

Map and Metes and Bounds Describing Tract A



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**METES AND BOUNDS
OF A
54.35 ACRE TRACT**

Being 54.35 acres of land, more or less, out of portions of Harbor View Estates Subdivision recorded in Volume 5, Pages 48-49, Grace Heights Addition recorded in Volume 12, Page 11, Revised Map of Oak Park recorded in Volume 5, Pages 9-10, Oak Lawn recorded in Volume 5, Page 27, and Driscoll Village recorded in Volume 12, Page 43, all in Map Records of Nueces County, Texas, and this 54.35 acre tract being more particularly described by metes and bounds as follows:

Beginning at the north corner of this tract, said corner also being the north corner of Lot 1, Block M, of said Harbor View Estates Subdivision, said corner being at the intersection of the southeast right-of-way of Poth Lane with the southwest right-of-way line of the now closed Gibson Street;

Thence southeasterly with a curve to the left having a radial bearing of N 30-55-31 E, 300.07 feet, a central angle of 20-17-23, a radius of 300.07 feet, a length of 106.26 feet, to a corner of this tract being the east corner of said Lot 1 and the north corner of Lot 50, Block M;

Thence S 30-47-06 W with the northwest boundary of said Lot 50, 73.79 feet, to an interior corner of this tract, said interior corner being the west corner of said Lot 50 and a common corner to Lots 3, 4, and 44, Block M;

Thence S 59-12-54 E, 50.00 feet, to an interior corner of this tract, said corner being the south corner of Lot 49 and the west corner of Lot 48, Block M;

Thence N 30-47-06 E, at 92.95 feet pass the north corner of said Lot 48, the same being the former south right-of-way line of Gibson Street, in all 123.32 feet to the beginning of a curve to the right;

Thence with said curve to the right and with the north boundary of this tract, said curve having a radial bearing of S 16-55-32 W, 239.50 feet, a central angle of 14-00-05, a radius of 239.50 feet, a length of 58.53 feet;

Thence S 59-0423 E with the northeast boundary of this tract, 697.21 feet, to the east corner of this tract and the east corner of said Harbor View Estates Subdivision, said corner being at the centerline of Retama Avenue;

Thence S 30-08-06 W with the east boundary of this tract and said Harbor View Estates Subdivision, the same being the centerline of Retama Avenue, 685.28 feet, to an interior corner of this tract, said corner being on the northeast boundary of said Oak Lawn Subdivision;

Thence S 59-12-54 E with a north boundary of this tract and the north boundary of said Oak Lawn Subdivision, 430.19 feet, to an east corner of this tract, said corner being on the present west right-of-way of Buddy Lawrence Drive;

Thence S 00-29-49 E with the west right-of-way line of Buddy Lawrence Drive, 752.65 feet, to a southeast corner of this tract and the southeast corner of Lot 1C, Block 1, Driscoll Village recorded in Volume 14, Page 59, Map Records of Nueces County, Texas;

Thence S 88-18-30 W with the south boundary of said Lot 1C, 78.06 feet, to a corner of this tract and a common corner of Lots 1B and 1C of said Driscoll Village;

Thence N 59-45-00 W with a south boundary of this tract, at 78.06 feet pass the southwest corner of said Lot 1B, being on the southeast right-of-way line of the now closed portion of Erwin Avenue, in all 128.06 feet, to an interior corner of this tract, said corner being south corner of Lot 16 and the east corner of Lot 17, Block 4 of the aforementioned Oak Lawn Subdivision;

Thence S 30-15-00 W with the northwest right-of-way of Erwin Avenue, 150.00 feet, to the south corner of Lot 19 and the east corner of Lot 20 of said Block 4;

Thence N 59-45-00 W, 140.00 feet, to a common corner of Lots 3, 4, 19 and 20 of said Block 3;

Thence S 30-15-00 W, 50.00 feet, to a common corner of Lots 2, 3, 20 and 21 of said Block 3;

Thence N 59-45-00 W, at 140.00 feet pass the southeast right-of-way of Oak Park Avenue, in all 210.00 feet to a corner being on the northwest right-of-way line of Oak Park Avenue and being the south corner of Lot 20 and the east corner of Lot 21, Block 1, Oak Lawn Subdivision;

Thence S 30-04-31 W, 50.11 feet, to the common corner of Lots 21 and 22 at the northwest right-of-way of Oak Park Avenue;

Thence N 59-45-02 W, 139.61 feet, to the common corner of Lots 1, 2, 21, and 22;

Thence S 30-19-42 W, 62.48 feet, to the south corner of Lot 1 and the west corner of Lot 22 being on the northeast right-of-way line of Ash Street;

