

PETITION FOR THE CREATION OF A  
PUBLIC IMPROVEMENT DISTRICT WITHIN THE  
CORPORATE LIMITS OF CORPUS CHRISTI, TEXAS

This petition (the "Petition") is submitted and filed with the City Secretary of the City of Corpus Christi, Texas (the "City"), by Diamond Beach Holdings, LLC (the "Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the City create a public improvement district (the "District") to include property owned by the Owner and located within the corporate limits of the City (the "Property"), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by §372.003(b) of the Act that are necessary for the development of the Property, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (8) costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (9) payment of expenses incurred in the establishment, administration and operation of the District; and (10) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. The Owner estimates that the total cost of the Authorized Improvements is \$100,000,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in

full or in part (including accrued and unpaid interest) without penalty at any time or may be paid in annual installments (including interest and debt). If paid in annual installments, such installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire any indebtedness incurred to pay the costs of the Authorized Improvements.

Section 5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The persons signing this Petition request the establishment of the District. This petition may be signed in multiple counterparts which, when taken together, shall be deemed one original.

Section 8. Advisory Board. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

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This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned requests that the City Council grant its consent as above stated.

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RESPECTFULLY SUBMITTED THIS 7 DAY OF FEBRUARY 2022.

**DIAMOND BEACH HOLDINGS, LLC**  
a Texas limited liability company

By: 

Name: JENNIFER L. HOFF

Title: Vice President

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**



engineers | architects | contractors

Solutions Today with a  
Vision for Tomorrow

**30.68 ACRE TRACT**

**Field Notes Description**

SHOWING THE BOUNDARY OF A 30.68-ACRE TRACT OF LAND HEREIN DESCRIBED AS "TRACT 4", COMPRISED OF A PORTION OF LOT 27C OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 779, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF BLOCK 26 OF THE P.I.C.C.I.F.E., BLOCKS 24-33, A MAP OF WHICH IS RECORDED IN VOLUME 40, PAGE 154, MAP RECORDS, NUECES COUNTY, TEXAS A PORTION OF THE P.I.C.C.I.F.E., BLOCKS 43-44, A MAP OF WHICH IS RECORDED IN VOLUME 42, PAGE 10, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF BLOCKS, 34, 35, AND 36 OF THE P.I.C.C.I.F.E, BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOLUME 40, PAGE 183, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOLUME 67, PAGE 688, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 30.68-ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING:** AT A 5/8 INCH IRON ROD (Y = 17,115,595.64, X = 1,396,489.86) FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF ESTRADA DRIVE (60' R.O.W.), SAME BEING ON THE SOUTH LINE OF A CALLED 3.766-ACRE TRACT KNOWN AS A "RIGHT-OF-WAY EASEMENT FOR THE AQUARIUS STREET RE-ALIGNMENT" DESCRIBED IN A DEED TO THE CITY OF CORPUS CHRISTI AS RECORDED IN DOCUMENT NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, FOR THE UPPER NORTHWEST CORNER OF LOT 21, SAID BLOCK 34, FOR AN EXTERIOR CORNER OF SAID LOT 27C, AND FOR A CORNER HEREOF;

**THENCE:** S 02°16'21" E, ALONG THE WEST LINE OF SAID LOT 21, BLOCK 34, A DISTANCE OF 47.77 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 44°49'36" E, A DISTANCE OF 280.79 FEET TO A 5/8 INCH IRON ROD FOUND FOR A COMMON CORNER OF LOTS 21 AND 22, SAID BLOCK 34, AND FOR A CORNER HEREOF;

**THENCE:** N 37°25'07" E, ALONG THE COMMON LINE OF SAID LOTS 21 AND 22, A DISTANCE OF 283.16 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COMMODORE'S DRIVE (120' R.O.W.) LOCATED ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 562.31 FEET, A CHORD BEARING OF S 62°06'30" E AND A CHORD LENGTH OF 109.26 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 109.43 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A COMMON CORNER OF LOTS 22 AND 23, SAID BLOCK 34, FOR A CORNER HEREOF;

**THENCE:** S 28°44'12" W, ALONG THE COMMON LINE OF SAID LOTS 22 AND 23, A DISTANCE OF 200.97 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 09°54'41" W, A DISTANCE OF 275.84 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 13°36'58" E, A DISTANCE OF 55.06 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 05°18'06" E, A DISTANCE OF 181.88 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT, WITH A RADIUS OF 91.11 FEET, A CHORD BEARING OF S 05°22'28" W AND A CHORD LENGTH OF 33.76 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 33.95 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 19°49'40" W, A DISTANCE OF 126.03 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 133.47 FEET, A CHORD BEARING OF S 10°19'44" W AND A CHORD LENGTH OF 98.40 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 100.78 FEET, TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 10°15'25" E, A DISTANCE OF 115.67 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 142.77 FEET, A CHORD BEARING OF S 24°43'36" E AND A CHORD LENGTH OF 66.19 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 66.80 FEET, TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 06°16'08" E, A DISTANCE OF 4.08 FEET TO A POINT, FOR A CORNER HEREOF;

