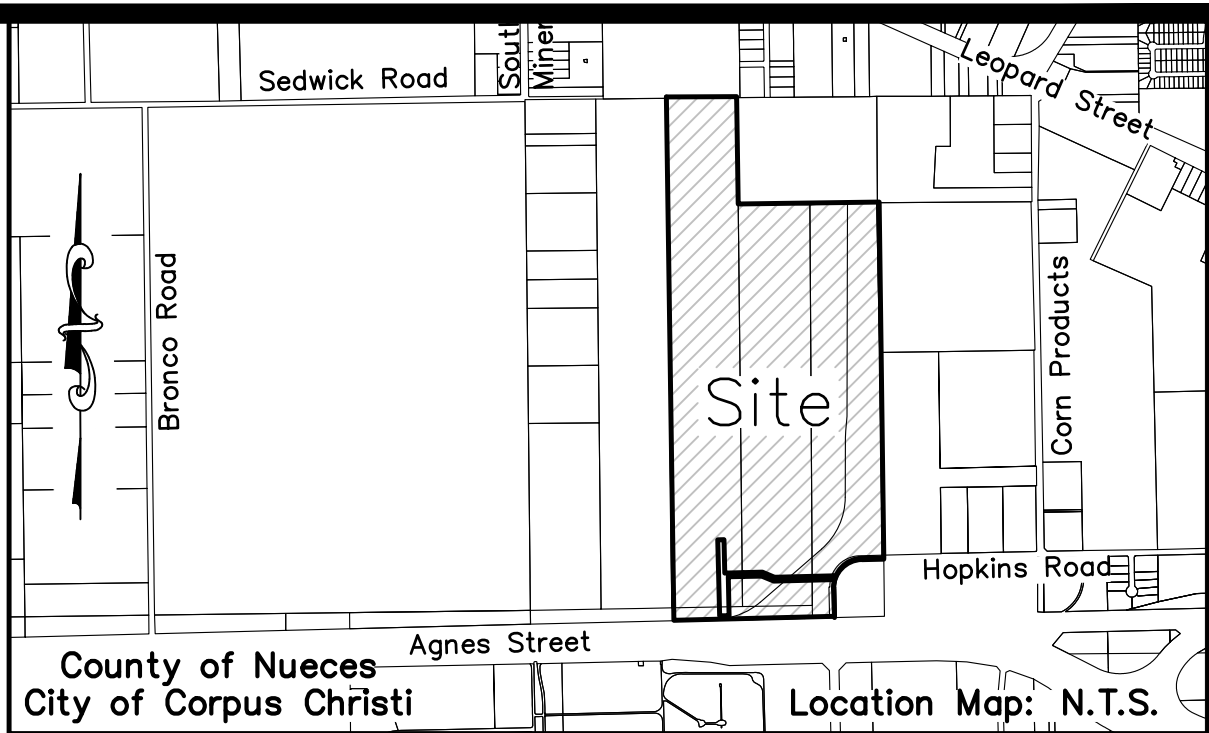


| CURVE | DELTA | ANGLE | RADIUS | ARC LENGTH | CHORD | BEARING | CHORD LENGTH |
|-------|-----------|---------|---------|-------------|---------|---------|--------------|
| C1 | 90°00'00" | 300.00' | 471.24' | S43°35'36"W | 424.26' | | |
| C2 | 7°46'36" | 312.94' | 42.47' | N18°10'16"E | 42.44' | | |
| C3 | 17°36'17" | 328.00' | 100.78' | S07°23'45"W | 100.39' | | |
| C4 | 64°53'23" | 328.00' | 371.47' | S56°08'55"W | 351.94' | | |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S88°38'28"W | 100.00' |
| L2 | N88°38'28"E | 65.00' |
| L3 | S01°21'32"E | 57.00' |
| L4 | S67°36'34"E | 136.57' |
| L5 | N67°36'34"W | 136.57' |
| L6 | N88°38'28"E | 3.73' |
| L7 | S88°38'28"W | 2.31' |



