

TEXAS TRANSPORTATION COMMISSION

NUECES County

MINUTE ORDER

Page 1 of 2

CORPUS CHRISTI District

In the city of Corpus Christi, Nueces County, on SS 407, the state of Texas acquired certain land for highway purposes.

All land, described in exhibits A, B, C, D, E, F, and G (tracts), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes.

If the tracts are no longer used for public road purposes, if the unrestricted motor vehicle lanes are reduced in number or width, or if the capacity of the roadway is reduced at all, said real property shall immediately and automatically revert to the state of Texas.

The city of Corpus Christi, Texas, is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tracts be transferred to the city of Corpus Christi, Texas.

IT IS THEREFORE ORDERED by the commission that the tracts, as shown on exhibits A, B, C, D, E, F, and G, are removed from the state highway system.

IT IS FURTHER ORDERED by the commission that the tracts are no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tracts to the city of Corpus Christi, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

TEXAS TRANSPORTATION COMMISSION

NUECES County

MINUTE ORDER

Page 2 of 2

CORPUS CHRISTI District

IT IS FURTHER ORDERED that, if the tracts are no longer used for public road purposes, if the unrestricted motor vehicle lanes are reduced in number or width, or if the capacity of the roadway is reduced at all, said real property shall immediately and automatically revert to the state of Texas.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

DocuSigned by:

0E1B35AE191749E...
Executive Director

116901 February 27, 2025

Minute	Date
Number	Passed

EXHIBIT “A”

County: Nueces
Highway: Leopard Street (State Highway Spur 407)
Control Section: 0074-09

Page 1 of 6
June 6th, 2024

LINE DESCRIPTION 1 AND 2

Line Description 1

Description of a line situated between the remaining portions of Tracts 12 and 11, Fallins Riverside Subdivision, recorded in Volume 4, Page 60, Map Records of Nueces County, Texas (M.R.N.C.T.), it being the intent of this line description to remove the land South & East of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land North & West of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a TxDOT “Type III” monument set on the South right-of-way line of Leopard Street, from which a TxDOT “Type II” monument found on the South right-of-way line of Leopard Street bears South 57° 15' 26" East a distance of 253.57 feet, said Point of Beginning being 60.00' left of Leopard Street Baseline Station 688+90.58, having grid coordinates of N = 17,201,568.10, E = 1,272,895.10;

1. **THENCE**, North 32° 44' 34" East, departing the Southern right-of-way line of Leopard Street, a distance of 257.22 feet to a TxDOT “Type III” monument set, said monument being 196.61' right of Leopard Street Baseline Station 688+90.58;
2. **THENCE**, South 57° 15' 26" East, a distance of 342.18 feet to a TxDOT “Type III” monument set, said monument being 196.61' right of Leopard Street Baseline Station 685+48.40;
3. **THENCE**, North 37° 00' 20" East, a distance of 46.14 feet to a TxDOT “Type III” monument set, said monument being 242.68' right of Leopard Street Baseline Station 685+45.01;
4. **THENCE**, South 52° 00' 40" East, a distance of 40.00 feet to a TxDOT “Type III” monument set, said monument being 239.03' right of Leopard Street Baseline Station 685+05.18;
5. **THENCE**, South 37° 00' 20" West, a distance of 6.00 feet to a TxDOT “Type II” monument found on the existing West right-of-way line of Leopard Street, said monument being 233.04' right of Leopard Street Baseline Station 685+05.63, and from which a TxDOT “Type II” monument found on the West right-of-way line of Leopard Street bears South 37° 00' 20" West a distance of 58.94 feet.

EXHIBIT "A" CONTINUED

Page 2 of 6

Line Description 2

Description of a line situated in a remaining portion of Tract 10, Fallins Riverside Subdivision, recorded in Volume 4, Page 60, Map Records of Nueces County, Texas (M.R.N.C.T), it being the intent of this line description to remove the land West of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land East of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a TxDOT "Type I" monument found at a cutback corner for the South right-of-way line of Leopard Street and the West right-of-way line of Callicoatte Road (FM 1694), from which a 3/4-inch iron pipe found on the Western right-of-way line of Callicoatte Road (FM 1694) bears South 10° 19' 45" East a distance of 102.96 feet, said Point of Beginning being 60.00' left of Leopard Street Baseline Station 676+11.81, having grid coordinates of N = 17,200,876.55, E = 1,273,971.29;

1. **THENCE**, North 43° 34' 10" East, a distance of 162.49 feet to a cotton spindle found at the cutback corner for the North right-of-way line of Leopard Street and the West right-of-way line of Callicoatte Road (FM 1694), also being the Southeast corner of a remaining portion of Tract 10, of the above-mentioned Fallins Riverside Subdivision, being 100.00' right of Leopard Street Baseline Station 675+81.24, from which a 5/8-inch iron rod bears South 87° 19' 58" West a distance of 3.09 feet, and a cotton spindle found on the Western right-of-way line of Callicoatte Road (FM 1694) bears North 79° 37' 02" East a distance of 88.62 feet

EXHIBIT "A" CONTINUED

Page 3 of 6

This description is accompanied by a survey plat of even date.

All coordinates and bearings are based on the Texas Coordinate System (NAD 83) (93), South Zone (4205). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal.

All distances are based on U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. The Surveyor makes no guarantees that all easements and or restrictions are depicted.

All monuments set are for TxDOT reference only and are set for the sole purpose of removing roadway from the State Highway System. Set monuments are not intended to represent boundary corners for adjoining properties.

I, Jordan Max Guerra, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey made on the ground in the months of February to April 2024.



J Max Guerra 6-6-24
Jordan M. Guerra Date

Registered Professional Land Surveyor

Texas Registration No. 7059

Texas Firm No. 10121426

EXHIBIT "A"

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83) (93). SOUTH ZONE (4205). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
2. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
3. ALL MONUMENTS SET ARE FOR TXDOT REFERENCE ONLY AND ARE SET FOR THE SOLE PURPOSE OF REMOVING ROADWAY FROM THE STATE HIGHWAY SYSTEM. SET MONUMENTS ARE NOT INTENDED TO REPRESENT BOUNDARY CORNERS FOR ADJOINING PROPERTIES.
4. A DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.
5. CENTERLINE STATIONING FOR STATE HIGHWAY SPUR 407 (LEOPARD STREET), FORMERLY KNOWN AS STATE HIGHWAY NO. 9, AND INTERSTATE 37, IS BASED UPON THE FOLLOWING ROW MAPS: CRP00740AB, CRP007409AE, AND CRP007406AP.
6. LOCATIONS OF ADJOINING PROPERTY LINES ARE APPROXIMATE AND SERVE ONLY AS A REFERENCE.
7. FIELD SURVEY PERFORMED FEBRUARY - APRIL 2024

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- SUBDIVISION LINE
- - - - - LOT LINE
-  FEE HOOK
-  PROPERTY LINE

- FOUND MONUMENT (AS INDICATED)
- ⊙ CALCULATED POINT
- ⊙ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION - R.O.W."
- ◆ FOUND TxDOT TYPE I ROW MONUMENT
- FOUND TxDOT TYPE II ROW MONUMENT

P.O.B. POINT OF BEGINNING

O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS

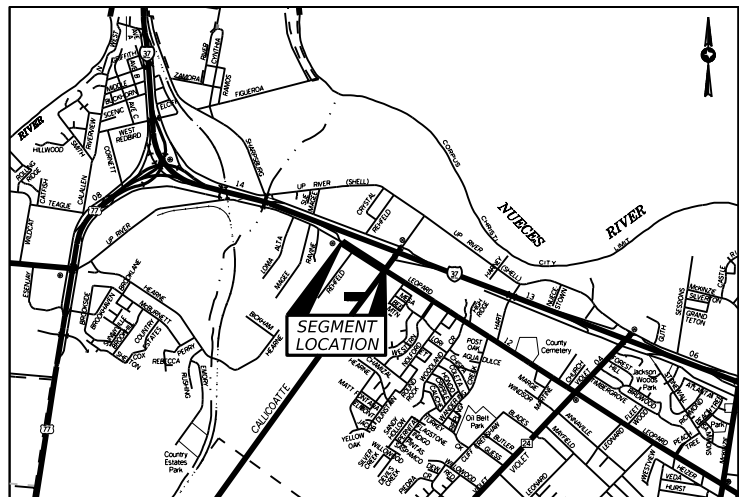
O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS

M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS

D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS



AREA TO BE REMOVED FROM STATE HIGHWAY SYSTEM



LOCATION MAP
N.T.S.