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** S 38°10'10" E, A DISTANCE OF 46.88 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 67°58'17" E, A DISTANCE OF 4.21 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 41°14'16" E, A DISTANCE OF 78.54 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 348.61 FEET, A CHORD BEARING OF S 52°26'15" E AND A CHORD LENGTH OF 112.41 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 112.91 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 35.56 FEET, A CHORD BEARING OF S 27°53'47" E AND A CHORD LENGTH OF 48.08 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 52.79 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 05°55'22" W, A DISTANCE OF 96.67 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 638.87 FEET, A CHORD BEARING OF S 03°07'54" W AND A CHORD LENGTH OF 76.16 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 76.21 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 00°17'08" E, A DISTANCE OF 77.05 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 00°18'00" E, A DISTANCE OF 84.81 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 1638.83 FEET, A CHORD BEARING OF S 07°33'45" E AND A CHORD LENGTH OF 112.26 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 112.28 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 388.61 FEET, A CHORD BEARING OF S 02°34'53" E AND A CHORD LENGTH OF 93.96 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 94.20 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 04°21'45" W, A DISTANCE OF 63.40 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 07°06'04" W, A DISTANCE OF 83.11 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 08°21'00" W, A DISTANCE OF 169.70 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 86.27 FEET, A CHORD BEARING OF S 08°46'50" E AND A CHORD LENGTH OF 58.39 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 59.57 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 28°33'42" E, A DISTANCE OF 53.03 FEET TO A POINT, FOR THE SOUTHEAST CORNER HEREOF;

**THENCE:** N 88°39'54" W, A DISTANCE OF 56.61 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 07°04'31" W, A DISTANCE OF 12.21 FEET TO A POINT, FOR THE SOUTHWEST CORNER HEREOF;

**THENCE:** N 12°03'35" W, A DISTANCE OF 797.57 FEET TO A POINT, FOR A COMMON CORNER OF SAID LOTS 27C AND 27D, AND FOR A CORNER HEREOF;

**THENCE:** N 75°55'16" W, ALONG THE COMMON LINE OF SAID LOTS 27C AND 27D, A DISTANCE OF 532.65 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 04°16'50" E, CONTINUING ALONG THE COMMON LINE OF SAID LOTS 27C AND 27D, A DISTANCE OF 200.23 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 29°26'35" W, CONTINUING ALONG THE COMMON LINE OF SAID LOTS 27C AND 27D, A DISTANCE OF 1,206.29 FEET TO A POINT ON THE NORTH LINE OF SAID R.O.W. EASEMENT, FOR THE NORTHWEST CORNER HEREOF;

**THENCE:** N 68°44'59" E, ALONG THE NORTH LINE OF SAID R.O.W. EASEMENT, A DISTANCE OF 697.30 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT, WITH A RADIUS OF 410.00 FEET, A CHORD BEARING OF N 78°00'59" E AND A CHORD LENGTH OF 132.04 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 132.62 FEET TO A POINT, FOR A CORNER HEREOF;

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** N 87°16'57" E, A DISTANCE OF 152.58 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 139.50 FEET, A CHORD BEARING OF N 71°21'24" E AND A CHORD LENGTH OF 76.56 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 77.55 FEET TO A POINT LOCATED ON A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 20.52 FEET, A CHORD BEARING OF N 12°59'47" E AND A CHORD LENGTH OF 27.39 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC LENGTH OF 29.99 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMODORE'S DRIVE LOCATED ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 492.33 FEET, A CHORD BEARING OF S 36°01'52" E AND A CHORD LENGTH OF 109.12 FEET, FOR THE NORTHEAST CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 109.34 FEET TO A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF COMMODORE'S DRIVE AND ESTRADA DRIVE LOCATED ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 10.00 FEET, A CHORD BEARING OF N 84°42'48" W AND A CHORD LENGTH OF 13.58 FEET, FOR A CORNER HEREOF;

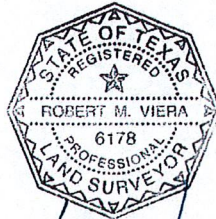
**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 14.93 FEET TO A 5/8 INCH IRON ROD FOUND LOCATED ON A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 219.50 FEET, A CHORD BEARING OF S 69°55'45" W AND A CHORD LENGTH OF 131.43 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 133.48 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 87°21'27" W, CONTINUING ALONG THE SOUTH LINE OF SAID R.O.W. EASEMENT, SAME BEING THE SOUTH LINE OF SAID ESTRADA DRIVE R.O.W., A DISTANCE OF 153.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING WITHIN THESE METES AND BOUNDS A 30.68-ACRE TRACT, SAVE AND EXCEPT 0.38-ACRES WITHIN THE PLATTED PUBLIC RIGHT-OF-WAY, WITH A NET ACREAGE OF 30.30 ACRES, MORE OR LESS;

**NOTE:** AN EXHIBIT REPRESENTING A GRAPHIC IMAGE OF THIS DESCRIPTION STYLED AS "SHEET 4 OF 5 - 30.68-ACRE TRACT" ACCOMPANIES THIS DOCUMENT. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE.

