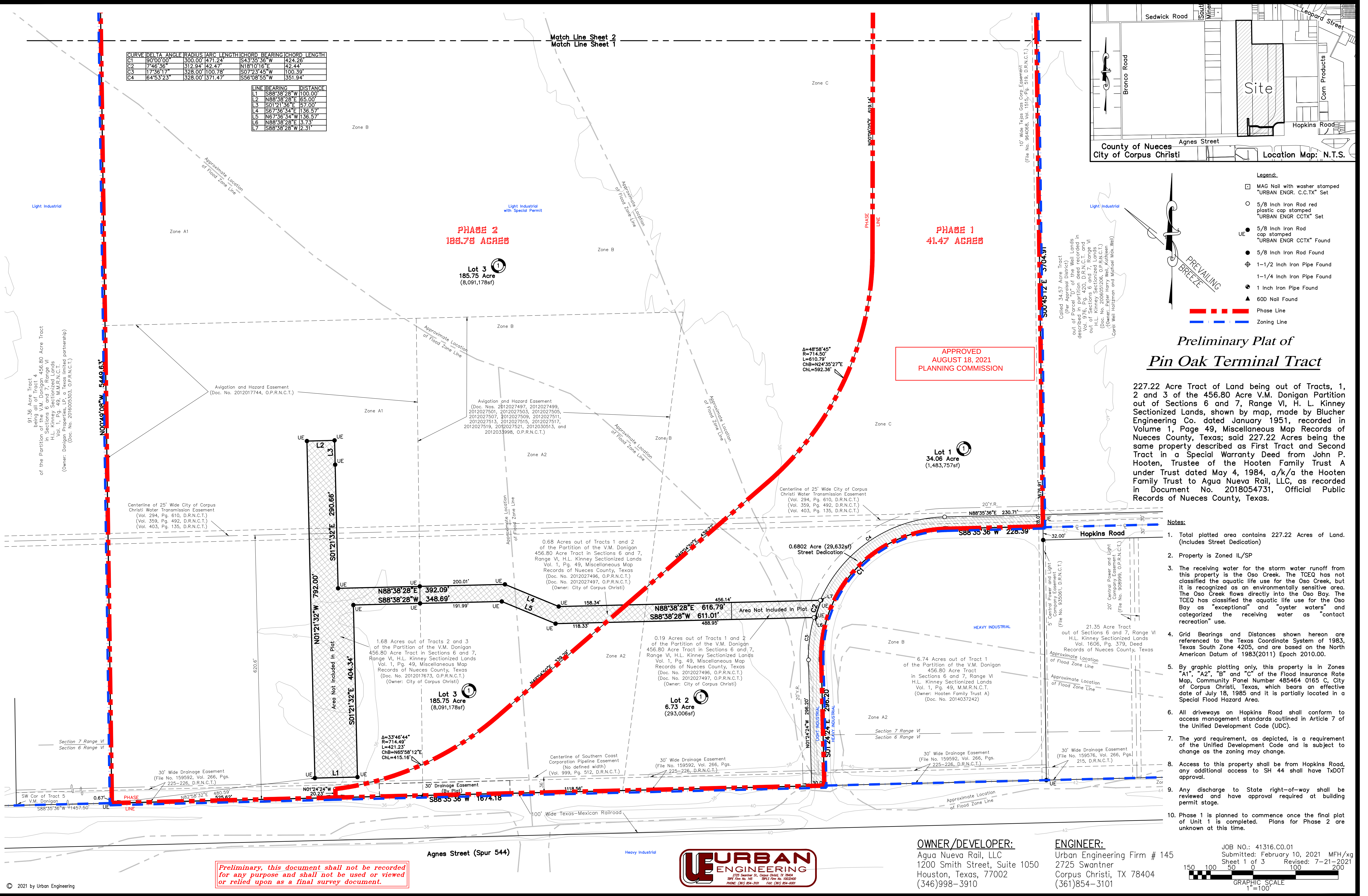


LINE	BEARING	DISTANCE
L1	S88°38'28"W	100.00'
L2	N88°38'28"E	65.00'
L3	S01°21'36"E	57.00'
L4	S67°36'34"E	136.57'
L5	N67°36'34"W	136.57'
L6	N88°38'28"E	3.73'
L7	S88°38'28"W	2.31'



