

**Regional Youth Sports Complex
Lease Area**

**STATE OF TEXAS
COUNTY OF NUECES**

BEING a tract of land containing 67.69 Acres of land out of the North 100 Acres of the Bertha Morgan Homestead Tract, Fractional Section D, Laureles Farm Tracts as Recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas. This 67.69 acre tract being more fully described by metes and bounds as follows:

Beginning at a Found 1" Iron Pipe on the east boundary line of the F. V. Arnim 215.54 acre tract, said Section D, for the southwest corner of said north 100 acres of the Bertha Morgan Homestead Tract, being the southwest corner of this tract;

Thence, North 18°04'02" East partially along the common boundary line of said F. V. Arnim Tract and the west boundary line of said Bertha Morgan Homestead Tract, at 1,574.61 feet pass a Found ¾" Iron Pipe, in all a distance of 2,149.63 feet to a Set 5/8 inch iron rod with City of Corpus Christi cap set for the northwest corner of this tract;

Thence, North 89°46'30" East a distance of 216.16 feet to a Point on the edge of a brush line;

Thence, generally along said brush line the following courses and distances: South 14°51'15" East a distance of 46.96 feet, South 38°26'06" East a distance of 168.96 feet, South 52°59'11" East a distance of 325.99 feet, South 00°50'01" East a distance of 161.95 feet, North 89°08'32" East a distance of 842.19 feet to a 5/8 inch iron rod with City of Corpus Christi cap set for the northeast corner of this tract;

Thence, South 06°08'29" West along the westerly boundary line of land of David L. Galloway as recorded in Volume 2207, Page 982 of the Deed Records of Nueces County, Texas, a distance of 634.09 feet to a Set 5/8 inch iron rod with City of Corpus Christi cap;

Thence, South 04°02'31" East continuing along the westerly boundary line of land of said David L. Galloway a distance of 122.30 feet to a Set 5/8 inch iron rod with City of Corpus Christi cap;

Thence, North 85°52'29" East continuing along the southerly boundary line of land of said David L. Galloway a distance of 68.05 feet to a Set 5/8 inch iron rod with City of Corpus Christi cap on the westerly right-of-way line of State Highway 286, a non-tangent curve concave to the southeast having a radius of 5,925.58 feet, a length of 77.76 feet, and a chord of South 18°16'00" West a distance of 77.76 feet;

Thence, with said circular curve and said right-of-way an arc distance of 77.76 feet to a Point;

Thence, South 17°53'29" West continuing along said right-of-way a distance of 709.98 feet to a Found 5/8 inch iron rod, being the southeast corner of this tract;

Thence, South 89°15'39" West along the northerly boundary line of land of the Coastal Bend Community Foundation as recorded in Document Number 2012001980 of the Official Public Records of Nueces County, Texas, a distance of 1,870.98 feet to the Point of Beginning and containing 67.69 acres of land.

EXHIBIT 'A'

Bearings based on the Texas State Plane Coordinate System, South Zone, NAD 83 as per shoreline survey of a 308.99 Acre Tract by Davis Pyle RPLS 4700 dated 05/26/1993.

**STATE OF TEXAS
COUNTY OF NUECES**

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 19th day of July, 2016

Russell D. Ochs

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



CITY OF
CORPUS CHRISTI, TX
DOC. #941343 O.P.R.N.C.T.

BEARINGS ARE BASED ON THE TEXAS
COORDINATE SYSTEM, SOUTH ZONE, NAD 83
AS PER SHORELINE SURVEY OF A 308.99 ACRE
TRACT BY DAVID PYLE RPLS 4700 DATED
05/26/1993.

OSO CREEK

DAVID L. GALLOWAY
VOL. 2207, PG. 982
D.R.N.C.T.

N89°08'32"E
842.19'

SET 5/8" IRON ROD

LEASE AREA

67.69 ACRES

S04°02'31"E
122.30'

N85°52'29"E
68.05'

CHORD = S18°16'00"W
77.76'
R = 5,925.58'
L = 77.76'

STATE HIGHWAY 286
S17°53'29"W
709.98'

FOUND 5/8" IRON ROD.