September 28, 2018  
Job No. 170146  
I.Rodarte



9/28/2018

*Robert M. Viera*

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**



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**74.39 ACRE TRACT**

**Field Notes Description**

SHOWING THE BOUNDARY OF A 74.39-ACRE TRACT OF LAND HEREIN DESCRIBED AS "TRACT 3", COMPRISED OF A PORTION OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 779, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF THE P.I.C.C.I.F.E., BLOCKS 24-33, A MAP OF WHICH IS RECORDED IN VOLUME 40, PAGE 154, MAP RECORDS, NUECES COUNTY, TEXAS, AND A PORTION OF THE P.I.C.C.I.F.E., BLOCKS 43-44, A MAP OF WHICH IS RECORDED IN VOLUME 42, PAGE 10, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 43, AND 44 NOW VACATED AS PER PLAT RECORDED IN VOLUME 67, PAGE 688, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 74.39-ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING:** AT A 5/8 INCH IRON ROD (Y = 17,111,051.66, X = 1,395,199.05) FOUND ON THE EAST RIGHT-OF-WAY LINE OF DASMARINAS DRIVE (60' R.O.W.), FOR A CORNER OF SAID LOT 27D, FOR THE SOUTHWEST CORNER OF SAID BLOCK 33, AND FOR THE SOUTHWEST CORNER HEREOF;

**THENCE:** N 00°45'30" E, ALONG THE EAST RIGHT-OF-WAY OF DASMARINAS DRIVE AT 322.94 FEET PASS A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID BLOCK 33, IN ALL A DISTANCE OF 362.60 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF BLOCK 32 OF SAID P.I.C.C.I.F.E., AND FOR A CORNER HEREOF;

**THENCE:** N 81°19'28" E, ALONG THE SOUTH LINE OF SAID BLOCK 32, A DISTANCE OF 101.69 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 89°05'55" E, CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 32, A DISTANCE OF 74.31 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 74°13'03" E, A DISTANCE OF 74.31 FEET TO A 5/8 INCH IRON ROD FOUND LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 169.95 FEET, A CHORD BEARING OF N 00°46'04" E, AND A CHORD LENGTH OF 328.39 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 622.59 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 75°49'07" W, ALONG THE NORTH LINE OF SAID BLOCK 32, A DISTANCE OF 74.25 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 89°11'10" W, A DISTANCE OF 73.86 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 79°52'11" W, CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 32, A DISTANCE OF 101.66 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF DASMARINAS DRIVE, FOR THE NORTHWEST CORNER OF SAID BLOCK 32, AND FOR A CORNER HEREOF;

**THENCE:** N 00°43'06" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BLOCK 32, A DISTANCE OF 55.99 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF BLOCK 31 OF SAID P.I.C.C.I.F.E., AND FOR A CORNER HEREOF;

**THENCE:** N 81°30'14" E, ALONG THE SOUTH LINE OF SAID BLOCK 31, A DISTANCE OF 121.50 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID BLOCK 31, AND FOR A CORNER HEREOF;

**THENCE:** N 00°56'05" E, ALONG THE EAST LINE OF SAID BLOCK 31, A DISTANCE OF 159.98 FEET TO A 5/8 INCH IRON ROD FOUND LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 1698.20 FEET, A CHORD BEARING OF N 13°06'15" E, AND A CHORD LENGTH OF 738.26 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 744.20 FEET TO A 5/8 INCH IRON ROD FOUND LOCATED ON A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 1430.48 FEET, A CHORD BEARING OF N 33°06'58" E, AND A CHORD LENGTH OF 378.06 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC LENGTH OF 379.17 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 40°34'27" E, CONTINUING ALONG THE EAST LINE OF SAID BLOCK 31, A DISTANCE OF 57.24 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF CROWN ROYAL DRIVE (R.O.W. VARIES) OF THE P.I.C.C.I.F.E., BLOCK 30, A MAP OF WHICH IS RECORDED IN VOLUME

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

40, PAGE 181, MAP RECORDS, NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID BLOCK 31, AND FOR A CORNER HEREOF;

**THENCE:** S 52°52'51" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CROWN ROYAL DRIVE, A DISTANCE OF 293.20 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 30, OF SAID P.I.C.C. ISLAND FAIRWAY ESTATES, AND FOR A CORNER HEREOF;

**THENCE:** S 37°05'42" W, ALONG THE WEST LINE OF SAID BLOCK 30, A DISTANCE OF 73.43 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 15°34'24" W, CONTINUING ALONG THE WEST LINE OF SAID BLOCK 30, A DISTANCE OF 649.08 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 30°05'45" E, A DISTANCE OF 400.73 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 84°46'44" E, A DISTANCE OF 135.17 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 53°19'48" E, A DISTANCE OF 190.19 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 03°59'08" E, ALONG THE EAST LINE OF SAID BLOCK 30, A DISTANCE OF 220.23 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 30°49'48" E, CONTINUING ALONG THE EAST LINE OF SAID BLOCK 30, A DISTANCE OF 459.93 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 40°01'58" W, A DISTANCE OF 115.07 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF LOT 23, BLOCK 30, LOCATED ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 104.62 FEET, A CHORD BEARING OF N 31°30'06" E, AND A CHORD LENGTH OF 61.36 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG CURVE TO THE LEFT, AN ARC LENGTH OF 62.27 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF LOT 24, BLOCK 30, AND FOR A CORNER HEREOF;

**THENCE:** S 76°03'33" E, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 112.87 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 30°50'45" E, CONTINUING ALONG THE EAST LINE OF SAID BLOCK 30, A DISTANCE OF 235.05 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 23°48'25" W, A DISTANCE OF 259.46 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 39°34'30" E, A DISTANCE OF 224.73 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 16°54'25" W, A DISTANCE OF 220.32 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 39°02'15" W, A DISTANCE OF 180.41 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** N 87°28'42" W, A DISTANCE OF 120.19 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 51°27'50" W, ALONG THE WEST LINE OF SAID BLOCK 30, A DISTANCE OF 135.13 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 30°31'04" W, CONTINUING ALONG THE WEST LINE OF SAID BLOCK 30, A DISTANCE OF 270.15 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 24°02'41" W, A DISTANCE OF 249.57 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 36°57'46" W, A DISTANCE OF 160.17 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CROWN ROYAL DRIVE, FOR THE SOUTHWEST CORNER OF LOT 45, BLOCK 30, AND FOR A CORNER HEREOF;

