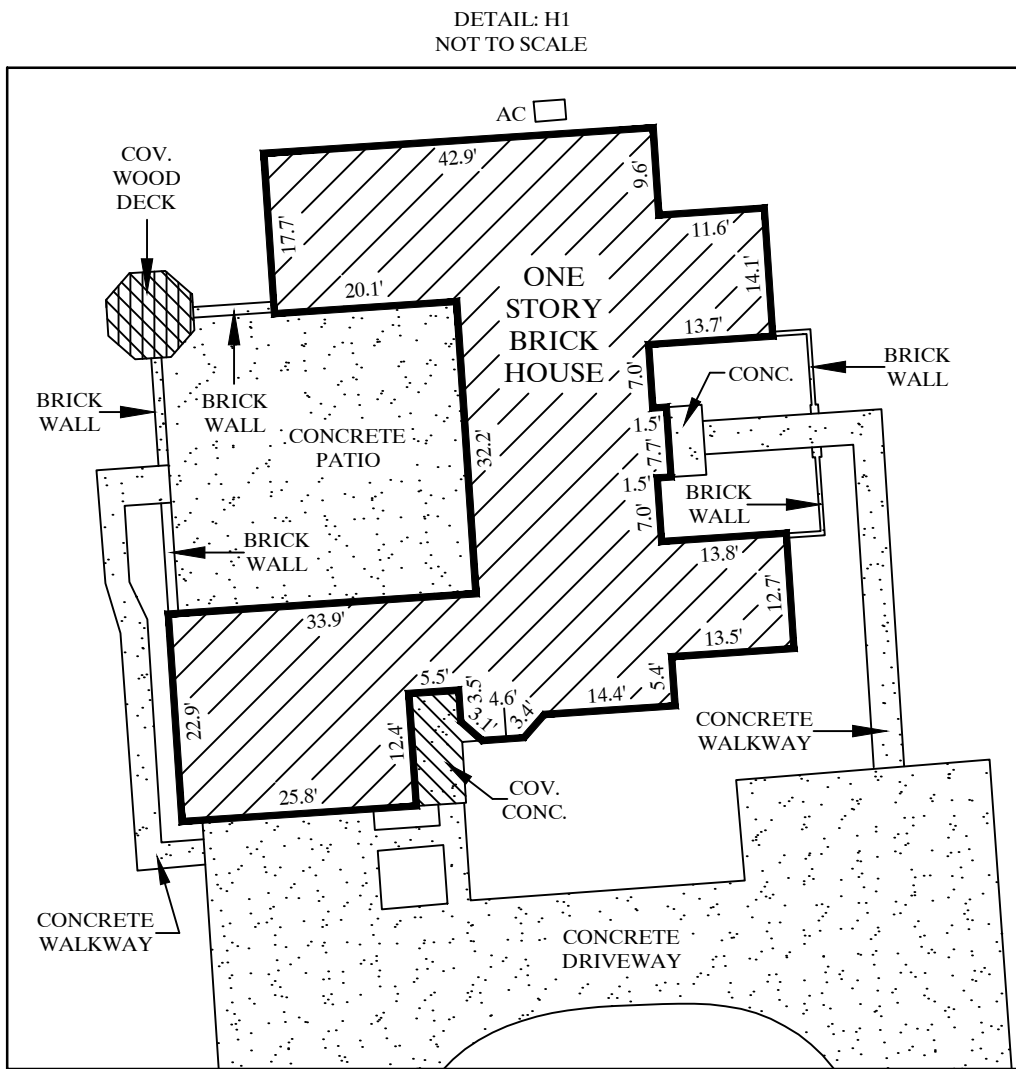


SCALE 1" = 100'



BUYER:  
MAGP, LLC

TITLE COMMITMENT:  
FIDELITY NATIONAL TITLE  
INSURANCE

GF NO.: 230246092  
ISSUE DATE: AUGUST 1, 2023

THIS SURVEY WAS PREPARED IN  
REFERENCE TO THE ABOVE TITLE  
COMMITMENT AND IS CERTIFIED TO  
THE PARTIES SHOWN HEREON. THIS  
SURVEY INCLUDES ONLY THE  
RESEARCH, INVESTIGATION, OR  
LOCATIONS OF SERVITUDES,  
EASEMENTS, RIGHT OF WAYS, OR  
UTILITIES ON THIS PROPERTY AS  
LISTED ON SCHEDULE "B" OF THE  
TITLE COMMITMENT.

