

November 16, 2021



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#### METES AND BOUNDS DESCRIPTION

BEING 248.212 ACRES OF LAND, SITUATED IN THE T.T. WILLIAMSON SURVEY, ABSTRACT NUMBER 285, ABSTRACT NUMBER 286 AND ABSTRACT NUMBER 287 IN SAN PATRICIO COUNTY, TEXAS AND BEING COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

#### TRACT 1

BEING 210.898 ACRES OF LAND, SITUATED IN THE T.T. WILLIAMSON SURVEYS, ABSTRACT NUMBERS 286 AND 287 IN SAN PATRICIO COUNTY, TEXAS, BEING A REMAINING PORTION OF TRACT TWO, A CALLED 423.42 ACRE TRACT OF LAND, DESCRIBED IN SPECIAL WARRANTY DEED TO BERRYMAN PROPERTIES, LTD., AS RECORDED IN FILE NUMBER 391196, OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY TEXAS (R.P.R.S.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING at a 1/2-inch rod found for the east corner of a called 7.370 acre tract of land described in Special Warranty Deed to Berryman Properties, Ltd., as recorded in File Number 539811, R.P.R.S.P.C.T., being the north corner of said 423.42 acre tract and also being the west corner of Tract No. I, a called 153.93 acre of land described in an agreement of disclaimer between El Paso Development Company and G. Phil Berryman as recorded in File No. 399873, R.P.R.S.P.C.T., and also being described in deed to Port Of Corpus Christi Authority Of Nueces County, Texas, as recorded in File No. 458816, R.P.R.S.P.C.T., from which a 1/2-inch iron rod found for the north corner of said 153.93 acre tract bears North 30°00'45" East, 1782.56 feet; THENCE, with the southerly line of the said 153.93 acre tract, also being the northerly line of the said 423.42 acre tract, South 65°18'41" East, passing at 280.78 feet the north corner of Lot 1B, Block 19 of Bay Ridge Unit 10, a subdivision plat recorded in Instrument No. 626305, Envelope 1558-1559, Tube 33-5 of The Map Records Of San Patricio County, Texas (M.R.S.P.C.T.), continuing with the southerly line of the said 153.93 acre tract, also being the northerly line of the said 423.42 acre tract and the northerly line of said Bay Ridge Unit 10, passing at 1387.71 feet the north corner of Lot 1A, Block 19 of Bay Ridge Unit 7, a subdivision plat recorded in Instrument No. 575743, Envelope 1357-1358, Tube 19-4, M.R.S.P.C.T., continuing with the southerly line of the said 153.93 acre tract, also being the northerly line of the said 423.42 acre tract and the northerly line said Bay Ridge Unit 7, a total distance of 2168.73 feet to a 1/2-inch iron rod with cap stamped "TTL INC", for the east corner of said Lot 1A, Block 19, and being the POINT OF BEGINNING of the herein described Tract 1;

THENCE, continuing with the southerly line of the said 153.93 acre tract, also being the northerly line of the said 423.42 acre tract, South 65°18'41" East, 1933.05 feet to a 1/2" iron rod found for the southerly corner of the said 153.93 acre tract also being easterly corner of the said 423.42 acre tract and being in the westerly line of Tract No. II, a called 930.28 acre tract of land described in deed to Port Of Corpus Christi Authority Of Nueces County, Texas, as recorded in File No. 458816, R.P.R.S.P.C.T.;

THENCE, with the easterly line of the said 423.42 acre tract, also being the westerly line of said 930.28 acre tract, the following two (2) courses:

- 1.South 09°29'07" West, 4126.71 feet to an aluminum cap in concrete found;
- 2.South 03°09'01" East, 420.45 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set in the southerly corner of said 423.42-acre tract;

THENCE, with the southerly line of said 423.42-acre track, the following four (4) courses:

- 1.North 60°16'43" West, 2102.34 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the right having a radius of 488.43 feet, a central angle of 39°56'18" and a chord that bears North 40°18'34" West, 333.61 feet;
- 2.With the arc of the last-mentioned curve, 340.46 feet to a 5/8-inch iron rod found;
- 3.North 20°21'18" West, 359.88 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the left having a radius of 343.83 feet, a central angle of 39°10'38" and a chord that bears North 40°13'53" West, 230.55 feet;
- 4.With the arc of the last-mentioned curve, 235.10 feet to a 5/8-inch iron rod found in the southerly right of way of California Drive (60 feet wide) as defined in Bay Ridge Unit 14, a subdivision plat recorded in Instrument No. 694769, Envelope 1873-1874, Tube 35-5, M.R.S.P.C.T.;