S89°15'39"W
PL
1870.98'

COASTAL BEND COMMUNITY FOUNDATION
DOC. #2012001980 O.P.R.N.C.T.

MAP TO ACCOMPANY FIELD NOTES.



O - SET 5/8" IRON ROD.
M.R.N.C.T. - MAP RECORDS OF
NUECES COUNTY, TEXAS.

**LEASE AREA FOR
REGIONAL YOUTH SPORTS COMPLEX**
OWNER: CITY OF CORPUS CHRISTI, TX
DOC. #941343 O.P.R.N.C.T.
BEING A TRACT OF LAND CONTAINING 67.69 ACRES OUT OF
THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD
TRACT, FRACTIONAL SECTION D, LAURELES FARM TRACTS AS
RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF
NUECES COUNTY, TEXAS.



CITY of CORPUS CHRISTI, TEXAS
PUBLIC WORKS - ENGINEERING
SURVEY ACTIVITY - 361-826-3500

Date: 04/22/18
Drawn By: R. OGGS
Checked By: G. NESMITH
Project: REGIONAL YOUTH SPORTS COMPLEX

File: PROJECTS\JUN-YOUTH SPORTS
COMPLEX\DWG\RegionalSportsComplex.DWG

Regional Youth Sports Complex
Lease Area – 30.22 Acres

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a tract of land containing 30.22 acres out of the North 100 acres of the Bertha Morgan Homestead Tract, Fractional Section D, Laureles Farm Tracts as recorded in Volume 3, Page 15, Map Records of Nueces County, Texas.

Commencing at a found 1" iron pipe on the east boundary line of the F. V. Arnim 215.54 acre tract, said Section D, for the southwest corner of said North 100 acres of the Bertha Morgan Homestead Tract;

Thence, North 18°04'02" East, partially along the common boundary line of said F. V. Arnim Tract and the west boundary line of said Bertha Morgan Homestead Tract, at 1,574.61 feet pass a found 3/4" iron pipe, in all a distance of 2,149.63 feet to a set 5/8 inch iron rod with City of Corpus Christi cap;

Thence, North 89°46'30" East a distance of 216.16 feet to a 5/8 inch iron rod with City of Corpus Christi cap set on the edge of a brush line for the Point of Beginning and corner of this tract;

Thence, with the westerly boundary of this tract, generally along said brush line, the following courses and distances:

- North 14°51'15" West, a distance of 344.94 feet;
- North 13°33'21" East, a distance of 389.66 feet;
- North 25°21'35" West, a distance of 191.92 feet;
- North 74°18'01" West, a distance of 455.38 feet;
- North 87°28'10" West, a distance of 510.00 feet to the south bank of the Oso Creek, the bed of which is owned by the State of Texas, for the northwest corner of this tract;

Thence, with the meanders of said south bank of Oso Creek, same being the gradient between this tract and said bed of Oso Creek, as shown on the shoreline survey of a 308.99 Acre Tract by David Pyle, RPLS 4700, dated 05/26/1993, the following courses and distances:

- North 64°05'50" East, a distance of 122.32 feet;
- North 79°54'20" East, a distance of 256.63 feet;
- North 87°32'18" East, a distance of 504.56 feet;
- South 77°01'42" East, a distance of 282.44 feet;
- South 63°02'27" East, a distance of 268.34 feet;
- South 53°19'17" East, a distance of 181.07 feet;
- South 47°28'03" East, a distance of 74.20 feet;
- South 27°50'00" East, a distance of 154.42 feet;
- South 19°19'27" East, a distance of 244.78 feet;
- South 20°24'51" East, a distance of 255.95 feet;
- South 23°44'43" East, a distance of 215.04 feet;
- South 31°44'18" East, a distance of 362.77 feet;
- South 38°38'17" East, a distance of 121.94 feet;
- South 51°13'00" East, a distance of 100.68 feet to a point on the west boundary of land of David Galloway, as recorded in Volume 2207, Page 982, Deed Records of Nueces County, Texas, for the northwest corner of said Galloway tract and a corner of this tract;

