

TIRZ #7
EXHIBIT D

TIRZ #7

SUBZONE A

MIRABELLA

METES AND BOUNDS

January 12, 2024

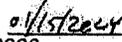
**METES AND BOUNDS DESCRIPTION
297.148ACRES OUT OF
THE NORTH HALF OF SECTION 8,
LAURELES FARM TRACTS
CITY OF CORPUS CHRISTI
NUECES COUNTY, TEXAS**

A tract of land containing 297.148 acres situated in the City of Corpus Christi, Nueces County, Texas, being a part or portion out of the North Half of Section 8, Laureles Farm Tracts, according to the plat thereof recorded in Volume 3, Page 15, Nueces County Map Records, which said 297.148 acres where conveyed to The London Proper, LLC, by virtue of a Special Warranty Deed recorded under Document Number 2021067587, Nueces County Official Records, said 297.148 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar found [Northing: 17135200.160, Easting: 1327930.793] on the Northeast corner of said North Half of Section 8, for the Northeast corner of this herein described tract;

1. THENCE, S 00° 49' 28" E along the East line of said North Half of Section 8 and within the existing right-of-way of County Road 43, a distance of 2,642.39 feet to a No. 4 rebar set on the Southeast corner of said North Half of Section 8, for the Southeast corner of this tract;
2. THENCE, S 89° 11' 29" W along the South line of said North Half of Section 8 and within the existing right-of-way of County Road 20A, a distance of 4,892.01 feet to a PK Nail found, for the Southwest corner of this tract;
3. THENCE, N 00° 49' 04" W a distance of 20.00 feet pass the existing North right-of-way line of County Road 20A, continuing a total distance of 1,290.00 feet to a No. 4 rebar set, for an inside corner of this tract;
4. THENCE, S 89° 10' 56" W at a distance of 338.00 feet pass a No. 5 rebar found on the existing East right-of-way line of Chapman Ranch Road, continuing a total distance of 388.00 feet to a PK Nail found on the West line of said North Half of Section 8, for an outside corner of this tract;
5. THENCE, N 00° 49' 04" W along the West line of said North Half of Section 8 and within the existing right-of-way of Chapman Ranch Road, a distance of 60.00 feet to a PK Nail found, for an outside corner of this tract;
6. THENCE, N 89° 10' 56" E a distance of 50.00 feet pass a No. 4 rebar set on the existing East right-of-way line of Chapman Ranch Road, continuing a total distance of 388.00 feet to a No. 4 rebar set, for an inside corner of this tract;
7. THENCE, N 00° 49' 04" W at a distance of 1,270.06 feet pass a No. 4 rebar set on the existing South right-of-way line of County Road 22, continuing a total distance of 1,290.06 feet to a No. 4 rebar set on the North line of said North Half of Section 8, for the Northwest corner of this tract;
8. THENCE, N 89° 09' 51" E along the North line of said North Half of Section 8, a distance of 4,891.70 feet to the POINT OF BEGINNING and containing 297.148 acres, of which 0.069 of one acre lies within the existing right-of-way of Chapman Ranch Road, 2.246 acres lie within the existing right-of-way of County Road 22, 2.246 acres lie within the existing right-of-way of County Road 20A, 1.195 acres lie within the existing right-of-way of County Road 43, leaving an existing net of 291.392 acres of land, more or less.

I, ROBERTON. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/08/2024 UNDER MY DIRECT AND SUPERVISION.


ROBERTON. TAMEZ, R.P.L.S. #6238 DATE: 



TIRZ #7

SUBZONE B

LONDON PROPER

METES AND BOUNDS

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

October 17, 2025

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 442.750 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and consisting of a 298.57 acre tract described by deed, Document No. 2020019585, Official Records of said county, an 89.904 acre tract described by deed, Document No. 2021016969, said official records, a 19.000 acre tract of land described by deed, Document No. 2021034794, said official records, a 33.586 acre tract of land described by deed, Document No. 2022022057, said official records and a 1.744 acre tract of land tract of land described by deed, said Document No. 2022022057, said 442.750 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in an upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records, said beginning point for the northwest corner of said 298.57 acre tract and north central corner of the tract herein described;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 2664.86' to a 1" iron pipe found for north central corner of the tract herein described and central interior corner of said 308.99 acre tract;

THENCE S17°52'10"W 1568.11' along a south central boundary line of said 308.99 acre tract to a 5/8" iron rod found for central interior corner of the tract herein described and south central corner of said 308.99 acre tract;

THENCE N89°23'24"E 1863.69' along a southeast boundary line of said 308.99 acre tract to a 5/8" iron rod found in the west right-of-way line of State Highway 286 (Chapman Ranch Road) for the northernmost east corner of the tract herein described and southeast corner of said 308.99 acre tract;

THENCE S17°50'11"W 1125.47' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S17°55'02"W 25.06' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S21°35'08"W 56.77' along said west right-of-way line of State Highway 286 to a 5/8" iron rod found at the point of curvature of a circular curve to the left having a central angle of 11°23'16", a radius of 4179.72', and a chord bearing S15°21'38"W 829.37';

EXHIBIT "A"

Metes and Bounds Description, 442.750 Acre Tract, October 17, 2025, Continued;

THENCE along said west right-of-way line of said State Highway 286, being along said circular curve to the left, a distance of 830.74' to a TxDOT monument with brass disk found for upper southeast corner of the tract herein described;

THENCE along a "cutback" right-of-way line between said State Highway 286 and Weber Road (FM Highway 43, generally a 100' right-of-way) S48°50'10"W 77.88' to a TxDOT monument with brass disk found for lower southeast corner of the tract herein described in the north right -of-way line of said Weber Road;

