

STATE OF TEXAS
COUNTY OF NUECES

BEING a tract of land containing 316 square feet of land out of Lots 13 and 14, Block 4, Brennan Addition, a map of which is recorded in Volume 8, Page 33, Map Records of Nueces County, Texas. This 316 square foot tract being more fully described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found at the intersection of the west boundary of 60 foot wide Coke Street with the north boundary of 60 foot wide Lipan Street for the southeast corner of Lot 12, said Block 4, Brennan Addition;

Thence, with the west boundary of said Coke Street, same being the east boundary of said Lot 12, as monumented on the ground, North 00°21'57" East, at 76.00 feet pass a 5/8 inch iron found for the northeast corner of said Lot 12 and the southeast corner of said Lot 13 and continuing North 00°21'57" East, with the west boundary of said Coke Street, same being the east boundary of said Lot 13, in all a total distance of 85.00 feet for the "Point of Beginning" of this description, for the northeast corner (no monumentation found or set) of a 4,184 square foot tract described in deed recorded in Volume 317, Page 104, Deed Records of Nueces County, Texas and for the southeast corner of this tract;

Thence, with the north boundary of said 4,184 square foot tract described in deed recorded in Volume 317, Page 104, Deed Records of Nueces County, Texas, same being the south boundary of this tract, North 89°16'36" West, a distance of 49.03 feet to the common boundary of said Lot 14 and Lot 8A, Block 4, a map of which is recorded in Volume 68, Page 640, Map Records of Nueces County, Texas for the northwest corner of said 4,184 square foot tract and for the southwest corner (no monumentation found or set) of this tract;

Thence, with the common boundary of said Lots 8A and 14, same being the west boundary of this tract, North 00°37'39" East, a distance of 6.45 feet to a 5/8 inch iron rod with City of Corpus Christi cap set for the northwest corner of this tract, from which corner a 5/8 inch iron rod found for the northeast corner of said Lot 8 bears North 00°37'39" East, a distance of 4.55 feet;

Thence, with the north boundary of this tract, South 89°16'36" East, a distance of 49.00 feet to a 5/8 inch iron rod with City of Corpus Christi cap set on the aforementioned west boundary of Coke Street for the northeast corner of this tract;

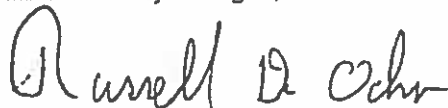
Thence, with the west boundary of said Coke Street, as monumented on the ground, same being the east boundary of said Lot 13 and of this tract, South 00°21'57" West, a distance of 6.45 feet to the "Point of Beginning" and containing 316 square feet of land.

Bearings based on GPS bearings, Texas State Plane Coordinate System, NAD 83 (2011), Texas South Zone.

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I, Russell D. Ochs, a Registered Professional Land Surveyor, hereby certify that the foregoing field notes were prepared by me from a land survey made on the ground under my supervision.

This the 14th day of August, 2017



Russell D. Ochs, R.P.L.S.
State of Texas License No. 5241

