

**Map and Metes and Bounds Showing  
the Boundary of Industrial District  
No. 1**

## **Corpus Christi Industrial District No. 1**

Approximately 9,775 Acres within Nueces County, Texas, outside the city limits of the City of Corpus Christi and generally bounded on the southwest by the northeast right-of-way of Interstate Highway No. 37, on the north by the south shoreline of the Nueces River and Nueces Bay, on the West by the East right-of-way of Carbon Plant Road (Joe Fulton Corridor) from Interstate Highway No. 37 to McKinzie Lane and the north right-of-way of McKinzie Lane from the east right-of-way of Carbon Plant Road to the east property line of the City's Allison Wastewater Treatment Plant and along the east property line of the City's Allison Wastewater plant from McKinzie Lane to the Nueces River.

- 1) **BEGINNING** at the northeast corner of Tract "B", Nueces View Tracts as recorded in Volume 28, Page 64 of the Map Records of Nueces County, TX , same being the northeast corner of the City's Allison Wastewater Treatment Plant;
- 2) **THENCE** in an easterly direction with the meanders of the south shoreline of the Nueces River and Nueces Bay to the northwest corner of Block 1, Lot 150 of the Porto Bello Subdivision as recorded in Volume 47, Pages 144-145 of the Map Records of Nueces County, Texas;
- 3) **THENCE** southwesterly along the westerly boundary line of the Porto Bello Subdivision to the southwesterly corner of Lot 1, Block 1;
- 4) **THENCE** southeasterly along the southerly boundary line of said Lot 1 to the current City Limits of the City of Corpus Christi;
- 5) **THENCE** southwesterly along said City Limit line to a point where the centerline of Avenue "F" intersects the northerly right-of-way line of Burleson Street;
- 6) **THENCE** northwesterly along the north right-of-way of Burleson Street to the southwesterly boundary line of Lot 1, Block 174 of the Brooklyn Addition as recorded in Volume A, Page 32 of the Map Records of Nueces County, Texas;
- 7) **THENCE** northeasterly through said Block 174 to the northwesterly corner of Lot 11;
- 8) **THENCE** southeasterly along the northeasterly boundary line of said Lot 11 to the northeasterly corner thereof;
- 9) **THENCE** northeasterly along the northwesterly right-of-way line of Avenue "H" to a point on the northerly boundary line of a 6.19 Acre Tract of land known as Tract "A" of the Brooklyn Acreage;
- 10) **THENCE** northwesterly along the northeasterly boundary of said Tract "A" to the northwesterly corner thereof;
- 11) **THENCE** southwesterly along the westerly boundary of said Tract "A" and the continuation thereof to the southerly right-of-way of Burleson Street;
- 12) **THENCE** southeasterly along the southerly right-of-way of Burleson Street to the centerline of Avenue "F";

- 13) THENCE southwesterly along the centerline of said Avenue "F" and the extension thereof to a point on the original City Limit line as surveyed by C. F. H. Von Blucher in August, 1883;
- 14) THENCE westerly along said original City Limit line to the northwest corner thereof;
- 15) THENCE southerly continuing along said original City Limit line to the north corner of a 13.602 acre tract annexed by City Ordinance #022441;
- 16) THENCE around said 13.602 acre tract:
- S31°41'45"W a distance of 1257.54' to a point on the northwesterly right-of-way line of the Missouri Pacific railroad;
  - S61°27'47"E along said right-of-way a distance of 290.36'
  - S61°23'34"E continuing along said right-of-way a distance of 175.07'
  - S31°15'00"W crossing said right-of-way a distance of 130.06' to a point;
  - S61°23'30"E a distance of 87.35' to a point;
  - S31°41'45"W a distance of 159.95' to a point;
  - S58°18'15"E a distance of 416.24' to a point on said original City Limits;
- 17) THENCE southerly continuing along said original City Limit line to the north corner of a 0.0018 acre tract annexed by City Ordinance #022441;
- 18) THENCE around said 0.0018 acre tract:
- S27°34'30"W a distance of 16.58' to a point;
  - S58°18'14"E a distance of 9.37' to a point on said original City Limits;
- 19) THENCE southerly continuing along said original City Limit line to a point on the northwesterly right-of-way line of Nueces Bay Boulevard;
- 20) THENCE southwesterly along the northwesterly right-of-way line of Nueces Bay Boulevard to the easterly corner of Tract 1, Pontiac Tracts as recorded in Volume 57 Page 64 of the Map Records of Nueces County, Texas;
- 21) THENCE around said Tract 1:
- N55°55'12"W a distance of 300.09' to a point at the northerly corner thereof;
  - S31°15'00"W a distance of 171.81' to an angle point therein;
  - S34°59'12"W a distance of 98.43' to a point at the westerly corner thereof, being on the northeasterly boundary line of the Baymoor Addition as recorded in Volume 4, Page 42 of the Map Records of Nueces County, Texas;
- 22) THENCE northwest along the northeasterly boundary line of said Baymoor Addition to the northwest corner of Lot 205, same point being a northerly corner of Tract "H" of the Pontiac Tracts as recorded in Volume 55, Page 135 of the Map Records of Nueces County, Texas;
- 23) THENCE S22°42'30"W along said Tract "H" a distance of 31.49' to an angle point therein;
- 24) THENCE northwesterly, with the northerly line of said Tract "H" and the northerly line 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, to the northwest corner of Southwestern Oil and Refining Company Tract 1-R, recorded in Volume 39, Page 89, Map Records of Nueces County, Texas, for a corner of this tract;