**THENCE:** N 52°53'11" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF CROWN ROYAL DRIVE, A DISTANCE OF 229.48 FEET TO A 5/8 INCH IRON ROD SET, FOR THE SOUTHEAST CORNER OF LOT 8, BLOCK 29, OF SAID P.I.C.C.I.F.E., LOCATED ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1718.10 FEET, A CHORD BEARING OF N 30°32'33" E, AND A CHORD LENGTH OF 300.88 FEET, FOR A CORNER HEREOF;



**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 301.26 FEET TO A 5/8 INCH IRON ROD FOUND LOCATED ON A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 1056.90 FEET, A CHORD BEARING OF N 14°46'46" E, AND A CHORD LENGTH OF 385.35 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC LENGTH OF 387.52 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 29, AND FOR A CORNER HEREOF;

**THENCE:** N 86°00'41" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 29, A DISTANCE OF 119.90 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF DASMARINAS DRIVE LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 940.79 FEET, A CHORD BEARING OF N 10°33'02" W, AND A CHORD LENGTH OF 457.23 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 461.85 FEET TO A 5/8 INCH IRON ROD FOUND LOCATED ON A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 617.98 FEET, A CHORD BEARING OF N 44°45'25" W, AND A CHORD LENGTH OF 417.23 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC LENGTH OF 425.59 FEET TO A 5/8 INCH IRON ROD SET, FOR A CORNER HEREOF;

**THENCE:** N 64°29'59" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DASMARINAS DRIVE, A DISTANCE OF 530.24 FEET TO A 5/8 INCH IRON ROD FOUND LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 10.13 FEET, A CHORD BEARING OF N 19°22'18" W, AND A CHORD LENGTH OF 14.26 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG CURVE TO THE RIGHT, AN ARC LENGTH OF 15.82 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF AQUARIUS STREET (60' R.O.W.), FOR A CORNER HEREOF;

**THENCE:** N 64°29'20" W, ACROSS SAID RIGHT-OF-WAY AT RIGHT ANGLES, AT 60.00 FEET PASS A 5/8 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID AQUARIUS STREET, IN ALL A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST LINE OF A CALLED 3.766-ACRE TRACT KNOWN AS A "RIGHT-OF-WAY EASEMENT FOR THE AQUARIUS STREET RE-ALIGNMENT" DESCRIBED IN A DEED TO THE CITY OF CORPUS CHRISTI AS RECORDED IN DOCUMENT NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, SAID POINT ALSO LOCATED WITHIN LOT 8, BLOCK 9 OF THE PADRE ISLAND - CORPUS CHRISTI COMMODORE'S COVE UNIT TWO, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGE 36, MAP RECORDS, NUECES COUNTY, TEXAS, AND FOR A CORNER HEREOF;

**THENCE:** N 25°27'57" E, ACROSS SAID BLOCK 9 AND ALONG THE WEST LINE OF SAID RIGHT-OF-WAY EASEMENT, A DISTANCE OF 294.57 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET, A CHORD BEARING OF N 47°06'27" E, AND A CHORD LENGTH OF 302.42 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 309.73 FEET TO A POINT ON THE NORTH LINE OF SAID R.O.W. EASEMENT, AND FOR A CORNER HEREOF;

**THENCE:** N 68°44'59" E, ALONG THE NORTH LINE OF SAID R.O.W. EASEMENT, A DISTANCE OF 374.14 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 29°26'35" E, ACROSS SAID R.O.W. EASEMENT AND ALONG THE UPPER WEST LINE OF SAID LOT 27C, A DISTANCE OF 1,206.29 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 04°16'50" W, ALONG THE COMMON LINE OF SAID LOTS 27C AND 27D, A DISTANCE OF 200.23 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 75°55'16" E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 532.65 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 12°03'35" E, A DISTANCE OF 797.57 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 07°04'31" W, A DISTANCE OF 134.93 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 120.00 FEET, A CHORD BEARING OF S 12°10'01" E, AND A CHORD LENGTH OF 79.06 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 80.56 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 67°26'22" W, A DISTANCE OF 55.80 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 11°19'46" W, A DISTANCE OF 504.43 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 53.05 FEET, A CHORD BEARING OF S 07°34'15" E, AND A CHORD LENGTH OF 43.11 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 44.39 FEET TO A POINT, FOR A CORNER HEREOF;

