

**PLAT OF  
M&R HOME SOLUTIONS, LLC SUBDIVISION  
LOT 1, BLOCK A**

BEING A REPLAT OF A 4.888-ACRE TRACT OF LAND OUT OF LOTS 7 AND 8, SECTION 36 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A PAGES 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	50.00'	S28° 33' 49"W
L2	50.00'	N61° 26' 11"W
L3	50.00'	N28° 33' 49"E
L4	50.00'	S61° 26' 11"E
L5	50.00'	N61° 26' 11"W
L6	42.08'	N28° 33' 49"E
L7	50.00'	S61° 23' 33"E
L8	42.04'	S28° 33' 49"W

*FLOR PEQUENA HOUSING &  
CONSTRUCTION LLC  
FLOUR BLUFF & ENC FRM GDN  
TRACT 4.888 ACS OUT LT 7 SEC 36*

PARCEL ID: 232273

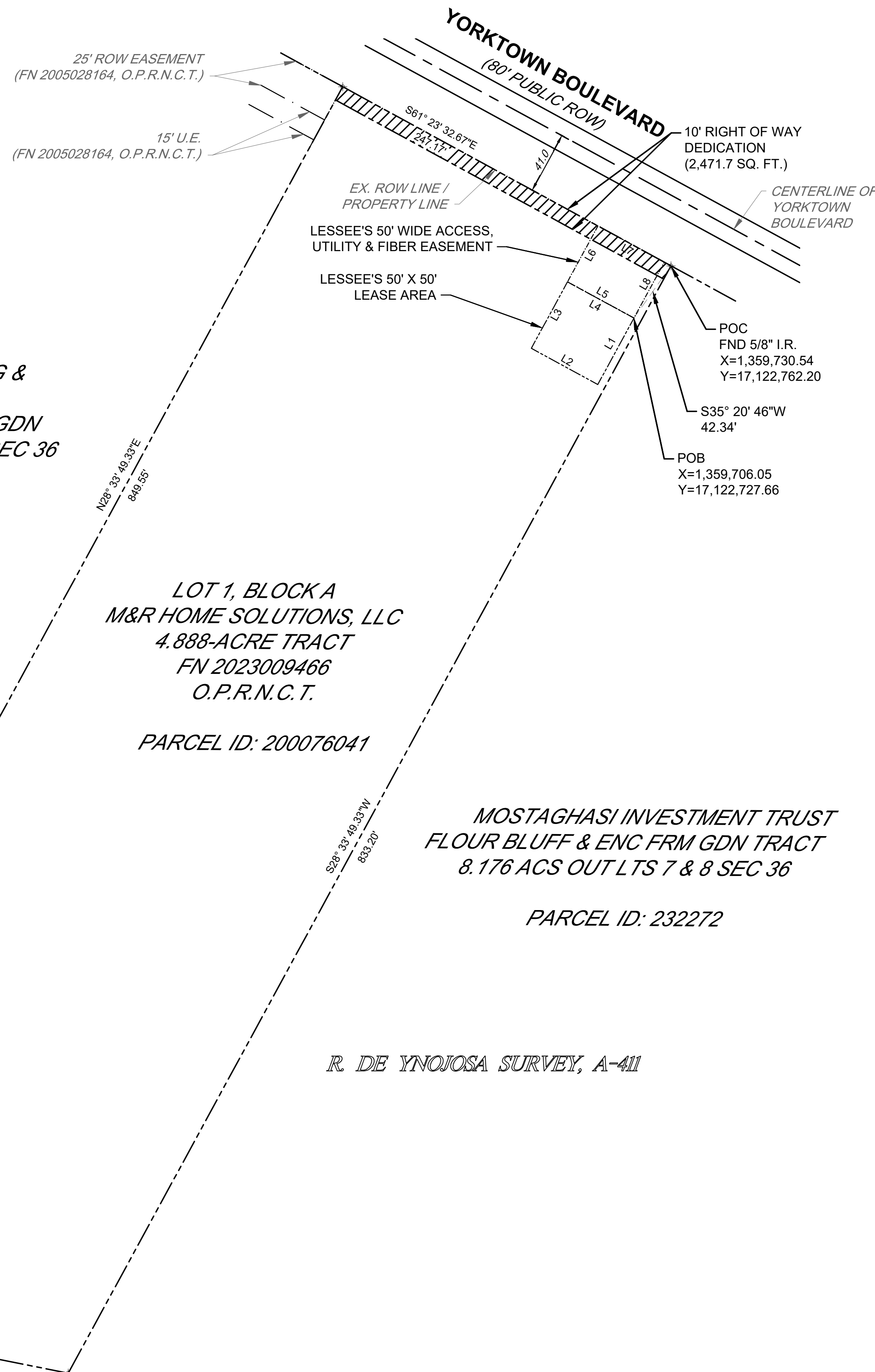
*LOT 1, BLOCK A  
M&R HOME SOLUTIONS, LLC  
4.888-ACRE TRACT  
FN 2023009466  
O.P.R.N.C.T.*

