



0.63 Acre Tract

**STATE OF TEXAS
COUNTY OF NUECES**

Fieldnotes, for a 0.63 Acre Tract, out of Lot D, Laguna Business Center, a map of which is recorded in Volume 27, Page 6, Map Records of Nueces County, Texas; said 0.63 Acre Tract, being more fully described by metes and bounds as follows:

Commencing, at the South corner of a 1.044 Acre Tract, as described in a Special Warranty Deed from Melba Welsh Chatham, Bea Weicher Irvin, Independent Executrix of the Estate of Jane Welsh Reyes, Agnes Welsh Reyes Eyster, and N. J. Welsh, III, to the City of Corpus Christi recorded in Document Number 939941, Official Public records of Nueces County, Texas, on the Northeast Right-of-Way line of Graham Road, a 60 foot wide public roadway, for the West corner of the said Lot D, from **Whence**, a 5/8 Inch Iron Rod Found, for the West corner of the said 1.044 Acre Tract, bears North 61°34'51" West, 85.09 Feet;

Thence, South 61°26'08" East, with the common boundary line of the said Lot D and Graham Road, 421.99 Feet, to the **Point of Beginning** and for a corner of this Tract;

Thence, over and across the said Lot D, and with the boundary of this Tract as follows:

- North 28°34'28" East, 54.48 Feet;
- North 61°25'32" West, 144.93 Feet, to the West corner of this Tract;
- North 28°34'28" East, 45.75 Feet;
- South 61°25'32" East, 72.15 Feet;
- North 73°13'28" East, 43.06 Feet;
- North 16°46'05" West, 15.49 Feet;
- North 61°25'32" West, 25.50 Feet
- South 73°06'13" West, 40.99 Feet;
- North 61°25'32" West, 23.67 Feet;
- North 15°51'03" West, 19.80 Feet;
- North 61°25'32" West, 78.38 Feet;
- North 28°34'38" East, 58.50 Feet;
- North 89°50'42" West, 21.20 Feet;
- North 16°29'42" West, 2.00 Feet;
- North 28°33'52" West, 48.06 Feet;
- North 73°32'30" East, 2.00 Feet, to the North corner of this Tract, from **Whence**, a Pinched Iron Pipe Found, for the North corner of Lot D, bears North 61°25'42" West, 179.68 Feet, North 28°33'52" East, 298.96 Feet;
- South 16°54'35" East, 34.69 Feet;
- South 61°25'32" East, 36.22 Feet;

EXHIBIT A

- North 28°34'28" East, 35.42 Feet;
- South 61°26'08" East, 36.12 Feet;
- South 03°23'20" East, 25.21 Feet;
- South 61°25'32" East, 23.73 Feet;
- South 16°41'37" East, 39.52 Feet;
- North 74°01'07" East, 82.14 Feet;
- South 16°29'50" East, 25.74 Feet;
- South 71°14'32" West, 8.72 Feet;
- South 28°34'28" West, 22.67 Feet;
- South 16°56'32" East, 4.45 Feet;
- South 61°30'46" East, 27.27 Feet;
- North 73°09'48" East, 102.35 Feet;
- South 16°57'36" East, 5.00 Feet, to the East corner of this Tract, from **Whence**, a 1/2 Inch Iron Pipe Found, for the Southeast corner of Block C-3, Laguna Business Center, a map of which is recorded in Volume 45, Page 8, Map Records of Nueces County, Texas, bears South 61°25'32" East, 91.40 Feet, North 28°33'52" East, 670.63 Feet;
- South 73°02'24" West, 104.15 Feet;
- North 61°25'32" West, 38.81 Feet;
- South 72°12'56" West, 13.13 Feet;
- South 28°34'28" West, 39.96 Feet;
- South 72°16'41" West, 42.66 Feet;
- South 28°34'28" West, 31.44 Feet;
- South 61°25'32" East, 77.73 Feet;
- South 28°34'28" West, 78.48 Feet, to the said common boundary line of Lot D and Graham Road;

EXHIBIT A

Thence, North 61°26'08" West, with the said common boundary line, 24.00 Feet, to the **Point of Beginning**, containing 0.63 Acres (27,443 Square Feet) of Land, more or less.

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.

0.63 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

Unless this fieldnote 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.