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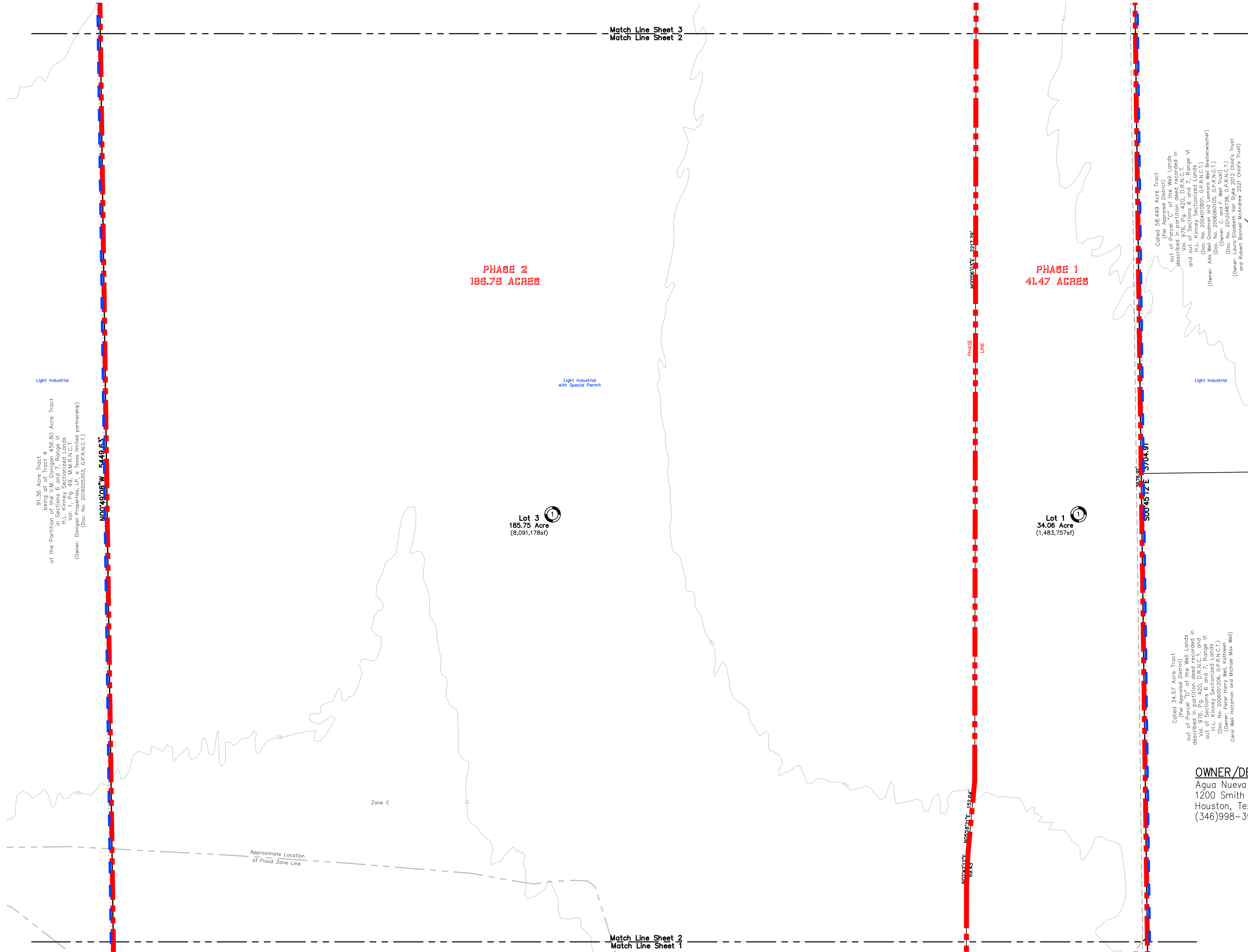
OWNER/DEVELOPER:
 Agua Nueva Rail, LLC
 1200 Smith Street, Suite 1050
 Houston, Texas, 77002
 (346)998-3910