THENCE S89°12'35"W 4531.72' along said north right-of-way line of Weber Road to a 5/8" iron rod set in the east boundary line of said 89.904 acre tract for a south central interior corner of the tract herein described;

THENCE along said east boundary line of 89.904 acre tract S18°00'59"W 52.84' to a point in the center line of said Weber Road for south central corner of the tract herein described;

THENCE along said centerline of Weber Road S89°12'35"W 1865.84' to a point for lower southwest corner of the tract herein described;

THENCE N20°11'54"E, at 53.56' pass 5/8" iron rod found for a north right-of-way line corner of said Weber Road and along the east boundary line of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, in all 683.27' to a 5/8" iron rod with cap labeled Bass and Welsh Engineering found for interior southwesterly corner of the tract herein described and northeast corner of said Mokry Estates;

THENCE S89°08'55"W along the north boundary line of said Mokry Estates and along the north boundary line of a 1.06 acre tract of land described by deed recorded at Document No. 2012027694, said official records, at 666.82 pass a 5/8" iron rod found in the east right-of-way line of County Road 33, now London Pirate Road, in all, 685.80' to a point in the center line of said County Road 33 for the westernmost or upper southwest corner of the tract herein described;

THENCE N20°12'50"E 1172.67' along said center line of County Road 33 to a point for west central corner of the tract herein described and northwest or westernmost north corner of said 89.904 acre tract;

THENCE N89°13'29"E 18.98' along the north boundary line of said 89.904 acre tract to a 5/8" iron rod set in said east right-of-way line of County Road 33 for the southwest corner of said 1.744 acre tract and interior central west corner of the tract herein described;

THENCE N20°36'28"E 1118.75' along said east right-of-way line of County Road 33 and west boundary lines of said 1.744 acre tract, said 19.000 acre tract and said 33.586 acre tract to a disturbed 5/8" iron rod found for the northwest corner or westernmost north corner of the tract herein described and westernmost corner of a 2.003 acre tract of land described by deed to Kenneth Schroeder recorded at Document No. 2018028597, said official records;

THENCE S69°50'37"E 300.01' along the common southwest boundary line of said 2.003 acre tract and northwesterly boundary line of said 33.586 acre tract to a 5/8" iron rod set for northwesterly interior corner of the tract herein described and southernmost corner of said 2.003 acre tract;

THENCE along the common southeast boundary line of said 2.003 acre tract and northwesterly boundary line of said 33.586 acre tract N20°25'17"E 38.76' to a 5/8" iron rod set for northwesterly corner of the tract herein described and lower southwest corner of London Towne Subdivision Unit 2, a map of which is recorded in Volume 69, Pages 646 and 647, said map records;

EXHIBIT "A"

Metes and Bounds Description, 442.750 Acre Tract, October 17, 2025, Continued;

THENCE along the north boundary line of said 33.586 acre tract N89°13'33"E 2085.37' to a 5/8" iron rod set in the west boundary line of said 298.57 acre tract for north central interior corner of the tract herein described and northeast corner of said 33.586 acre tract;

THENCE along said west boundary line of 298.57 acre tract N18°00'59"E 871.46' to the POINT OF BEGINNING, a portion of said 442.750 acre tract described herein being public road right-of-way; this metes and bounds description and corner monumentation as described above are based on deeds of first paragraph above, surveys made in 2020, 2021 and 2022, not on a later date; all iron rods set contained caps labeled Bass and Welsh Engineering.


Nixon M. Welsh, R.P.L.S.



EXHIBIT "A"

Page 3 of 3

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
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BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

June 22, 2022
21068-M&B.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 79.209 acre tract of land, more or less, a portion of the south 80.000 acres of Section 5, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas, said 79.209 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said Section 5 and point of intersection of the center line of County Road 43 and the center line of County Road 22, said beginning point for the southeast corner of the tract herein described;

THENCE along the south boundary line of said Section 5 and along said center line of County Road 22 S89°09'51"W 5,000.00' to a point for the southernmost southwest corner of the tract herein described which bears N89°09'51"E 280.00' from the southwest corner of said Section 5 at the original center line intersection of Chapman Ranch Road (SH 286) and said County Road 22;

THENCE N00°48'26"W 20.00' to a TxDot monument with brass disk found for right-of-way corner of said SH 286 and said County Road 22 for southwesterly corner of the tract herein described;

THENCE N53°34'00"W 288.96' along a highway right-of-way line to a TxDot monument with brass disk found for right-of-way corner of said SH 286 and southwesterly corner of the tract herein described;

THENCE S89°10'42"W 50.00' to a point in the center line of said SH 286 for the westernmost southwest corner of the tract herein described which bears N00°49'18"W 195.00' from said southwest corner of Section 5 at the original center line intersection of Chapman Ranch Road (SH 286) and County Road 22;

THENCE along said original center line of Chapman Ranch Road, the west boundary line of said Section 5, N00°49'18"W 465.00' to a point for the northwest corner of the tract herein described;

THENCE N89°09'51"E, at 50.00' pass a 5/8" iron rod set in the east right-of-way line of said Chapman Ranch Road, in all 5280.00' to a 5/8" iron rod set in said center line of County Road 43, the east boundary line of said Section 5, for the northeast corner of the tract herein described;

THENCE S00°49'18"E 660.00' along said center line of County Road 43, the east boundary line of said Section 5, to the **POINT OF BEGINNING**, a portion of the tract herein described being public road right-of-way, public utility easement and public drainage easement.

Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.

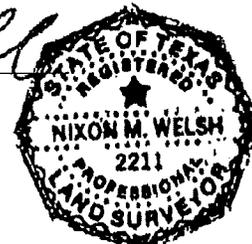


EXHIBIT "A"