- 25) THENCE S 32°47'27" W, with the west boundary of said Tract 1-R and crossing said 4.90 acre tract, 385.05 feet to a 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;
- 26) THENCE N 56°21'30" W, with the southwest boundary of said 4.90 acre tract, the same being the former northeast right-of-way line of Huisache Street, 328.01 feet the east right-of-way of Buddy Lawrence Drive for a corner of this tract;
- 27) THENCE N 01°41'30" W, with the west boundary of 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 said 4.90 acre tract;
- 28) THENCE northwesterly, crossing Buddy Lawrence to the present west right-of-way of said Buddy Lawrence Drive;
- 29) THENCE S 00-29-49 E with the west right-of-way line of Buddy Lawrence Drive, 752.65 feet, to a 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;
- 30) 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;
- 31) 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;
- 32) 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;
- 33) THENCE N 59-45-00 W, 140.00 feet, to a common corner of Lots 3, 4, 19 and 20 of said Block 3;
- 34) THENCE S 30-15-00 W, 50.00 feet, to a common corner of Lots 2, 3, 20 and 21 of said Block 3;
- 35) 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;
- 36) 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;
- 37) THENCE N 59-45-02 W, 139.61 feet, to the common corner of Lots 1, 2, 21, and 22;
- 38) 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;
- 39) 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 Subdivison 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;

- 40) 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;
- 41) THENCE N 59-42-06 W, 127.00 feet, to the common corner of Lots 2, 3, 10 and 11, of said Block 17;
- 42) THENCE S 29-28-54 W, 120.00 feet, to the common corner of Lots 4, 5, 8 and 9, of said Block 17;
- 43) 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;
- 44) THENCE S 29-28-54 W, 59.97 feet, to the south corner of said Lot 8 and the east corner of Lot 7;
- 45) THENCE N 58-37-09 W, 122.50 feet, to the common corner of Lots 5, 6, 7 and 8;
- 46) THENCE S 30-52-24 W, 60.00 feet, to the south corner of said Lot 6 and west corner of Lot 7;
- 47) 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;
- 48) 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;
- 49) 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;
- 50) THENCE S 30-01-38 W, 25.00 feet, to a corner being on the common boundary between said Lots 7 and 8;
- 51) 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;
- 52) THENCE S 30-01-38 W, 17.82 feet, to the common corner of Lots 1, 2, 3 and 8.
- 53) 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;
- 54) THENCE N 30-47-06 E with the east right-of-way line of Poth 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;
- 55) THENCE S 59-12-54 E, 104.00 feet, to the south corner of Lot 11, Block C, Harbor View Estates;
- 56) THENCE N 30-47-06 E, 122.50 feet, to the east corner of Lot 7, Block C, Harbor View Estates;

- 57) 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;
- 58) THENCE N 30-47-06 E, 50.00 feet, to the west corner of Lot 15, Block D, Harbor View Estates;
- 59) THENCE S 59-12-54 E, 104.00 feet, to the south corner of said Lot 15;
- 60) THENCE N 30-47-06 E, 379.72 feet, to the east corner of Lot 1, Block D, Harbor View Estates;
- 61) 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;
- 62) THENCE N 30-47-06 E, 50.00 feet, to the west corner of Lot 23, Block M, Harbor View Estates;
- 63) THENCE S 59-12-54 E, 104.00 feet, to the south corner of said Lot 23;
- 64) THENCE N 30-47-06 E, 51.80 feet, to the east corner of Lot 22 and south corner of Lot 21;
- 65) 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;
- 66) 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;
- 67) THENCE S 59-12-54 E, 104.00 feet, to the south corner of Lot 17 and the east corner of Lot 18;
- 68) 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;
- 69) 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;
- 70) THENCE N 30-47-06 E, 355.30 feet, to the place of beginning and containing 54.27 acres of land, more or less;
- 71) 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;
- 72) 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;
- 73) 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;
- 74) 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;

