

STATE OF TEXAS
COUNTY OF NUECES

Field notes 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 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. Said 5.104 acre tract being more particularly described as follows:

BEGINNING at a point in the north right of way of Farm to Market 665 (A.K.A. Old Brownsville Road) for the southeast corner of a 14.89 acre tract described in a deed recorded in Document No. 20225056442, Deed Records Nueces County, Texas, and for the southwest corner of this survey, from **WHENCE** a bent 5/8" re-bar previously found in the north right of way of Farm to Market 665, and for the southwest corner of the Dan McDonough 15.62 acre tract described in a deed recorded in Document No. 2004027430, Deed Records Nueces County, Texas, bears South 69°12'03" West, at a distance of approximately 430 feet pass a point in the intersection of the north right of way of Farm to Market 665 and the center of Farm to Market 357 (A.K.A. Saratoga Boulevard), and in all a total distance of 2,526.28 feet.

THENCE with the common line of said 14.89 acre tract and this survey, North 01°28'48" West, a distance of 799.87 feet to a point in the east line of said 14.89 acre tract, for an outside corner of a 90.26 acre tract surveyed by Brister Surveying on March 22, 2024, and for the north corner of this survey, from **WHENCE** a 5/8" re-bar found for the northeast corner of said 14.89 acre tract, and for an outside corner of said 90.26 acre tract, bears North 01°28'50" West, a distance of 94.78 feet.

THENCE with the common line of said 90.26 acre tract and this survey, South 44°12'25" East, a distance of 813.58 feet to 5/8" re-bar found for a point of curvature of a curve to the right with a radius of 3,731.42 feet, in the north right of way of Farm to Market 665, for an outside corner of said 90.26 acre tract, and for the southeast corner of this survey.

THENCE with the common curve of the north right of way of Farm to Market 665 and this survey, a chord bearing of South 67°19'29" West, a chord distance of 231.35 feet, and a total arc distance of 231.38 feet to a 5/8" re-bar found in the north right of way of County Road 665, and for an outside corner of this survey.

THENCE with the common line of Farm to Market 665 and this survey, South 69°05'56" West, at a distance of 356.45 feet pass a 5/8" re-bar found, and in all a total distance of 356.62 feet to the **POINT of BEGINNING** of this tract, and containing 5.104 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

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, RPLS No. 5407

Date: May 9, 2024

