

EXHIBIT A
PROPERTY DESCRIPTION FOR
A 0.4132 OF AN ACRE PARCEL OF LAND

Being a 0.4132 of an acre (18,000 square feet) portion of land out of the Enriquez Villareal Survey, Abstract 1, City of Corpus Christi, Texas, said 0.4132 of an acre tract of land being a portion of Mary Street, also known as Bluett Avenue, a 60-foot public right-of-way, as depicted in First Revised Plat of Block 2, and Lots 7, 8, and 9, Block 1, Eckerd Addition, recorded in Volume 3, Page 47, of the Plat Records of Nueces County, Texas, and Second Revised Plat of Block 1 of the Eckerd Addition, recorded in Volume 4, Page 49, of the Plat Records of Nueces County, Texas, said 0.4132 of an acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

BEGINNING at a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", on the west right-of-way line of 19th Street, also known as Bula Street, a 60-foot public right-of-way, and the southeast corner of Lot 1, Block 2, of said First Revised Plat of Block 2, and Lots 7, 8, and 9, Block 1, Eckerd Addition, same point also being the northeast corner of said Mary Street and the northeast corner of the herein described tract;

THENCE, South 01°31'53" East, along the west right-of-way line of said 19th Street, a distance of 60.00 feet, to set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", at the northeast corner of Lot 13, Block 1, of said Second Revised Plat of Block 1 of the Eckerd Addition, and the southeast corner of the herein described tract;

THENCE, South 88°46'34" West, departing said west right-of-way line of 19th Street, along the south right-of-way line of said Mary Street, and the north line of said Block 1, a distance of 300.00 feet, to a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", on the east right-of-way line of 20th Street, also known as Roy Street, a 60-foot public right-of-way, at the northwest corner of Lot 24 in said Block 1, for the southwest corner of the herein described tract;

THENCE, North 01°31'53" West, along the east right-of-way line of said 20th Street, a distance of 60.00 feet, to a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", at the southwest corner of Lot 12 in said Block 2, for the southwest corner of the herein described tract, from which a found 5/8" iron rod on the south right-of-way line of Marguerite Street, and at the northwest corner of Lot 23A, Block 2, of the First Revised Plat Eckerd Addition, recorded in Volume 27, Page 49, of the Map Records of Nueces County, Texas, bears North 01°31'53" West, a distance of 299.74 feet;



THENCE, North 88°46'34" East, departing said east right-of-way line of said 20th Street, along the north right-of-way line of said Mary Street, and the south line of Block 2 of said Eckerd Addition, at a distance of 74.62 feet, passing an found iron rod with an orange cap stamped " CITY OF CORPUS CHRISTI", at the southwest corner of Lot 8A, Block 2, of the Amending Replat of Eckerd Addition, recorded in Volume 67, Page 746, of the Map Records of Nueces County, Texas, and at a distance of 124.65 feet, passing a found 5/8" iron rod for the southeast corner of said Lot 8A, continuing for a total distance of 300.00 feet to the **POINT OF BEGINNING** and containing 0.4132 of an acre (18,000 square feet).

Job No. 23-01798
December 26, 2023

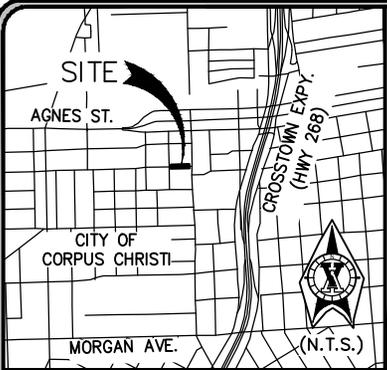
A sketch of even date was prepared in conjunction with this property description.

Certified on this 26th day of December 2023



Michael J. Vanderstappen
Registered Professional Land Surveyor
Texas Registration No. 6594
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, Texas 78216
210-349-3271
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LOCATION MAP