- 75) **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;
- 76) **THENCE** northwesterly along the northerly boundary line of said Harbor View Estates and the extension thereof, partially along the centerline of Gibson Street, to a point on the west right-of-way line of Poth Lane;
- 77) **THENCE** northeasterly along the west right-of-way line of Poth Lane to the northeasterly corner of land of Magellan Terminal Holdings, LP as described in Documents #2004020907 and #1999033783 of the Official Public Records of Nueces County, Texas;
- 78) **THENCE** northwesterly along the northeasterly boundary line of said Magellan Terminal Holdings LP to a point on the southerly right-of-way line of the Missouri Pacific Railroad;
- 79) **THENCE** southwesterly along said southerly right-of-way line to the northwesterly boundary line of said Magellan Terminal Holdings, LP to a point;
- 80) **THENCE** southwesterly along the westerly boundary line of said Magellan Terminal Holdings, LP to a point where the northwesterly boundary line of Country Club Place as recorded in Volume 4, Page 3 of the Map Records of Nueces County, Texas, meets the northerly right-of-way line of Interstate Highway 37;
- 81) **THENCE** northwesterly along said northerly right-of-way to its intersection with the northeasterly right-of-way line of Up River Road (Shell Road);
- 82) **THENCE** northwesterly along said northeasterly right-of-way of Up River Road to the southeasterly corner of Lot 3, Navigation Heights Annex #3 as recorded in Volume 40, Page 119 of the Map Records of Nueces County, Texas;
- 83) **THENCE** around said Lot 3:
- a. N36°17'20"E a distance of 177.95' to a point at the northeasterly corner thereof;
  - b. N53°38'30"W a distance of 186.97' to the northwesterly corner thereof;
  - c. S18°33'30"W a distance of 176.57' to the northeasterly right-of-way of Up River Road;
- 84) **THENCE** northwesterly along said northeasterly right-of-way line of Up River Road to the easterly right-of-way line of Cantwell Lane;
- 85) **THENCE** northeasterly along said easterly right-of-way to its intersection with the extension of the northerly boundary line of a 3.37 Acre tract of land out of Share 3A of the Kaler Tract "D" (unrecorded plat)
- 86) **THENCE** northwesterly across said right-of-way and along the northerly boundary line of said 3.37 Acre Tract (tax ID3875-0003-0140) to the northwesterly corner thereof;
- 87) **THENCE** southwesterly along the westerly boundary line of said 3.37 Acre Tract and of Share 2A, F. H. Kaler Partition as shown on plat thereof recorded in Volume 9, Page 58 of the Map Records of Nueces County, Texas, to a point on the northeasterly right-of-way line of Up River Road;



- 88) **THENCE** northwesterly along said northeasterly right-of-way line of Up River Road to the easterly extension of a right-of-way to a 1 Acre tract of land out of Lot 1, Block 1, Coastal Javelina Addition as recorded in Volume 54, Page 56 of the Map Records of Nueces County, Texas, said 1 Acre tract described by metes and bounds in City Ordinance #028451;
- 89) **THENCE** southwesterly across said Up River Road and along said easterly right-of-way line to the north boundary line of said 1 Acre tract (not platted, see tax ID 1661-0001-0012 and Document #2013013372 of the Official Public Records of Nueces County, Texas);
- 90) **THENCE** easterly, southerly, westerly, and northerly around said 1 Acre tract to the southerly right-of-way serving said tract;
- 91) **THENCE** westerly along said southerly right-of-way line to the west boundary line of said Lot 1, Block 1;
- 92) **THENCE** northeasterly along said west boundary line of said Lot 1, Block 1 and the extension thereof to a point on the northeasterly right-of-way line of Up River Road;
- 93) **THENCE** northwesterly along said northeasterly right-of-way line of Up River Road to the westerly extension of the right-of-way line of County Road 52A;
- 94) **THENCE** southwesterly across said Up River Road and along said westerly right-of-way line of County Road 52A to its terminus;
- 95) **THENCE** southeasterly along said right-of-way and along the southerly boundary of a 13.28 Acre tract out of the Ohler Tract of the Dunn Tract and described in Document #2004014391 of the Official Public Records of Nueces County, Texas, to a point on the northwesterly boundary line of Block 8, Academy Heights Unit 1 as recorded in Volume 26, Page 85 of the Map Records of Nueces County, Texas;
- 96) **THENCE** southwesterly along said northwesterly boundary line of Academy Heights Unit 1 and along the northwesterly boundary line of Academy Heights Unit 2 as recorded in Volume 42, Page 188 of the Map records of Nueces County, Texas to a point on the northerly right-of-way line of Interstate Highway 37;
- 97) **THENCE** northwesterly along said right-of-way line of Interstate Highway 37 to the southeasterly boundary line of Lot 1, Block 3 of the Interstate Industrial Complex as recorded in Volume 32, Page 36 of the Map Recoded of Nueces County, Texas;
- 98) **THENCE** around said Lot 1:
- a. N00°39'47"E a distance of 300.00' to a point at the northeasterly corner thereof;
  - b. N80°51'25"W a distance of 519.65' to the northwesterly corner thereof;
  - c. S00°44'41"W along the east right-of-way of Corn Products Road a distance of 200.00' to the northerly right-of-way of Interstate Highway 37;
- 99) **THENCE** northwesterly crossing said Corn Products Road and continuing along said right-of-way line of Interstate Highway 37 to the southwesterly boundary line of Lot 15, Block 1 of the Interstate Industrial Complex Unit 1 as recorded in Volume 34, Page 24 of the Map Recoded of Nueces County, Texas;
- 100) **THENCE** northwesterly along the east right-of-way line of Complex Boulevard to the southwesterly boundary line of Lot 16, Block 1 of said Interstate Industrial Complex;



