

Ordinance declaring and dedicating 16.744 acres of land located on North Beach as a wetland preserve; authorizing execution of the deed restriction and actions necessary to maintain the protected property as a wetland preserve subject to the conditions of U.S. Army Corps of Engineers Permit and the Final Mitigation Plan for the US 181 Harbor Bridge Replacement Project filed by Flatiron-Dragados, LLC

WHEREAS, one of the goals of the Clean Water Act is to prevent the degradation of the Nation's waters, including the needless destruction of wetlands;

WHEREAS, the Texas Department of Transportation's ("TXDOT") U.S. Highway 181 Harbor Bridge Replacement Project ("Project") impacted the waters of the US and requires wetland mitigation;

WHEREAS, the City owns property adjacent to the Project that it desires be used as the mitigation site;

WHEREAS, TXDOT and its contractor, Flatiron-Dragados, will remove concrete foundations and pilings, excavate and fill as needed to ensure appropriate elevations and hydrology to successfully establish the target wetland areas, plant required vegetation and monitor to ensure the success criteria are met; and

WHEREAS, the purpose and intent of this Ordinance is to assure that the subject lands will always be retained and maintained forever predominantly in the vegetative and hydrologic condition described in the success criteria of the Mitigation Plan for the Project under TXDOT's Section 404 Permit No. SWG-2014-00408.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1: That a 12.24 acre tract of land (Wetland Preservation Site, Tract #1) and a 4.504 acre tract of land (Wetland Preservation Site, Tract #2), real property owned by the City and more particularly described and shown in the attached map and metes and bounds (**Exhibit A**), is land hereby declared and dedicated as a Wetland Preserve, to be monitored by the City and held in perpetuity as a wetland preserve.

SECTION 2: The City Manager or designee is authorized to sign and record all necessary documents and real estate instruments to that effect, including but not limited to the required deed restriction/conservation easement.

SECTION 3: That the City Manager or designee is authorized to take other actions that are necessary to maintain and preserve the Wetland Preservation Sites as a wetland preserve subject to and in accordance with U.S. Army Corps of Engineers Section 404/10 Individual Permit Number SWG-2014-00408 and the Final Mitigation Plan for the US 181 Harbor Bridge Replacement Project filed by Flatiron-Dragados, LLC.

That the foregoing ordinance was read for the first time and passed to its second reading on this the ____ day of _____, 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____, 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED, this the ____ day of _____, 2019

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

EXHIBIT "A"

County: Nueces
Highway: US 181
Project: North Beach Wetlands

Page 1 of 6
Dated: August 31, 2018
Revised:

Property Description for Tract 1

Being a 12.24 acre (533,144 square feet) parcel of land, situated in the Enriquez Villareal Survey, Abstract Number 1, Nueces County, Texas, being all of a 12.239 acre (calculated 12.24 acre) tract of land described as "Tract 1" of the Beach Park Unit 1 Subdivision as shown by plat thereof, dated February 10, 1988, recorded in Volume 53, Pages 125-126 of the Map Records of Nueces County, Texas (M.R.N.C.T.), also being the same tract of land conveyed to the City of Corpus Christi as shown by said plat. Metes and bounds description of said 12.24 acre parcel is as follows:

BEGINNING at a leaning 5/8 inch diameter iron rod found for the south corner of the herein described tract, the south corner of said Tract 1, lying at the intersection of the existing northeast right-of-way line of Gulden Street (60 foot right-of-way) and the existing northwest right-of-way line of Timon Boulevard (60 foot right-of-way), and having State Plane Coordinates of N=17,193,062.06, E=1,345,364.20, from which a 5/8 inch diameter iron rod found for reference bears South 56 deg. 11 min. 27 sec. East, a distance of 60.00 feet, said reference rod being the West corner of a 0.807 acre tract of land described as "Tract 3" of said subdivision, and lying at the intersection of the existing southeast right-of-way line of said Timon Boulevard and the northeast right-of-way line of said Gulden Street, said reference rod also having State Plane Coordinates of N= 17,192,990.72, E= 1,345,470.73;

- (1) **THENCE**, North 58 deg. 21 min. 47 sec. West, with the southwest line of said Tract 1 and the existing northeast right-of-way line of said Gulden Street, a distance of 472.67 feet (Called – North 58 deg. 12 min. West, 472.67 feet) to a 1 inch diameter iron rod found for the West corner of the herein described tract, the West corner of said Tract 1, the southwest corner of a street dedication (calculated 0.1766 acre) as shown by said plat, and lying at the intersection of the existing northeast right-of-way line of said Gulden Street and the existing southeast right-of-way line of US 181 (250 foot right-of-way) and Avenue "E" (100 foot right-of-way), said iron rod also having State Plane Coordinates of N= 17,193,309.99, E= 1,344,961.77;
- (2) **THENCE**, North 41 deg. 36 min. 10 sec. East, with the northwest line of said Tract 1 and the existing southeast right-of-way line of said US 181 and said Avenue "E", a distance of 444.57 feet (Called – North 41 deg. 45 min. 56 sec. East, 444.57 feet) to a 5/8 inch diameter iron rod found for an angle point of the herein described tract, and having State Plane Coordinates of N= 17,193,642.43, E= 1,345,256.95, said iron rod also being the northeast corner of said dedication;