#### SURVEY NOTES:

- TOTAL SURVEYED AREA IS 21.587 ACRES.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- EXCEPTIONS PERTAINING TO OIL, GAS, AND MINERAL LEASES WERE NOT REVIEWED FOR THIS SURVEY.
- A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

#### FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS  
LOCATED WITHIN ZONE   X   AS DEFINED  
BY THE FEDERAL EMERGENCY MANAGEMENT MAPS.  
COMMUNITY PANEL: 48355C.0260 G  
DATED:           OCTOBER 13, 2022            
AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100  
YEAR FLOOD ZONE.

SITE PLAN: CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
LOCATION MAP NOT TO SCALE



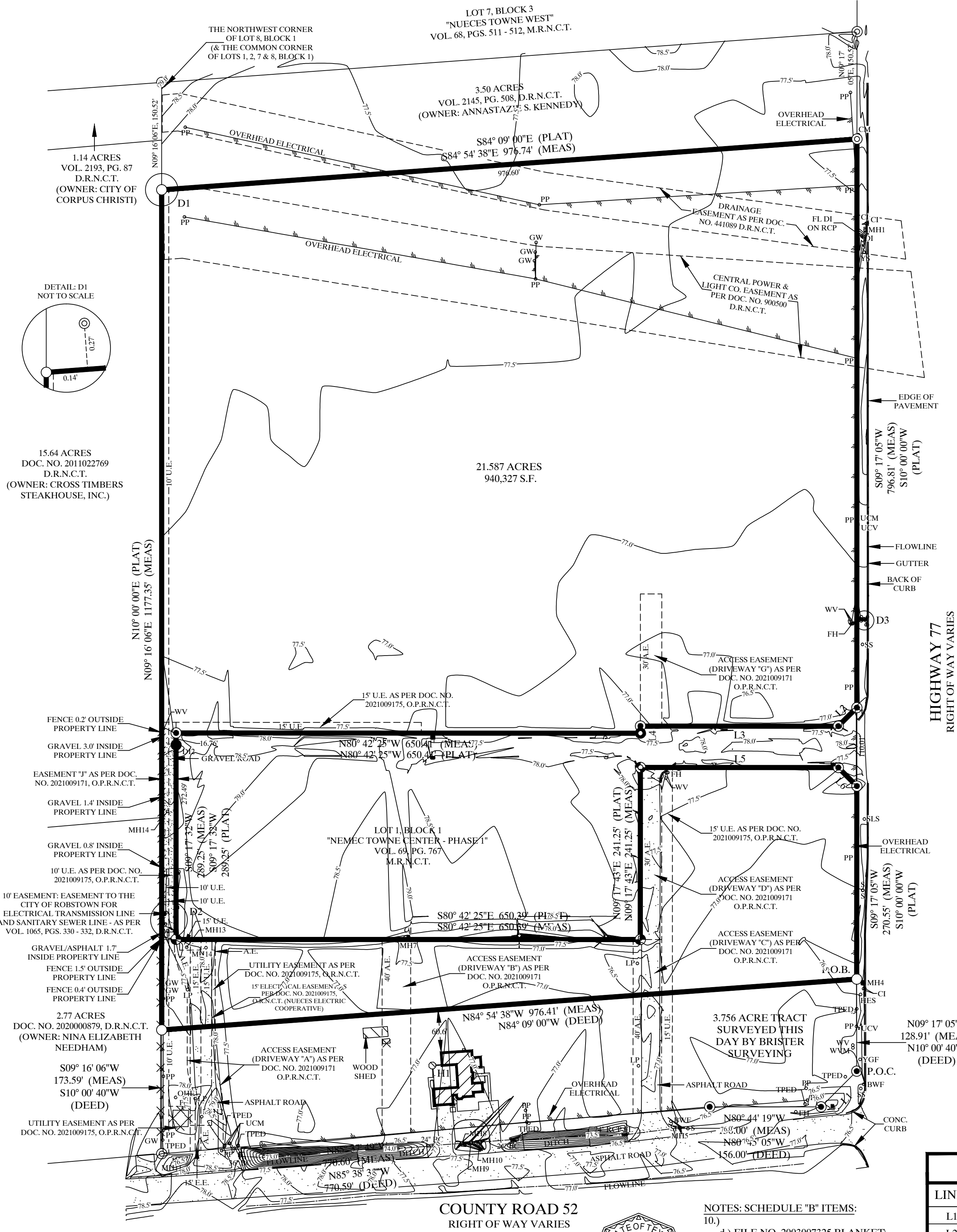
BC = BOX CULVERT  
BW = BLUE WATER FLAG  
CI = CURB INLET  
CM = CABLE MARKER  
DI = DROP INLET  
FH = FIRE HYDRANT  
FL = FLOWLINE  
GW = GUY WIRE  
HES = HURRICANE EVACUATION SIGN  
HW = HEADWALL  
LP = LAMP POST  
MHSS = MANHOLE SANITARY SEWER  
MHST = MANHOLE STORM SEWER  
OHE = OVERHEAD ELECTRICAL  
PIV = POST INDICATOR VALVE  
PP = POWER POLE  
RCP = REINFORCED CONCRETE PIPE  
S = SIGN  
SI = STORM INLET  
SS = STOP SIGN  
TPEL = TELEPHONE PEDAL  
TRANS = TRANSFORMER PAD  
UCB = UNDERGROUND CABLE BOX  
UCM = UNDERGROUND CABLE MARKER  
UCV = UNDERGROUND CABLE VAULT  
WM = WATER METER  
WVM = WATER VALVE MARKER  
WV = WATER VALVE  
YGF = YELLOW GAS FLAG  
YS = YIELD SIGN