J. Max Guerra
J. MAX GUERRA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7059

 Texas Department of Transportation			
LEOPARD STREET TURNBACK			
SHEET 4 OF 6 SHEETS			
FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO.		SHEET NO. 04
STATE TEXAS	DIST. CRP	COUNTY NUECES	
CONT. 0074	SECT. 09	JOB	HIGHWAY NO. LEOPARD STREET

EXHIBIT "A"

Existing R.O.W.

INTERSTATE 37
(R.O.W. VARIES)

DETAIL N.T.S.

FOUND TXDOT
TYPE II MONUMENT
N: 17,201,606.81
E: 1,273,377.73
STA. 685+05.63

AREA TO BE
RETAINED BY THE
STATE OF TEXAS

LINE 1

LINE TABLE		
LINE	BEARING	DISTANCE
A	N37° 00' 20" E	46.14'
B	S52° 00' 40" E	40.00'
C	S37° 00' 20" W	6.00'

PAVED
PARKING
AREA

AREA TO BE
RETAINED BY THE
STATE OF TEXAS

N32° 44' 34" E
257.22

FOUND
TXDOT TYPE II
MONUMENT BEARS
S 37° 00' 20" W
FROM TERMINUS
OF LINE 1

Existing R.O.W.

LEOPARD STREET
(SS 407)
(R.O.W. VARIES)

Existing R.O.W.

P.O.B.
SET TXDOT
TYPE III MONUMENT
N: 17,201,568.10
E: 1,272,895.10
STA. 688+90.58

NOV. 12, 2011
FALLS RIVER
SUBDIVISION
BLOCK 28 PG. 1
VOL. 147 R.N.C.T. 62

CORPAL
INVESTMENT LLC
DOC# 2013054458
O.P.R.N.C.T.

FOUND
TXDOT TYPE II
MONUMENT BEARS
S 57° 15' 26" E
235.57
FROM P.O.B.

NOV. 12, 2011
FALLS RIVER
SUBDIVISION
BLOCK 28 PG. 1
VOL. 147 R.N.C.T. 62

REHFEILD RD
(R.O.W. VARIES)

NOV. 12, 2011
FALLS RIVER
SUBDIVISION
BLOCK 28 PG. 1
VOL. 147 R.N.C.T. 62

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

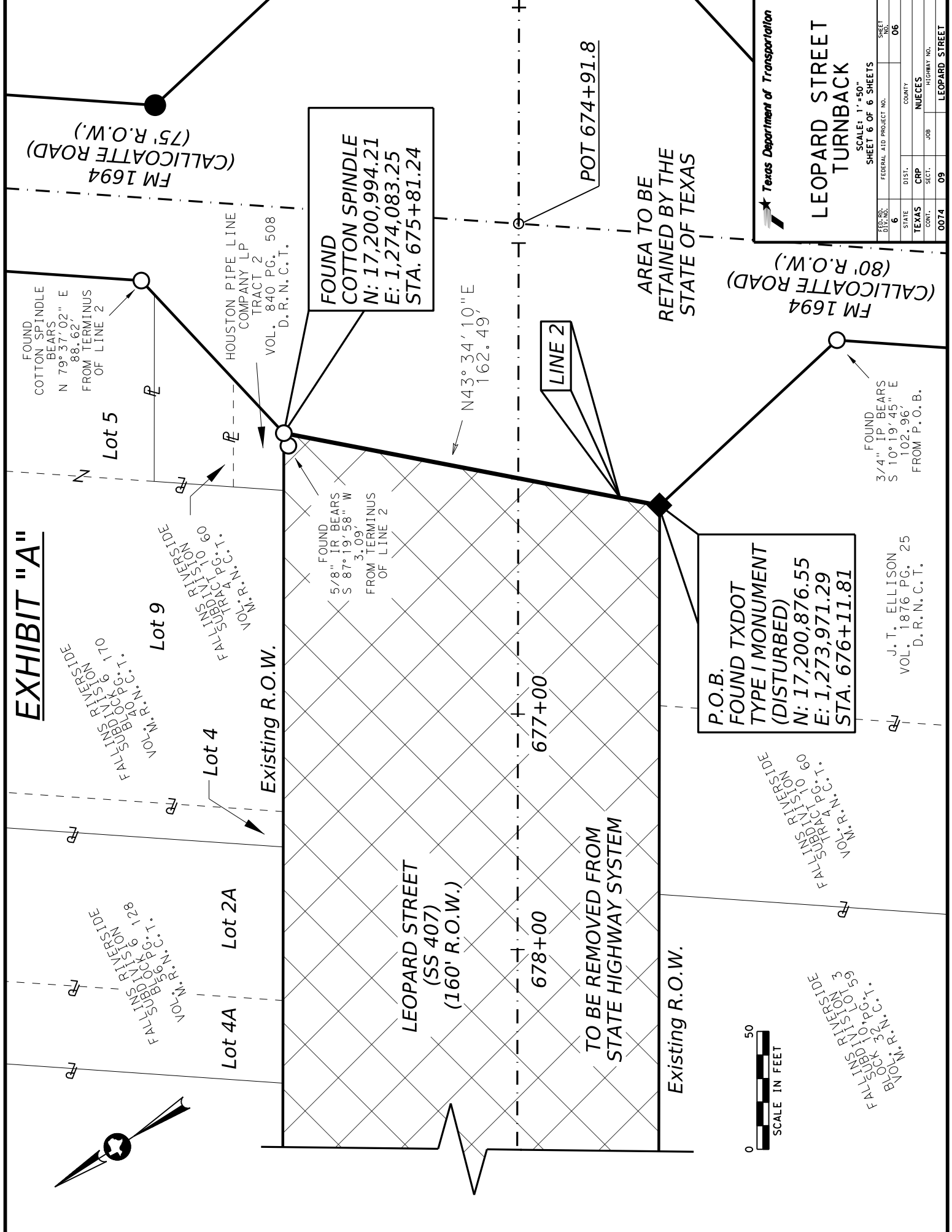


LEOPARD STREET
TURNBACK

SCALE: 1"=100'
SHEET 5 OF 6 SHEETS

FED. AID DIST. NO.	6	FEDERAL AID PROJECT NO.		SHEET NO.	05
STATE	TEXAS	DIST.		COUNTY	NUECES
CONTRACT	0074	CRP		JOB	
		SECT.		HIGHWAY NO.	
					LEOPARD STREET

EXHIBIT "A"



**LEOPARD STREET
TURNBACK**

SCALE: 1" = 50'
SHEET 6 OF 6 SHEETS

FED. AID DIST. NO.	6	FEDERAL AID PROJECT NO.		SHEET NO.	06
STATE	TEXAS	DIST.		COUNTY	NUECES
CONTRACT	0074	CRP SECT.	09	JOB	
				RIGHTWAY NO.	LEOPARD STREET

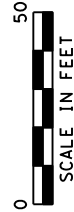


EXHIBIT "B"

County: Nueces
Highway: Leopard Street (State Highway Spur 407)
Control Section: 0074-09

Page 1 of 6
June 6th, 2024

LINE DESCRIPTION 1 AND 2

Line Description 1

Description of a line situated between the Northeast line of Lot 1, Block 9, Fallins Riverside Subdivision, recorded in Volume 27, Page 30, Map Records of Nueces County, Texas (M.R.N.C.T.), and the Southeast line of a remaining portion of Tract 9, Fallins Riverside Subdivision, recorded in Volume 4, Page 60, M.R.N.C.T., it being the intent of this line description to remove the land East of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land West of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a TxDOT "Type II" monument found at a cutback corner for the South right-of-way line of Leopard Street and the East right-of-way line of Callicoatte Road (FM 1694), and from which a TxDOT "Type II" monument found on the Eastern right-of-way line of Callicoatte Road (FM 1694) bears South 79° 43' 56" West a distance of 109.75 feet, said Point of Beginning being 60.00' left of Leopard Street Baseline Station 673+81.12, having grid coordinates of N = 17,200,751.44, E = 1,274,165.07;

1. **THENCE**, North 29° 19' 37" East, a distance of 160.20 feet to a TxDOT "Type II" monument found at a cutback corner for the North right-of-way line of Leopard Street and the East right-of-way line of Callicoatte Road (FM 1694), also being the Southwest corner of a remaining portion of Tract 9, of the above-mentioned Fallins Riverside Subdivision, recorded in Volume 4, Page 60, M.R.N.C.T., being 100.00' right of Leopard Street Baseline Station 673+90.61, and from which a TxDOT "Type II" monument found on the Eastern right-of-way line of Callicoatte Road (FM 1694) bears North 10° 22' 16" West a distance of 75.24 feet.

