

Metes and Bounds Description
For a 4139- Acre Land Area

STATE OF TEXAS
COUNTY OF NUECES

Being, a 4139-acre land area out of Nueces County, Texas, for “Tax Increment Reinvestment Zone (TIRZ) No. 7”, in the London Area, said 4139-acre area being more particularly described by metes and bounds as follows:

Beginning, on the Southeast right-of-way line of London Pirate Road (formerly County Road 33), at the Northwest corner of a 33.586-acre tract of land described by deed recorded in Document No. 2022022057, Official Publics Records of Nueces County, Texas, and Westernmost corner of a 2.003-acre tract of land described by deed to Kenneth Schroeder recorded in Document No. 2018028597, of said Official Records, for the Northwest corner of the area herein described;

Thence, with the Southwest boundary line of said 2.003-acre tract, South 69°50’37” East, a distance of 300.01 feet, to a Northwest interior corner of the area herein described and the Southernmost corner of said 2.003-acre tract;

Thence, with the Southeast boundary line of said 2.003-acre tract, North 20°25’17” East, a distance of 38.76 feet, to a Northwest corner of the area herein described, and lower Southwest corner of London Towne Subdivision Unit 2 (a map recorded in Volume 69, Pages 646 – 647, Map Records of Nueces County, Texas);

Thence, with the South boundary line of said London Towne Subdivision Unit 2, and North boundary line of said 33.586-acre tract, to the West boundary line of a 298.57-acre tract described by deed to The London Proper, LLC, recorded in Document No. 2020019585, of said Official Records, North 89°13’33” East, a distance of 2085.37 feet, to the Southeast corner of said London Towne Subdivision Unit 2, for an interior Northwest corner of the area herein described;

Thence, with the West boundary line of said 298.57-acre tract, North 18°02’38” East, a distance of 891.92 feet to the South boundary line of a 308.99-acre tract described by deed to The Joslin Partnership, Ltd., recorded in Document No. 941343, of said Official Records, to the Northeast corner of said London Towne Subdivision Unit 2, and for a Northwest corner of the area herein described;

Thence, with the South boundary line of said 308.99-acre tract, and North boundary line of said 298.57- acre tract, North 89°06’46” East, a distance of 2664.93 feet to an interior corner of said 308.99-acre tract, for a North corner of the area herein described;

Thence, with the East line of said 298.57-acre tract and South boundary line of said 308.99-acre tract, South 17°52’30” West, a distance of 1568.15 feet to an exterior South corner of said 308.99-acre tract, for an interior North corner of the area herein described;

Thence, with the South boundary of said 308.99-acre tract and North boundary of said 298.57-acre tract, North 89°23'16" East, a distance of 1863.84 feet, to the West right-of-way line of State Highway 286, the East boundary line of said 298.57-acre tract, for a North corner of the area herein described;

Thence, with the West boundary line of State Highway 286, and East boundary line of said 298.57-acre tract, South 17°50'44" West, a distance of 128 feet, more or less, for a North corner of the area herein described;

Thence, over and across said State Highway 286, with the Southwest boundary line of Bay Area Fellowship Church Tract, Block 1, Lot 1 (a map recorded in Volume 64, Pages 170 – 171, of said Map Records), over and across a 61.621-acre tract described by deed to Bay Area Fellowship, recorded in Document No. 2004004196, of said Official Records; over and across a 4.04-acre tract described by deed to Weber Greene, Ltd., recorded in Document No. 2004004195, of said Official Records, South 71°16'15" East, a distance of 2575 feet, more or less, to the West boundary line of a 36.274-acre tract of land described by deed to 8321 Weber, LLC, recorded in Document No. 2012027806, of said Official Records, for an interior North corner of the area herein described;

Thence, with the West boundary line of said 36.274-acre tract, North 18°00'20" East, a distance of 757 feet, more or less, to a North corner of the area herein described;

Thence, over and across said 36.274-acre tract, South 70°21'13" East, a distance of 807 feet, more or less, to the West boundary line of a 32.41-acre tract described by deed to 8321 Weber, LLC, recorded in Document No. 2012027806, of said Official Records, for a North corner of the area herein described;

Thence, with the West boundary of said 32.41-acre tract, South 00°06'30" West, a distance of 1142 feet, more or less, to a point on the West boundary line of said 32.41-acre tract, and the East boundary line of a 1.26-acre tract described by deed to Megan's Oasis, LLC, recorded in Document No. 2009016332, of said Official Records, for an interior North corner of this tract, said corner lying approximately 300 feet North of the North right-of-way line of Weber Road (FM 43);