PARCEL ID: 200076041

*MOSTAGHASI INVESTMENT TRUST  
FLOUR BLUFF & ENC FRM GDN TRACT  
8.176 ACS OUT LTS 7 & 8 SEC 36*

PARCEL ID: 232272

*R. DE YNOJOSA SURVEY, A-411*



**PARENT TRACT LEGAL DESCRIPTION:**

FROM THE COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, TOWER TITLE OF TEXAS, LLC, VERTICAL BRIDGE FILE # US-TX-6370, TOWER TITLE FILE# VTB-171696-C, EFFECTIVE DATE: MARCH 28, 2024, COMMITMENT NO. ISSUED APRIL 11, 2024:

A 4.888 ACRE TRACT OF LAND OUT OF LOTS 7 AND 8, SECTION 36, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, A MAP OR WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, SET, ON THE SOUTHWEST RIGHT-OF-WAY LINE OF AN 80.00 FOOT WIDE ROAD, KNOWN AS YORKTOWN ROAD, FOR THE EAST CORNER OF THIS TRACT, FROM WHICH POINT A 600 NAIL, FOUND, FOR THE EAST CORNER OF SAID LOT 8, SECTION 36, BEARS SOUTH 61°00'00" EAST, WITH SAID SOUTHWEST RIGHT OF WAY LINE OF YORKTOWN ROAD, A DISTANCE OF 556.49 FEET, TO A POINT AT ITS INTERSECTION WITH THE SOUTHEAST BOUNDARY LINE OF SAID LOT 8 AND THENCE NORTH 28°57'22" EAST, WITH SAID SOUTHEAST BOUNDARY LINE OF LOT 8, A DISTANCE OF 40.00 FEET;

THENCE, SOUTH 28°57'22" WEST, A DISTANCE OF 833.20 FEET, TO A 5/8 INCH IRON ROD, SET, ON THE MEANDER LINE OF UPLAND VEGETATION OF THE CAYO DEL OSO, OF THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 78°21'11" WEST, WITH SAID MEANDER LINE OF UPLAND VEGETATION, A DISTANCE OF 170.49 FEET, TO 5/8 INCH IRON ROD, SET FOR A CORNER OF THIS TRACT;

THENCE, NORTH 38°46'30" WEST, CONTINUING WITH SAID MEANDER LINE, A DISTANCE OF 91.21 FEET, TO A 5/8 INCH IRON ROD, SET, FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 28°57'22" EAST, A DISTANCE OF 849.55 FEET, TO A 5/8 INCH IRON ROD, SET, ON AFOREMENTIONED SOUTHWEST RIGHT-OF-WAY LINE OF YORKTOWN ROAD, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 61°00'00" EAST, WITH SAID SOUTHWEST RIGHT OF WAY LINE, PARALLEL WITH AND 40.00 FEET DISTANCE THEREFROM, MEASURED AT RIGHT ANGLES THERETO, THE CENTERLINE OF SAID YORKTOWN ROAD, A DISTANCE OF 247.17 FEET, TO THE PLACE OF BEGINNING AND CONTAINING A 4.888 ACRES OF LAND, MORE OR LESS.

PARCEL ID 200076041.

THIS BEING THE SAME PROPERTY CONVEYED TO M&R HOME SOLUTIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM ROEL ROMAN VILLARREAL AND MARY ANN DE LA GARZA, BOTH SINGLE PERSONS IN A DEED DATED MARCH 15, 2023 AND RECORDED MARCH 20, 2023 AS INSTRUMENT NO. 2023009466.