Thence N 59-49-29 W, at 140.00 feet pass the west corner of Lot 1 being at the intersection of the northwest right-of-way line of Ash Street with the southeast right-of-way line of Retama Avenue, at 167.50 feet leave Oak Lawn Subdivision and enter Grace Heights Addition, in all 195.76 feet to the south corner of intersection of the northwest right-of-way line of Retama Avenue with the northeast right-of-way line of the now closed Ash Street;

Thence S 29-28-54 W with the northwest right-of-way line of Retama Avenue, at 27.50 feet leave Grace Heights Addition and enter Oak Park Addition, in all 170.14 feet, to the south corner of Lot 11 and the east corner of Lot 10, Block 17, Oak Park Addition;

Thence N 59-42-06 W, 127.00 feet, to the common corner of Lots 2, 3, 10 and 11, of said Block 17;

Thence S 29-28-54 W, 120.00 feet, to the common corner of Lots 4, 5, 8 and 9, of said Block 17;

Thence N 59-42-06 W, at 127.00 feet pass the north corner of said Lot 5, the same being the west corner of said Lot 4, in all 177.00 feet, to the south corner of Lot 9 and the east corner of Lot 8, Block 16;

Thence S 29-28-54 W, 59.97 feet, to the south corner of said Lot 8 and the east corner of Lot 7;

Thence N 58-37-09 W, 122.50 feet, to the common corner of Lots 5, 6, 7 and 8;

Thence S 30-52-24 W, 60.00 feet, to the south corner of said Lot 6 and west corner of Lot 7;

Thence N 59-42.06 W, at 129.13 feet pass the west corner of said Lot 6, in all 179.13 feet to the south corner of Lot 7, Block 15, Oak Park Addition;

Thence S 30-47-47 W, at 50.00 feet pass the east corner of Lot 7, Block 12, Oak Park Addition, in all 108.07 feet, to the south corner of Lot 7 and the east corner of Lot 6;

Thence N 59-37-15 W, 126.31 feet, to the north corner of said Lot 6 and the west corner of Lot 7, said corner being on the southeast boundary of Lot 8;

Thence S 30-01-38 W, 25.00 feet, to a corner being on the common boundary between said Lots 7 and 8;

Thence N 59-12-54 W, 63.51 feet, to a corner being on the common boundary of Lots 8 and 1, Block 12, Oak Park Addition;

Thence S 30-01-38 W, 17.82 feet, to the common corner of Lots 1, 2, 3 and 8.

Thence N 59-12-54 W, 68.39 feet, to the west corner of Lot 1 and the north corner of Lot 2, said corner being on the southeast right-of-way line of Poth Lane;

Thence N 30-47-06 E with the east right-of-way line of Porth Lane at 540.32 leave Oak Park Addition and enter Grace Heights Addition, in all 1017.99 feet to the north corner of Lot 39, Block 1, Grace Heights Addition being on the south boundary of Harbor View Estates;

Thence S 59-12-54 E, 104.00 feet, to the south corner of Lot 11, Block C, Harbor View Estates;

Thence N 30-47-06 E, 122.50 feet, to the east corner of Lot 7, Block C, Harbor View Estates;

Thence N 59-12-54 W, 104.00 feet, to the north corner of said Lot 7, said corner being on the southeast right-of-way line of Poth Lane;

Thence N 30-47-06 E, 50.00 feet, to the west corner of Lot 15, Block D, Harbor View Estates;

Thence S 59-12-54 E, 104.00 feet, to the south corner of said Lot 15;

Thence N 30-47-06 E, 379.72 feet, to the east corner of Lot 1, Block D, Harbor View Estates;

Thence N 59-12-54 W, 104.00 feet, to the north corner of said Lot 1 being on the southeast right-of-way line of Poth Lane;

Thence N 30-47-06 E, 50.00 feet, to the west corner of Lot 23, Block M, Harbor View Estates;

Thence S 59-12-54 E, 104.00 feet, to the south corner of said Lot 23;

Thence N 30-47-06 E, 51.80 feet, to the east corner of Lot 22 and south corner of Lot 21;

Thence N 59-12-54 W, 104.00 feet, to the west corner of said Lot 21 and the north corner of said Lot 22 on the southeast right-of-way of Poth Lane;

Thence N 30-47-06 E, 100.00 feet, to the west corner of Lot 17 and north corner of Lot 18, Block M, Harbor View Estates;

Thence S 59-12-54 E, 104.00 feet, to the south corner of Lot 17 and the east corner of Lot 18;

Thence N 30-47-06 E, 50.00 feet, to the south corner of Lot 15 and the east corner of Lot 16, Block M, Harbor View Estates;

Thence N 59-12-54 W, 104.00 feet, to the west corner of Lot 15 and the north corner of Lot 16 being on the southeast right-of-way line of Poth Lane;

Thence N 30-47-06 E, 355.30 feet, to the place of beginning and containing 54.35 acres of land, more or less.