EXHIBIT "B" CONTINUED

Page 2 of 6

Line Description 2

Description of a line situated between the Northeast line of Lot 6, Block 10, Shell Road Poultry Acres, recorded in Volume 42, Page 126, Map Records of Nueces County, Texas (M.R.N.C.T.), and the Southeast line of Lot 1, Block 9, Shell Road Poultry Acres, recorded in Volume 27, Page 3, M.R.N.C.T., it being the intent of this line description to remove the land West of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land East of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a calculated point at a cutback corner for the South right-of-way line of Leopard Street and the West right-of-way line of Violet Road (FM 24), said Point of Beginning being 60.00' left of Leopard Street Baseline Station 612+21.57, having grid coordinates of $N = 17,197,419.25$, $E = 1,279,344.96$, from which a found 5/8-inch iron rod bears North $89^{\circ} 49' 36''$ East, a distance of 0.67 feet, and a 5/8-inch iron rod found near the West right-of-way line of Violet Road (FM 24) bears South $07^{\circ} 02' 39''$ East a distance of 82.22 feet,;

1. **THENCE**, North $45^{\circ} 22' 29''$ East, a distance of 164.04 feet to a calculated point at a cutback corner for the North right-of-way line of Leopard Street and the West right-of-way line of Violet Road (FM 24), said monument being 100' right of the Leopard Street Baseline Station 611+85.72, from which a found 5/8-inch iron rod bears North $83^{\circ} 20' 13''$ East a distance of 0.49 feet, and a 5/8-inch iron rod bears North $83^{\circ} 20' 13''$ East a distance of 116.50 feet.

EXHIBIT "B" CONTINUED

Page 3 of 6

This description is accompanied by a survey plat of even date.

All coordinates and bearings are based on the Texas Coordinate System (NAD 83) (93), South Zone (4205). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal.

All distances are based on U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. The Surveyor makes no guarantees that all easements and or restrictions are depicted.

All monuments set are for TxDOT reference only and are set for the sole purpose of removing roadway from the State Highway System. Set monuments are not intended to represent boundary corners for adjoining properties.

I, Jordan Max Guerra, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey made on the ground in the months of February to April 2024.



J Max Guerra
Jordan M. Guerra

6-6-24
Date

Registered Professional Land Surveyor

Texas Registration No. 7059

Texas Firm No. 10121426

EXHIBIT "B"

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83) (93). SOUTH ZONE (4205). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
2. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
3. ALL MONUMENTS SET ARE FOR TXDOT REFERENCE ONLY AND ARE SET FOR THE SOLE PURPOSE OF REMOVING ROADWAY FROM THE STATE HIGHWAY SYSTEM. SET MONUMENTS ARE NOT INTENDED TO REPRESENT BOUNDARY CORNERS FOR ADJOINING PROPERTIES.
4. A DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.
5. CENTERLINE STATIONING FOR STATE HIGHWAY SPUR 407 (LEOPARD STREET), FORMERLY KNOWN AS STATE HIGHWAY NO. 9, IS BASED UPON THE FOLLOWING ROW MAPS: CRP00740AB, CRP007409AE, AND CRP007406AP.
6. LOCATIONS OF ADJOINING PROPERTY LINES ARE APPROXIMATE AND SERVE ONLY AS A REFERENCE.
7. FIELD SURVEY PERFORMED FEBRUARY - APRIL 2024

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- SUBDIVISION LINE
- - - - - LOT LINE
-  FEE HOOK
-  PROPERTY LINE

- FOUND MONUMENT (AS INDICATED)
- ⊙ CALCULATED POINT
- ⊙ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION - R.O.W."
- ◆ FOUND TXDOT TYPE I ROW MONUMENT
- FOUND TXDOT TYPE II ROW MONUMENT

P.O.B. POINT OF BEGINNING

O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS

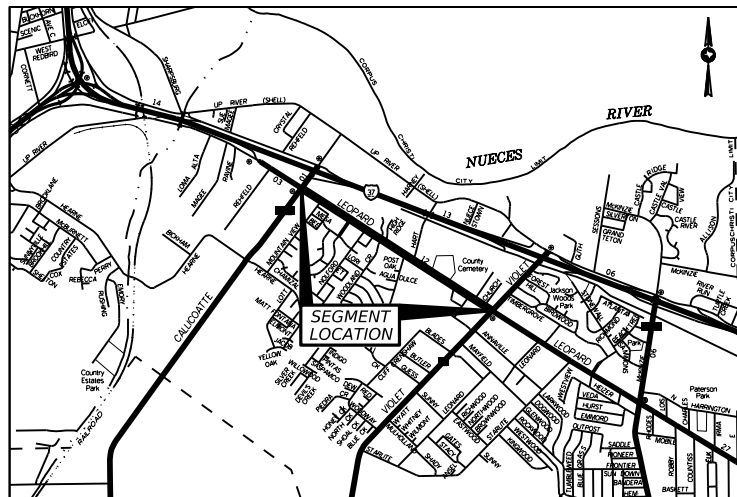
O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS

M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS

D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS



AREA TO BE REMOVED FROM STATE HIGHWAY SYSTEM



LOCATION MAP
N.T.S.



J. Max Guerra
J. MAX GUERRA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7059

 Texas Department of Transportation			
LEOPARD STREET TURNBACK			
SHEET 4 OF 6 SHEETS			
FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO.		SHEET NO. 04
STATE TEXAS	DIST. CRP	COUNTY NUECES	
CONT. 0074	SECT. 09	JOB	HIGHWAY NO. LEOPARD STREET

EXHIBIT "B"

FIRST STATE BANK
OF ODEM
DOC# 1998024325
O.P.R. N. C. T.

FOUND
TXDOT TYPE II
MONUMENT BEARS
N 10°22'16" W
75.24'
FROM TERMINUS
OF LINE 1

FM 1694
(CALICOATTE ROAD)
(75' R.O.W.)

FOUND
COTTON
SPINDLE

FOUND TXDOT
TYPE II MONUMENT
N: 17,200,891.11
E: 1,274,243.54
STA. 673+90.61

LINE 1

Existing R.O.W.

LEOPARD STREET
(SS 407)
(160' R.O.W.)

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

Existing R.O.W.

N29°19'37"E
160.20'

POT 674+91.8

FM 1694
(CALICOATTE ROAD)
(80' R.O.W.)

FOUND
3/4" IP

FOUND
TXDOT TYPE II
MONUMENT BEARS
S 79°43'56" W
109.75'
FROM P.O.B.

P.O.B.
FOUND TXDOT
TYPE II MONUMENT
N: 17,200,751.44
E: 1,274,165.07
STA. 673+81.12

NAVY ARMY FEDERAL
CREDIT UNION
TRACT 1
DOC# 2003023851
O.P.R. N. C. T.

FOUND
TXDOT TYPE II
MONUMENT BEARS
N 10°22'16" W
75.24'
FROM TERMINUS
OF LINE 1



Texas Department of Transportation

LEOPARD STREET
TURNBACK

SCALE: 1" = 50'
SHEET 5 OF 6 SHEETS

FED. DIST. NO.	6	FEDERAL AID PROJECT NO.		SHEET NO.	05
STATE	TEXAS	DIST.	CRP	COUNTY	NUECES
CONT.	0074	SECT.	09	JOB	LEOPARD STREET

A scale bar labeled "SCALE IN FEET" with markings at 0 and 50.