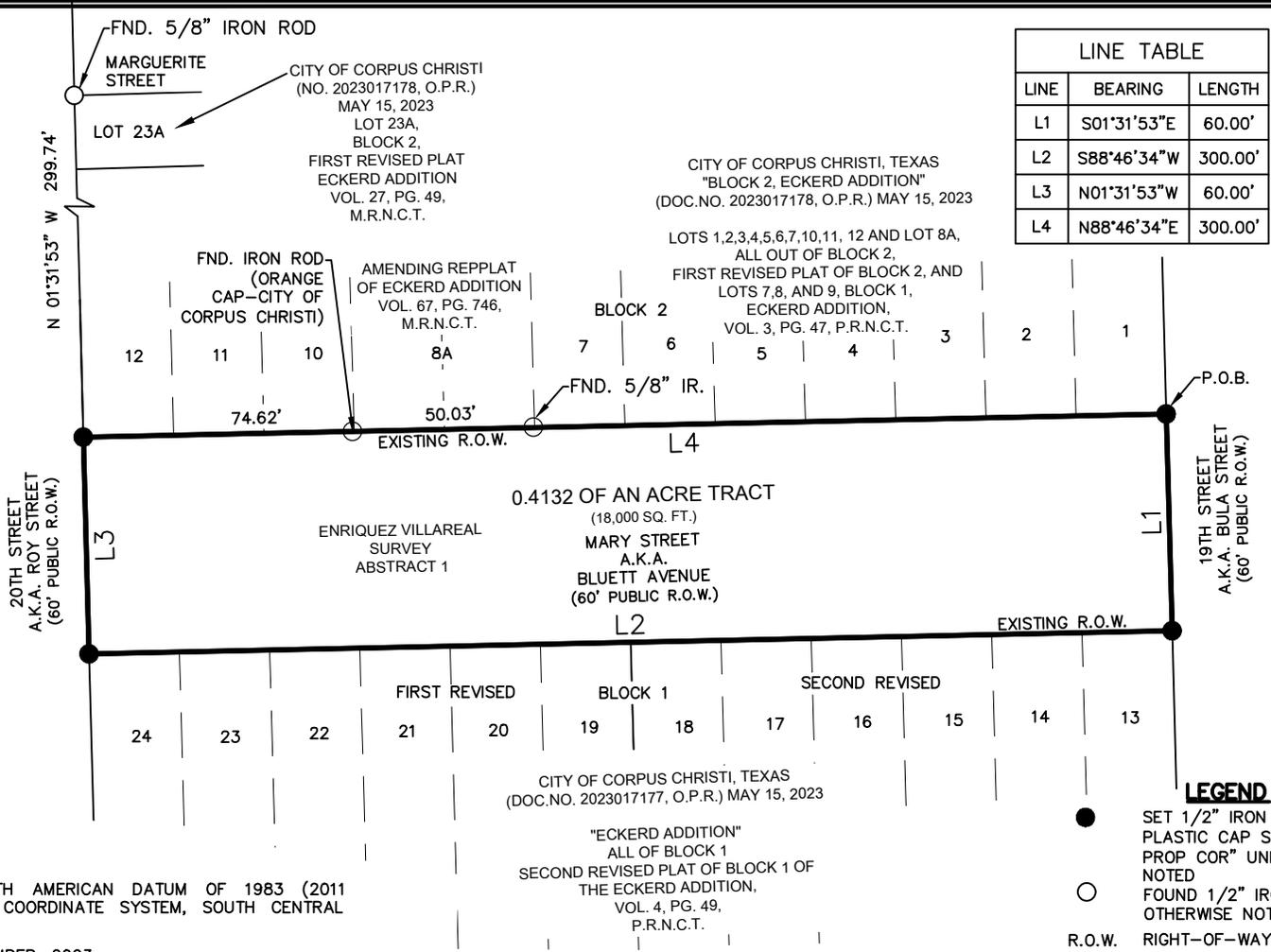
- NOTES:
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), EPOCH 2010.00, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 - FIELD SURVEY WAS PERFORMED IN DECEMBER, 2023.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
 - A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

I, MICHAEL J. VANDERSTAPPEN, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

CERTIFIED ON THE 26TH DAY OF DECEMBER, 2023

Michael J. Vanderstappen
 MICHAEL J. VANDERSTAPPEN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6594
 VICKREY AND ASSOCIATES, LLC.
 MVANDERSTAPPEN@VICKREYLLC.COM

DATED 12/26/2023



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°31'53"E	60.00'
L2	S88°46'34"W	300.00'
L3	N01°31'53"W	60.00'
L4	N88°46'34"E	300.00'



PROPERTY DESCRIPTION

BEING A 0.4132 OF AN ACRE (18,000 SQUARE FEET) PORTION OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, CITY OF CORPUS CHRISTI, TEXAS, SAID 0.4132 OF AN ACRE TRACT OF LAND BEING A PORTION OF MARY STREET, ALSO KNOWN AS BLUETT AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AS DEPICTED IN FIRST REVISED PLAT OF BLOCK 2, AND LOTS 7, 8, AND 9, BLOCK 1, ECKERD ADDITION, RECORDED IN VOLUME 3, PAGE 47, OF THE PLAT RECORDS OF NUECES COUNTY, TEXAS, AND SECOND REVISED PLAT OF BLOCK 1 OF THE ECKERD ADDITION, RECORDED IN VOLUME 4, PAGE 49, OF THE PLAT RECORDS OF NUECES COUNTY, TEXAS.

- LEGEND**
- SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP COR" UNLESS OTHERWISE NOTED
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - R.O.W. RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - O.P.R. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
 - P.R.N.C.T. PLAT RECORDS OF NUECES COUNTY, TEXAS
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - ↗ SCALE BREAK

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