EXHIBIT "A"

County: Nueces
Highway: US 181
Project: North Beach Wetlands

Page 2 of 6
Dated: August 31, 2018
Revised:

Property Description for Tract 1

- (3) **THENCE**, North 49 deg. 33 min. 38 sec. East, with the northwest line of said Tract 1 and the existing southeast right-of-way line of said US 181 and said Avenue "E", a distance of 234.01 feet (Called – North 49 deg. 43 min. 25 sec. East, 234.01 feet) to a TxDOT "Type II" monument set for an angle point of the herein described tract, and having State Plane Coordinates of N= 17,193,794.22, E= 1,345,435.06, from which a broken TxDOT "Type I" monument bears South 08 deg. 06 min. 45 sec. West, a distance of 0.52 feet;
- (4) **THENCE**, North 55 deg. 36 min. 13 sec. East, with the northwest line of said Tract 1 and the existing southeast right-of-way line of said US 181 and said Avenue "E", a distance of 787.90 feet (Called – North 55 deg. 46 min. 00 sec. East, 787.90 feet) to a TxDOT "TYPE II" monument set for the northeast corner of the herein described tract, the northeast corner of said Tract 1, lying at the intersection of the existing southeast right-of-way line of said US 181, and said Avenue "E", and the West right-of-way line of Hull Street (variable width right-of-way), said monument also being the beginning of a non-tangent curve to the right and having State Plane Coordinates of N= 17,194,239.31, E= 1,345,470.73;
- (5) **THENCE**, With a northeast line of said Tract 1, the existing West right-of-way line of said Hull Street, and said curve to the right having a radius of 225.00 feet (Called – 225 feet), a central angle of 101 deg. 29 min. 15 sec. (Called – 101 deg. 29 min. 13 sec.), an arc length of 398.54 feet (Called – 398.54 feet), and a chord which bears South 07 deg. 15 min. 35 sec. East, a distance of 348.45 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an East corner of the herein described tract, an East corner of said Tract 1, and lying at the intersection of the existing West right-of-way line of said Hull Street and the existing West right-of-way line of said Timon Boulevard, said iron rod also having State Plane Coordinates of N= 17,193,893.66, E= 1,346,129.22 and being the end of said curve to the right;
- (6) **THENCE**, South 45 deg. 51 min. 21 sec. West, with the southeast line of said Tract 1 and the existing northwest right-of-way line of said Timon Boulevard, a distance of 510.17 feet (Called – South 46 deg. 01 min. 08 sec. West, 510.17 feet) to a 5/8 inch diameter iron rod found for the beginning of a tangent curve to the left, and having State Plane Coordinates of N= 17,193,538.35, E= 1,345,763.13;

EXHIBIT "A"

County: Nueces
Highway: US 181
Project: North Beach Wetlands

Page 3 of 6
Dated: August 31, 2018
Revised:

Property Description for Tract 1

- (7) **THENCE**, With the southeast line of said Tract 1, the existing West right-of-way line of said Timon Blvd., and said curve to the left having a radius of 3,018.49 feet (Called – 3,018.49 feet), a central angle of 11 deg. 48 min. 50 sec. (Called - 11 deg. 48 min. 50 sec.), an arc length of 622.39 feet (Called – 622.39 feet), and a chord which bears South 39 deg. 56 min. 56 sec. West, a distance of 621.29 feet to the **POINT OF BEGINNING**, containing 12.24 acre (533,144 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), NAD 1983 (93). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal. All distances are based on U.S. Survey Feet.

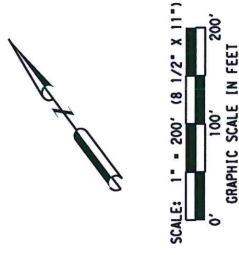
A plat of even date was prepared in conjunction with this property description.

This survey was performed on the ground under my supervision during August 2018.



