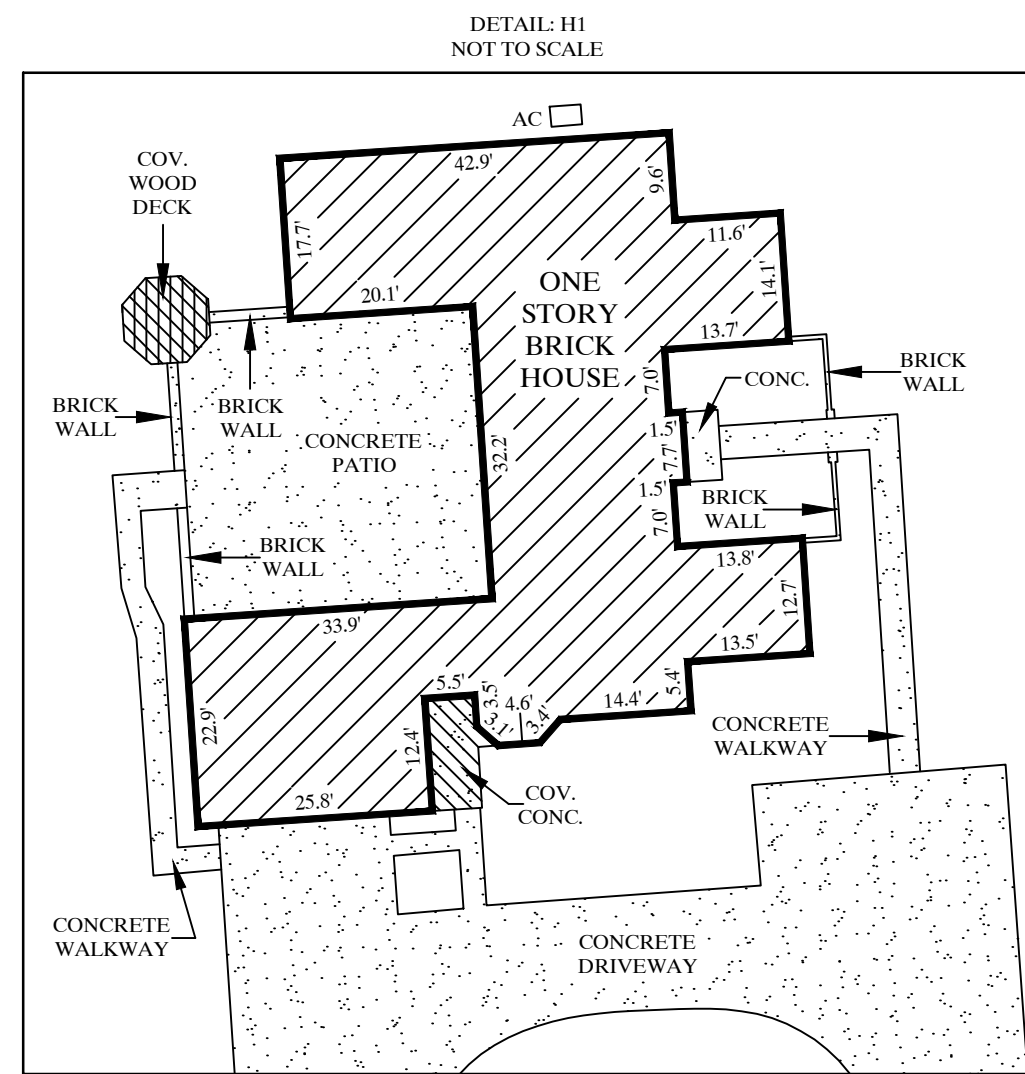


SCALE 1" = 100'

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.

Brister Surveying
5506 Cain Drive
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Firm Registration No. 10072800



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 SERVICITUDES, 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.