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** S 31°32'32" E, A DISTANCE OF 197.16 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 49°18'42" W, A DISTANCE OF 193.33 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, A CHORD BEARING OF S 41°09'30" W, AND A CHORD LENGTH OF 85.09 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 85.38 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 33°00'19" W, A DISTANCE OF 188.80 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A CHORD BEARING OF S 40°17'23" W, AND A CHORD LENGTH OF 50.71 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG CURVE TO THE RIGHT, AN ARC LENGTH OF 50.85 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A CHORD BEARING OF S 34°48'24" W, AND A CHORD LENGTH OF 88.38 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 89.12 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 17°55'32" E, A DISTANCE OF 128.44 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 15°08'15" W, A DISTANCE OF 311.97 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 55°49'44" W, A DISTANCE OF 167.15 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 50°23'30" W, A DISTANCE OF 253.12 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 03°05'34" E, A DISTANCE OF 97.65 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 70°33'08" W, A DISTANCE OF 284.94 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 15°03'44" W, A DISTANCE OF 70.95 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 72°43'31" W, A DISTANCE OF 158.15 FEET TO A POINT ON THE EASTERN SIDE OF BLOCK 33 OF SAID P.I.C.C. ISLAND FAIRWAY ESTATES, LOCATED ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET, A CHORD BEARING OF S 65°47'32" W, AND A CHORD LENGTH OF 218.18 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 236.89 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 74°17'18" W, ALONG THE SOUTH LINE OF SAID BLOCK 33, A DISTANCE OF 74.35 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 89°16'19" W, A DISTANCE OF 159.22 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 81°21'49" W, CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 33, A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 74.39-ACRE TRACT, SAVE AND EXCEPT 1.35-ACRES WITHIN THE PLATTED, UNOPENED PUBLIC RIGHT-OF-WAYS, WITH A NET ACREAGE OF 73.04 ACRES, MORE OR LESS;

**NOTE:** AN EXHIBIT REPRESENTING A GRAPHIC IMAGE OF THIS DESCRIPTION STYLED AS "SHEET 3 OF 5 - 74.39 ACRE TRACT" ACCOMPANIES THIS DOCUMENT. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE.

September 28, 2018  
Job No. 170146  
I.Rodarte



9/28/2018

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**



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**72.31 ACRE TRACT**

**Field Notes Description**

SHOWING THE BOUNDARY OF A 72.31-ACRE TRACT OF LAND HEREIN DESCRIBED AS "TRACT 2" COMPRISED OF A PORTION OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS THE P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 779, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF THE P.I.C.C.I.F.E., BLOCKS 45 & 46, A MAP OF WHICH IS RECORDED IN VOLUME 42, PAGE 153, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF THE P.I.C.C.I.F.E., BLOCK 3, A MAP OF WHICH IS RECORDED IN VOLUME 40, PAGE 145, MAP RECORDS, NUECES COUNTY, TEXAS, AND P.I.C.C.I.F.E., ALL OF BLOCKS 37, 38, 39, AND 40 A MAP OF WHICH IS RECORDED IN VOLUME 41, PAGE 128, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 72.31-ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING:** AT A 5/8 INCH IRON ROD (Y = 17,109,842.53, X = 1,396,658.56) FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WHITECAP BOULEVARD (100' R.O.W.), FOR THE SOUTHEAST CORNER HEREOF;

**THENCE:** N 89°14'35" W, ALONG THE NORTH RIGHT-OF-WAY OF WHITECAP BOULEVARD, AT 964.99 FEET PASS A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF SAID LOT 27D, THE SOUTHEAST CORNER OF SAID BLOCK 37, IN ALL A DISTANCE OF 1,516.00 FEET TO A 5/8 INCH IRON ROD, FOUND FOR THE LOWER SOUTHWEST CORNER OF SAID BLOCK 40, LOCATED ON A CURVE TO THE RIGHT, WITH A RADIUS OF 9.98 FEET, A CHORD BEARING OF N 43°40'56" W AND A CHORD LENGTH OF 14.17 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 15.76 FEET, TO A 5/8 INCH IRON ROD FOUND, FOR A POINT ON THE EAST RIGHT-OF-WAY LINE OF DASMARINAS DRIVE (60' R.O.W.), FOR A CORNER HEREOF;

**THENCE:** N 00°48'13" E, ALONG THE EAST RIGHT-OF-WAY LINE OF DASMARINAS DRIVE, A DISTANCE OF 459.87 FEET, TO A 5/8 INCH IRON ROD FOUND ON A CURVE TO THE RIGHT, WITH A RADIUS OF 2652.84 FEET, A CHORD BEARING OF N 04°48'03" E AND A CHORD LENGTH OF 370.55 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 370.85 FEET, TO A 5/8 INCH IRON ROD FOUND ON A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 2559.67 FEET, A CHORD BEARING OF N 04°48'55" E AND A CHORD LENGTH OF 341.30 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 341.56 FEET, TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID BLOCK 37, FOR A CORNER HEREOF;

**THENCE:** N 00°12'31" E, A DISTANCE OF 9.87 FEET, TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF BLOCK 33 OF THE P.I.C.C.I.F.E., A MAP OF WHICH IS RECORDED IN VOLUME 40, PAGE 154, MAP RECORDS, NUECES COUNTY, TEXAS, FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF;

**THENCE:** N 81°21'13" E, ALONG THE SOUTH LINE OF SAID BLOCK 33, A DISTANCE OF 101.32 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 89°16'19" E, A DISTANCE OF 159.22 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 74°17'18" E, A DISTANCE OF 74.35 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 169.97 FEET, A CHORD BEARING OF N 65°47'32" E AND A CHORD LENGTH OF 218.18 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 236.90 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 72°43'31" E, A DISTANCE OF 158.15 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 15°03'44" E, A DISTANCE OF 70.95 FEET TO A POIN, FOR A CORNER HEREOF;