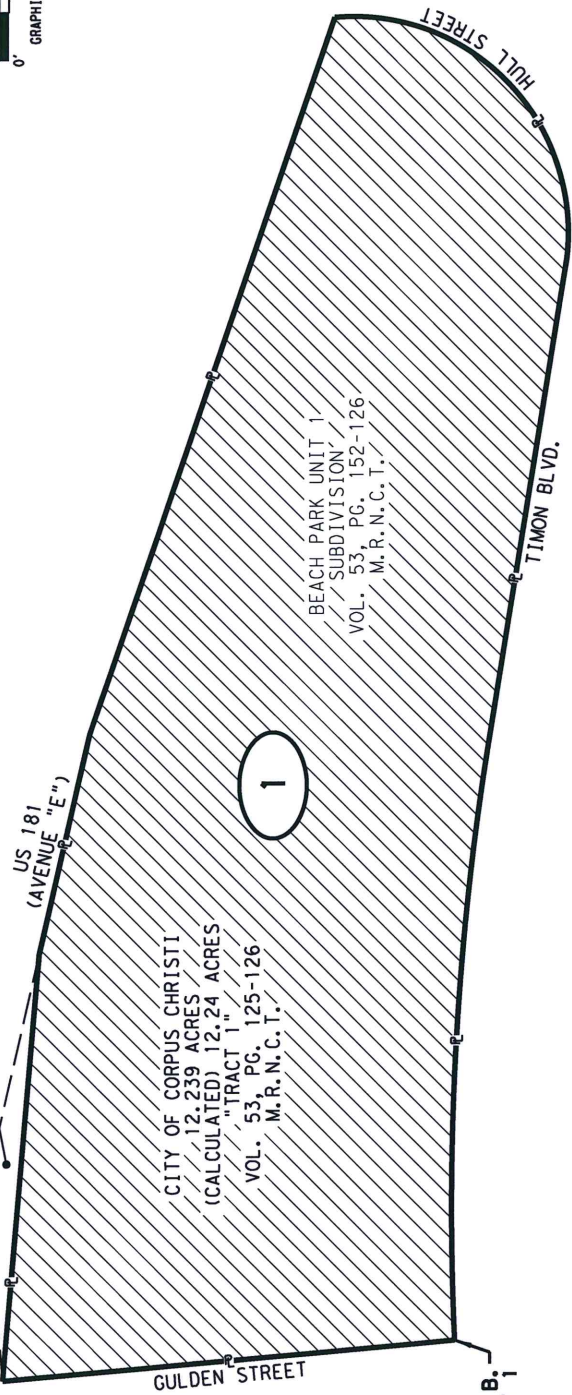
1-24-19

Bennie L. Galvan
Registered Professional Land Surveyor
License No. 5229, State of Texas
CivilCorp, LLC - 4611 E. Airline Suite #300, Victoria, Texas 77904
361-570-7500
Texas Firm Registration No. 100576-00



ENRIQUEZ VILLAREAL ABSTRACT 1

STREET DEDICATION
(CALCULATED) 0.1766 ACRES
VOL. 53, PG. 125-126
M. R. N. C. T.



PROPERTY SKETCH

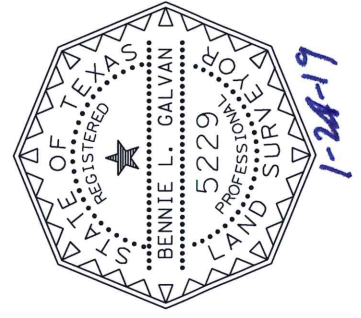
CITY OF CORPUS CHRISTI
(CALCULATED) 12.24 ACRES
"TRACT 1"
VOL. 53, PG. 125-126
M. R. N. C. T.

- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), MAD 1983 (93). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

LEGEND

- N TRACT NUMBER
- FOUND TxDOT TYPE I MONUMENT
- SET TxDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CIVILCORP"
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- REF. CNR. REFERENCE CORNER
- P.O.B. POINT OF BEGINNING
- D.R.N.C.T. DEED RECORDS, NUECES COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS, NUECES COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- D.T.R.N.C.T. DEED OF TRUST RECORDS, NUECES COUNTY, TEXAS
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- ▬ TAKING AREA LINE
- ▬ PROPERTY LINE
- ▬ EASEMENT LINE

AREA TABLE (ACRES)		
APPROX. EXISTING AC	TAKING AC/SF	REMAINDER AC
12.24 AC	12.24 AC 533,144 SF	0.000 AC



Civil Corp
ENGINEERS & SURVEYORS
4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904
TYPE REGISTRATION #F-10283 TYPE REGISTRATION #100576-00

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AUGUST 2018.

BENNIE L. GALVAN
RPLS#5229

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DISTRICT: 16	PLAT SHOWING	COUNTY
CORPUS CHRISTI	TRACT 1	NUECES
HARBOR BRIDGE PROJECT	NORTH BEACH WETLANDS	HWY. NO. 181
TAKING ACRES	12.24 ACRES (533,144 SF)	

PAGE 4 OF 6

STREET DEDICATION
(CALCULATED) 0.1766 ACRES
VOL. 53, PG. 125-126
M.R.N.C.T.

FOUND 1" IRON ROD
EXISTING R.O.W.
101
(CALLED N41°45'56"E 444.57')
N41°36'10"E 444.57'

US 181
(250' R.O.W.)
VOL. 408, PG. 299
VOL. 413, PG. 515
D.R.N.C.T.
(CALLED N49°43'25"E 234.01')
N49°33'38"E 234.01'

20' YARD REQUIREMENT
VOL. 53, PG. 125-126
M.R.N.C.T.

BEACH PARK UNIT 1
SUBDIVISION
VOL. 53, PG. 152-126
M.R.N.C.T.

