BOUNDARY SURVEY OF

A 10.438 ACRE TRACT, CALLED TRACT 1, BEING OUT OF A 515.44 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025013708, OFFICIAL RECORDS NUECES COUNTY, TEXAS. SAID 515.44 ACRE TRACT BEING OUT OF THE CASA BLANCA GRANT, JUAN JOSE DE LA GARZA MONTEMAYOR AND SONS SURVEY, ABSTRACT NO. 221, NUECES COUNTY, TEXAS

SCALE 1" = 400'

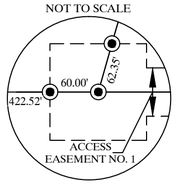
THIS BOUNDARY SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@gmail.com
Firm Registration No. 10072800

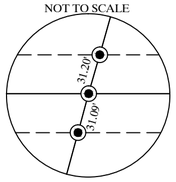
LEGEND

- ◉ = SET 5/8" RE-BAR
- ◎ = FOUND 5/8" RE-BAR
- ○ = CALCULATED CORNER (NO ACCESS)

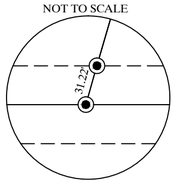
DETAIL: D1 NOT TO SCALE



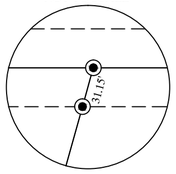
DETAIL: D2 NOT TO SCALE



DETAIL: D3 NOT TO SCALE



DETAIL: D4 NOT TO SCALE



92.63 ACRES
(OWNER: JUAN CANTU ET AL.)
DOC. NO. 2014022374
O.P.R.N.C.T.

N83° 47' 14"E 3062.12' (MEAS)

20.20 ACRES (OWNER: JUAN CANTU ET AL.) DOC. NO. 2019022591 O.R.N.C.T.

10.10 ACRES (OWNER: JUAN CANTU ET AL.) DOC. NO. 2022011012 O.R.N.C.T.

20.20 ACRES (OWNER: DAVID BENAVIDEZ ET AL.) DOC. NO. 2019033224 O.R.N.C.T.

10.10 ACRES (OWNER: LIONEL BENAVIDEZ ET AL.) DOC. NO. 2023006384, O.R.N.C.T.

10.10 ACRES (OWNER: RUBEN CANCINO, JR.) DOC. NO. 2022028598, O.R.N.C.T.

14.78 ACRES (OWNER: BERYYMAN FAMILY, LTD.) DOC. NO. 2023013711, O.R.N.C.T.

INTERSECTION OF THE W. R.O.W. OF FM 666 & THE CENTER OF FR 46 BEARS N10°53'08"E 3858.51'

60' PRIVATE ACCESS ROAD & AERIAL U.E. SURVEYED BY BRISTER SURVEYING ON JANUARY 26, 2016

N83° 47' 37"E 2944.86' (MEAS)

ACCESS EASEMENT NO. 1
4.669 ACRES
203,395 S.F.

P.O.B.

561.60 ACRES
(OWNER: TRANSPORT ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP)
DOC. NO. 2002055510
O.P.R.N.C.T.

TRACT 19
190.127 ACRES
8,281,926 S.F.

TRACT 6 10.099 ACRES 439,915 S.F.

TRACT 5 10.099 ACRES 439,915 S.F.

TRACT 4 10.099 ACRES 439,914 S.F.

TRACT 3 10.099 ACRES 439,914 S.F.

TRACT 2 10.438 ACRES 454,679 S.F.

TRACT 1 10.438 ACRES 454,679 S.F.

N09° 22' 59"E 943.67' (MEAS) 943.67'

S09° 33' 13"W 944.46' (MEAS)
N09° 33' 13"E 944.46' (MEAS)

S09° 43' 25"W 945.25' (MEAS)
N09° 43' 25"E 945.25' (MEAS)

S09° 53' 37"W 946.06' (MEAS)
N09° 53' 37"E 946.06' (MEAS)

S10° 03' 48"W 946.87' (MEAS)
N10° 03' 48"E 946.87' (MEAS)

S10° 13' 03"W 947.62' (MEAS)
N10° 13' 03"E 947.62' (MEAS)

S10° 22' 18"W 948.37' (MEAS)

482.52' 482.52' 482.52' 179.14' 482.52' 347.29' 151.60' 498.89'
422.52' 303.38' 650.68' 650.49'
965.04' 661.66'

D1 D2 D3 D4 D5 D6

APPROXIMATE FLOOD ZONE LOCATION
ZONE X
ZONE A

POND

CREEK

N83° 47' 37"E 2927.87' (MEAS)

150.00' CP & L EASEMENT

S09° 22' 59"W 2662.05' (MEAS)

859.08'

TRACT 7
29.187 ACRES
1,271,368 S.F.

TRACT 8
28.016 ACRES
1,220,391 S.F.

TRACT 9
30.689 ACRES
1,336,772 S.F.

TRACT 10
26.581 ACRES
1,157,860 S.F.

TRACT 11
15.968 ACRES
695,559 S.F.

TRACT 12
15.450 ACRES
673,013 S.F.

TRACT 13
18.418 ACRES
802,309 S.F.

TRACT 14
19.291 ACRES
840,326 S.F.