**THENCE:** N 70°33'08" E, A DISTANCE OF 284.94 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 03°05'34" W, A DISTANCE OF 97.65 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 50°23'30" E, A DISTANCE OF 253.12 FEET TO A POINT, FOR A CORNER HEREOF;

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** S 55°49'44" E, A DISTANCE OF 167.15 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 15°08'15" E, A DISTANCE OF 311.97 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT, WITH A RADIUS OF 145.00 FEET, A CHORD BEARING OF N 57°56'16" E AND A CHORD LENGTH OF 188.52 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 205.23 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 81°30'53" E, A DISTANCE OF 207.33 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 27°00'39" E, A DISTANCE OF 55.67 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 64°59'16" E, A DISTANCE OF 92.26 FEET TO A POINT LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 390.00 FEET, A CHORD BEARING OF N 25°53'11" E AND A CHORD LENGTH OF 53.01 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 53.05 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 29°47'00" E, A DISTANCE OF 362.15 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 60°07'11" E, A DISTANCE OF 225.24 FEET TO A POINT ON THE NORTHWEST LINE OF SAID BLOCK 46, FOR A CORNER HEREOF;

**THENCE:** S 29°52'06" W, ALONG THE NORTHWEST LINE OF SAID BLOCK 46, A DISTANCE OF 87.94 FEET, TO A 5/8 INCH IRON ROD SET, FOR THE SOUTHWEST CORNER OF LOT 12, SAME BEING THE NORTHWEST CORNER OF LOT 13, SAID BLOCK 46, AND FOR A CORNER HEREOF;

**THENCE:** S 60°15'30" E, ALONG THE COMMON LINE OF LOTS 12 AND 13, A DISTANCE OF 380.10 FEET, TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY LINE OF NEMO COURT (R.O.W. VARIES), FOR A CORNER HEREOF;

**THENCE:** S 29°45'01" W, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF NEMO COURT, A DISTANCE OF 695.89 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF LOT 26, FOR A CORNER HEREOF;

**THENCE:** S 76°11'24" W, A DISTANCE OF 27.65 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 29°47'04" W, A DISTANCE OF 100.29 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF LOT 28, BLOCK 46, FOR A CORNER HEREOF;

**THENCE:** S 59°59'36" E, CONTINUING ALONG THE RIGHT-OF-WAY OF NEMO COURT, A DISTANCE OF 109.90 FEET TO A 5/8 INCH IRON ROD FOUND, FOR AN INTERIOR CORNER OF SAID LOT 15, BLOCK 45, FOR A CORNER HEREOF;

**THENCE:** N 29°38'51" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF NEMO COURT, A DISTANCE OF 45.99 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE UPPER NORTHWEST CORNER OF SAID LOT 15, THE SOUTHWEST CORNER OF LOT 16, FOR A CORNER HEREOF;

**THENCE:** S 60°12'57" E, ALONG THE COMMON LINE OF LOTS 15 AND 16, A DISTANCE OF 120.20 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 32°44'41" E, CONTINUING ALONG THE COMMON LINE OF LOTS 15 AND 16, A DISTANCE OF 165.63 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 00°41'24" W, A DISTANCE OF 70.34 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF A NAVIGATION CHANNEL (R.O.W. VARIES), FOR A CORNER HEREOF;

**THENCE:** N 89°17'24" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NAVIGATION CHANNEL, A DISTANCE OF 437.46 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 02°01'48" W, A DISTANCE OF 44.63 FEET TO A DRILL HOLE IN CONCRETE FOUND, FOR A CORNER OF SAID LOT 4, BLOCK 3, LOCATED ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 179.52 FEET, A CHORD BEARING OF S 59°36'20" W AND A CHORD LENGTH OF 159.13 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, THE NORTH RIGHT-OF-WAY LINE OF SAID NAVIGATION CHANNEL, AN ARC LENGTH OF 164.86 FEET TO A POINT, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, FOR A CORNER HEREOF;

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

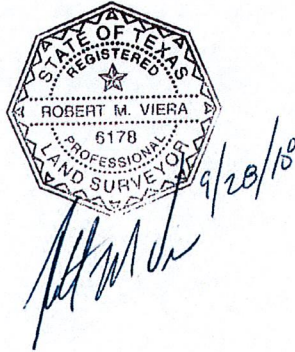
**THENCE:** N 66°26'56" W, ALONG THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 333.35 FEET, TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, ON THE EAST LINE OF SAID LOT 27D, LOCATED ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 601.61 FEET, A CHORD BEARING OF S 15°04'01" W AND A CHORD LENGTH OF 291.34 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 294.26 FEET, TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 00°45'14" W, A DISTANCE OF 590.13 FEET, TO THE **POINT OF BEGINNING**, CONTAINING WITHIN THESE METES AND BOUNDS A 72.31 ACRE TRACT, SAVE AND EXCEPT 2.87-ACRES WITHIN THE PLATTED, UNOPENED PUBLIC RIGHT-OF-WAYS, WITH A NET ACREAGE OF 69.44 ACRES, MORE OR LESS;

**NOTE:** AN EXHIBIT REPRESENTING A GRAPHIC IMAGE OF THIS DESCRIPTION STYLED AS "SHEET 2 OF 5 - 72.31 ACRE TRACT" ACCOMPANIES THIS DOCUMENT. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE.