CITY OF CORPUS CHRISTI
12.239 ACRES
(CALCULATED) 12.24 ACRES
"TRACT 1"
VOL. 53, PG. 125-126
M.R.N.C.T.

1

STREET CLOSED BY ORDINANCE NO. 20198

GULDEN STREET
(60' R.O.W.)
N58°21'47"W 472.67'
(CALLED N58°12'W 472.67')

20' YARD REQUIREMENT
VOL. 53, PG. 125-126
M.R.N.C.T.

L=622.39'
R=3,018.49'
Δ=11°48'50" LT.
CB=539°56'56"W
CL=621.29'

P.O.B.
TRACT 1
N=17,193,062.06
E=1,345,364.20

TIMON BLVD.
(60' R.O.W.)
S45°51'21"W 510.17'
(CALLED S46°01'08"W 510.17')

EXISTING R.O.W.

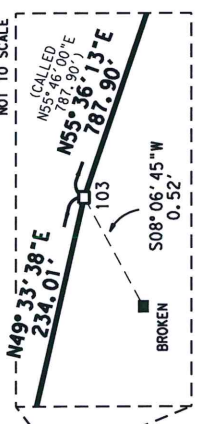
CITY OF CORPUS CHRISTI
0.807 ACRES
"TRACT 3"
VOL. 53, PG. 125-126
M.R.N.C.T.

ENRIQUEZ VILLAREAL
ABSTRACT 1
BEACH PARK UNIT 1
SUBDIVISION
VOL. 53, PG. 152-126
M.R.N.C.T.

REF. CNR.
TRACT 1
EXISTING P.O.W.



SCALE: 1" = 100' (8 1/2" X 11")
0' 50' 100'
GRAPHIC SCALE IN FEET
DETAIL
NOT TO SCALE



MATCHLINE PAGE 6

LEGEND

- TRACT NUMBER
- FOUND TxDOT TYPE I MONUMENT
- SET TxDOT TYPE II MONUMENT
- SET 3/8" IRON ROD WITH "CIVILCORP" STAMPED
- FOUND 3/8" IRON ROD (UNLESS OTHERWISE NOTED)
- REF. CNR. REFERENCE CORNER
- P.O.B. POINT OF BEGINNING
- D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS
- D.T.R.N.C.T. DEED OF TRUST RECORDS NUECES COUNTY, TEXAS
- M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
- TAKING AREA LINE
- PROPERTY LINE
- EASEMENT LINE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH ZONE (42051), NAD 1983 (93). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL. ALL DISTANCES ARE BASED ON US SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

Civil Corp
ENGINEERS & SURVEYORS
4611 AIRLINE ROAD, SUITE 900, VICTORIA, TEXAS 77904
TYPE REGISTRATION #F-10283 TRPLS REGISTRATION #100576-00



Texas Department of Transportation	
DISTRICT: 16	PLAT SHOWING
CORPUS CHRISTI	TRACT 1
HARBOR BRIDGE PROJECT	NORTH BEACH WETLANDS
TAKING ACREAGE	12.24 ACRES (533, 144 SF)
COUNTY	NUECES
HWY. NO.	181

POINT	MONUMENTATION TABLE	
	NORTHING	EASTING
100	17,192,990.72	1,345,470.73
101	17,193,309.99	1,344,961.77
102	17,193,642.43	1,345,256.95
103	17,193,794.22	1,345,435.06
106	17,193,538.35	1,345,763.13

(AVENUE "E")
 (100' R.O.W.)
 VOL. A, PG. 30-32
 M.R.N.C.T.

US 181
 (250' R.O.W.)
 VOL. 408, PG. 299
 D.R.N.C.T.

(CALLED N55°46'00"E 787.90')
N55°36'13"E 787.90'

CITY OF CORPUS CHRISTI
 12.239 ACRES
 (CALCULATED) 12.24 ACRES
 "TRACT 1"
 VOL. 53, PG. 125-126
 M.R.N.C.T.

BEACH PARK UNIT 1
 SUBDIVISION
 VOL. 53, PG. 152-126
 M.R.N.C.T.

20' YARD REQUIREMENT
 VOL. 53, PG. 125-126
 M.R.N.C.T.

S45°51'21"W 510.17'
 (CALLED S46°01'08"W 510.17')
TIMON BLVD.
 (60' R.O.W.)

ENRIQUEZ VILLAREAL ABSTRACT 1

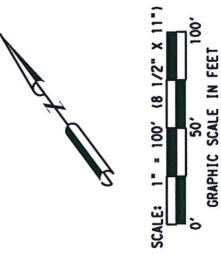
1

HULL STREET
 (VARIABLE WIDTH R.O.W.)

