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## **Map and Metes and Bounds Describing Tract B**



9510 Leopard St. Corpus Christi, TX 78409

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**METES AND BOUNDS  
OF  
3.89 ACRE TRACT**

Being 3.89 acres of land, more or less, out of a 4.90 acre tract referred to as Tract 1 in plat of Southwestern Oil and Refining Company Tracts 1, 2, and 3 recorded in Volume 28, Page 1, Map Records of Nueces County, Texas save and except the 1.02 acre tract in plat of Southwestern Oil and Refining Company Tract 1-R recorded in Volume 39, Page 89, M.R.N.C.T., and this 3.89 acre tract being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of this tract and said 4.90 acre tract, said corner being at the intersection of the east right-of-way of Buddy Lawrence Drive with the former northeast right-of-way line of the now closed Huisache Street;

Thence N 01-41-30 W with the west boundary of this tract and said 4.90 acre tract, the same being the east right-of-way line of Buddy Lawrence Drive, 435.75 feet, to the northwest corner of this tract and said 4.90 acre tract;

Thence S 59-18-00 E with the northeast boundary of this tract and said 4.90 acre tract and leaving said east right-of-way line of Buddy Lawrence Drive, 575.05 feet, to the northeast corner of this tract, the same being the northwest corner of said Tract 1-R;

Thence S 32-47-27 W with the east boundary of this tract, the same being the west boundary of said Tract 1-R and crossing said 4.90 acre tract, 385.05 feet to the southeast corner of this tract, the same being the southwest corner of said Tract 1-R said corner lying on the southwest boundary of said 4.90 acre tract, the same being the northeast right-of-way line of the now closed Huisache Street;

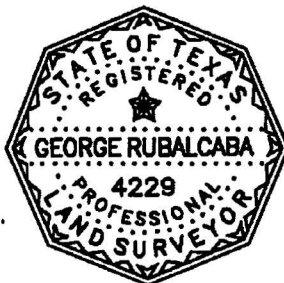
Thence N 56-21-30 W with the southwest boundary of this tract and said 4.90 acre tract, the same being the former northeast right-of-way line of Huisache Street, 328.01 feet, to the point of beginning and containing 3.89 acres of land, more or less.

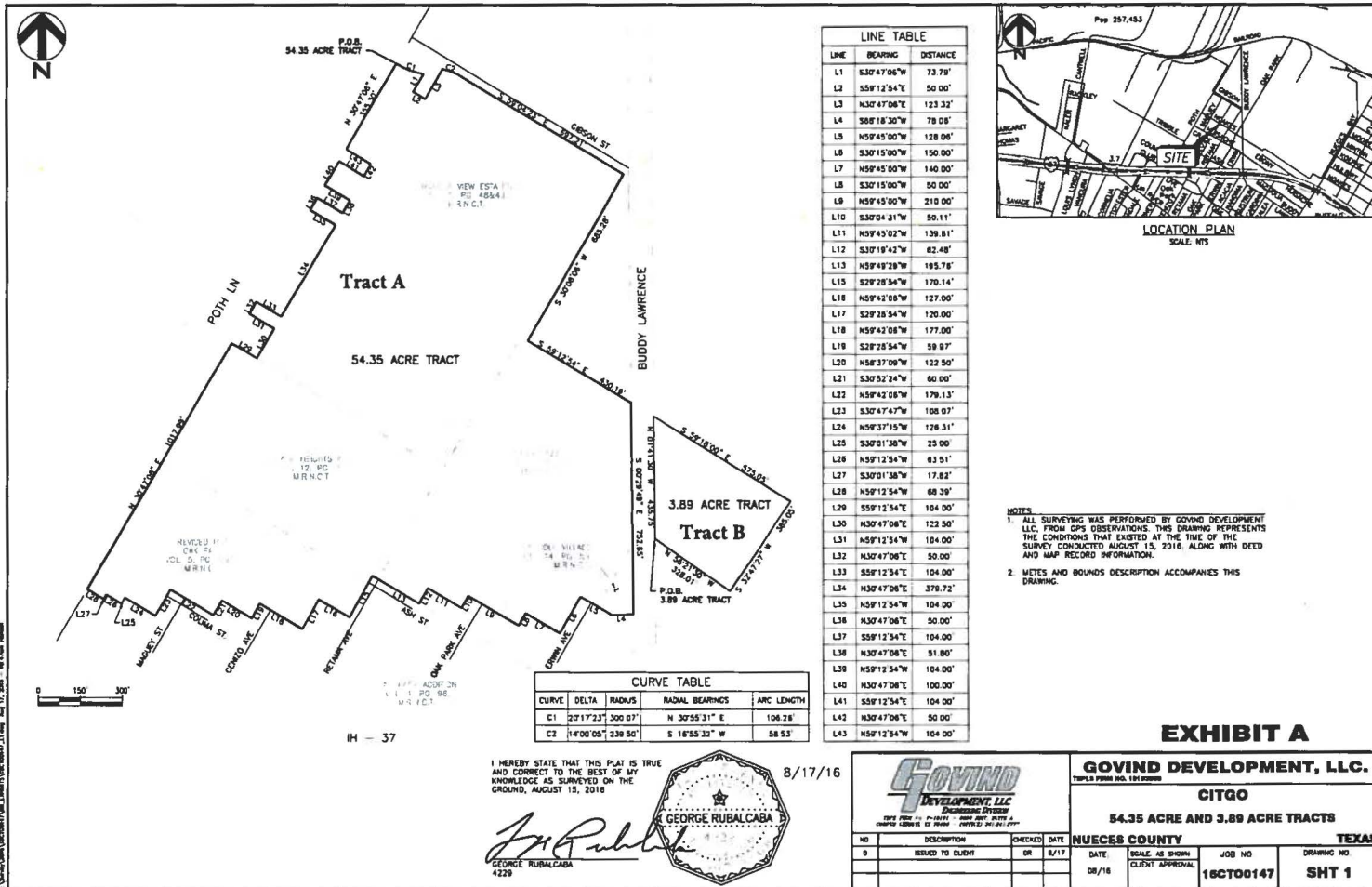
**Notes:**

1. This metes and bounds description based on recorded information and not from an on the ground survey.
2. Limits of this description based on criteria provided by Citgo.
3. Bearings are based on east right-of-way line of Buddy Lawrence Drive as per recorded plat.

GOVIND DEVELOPMENT, LLC

George Rubalcaba, RPLS, LSLS  
Survey Group Manager 8-11-2016





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

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

GOVIND DEVELOPMENT, LLC  
CITGO  
54.35 ACRE AND 3.89 ACRE TRACTS  
NUECES COUNTY TEXAS  
DATE: 8/16  
SCALE: AS SHOWN  
JOB NO: 18CT00147  
DRAWING NO: SHT 1



8/17/16