#### LEGEND:

- X = WIRE FENCE
- = WOOD FENCE
- = SET 60D NAIL
- = SET MAG NAIL
- = SET 5/8" RE-BAR
- = SET DRILL HOLE
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER
- = SET BENCHMARK CHISEL SQUARE (WITH AN ELEVATION OF 77.474)

## ALTA/NSPS SURVEY OF

A 21.587 ACRE TRACT BEING OUT OF LOT 8, BLOCK 1, "NUECES RIVER IRRIGATION PARK SUBDIVISION", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS. SAID LOT 8 ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1211, PAGES 303 - 306, DEED RECORDS NUECES COUNTY, TEXAS.



COUNTY ROAD 52  
RIGHT OF WAY VARIES

NOTES: SCHEDULE "B" ITEMS:  
10.)

- FILE NO. 2003007325 BLANKET
- VOL. 451, PG. 174 BLANKET
- VOL. 1065, PG. 330 AS SHOWN
- VOL. 1459, PG. 1015 BLANKET
- FILE NO. 406875 DOES NOT APPLY
- FILE NO. 441089 AS SHOWN
- FILE NO. 900500 AS SHOWN

#### EXHIBIT "A" LEGAL DESCRIPTION:

FIELD NOTES OF A 21.587 ACRE TRACT BEING OUT OF LOT 8, BLOCK 1, "NUECES RIVER IRRIGATION PARK SUBDIVISION", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS. SAID LOT 8 ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1211, PAGES 303 - 306, DEED RECORDS NUECES COUNTY, TEXAS. SAID 21.587 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" RE-BAR SET IN THE CUTBACK OF THE INTERSECTION OF THE WEST RIGHT OF WAY OF HIGHWAY 77 AND THE CURRENT NORTH RIGHT OF WAY OF COUNTY ROAD 52, AND FOR THE SOUTHEAST CORNER OF A 3.756 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING, THENCE WITH THE COMMON LINE OF THE WEST RIGHT OF WAY OF HIGHWAY 77 AND SAID 3.756 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING, NORTH 09°17'05" EAST, A DISTANCE OF 128.91 FEET TO A POINT IN THE WEST RIGHT OF WAY OF HIGHWAY 77, FOR THE NORTHEAST CORNER OF SAID 3.756 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING, FOR THE SOUTHWEST CORNER OF THIS SURVEY, AND FOR THE POINT OF BEGINNING.