Thence, parallel to and approximately 300 feet North of the North right-of-way line of Weber Road (FM 43), over and across said 32.41-acre tract; over and across a 29.01-acre tract described by deed to Colson Family Partnership, L.P., recorded in Document No. 2009030556; over and across a 0.9942-acre tract described by deed to Oso-Weber Investments, LLC, recorded in Document No. 2009031551, of said Official Records, North 89°08'19" East, a distance of 1935 feet, more or less, for a North corner of this area, and lying in a 41.30-acre tract described by deed to Colson Family Partnership, L.P., recorded in Document No. 2009042661, of said Official Records;

Thence, continuing parallel to and approximately 300 feet North of the North right-of-way line of said Weber Road, North 84°10'49" East, a distance of 1474 feet, more or less, over and across a 5.71-acre tract described by deed to Frank George Engels III, et al, recorded in Document No. 2003009318, of said Official Records; over and across a 5.61-acre tract also described by deed

recorded in Document No. 2003009318, of said Official Records; over and across a 6.00-acre tract described by deed to William M. Bell, recorded in Document No. 2006024482, of said Official Records; over and across a 35.02-acre tract described by deed to SecurCare MoveIt McAllen, LLC, recorded in Document No. 2021066255, of said Official Records; over and across a 2.61-acre tract of land described by Affidavit by Michael W. Eggleston, recorded in Document No. 2006001795, of said Official Records; over and across a 1.82-acre tract described by deed to 7701 Weber, LLC, recorded in Document No. 2023011291, of said Official Records, to a Northeast corner of this tract, said corner lying approximately 300 feet North of the North right-of-way line of said Weber Road and also lying inside of said 35.02-acre tract;

Thence, South 08°20'26" East, a distance of 368 feet, more or less, to the centerline of said Weber Road, for a Northeast corner of the area herein described;

Thence, with the centerline of said Weber Road, North 85°04'53" East, a distance of 928 feet, more or less, to the approximate South bank of the Oso Creek, for a Northeast corner of the area herein described;

Thence, with the meanders of the South bank of the Oso Creek:

Thence, South 45°56'07" East, a distance of 134 feet, more or less;

Thence, South 52°33'05" East, a distance of 1846 feet, more or less;

Thence, South 44°10'06" East, a distance of 437 feet, more or less;

Thence, South 05°00'59" East, a distance of 1002 feet, more or less;

Thence, South 07°55'53" East, a distance of 307 feet, more or less, to the approximate Southeast corner of a 224.71-acre tract described by deed to Denton-Whitworth Investment, Ltd., recorded in Document No. 1996005133, of said Official Records, and approximate Northeast corner of a 171.517-acre tract described by deed to John C. Tamez, recorded in Document No. 2002021903, of said Official Records, for an exterior East corner of the area herein described;

Thence, WEST, with the North boundary line of said 171.517-acre tract, at 1462 feet pass the Northeast corner of a 99.517-acre tract described by deed to Mostaghazi Investment Trust, recorded in Document No. 2021022985, of said Official Records, at 2401 feet pass the Southeast corner of a 28.93-acre tract described by deed to MPM Development, LP, recorded in Document No. 2022015431, of said Official Records, in all a distance of 4750 feet, more or less, to the approximate Northwest corner of said 99.517-acre tract, and approximate Southwest corner of said 28.93- acre tract, for an interior East corner of the area herein described;

Thence, SOUTH, at 1409 feet pass the Southwest corner of said 99.517-acre tract, in all a distance of 2640 feet to the approximate Southwest corner of said 171.517-acre tract, and approximate Northwest corner of a 320-acre tract described by deed to Milton Ross Russell, recorded in Document No. 1999035422, of said Official Records, for an interior East corner of the area herein described;

Thence, with the North boundary line of said 320-acre tract, and South boundary line of said 171.517-acre tract, EAST, 5239 feet to the approximate Northeast corner of said 320-acre tract, for an East corner of the area herein described;

Thence, with the approximate East boundary line of said 320-acre tract; continuing with the approximate East boundary line of an 80-acre North Tract, and 80-acre South Tract, described by deed to Nueces Real Estate Partnership, L.P., recorded in Document No. 2004037243, of said Official Records; over and across South Staples Street; over and across a 2.576-acre tract described by deed to Mr. W. Fireworks, Inc., recorded in Document No. 2019021302, of said Official Records, South 01°16'20" East, a distance of 8241 feet, more or less, to the Southeast corner of said 2.576-acre tract, for the Southeast corner of the area herein described;

Thence, with the South boundary line of said 2.576-acre tract, over and across a 45.315-acre remainder tract, out of a 157-acre tract described by deed to Marie Helen Cabaud Meaney, recorded in Document No. 2012025925, of said Official Records, South 89°18'17" West, a distance of 1329 feet, more or less, to the West boundary line of said 157-acre tract, for a Southeast corner off the area herein described;

Thence, with the West boundary line of said 157-acre tract, NORTH, a distance of 290 feet, more or less, to the approximate Northwest corner of said 157-acre tract, in the South right-of-way line of South Staples Street, for a Southeast corner of the area herein described;