L=398.54'
R=225.00'
Δ=101°29'15"-RT.
CB=507'15".35"-E
CL=348.45'

(CALLED L=398.54'
 R=225'
 Δ=101°29'13"
 T=275.32')

STREET CLOSED BY
 ORDINANCE NO. 20198



LEGEND

- TRACT NUMBER
- FOUND TxDOT TYPE I MONUMENT
- SET TxDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CIVILCORP"
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- REFERENCE CORNER
- P.O.B.
- POINT OF BEGINNING
- D.R.N.C.T.
- DEED RECORDS, NUECES COUNTY, TEXAS
- O.R.N.C.T.
- OFFICIAL RECORDS, NUECES COUNTY, TEXAS
- O.P.R.N.C.T.
- OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- D.T.R.N.C.T.
- DEED OF TRUST RECORDS, NUECES COUNTY, TEXAS
- M.R.N.C.T.
- MAP RECORDS, NUECES COUNTY, TEXAS
- TAKING AREA LINE
- PROPERTY LINE
- EASEMENT LINE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 1983 (93). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL. ALL DISTANCES ARE BASED ON US SURVEY FEET. DESCRIPTION OF EVEN DATE WAS PROPERTY DESCRIPTION IN CONJUNCTION WITH THIS PLAT.
- 2.

MONUMENTATION TABLE		
POINT	NORTHING	EASTING
104	17,194,239.31	1,345,470.73
105	17,193,893.66	1,346,129.22

Civil Corp
 ENGINEERS - SURVEYORS
 4811 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS, 77904
 TBP# REGISTRATION WF-10293 TOL#S REGISTRATION #100576-00



DISTRICT: 16		PLAT SHOWING	
CORPUS CHRISTI		TRACT 1	
HARBOR BRIDGE PROJECT		NORTH BEACH WETLANDS	
COUNTY		NUECES	
HWY. NO.		181	
TAKING ACRES		12.24 ACRES (533, 144 SF)	
PAGE		6 OF 6	

<* 1 \$ Parcel Closure Report: TRACT1

<* 2 \$ ----- US 181 HB Wetlands -----

<* 3 \$ Start Coordinates, North: 17193062.06 East: 1345364.20 Name: 14

<* 4 \$ Line: N 58^ 21' 47" W Dist.: 472.67 PtNum: 15

<* 5 \$ Line: N 41^ 36' 10" E Dist.: 444.57 PtNum: 16

<* 6 \$ Line: N 49^ 33' 38" E Dist.: 234.01 PtNum: 17

<* 7 \$ Line: N 55^ 36' 13" E Dist.: 787.90

<* 8 \$ Curve: C2 Rad.: 225.00 Delta: 101^ 29' 15" rt. Arc: 398.54

<* 9 \$ Degree: 25^ 27' 53" Tan.: 275.32 Mid Ord.: 82.62 Ext. 130.57

<* 10 \$ Chord Bearing: S 7^ 15' 35" E Chord Dist.: 348.45

<* 11 \$ Line: S 45^ 51' 21" W Dist.: 510.17

<* 12 \$ Curve: C3 Rad.: 3018.49 Delta: 11^ 48' 50" lft. Arc: 622.39

<* 13 \$ Degree: 1^ 53' 53" Tan.: 312.30 Mid Ord.: 16.03 Ext. 16.11

<* 14 \$ Chord Bearing: S 39^ 56' 56" W Chord Dist.: 621.29

<* 15 \$ End Coordinates, North: 17193062.05 East: 1345364.20

<* 16 \$ Error North: -0.01 Error East: -0.00

<* 17 \$ Error Direction: N 12^ 55' 23" E Total Distance Error: 0.01

<* 18 \$ Error of Closure: 1/267264.11

<* 19 \$ Perimeter: 3470.25

<* 20 \$ Area: sq. Feet: 533144 Acres: 12.24

EXHIBIT "A"

County: Nueces
Highway: US 181
Project: North Beach Wetlands

Page 1 of 5
Dated: August 31, 2018
Revised:

Property Description for Tract 2

Being a 4.504 acre (196,214 square feet) parcel of land, situated in the Enriquez Villareal Survey, Abstract Number 1, Nueces County, Texas, being a portion of a 9.315 acre tract of land described as "Tract 2" of the Beach Park Unit 1 Subdivision as shown by plat thereof, dated February 10, 1988, recorded in Volume 53, Pages 125-126 of the Map Records of Nueces County, Texas (M.R.N.C.T.), also being the same tract of land conveyed to the City of Corpus Christi as shown by said plat. Metes and bounds description of said 4.504 acre parcel is as follows:

BEGINNING at a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the south corner of the herein described tract, lying in the southeast line of said Tract 2, the northwest line of Lot 10, Block 385 of the Brooklyn Addition as shown by plat thereof, recorded in Volume A, Page 30-32 of the M.R.N.C.T., and having State Plane Coordinates of N=17,193,247.80, E=1,346,167.18, from which a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for reference bears South 31 deg. 19 min. 01 sec. West, a distance of 218.64 feet, said reference rod being the South corner of said Tract 2, lying in the northwest line of Lot 2, Block 385 of said Addition and the existing northeast right-of-way line of Sandbar Street (60 foot right-of-way), from which a 1 inch diameter iron pipe found bears South 37 deg. 50 min. 35 sec. West, a distance of 0.36 feet, said reference rod also having State Plane Coordinates of N= 17,193,115.52, E=1,346,086.71;