ROADES R
RACET 17
SHELBY LG.T.
POCK 5 N.C.T.
BLOW R.N.

**CALCULATED
POINT**
N: 17,197,534.48
E: 1,279,461.72
STA. 611+85.72

MC DONALDS CORP
(NO RECORDS FOUND)

Existing R.O.W.

LEOPARD STREET
(SS 407)
(160' R.O.W.)

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

Existing R.O.W.

DOCS
SECRET
ALOT 85
SHELY LOT 185
SHELY OPG.T.
POCK 17 N.C.
BOLN: R.

P.O.B.	
CALCULATED	
POINT	
N: 17,197,419.25	
E: 1,279,344.96	
STA. 612+21.57	

MDC COAST 10, LLC
DOC# 2018032723
O.P.R.N.C.T.

DETAIL N.T.S.

FOUND
5/8" IR BEARS
N 83°20' 13" E
0.49'
FROM TERMINUS
OF LINE 2

R.O.W. 

LINE 2

ROBERT
ALCO
SHELLEY
POUCK
BLOOM

FOUND
5/8" IR BEARS
N 83° 20' 13" E
116.50'
FROM TERMINUS
OF LINE 2

AREA TO BE
RETAINED BY THE
STATE OF TEXAS

POT 610+99.27

LINE 2

N45°22'29"E
164.04'

POT 610+95.59

FOUND
5/8" IR BEARS
S 07° 02' 39" E
82.22'
FROM P.O.B.

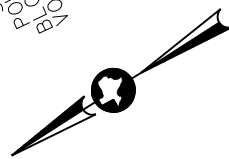
FROM P. O. B.

FM 24
(VIOLET ROAD)
(100' R.O.W.)

FOUND
5/8" IR BEARS
N 89° 49' 36" E
0.67'
FROM P.O.B.

R.O.W. ©

DETAIL N.T.S



 Texas Department of Transportation

LEOPARD STREET
TURNBACK

SCALE: 1' = 50"
SHEET 6 OF 6 SHEETS

LET NO. OF 0 SHEETS	
AID PROJECT NO.	

SHEET NO. 6 OF 6 SHEETS			
6	FEDERAL AID PROJECT NO.		SHEET NO.
6			06
STATE		DIST.	COUNTY
TEXAS		CRP	NUECES
CONF.	CONF.	JOB	HIGHWAY NO.
0074	09		LEOPARD STREET

EXHIBIT "C"

County: Nueces
Highway: Leopard Street (State Highway Spur 407)
Control Section: 0074-09

Page 1 of 6
June 6th, 2024

LINE DESCRIPTION 1 AND 2

Line Description 1

Description of a line situated between the Northeast line of Lot 2-B, Block A, Annville Addition, recorded in Volume 52, Page 24, Map Records of Nueces County, Texas (M.R.N.C.T.), and the Southeast line of Lot 4, Block 1, Jackson Place Annex, recorded in Volume 45, Page 4, M.R.N.C.T., it being the intent of this line description to remove the land East of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land West of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a calculated point located at a cutback corner for the South right-of-way line of Leopard Street and the East right-of-way line of Violet Road (FM 24), from which a 5/8-inch iron rod with a red cap stamped "RPLS 5874" bears North 77° 35' 01" West a distance of 1.99 feet, and a TxDOT "Type I" monument found disturbed on the former Eastern right-of-way line of Violet Road (FM 24) bears South 84° 04' 41" West a distance of 115.56 feet, said Point of Beginning being 60.00' left of Leopard Street Baseline Station 609+91.16, having grid coordinates of N = 17,197,295.01, E = 1,279,539.02;

1. **THENCE**, North 40° 07' 08" East, a distance of 161.38' to a 5/8-inch iron rod found at a cutback corner for the North right-of-way line of Leopard Street and the East right-of-way line of Violet Road (FM 24), also being the Southwest corner of Lot 4, Block 1, of the above-mentioned Jackson Place Annex, being 100.00' right of Leopard Street Baseline Station 609+70.47.

EXHIBIT "C" CONTINUED

Page 2 of 6

Line Description 2

Description of a line situated between the Northeast line of the remainder of Lot 1, Block 1, Medford Subdivision, recorded in Volume 15, Page 28, Map Records of Nueces County, Texas (M.R.N.C.T.), and the Southeast line of Lot 1, Block J, Medford Acres, recorded in Volume 26, Page 90, M.R.N.C.T., it being the intent of this line description to remove the land West of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land East of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a calculated point at a cutback corner for the South right-of-way line of Leopard Street and the West right-of-way line of McKinzie Road (FM 3386), said Point of Beginning being 60.00' left of Leopard Street Baseline Station 562+98.48, having grid coordinates of N = 17,194,797.80, E = 1,283,513.51, from which a found 5/8-inch iron rod bears North 10° 27' 13" East, a distance of 0.75 feet, and a 5/8-inch iron rod found on the West right-of-way line of McKinzie Road (FM 3386) bears South 25° 10' 25" East a distance of 123.73 feet;

1. **THENCE**, North 06° 08' 45" East, a distance of 176.63 feet to a TxDOT "Type I" monument found at a cutback corner for the North right-of-way line of Leopard Street and the West right-of-way line of McKinzie Road (FM 3386), said monument being 100.00' right of the Leopard Street Baseline Station 563+73.26.

EXHIBIT "C" CONTINUED

Page 3 of 6

This description is accompanied by a survey plat of even date.

All coordinates and bearings are based on the Texas Coordinate System (NAD 83) (93), South Zone (4205). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal.

All distances are based on U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. The Surveyor makes no guarantees that all easements and or restrictions are depicted.

All monuments set are for TxDOT reference only and are set for the sole purpose of removing roadway from the State Highway System. Set monuments are not intended to represent boundary corners for adjoining properties.

I, Jordan Max Guerra, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey made on the ground in the months of February to April 2024.



J Max Guerra 6-6-24
Jordan M. Guerra Date

Registered Professional Land Surveyor

Texas Registration No. 7059

Texas Firm No. 10121426

EXHIBIT "C"

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83) (93). SOUTH ZONE (4205). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
2. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
3. ALL MONUMENTS SET ARE FOR TXDOT REFERENCE ONLY AND ARE SET FOR THE SOLE PURPOSE OF REMOVING ROADWAY FROM THE STATE HIGHWAY SYSTEM. SET MONUMENTS ARE NOT INTENDED TO REPRESENT BOUNDARY CORNERS FOR ADJOINING PROPERTIES.
4. A DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.
5. CENTERLINE STATIONING FOR STATE HIGHWAY SPUR 407 (LEOPARD STREET), FORMERLY KNOWN AS STATE HIGHWAY NO. 9, IS BASED UPON THE FOLLOWING ROW MAPS: CRP00740AB, CRP007409AE, AND CRP007406AP.
6. LOCATIONS OF ADJOINING PROPERTY LINES ARE APPROXIMATE AND SERVE ONLY AS A REFERENCE.
7. FIELD SURVEY PERFORMED FEBRUARY - APRIL 2024

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- SUBDIVISION LINE
- - - - - LOT LINE
- $\frac{1}{P}$ FEE HOOK
- $\frac{P}{1}$ PROPERTY LINE

- FOUND MONUMENT (AS INDICATED)
- ⊙ CALCULATED POINT
- ⊙ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION - R.O.W."
- ◆ FOUND TXDOT TYPE I ROW MONUMENT
- FOUND TXDOT TYPE II ROW MONUMENT

P.O.B. POINT OF BEGINNING

O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS

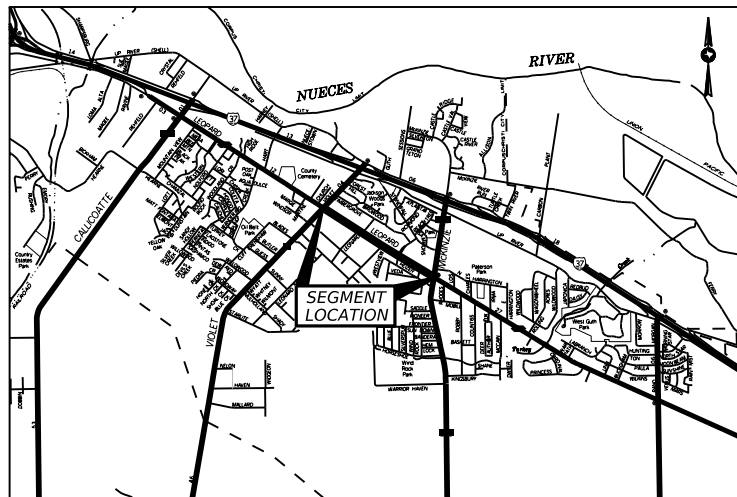
O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS

M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS

D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS



AREA TO BE REMOVED FROM STATE HIGHWAY SYSTEM



LOCATION MAP
N.T.S.