September 28, 2018  
Job No. 170146  
I.Rodarte



**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**



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**28.63 ACRE TRACT**

**Field Notes Description**

SHOWING THE BOUNDARY OF A 28.63-ACRE TRACT OF LAND HEREIN DESCRIBED AS "TRACT 1" OUT OF A PORTION OF LOT 27C OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS THE P.I.C.C.I.F.E., A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 779, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 28.63-ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING:** AT A 5/8 INCH IRON ROD (Y = 17,115,342.99, X = 1,397,090.68) FOUND ON AN INTERIOR LINE OF SAID LOT 27C, FOR AN INTERIOR CORNER HEREOF;

**THENCE:** N 00°49'34" E, A DISTANCE OF 141.97 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COMMODORE'S DRIVE (120' R.O.W.), SAID IRON ROD LOCATED ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 493.90 FEET, A CHORD BEARING OF S 86°16'00" E AND A CHORD LENGTH OF 56.52 FEET, FOR AN EXTERIOR CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 56.55 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 89°15'39" E, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF COMMODORE'S DRIVE, A DISTANCE OF 310.86 FEET TO A 5/8 INCH IRON ROD SET, FOR A CORNER HEREOF;

**THENCE:** S 89°15'33" E, A DISTANCE OF 196.76 FEET TO A POINT, SAID POINT LOCATED ON A CURVE TO THE RIGHT, WITH A RADIUS OF 10.00 FEET, A CHORD BEARING OF S 44°16'50" E AND A CHORD LENGTH OF 14.14 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 15.71 FEET TO A 5/8 INCH IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF COMPASS STREET (60' R.O.W.), FOR A CORNER HEREOF;

**THENCE:** S 00°42'49" W, ALONG THE WEST RIGHT-OF-WAY OF COMPASS STREET, A DISTANCE OF 99.93 FEET TO A 5/8 INCH IRON ROD SET, SAID IRON ROD LOCATED ON A CURVE TO THE LEFT, WITH A RADIUS OF 553.81 FEET, A CHORD BEARING OF S 04°55'45" E AND A CHORD LENGTH OF 104.90 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 105.05 FEET TO A 5/8 INCH IRON ROD SET, FOR A CORNER HEREOF;

**THENCE:** S 10°06'06" E, A DISTANCE OF 110.22 FEET TO A 5/8 INCH IRON ROD SET, FOR THE NORTHEAST CORNER OF LOT 11, BLOCK 41 OF THE P.I.C.C.I.F.E., A MAP OF WHICH IS RECORDED IN VOLUME 42, PAGE 17, MAP RECORDS, NUECES COUNTY, TEXAS, FOR A CORNER HEREOF;

**THENCE:** S 79°38'09" W, ALONG THE COMMON LINE OF LOTS 11 AND 12, A DISTANCE OF 155.16 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 80°04'16" W, A DISTANCE OF 54.93 FEET TO A POINT, FOR THE NORTHWEST CORNER OF SAID LOT 11, FOR A CORNER HEREOF;

**THENCE:** S 09°55'44" E, ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 119.53 FEET, TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 11, FOR A CORNER HEREOF;

**THENCE:** N 79°37'29" E, ALONG THE COMMON LINE OF LOTS 10 AND 11, A DISTANCE OF 210.45 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY OF COMPASS STREET, FOR A CORNER HEREOF;

**THENCE:** S 09°59'42" E, ALONG THE WEST RIGHT-OF-WAY OF COMPASS STREET, A DISTANCE OF 133.72 FEET TO A 5/8 INCH IRON ROD SET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 463.32 FEET, A CHORD BEARING OF S 04°41'22" E AND A CHORD LENGTH OF 93.23 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 93.38 FEET TO A 5/8 INCH IRON ROD FOUND, FOR A CORNER HEREOF;

**THENCE:** S 00°54'41" W, CONTINUING ALONG THE WEST RIGHT-OF-WAY OF COMPASS STREET, A DISTANCE OF 135.04 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF LOT 8, BLOCK 41, FOR A CORNER HEREOF;

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** N 89°09'11" W, ALONG THE COMMON LINE OF LOTS 7 AND 8, A DISTANCE OF 136.86 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF SAID LOT 8, FOR A CORNER HEREOF;

**THENCE:** N 10°25'28" W, ACROSS LOTS 8 AND 9, A DISTANCE OF 168.01 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 79°53'54" W, CONTINUING ACROSS LOT 9, A DISTANCE OF 133.13 FEET, TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 78.00 FEET, A CHORD BEARING OF N 87°22'58" W, AND A CHORD LENGTH OF 34.36 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG CURVE TO THE RIGHT, AN ARC LENGTH OF 34.64 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 74°39'37" W, A DISTANCE OF 17.85 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 15°20'23" W, A DISTANCE OF 56.53 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 09°09'05" E, A DISTANCE OF 319.29 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 32°38'10" W, A DISTANCE OF 161.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 199.85 FEET, A CHORD BEARING OF S 23°11'33" E, AND A CHORD LENGTH OF 177.73 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 184.18 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 354.88 FEET, A CHORD BEARING OF S 06°16'17" E, AND A CHORD LENGTH OF 141.95 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 142.91 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 75.93 FEET, A CHORD BEARING OF S 01°24'10" W, AND A CHORD LENGTH OF 39.88 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 40.35 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 252.95 FEET, A CHORD BEARING OF S 12°38'17" W, AND A CHORD LENGTH OF 35.18 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 35.21 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 01°16'54" E, A DISTANCE OF 91.61 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 126.17 FEET, A CHORD BEARING OF S 20°16'09" W, AND A CHORD LENGTH OF 47.71 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 48.00 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 54.40 FEET, A CHORD BEARING OF S 17°10'30" W, AND A CHORD LENGTH OF 29.00 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 29.36 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 05°17'34" W, A DISTANCE OF 75.84 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 09°00'03" W, A DISTANCE OF 160.18 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 224.76 FEET, A CHORD BEARING OF S 02°55'53" E, AND A CHORD LENGTH OF 64.38 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 64.60 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 160.49 FEET, A CHORD BEARING OF S 03°59'21" W, AND A CHORD LENGTH OF 93.18 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 94.54 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 26°52'49" W, A DISTANCE OF 43.58 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 36.52 FEET, A CHORD BEARING OF S 17°51'57" E, AND A CHORD LENGTH OF 37.27 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 39.11 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 41°09'40" E, A DISTANCE OF 96.97 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** S 01°20'06" W, A DISTANCE OF 50.38 FEET TO A POINT, FOR A CORNER HEREOF;