Thence, over and across said South Staples Street, North 20°38'13" East, a distance of 100 feet, more or less, to the Southwest corner of said 80-acre South Tract, and approximate Southeast corner of a 20-acre tract described by deed to Anil C. and Vandana A. Patel, recorded in Document No. 2012009406, of said Official Records, for a Southeast corner of the area herein described;

Thence, with the East boundary line of said 20-acre tract, NORTH, a distance of 2016 feet, more or less, to the approximate Northeast corner of Sun George Village Unit 1, a map recorded in Volume 68, Pages 401 – 402, for an interior Southeast corner of the area herein described;

Thence, with the North boundary line of said Sun George Village Unit 1, WEST, a distance of 1320 feet, more or less, to the approximate Northwest corner of said Sun George Village Unit 1, on the East boundary line of The Promenade, a map recorded in Volume 68, Pages 628 – 630, said Map records, for an interior corner of the area herein described;

Thence, with the East boundary line of said The Promenade, North 00°49'41" West, a distance of 563 feet, more or less, to the approximate Northeast corner of The Promenade, for an interior corner of the area herein described;

Thence, with the North boundary line of said The Promenade, South 89°10'30" West, a distance of 1320 feet, more or less, to the approximate Northwest corner of said The Promenade, for an interior corner of the area herein described;

Thence, with the West boundary of said The Promenade, South 00°49'36" East, a distance of 2600 feet, more or less, to the approximate Southwest corner of said The Promenade, for a Southeast corner of the area herein described;

Thence, over and across said South Staples Street, South 12°41'03" East, a distance of 100 feet, more or less, to the approximate Northwest corner of Swan Village – Phase One, a map recorded in Volume 69, Pages 516 – 517, said Map Records, for an exterior corner of the area herein described;

Thence, with the West boundary line of said Swan Village – Phase One, South 00°50'32" West, a distance of 273 feet, more or less, to a Southeast corner of the area herein described;

Thence, over and across a 122.560-acre tract described by deed to AL Development, Inc., recorded in Document No. 2015038326, of said Official Records; over and across a 2.243-acre tract described by deed to Haitham Jifi, M.D., P.A., recorded in Document No. 2024039180, of said Official Records; over and across a 37.440-acre tract described by deed to Cypress Point Capital, LLC, recorded in Document No. 2017046839, of said Official Records, South 89°18'17" West, a distance of 4061 feet, more or less, to an interior South corner of this tract, said corner lying approximately 300 feet South of and parallel to the South right-of-way line of South Staples Street, and lying in a 609.771-acre tract described by deed to Cable Farms Partnership, L.P., recorded in Document No. 2018019101, of said Official Records;

Thence, continuing over and across said 609.771-acre tract, SOUTH, a distance of 2281 feet, more or less, to a South corner of the area herein described;

Thence, continuing over and across said 609.771-acre tract, over and across a 42.72-acre tract described by deed to State of Texas, recorded in Document No. 2021007802, of said Official Records; over and across a 248.08-acre tract described by deed to Turnbull Land & Cattle, Ltd., recorded in Document No. 1998037156, of said Official Records, WEST, a distance of 5253 feet, more or less, to the Southwest corner of this tract, said corner lying in a 74-acre tract of land described by deed to R.L. Owens, recorded in Document No. 1998021455, of said Official Records;

Thence, over and across said 74-acre tract, over and across said South Staples Street, with the approximate West boundary line of a 153.62-acre tract described by deed to Staples/Chapman Ranch Road Highway Properties, LLC, recorded in Document No. 2014004494, of said Official Records, and East boundary line of a 160-acre tract described by deed to Decou Family Partnership, Ltd., recorded in Document No. 2018010904, of said Official Records, NORTH, a distance of 5164 feet, more or less, for a West corner of the area herein described;

Thence, with the approximate North boundary line of said 153.62-acre tract, over and across a 43.3305-acre tract described by deed to John Tamez, recorded in Document No. 2017019047, of said Official Records, EAST, a distance of 1825 feet, more or less, for an interior Southwest corner of the area herein described;

Thence, continuing over and across said 43.3305-acre tract, over and across an 86.661-acre tract described by deed to CC High Points Investments, LLC, recorded in Document No. 2015002948, of said Official Records; over and across a 5.335-acre tract described by deed to County of Nueces, State of Texas, recorded in Document No. 2024018410, of said Official Records; over and across a 10.01-acre tract described by deed to Eleazar Patacsil, recorded in Document No. 2002035024, of said Official Records, NORTH, a distance of 1664 feet, more or less, to the North boundary line of said 10.01-acre tract and South boundary line of a second 10.01-acre tract described by deed to Valentin Salgado, Jr., recorded in Document No. 2006041371, of said Official Records, for an interior West corner of the area herein described;