EXHIBIT 'B'

Thence, South 06°08'28" West, leaving said gradient boundary, with the west boundary of said Galloway tract, same being the east boundary of this tract, a distance of 60.67 feet to a 5/8 inch iron rod with City of Corpus Christi cap set for the southeast corner of this tract;

Thence, South 89°08'32" West, with the south boundary of this tract, a distance of 842.19 feet to a point on the edge of a brush line for the southwest corner of this tract;

Thence, with the westerly boundary of this tract, generally along said brush line, the following courses and distances:

North 00°50'01" West, a distance of 161.95 feet;

North 52°59'11" West, a distance of 325.99 feet;

North 38°26'06" West, a distance of 168.96 feet;

North 14°51'15" West, a distance of 46.96 feet to the Point of Beginning and having an area of 30.22 acres of land.

Bearings based on the Texas State Plane Coordinate System, South Zone, NAD 83 as per shoreline survey of a 308.99 Acre Tract by David Pyle, RPLS 4700, dated 05/26/1993.

STATE OF TEXAS COUNTY OF NUECES

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 30th day of May, 2017

Russell D. Ochs

Russell D. Ochs, R.P.L.S.

State of Texas License No. 5241

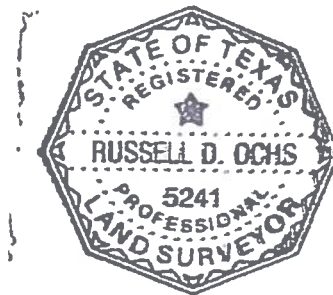


EXHIBIT 'B'

GRADIENT BOUNDARY AS PER
SHORELINE SURVEY BY DAVID PYLE,
RPLS 4700, DATED MAY 26, 1993



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°02'27"E	268.34
L2	S53°19'17"E	181.07
L3	S47°28'03"E	74.20
L4	S27°50'00"E	154.42
L5	S19°19'27"E	244.78
L6	S23°44'43"E	215.04
L7	S38°38'17"E	121.94
L8	S51°13'00"E	100.68
L9	S06°08'28"W	60.67
L10	N00°50'01"W	161.95
L11	N38°26'06"W	168.96

SET 5/8" IRON ROD POINT OF BEGINNING
SET 5/8" IRON ROD

CITY OF
CORPUS CHRISTI, TX
DOC. #941343 O.P.R.N.C.T.

COASTAL BEND COMMUNITY
FOUNDATION
DOC. #2012001980
O.P.R.N.C.T.

FOUND 3/4"
IRON PIPE

POINT OF COMMENCEMENT
FOUND 1" IRON PIPE.

MAP TO ACCOMPANY FIELD NOTES.



○ - SET 5/8" IRON ROD WITH CITY
OF CORPUS CHRISTI CAP
M.R.N.C.T. - MAP RECORDS OF
NUECES COUNTY, TEXAS.

DAVID L. GALLOWAY
VOL. 2207, PG. 982
D.R.N.C.T.

LEASE AREA FOR REGIONAL YOUTH SPORTS COMPLEX

OWNER: CITY OF CORPUS CHRISTI, TX DOC. #941343 O.P.R.N.C.T.

BEING A TRACT OF LAND CONTAINING 30.22 ACRES OUT OF
THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD
TRACT, FRACTIONAL SECTION D, LAURELES FARM TRACTS AS
RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF
NUECES COUNTY, TEXAS.



CITY of CORPUS CHRISTI, TEXAS
PUBLIC WORKS - ENGINEERING
SURVEY ACTIVITY - 361-826-3500

Date: 05/30/17
Drawn By: R. OCHS
Checked By: Q. MESMITH
Project: REGIONAL YOUTH SPORTS COMPLEX

File: PROJECTS\JN-YOUTH SPORTS COMPLEX-2015\
dwg\RegionalSportsComplex.dwg

SHEET 1 OF 1



EXHIBIT 'C'