Legend:

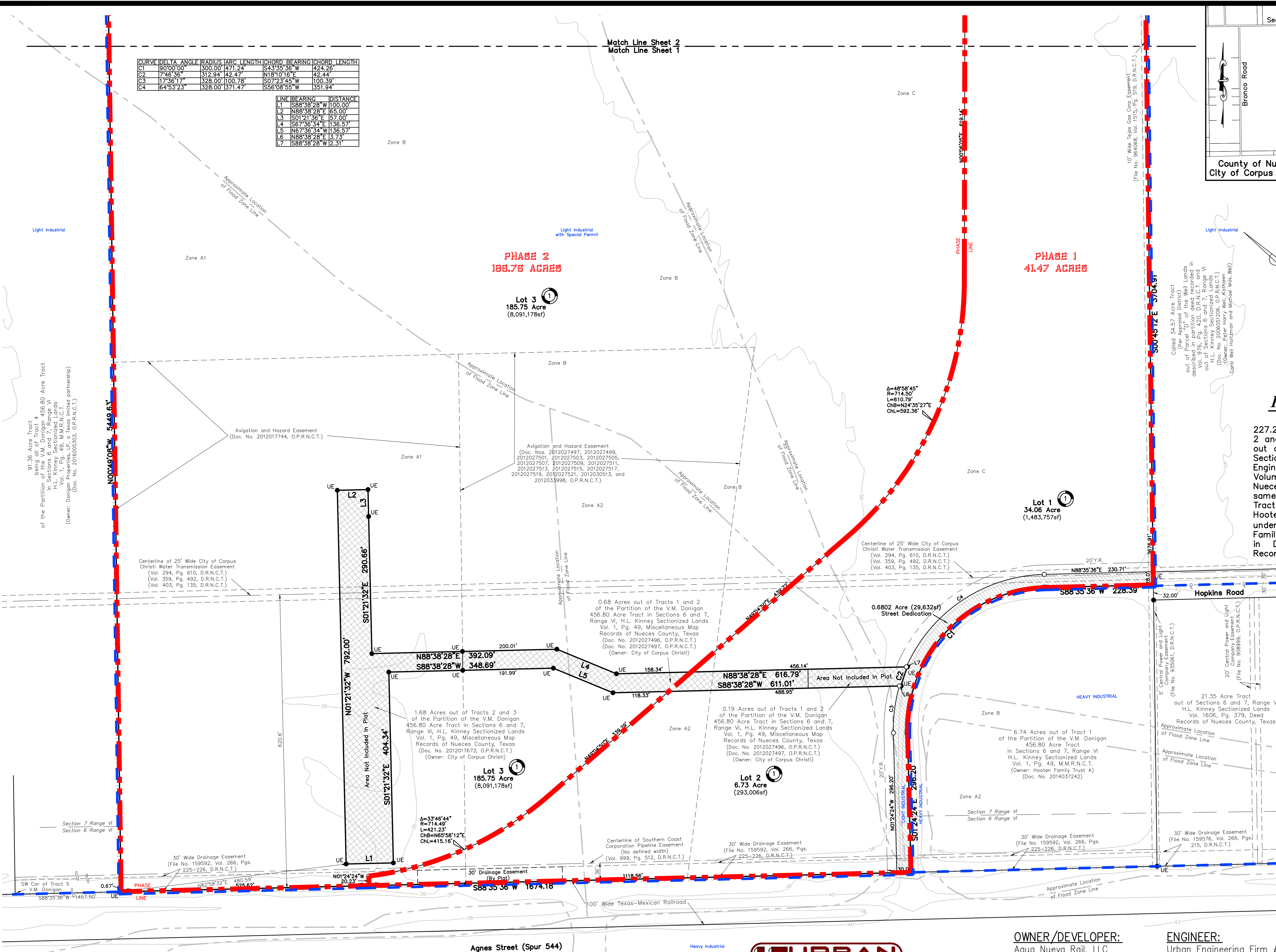
- MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set
- 5/8 Inch Iron Rod red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod Found
- ⊕ 1-1/2 Inch Iron Pipe Found
- 1-1/4 Inch Iron Pipe Found
- 1 Inch Iron Pipe Found
- ▲ 600 Nail Found
- Phase Line
- Zoning Line

