

# EXHIBIT A

U.S. Highway 181  
(R.O.W. Varies)

**N30°01'14"E 3045.05'**

13.55 Acres 7.370 Acres

(Owner: Berryman Properties, Ltd.) (Owner: Berryman Properties, Ltd.)  
(File No. 539810, R.P.R.S.P.C.T.) (File No. 539811, R.P.R.S.P.C.T.)

J. Garraghty  
Survey,  
A-139

**44.74 Acres**  
**1,948,751sf**

Portion of 423.42 Acres out of the  
T.T. Williamson Survey, A-285, T.T. Williamson  
Survey, A-286 and T.T. Williamson Survey A-287  
San Patricio County, Texas  
(Owner: Berryman Properties, Ltd.)  
(File No. 391196, R.P.R.S.P.C.T.)

**44.74 Acres**  
**1,948,751sf**

T.T. Williamson  
Survey, A-287

**S30°00'02"W 1125.32'**

Bay Ridge Subdivision Unit 8  
Inst. No. 581312 Env: 1381, Tube: 21-1,  
Map Records San Patricio County, Texas

83,6851 Acres out of  
Abstract 287 T. T. Williamson &  
Abstract 139, J. Garraghty  
(Owner: Part of Corpus Christi)  
(Per Appraisal District)

T.T. Williamson  
Survey, A-285

T.T.  
Williamson  
Survey,  
A-287

**S30°01'07"W 1709.66'**

Bay Ridge Subdivision Unit 1  
Inst. No. 467185, Env: A-234  
& A-235, Tube: 20-1,  
Map Records San Patricio County, Texas

Bay Ridge Subdivision Unit 2  
Inst. No. 490390, Env: A-289  
& A-290, Tube: 30-1,  
Map Records San Patricio County, Texas

### Legend:

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- ◆ 1/2" Iron Rod with plastic cap stamped "PAPE DAWSON" Found
- △ "x" mark in concrete Found
- 1/2" Iron Rod Found (leaning)
- 4854 ● 5/8" Iron Rod with plastic cap stamped "RPLS 4854"

### Curve Table:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°21'24"	643.09'	194.81'	S21°19'20"W	194.07'
C2	9°17'25"	110.00'	17.84'	N16°35'38"E	17.82'
C3	90°42'47"	15.00'	23.75'	N57°18'19"E	21.34'
C4	8°40'18"	965.28'	146.10'	N55°25'37"W	145.96'
C5	4°12'02"	1035.28'	75.90'	N48°59'27"W	75.88'
C6	6°58'39"	1151.33'	140.21'	N50°22'45"W	140.12'

### Line Table:

LINE	BEARING	DISTANCE
L1	S59°58'46"E	100.00'
L2	S65°18'46"E	280.62'
L3	S12°38'38"W	108.27'
L4	N77°17'10"W	49.85'
L5	S12°39'43"W	111.36'
L6	N59°58'53"W	327.11'
L7	S30°01'14"W	60.00'
L8	S59°58'53"E	580.31'
L9	S77°20'17"E	171.69'
L10	N59°45'46"W	199.58'
L11	S38°54'32"W	70.00'
L12	N30°00'36"E	171.63'
L13	N59°59'24"W	281.32'

### General Notes:

- 1.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.



DATE: Oct 29, 2021  
SCALE: 1"=300'  
JOB NO.: 32552.C1.01  
SHEET: 1 OF 1  
DRAWN BY: BDL  
urbansurvey1@urbaneng.com  
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Exhibit

Sketch to Accompany



Broadway Boulevard

150' Wide Drainage R.O.W.

LEGAL DESCRIPTION: 44.74 Acre Tract, comprising of all of Lot 33, Block 1 and Lot 4, Block 7, Bay Ridge Subdivision Unit 2, a map of which is recorded in Instrument No. 490390, Envelope: ABSTRACT NO. 289 and ABSTRACT NO. 290, Tube: 30-1, Map Records of San Patricio County, Texas; a portion of a 423.42 Acre Tract of Land out of the T.T. Williamson Survey, ABSTRACT NO. 285, the T.T. Williamson Survey, ABSTRACT NO. 286 and the T.T. Williamson Survey, ABSTRACT NO. 287, described as Tract Two in a Special Warranty Deed from G. Phil Berryman and Sharon T. Berryman to Berryman Properties, Ltd, recorded in File No. 391196, Real Property Records of San Patricio County, Texas and a portion of a 7.370 Acre Tract of Land out of the J. Garraghty Survey, ABSTRACT NO. 139, the T.T. Williamson Survey, ABSTRACT NO. 285 and the T.T. Williamson Survey, ABSTRACT NO. 287, as described in a Special Warranty Deed from Part of Corpus Christi Authority of Nueces County, Texas to Berryman Properties, Ltd, recorded in File No. 539811, Real Property Records of San Patricio County, Texas.