FARM TO MARKET 666
80' PUBLIC RIGHT OF WAY

DETAIL NOT TO SCALE

S83° 47' 45"W 3183.48' (MEAS)

N83° 47' 45"E 795.87' (MEAS)

TRACT 18 20.109 ACRES 875,939 S.F.

TRACT 17 20.109 ACRES 875,939 S.F.

TRACT 16 20.109 ACRES 875,939 S.F.

TRACT 15 20.109 ACRES 875,939 S.F.

N09° 23' 27"E 1142.64' (MEAS)

N09° 23' 20"E 1142.63' (MEAS)
S09° 23' 20"W 1142.63' (MEAS)

N09° 23' 13"E 1142.62' (MEAS)
S09° 23' 13"W 1142.62' (MEAS)

N09° 23' 06"E 1142.61' (MEAS)
S09° 23' 06"W 1142.61' (MEAS)

S09° 22' 59"W 1142.60' (MEAS)

N09° 22' 59"E 1886.63' (MEAS)

N09° 22' 59"E 1481.13' (MEAS)
S09° 22' 59"W 1481.13' (MEAS)

N09° 22' 59"E 950.58' (MEAS)
S09° 22' 59"W 950.58' (MEAS)

N09° 22' 59"E 661.06' (MEAS)
S09° 22' 59"W 661.06' (MEAS)

ACCESS EASEMENT NO. 2
7.526 ACRES
327,814 S.F.

62.29'

S83° 47' 45"W 795.91' (MEAS)

D8

S83° 47' 45"W 519.09' (MEAS)

S83° 47' 45"W 691.11' (MEAS)

S83° 47' 45"W 885.33' (MEAS)

S83° 47' 45"W 782.08' (MEAS)

ZONE A
ZONE X

APPROXIMATE FLOOD ZONE LOCATION

N09° 22' 59"W 607.50'

L1 L2 L3 L4 L5 L6 L7 L8 L9

16.53' 135.27' 67.28' 121.45' 236.66' 264.67' 153.67' 249.47' 105.91' 404.56' 20.63' 75.13' 103.14' 143.25' 123.40' 867.72'

S09° 02' 04"W 1738.05' (MEAS)
N09° 02' 04"E 1738.05' (MEAS)

S09° 22' 59"W 2074.69' (MEAS)
N09° 22' 59"E 2074.69' (MEAS)

S09° 22' 59"W 2018.34' (MEAS)
N09° 22' 59"E 2018.34' (MEAS)

1657.18'

S10° 22' 18"W 1800.43' (MEAS)

S10° 22' 18"W 3739.93' (MEAS)

S10° 22' 18"W 991.12' (MEAS)

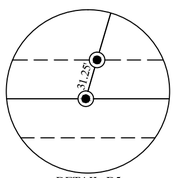
INTERSECTION OF THE W. R.O.W. OF FM 666 & THE N. R.O.W. OF STATE HWY. 44 BEARS S09°31'50"W APPROX. 6,058'

S83° 47' 45"W 6061.25' (MEAS)

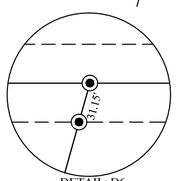
REMAINING 534.82 ACRES
(OWNER: ALICE BACON)
DOC. NO. 893896
O.P.R.N.C.T.

217.89 ACRES
(OWNER: JASPER H. BALDWIN ET AL.)
DOC. NO. 2022021376
O.R.N.C.T.

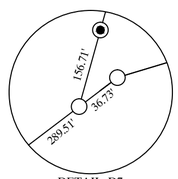
DETAIL: D5 NOT TO SCALE



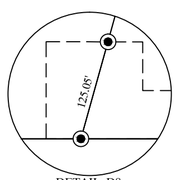
DETAIL: D6 NOT TO SCALE



DETAIL: D7 NOT TO SCALE



DETAIL: D8 NOT TO SCALE



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 48355C 0250 G DATED OCTOBER 13, 2022 AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

JOB NO. 260795 - 1

LINE TABLE

LINE NO:	BEARING:	DISTANCE:
L1	N52° 46' 51"W	92.24' (MEAS)
L2	N58° 08' 21"W	299.24' (MEAS)
L3	N48° 39' 33"W	403.94' (MEAS)
L4	N55° 20' 06"W	514.14' (MEAS)
L5	N73° 11' 15"W	479.69' (MEAS)
L6	N82° 11' 43"W	377.25' (MEAS)
L7	S46° 36' 26"W	326.24' (MEAS)
L8	S66° 59' 15"W	678.94' (MEAS)
L9	S09° 31' 50"W	83.46' (MEAS)
L10	N09° 17' 03"E	59.83' (MEAS)
L11	N83°48' 00"E	90.28' (MEAS)
L12	S09° 26' 27"W	60.07' (MEAS)

NOTES:
1.) TOTAL SURVEYED AREA IS 10.438 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.) THE 150' C.P. & L. EASEMENT IS AS PER VOLUME 1990, PAGE 278, D.R.N.C.T.

STATE OF TEXAS · REGISTERED · RONALD E BRISTER 5407 · PROFESSIONAL · LAND SURVEYOR

THIS BOUNDARY 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 BOUNDARY SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JULY 21, 2026 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

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

DATE JULY 22, 2026