Notes:

1. This metes and bounds description based on recorded information and found monumentation on the ground.
2. Limits of this description based on criteria provided by Citgo.
3. Bearings are State Plane Grid.

GOVIND DEVELOPMENT, LLC



George Rubalcaba, RPLS, LSLS
Survey Group Manager 8-17-2016



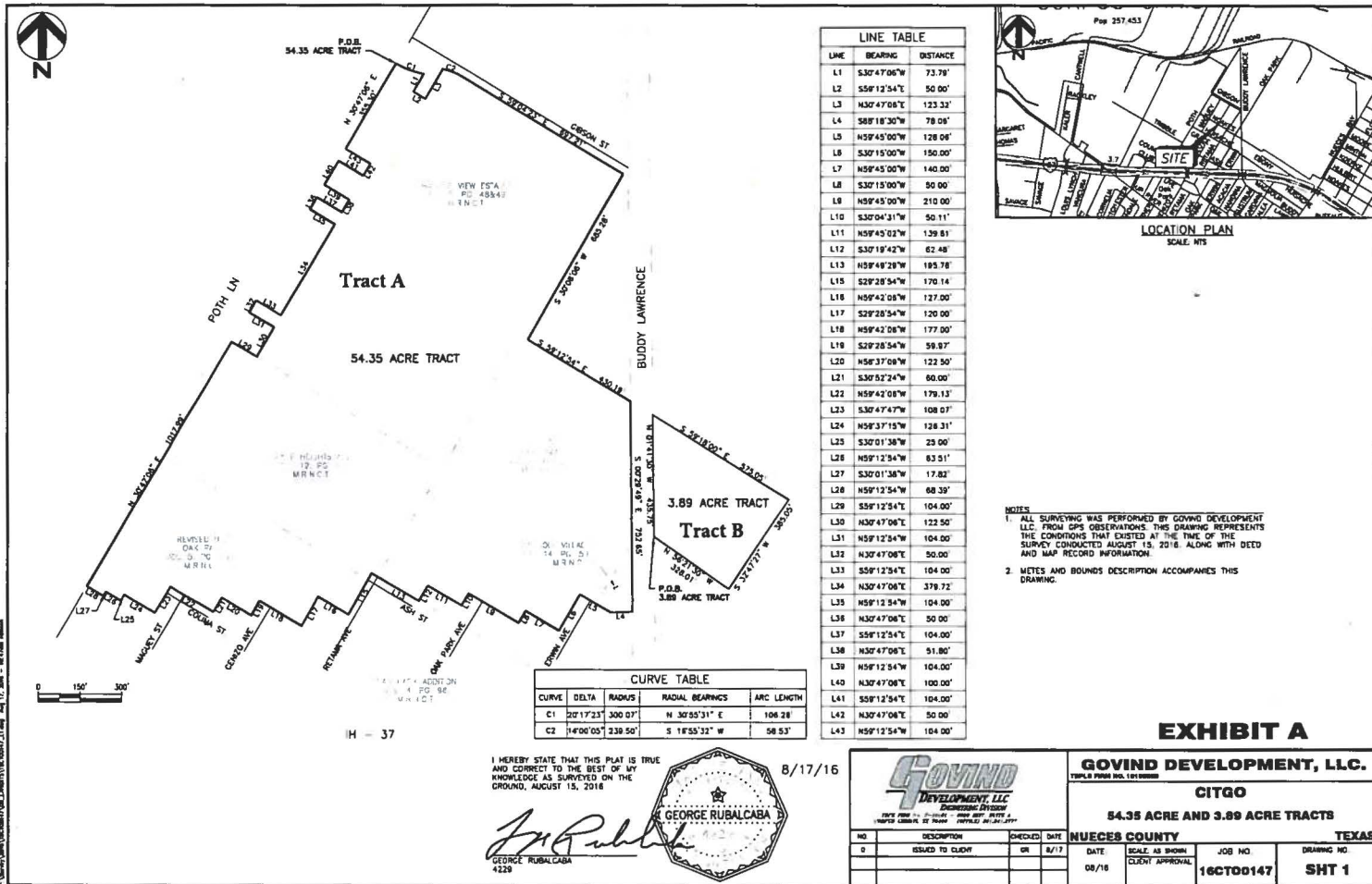


EXHIBIT A

I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS SURVEYED ON THE GROUND, AUGUST 15, 2016

GEORGE RUBALCABA
4229

8/17/16

NO.	DESCRIPTION	CHECKED DATE
1	ISSUED TO CLIENT	GR 8/17

GOVIND DEVELOPMENT, LLC.

CITGO

54.35 ACRE AND 3.89 ACRE TRACTS

NUECES COUNTY

TEXAS

DATE	SCALE AS SHOWN	JOB NO.	DRAWING NO.
08/16	CLIENT APPROVAL	16CT00147	SHT 1