THENCE, crossing said California Drive, North 30°10'48" East, 150.80 feet, to a 1/2-inch iron rod with cap stamped "TTL INC" set in the northerly right of way of said California Drive;

THENCE, with the northerly right-of-way line of said California Drive, South 59°45'48" East, 148.99 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the south corner of said Bay Ridge Unit 14;

THENCE, with the easterly line of said Bay Ridge Unit 14, North 30°00'40" East, 1409.59 feet to a found 5/8-inch iron rod for the east corner of Lot 26, Block 29 of said Bay Ridge Unit 14;

THENCE, with a northerly line of said Bay Ridge Unit 14, North 59°59'20" West, passing at 115.00 feet a 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." found in the southeasterly right-of-way line of Ocean Breeze Street (50 feet wide), passing at a distance 165.00 feet to a 5/8-inch iron rod found in the northwesterly right-of-way line for Ocean Breeze Street, continuing a total distance of 280.00 feet to a magnetic nail found for the north corner of Lot 13, Block 28 of said Unit 14 and the common east corner of lots 2 and 3, Block 28 of Bay Ridge Unit 13, a subdivision plat recorded in Instrument No. 660121, Envelope 1710-1711, Tube 34-5, M.R.S.P.C.T.;

THENCE, with an easterly line of said Bay Ridge Unit 13, North 30°00'40" East, 450.00 feet to a 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." found for the east corner of Lot 11, Block 28 of said Bay Ridge Unit 13;

THENCE, with a northerly line of said Bay Ridge Unit 13, North 59°59'18" West, passing at 115.00 feet a 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." found in the southeasterly right-of-way line of Pasadena Street (50 feet wide), passing at a distance 165.00 feet to a 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." found in the northwesterly right-of-way line of said Pasadena Street, continuing a total distance of 280.00 feet to a 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." found for the north corner of Lot 22, Block 24 of said Bay Ridge Unit 13, and being in the southeasterly line of Lot 15, Block 24 of Bay Ridge Unit 11, a subdivision plat recorded in Instrument No. 632903, Envelope 1574-1575, Tube 33-5, M.R.S.P.C.T.;

THENCE, with the easterly line of said Bay Ridge Unit 11, the following three (3) courses;

1. North 30°00'40" East, 297.09 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the point of curvature of a curve to the left having a radius of 293.94 feet, a central angle of 17°19'25" and a chord that bears North 21°20'58" East, 88.54 feet;
2. With the arc of the last-mentioned curve, 88.87 feet to a 1/2-inch iron rod found in the south right-of-way line of Bay Breeze Drive (60 feet wide);
3. North 12°41'15" East, passing at 60.00 feet a 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." found in the north right-of-way line of said Bay Breeze Drive, continuing a total distance of 175.00 feet to 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." for the northeast corner of Lot 2, Block 25 of said Bay Ridge Unit 11;

THENCE, with a northerly line of said Bay Ridge Unit 11, North 77°17'46" West, 152.71 feet to a 5/8-inch iron rod with a cap stamped "URBAN ENGR. CCTX." found in the easterly right-of-way line of Santa Catalina Street (60 feet wide);

THENCE, with the easterly line of said Santa Catalina Street, said Bay Ridge Unit 11 North 03°18'44" East, passing at 173.15 feet a 1/2-inch iron rod found for the most northerly northeast corner of said Bay Ridge Unit 11 and the most southerly southeast corner of Bay Ridge Unit 7, a subdivision plat recorded in Instrument No. 575743, Envelope 1357-1358, Tube 19-4, M.R.S.P.C.T., and continuing a total distance of 310.67 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the point of curvature of a curve to the right having a radius of 15.00 feet, a central angle of 92°38'35" and a chord that bears North 49°35'39" East, 21.70 feet;

THENCE with the southerly line of said Bay Ridge Unit 7 and the arc of the last-mentioned curve, 24.25 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set in a southerly line of said Bay Ridge Unit 7, for the point of curvature of a curve to the left having a radius of 439.71 feet, a central angle of 11°00'57" and a chord that bears South 89°40'47" East, 84.41 feet;

THENCE continuing with a southerly line of Bay Ridge Unit 7 and the arc of the last-mentioned curve, 84.54 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;

THENCE, continuing with a southerly line of said Bay Ridge Unit 7, North 63°55'13" West, 10.04 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set in the easterly line of Bay Ridge Unit 7;

THENCE. with the easterly line of said Bay Ridge Unit 7, North 29°59'26" East, 772.99 feet to the POINT OF BEGINNING and containing 210.898 acres of land.

SAVE AND EXCEPT, a called 7.0 acre tract, recorded in General Warranty Deed to City of Portland in Volume 643, Page 614, D.P.R.S.P.C.T.