Job No.: 42900.B7.02

February 2, 2018

105.39 Acre
Proposed Lease Tract

STATE OF TEXAS
COUNTY OF NUECES

FIELDNOTES for a 105.39 Acre, Lease Tract, being of a 308.99 Acre Tract out of Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 308.99 Acre Tract being described in a Special Warranty Deed from Joslin Partnership, Ltd., to the City of Corpus Christi as recorded in Document No. 941343, Official Public Records of Nueces County, Texas; said 105.39 Acre Tract being more fully described as follows:

Beginning at a 1 Inch Iron Pipe Found, for an inner ell corner of the said 308.99 Acre Tract and the Southeast corner of this Tract;

Thence, South 89°08'49" West, with the South boundary line of the said 308.99 Acre Tract, 2803.89 Feet, to the Southwest corner of this Tract, from whence a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 308.99 Acre Tract bears, South 89°08'49" West, 1,265.87 Feet;

Thence, North 10°24'26" East, over and across the said 308.99 Acre Tract, 1713.79 Feet, to the Northwest corner of this Tract;

Thence, North 74°58'49" East, 719.03 Feet, to the South bank of the Oso Creek as described in the said Document No. 941343, of the said Official Public Records, for the Northeast boundary line of the said 308.99 Acre Tract and this Tract;

Thence, with the meanders of the said South bank of Oso Creek as described in the said Document No. 941343, the Northeast boundary line of the said 308.99 Acre Tract and this Tract as follows;

- North 74°58'49" East, 719.03 Feet;
- South 14°55'54" East, 81.07 Feet;
- South 19°33'35" East, 144.53 Feet;
- South 48°06'31" East, 139.46 Feet;
- South 50°11'35" East, 196.47 Feet;
- South 79°36'01" East, 197.51 Feet;
- North 76°20'26" East, 336.53 Feet;
- North 68°16'21" East, 220.25 Feet;
- North 64°06'07" East, 138.76 Feet;



EXHIBIT 'C'

Thence, departing the said South bank of Oso Creek, the Northeast boundary line of the said 308.99 Acre Tract, over and across the said 308.99 Acre Tract and with the boundary line of this Tract as follows;

- South 87°29'43" East, 499.57 Feet;
- South 74°10'30" East, 455.94 Feet;
- South 25°19'08" East, 193.81 Feet;
- South 13°26'37" West, 391.06 Feet;
- South 14°52'39" East, 344.16 Feet;
- North 90°00'00" West, 214.33 Feet;

Thence, South 18°04'19" West, 576.86 Feet, to the **Point of Beginning**, containing 105.39 Acres (4,590,615 Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING

The aforementioned description is Preliminary and Subject to Change

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S.
License No. 6458

EXHIBIT 'C'

Flood Note:
By graphic plotting only, this property is currently in Zone "C", "B", and "A7" of the Flood Insurance Rate Map, Community Panel Number 485494 0505 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is partially in a Special Flood Hazard Area.

General Notes:

- 1.) This is Not a Boundary Survey.
- 2.) Some features shown on this Survey may be out of scale for clarity.

LINE	BEARING	DISTANCE
L1	S89°08'49"W	2803.89
L2	N10°34'26"E	1713.78
L3	N74°50'49"E	710.03
L4	S14°53'54"E	81.07
L5	S19°33'35"E	144.53
L6	S48°06'31"E	139.46
L7	S50°11'35"E	196.47
L8	S79°36'01"E	187.51
L9	N76°20'26"E	338.53
L10	N68°18'21"E	220.25
L11	N64°00'07"E	138.76
L12	S97°39'43"E	499.57
L13	S14°10'30"E	455.84
L14	S25°19'08"E	183.81
L15	S13°26'37"W	391.06
L16	S14°52'30"E	344.48
L17	N80°00'00"W	714.33
L18	S18°04'18"W	516.06

