

**NOTES:**

- SITE ADDRESS: 1355 FM 665, OLD BROWNSVILLE RD., CORPUS CHRISTI, TEXAS 78415.
- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "A". KNOWN AS AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED; AND ZONE "C", AREAS OF MINIMAL FLOODING (NO SHADING), AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 48549404B5C, MAP REVISED MARCH 18, 1985, FOR NUECES COUNTY, TEXAS.
- \*SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS. \*\*THIS MAP IMAGE HAS BEEN SCALED IN AND IS FOR DISPLAY PURPOSES ONLY AND NOT FOR CONSTRUCTION. A THOROUGH FLOOD STUDY WILL HAVE TO BE PERFORMED.
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
- M.R.N.C.T. = MAP RECORDS NUECES COUNTY, TEXAS.
- D.R.N.C.T. = DEED RECORDS NUECES COUNTY TEXAS.
- PL = DENOTES PROPERTY LINE.
- IRF = IRON ROD FOUND.
- XDS = 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "XDS".
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (<http://texas811.org/>).
- ALL RIGHTS RESERVED © UCCL-308.



*Xavier Sandoval*

REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 5886, STATE OF TEXAS

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 10TH DAY OF AUGUST, 2019.

SURVEY OF 231.4016 ACRES (10,079,853.6 SQ. FEET), OUT OF PARCEL 5 & 6, CUDDIHY FIELD, DOC. NO. 151168, VOL. 1712, PG. 297, D.R.N.C.T. 1355 FM 665, OLD BROWNSVILLE RD., CORPUS CHRISTI, TEXAS 78415.		
DRAWN BY:	DATE:	<b>SURVEYING &amp; MAPPING</b>   <b>SERVICES</b> <small>Xavier D Sandoval SURVEYOR, 210.718.7189 xaviersandoval@gmail.com 320 S. WALNUT AVE, NEW BRAUNFELS, TX 78130</small>
XDS	08/21/2019	
APPROVED:	DATE:	
XDS	** REVISED 08/04/2020	
SCALE:	PROJECT NO.:	
1 : 700	200804	

EXHIBIT "A"

Field Note Description for a **231.4016 acres (10,079,853.6 square feet)**, being out of a called 118.34 acres known as Parcel 4, described as "Tract 1" and a called 140 acre tract known as Parcel 5, described as "Tract 2" and conveyed to Corpus Christi People's Baptist Church, Inc., in Clerk's Files No. 151168, Volume 1712, Page 297, Deed Records of Nueces County, Texas (D.R.N.C.T.) of the former Naval Auxiliary Air Station known as Cuddihy Field, Nueces County, Texas, the said **231.4016 acres (10,079,853.6 square feet)**, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with red cap stamped "URBAN ENGINEERING" found in the west boundary line of a called 442.216 acres as conveyed to d MPB Properties LLC, as recorded in Doc. No. 2010019416, Official Public Records of Nueces County, Texas (O.P.R.N.C.T.) known as Cuddihy Field, same point being in the south Right-of-Way (R.O.W.) of a horizontal curve of Farm to Market (F.M.) 665 (120' R.O.W.), for the northeast corner of the said Parcel 4 described as "Tract 1" as conveyed to CC Peoples Baptist Church, Cuddihy Field in Document No. 151168, Volume 1712, Page 297, D.R.N.C.T., for the "**POINT OF BEGINNING**" and the northeast corner of the herein described 231.4016 acre tract;

**THENCE** South 05°40'46" West, departing the south R.O.W. of the said F.M. 665, along and with the common boundary of the said 442.216 acres (MPB Properties tract), and the east boundary of the called 118.34 acres (CC People's Baptist Church tract), same being the east boundary of the herein described 231.4016 acre tract, a distance of 1,104.93' to a 5/8 inch iron rod with red cap stamped "URBAN ENGINEERING" found for an internal corner of the herein described 231.4016 acre tract;

**THENCE** South 45°58'04" East, at a distance of 2,458.10 feet passing a 5/8 inch iron rod with red cap stamped "URBAN ENGINEERING", found for the east corner of the called 118.34 acres Tract 1, same point being the north corner of the called 140 acres known as Parcel 5, in all a distance of 5,228.64 feet to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set on the common boundary of the called 442.216 acres (MPB Properties tract), for a southeasterly corner of the herein described 231.4016 acre tract;

**THENCE** South 44°01'54" West, crossing into, cutting and severing the called 140 acres (Parcel 5), a distance of 1,024.60 feet to a concrete monument found in the north boundary of a called 172.56 acre tract, as conveyed to Brent M. Ocker, Nueces County Appraisal District Property ID: 186661, for the southeast corner of the herein described 231.4016 acre tract;