ENGINEER:
Urban Engineering Firm # 145
2725 Swantner
Corpus Christi, TX 78404
(361)854-3101

JOB NO.: 41316.C0.01
Submitted: February 10, 2021 MFH/xg
Sheet 1 of 3 Revised: 7-21-2021

150 100 50 0 100 200

GRAPHIC SCALE
1"=100'



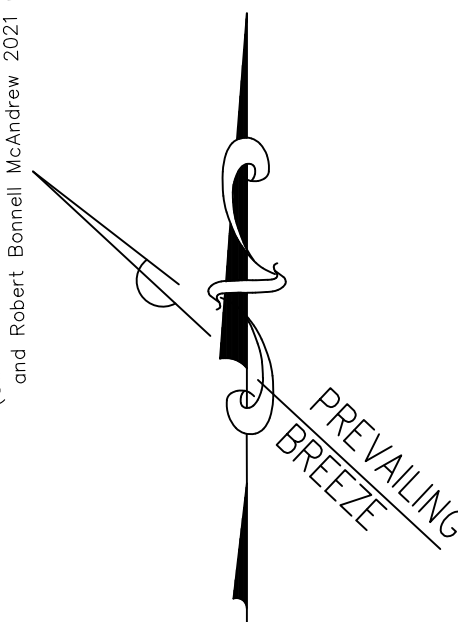
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	300.00'	471.24'	S43°35'36" W	424.26'
C2	7°46'36"	312.94'	42.47'	N18°10'16" E	42.44'
C3	17°36'17"	328.00'	100.78'	S07°23'45" W	100.39'
C4	64°53'23"	328.00'	171.47'	S56°08'55" W	151.94'

LINE	BEARING	DISTANCE
L1	S88°38'28" W	100.00'
L2	N88°38'28" E	65.00'
L3	S01°21'36" E	57.00'
L4	S67°36'34" E	136.57'
L5	N67°36'34" W	136.57'
L6	N88°38'28" E	15.73'
L7	S88°38'28" W	2.31'

Legend:

- ☐ MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set
- ☐ 5/8 Inch Iron Rod red plastic cap stamped "URBAN ENGR CCTX" Set
- ☐ 5/8 Inch Iron Rod cap stamped "URBAN ENGR CCTX" Found
- ☐ 5/8 Inch Iron Rod Found
- ☐ 1-1/2 Inch Iron Pipe Found
- ☐ 1-1/4 Inch Iron Pipe Found
- ☐ 1 Inch Iron Pipe Found
- ☐ 600 Nail Found

- Phase Line
- Zoning Line



APPROVED
AUGUST 18, 2021
PLANNING COMMISSION

Preliminary Plat of
Pin Oak Terminal Tract

227.22 Acre Tract of Land being out of Tracts, 1, 2 and 3 of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas; said 227.22 Acres being the same property described as First Tract and Second Tract in a Special Warranty Deed from John P. Hooten, Trustee of the Hooten Family Trust A under Trust dated May 4, 1984, a/k/a the Hooten Family Trust to Agua Nueva Rail, LLC, as recorded in Document No. 2018054731, Official Public Records of Nueces County, Texas.

OWNER/DEVELOPER:
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Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



JOB NO.: 41316.CO.01
Submitted: February 10, 2021 MFH/xg
Sheet 2 of 3 Revised: 7-21-2021