Commencing at 1/2-inch iron rod with cap stamped "TTL INC" set for the south corner of the said 423.42 acre tract and being in the westerly line of said 930.28 acre tract;

THENCE, with the east line of said 423.42 acres tract and being in the westerly line of said 930.28 acre tract, North 03°09'01" West, 105.57 feet;

THENCE, over and across said 423.42 acres tract North 59°45'53" West, 255.46 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the POINT OF BEGINNING of the herein described 7.004 acre tract;

THENCE, over and across said 423.42 acres tract, the following eight (7) courses:

1. North 59°45'53" West, 497.57 feet;
2. North 46°45'58" West, 234.43 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;
3. North 60°13'51" West, 129.55 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;
4. North 30°14'07" East, 173.33 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;
5. South 59°45'53" East, 107.96 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;
6. North 81°29'07" East, 651.23 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;
7. South 09°29'03" West, 676.51 feet to the POINT OF BEGINNING and containing 7.004 acres of land.

TRACT 1 = 210.898 acres minus 7.004 acres = Total Acres 203.894 acres of land.

TRACT 2

BEING 37.314 ACRES OF LAND, SITUATED IN THE T.T. WILLIAMSON SURVEY, ABSTRACT NUMBER 285 IN SAN PATRICIO COUNTY, TEXAS AND BEING A PORTION OF TRACT TWO, CALLED 423.42 ACRE TRACT OF LAND, IN SPECIAL WARRANTY DEED TO BERRYMAN PROPERTIES, LTD., AS RECORDED IN FILE NUMBER 391196, OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY TEXAS (R.P.R.S.P.C.T.);

COMMENCING at a 1/2-inch rod found for the east corner of a called 7.370 acre tract of land described in Special Warranty Deed to Berryman Properties, Ltd., as recorded in File Number 539811, R.P.R.S.P.C.T., being the north corner of said 423.42 acre tract and also being the west corner of Tract No. 1, a called 153.93 acre of land described in an agreement of disclaimer between El Paso Development Company and G. Phil Berryman as recorded in File No. 399873, R.P.R.S.P.C.T., and also being described in deed to Port Of Corpus Christi Authority Of Nueces County, Texas, as recorded in File No. 458816, R.P.R.S.P.C.T., from which a 1/2-inch iron rod found for the north corner of said 153.93 acre tract bears North 30°00'45" East, 1782.56 feet; THENCE, with the southeasterly line of said 7.370 acre tract and the northeasterly line of said 423.42 acres tract, South 30°00'44" West, 1575.74 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for east corner of Bay Ridge Unit 2, a Subdivision Plat recorded in Instrument No. 490390, Envelope A289-290, Tube 30-1, M.R.S.P.C.T. and being the POINT OF BEGINNING of the herein described Tract 2;

THENCE, with a southerly line of said Unit 2, South 59°59'22" East, 749.66 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the south corner of Lot 33, Block 1 of said Bay Ridge Unit 2;

THENCE, with the northwesterly line of said Bay Ridge Unit 2 and Bay Ridge Unit 1, a Subdivision Plat recorded in Instrument No. 467185, Envelope A234-235, Tube 20-1, M.R.S.P.C.T., South 30°00'38" West, 1622.17 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the west corner of Lot 1, Block 1, said Bay Ridge Unit 1, being the east corner of a called 0.567 acre tract in Right of Way Dedication described in Special Warranty Deed to City of Portland, as recorded in file no. 460508, R.P.R.S.P.C.T., same being in the northerly right-of-way line of California Drive (70' wide) as defined in said Bay Ridge Unit 1;

THENCE, with the northeasterly line of said 0.567 acre tract, the following two (2) courses;

1. North 59°45'48" West, 199.16 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the point of curvature of a curve to the right having a radius of 963.08 feet, a central angle of 08°23'54" and a chord that bears North 55°34'00" West, 141.04 feet;

2. With the arc of the last-mentioned curve, 141.16 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the north corner of said 0.567 acre tract;

THENCE, with the northwesterly line of said 0.567 acre tract, South 38°44'21" West, 70.00 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set in the northerly line of a called 17.64 acres tract of land described in Easement Deed to San Patricio Drainage District, Volume 623, Page 66, Deed Records San Patricio County, Texas (D.R.S.P.C.T.) and being the west corner of said 0.567 acre tract of land, also being

the point of curvature of a curve to the left having a radius of 1033.09 feet, a central angle of 08°24'19" and a chord that bears South 55°33'47" East, 151.42 feet;