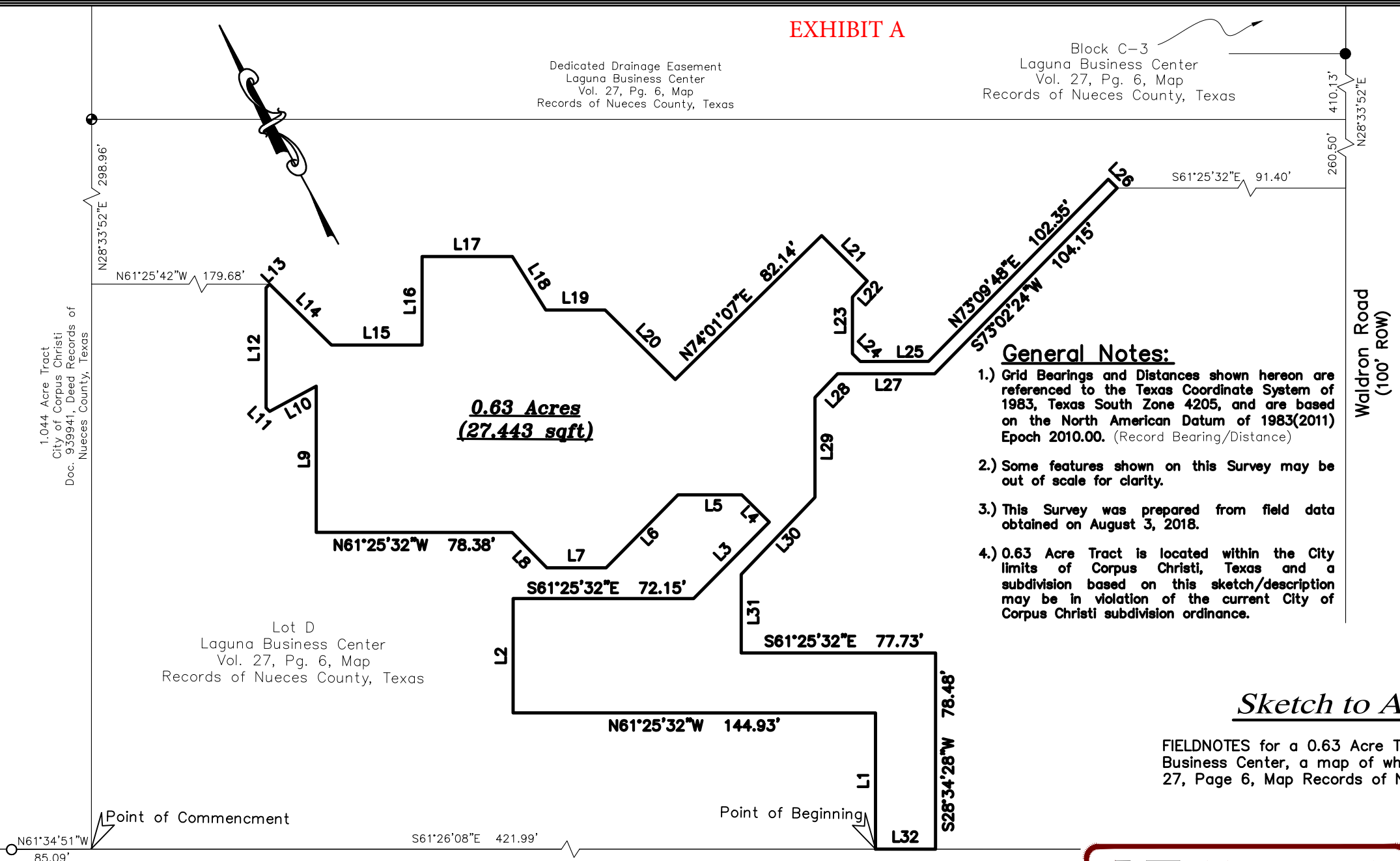
URBAN ENGINEERING

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

EXHIBIT A



Dedicated Drainage Easement
Laguna Business Center
Vol. 27, Pg. 6, Map
Records of Nueces County, Texas

Block C-3
Laguna Business Center
Vol. 27, Pg. 6, Map
Records of Nueces County, Texas

Lot D
Laguna Business Center
Vol. 27, Pg. 6, Map
Records of Nueces County, Texas

Waldron Road
(100' ROW)

General Notes:

- 1.) 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. (Record Bearing/Distance)
- 2.) Some features shown on this Survey may be out of scale for clarity.
- 3.) This Survey was prepared from field data obtained on August 3, 2018.
- 4.) 0.63 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

LINE	BEARING	DISTANCE
L1	N28°34'28"E	54.48'
L2	N28°34'28"E	45.75'
L3	N73°13'28"E	43.06'
L4	N16°46'05"W	15.49'
L5	N61°25'32"W	25.50'
L6	S73°06'13"W	40.99'
L7	N61°25'32"W	23.67'
L8	N15°51'03"W	19.80'
L9	N28°34'38"E	58.50'
L10	N89°50'42"W	21.20'
L11	N16°29'42"W	2.00'
L12	N28°33'52"E	48.06'
L13	N73°32'30"E	2.00'
L14	S16°54'35"E	34.69'
L15	S61°25'32"E	36.22'
L16	N28°34'28"E	35.42'
L17	S61°26'08"E	36.12'
L18	S03°23'20"E	25.21'
L19	S61°25'32"E	23.73'
L20	S16°41'37"E	39.52'
L21	S16°29'50"E	25.74'
L22	S71°14'32"W	8.72'
L23	S28°34'28"W	22.67'
L24	S16°56'32"E	4.45'
L25	S61°30'46"E	27.27'
L26	S16°57'36"E	5.00'
L27	N61°25'32"W	38.81'
L28	S72°12'56"W	13.13'
L29	S28°34'28"W	39.96'
L30	S72°16'41"W	42.66'
L31	S28°34'28"W	31.44'
L32	N61°26'08"W	24.00'

Sketch to Accompany

FIELDNOTES for a 0.63 Acre Tract, out of Lot D, Laguna Business Center, a map of which is recorded in Volume 27, Page 6, Map Records of Nueces County, Texas

Legend:

- 1/2 Inch Iron Rod Found
- ⊕ 1 Inch Iron Pipe Pinched Found
- 5/8 Inch Iron Rod Found

URBAN
ENGINEERING

TYPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: Aug. 08, 2018
SCALE: 1"=50'
JOB NO.: 43201.B8.06
SHEET: 1 OF 1
DRAWN BY: MDG
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