- (1) **THENCE**, North 62 deg. 11 min. 23 sec. West, severing said Tract 2, a distance of 451.65 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the herein described tract, lying in the northwest line of said Tract 2 and the existing southeast right-of-way line of Timon Boulevard (right-of-way width varies), said iron rod also having State Plane Coordinates of N= 17,193,458.52, E= 1,345,767.70 and being the beginning of a non-tangent curve to the right;
- (2) **THENCE**, With the northwest line of said Tract 2, the southeast right-of-way line of said Timon Boulevard, and said curve to the right having a radius of 2,958.49 feet (Called – 2,958.49 feet), a central angle of 01 deg. 00 min. 56 sec., an arc length of 52.44 feet, and a chord which bears North 45 deg. 21 min. 01 sec. East, a distance of 52.44 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the end of said curve, and having State Plane Coordinates of N=17,193,495.37, E=1,345,805.00, from which a found 5/8 inch diameter iron rod bears North 11 deg. 38 min. 36 sec. West, a distance of 0.51 feet;

EXHIBIT "A"

County: Nueces
Highway: US 181
Project: North Beach Wetlands

Page 2 of 5
Dated: August 31, 2018
Revised:

Property Description for Tract 2

- (3) **THENCE**, North 45 deg. 51 min. 21 sec. East, with the northwest line of said Tract 2 and the existing southeast right-of-way line of said Timon Boulevard, a distance of 510.17 feet (Called – North 46 deg. 01 min. 08 sec. East, 510.17 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract, and having State Plane Coordinates of N=17,193,850.69, E=1,346,171.10;
- (4) **THENCE**, North 52 deg. 38 min. 48 sec. East, with the northwest line of said Tract 2 and the existing southeast right-of-way line of said Timon Boulevard, a distance of 68.08 feet (Called – North 52 deg. 48 min. 35 sec. East, 68.08 feet) to a 5/8 inch diameter iron rod found for the North corner of the herein described tract, and having State Plane Coordinates of N= 17,193,891.99, E= 1,346,225.21, from which a 5/8 inch diameter iron rod found for reference bears North 47 deg. 10 min. 07 sec. East, a distance of 109.33 feet;
- (5) **THENCE**, South 28 deg. 52 min. 23 sec. East, severing said Tract 2, a distance of 293.87 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract, and having State Plane Coordinates of N=17,193,634.65, E=1,346,367.11, said iron rod being an angle point in the southeast line of said Tract 2 and the northwest line of Block 387 of said Brooklyn Addition;
- (6) **THENCE**, South 00 deg. 21 min. 13 sec. West, with the southeast line of said Tract 2 and the northwest line of said Block 387, a distance of 70.61 feet (Called – South 0 deg. 31 min. West, 70.61 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract, and having State Plane Coordinates of N= 17,193,564.04, E= 1,346,366.68;
- (7) **THENCE**, South 89 deg. 29 min. 13 sec. West, with the common line of said Tract 2 and said Block 387, a distance of 7.14 feet (Called – South 89 deg. 39 min. West, 7.14 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract, and having State Plane Coordinates of N=17,193,563.98, E=1,346,359.54;
- (8) **THENCE**, South 31 deg. 18 min. 54 sec. West, (Called – South 31 deg. 28 min. 41 sec. West) with the common line of said Tract 2, said Block 387 and said Block 385, a distance of 370.09 feet to the **POINT OF BEGINNING**, containing 4.504 acre (196,214 square feet) of land.

EXHIBIT "A"

County: Nueces
Highway: US 181
Project: North Beach Wetlands

Page 3 of 5
Dated: August 31, 2018
Revised:

Property Description for Tract 2

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), NAD 1983 (93). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal. All distances are based on U.S. Survey Feet.

A plat of even date was prepared in conjunction with this property description.

This survey was performed on the ground under my supervision during August 2018.