**LESSEE'S 50'X50' LEASE AREA DESCRIPTION:**

BEING A LESSEE'S 50'X50' LEASE AREA CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.888-ACRE TRACT CONVEYED TO M&R HOME SOLUTIONS, LLC AS RECORDED IN FILE NUMBER 2023009466 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 5/8 INCH IRON ROD BEING THE EAST CORNER OF SAID 4.888-ACRE TRACT, LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,730.54 (E), Y=17,122,762.20 (N);

THENCE SOUTH 35 DEGREES 20 MINUTES 46 SECONDS WEST, 42.34 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,706.05 (E), Y=17,122,727.66 (N);

THENCE SOUTH 28 DEGREES 33 MINUTES 49 SECONDS WEST, 50.00 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 61 DEGREES 26 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 33 MINUTES 49 SECONDS EAST, 50.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 61 DEGREES 26 MINUTES 11 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

**LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:**

BEING A LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.0483 ACRES (2,103.18 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.888-ACRE TRACT CONVEYED TO M&R HOME SOLUTIONS, LLC AS RECORDED IN FILE NUMBER 2023009466 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0483-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 5/8 INCH IRON ROD BEING THE EAST CORNER OF SAID 4.888-ACRE TRACT, LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,730.54 (E), Y=17,122,762.20 (N);

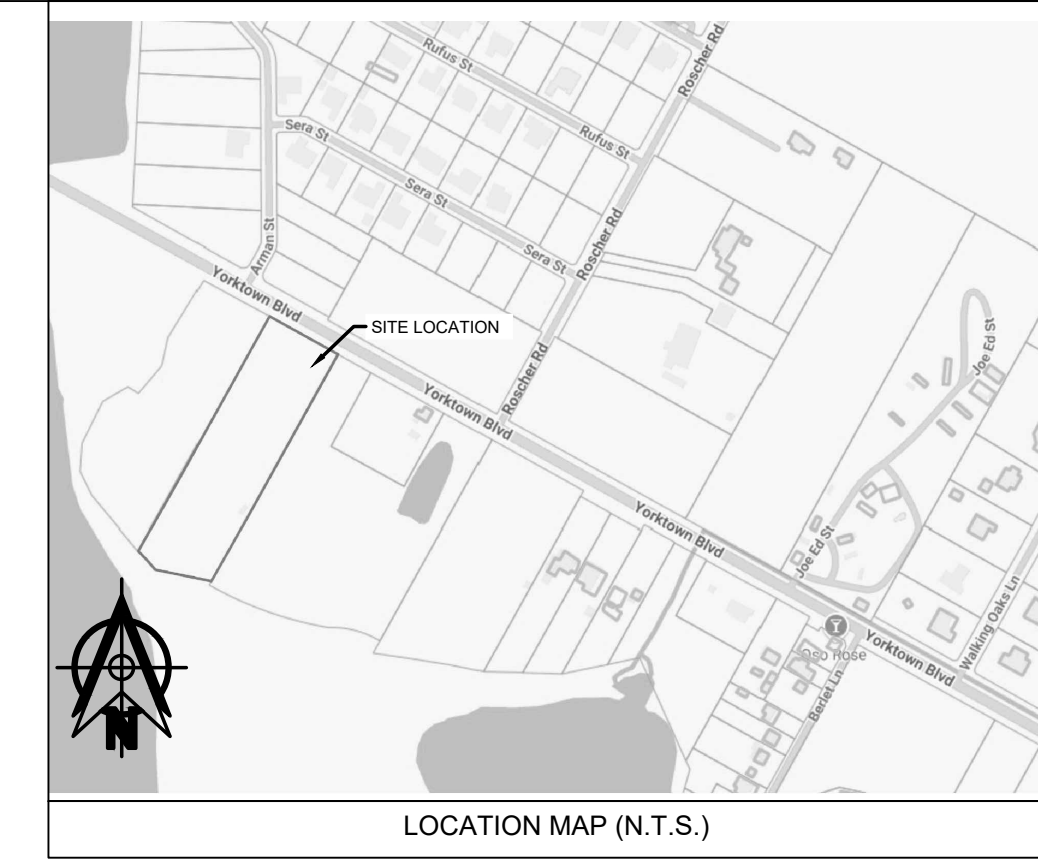
THENCE SOUTH 35 DEGREES 20 MINUTES 46 SECONDS WEST, 42.34 FEET TO THE POINT OF BEGINNING AND EAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,706.05 (E), Y=17,122,727.66 (N);

THENCE NORTH 61 DEGREES 26 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 33 MINUTES 49 SECONDS EAST, 42.08 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, COMMON WITH THE NORTHEASTERLY PROPERTY LINE OF SAID 4.888-ACRE TRACT;

THENCE SOUTH 61 DEGREES 23 MINUTES 33 SECONDS EAST, 50.00 FEET ALONG SAID COMMON LINE TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 28 DEGREES 33 MINUTES 49 SECONDS WEST, 42.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0483 ACRES (2,103.18 SQUARE FEET) OF LAND.