THENCE WITH THE COMMON LINE OF SAID 3.756 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING AND THIS SURVEY, NORTH 84°54'38" WEST, A DISTANCE OF 976.41 FEET TO A POINT IN THE EAST LINE OF THE "NINA ELIZABETH NEEDHAM" 2.77 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020000879, DEED RECORDS NUECES COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID 3.756 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING, AND FOR THE SOUTHWEST CORNER OF THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID "NINA ELIZABETH NEEDHAM" 2.77 ACRE TRACT AND THIS SURVEY, NORTH 09°16'06" EAST, A DISTANCE OF 1,177.35 FEET TO A POINT IN THE EAST LINE OF THE "CROSS TIMBERS STEAKHOUSE, INC." 15.64 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2011022769, DEED RECORDS NUECES COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE "ANNASTAZIE S. KENNEDY" 3.50 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 2145, PAGE 508, DEED RECORDS NUECES COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THIS SURVEY, FROM WHENCE A 5/8" RE-BAR FOUND FOR THE NORTHWEST CORNER OF SAID "ANNASTAZIE S. KENNEDY" 3.50 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE "CITY OF CORPUS CHRISTI" 1.14 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 2193, PAGE 87, DEED RECORDS NUECES COUNTY, TEXAS, IN THE SOUTH LINE OF LOT 7, BLOCK 3, "NUECES TOWNE WEST", AS SHOWN ON A MAP RECORDED IN VOLUME 68, PAGES 511 - 512, MAP RECORDS NUECES COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID LOT 7, AND FOR A COMMON CORNER OF LOTS 1, 2, 7 AND 8 OF SAID BLOCK 1, BEARS NORTH 09°16'06" EAST, A DISTANCE OF 150.52 FEET.

THENCE WITH THE COMMON LINE OF SAID "ANNASTAZIE S. KENNEDY" 3.50 ACRE TRACT AND THIS SURVEY, SOUTH 84°54'38" EAST, AT A DISTANCE OF 0.14 FEET PASS A 5/8" RE-BAR FOUND 0.27 FEET TO THE LEFT, AND IN ALL A TOTAL DISTANCE OF 976.74 FEET TO A 5/8" RE-BAR FOUND IN THE WEST RIGHT OF WAY OF HIGHWAY 77, FOR THE SOUTHEAST CORNER OF SAID "ANNASTAZIE S. KENNEDY" 3.50 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS SURVEY, FROM WHENCE A 5/8" RE-BAR FOUND IN THE WEST RIGHT OF WAY OF HIGHWAY 77, FOR THE NORTHEAST CORNER OF SAID "ANNASTAZIE S. KENNEDY" 3.50 ACRE TRACT, AND FOR THE SOUTHEAST CORNER OF SAID LOT 7, BEARS NORTH 09°17'05" EAST, A DISTANCE OF 150.52 FEET.

THENCE WITH THE COMMON LINE OF THE WEST RIGHT OF WAY OF HIGHWAY 77 AND THIS SURVEY, SOUTH 09°17'05" WEST, A DISTANCE OF 796.81 FEET TO A 5/8" RE-BAR SET IN THE WEST RIGHT OF WAY OF HIGHWAY 77, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, "NEMEC TOWNE CENTER - PHASE 1", AS SHOWN ON A MAP RECORDED IN VOLUME 69, PAGE 767, MAP RECORDS NUECES COUNTY, TEXAS, AND FOR AN OUTSIDE CORNER OF THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, SOUTH 54°16'46" WEST, A DISTANCE OF 36.78 FEET TO A 5/8" RE-BAR SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, NORTH 80°42'17" WEST, A DISTANCE OF 277.22 FEET TO A 5/8" RE-BAR SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, SOUTH 09°17'43" WEST, A DISTANCE OF 10.00 FEET TO A 60D NAIL SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, NORTH 80°42'25" WEST, A DISTANCE OF 650.41 FEET TO A 5/8" RE-BAR SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, SOUTH 09°17'32" WEST, AT A DISTANCE OF 16.76 FEET PASS A BENCHMARK CHISEL SQUARE SET IN THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, AND IN ALL A TOTAL DISTANCE OF 289.25 FEET TO A DRILL HOLE SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, SOUTH 80°42'25" EAST, A DISTANCE OF 650.39 FEET TO A DRILL HOLE SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, NORTH 09°17'43" EAST, A DISTANCE OF 241.25 FEET TO A MAG NAIL SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, SOUTH 80°42'17" EAST, A DISTANCE OF 277.24 FEET TO A 5/8" RE-BAR SET FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THIS SURVEY, SOUTH 35°42'43" EAST, A DISTANCE OF 36.77 FEET TO A 5/8" RE-BAR SET IN THE WEST RIGHT OF WAY OF HIGHWAY 77, AND FOR A COMMON CORNER OF SAID LOT 1 AND THIS SURVEY.