J. Max Guerra
J. MAX GUERRA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7059



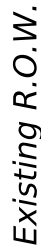
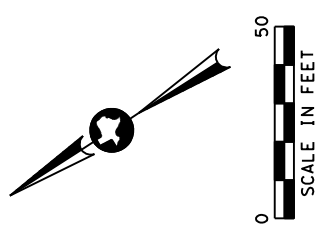
LEOPARD STREET TURNBACK

SHEET 4 OF 6 SHEETS

FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO.	SHEET NO. 04
STATE TEXAS	DIST. CRP	COUNTY NUECES
CONT. 0074	SECT. 09	JOB HIGHWAY NO. LEOPARD STREET

EXHIBIT "C"

H. E. BUTT STORE
PROPERTY COMPANY
NUMBER ONE
RESOURCES
DOC# 875725
O.P.R.N.C.T.



LEOPARD STREET
(SS 407)
(R.O.W. WIDTH VARIES)

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

Existing R.O.W.

Lot 4E

Lot 4D

LEOPARD STREET
TURNBACK

SCALE: 1' = 50"
SHEET 5 OF 6 SHEETS

SCALE: 1"=50'
SHEET 5 OF 6 SHEETS

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			05
STATE	DIST.	COUNTY	
TEXAS	CRP	NUJECES	
CONT.	SECT.	JOB	HIGHWAY NO.
0074	09	LEOPARD STREET	

FOUND 5/8"
IRON ROD
N: 17,197,41
E: 1,279,643
STA. 609+70

P.O.B.	
CALCULATED	
POINT	
N: 17,197,295.01	
E: 1,279,539.02	
STA. 609+91.16	

67-19
E
A
T
I
N
A
D
C
P
B
F
W

BLANK: R. C. 5 N. C. 2
ADD: P. C. 1.
AMMUNITION 24
E-B

BLVD
CROSS
KAY
ADDY
N.C.
P.C.
T.
129
A-1

FOUND
TXDOT TYPE I
MONUMENT BEAR
S 84° 04' 41" E
115.56'
FROM P.O.B.

FM 24
(VIOLET ROAD)
(80' R.O.W.)

AREA TO BE
RETAINED BY THE
STATE OF TEXAS

POT 610+99.27

POT 610+95.59

AMPEX BRAND
HOLDINGS, LLC
DOC# 2019024095
O.R.N.C.T.

FM 24
(VIOLET ROAD)
(100' R.O.W.)

DETAIL N.T.S.

N40°07'08"E
161.38'

FOUND
5/8" IR

FOUND
5/8" IR

EXHIBIT "C"

MEADOWBROOK ACRES
VOL. 11, N.C.T. 174
P. 63

CHARTER BANK
NORTHWEST
(NO RECORDS FOUND)

CITY OF CORPUS
CHRISTI
TRACT I
DOC# 870537
O.P.R.N.C.T.

**FOUND TxDOT
TYPE I MONUMENT**
N: 17,194,973.42
E: 1,283,532.42
STA. 563+73.26

Lot 3

Existing R.O.W.

LEOPARD STREET
(SS 407)
(160' R.O.W.)

565+00

564+00

563+00

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

Existing R.O.W.

MEADOWBROOK ACRES
VOL. 11, N.C.T. 174
P. 63

Lot 3-A

Lot 3-B

WOLVERINE CROSSROADS
SHOPPING CENTER LLC
DOC# 2012044677
O.P.R.N.C.T.

Lot 2

**P.O.B.
CALCULATED
POINT**
N: 17,194,797.80
E: 1,283,513.51
STA. 562+98.48

Lot 1

FOUND
5/8" IR BEARS
S 25° 10' 25" E
123.73'
FROM P.O.B.

SUBDIVISION
VOL. 11, N.C.T. 174
P. 63

SEE
DETAIL
"A"

N06° 08' 45" E
176.63'

LINE 2

AREA TO BE
RETAINED BY THE
STATE OF TEXAS

FM 3386
(MCKINZIE ROAD)
(96' R.O.W.)

POT 562+20.47

FM 3386
(MCKINZIE ROAD)
(R.O.W. VARIES)

0 50
SCALE IN FEET



LEOPARD STREET TURNBACK

SCALE: 1" = 50'
SHEET 6 OF 6 SHEETS

FED. AID PROJECT NO.	6	FED. AID DIST. NO.	06
STATE	TEXAS	DIST.	09
CRP	CON.	CRP	CON.
SECTION	0074	SECTION	0074
JOB	09	JOB	09
ROUTE	LEOPARD STREET	ROUTE	LEOPARD STREET

DETAIL "A"
N.T.S.

FOUND CLARS
N 10° 27' 13" E
0.75'
FROM P.O.B.

FOUND
5/8" IR

R.O.W.

EXHIBIT "D"

County: Nueces
Highway: Leopard Street (State Highway Spur 407)
Control Section: 0074-09

Page 1 of 6
June 6th, 2024

LINE DESCRIPTION 1 AND 2

Line Description 1

Description of a line situated between the Northeast line of the remainder of Lot 1, Block 11, Highway Village Section 2, recorded in Volume 11, Pages 59 & 60, Map Records of Nueces County, Texas (M.R.N.C.T.), and the Southeast line of the remainder of Lot 1, Block 3, Highway Village Section 3, recorded in Volume 11, Page 55, M.R.N.C.T., it being the intent of this line description to remove the land East of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land West of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a calculated point located at a cutback corner for the South right-of-way line of Leopard Street and the East right-of-way line of McKinzie Road (FM 3386), from which a found 5/8-inch iron rod bears North 29° 31' 49" East a distance of 0.50 feet, said Point of Beginning being 60.00' left of Leopard Street Baseline Station 560+71.02, having grid coordinates of N = 17,194,680.04, E = 1,283,707.89;

1. **THENCE**, North 07° 38' 21" East, a distance of 174.57' to a 5/8-inch iron rod found at a cutback corner for the North right-of-way line of Leopard Street and the East right-of-way line of McKenzie Road (FM 3386), also being the Southwest corner of Lot 1, Block 3, of the above mentioned Highway Village Section 1, being 100.00' right of Leopard Street Baseline Station 561+40.96.

EXHIBIT "D" CONTINUED

Page 2 of 6

Line Description 2

Description of a line situated within the Adams, Beaty, & Moulton Survey 415, Abstract 552, Nueces County, Texas, it being the intent of this line description to remove the land West of this line, and within the Right of Way of Leopard Street (SS 407), previously known as State Highway 9, from the State Highway System, and the land East of this line to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows;

BEGINNING at a calculated point located at a cutback corner for the North right-of-way line of Leopard Street and the West right-of-way line of Rand Morgan Road (FM 2292), said Point of Beginning being 100.00' right of Leopard Street Baseline Station 467+42.79, having grid coordinates of N = 17,190,333.08, E = 1,291,936.87, from which a found TxDOT "Type I" monument bears South 78° 33' 39" West a distance of 0.82 feet, and a 5/8-inch iron rod found on the West right-of-way line of Rand Morgan Road (FM 2292), bears North 57° 12' 01" East a distance of 69.32 feet;

1. **THENCE**, South 04° 42' 54" East, a distance of 182.51 feet to calculated point located at a cutback corner for the South right-of-way line of Leopard Street and the West right-of-way line of Rand Morgan Road (FM 2292), from which a found 1-inch Iron Pipe bears North 58° 33' 00" West, a distance of 13.53 feet, said calculated point being 60.00' left of the Leopard Street Baseline Station 466+54.98 (*physical monument unable to set due to present underground utilities*).

