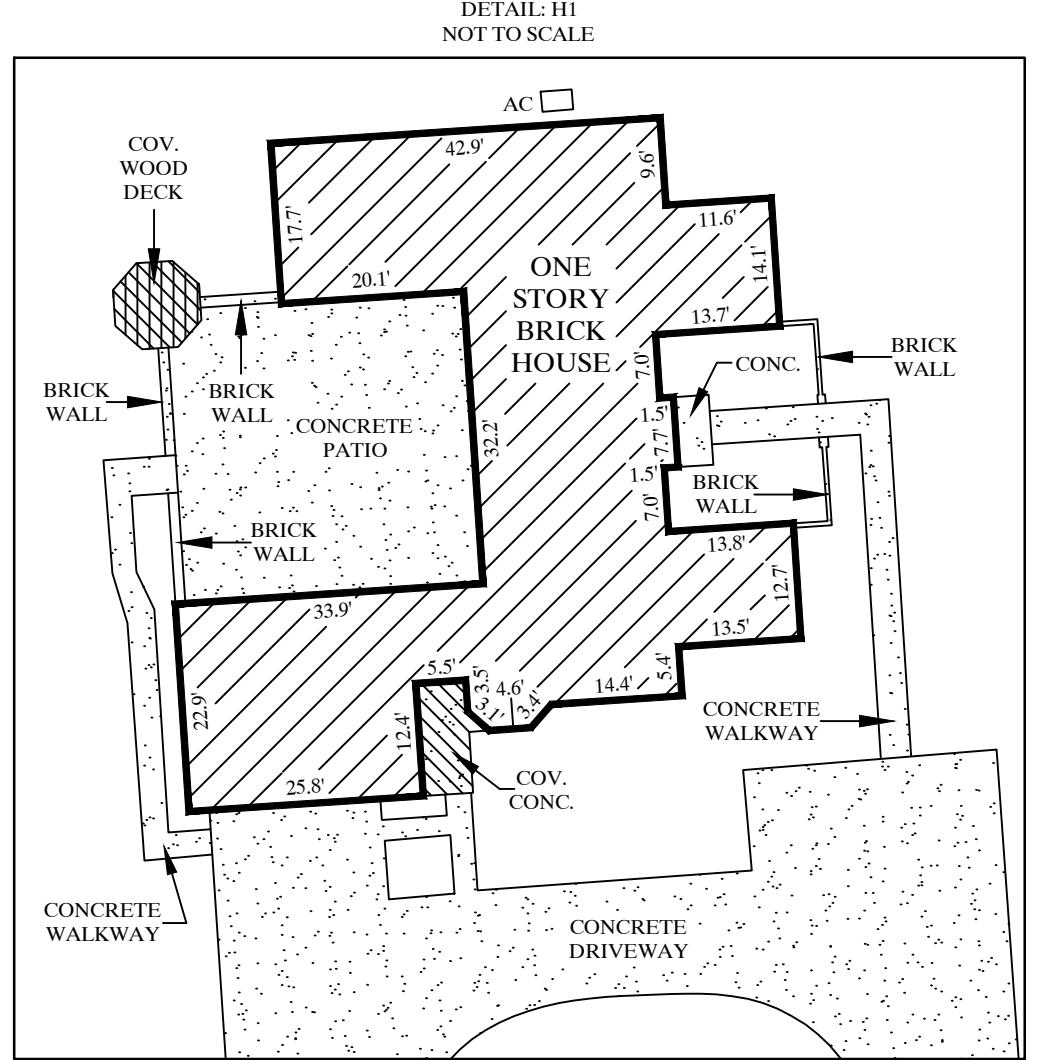


SCALE 1" = 100'

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.

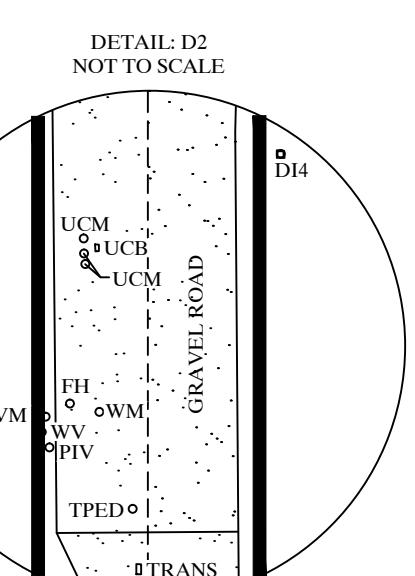
**Brister Surveying**  
5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
[bristersurveying@corpus.twcbc.com](mailto:bristersurveying@corpus.twcbc.com)  
Firm Registration No. 10072800



BUYER:  
MAGP, LLC

**TITLE COMMITMENT:**  
**FIDELITY NATIONAL TITLE  
INSURANCE**

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:

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

FLOOD NOTE:

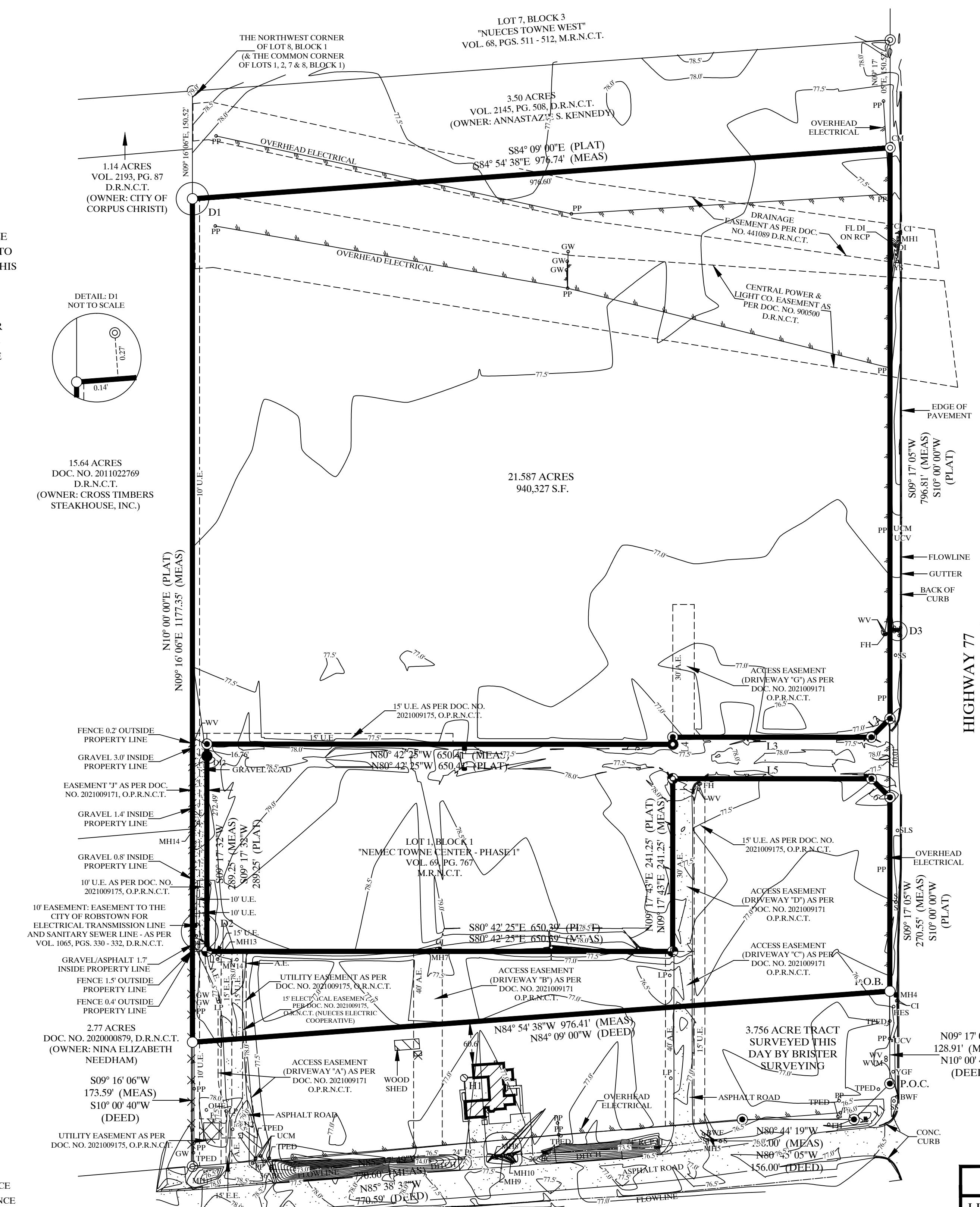
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS  
LOCATED WITHIN ZONE X AS DEFINED  
BY THE FEDERAL EMERGENCY MANAGEMENT MAPS.  
COMMUNITY PANEL: 48355C 0260 G  
DATED: OCTOBER 13, 2022  
AND  IS  IS NOT LOCATED IN A DESIGNATED 100  
YEAR FLOOD ZONE

**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  
RCP = REINFORCED CONCRETE PIPE  
S = SIGN  
SI = STORM INLET  
SS = STOP SIGN  
SLS = SPEED LIMIT SIGN  
TPED = TELEPHONE PEDESTAL  
TRANS = TRANSFORMER PAD  
UCB = UNDERGROUND CABLE BOX  
UCM = UNDERGROUND CABLE MARKER  
UCV = UNDERGROUND CABLE VAULT  
WM = MATER METER  
WVM = WATER VALVE MARKER  
WV = WATER VALVE  
YGF = YELLOW GAS FLAG  
YS = YIELD SIGN

LEGS  
X =  
// =  
○ =  
◎ =  
○ =  
◎ =  
○ =  
○ =  
● =



**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

JOB NO. 241212 - 2

DROP INLET TABLE				
DI#:	SIZE:	ELEVATION:	FLOWLINE:	DIRECTION:
DI1	36" BC	72.859'	---	E INVERSE
DI2	24" RCP	77.560'	71.450'	S INVERSE
	36" RCP	77.560'	71.450'	E INVERSE
DI3	24" RCP	72.284'	---	E/W INVERSE
DI4	24" RCP	77.521'	72.881'	N INVERSE
DI5	24" RCP	77.421'	72.881'	N/S 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	72.268'	---	S INVERSE
MH2	MHST	24" RCP	76.791'	71.501'	E INVERSE
MH3	MHST	BC	70.302'	63.802'	N/S INVERSE
MH4	MHST	24" RCP	70.750'	---	E INVERSE
		36" BC	70.750'	---	N/S INVERSE
MH5	MHST	12" RCP	72.675'	---	E INVERSE
		24" RCP	72.675'	---	W INVERSE
MH6	MHST	24" RCP	74.103'	---	W INVERSE
MH7	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'	N/E INVERSE
MH14	MHSS	12" RCP	78.136'	68.236'	W/E/S 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