Preliminary Plat of Pin Oak Terminal Tract

227.22 Acre Tract of Land being out of Tracts, 1, 2 and 3 of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas; said 227.22 Acres being the same property described as First Tract and Second Tract in a Special Warranty Deed from John P. Hooten, Trustee of the Hooten Family Trust A under Trust dated May 4, 1984, a/k/a the Hooten Family Trust to Agua Nueva Rail, LLC, as recorded in Document No. 2018054731, Official Public Records of Nueces County, Texas.

Notes:

- Total platted area contains 227.22 Acres of Land. (Includes Street Dedication)
- Property is Zoned IL/SP
- The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- 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.
- By graphic plotting only, this property is in Zones "A1", "A2", "B" and "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0165 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is partially located in a Special Flood Hazard Area.
- All driveways on Hopkins Road shall conform to access management standards outlined in Article 7 of the Unified Development Code (UDC).
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Access to this property shall be from Hopkins Road, any additional access to SH 44 shall have TxDOT approval.
- Any discharge to State right-of-way shall be reviewed and have approval required at building permit stage.
- Phase 1 is planned to commence once the final plat of Unit 1 is completed. Plans for Phase 2 are unknown at this time.



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.



OWNER/DEVELOPER:

Agua Nueva Rail, LLC
1200 Smith Street, Suite 1050
Houston, Texas, 77002
(346)998-3910

ENGINEER:

Urban Engineering Firm # 145
2725 Swantner
Corpus Christi, TX 78404
(361)854-3101