- 101) THENCE northeasterly along the southeasterly boundary line of said Lot 16 to the southeast corner thereof;
- 102) THENCE northerly along the easterly boundary line of said Block 1 to the midpoint of Lot 19;
- 103) THENCE westerly along said midpoint of Lot 19 and extending across Complex Boulevard to a point on the west right-of-way thereof;
- 104) THENCE southerly along the west right-of-way of Complex Boulevard to a point on the northerly right-of-way of Interstate Highway 37;
- 105) THENCE northwesterly along said right-of-way line of Interstate Highway 37 to the easterly right-of-way of Southern Minerals Road;
- 106) THENCE northerly along the east right-of-way line of Southern Minerals Road to the southerly right-of-way line of Up River Road;
- 107) THENCE southeasterly along the south right-of-way line of Up River Road to the northwesterly corner of Lot 1, Block 1 of the Missouri Pacific Industrial Area as Recorded in Volume 52, Page 83 of the Map Records of Nueces County, Texas;
- 108) THENCE around said Lot 1:
- a.  $501^{\circ}26'W$  a distance of 437.96' to a point at the southwest corner thereof;
  - b.  $554^{\circ}44'45''E$  a distance of 172.72' to the southeasterly corner thereof;
  - c.  $N01^{\circ}26'W$  a distance of 507.96' to a point on the south right-of-way line of Up River Road;
- 109) THENCE southeasterly along the south right-of-way line of Up River Road to the northwesterly corner of a 3.75 Acre tract of land described in Document #200100777 of the Official Public Records of Nueces County, Texas;
- 110) THENCE around said tract southerly, southeasterly, and northerly, crossing Up River Road to a point on the north right-of-way thereof;
- 111) THENCE northwesterly along the north right-of-way line of Up River Road to its intersection of the west right-of-way line of Southern Minerals Road;
- 112) THENCE southerly along the west right-of-way of Southern Minerals Road to a point on the northerly right-of-way of Interstate Highway 37;
- 113) THENCE northwesterly along said right-of-way line of Interstate Highway 37 to the southerly corner of Lot 7, Block 1, Goldston Addition as Recorded in Volume 55, Page 87 of the Map Records of Nueces County, Texas;
- 114) THENCE around said Lot 7 northerly, westerly, and southerly to a point on the north right-of-way line of Interstate Highway 37;
- 115) THENCE northwesterly along said right-of-way line of Interstate Highway 37 to the easterly right-of-way line of Hunter Road;

