66 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 13.86 ACRES OF LAND, MORE OR LESS.



FILED
1:01 O'CLOCK PM
FEB 03 2017
Heidi Eastey
Clerk County Court, Victoria County, Texas
By Dena Garcia Deputy
Dena Garcia

1.41 ACRES
TO
VICTORIA ELECTRIC COOPERATIVE, INC.
CITY OF VICTORIA
OFFICIAL RECORDS
INSTRUMENT NO. 200701275

JUAN LINN STREET (55.6' R.O.W.)
(COLLECTOR STREET)

FLOODPLAIN DATA

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480638 0010 E, MAP REVISED JULY 21, 1999, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

CITY PLAT FILE NO. - 170101

CivilCorp
ENGINEERS • SURVEYORS
4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904
TEL: (361)570-7500 FAX: (361)570-7501
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #100576-00

VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1, RESUBDIVISION NO. 1

BEING A 13.86 ACRE TRACT OF LAND SITUATED IN FARM LOT FOUR (4), BLOCK C, EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 13.86 ACRES BEING A PORTION OF LOT NUMBER ONE (1), BLOCK NUMBER ONE (1) OF VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1 AS RECORDED IN VOLUME 7, PAGE 171-D OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 13.86 ACRES BEING COMPRISED OF A PORTION OF A 11.51 ACRE TRACT OF LAND CONVEYED FROM JULIUS SMAJSTRIA TO VICTORIA COUNTY ELECTRIC COOPERATIVE COMPANY BY DEED DATED DECEMBER 7, 1965 AS RECORDED IN VOLUME 656, PAGE 522 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A 3.9501 ACRE TRACT OF LAND CONVEYED FROM GEORGE H. SMAJSTRIA, ET AL TO VICTORIA COUNTY ELECTRIC COOPERATIVE COMPANY BY DEED DATED MAY 27, 1981 AS RECORDED IN VOLUME 1120, PAGE 275 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

REVISIONS	DRAWN BY: RSJ
	JOB NO.: 1610339
	FLD. BK. NO.: N/A
	DATE: 01/24/17
	SCALE: 1" = 100'
	SHEET 1 OF 2

FINAL PLAT

RECORDED IN VOL. 9, PG. 127-D
OF THE MAP AND PLAT RECORDS
OF VICTORIA COUNTY, TEXAS.

FILE No. 201701448
County Clerk, Victoria County, Texas

1:01 FILED PM
O'CLOCK

FEB 03 2017

Heidi Easley
Clerk County Court, Victoria County, Texas
By Dena Garcia Deputy
Dena Garcia

THE STATE OF TEXAS)
COUNTY OF VICTORIA)

THIS IS TO CERTIFY THAT VICTORIA COUNTY ELECTRIC COOPERATIVE COMPANY IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING LOT ONE (1), BLOCK ONE (1) OF VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. AS RECORDED IN VOLUME 7, PAGE 171-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, BEING THE TRACT OF LAND CONVEYED BY DEED DATED DECEMBER 7, 1965 AS RECORDED IN VOLUME 656, PAGE 522 OF THE DEED RECORDS AND THE TRACT OF LAND CONVEYED BY DEED DATED MAY 27, 1981 AS RECORDED IN VOLUME 1120, PAGE 275 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND DESIGNATED HEREIN AS **VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1, RESUBDIVISION NO. 1** TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS.


FURTHER, I, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

Blaine B. Warzecha
BY: **BLAINE B. WARZECHA, GENERAL MANAGER**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **WM. PATRICK HOHLT**, 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.

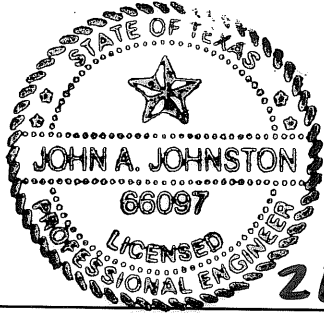
Wm. Patrick Hohlt
CIVILCORP, LLC
BY: **WM. PATRICK HOHLT**
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5523
DATE: 1/26/17



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 APPROVAL OF THIS SUBDIVISION, I HAVE DETERMINED AND APPROVED THAT THE DEVELOPER'S PORTION OF THE PROJECT DOES NOT EXCEED AN AMOUNT THAT WOULD BE ROUGHLY PROPORTIONATE TO THE IMPACT OF THIS PROPOSED PROPERTY DEVELOPMENT PROJECT."

John Johnston
DEVELOPMENT ENGINEER



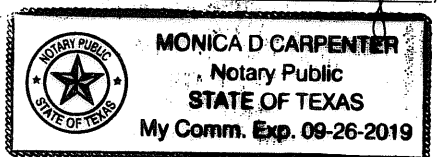
2 FEB 2017

THE STATE OF TEXAS)
COUNTY OF VICTORIA)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Blaine Warzecha 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 1 DAY OF February, 2017.

Monica Carpenter
NOTARY PUBLIC, STATE OF TEXAS



APPROVED THIS THE 2nd DAY OF February, 2017, 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.

Julie Fulgham
DIRECTOR OF DEVELOPMENT SERVICES

CITY PLAT FILE NO. - 170101



4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904
TEL: (361)570-7500 FAX: (361)570-7501
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VICTORIA COUNTY ELECTRIC CO-OP SUBDIVISION NO. 1, RESUBDIVISION NO. 1

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REVISIONS	DRAWN BY: <u>RSJ</u>
	JOB NO.: <u>1610339</u>
	FLD. BK. NO.: <u>N/A</u>
	DATE: <u>01/24/17</u>
	SCALE: <u>1" = 100'</u>
	SHEET <u>2</u> OF <u>2</u>