Thence, with the North boundary line of said 10.01-acre tract and South boundary line of said second 10.01-acre tract South 89°46'20" West, a distance of 281 feet, more or less, to a West corner of the area herein described;

Thence, over and across said second 10.01-acre tract; over and across a 5.005-acre tract described by deed to Estella Robles, recorded in Document No. 2004052329, of said Official Records; over and across a 5.005-acre tract described by deed to Diana Aquilera, recorded in Document No. 2004052330, of said Official Records; over and across a 10.01-acre tract described by deed to Jeffrey P. and Nicole A. Spoor, recorded in Document No. 2013037416, of said Official Records; over and across County Road 20A; over and across a 10.01-acre tract described by deed to Anita Adams, recorded in Document No. 2001022354, of said Official Records; over and across a 7.791-acre tract described by deed to Anita Adams May, recorded in Document No. 2022047120, of said Official Records, NORTH, a distance of 2011 feet, more or less, to the North boundary line of a second 7.791-acre tract described by deed to Anita Adams May, recorded in Document No. 2022046158, of said Official Records, and South boundary line of a 10.01-acre tract described by deed to Isauro and Corinne G. Garcia, recorded in Document No. 2001022353, of said Official Records, for a West corner of the area herein described;

Thence, with the approximate North boundary line of said second 7.791-acre tract, and South boundary line of said 10.01-acre tract, North 89°17'46" East, a distance of 281 feet, more or less, to an interior West corner of the area herein described;

Thence, over and across said 10.01-acre tract; over and across a 160-acre tract described by deed to Lehman Farms, LLC, recorded in Document No. 2010016416, of said Official Records; over and across County Road 22; over and across a second 160-acre tract described by deed to Cuevo Ranch Holdings, Ltd., recorded in Document No. 2012033879, of said Official Records, NORTH, a distance of 4139 feet, more or less, to the North boundary line of said second 160-acre tract, and South boundary of a third 160-acre tract also described by deed recorded in Document No. 2012033879, of said Official Records, for a Northwest corner of the area herein described;

Thence, with the North boundary line of said third 160-acre tract, and South boundary of said second 160-acre tract, South 89°03'41" West, a distance of 2002 feet, more or less, for a Northwest corner of the area herein described;

Thence, over and across said second 160.00-acre tract to the North boundary line of a 39.96-acre tract described by deed to AL Development, Inc., recorded in Document No. 2014036883, of said Official Records, NORTH, a distance of 2433 feet, more or less, for an interior Northwest corner of the area herein described;

Thence, with the North boundary line of London Village, a map recorded in Volume 68, Pages 545 – 546, of said Map Records, over and across a 1.097-acre tract described by deed to Marwell Properties, L.P., recorded in Document No. 2008047808, of said Official Records; over and across a 4.00-acre tract described by deed to Marwell Properties, L.P., recorded in Document No. 2008030697, of said Official Records, South $89^{\circ}11'20''$ West, a distance of 3472 feet, more or less, to the West boundary line of a 25.802-acre tract described by deed to Most Rev. Wm. Michael Mulvey, STL. DD., Bishop of the Diocese of Corpus Christi, a Corporate Sole, and his successors in office, recorded in Document No. 2023009055, of said Official Records, for a Northwest corner of the area herein described;

Thence, with the West boundary line of said 25.802-acre tract, and the East boundary line of Kensington Gardens, a map recorded in Volume 68, Page 774, of said Map Records, North $00^{\circ}44'35''$ West, a distance of 304 feet, more or less, to the South right-of-way line of Weber Road, for an interior Northwest corner of the area herein described;

Thence, with the South right-of-way line of Weber Road, South $89^{\circ}31'23''$ West, a distance of 670 feet, more or less, for a Northwest corner of the area herein described;

Thence, over and across said Weber Road, North $20^{\circ}11'54''$ East, a distance of 728 feet, more or less, to the approximate Northeast corner of Mokry Estates, a map recorded in Volume 68, Page 824, said Map Records, for an interior Northwest corner of the area herein described;


Thence, with the North boundary line of said Mokry Estates, South $89^{\circ}08'55''$ West, a distance of 659 feet, more or less, to the Southeast right-of-way line of London Pirate Road, for a Northwest corner of the area herein described;

Thence, with the Southeast right-of-way line of London Pirate Road, North $20^{\circ}04'31''$ East, a distance of 2294 feet, more or less, to the **Point of Beginning**, containing 4,139 acres of land.

Bearings shown hereon are Grid Bearings, referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and based on the North American Datum of 1983 (2011) Epoch 2010.00.

Unless this metes and bounds description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*




Saul V. Castillo
R.P.L.S. 6192


Date

Seal and Signature applies to all sheets.