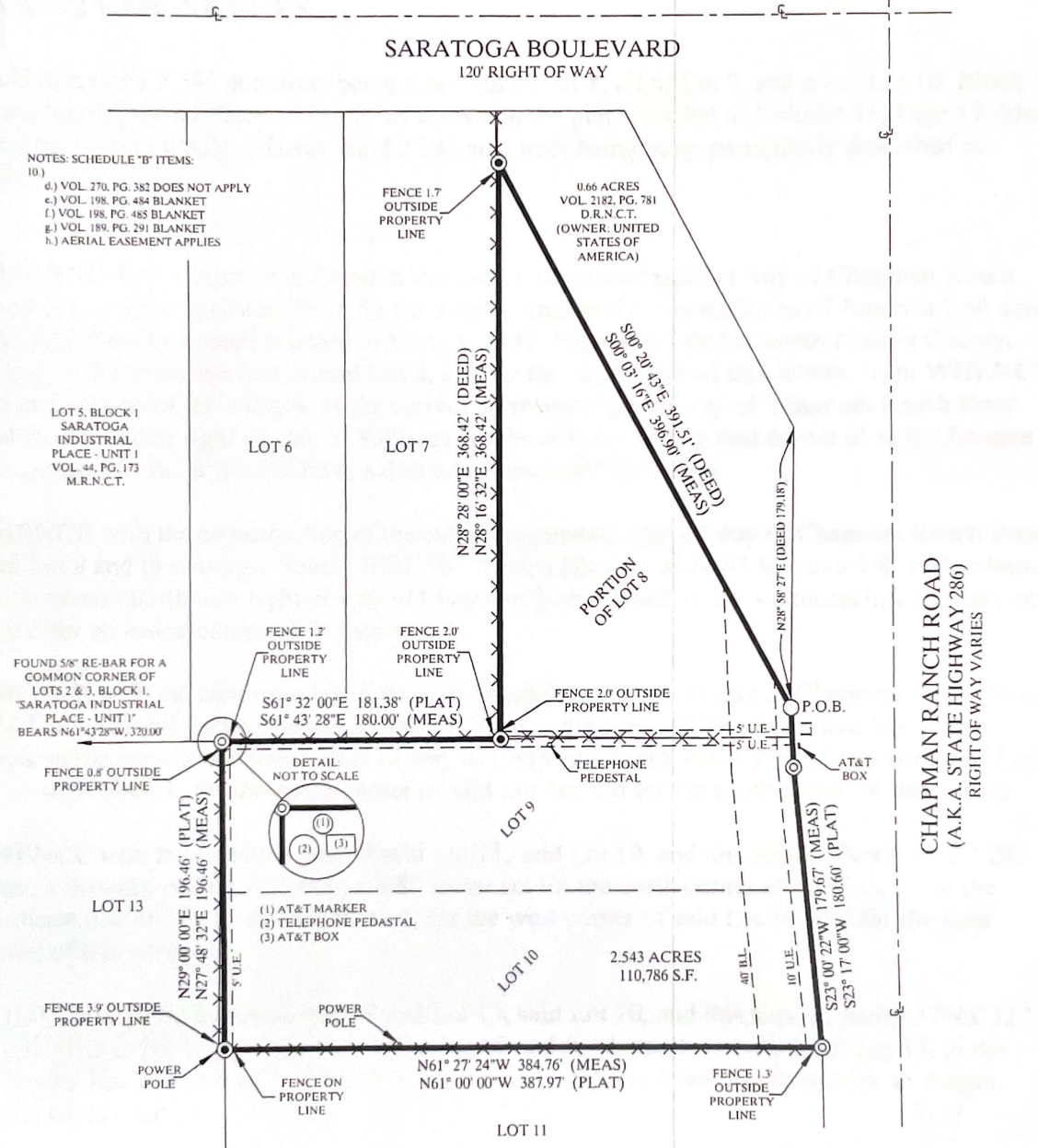




ALTA/NSPS SURVEY OF  
A 2.543 ACRE TRACT BEING A PORTION OF LOT 8, ALL OF LOT  
9, AND ALL OF LOT 10, BLOCK 1, "SARATOGA INDUSTRIAL  
PLACE - UNIT 2" AS SHOWN ON THE PLAT RECORDED IN  
VOLUME 45, PAGE 19, MAP RECORDS NUECES COUNTY, TEXAS.

BUYER: CC PICKLEBALL, LLC  
GF NO.: 228521807 (08-17-2022)

SCALE 1" = 70'



- ⊗ = WIRE FENCE
- ⊙ = SET 5/8" RE-BAR
- ⊕ = FOUND 5/8" RE-BAR
- = FOUND BRASS DISK

L1 = S26° 01' 30"W  
38.43' (MEAS)  
L1 = S29° 00' 35"W  
45.58' (DEED)

CERTIFIED TO: CC PICKLEBALL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 26, 2022.

**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office: 361-4550-1800  
Fax: 361-4550-1802  
brister@brister.com  
Firm Registration No. 10072800



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS COMMUNITY PANEL 485464 0280 C  
DATED: JULY 18, 1985  
AND  IS  IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

NOTES:  
1.) TOTAL SURVEYED AREA IS 2.543 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.) THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.  
6.) NOTE 11 ON THE ALTA CHECKLIST WAS DETERMINED BY OBSERVED EVIDENCE ONLY.

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

DATE: AUGUST 29, 2022

JOB NO. 221990