**THENCE** North 82°21'14" West, continuing along and with the common boundary of the called 172.56 acre tract (Ocker tract) and the south boundary of the called 140 acres known as Parcel 5, same being the herein described 231.4016 acre tract a distance of 140.00 feet to a 5/8 inch iron found for the southeast corner of a called 13.459 acre tract as conveyed to MPB Properties LLC, in Document No. 2010019416, O.P.R.N.C.T., for an internal corner of the herein described 231.4016 acre tract;

**THENCE** Departing the north line of the called 172.56 acres (Ocker tract), along and with the common boundary of the called 13.459 acre tract (MPB Properties tract) and the herein described 231.4016 acre tract the following three (3) bearings and distances:

1. North 19°20'21" East, a distance of 364.96 feet to a 5/8 inch iron rod found for an internal corner of the herein described 231.4016 acre tract;
2. North 70°40'31" West, a distance of 1,272.06 feet to a 1/2 inch iron rod found for an internal corner of the herein described 231.4016 acre tract;
3. South 19°27'10" West, a distance of 480.68 feet to a 5/8 inch iron rod found on the north boundary line of the called 172.56 acres (Ocker tract) for an internal corner of the herein described 231.4016 acre tract;

**THENCE** North 78°45'12" West, continuing along and with the common boundary of the called 172.56 acre tract (Ocker tract) and the south boundary of the called 140 acres known as Parcel 5, same being the herein described 231.4016 acre tract, a distance of 1,375.48 feet to a 5/8 inch iron found for an internal corner of the herein described 231.4016 acre tract;

**THENCE** North 49°20'59" West, continuing along and with the common boundary of the called 172.56 acre tract (Ocker tract) and the south boundary of the called 140 acres known as Parcel 5, same being the herein described 231.4016 acre tract, at a distance of 734.22 feet to a 1/2 inch iron found for the original partition line between the called 118.34 acres known as Parcel 4, described as "Tract 1" and a called 140 acre tract known as Parcel 5, described as "Tract 2", in all a distance of 1,086.90 feet to a 5/8 inch iron rod found on the east boundary line of a called 21.2492 acre tract known as Tract 7, as described in Volume 1712, Page 302, D.R.N.C.T., for an internal corner of the herein described 231.4016 acre tract;

**THENCE** North 00°50'11" West, continuing along and with the common boundary of the called 21.2492 acres (Tract 7), then crossing into a called 43.0 acre tract as described in Volume 1712, Page 302, D.R.N.C.T., and the herein described 231.4016 acre tract, a distance of 797.37 feet for an internal corner of the herein described 231.4016 acre tract;

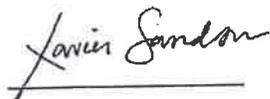
**THENCE** Crossing into, cutting and severing the called 118.34 acres known as Parcel 4, described as "Tract 1", the following three (3) bearings and distances:

1. North 89°05'26" East, a distance of 67.66 feet to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set for an internal corner of the herein described 231.4016 acre tract;
2. North 00°50'11" West, a distance of 514.07 feet to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set for an internal corner of the herein described 231.4016 acre tract;
3. North 37°27'41" West, a distance of 113.42 feet to the common boundary of a called 79.2 acre tract known as "Tract 3", and the called 118.34 acres known as Parcel 4, described as "Tract 1", same being same being the herein described 231.4016 acre tract, a distance of 113.42 feet, to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set for an internal corner of the herein described 231.4016 acre tract;

**THENCE** North 00°50'11" West, continuing along and with the common boundary of called 79.2 acre tract known as "Tract 3", and the called 118.34 acres known as Parcel 4, described as "Tract 1", same being same being the herein described 231.4016 acre tract, a distance of 2,241.76 feet to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set in the south R.O.W. of the said F.M. 665 (120' R.O.W.), as described in Volume 248, Page 219, D.R.N.C.T., same point being on a horizontal curve having a radius of 3,214.17 feet, for the northwest corner of the herein described 231.4016 acre tract;

**THENCE** Along and with the said horizontal curve to the right having the following parameters: Radius 3,214.17, Delta 12°03'38", Arc length 676.57 feet, chord bearing and distance North 87°48'31" East, 675.32 feet to the "POINT OF BEGINNING" and containing within these metes & bounds 231.4016 acres (10,079,853.6 square feet) of land, more or less. (All bearings are based on The Texas State Plane Coordinate System, South Zone 4205, NAD 83).

I hereby certify that the foregoing legal description was prepared from survey performed on the ground under my supervision and it correctly represents the facts found at the time of the survey.



Xavier Sandoval  
Registered Professional Land Surveyor  
License No. 5886 State of Texas  
\*Revised 08/04/2020