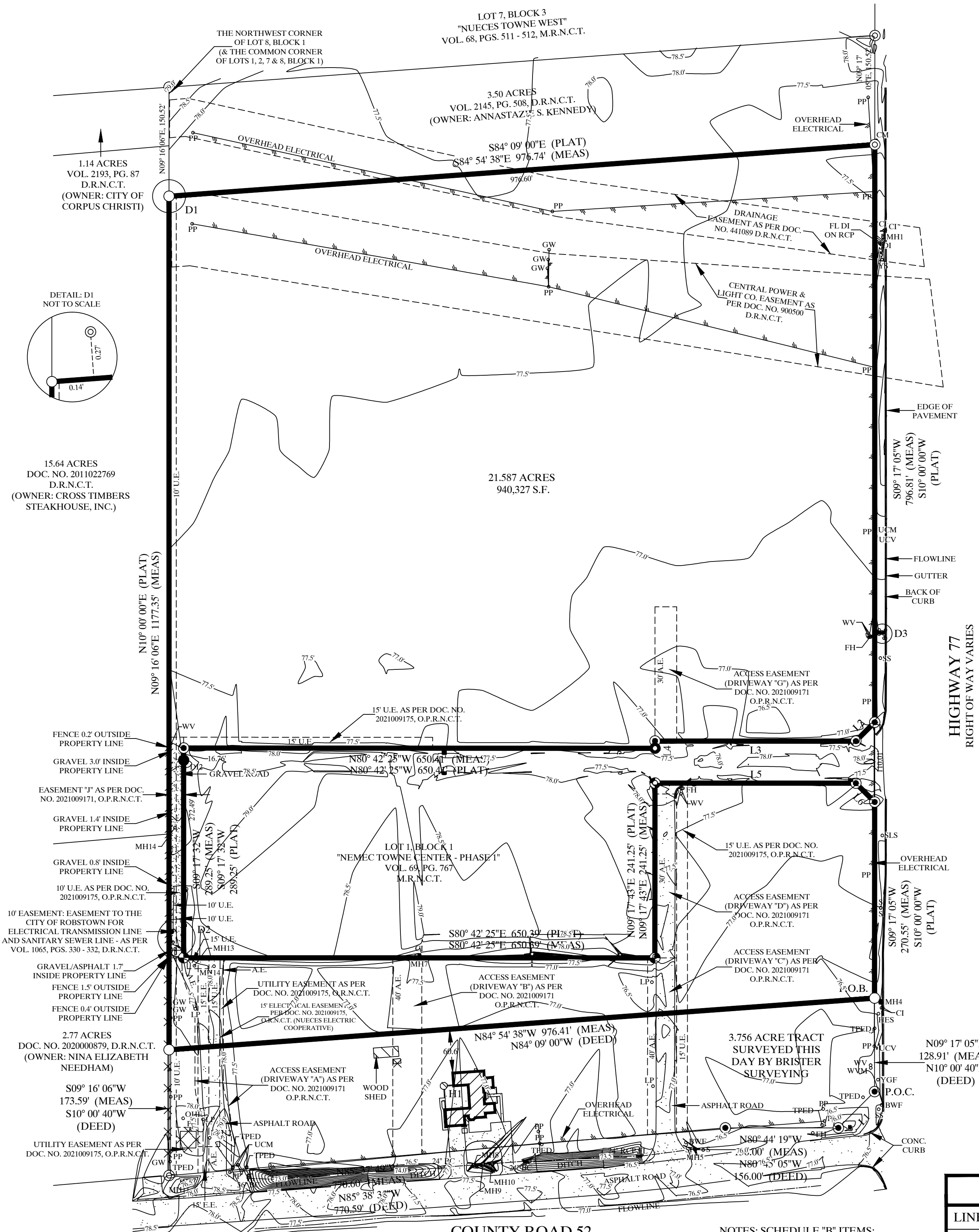
SITE PLAN: CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
LOCATION MAP NOT TO SCALE



- BC = BOX CULVERT
- BWF = 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
- RCF = REINFORCED CONCRETE PIPE
- S = SIGN
- SI = STORM INLET
- SS = STOP SIGN
- 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)



COUNTY ROAD 52
RIGHT OF WAY VARIES

NOTES: SCHEDULE "B" ITEMS:
10)

- d) FILE NO. 2003007325 BLANKET
- e) VOL. 451, PG. 174 BLANKET
- f) VOL. 1065, PG. 330 AS SHOWN
- g) VOL. 1459, PG. 1015 BLANKET
- h) FILE NO. 406875 DOES NOT APPLY
- i) FILE NO. 441089 AS SHOWN
- j) 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 SOUTHWEST 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, 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. 202000879, 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 11,177.35 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 8, 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 SOUTHWEST 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 SOUTHWEST 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" RC	72.859	---	E INVERSE
D12	24" RCP	77.569	71.450	E INVERSE
D13	36" RCP	77.569	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:	DISTANCE:
L1	S54° 15' 28" W	70.71' (MEAS)	S54° 14' 42" W	70.71' (DEED)
L2	S54° 16' 46" W	36.78' (MEAS)	S54° 16' 46" W	36.76' (PLAT)
L3	N80° 42' 17" W	277.22' (MEAS)	N80° 42' 17" W	277.22' (PLAT)
L4	S09° 17' 43" W	10.00' (MEAS)	S09° 17' 43" W	10.00' (PLAT)
L5	S80° 42' 17" E	277.24' (MEAS)	S80° 42' 17" E	277.24' (PLAT)
L6	S35° 42' 43" E	36.77' (MEAS)	S35° 42' 43" E	36.77' (PLAT)

MANHOLE TABLE

MH#:	TYPE:	SIZE:	ELEVATION:	FLOWLINE:	DIRECTION:
MH1	MHST	24" RCP	72.368	---	S INVERSE
MH2	MHST	24" RCP	76.791	71.501	E INVERSE
MH3	MHST	BC	70.302	63.802	NS INVERSE
MH4	MHST	24" RCP	70.750	---	E INVERSE
MH4	MHST	36" BC	70.750	---	NS INVERSE
MH5	MHST	12" RCP	72.675	---	E INVERSE
MH6	MHST	24" RCP	72.675	---	W INVERSE
MH7	MHST	24" RCP	74.103	---	W INVERSE
MH8	MHST	24" RCP	73.395	---	E/W INVERSE
MH8	MHST	24" BC	73.477	---	E/W INVERSE
MH9	MHST	24" BC	73.475	---	E/W INVERSE
MH10	MHST	24" BC	73.439	---	E/W INVERSE
MH11	MHSS	N/A	78.211	55.661	NO ACCESS
MH12	MHSS	24" RCP	78.066	67.646	N/W INVERSE
MH13	MHSS	12" RCP	77.692	68.392	NE INVERSE
MH14	MHSS	12" RCP	78.136	68.236	W/E INVERSE
MH15	MHSS	N/A	78.720	68.320	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