CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3769.47'	371.23'	5°36'34"	S 12°17'04" W	371.08'
(C1)	(3769.47')	(371.20')	(5°36'32")	(S 12°32'21" W)	(371.05')

DETAIL NOT TO SCALE

FSR BEARS N 89°04'14" E 0.75 FROM PROPERTY CORNER

FSR "USI" (LEANING)

LOT 3

BLOCK 1

S 15°29'13" W 284.42'

5' UTILITY EASEMENT AND BUILDING LINE (PER PLAT)

EDGE OF ASPHALT

CURB AND GUTTER

10' UTILITY EASEMENT & BUILDING LINE (PER PLAT)

ASPHALT PAVEMENT

INLET

CURB AND GUTTER

TPED

WM

SSMH

SEE DETAIL

FSH "USI" (LEANING)

TRACT 1
1.605 Acres

COMMERCIAL BUILDING

STORAGE

LOT 2

BLOCK 1

30 PARKING SPACES

8 PARKING SPACES

CONCRETE WALK

CURB AND GUTTER

ASPHALT PAVEMENT

INLET

CONCRETE WALK

TRACT 2

MAIN ACCESS EASEMENT PER DEDICATION OF EASEMENT, RESTRICTIONS AND RESERVATIONS, VOL. 8, PG. 61A

S 72°02'26" E 223.07'

S 71°13'38" E 223.07'

20' ACCESS & UTILITY EASEMENT & BUILDING LINE (PER PLAT)

18 PARKING SPACES

27' ACCESS EASEMENT & BUILDING LINE (PER PLAT)

S 84°53'58" W 215.11'

LOT 1

BLOCK 1

16 PARKING SPACES

PARKING SPACES

CONCRETE WALK

ASPHALT PAVEMENT

SDMH

BUSINESS SIGN

SIGN (AT&T MARKER)

CONCRETE DRIVE

29 PARKING SPACES

10' UTILITY EASEMENT (PER PLAT)

CONCRETE DRIVE

Sill "A" IN CONCRETE

CONCRETE WALK

CURB AND GUTTER

4904 NAVARRO STREET
(a.k.a. U.S. HIGHWAY NO. 77)
(120' RIGHT-OF-WAY)

30 0 30 60

GRAPHIC SCALE IN FEET

110 Standard Spaces
4 Handicap Spaces

114 Total Parking Spaces

The Title Description and Schedule B items hereon are from National Investors Title Insurance Company Commitment #23-1027V effective date of March 7, 2023 issued March 8, 2023

The land shown in this survey is the same as that described in National Investors Title Insurance Company Commitment #23-1027V effective date of March 7, 2023 issued March 8, 2023

BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE (4204) THIS SURVEY WAS ADJUSTED USING A COMBINED SCALE FACTOR OF 1.00008772626782 (GEOID12A)

SURVEYOR'S NOTES

1 No observable evidence of earth moving work, building construction or building additions within recent months

2 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

3 No observable evidence of site use as a solid waste dump, sump or sanitary landfill

4 Property has physical access to Navarro Street

5 All statements within the certification, and other references located elsewhere hereon related to utilities improvements, structures, buildings, party walls, parking, easements, setbacks, and encroachments, are based solely on above ground visible evidence unless another source of information is specifically referenced hereon

6 There is no visible evidence of cemeteries on the subject property at the time of survey

FLOOD INSURANCE RATE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 480584 0005 C effective date of 06/18/2012. Exact determination can only be determined by an Elevation Certificate. Based on the above information, this property is in a Special Flood Hazard Area.

LOCATION MAP

NOTES CORRESPONDING TO SCHEDULE "B"

1 The following restrictive covenant of record itemized below
Volume 1523 Page 295 of the deed Records of Victoria County Texas (Does not Affect)
Volume 243 Page 288 of the Official Records of Victoria County Texas (Applies)

10 the following matters and all terms of the documents creating or offering evidence of the matters
e The following matters as revealed by survey dated April 13 2000 prepared by Terry T Rudisill Registered Professional Land Surveyor No 4843
1) Billboard sign with power line located outside of a dedicated easement;
2) The following items shown on plat of TCP Subdivision

28 foot building line 20 foot access and utility easement 10 foot building lines and utility easements and blanket easement for access of utilities through the lots

f Terms conditions and stipulations of that certain Oil Gas and/or Mineral Lease dated February 27 1986 recorded in Volume 178 Page 348 of the Official Records of Victoria County Texas executed by and between Victoria Bank & Trust Trustee of Albert E York Sr Trust and Myrtle Gunn York Trust as Lessors and Marty L Griffith as Lessee(s) Said Lease further affected by Declaration of Pooled Unit dated August 28 1986 recorded in Volume 237 Page 44 of the Official Records of Victoria County Texas (Does not Affect)

g Terms conditions and stipulations of that certain Oil Gas and/or Mineral Lease dated September 11 1940 recorded in Volume 178 Page 34 of the Deed Records of Victoria County Texas executed by and between D H Shepard et ux as Lessor(s) and C R Richey as Lessee(s) (Blanket in Nature)

i One-sixteenth (1/16) interest in all oil gas and other minerals together with all rights relating thereto express or implied reserved in instrument recorded in Volume 183 Page 538 of the Deed Records of Victoria County Texas Said mineral estate not traced further hereon (Blanket in Nature)

j The terms conditions and stipulations set out in that certain Declaration of Easements Restrictions and Related Agreements dated April 6 2000 recorded under Document No 200004730 of the Official Records of Victoria County Texas (Shown hereon)

k The terms conditions and stipulations set out in that certain Warranty Deed dated July 7 1989 recorded in Volume 1523 Page 295 of the Deed Records of Victoria County Texas and as amended in Volume 243 Page 288 of the Official Records of Victoria County Texas (Vol 1523 Pg 295 Does not Affect Subject Tract)

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
PK	PK NAIL
TPED	TELEPHONE PEDESTAL
PP	POWER POLE
GA	GUY ANCHOR
SSMH	SANITARY SEWER MANHOLE
CO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CHAIN LINK FENCE
	EXISTING WATER MAIN
OHL	OVERHEAD LINES
SS	EXISTING SANITARY SEWER
T	UNDERGROUND TELEPHONE
G	EXISTING GAS MAIN
	WOOD FENCE
(N 00°00'00" E 0.00')	RECORD BEARING & DISTANCE

To DZ Real Investments LLC National Investors Title Insurance Company and their respective successors and assigns

This is to certify that this map or plat and this 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 6(b) 7(a) 7(b)(1) 7(c) 8 9 10(a) 11(a) 13 14 16 17 18 21 and 22 of Table A thereof
The field work was completed on Mar 13 2023

Date of Plat or Map 03/16/2023

Urban Surveying Inc.
By Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616
E-mail mw@urbansurveying.com

STATE OF TEXAS
MICHAEL K. WILLIAMS
6616
REGISTERED PROFESSIONAL LAND SURVEYOR

Revisions

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12661 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8654 FAX: (210) 267-8704 FIRM # 10193843

LAND TITLE SURVEY

4904 N Navarro St, Victoria, TX 77904

PROJECT

DESCRIPTION BEING ALL OF LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF TCP VICTORIA 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 61A OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

DGN BY: EBD
DATE: 03/09/23
FILE: S25767.00

JOB: S25767.00

SHEET 1 OF 1