THENCE, with the arc of the last-mentioned curve, being the northerly line of said 17.64 acres tract and the southwesterly line of said 0.567 acre tract, 151.56 feet to a set 1/2-inch iron rod with cap stamped "TTL INC";

THENCE, with the southerly lines of said 0.567 acre tract, also being northerly line of said 17.64 acres tract and the northerly right-of-way line of California Drive (with varies as defined in the following subdivisions, said Bay ridge Unit 1, Bay Ridge Unit 4, a Subdivision Plat recorded in Instrument No. 499073, Envelope A316-317, Tube 24-1, M.R.S.P.C.T., Bay Ridge Unit 6, a Subdivision Plat recorded in Instrument No. 557739, Envelope 1287-1288, Tube 20-1, M.R.S.P.C.T., Bay Ridge Unit 9, a Subdivision Plat recorded in Instrument No. 579871, Envelope 1371-1372, Tube 5-4, M.R.S.P.C.T., Bay Ridge Unit 11, a Subdivision Plat recorded in Instrument No.632903, Envelope 1574-1575, Tube 33-5, M.R.S.P.C.T. and Bay Ridge Unit 14, a Subdivision Plat recorded in Instrument No. 694769, Envelope 1873-1874, Tube 35-5, M.R.S.P.C.T.), South 59°45'48" East, passing at 199.43 feet a 5/8-inch iron rod found for the south corner of said 0.57 acre tract, passing at 379.10 feet a 5/8-inch iron rod found for the most southwesterly corner of said Bay Ridge Unit 1, also being the most westerly corner of said Bay Ridge Unit 4, passing at 1039.69 feet a point for the south corner of said Bay Ridge Unit 4 and the west corner of said Bay Ridge Unit 6, from which a 5/8-inch iron rod found bears North 13°22' West, 0.8 feet, passing at 1599.69 feet a point for the south corner of said Bay Ridge Unit 6, also being the west corner of said Bay Ridge Unit 9, from which a 5/8-inch iron rod found bears North 87°24' West, 0.4 feet, continuing a total distance of 2300.70 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;

THENCE, over and across said 17.64 acres tract, South 30°10'48" West, 150.80 feet to a 5/8-inch iron rod found in the southerly line of said 17.64 acre tract;

THENCE, with the southerly right of way of said California Drive, also being the southerly line of said 17.64 acre tract, the following four (4) courses:

1. North 59°45'49" West, 2300.97 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the point of curvature of a curve to the right having a radius of 1181.63 feet, a central angle of 12°53'18" and a chord that bears North 53°20'37" West, 265.24 feet;
2. With the arc of the last-mentioned curve, 265.80 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the point of curvature of a curve to the left having a radius of 1003.28 feet, a central angle of 13°13'31" and a chord that bears North 53°31'13" West, 231.07 feet;
3. With the arc of the last-mentioned curve, 231.58 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set;
4. North 60°01'12" West, 56.51 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the southwesterly corner of said 17.64 acre tract;

THENCE, with the west line of said 17.64 acre tract, North 30°00'44" East, 150.92 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set in the northerly line of said 17.64 acres tract, being the westerly corner of Lot 1, Block 1 of the Bill Miller - U.S. 181 at Broadway Blvd, a Subdivision Plat recorded in Instrument No. 685744, Envelope 1814, Tube 35-3, M.R.S.P.C.T.;

THENCE, with the southerly line said Bill Miller's Lot 1, Block 1, also being the northerly line of the said 17.64 acre tract the following two (2) courses;

1. South 60°01'17" East, 55.53 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the point of curvature of a curve to the right having a radius of 1153.51 feet, a central angle of 06°14'26" and a chord that bears South 57°02'48" East, 125.58 feet;

2. With the arc of the last-mentioned curve, 125.64 feet to a 1/2-inch iron rod found for the southerly corner of said Bill Miller's Lot 1, Block 1;

THENCE, with the southeasterly line of said Bill Miller's Lot 1, Block 1, North 30°01'32" East, 171.84 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set for the east corner of said Bill Miller's Lot 1, Block 1;

THENCE, with the northerly line of said Bill Miller's Lot 1, Block 1, North 60°00'00" West, 180.98 feet to a 1/2-inch iron rod with cap stamped "TTL INC" set in the southeasterly line of said 7.370 acres tract, for the north corner of said Bill Miller's Lot 1, Block 1;

THENCE, with the southeasterly line of said 7.370 acres tract, North 30°00'44" East, 1469.18 feet to the POINT OF BEGINNING and containing 37.342 acres of land.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), South Zone (4205).

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate Survey Plat of even date. The field work was completed November 09, 2021.

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Ray D. Weger  
Registered Professional Land Surveyor of Texas  
No. 4711

Date: