

PROPERTY DESCRIPTION

Being a tract situated in Corpus Christi, Nueces County, Texas, a portion of that 5.00 acre tract out of Lot 26, Section 20, Flour Bluff & Encinal Farms & Garden Tracts, as shown on the map thereof recorded at Volume "A" at Pages 41 - 43 of the Map Records of Nueces County, Texas, and described in the deed recorded under Clerk's File No. 494551 of the Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap found in the west boundary of Lot 26, Section 20, for the north corner of this tract, said point being an intermediate corner of Lot 18, Block 3, of the Manhattan Estates Unit 1 Subdivision, as shown on the map thereof recorded in Volume 65 at Page 141 - 143, of the Map Records of Nueces County, Texas, said point lying in the west right-of-way line of Airline Road;

THENCE S 02°07'24" W along the west right-of-way line of Airline Road a distance of 792.50 feet to a 3/8 inch iron rod set for intermediate corner of this tract;

THENCE continuing along the west right-of-way line of Airline Road S 08°58'38" W a distance of 100.72 feet to a 5/8 inch iron rod set for an intermediate corner of this tract and a point in the west right-of-way of Airline Road;

THENCE continuing along the west right-of-way line of Airline Road, S 02°05'25" W a distance of 26.78 feet to a point set in the south boundary of the heretofore referenced 5.00 acre tract for the southeast corner of this tract;

THENCE N 61°17'46" W along the south boundary of the heretofore referenced 5.00 acre tract, a distance of 399.56 feet to a 5/8 inch iron rod set for the southwest corner of the 5.00 acre tract and the southeast corner of this tract, said point lying in the west boundary Lot 26, Section 20 and the east boundary of Manhattan Estates Unit 1A Subdivision, as shown on the map thereof recorded in Volume 67 at Pages 243 - 245 of the Map Records of Nueces County, Texas;

THENCE N20°30'34" E along the west boundary of Lot 26, Section 20 and the east boundary of the Manhattan Estates Unit 1A Subdivision, a distance of 627.59 feet to the POINT OF BEGINNING forming a tract embracing 3.90 acres.

EXCEPTIONS TO TITLE

THE FOLLOWING DOCUMENTS ARE SHOWN AS EXCEPTIONS TO TITLE IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER THEIR G.F. No. 170234603.

m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: The City of Corpus Christi, Texas
 Purpose: Utilities and appearance purposes
 Recording Date: January 24, 2003
 Recording No: 2003004017, Official Public Records of Nueces County, Texas.

n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: The City of Corpus Christi
 Purpose: Street and utilities and appearance purposes
 Recording Date: August 12, 2010
 Recording No: 2010020340, Official Public Records of Nueces County, Texas.

NOTES

1. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
2. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP, OR SANITARY LANDFILL.
4. ALL SET CORNERS ARE 1/2" IRON RODS WITH A YELLOW CAP IMPRINTED WITH "BASS & WELSH ENGINEERING".

ADDRESS

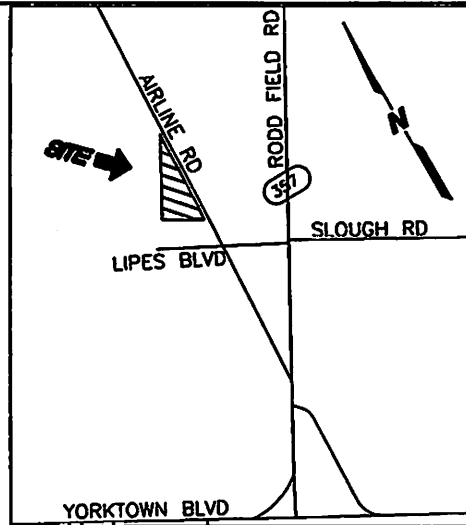
3701 AIRLINE ROAD
 CORPUS CHRISTI, TEXAS 78414

AREA

169,928 Sq.Ft.
 3.90 Acres

BASIS OF BEARING

THE BASIS OF BEARING IS STATE OF TEXAS,
 LAMBERT GRID, SOUTH ZONE, NAD 1983,
 VERTICAL DATUM NAVD 1988



LOCATION MAP

SCALE: 1" = 600'

LEGEND

PP	IRON ROD
LP	POWER POLE
	SIGN
FH	FIRE HYDRANT
U.E.	UTILITY EASEMENT
CL	CENTER LINE
W/TCAP	WITH YELLOW CAP
VOL.	VOLUME
PD	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
M.R.N.C.T.	MAP RECORDS NUECES COUNTY TEXAS
D.R.N.C.T.	DEED RECORDS NUECES COUNTY TEXAS

FLOOD ZONE

THE ABOVE PROPERTY APPEARS TO FALL WITHIN ZONE C (AREAS OF MINIMAL FLOODING), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS OF NUECES COUNTY, TEXAS. COMMUNITY-PANEL NUMBER: 485494 0540 C, GATED MARCH 18, 1985

SURVEYORS CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED AS: 3.90 ACRES OUT OF LOT 26, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN IN VOLUME A, PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.

SURVEY COMPLIES WITH SPECIFICATIONS FOR A TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS CATEGORY 1A, CONDITION II SURVEY

THERE ARE NO ENCROACHMENTS (EXCEPT AS SHOWN).

THIS THE 31st DAY OF MAY 2017.

Murray Bass, Jr.
 BASS & WELSH ENGINEERING MURRAY BASS, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR



DATE: 23 MAY 2017
 SCALE: AS SHOWN
 JOB NO.: 17021
 DESIGN BY: MB Jr, WF
 DRAWN BY: MB Jr, AM
 SURVEYED BY: AM
 COMP. FILE MARKING: Bas
 FIELD B.C. NO: -

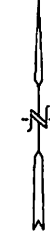
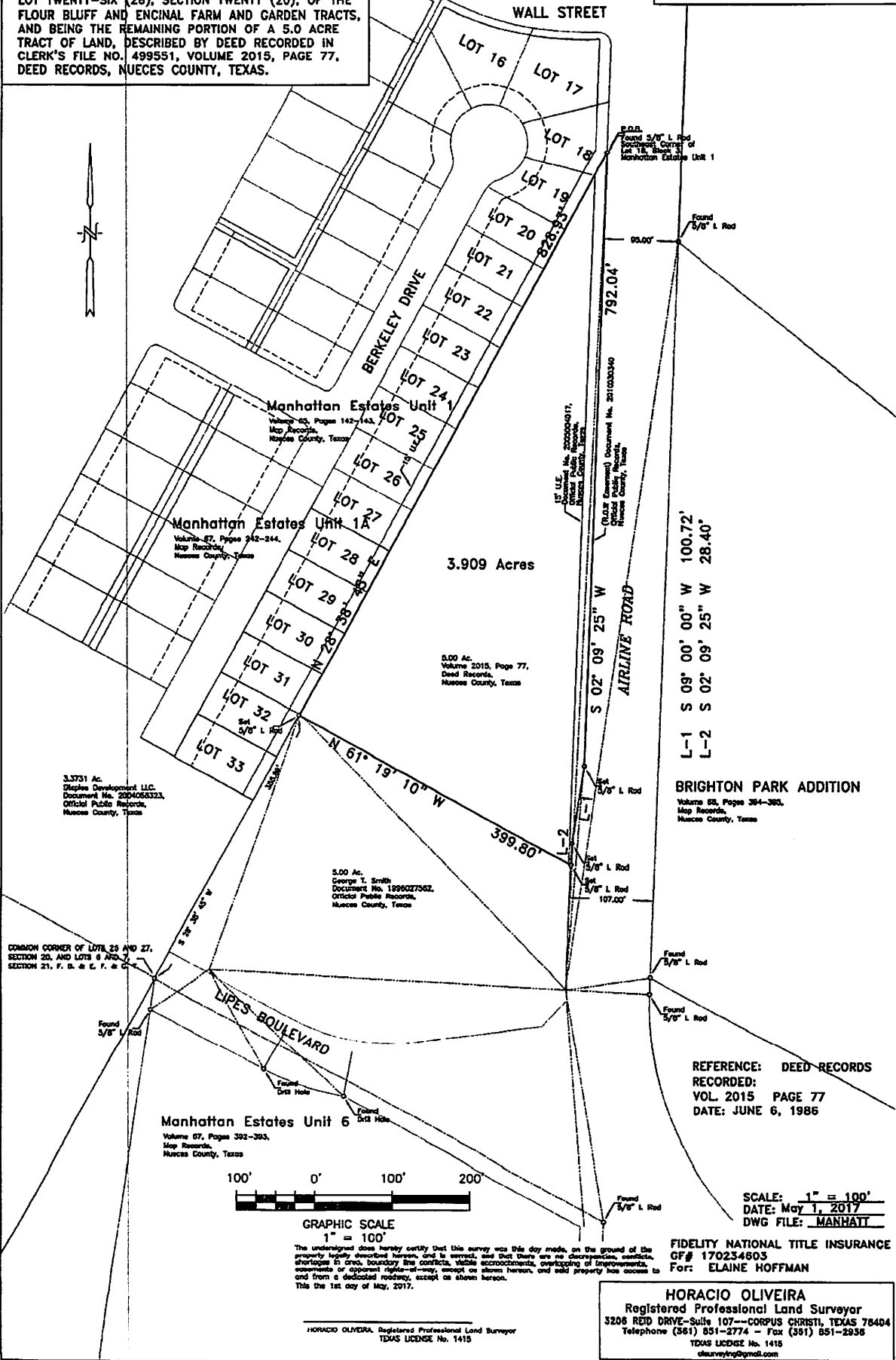
Land Title Survey
3.90 Acres out of Lot 26, Section 20,
F.B.&E.F.&G.T.
Corpus Christi, Texas

SHEET NO. **1**
 OF 1 SHEETS

BASS & WELSH ENGINEERING
 3701 AIRLINE ROAD
 SUITE 100
 CORPUS CHRISTI, TEXAS 78414
 P.O. BOX 6077
 TEL: 361-763-8337
 TELEPHONE (817) 262-1283
 FACSIMILE (817) 262-1283
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS
 LICENSE NO. 2128

SURVEY OF
 A 3.909 ACRE TRACT OF LAND BEING OUT OF
 LOT TWENTY-SIX (26), SECTION TWENTY (20), OF THE
 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
 AND BEING THE REMAINING PORTION OF A 5.0 ACRE
 TRACT OF LAND, DESCRIBED BY DEED RECORDED IN
 CLERK'S FILE NO. 499551, VOLUME 2015, PAGE 77,
 DEED RECORDS, NUECES COUNTY, TEXAS.

UNSIGNED MAP



GRAPHIC SCALE
 1" = 100'

The undersigned does hereby certify that this survey was this day made, on the ground of the property legally described herein, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, encumbrances or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

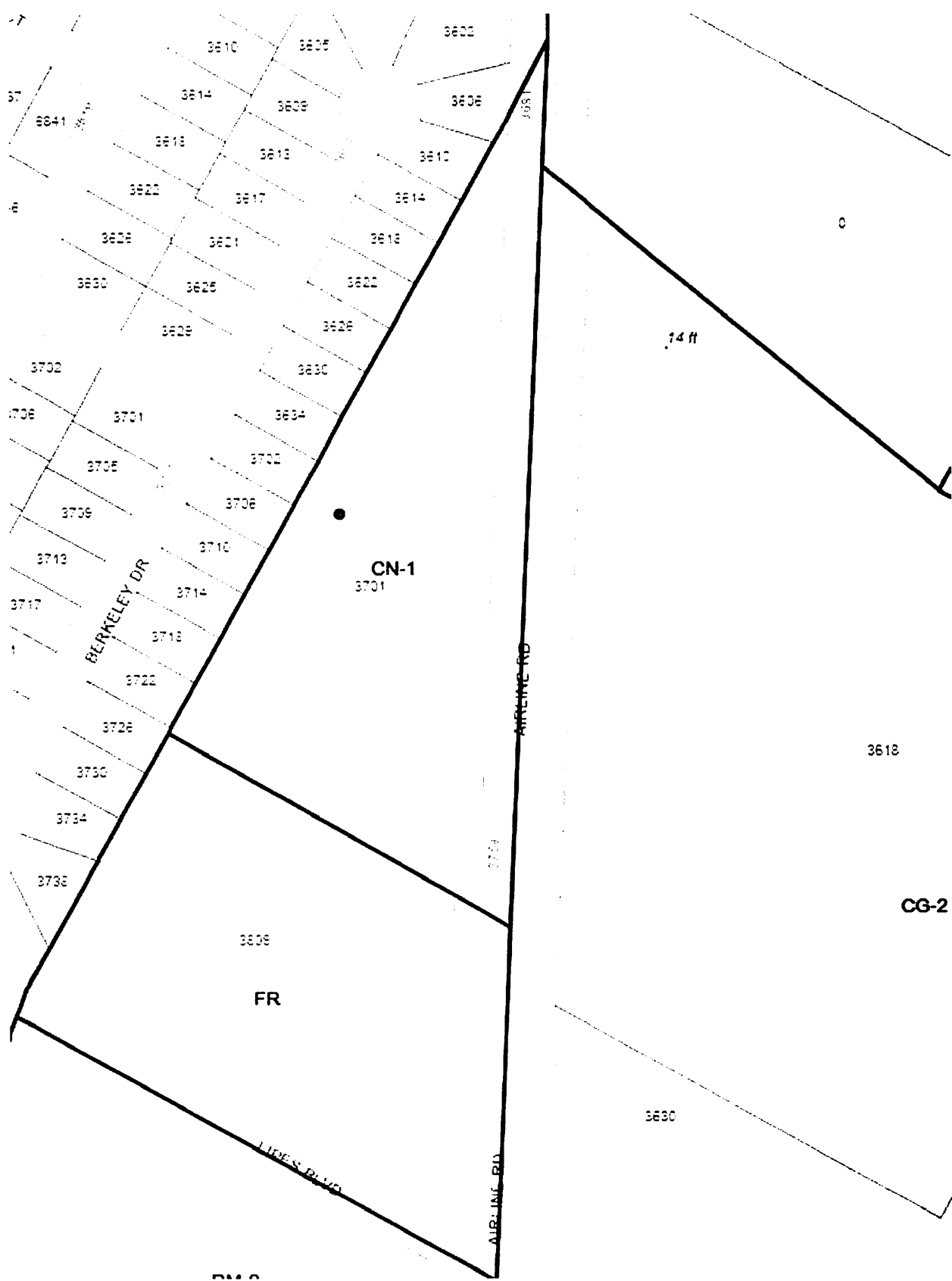
HORACIO OLIVEIRA, Registered Professional Land Surveyor
 TEXAS LICENSE No. 1415

REFERENCE: DEED RECORDS
 RECORDED:
 VOL. 2015 PAGE 77
 DATE: JUNE 6, 1986

SCALE: 1" = 100'
 DATE: May 1, 2017
 DWG FILE: MANHATT

FIDELITY NATIONAL TITLE INSURANCE
 GF# 170234603
 For: ELAINE HOFFMAN

HORACIO OLIVEIRA
 Registered Professional Land Surveyor
 3208 RED DRIVE-Suite 107--CORPUS CHRISTI, TEXAS 78404
 Telephone (361) 851-2774 - Fax (361) 851-2936
 TEXAS LICENSE No. 1415
 oliveira@gnmail.com



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BERKELEY DR

AIRLINE RD

AIRLINE RD

LIVE S. DR

CN-1
3701

FR

CG-2

14 ft

3610 3605 3602
3614 3608 3606
3618 3613 3610
3622 3617 3614
3626 3621 3618
3630 3625 3622
3629 3626 3622
3702 3630
3706 3701 3634
3705 3700
3709 3706
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D.M.C.