EXHIBIT "D" CONTINUED

Page 3 of 6

This description is accompanied by a survey plat of even date.

All coordinates and bearings are based on the Texas Coordinate System (NAD 83) (93), South Zone (4205). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal.

All distances are based on U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. The Surveyor makes no guarantees that all easements and or restrictions are depicted.

All monuments set are for TxDOT reference only and are set for the sole purpose of removing roadway from the State Highway System. Set monuments are not intended to represent boundary corners for adjoining properties.

I, Jordan Max Guerra, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey made on the ground in the months of February to April 2024.



J Max Guerra 6-6-24

Jordan M. Guerra

Date

Registered Professional Land Surveyor

Texas Registration No. 7059

Texas Firm No. 10121426

EXHIBIT "D"

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83) (93). SOUTH ZONE (4205). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
2. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
3. ALL MONUMENTS SET ARE FOR TXDOT REFERENCE ONLY AND ARE SET FOR THE SOLE PURPOSE OF REMOVING ROADWAY FROM THE STATE HIGHWAY SYSTEM. SET MONUMENTS ARE NOT INTENDED TO REPRESENT BOUNDARY CORNERS FOR ADJOINING PROPERTIES.
4. A DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.
5. CENTERLINE STATIONING FOR STATE HIGHWAY SPUR 407 (LEOPARD STREET), FORMERLY KNOWN AS STATE HIGHWAY NO. 9, IS BASED UPON THE FOLLOWING ROW MAPS: CRP00740AB, CRP007409AE, AND CRP007406AP.
6. LOCATIONS OF ADJOINING PROPERTY LINES ARE APPROXIMATE AND SERVE ONLY AS A REFERENCE.
7. FIELD SURVEY PERFORMED FEBRUARY - APRIL 2024

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- SUBDIVISION LINE
- - - - - LOT LINE
- $\frac{1}{P}$ FEE HOOK
- $\frac{P}{1}$ PROPERTY LINE

- FOUND MONUMENT (AS INDICATED)
- ⊙ CALCULATED POINT
- ⊙ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION - R.O.W. "
- ◆ FOUND TXDOT TYPE I ROW MONUMENT
- FOUND TXDOT TYPE II ROW MONUMENT

P.O.B. POINT OF BEGINNING

O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS

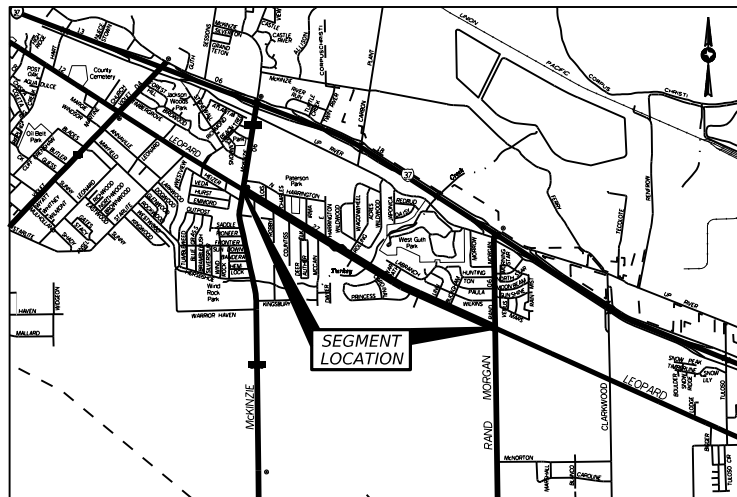
O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS

M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS

D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS



AREA TO BE REMOVED FROM STATE HIGHWAY SYSTEM



LOCATION MAP
N.T.S.

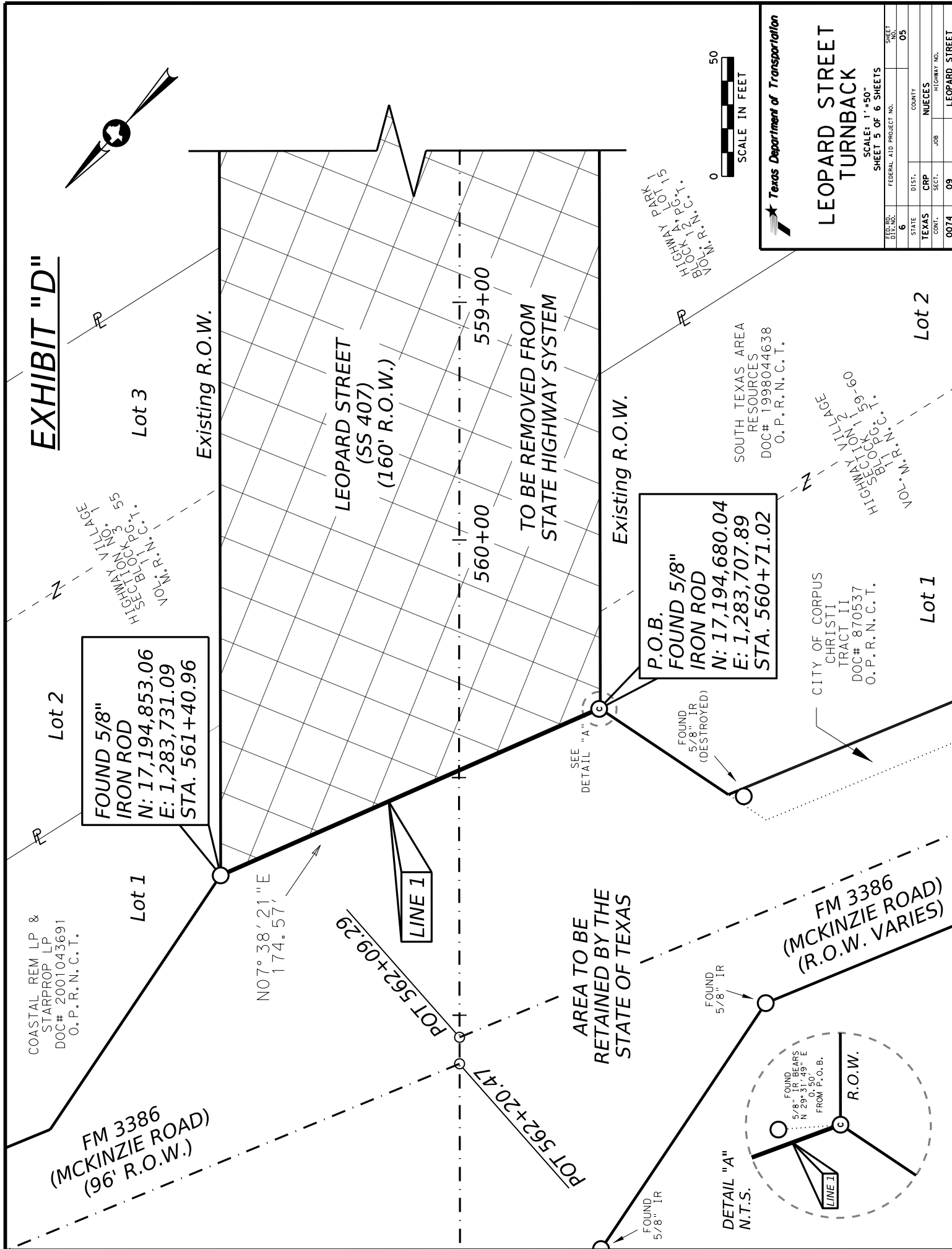


6-24

J. Max Guerra
J. MAX GUERRA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7059

LEOPARD STREET TURNBACK			
SHEET 4 OF 6 SHEETS			
FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO.		SHEET NO. 04
STATE TEXAS	DIST. CRP	COUNTY NUECES	
CONT. 0074	SECT. 09	JOB	HIGHWAY NO. LEOPARD STREET

COASTAL REM LP &
STARPROP LP
DOC# 2001043691
O.P.R.N.C.T.