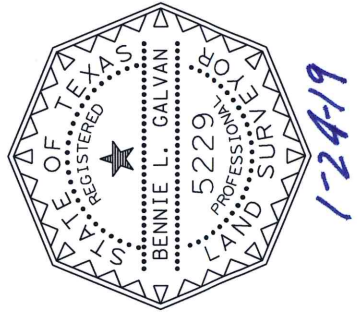
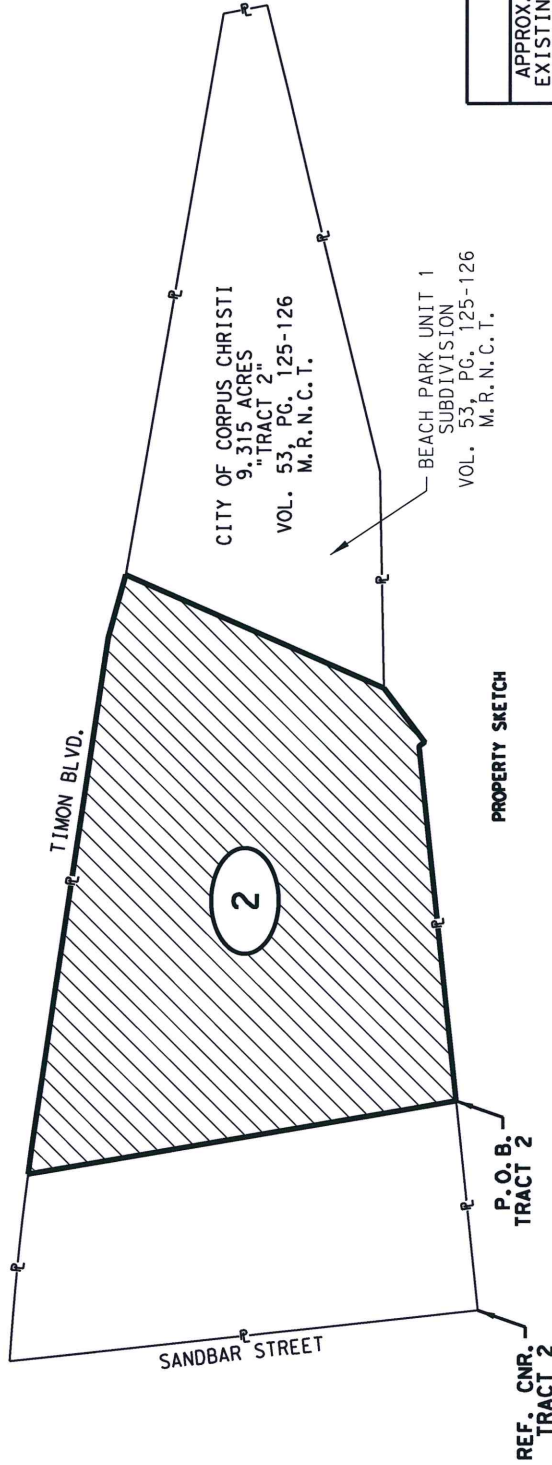
1-24-19

Bennie L. Galvan
Registered Professional Land Surveyor
License No. 5229, State of Texas
CivilCorp, LLC - 4611 E. Airline Suite #300, Victoria, Texas 77904
361-570-7500
Texas Firm Registration No. 100576-00

ENRIQUEZ VILLAREAL ABSTRACT 1

SCALE: 1" = 200' (8 1/2" X 11")
 0' 100' 200'
 GRAPHIC SCALE IN FEET

- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 1983 (93), DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL. ALL DISTANCES ARE BASED ON US SURVEY FEET.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.



LEGEND

- (N) TRACT NUMBER
- FOUND TxDOT TYPE I MONUMENT
- SET TxDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CIVILCORP"
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- REF. CNR. REFERENCE CORNER
- P.O.B. POINT OF BEGINNING
- D.R.N.C.T. DEED RECORDS, NUECES COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS, NUECES COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- D.T.R.N.C.T. DEED OF TRUST RECORDS, NUECES COUNTY, TEXAS
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- ▬ TAKING AREA LINE
- ▬ PROPERTY LINE
- - - EASEMENT LINE

AREA TABLE (ACRES)			
APPROX. EXISTING AC	REMAINDER AC.		
TAKING AC/SF	LEFT		
RIGHT			
9.315 AC	4.504 AC	2.211 AC	2.600 AC
	196,214 SF		

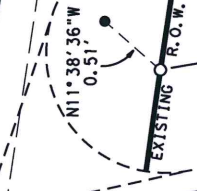
<p>Civil Corp <small>ENGINEERS & SURVEYORS</small> 4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904 TYPE REGISTRATION #F-10283 TIBALS REGISTRATION #100576-00</p>	
I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AUGUST 2018.	
BENNIE L. GALVAN	RPLS#5229
DISTRICT: 16	PLAT SHOWING
CORPUS CHRISTI	TRACT 2
HARBOR BRIDGE PROJECT	NUECES HWY. NO.
	NORTH BEACH WETLANDS
	181
TAKING ACRES	PAGE 4 OF 5
4.504 ACRES (196,214 SF)	

ENRIQUEZ VILLAREAL ABSTRACT 1

TIMON BLVD.
(VARIABLE WIDTH R.O.W.)
(CALLED $N46^{\circ}01'18"E$ 510.17')
 $N45^{\circ}51'21"E$ 510.17'

(CALLED R-2, 958.49')
L=52.44'
R=2,958.49'
A=01^{\circ}00'56" RT.
CB=N45^{\circ}21'01"E
CL=52.44'

EXISTING R.O.W.
201



BEACH PARK UNIT 1
SUBDIVISION
VOL. 53, PG. 125-126
M.R.N.C.T.