**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** N 88°46'57" W, A DISTANCE OF 291.63 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, A CHORD BEARING OF N 51°36'31" W, AND A CHORD LENGTH OF 84.60 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 90.84 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 88°39'54" W, A DISTANCE OF 31.58 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 28°33'42" W, A DISTANCE OF 53.03 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 86.27 FEET, A CHORD BEARING OF N 08°46'50" W, AND A CHORD LENGTH OF 58.39 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 59.57 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 08°21'00" E, A DISTANCE OF 169.70 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 07°06'04" E, A DISTANCE OF 83.11 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 04°21'45" E, A DISTANCE OF 63.40 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 388.61 FEET, A CHORD BEARING OF N 02°34'53" W, AND A CHORD LENGTH OF 93.97 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 94.20 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 1638.83 FEET, A CHORD BEARING OF N 07°33'45" W, AND A CHORD LENGTH OF 112.26 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 112.28 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 00°18'00" W, A DISTANCE OF 84.81 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 00°17'08" W, A DISTANCE OF 77.05 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 638.87 FEET, A CHORD BEARING OF N 03°07'54" E, AND A CHORD LENGTH OF 76.16 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 76.21 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 05°55'22" E, A DISTANCE OF 96.67 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 35.56 FEET, A CHORD BEARING OF N 27°53'47" W, AND A CHORD LENGTH OF 48.08 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 52.79 FEET TO A POINT LOCATED ON A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 348.61 FEET, A CHORD BEARING OF N 52°26'15" W, AND A CHORD LENGTH OF 112.41 FEET, FOR A CORNER HEREOF;

**THENCE:** CONTINUING ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 112.91 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 41°14'16" W, A DISTANCE OF 78.54 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 67°58'17" W, A DISTANCE OF 4.21 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 38°10'10" W, A DISTANCE OF 46.88 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 06°16'08" W, A DISTANCE OF 4.08 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 142.77 FEET, A CHORD BEARING OF N 24°43'36" W, AND A CHORD LENGTH OF 66.19 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 66.80 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 10°15'25" W, A DISTANCE OF 115.67 FEET TO A POINT LOCATED ON A CURVE TO THE RIGHT WITH A RADIUS OF 133.47 FEET, A CHORD BEARING OF N 10°19'44" E, AND A CHORD LENGTH OF 98.40 FEET, FOR A CORNER HEREOF;

**THENCE:** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 100.78 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 19°49'40" E, A DISTANCE OF 126.03 FEET TO A POINT LOCATED ON A CURVE TO THE LEFT WITH A RADIUS OF 91.11 FEET, A CHORD BEARING OF N 05°22'28" E, AND A CHORD LENGTH OF 33.76 FEET, FOR A CORNER HEREOF;



**EXHIBIT A**  
**Metes and Bounds Description of the Property**  
**(approximately 206.01 acres)**

**THENCE:** ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 33.95 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 05°18'06" W, A DISTANCE OF 181.88 FEET TO A POINT, FOR A CORNER HEREOF;

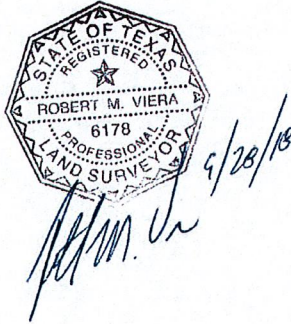
**THENCE:** N 13°36'58" W, A DISTANCE OF 55.06 FEET TO A POINT, FOR A CORNER HEREOF;

**THENCE:** N 09°54'41" E, A DISTANCE OF 275.84 FEET TO A 5/8 INCH IRON ROD FOUND, FOR AN INTERIOR CORNER OF SAID LOT 27C, AND FOR A CORNER HEREOF;

**THENCE:** S 89°10'01" E, CONTINUING ALONG THE LOWER NORTH LINE OF SAID LOT 27C, A DISTANCE OF 229.01 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 28.63-ACRE TRACT, MORE OR LESS;

**NOTE:** AN EXHIBIT REPRESENTING A GRAPHIC IMAGE OF THIS DESCRIPTION STYLED AS "SHEET 1 OF 5 - 28.63-ACRE TRACT" ACCOMPANIES THIS DOCUMENT. THE BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE 4205.

September 28, 2018  
Job No. 170146  
I.Rodarte



**EXHIBIT B**  
Depiction of the Property