 **Texas Department of Transportation**

LEOPARD STREET
TURNBACK

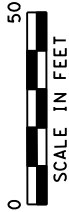
SCALE: 1' = 50"
SHEET 5 OF 6 SHEETS

	AID PROJECT NO
--	----------------

FED. RD. DIST. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			05
STATE	DIST.	COUNTY	
Texas		NUECES	
CONT.	SECT.	JOB	HIGHWAY NO.
0074	09		LEOPARD STREET

EXHIBIT "D"

** MONUMENT WAS NOT ABLE TO BE SET DUE TO AN OBSTRUCTION AND MAY BE SET AT A LATER DATE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.



WHATABURGER RESTAURANTS LP
VOL. 1590, PG. 996
D.R.N.C.T.

Existing R.O.W.

SEE
DETAIL "A"

P.O.B.
CALCULATED
POINT
N: 17,190,333.08
E: 1,291,936.87
STA. 467+42.79

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

469+00

468+00

467+00

466+00

465+00

LEOPARD STREET
(SS 407)
(160' R.O.W.)

POT 465+88.50

AREA TO BE
RETAINED BY THE
STATE OF TEXAS

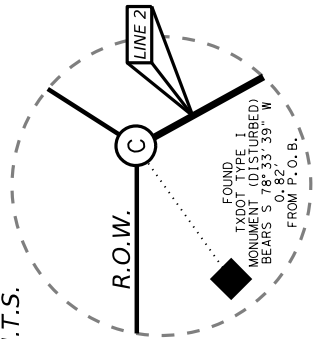
Existing R.O.W.

CALCULATED
POINT
N: 17,190,151.19
E: 1,291,951.87
STA. 466+54.98

ADAMS SURVEY (A-552)
BEA NO. 2
CITY & MOUNTAIN

BRAMAN ENTERPRISES LLC
DOC# 2008044426
O.P.R.N.C.T.

DETAIL "A"
N.T.S.



FOUND
TXDOT TYPE III
MONUMENT

FOUND
5/8" IR BEARS
N 57° 12' 01" E
69.32'
FROM P.O.B.

S04° 42' 54" E
182.51'

FOUND
1" IP BEARS
N 58° 33' 00" W
13.53'
FROM TERMINUS
OF LINE 2

**

Texas Department of Transportation

LEOPARD STREET TURNBACK

SCALE: 1" = 50'
SHEET 6 OF 6 SHEETS

FEDERAL AID PROJECT NO.	6	DIST.	COUNTY	SHEET NO.	06
STATE	TEXAS	CRP	NUECES		
CONTRACT	0074	SECTION	09	ROUTE	LEOPARD STREET

EXHIBIT "E"

County: Nueces

Highway: Leopard Street (State Highway Spur 407)

Control Section: 0074-09

Page 1 of 7

June 10, 2024

LINE DESCRIPTION 1 AND 2

Line Description 1

Description of a line situated between a calculated point from which a found 5/8" iron rod with a plastic cap stamped Bass & Welsh bears North 29°49'60" East 1.41 feet. Said calculated point also being located in the northernmost corner of Tract 3-R of the Hutchins Tract recorded in Volume 44, Page 76, of the Map Records of Nueces County, Texas (M.R.N.C.T.) and a calculated point from which a found TxDOT Type I monument bears North 80° 16'06" West 0.57 feet. Said calculated point also being located in the southwest corner of Lot 31, Block 10, of Solar Estates Unit IV recorded in Volume 43, Page 164 of the Map Records of Nueces County, Texas (M.R.N.C.T.). It being the intent of this line description to remove the land East of this line and within the Right of Way of Leopard Street (SS 407) (formerly known as State Highway 9) from the State Highway System and the land West of this line is to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street (SS 407) on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerks Office in Corpus Christi, Texas, said line being more particularly described as follows:

BEGINNING at a calculated point from which a found 5/8" iron rod with a plastic cap stamped Bass & Welsh bears North 29°59'60" East 1.41 feet. Said calculated point also being the intersecting corner of the East right of way line of Rand Morgan Rd (FM 2292) and the South right of way line of Leopard Street (SS 407). Additionally, the calculated point is the northernmost corner of the above-mentioned Hutchins Tract. Said Point of Beginning being 60.00' left of the Leopard Street Baseline Station 464+53.80 and having grid coordinates of N = 17,190,070.36, E = 1,292,136.49:

1. **THENCE**, North 00° 28' 10" West, from the calculated point described above 175.85 feet to a calculated point from which a found leaning Texas Department of Transportation Type I monument bears North 80° 19'19" West 0.57 feet. Same calculated point being located at the intersecting corner of the East right of way line of Rand Morgan Rd (FM 2292) and the North right of way line of Leopard Street (SS 407) as well as being located in the southwest corner of the more particularly described above Solar Estates Unit IV, said calculated point being 100.00 feet right of the Leopard Street Baseline Station 465+26.76.

EXHIBIT "E" CONTINUED

Page 2 of 7

Line Description 2

Description of a line situated between a set TxDOT Type III monument described as a 3 ¼" aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION" on the South right-of-way line of Leopard Street (SS 407) (formerly known as State Highway 9) and at the beginning of a circular curve to the right having a radius of 10.00', a tangent length of 9.74', a delta of 88° 30', and an arc length of 15.44'. Said monument is also located in the northeast corner of the property conveyed to Shell Petroleum, L.L.C., and more particularly described in Document No. 2008000309 recorded in the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), and a set TxDOT Type III monument described as a 3 ¼" aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION" located at the Southeast corner of Lot 57-A of Ebony Acres recorded in Volume 29, Page 94, of the Map Records of Nueces County, Texas, (M.R.N.C.T.) and at the intersection of the East right of way line of State Highway 358 (a variable width right-of-way) and the North right of way line of Leopard Street (SS 407). It being the intent of this line description to remove the land West of this line and within the Right of Way of Leopard Street (SS 407) from the State Highway System and the land East of this line is to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street (SS 407) on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows:

BEGINNING at the set Type III monument described above set on the South right-of-way line of Leopard Street (SS 407) and in the Northeast corner of the above-described property conveyed to Shell Petroleum, L.L.C., recorded in Document No. 2008000309 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said Point of Beginning being 60.00' left of Leopard Street Baseline Station 187+57.93 and having grid coordinates of N =17,180,059.00, E = 1,317,761.38:

1. **THENCE**, North 04° 24' 37" East, from the set TxDOT Type III monument more particularly described above, a distance of 120.24 feet to the previously described set TxDOT Type III monument, said monument being 60.00' right of Leopard Street Baseline Station 187+50.30.

EXHIBIT "E" CONTINUED

Page 3 of 7

Notes

This description is accompanied by a survey plat of even date.

All coordinates and bearings are based on the Texas Coordinate System (NAD 83) (2011), South Zone (4205). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal.

All distances are based on U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment and does not include the research, investigation, or locations of all servitudes, easements, right of ways or utilities.

All monuments set are for TxDOT reference and are set for removing roadway from the State Highway System and are not intended for boundary corners for adjacent properties.

I, Leonard L. Gregor, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey performed by me on the ground between February 2024 and June 2024.

