

SCALE 1" = 60'

SURVEY OF
A 5.104 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023040268,
DEED RECORDS NUECES COUNTY, TEXAS. SAID 5.104 ACRE TRACT ALSO BEING OUT OF
A 95.36 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023039265,
DEED RECORDS NUECES COUNTY, TEXAS. SAID 5.104 ACRE TRACT ALSO BEING OUT OF
THE "E. VILLAREAL" SURVEY, ABSTRACT-142, NUECES COUNTY, TEXAS.



Brister Surveying

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Firm Registration No. 10072800

THIS SURVEY HAS BEEN PERFORMED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

90.26 ACRE TRACT
SURVEYED BY
BRISTER SURVEYING
MARCH 22, 2024

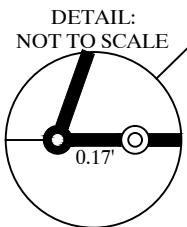
14.89 ACRES
DOC. NO. 2022056442,
D.R.N.C.T.
(OWNER: Mr. W.
FIREWORKS INC.)

N01° 28' 48"W 792.40' (DEED)
N01° 28' 48"W 799.87' (MEAS)

5.104 ACRES
222,328 S.F.

S44° 57' 38"E 810.16' (DEED)
S44° 12' 23"E 813.58' (MEAS)

PREVIOUSLY FOUND BENT 5/8" RE-BAR
IN THE NORTH R.O.W. OF F.M. 665 AND FOR
THE SW CORNER OF THE DAN
McDONOUGH 15.62 ACRE TRACT,
DOC. NO. 2004027430, D.R.N.C.T., BEARS
S69° 12' 03"W, AT A DISTANCE OF
APPROXIMATELY 430 FEET PASS THE
INTERSECTION OF THE NORTH R.O.W. OF
F.M. 665, AND THE CENTER OF F.M. 357 AND
IN ALL A TOTAL DISTANCE OF 2,526.28 FEET.
(DEED 2,526.28')



P.O.B.

S69° 05' 56"W 356.62' (MEAS)
S69° 05' 56"W 356.62' (DEED)

(MEAS)
R = 3731.42'
L = 231.38'
TAN = 115.73'
Δ = 003° 33' 10"
CB = S67° 19' 29"W, 231.35'

(DEED)
R = 3731.42'
L = 237.31'
TAN = 118.69'
Δ = 003° 38' 38"
CB = S67° 16' 43"W, 237.27'

FARM TO MARKET 665
(A.K.A. OLD BROWNSVILLE ROAD)
120' RIGHT OF WAY

- × = WIRE FENCE
\\ = CHAIN LINK FENCE
⊙ = FOUND 5/8" RE-BAR
● = PROPERTY CORNER
○ = PROPERTY CORNER NO ACCESS (BRUSH)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY
IS LOCATED WITHIN ZONE X AS DEFINED
BY THE FEDERAL EMERGENCY MANAGEMENT
MAPS. COMMUNITY PANEL: 48355C 0505 G
DATED: OCTOBER 13, 2022
AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED
100 YEAR FLOOD ZONE.



NOTES:
1.) TOTAL SURVEYED AREA IS 5.104 ACRES.
2.) MEASURED BEARINGS ARE BASED ON
GLOBAL POSITIONING SYSTEM NAD 83 (93)
4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET
WITH YELLOW PLASTIC CAP LABELED
BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION
OF EQUAL DATE ACCOMPANIES THIS
SURVEY.
5.) FENCES SHOWN FOR GEOGRAPHICAL
PURPOSES ONLY.

THIS SURVEY DOES NOT INCLUDE THE
RESEARCH, INVESTIGATION, OR LOCATIONS OF
ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS,
OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY
THAT THIS SURVEY OF THE PROPERTY LEGALLY
DESCRIBED HEREIN WAS MADE ON THE
GROUND THIS DAY APRIL 25, 2024 AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

DATE MAY 9, 2024