- 116) THENCE northerly along the east right-of-way line of Hunter Road to the southwesterly corner of a tract of land described in Document #2012022560 of the Official Public Records of Nueces County, Texas (Tax ID 0272-0100-0300);**
- 117) THENCE easterly along the south boundary line of said tract to the southeast corner thereof;**
- 118) THENCE northerly along the east boundary line of said tract and along the east boundary line of a tract of land described in Document #2012022560 of the Official Public Records of Nueces County, Texas (Tax ID 0272-0100-0200);**
- 119) THENCE northwesterly and westerly along the north boundary line of said tract to the east right-of-way line of Hunter Road;**
- 120) THENCE northerly along the east right-of-way line of Hunter Road to its intersection with the south right-of-way line of Up River Road;**
- 121) THENCE southeasterly along the south right-of-way line of Up River Road to the northwest corner of Lot 3, P. V. Alexander as shown on Volume 34, Page 18 of the Map Records of Nueces County, Texas;**
- 122) THENCE southwesterly along the west boundary line of said Lot 3 to the southwest corner thereof;**
- 123) THENCE southeasterly along the southwest boundary line of said tract and along the southwest boundary line of a tract of land described in Document #2012022560 of the Official Public Records of Nueces County, Texas (Tax ID 0272-0100-0000);**
- 124) THENCE easterly along the southerly boundary line of boundary line of a tract of land described in Document #2012022560 of the Official Public Records of Nueces County, Texas (Tax ID 0272-0100-0400);**
- 125) THENCE northerly along the east boundary line of said tract and crossing Up River Road to a point on the north right-of-way thereof;**
- 126) THENCE northwesterly along the north right-of-way line of Up River Road to its intersection of the west right-of-way line of Hunter Road;**
- 127) THENCE southerly crossing Up River Road and along the west right-of-way line of Hunter Road to its intersection with the north right-of-way line of Interstate Highway 37;**
- 128) THENCE northwesterly along said right-of-way line of Interstate Highway 37 to the southeast corner of Lot 1, Block 1, Hunter Industrial Park as recorded in Volume 43, Page 128 of the Map Records of Nueces County, Texas;**
- 129) THENCE northerly along the east boundary line of said Lot 1 to its intersection with the south right-of-way line of Up River Road;**
- 130) THENCE northwesterly along the south right-of-way line of Up River Road to its intersection of the west right-of-way line of Suntide Road;**
- 131) THENCE northwesterly crossing Up River Road to the intersection of the west right-of-way line of Suntide Road meets the north right-of-way of Up River Road;**

- 132) THENCE southeasterly crossing Suntide Road to the intersection of the east right-of-way line of Suntide Road meets the north right-of-way of Up River Road;
- 133) THENCE northerly along the east right-of-way line of Suntide Road to the southwest corner of an unplatted tract of land described in Document #946716 of the Official Public Records of Nueces County, Texas (Tax ID 0267-0002-0000);
- 134) THENCE around said tract easterly, northerly, and westerly crossing Suntide road to a point on the west right-of-way line thereof;
- 135) THENCE southerly along the west right-of-way line of Suntide Road to the northeast corner of West End Heights as recorded in Volume 15, Page 4 of the Map Records of Nueces County, Texas;
- 136) THENCE around said West End Heights:
- a. 589°35'W a distance of 574.53' to a point at the northwest corner thereof;
  - b. 500°25'E a distance of 927.92' to the southwest corner thereof, being on the northeast right-of-way of Up River Road;
- 137) THENCE southeasterly along the northeast right-of-way line of Up River Road to the extension of the easterly boundary line of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-3715);
- 138) THENCE southerly, crossing said Up River Road, and along the east boundary line of said unplatted tract to the southeast corner thereof;
- 139) THENCE northwesterly along the southwest boundary line of said unplatted tract and of an unplatted tract of land described in Document #978850 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-3710) to the southwest corner thereof;
- 140) THENCE northerly along the west boundary line of said tract and the east boundary line of Tuloso Road Subdivision as recorded in Volume 13, Page 23 of the Map Records of Nueces County, Texas to the northeasterly corner thereof;
- 141) THENCE northeasterly crossing Up River road to the southeasterly corner of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 0265-0040-0100) to the southeast corner thereof;
- 142) THENCE northwesterly along the northeasterly right-of-way of Up River Road to its intersection with the northerly extension of the westerly right-of-way of Tuloso Road;
- 143) THENCE southwesterly crossing Up River road to the northeasterly corner of Lot 1, Block 1, Covington Industrial Tracts recorded in Volume 46, Page 11 of the Map Records of Nueces County, Texas;
- 144) THENCE around said Covington Industrial Tract:
- a. 500°03'14"W along the westerly right-of-way line of Tuloso Road a distance of 487.74' to a point at the southeasterly corner thereof;
  - b. N66°08'W a distance of 363.81' to the southwesterly corner thereof;
  - c. N00°03'14"E a distance of 505.18' to a point on the southeasterly right-of-way of Up River Road;

- 145) THENCE northwesterly along the southeast right-of-way line of Up River Road to the northeasterly corner of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-3920);
- 146) THENCE southerly along the easterly boundary line of said unplatted tract to the southeast corner thereof;
- 147) THENCE northwesterly along the southwest boundary line of said unplatted tract and of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-0410) to the southwest corner thereof;
- 148) THENCE southerly along the easterly boundary line of an unplatted tract of land described in Document #2004031460 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-3641) to the southeast corner thereof;
- 149) THENCE northwesterly along the northeasterly right-of-way of Interstate Highway 37 and the southwest boundary line of said unplatted tract to the southwesterly corner thereof;
- 150) THENCE northerly along the westerly boundary line of said unplatted tract and of an unplatted tract of land described in Document #2004031460 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-4030) to the northwest corner thereof;
- 151) THENCE northwesterly along the southeast right-of-way line of Up River Road to the northeasterly corner of an unplatted tract of land described in Document #2007056023 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-3505);
- 152) THENCE southerly along the easterly boundary line of said unplatted tract to the southeast corner thereof;
- 153) THENCE northwesterly along the northeasterly right-of-way of Interstate Highway 37 and the southwest boundary line of said unplatted tract and of an unplatted tract of land described in Document #2007056023 of the Official Public Records of Nueces County, Texas (Tax ID 7946-0000-3510) and of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 8057-0000-0011) to the southwest corner thereof;
- 154) THENCE northerly along the westerly boundary line of said unplatted tract and of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 8057-0000-0100) and of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 8057-0000-0010) to the northwest corner thereof;
- 155) THENCE northeasterly crossing Up River Road to a point on the westerly right-of-way line of Renfrow Lane;
- 156) THENCE northeasterly along the westerly right-of-way line of said Renfrow Lane to its intersection with northeasterly corner of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 0271-0042-0000);
- 157) THENCE westerly, southwesterly, northwesterly, and southwesterly to a point on the northeast right-of-way of Up River Road;

- 158) THENCE northwesterly along the northeast right-of-way line of Up River Road to the southeasterly corner of Lot 1, Block 1, Tecolote Tract as recorded in Volume 55, Page 100 of the Map Records of Nueces County, Texas;
- 159) THENCE northerly along the east boundary line of said Lot 1 to the southwesterly corner of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 0266-0140-0100);
- 160) THENCE easterly, northeasterly, westerly and southerly to the northeast corner of said Tecolote Tract;
- 161) THENCE northwesterly along the northerly boundary line of said Tecolote Tract and an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 0266-0010-0305) to the northwest corner thereof;
- 162) THENCE southerly along the westerly boundary line of said unplatted lot to a point on the northeast right-of-way of Up River Road;
- 163) THENCE northwesterly along the northeast right-of-way line of Up River Road to its intersection with the westerly right-of-way line of Hearn's Ferry Road;
- 164) THENCE northwesterly along the southwest right-of-way line of Hearn's Ferry Road to the northeast corner of Lot 7, Awkerman Garden Lots as recorded in Volume 4, Page 38 of the Map Records of Nueces County, Texas;
- 165) THENCE southerly along the easterly boundary line of said Lot 7 to a point on the northeast right-of-way line of Up River Road;
- 166) THENCE northwesterly along the northeast right-of-way line of Up River Road to the southwesterly corner of Lot 6 of said Awkerman Garden Lots;
- 167) THENCE northerly along the westerly boundary line of said Lot 6 to a point on the southwest right-of-way line of Hearn's Ferry Road;
- 168) THENCE northwesterly along the southwest right-of-way line of Hearn's Ferry Road to the northerly boundary line of the said Awkerman Garden Lots;
- 169) THENCE westerly along the north boundary line of the said Awkerman Garden Lots and the extension thereof to a point on the northeasterly right-of-way line of Up River Road where it meets Interstate Highway 37;
- 170) THENCE northwesterly along the northeast right-of-way line of Interstate Highway 37 to the southeasterly boundary line of an unplatted tract of land described in Document #2010040428 of the Official Public Records of Nueces County, Texas (Tax ID 0268-0090-0500);
- 171) THENCE around said unplatted tract northerly, northwesterly, southwesterly, and southerly to a point on the northeasterly right-of-way of Interstate Highway 37;
- 172) THENCE northwesterly along the northeast right-of-way line of Interstate Highway 37 to the southeasterly boundary line of an unplatted tract of land described in Document #2008047494 of the Official Public Records of Nueces County, Texas (Tax ID 0268-0060-0003);



**173) THENCE** around said unplatted tract northeasterly, westerly, southwesterly, and southeasterly to a point on the northeasterly right-of-way of Interstate Highway 37;

**174) THENCE** northwesterly along the northeast right-of-way line of Interstate Highway 37 to its intersection with the easterly right-of-way line of Carbon Plant Road (Joe Fulton Corridor);

**175) THENCE** northeasterly along the southeast right-of-way line of Carbon Plant Road (Joe Fulton Corridor) to its intersection with the northerly right-of-way line of McKinzie Lane;

**176) THENCE** northwesterly along the northeast right-of-way line of McKinzie Lane to its intersection with the southeasterly corner of the Allison Wastewater Treatment Plant;

**177) THENCE** northerly along the easterly property line of the Allison Wastewater Treatment Plant to the south shoreline of the Nueces River and Point of Beginning and containing 9,775 Acres more or less;

Together with 3 Island parcels described as follows:

**Area 1:**

2.73 acres out of Lot 2, Block 1, Stateway Subdivision as recorded in Volume 38, Page 80 of the Map Records of Nueces County, Texas. Said 2.73 Acres being further described in Document #2011026606 of the Official Public Records of Nueces County, Texas.

**Area 2:**

**Beginning** at the southeast corner of Lot 1, Block 1, Stateway Subdivision as recorded in Volume 38, Page 12 of the Map Records of Nueces County, Texas;

**THENCE** North 499.57' along the easterly boundary of said Lot 1 to the northeast corner thereof;

**THENCE** southeasterly along the southwest right-of-way line of Up River Road to the westerly right-of-way line of Clarkwood Road;

**THENCE** southwesterly along the west right-of-way line of Clarkwood Road to the northerly right-of-way line of Interstate Highway 37;

**THENCE** northwesterly along the northeasterly right-of-way line of Interstate Highway 37 to the Point of Beginning;

**Area 3:**

Lot 1, Block 1, Meaney Industrial Tracts as recorded in Volume 46, Page 180 of the Map Records of Nueces County, Texas;

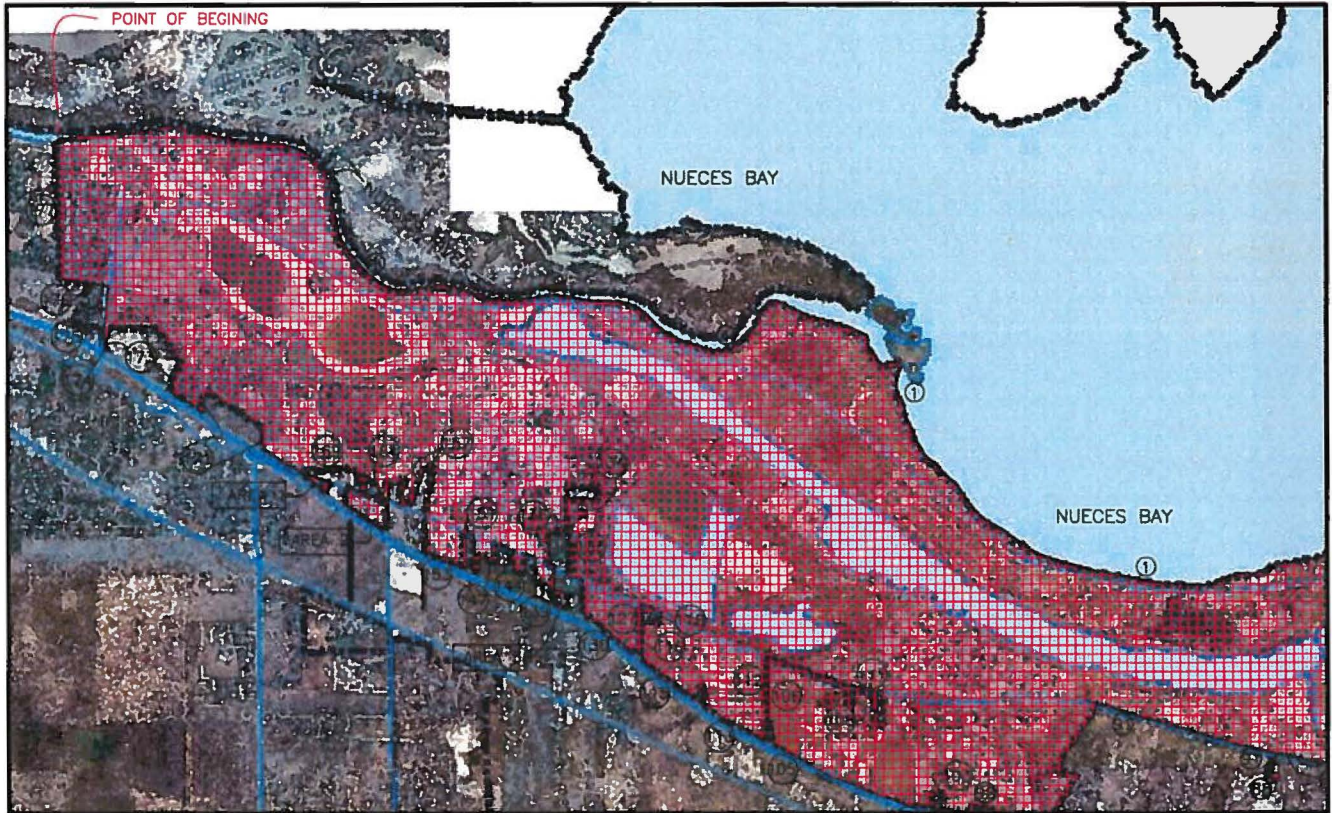
This document was prepared under 22 TAC§663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

*Russell D. Ochs*  
8-30-16  
Russell D. Ochs  
R.P.L.S. #5241





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## INDUSTRIAL DISTRICT NO. 1

Revised: 8/24/2016



**CITY of CORPUS CHRISTI, TEXAS**

Department of Engineering Services  
Survey Division

Date: 9/6/2013

Drawn By:

Checked By:

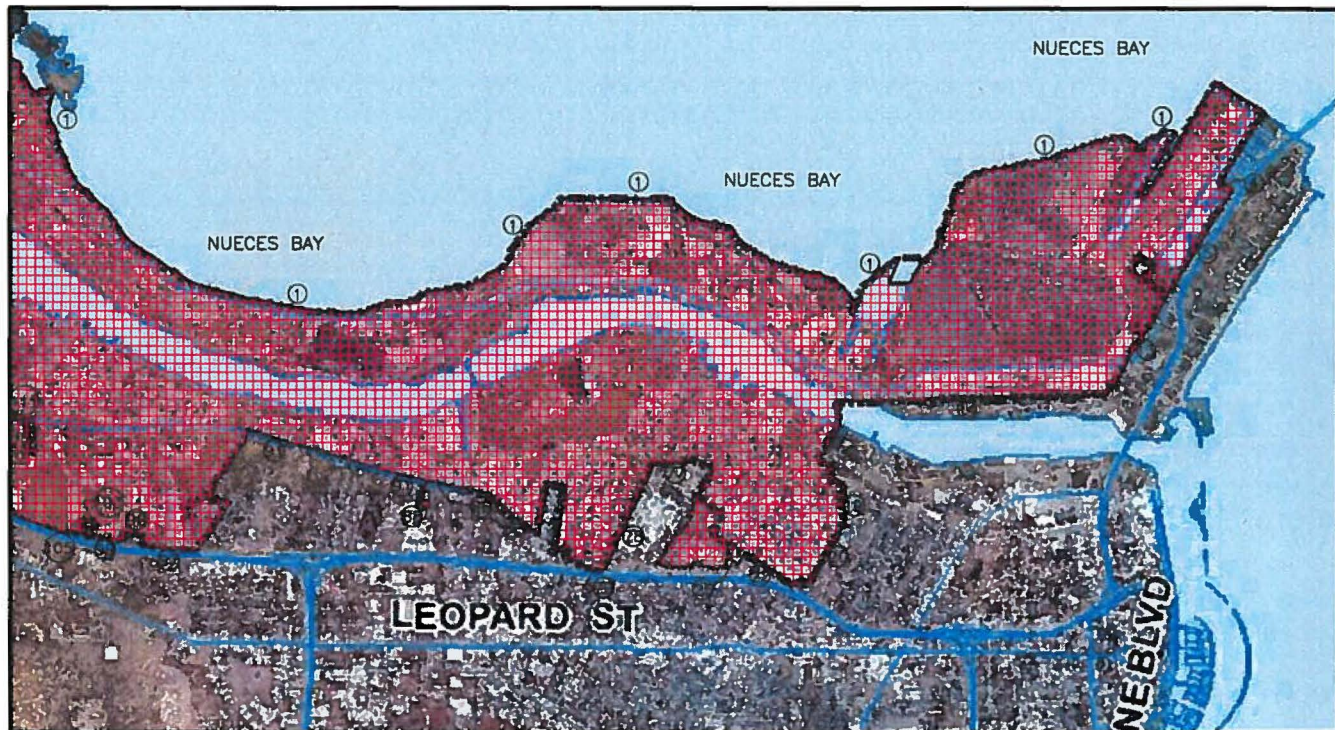
Project:

SHEET 1 OF 2

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DWG 1 to PDF, K3.11



## INDUSTRIAL DISTRICT NO. 1

Revised: 8/24/2016



**CITY of CORPUS CHRISTI, TEXAS**  
Department of Engineering Services  
Survey Division

Date: 9/6/2013

Drawn By:

Checked By:

Project:

SHEET 2 OF 2

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