CITY OF CORPUS CHRISTI
9.315 ACRES
"TRACT 2"
VOL. 53, PG. 125-126
M.R.N.C.T.

SANDBAR STREET
(60' R.O.W.)

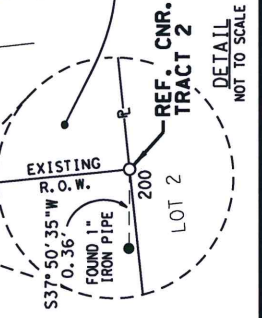
EXISTING R.O.W.

STREET CLOSED BY ORDINANCE NO. 20198
(CALLED $S31^{\circ}28'41"W$)
 $S31^{\circ}18'54"W$ 370.09'

P.O.B.
TRACT 2
N=17,193,247.80
E=1,346,167.18
VOL. A, PG. 30-32
M.R.P.C.T.

BROOKLYN ADDITION
BLOCK 385
VOL. A, PG. 30-32
M.R.P.C.T.

CITY OF CORPUS CHRISTI
9.315 ACRES
"TRACT 2"
VOL. 53, PG. 125-126
M.R.N.C.T.



20' YARD REQUIREMENT
VOL. 53, PG. 125-126
M.R.N.C.T.

2

EXISTING R.O.W.

EXISTING R.O.W.

- LEGEND**
- TRACT NUMBER
 - FOUND TxDOT TYPE I MONUMENT
 - SET TxDOT TYPE II MONUMENT
 - SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CIVILCORP"
 - FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
 - REF. CNR. REFERENCE CORNER
 - P.O.B. POINT OF BEGINNING
 - D.R.N.C.T. DEED RECORDS, NUECES COUNTY, TEXAS
 - O.R.N.C.T. OFFICIAL RECORDS, NUECES COUNTY, TEXAS
 - O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
 - D.T.R.N.C.T. DEED OF TRUST RECORDS, NUECES COUNTY, TEXAS
 - M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
 - TAKING AREA LINE
 - PROPERTY LINE
 - EASEMENT LINE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 1983 (93). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTORS, LOGGING THE DISTANCES AND ADJUSTING THE SURFACE DISTANCES TO BE EQUAL, ALL DISTANCES ARE BASED ON US SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

CivilCorp
ENGINEERING & SURVEYING
4611 ARLING ROAD, SUITE 100, WICKLIFF, TEXAS 75415
TYPE REGISTRATION #F-0293 TYPE'S REGISTRATION #100576-00

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Texas Department of Transportation

DISTRICT 16	PLAT SHOWING	COUNTY
CORPUS CHRISTI	TRACT 2	NUECES
HARBOR BRIDGE PROJECT	NORTH BEACH WETLANDS	HWY. NO.
		181

TAKING AREA 4.504 ACRES (196,214 SF) PAGE 5 OF 5

MONUMENTATION TABLE

POINT	NORTHING	EASTING
200	17,193,115.52	1,346,086.71
201	17,193,458.52	1,345,767.70
202	17,193,495.37	1,345,805.00
203	17,193,850.69	1,346,171.10
204	17,193,891.99	1,346,225.21
205	17,193,634.65	1,346,367.11
206	17,193,564.04	1,346,366.68
207	17,193,563.98	1,346,359.54

<* 21 \$ Parcel Closure Report: TRACT2

<* 22 \$ ----- US 181 HB Wetlands -----

<* 23 \$ Start Coordinates, North: 17193247.80 East: 1346167.18 Name: 3

<* 24 \$ Line: N 62^ 11' 23" W Dist.: 451.65

<* 25 \$ Curve: C1 Rad.: 2958.49 Delta: 1^ 00' 56" rt. Arc: 52.44

<* 26 \$ Degree: 1^ 56' 12" Tan.: 26.22 Mid Ord.: 0.12 Ext. 0.12

<* 27 \$ Chord Bearing: N 45^ 21' 01" E Chord Dist.: 52.44

<* 28 \$ Line: N 45^ 51' 21" E Dist.: 510.17 PtNum: 1

<* 29 \$ Line: N 52^ 38' 48" E Dist.: 68.08 PtNum: 9

<* 30 \$ Line: S 28^ 52' 23" E Dist.: 293.87 PtNum: 8

<* 31 \$ Line: S 0^ 21' 13" W Dist.: 70.61 PtNum: 7

<* 32 \$ Line: S 89^ 29' 13" W Dist.: 7.14 PtNum: 6

<* 33 \$ Line: S 31^ 18' 54" W Dist.: 370.09

<* 34 \$ End Coordinates, North: 17193247.80 East: 1346167.19

<* 35 \$ Error North: 0.00 Error East: 0.01

<* 36 \$ Error Direction: S 73^ 28' 46" W Total Distance Error: 0.01

<* 37 \$ Error of Closure: 1/227864.62

<* 38 \$ Perimeter: 1824.05

<* 39 \$ Area: sq. Feet: 196214 Acres: 4.504