JOB NO.: 41316.CO.01

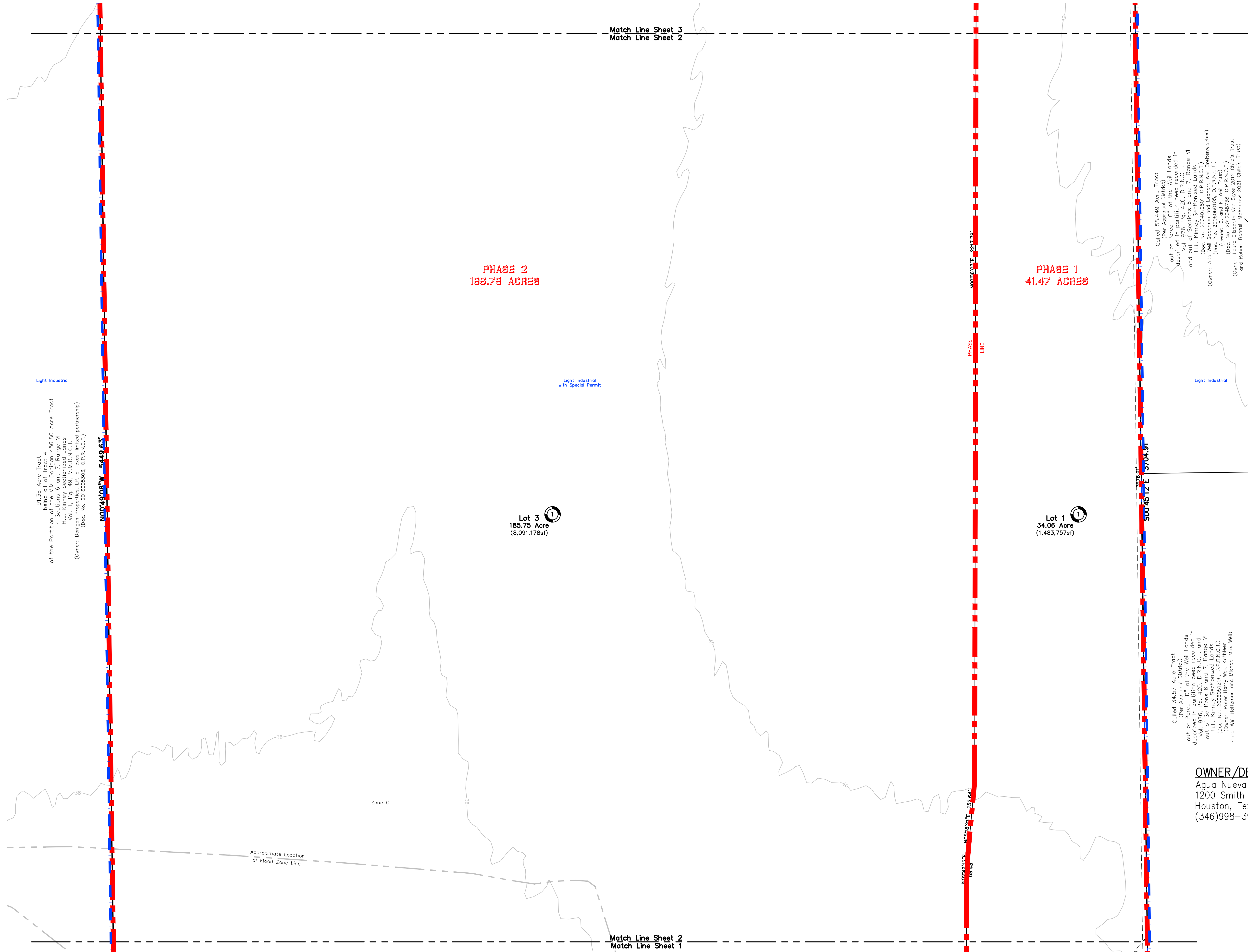
Submitted: February 10, 2021 MFH/xg

Sheet 1 of 3 Revised: 7-21-2021

150 100 0 100 200

GRAPHIC SCALE

1"=100'



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| L5 | N67°36'34" W | 136.57' |
| L6 | N88°38'28" E | 157.33' |
| L7 | S88°38'28" W | 2.31' |

Legend:

- ☐ MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set
- ☐ 5/8 Inch Iron Rod red plastic cap stamped "URBAN ENGR CCTX" Set
- ☐ 5/8 Inch Iron Rod cap stamped "URBAN ENGR CCTX" Found
- ☐ 5/8 Inch Iron Rod Found
- ☐ 1-1/2 Inch Iron Pipe Found
- ☐ 1-1/4 Inch Iron Pipe Found
- ☐ 1 Inch Iron Pipe Found
- ☐ 600 Nail Found

- Phase Line
- Zoning Line

Preliminary Plat of
Pin Oak Terminal Tract

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Submitted: February 10, 2021 MFH/xg
Sheet 2 of 3 Revised: 7-21-2021
GRAPHIC SCALE
1"=100'

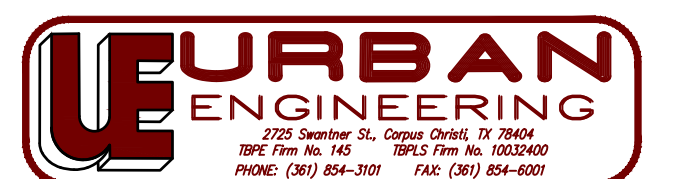
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- 5/8 Inch Iron Rod
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- 1 1-1/4 Inch Iron Pipe Found
- ⊕ 1 Inch Iron Pipe Found
- ▲ 60D Nail Found

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Sheet 3 of 3 Revised: 7-21-2021

150 100 50 0 100 200

GRAPHIC SCALE
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