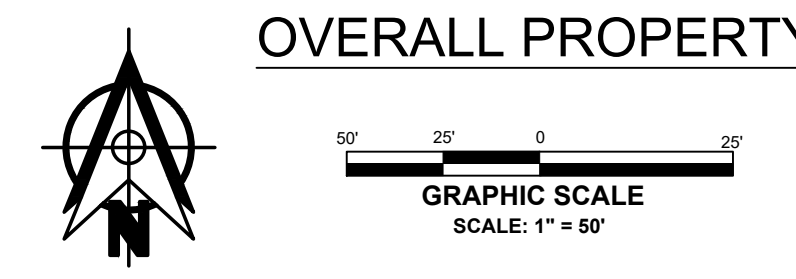
**GENERAL NOTES:**

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID12A) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TD0600, DATE OF SURVEY: 07/26/2024).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A PLAT AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S 50'X50' LEASE AREA AND A LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERTICAL BRIDGE REIT, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S LEASE AREA AND EASEMENT SHOWN HEREON. THE LEASE AREA AND ASSOCIATED EASEMENT WILL NOT BE MONUMENTED.
- THE LESSEE'S 50'X50' LEASE AREA AND THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIE ENTIRELY WITHIN THE PARENT TRACT.
- THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT TERMINATES AT A CONFIRMED PUBLIC RIGHT-OF-WAY.
- AT THE TIME OF THE SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LESSEE'S LEASE OR EASEMENT AREAS.
- A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.
- THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, TOWER TITLE OF TEXAS, LLC, VERTICAL BRIDGE FILE # US-TX-6370, TOWER TITLE FILE# VTB-171696-C, EFFECTIVE DATE: MARCH 28, 2024, COMMITMENT NO. ISSUED APRIL 11, 2024.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 07/26/2024. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 BEFORE DIGGING.
- AT THE TIME OF THE SURVEY, THE LESSEE'S 50'X50' LEASE AREA AND THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIE WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48355C0540G, EFFECTIVE ON 10/13/2022 (NUECES COUNTY, TEXAS).
- LESSEE'S LEASE AREA AND LESSEE'S EASEMENT PLACEMENT IS PER LAND OWNER, A&E OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS.

ABBREVIATIONS	
A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
CL	CHAIN LINK
D.E.	DRAINAGE EASEMENT
EX	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LESSEE'S PREMISES INFORMATION		
LATITUDE	27.638696°	
LONGITUDE	-97.340428°	
ELEVATION	13.1' A.M.S.L.	
REV#	DATE	BY

LEGEND	
-----	LESSEE'S LEASE AREA
-----	EX. PROPERTY LINE
-----	LESSEE'S EASEMENT
-----	POC-POB TIE LINE



**verticalbridge**  
THE TOWERS, LLC  
750 PARK OF COMMERCE DR, SUITE 200  
BOCA RATON, FL 33487  
PHONE: (561) 948-6367

**3DD&E**  
3D DESIGN & ENGINEERING INC.  
DEPARTMENT OF SURVEYING  
21502 E WINTER VIOLET CT  
CYPRESS, TX, 77433  
PHONE: 832-510-9621  
WWW.3DDNE.COM  
INFO@3DDNE.COM  
TEXAS REGISTRATION NO. 10194603

**SITE LOCATION INFORMATION:**

**PURPOSE:** THE PURPOSE OF THIS REPLAT IS TO DEFINE THE ADDITION OF A CELL TOWER LEASE AREA AND ASSOCIATED EASEMENT.

**PLAT TYPE:** REPLAT - CELL TOWER LEASE AREA & EASEMENT ADDITION.

**VERTICAL BRIDGE PROJECT NAME:** CARNERO CAMPO US-TX-6370

**PARENT TRACT GROSS ACREAGE:** 4.888-ACRE TRACT

**PROPOSED TOWER LEASE AREA ACREAGE:** 0.0574 ACRES (2,500.00 SQ. FT.)

**PROPERTY OWNERSHIP:** M&R HOME SOLUTIONS, LLC  
CONTACT: ROY VILLARREAL  
361-444-8726  
VILLARREALROEL4@GMAIL.COM

**REPLAT  
TOWER LEASE AREA**  
R. DE YNOJOSA SURVEY, ABSTRACT NO. 411  
NUECES COUNTY, TEXAS