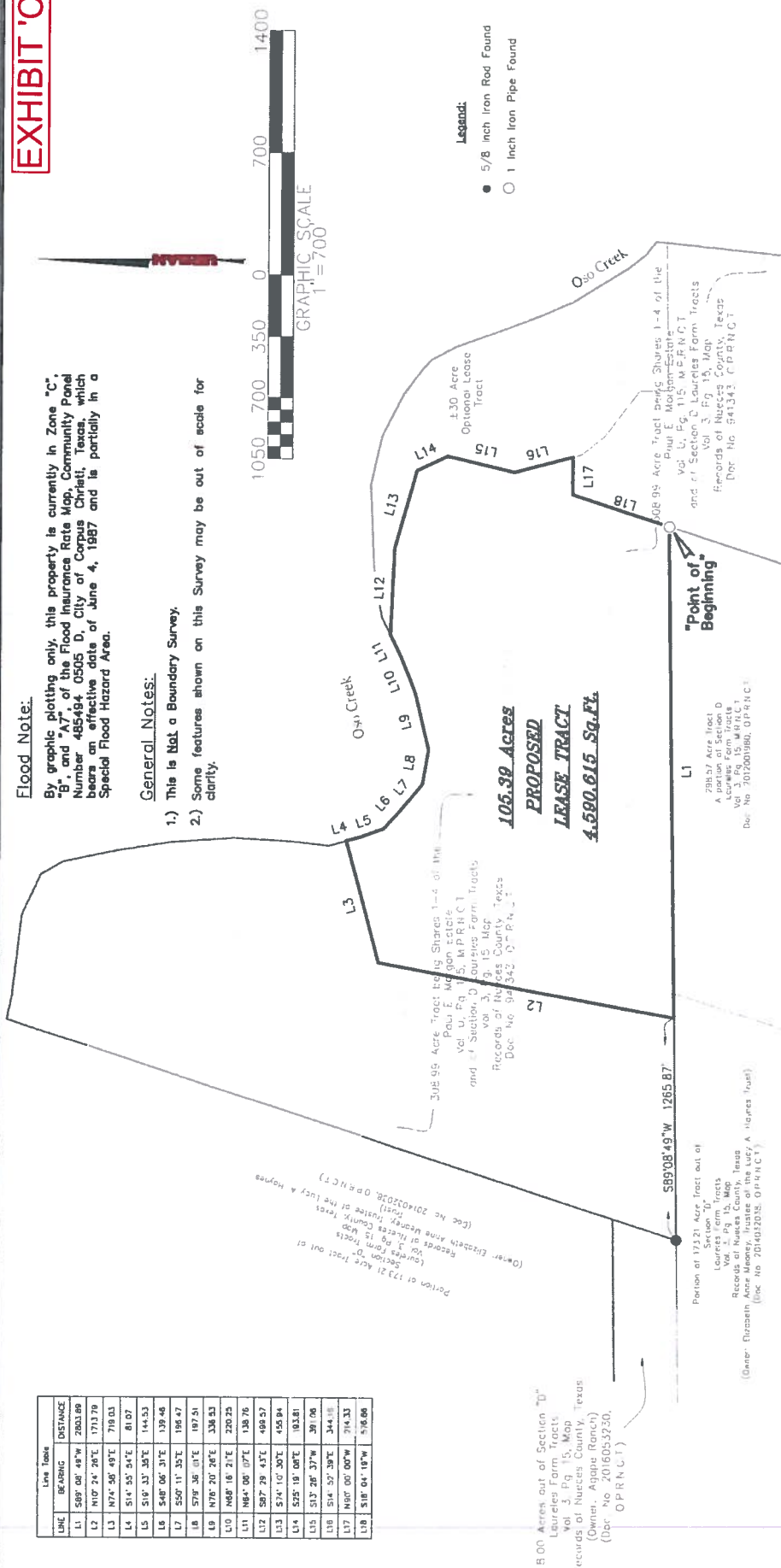


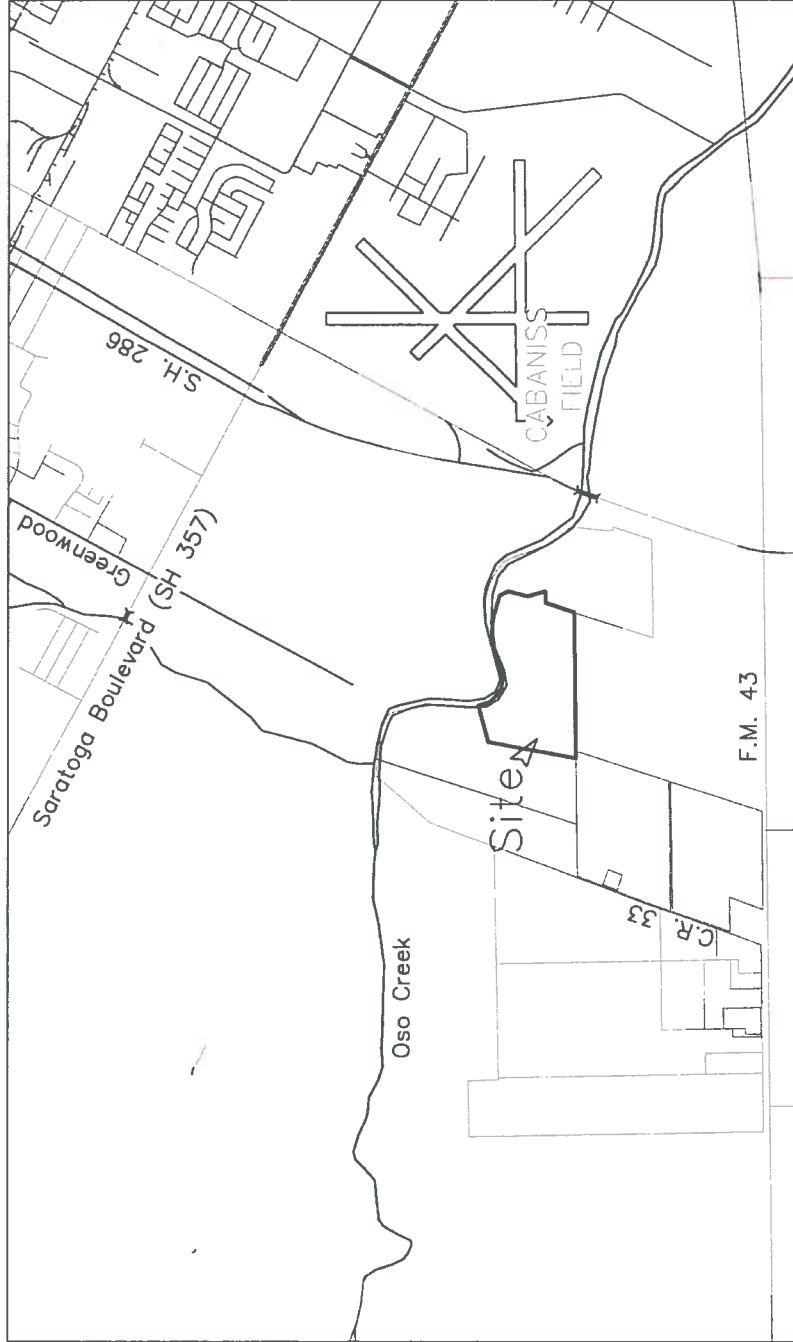
Exhibit B Sketch to Accompany

FIELDNOTES for a 105.39 Acre, Lease Tract, being of a 308.99 Acre Tract out of Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 308.99 Acre Tract being described in a Special Warranty Deed from Joslin Partnership, Ltd., to the City of Corpus Christi as recorded in Document No. 941343, Official Public Records of Nueces County, Texas.

DATE: Feb. 2, 2018
SCALE: 1"=700'
JOB NO.: 42900.B7.02
SHEET: 1 OF 2
DRAWN BY: CTS
urbanurvey@urbaneng.com
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LOCATION MAP



Sketch to Accompany

FIELDNOTES for a 105.39 Acre, Lease Tract, being of a 308.99 Acre Tract out of Section 'D', Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 308.99 Acre Tract being described in a Special Warranty Deed from Joslin Partnership, Ltd., to the City of Corpus Christi as recorded in Document No. 941343, Official Public Records of Nueces County, Texas.



DATE: Feb. 2, 2018
 SCALE: NTS
 JOB NO.: 42900.B7.02
 SHEET: 2 OF 2
 DRAWN BY: CTS
 urbanurvey@urbaneng.com
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