THENCE WITH THE COMMON LINE OF THE WEST RIGHT OF WAY OF HIGHWAY 77 AND THIS SURVEY, SOUTH 09°17'05" WEST, A DISTANCE OF 270.55 FEET TO THE POINT OF BEGINNING OF THIS SURVEY, AND CONTAINING 21.587 ACRES OF LAND, MORE OR LESS.

#### ALTA TABLE "A" NOTES:

1.) NOTE 11 ON THE ALTA CHECKLIST WAS  
DETERMINED BY OBSERVED EVIDENCE ONLY.

#### UTILITY NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON  
ARE BASED ON VISIBLE ABOVE GROUND  
STRUCTURES. NO EXCAVATIONS WERE MADE  
DURING THE PROCESS OF THIS SURVEY.

DROP INLET TABLE				
DI#	SIZE	ELEVATION	FLOWLINE	DIRECTION
D11	36" BC	72.859	---	E INVERSE
D12	24" RCP	77.560	71.450	S INVERSE
D13	36" RCP	77.560	71.450	E INVERSE
D14	24" RCP	77.521	72.881	N INVERSE
D15	24" RCP	77.404	72.364	NS INVERSE

LINE TABLE			
LINE	BEARING	DISTANCE	BEARING
L1	S54° 15' 28" W	70.71 (MEAS)	S54° 14' 42" W
L2	S54° 16' 46" W	36.78 (MEAS)	S54° 16' 46" W
L3	N80° 42' 17" W	277.22 (MEAS)	N80° 42' 17" W
L4	S09° 17' 43" W	10.00 (MEAS)	S09° 17' 43" W
L5	S80° 42' 17" E	277.24 (MEAS)	S80° 42' 17" E
L6	S35° 42' 43" E	36.77 (MEAS)	S35° 42' 43" E

MANHOLE TABLE				
MH#	TYPE	SIZE	ELEVATION	DIRECTION
MH1	MHST	24" RCP	72.868	S INVERSE
MH2	MHST	24" RCP	76.791	E INVERSE
MH3	MHST	BC	70.302	NS INVERSE
MH4	MHST	24" RCP	70.750	E INVERSE
MH5	MHST	36" BC	70.750	NS INVERSE
MH6	MHST	24" RCP	72.675	E INVERSE
MH7	MHST	24" RCP	72.675	W INVERSE
MH8	MHST	24" RCP	74.103	W INVERSE
MH9	MHST	24" RCP	73.395	E/W INVERSE
MH10	MHST	24" BC	73.477	---
MH11	MHST	24" BC	73.475	E/W INVERSE
MH12	MHST	24" BC	73.439	E/W INVERSE
MH13	MHSS	N/A	78.211	NO ACCESS
MH14	MHSS	24" RCP	78.066	N/W INVERSE
MH15	MHSS	12" RCP	77.692	N/E INVERSE
MH16	MHSS	12" RCP	78.136	W/E INVERSE
MH17	MHSS	N/A	78.720	NO ACCESS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND  
THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE 2021 MINIMUM STANDARD  
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE  
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY  
ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7A, 7B1, 8,  
11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS  
COMPLETED ON SEPTEMBER 11, 2024.

*Ronald E. Brister*  
RONALD E. BRISTER R.P.L.S. NO. 5407  
DATE: SEPTEMBER 12, 2024