Leonard L. Gregor 6/10/24

Leonard L. Gregor

Date

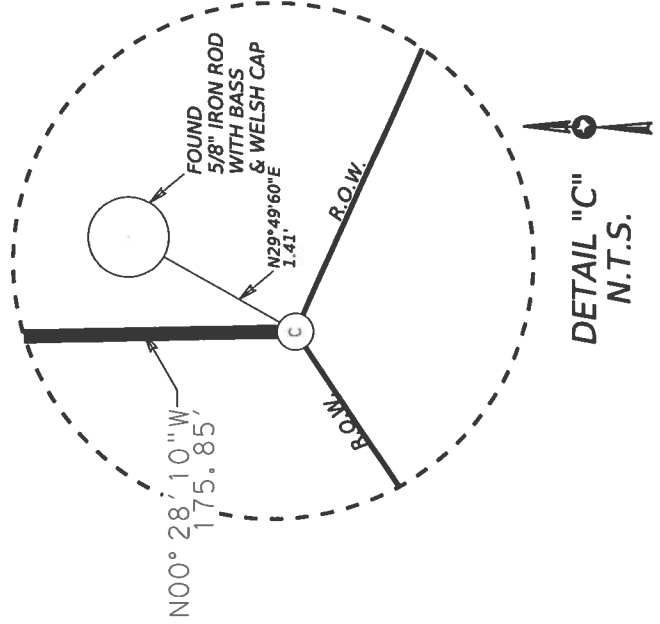
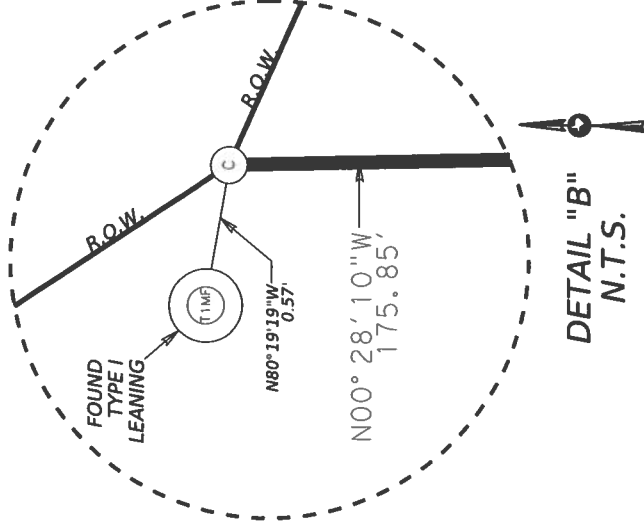
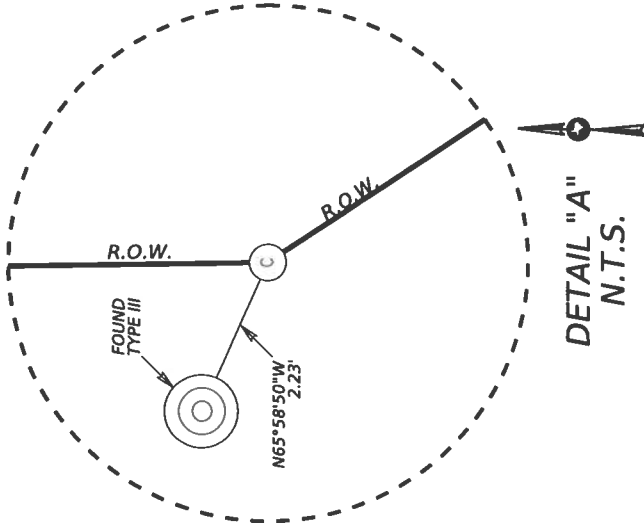
Registered Professional Land Surveyor

Texas Registration No. 7060

Texas Firm No. 10121426



EXHIBIT "E" INSETS



Leonard L. Gregor
LEONARD L. GREGOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7060

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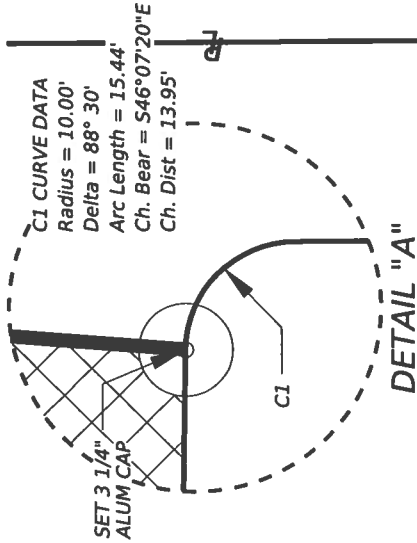
Texas Department of Transportation

LEOPARD STREET TURNBACK

SCALE: 1"=50'
SHEET 5 OF 7 SHEETS

SHEET NO. 05				
FED. AID PROJECT NO.		COUNTY		
STATE		TEXAS		
CONTRACT NO.		CRP		
SECTION		JOB		
0074		09		
LEOPARD STREET		HIGHWAY NO.		

EXHIBIT "E"



REALTY INCOME PROPERTIES 9, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY
DOC# 2022005876
O.R.N.C.T.

LOT 57-A, EBOXY ACRES
LOT 58-A, EBOXY ACRES
LOT 59-A, EBOXY ACRES
LOT 60-A, EBOXY ACRES
LOT 61-A, EBOXY ACRES
LOT 62-A, EBOXY ACRES
LOT 63-A, EBOXY ACRES
LOT 64-A, EBOXY ACRES
LOT 65-A, EBOXY ACRES
LOT 66-A, EBOXY ACRES
LOT 67-A, EBOXY ACRES
LOT 68-A, EBOXY ACRES
LOT 69-A, EBOXY ACRES
LOT 70-A, EBOXY ACRES
LOT 71-A, EBOXY ACRES
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LOT 76-A, EBOXY ACRES
LOT 77-A, EBOXY ACRES
LOT 78-A, EBOXY ACRES
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LOT 94-A, EBOXY ACRES
LOT 95-A, EBOXY ACRES
LOT 96-A, EBOXY ACRES
LOT 97-A, EBOXY ACRES
LOT 98-A, EBOXY ACRES
LOT 99-A, EBOXY ACRES
LOT 100-A, EBOXY ACRES

STATE HIGHWAY 358
(VARIABLE WIDTH R.O.W.)

SET TxDOT
TYPE III
MONUMENT

Existing R.O.W.

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

LEOPARD STREET
(SS 407)
(120' R.O.W.)

190+00

189+00

188+00

187+00

186+00

AREA TO BE RETAINED BY
THE STATE OF TEXAS

N04°24'37"E
120.24'

Existing R.O.W.

DETAIL "A"



LEONARD L. GREGOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7060

P.O.B.
SET TxDOT
TYPE III MON.
N: 17,180,059.00
E: 1,317,761.38
STA. 187+57.93

Existing R.O.W.

SHELL PETROLEUM, L.L.C.,
A TEXAS LIMITED
LIABILITY COMPANY
DOC# 2008000309
O.P.R.N.C.T.

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Texas Department of Transportation

LEOPARD STREET
TURNBACK

SCALE: 1"=50'
SHEET 6 OF 7 SHEETS

STATE	DIST.	COUNTY	SECTION	ROW
TEXAS		MUECES		
CONTRACT	JOB	SECTION	ROW	
0074	09			

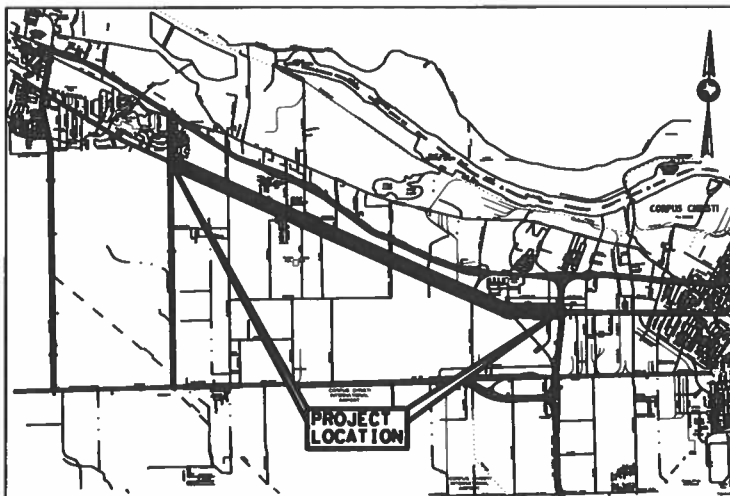
EXHIBIT "E"

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83) (2011). SOUTH ZONE (4205). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
2. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
3. ALL MONUMENTS SET ARE FOR TXDOT REFERENCE AND ARE SET FOR REMOVING ROADWAY FROM THE STATE HIGHWAY SYSTEM AND NOT INTENDED FOR BOUNDARY CORNERS FOR ADJACENT PROPERTIES.
4. A DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.
5. ALL STATIONS AND OFFSETS ARE CALCULATED RELATIVE TO THE RIGHT OF WAY MAP OF STATE HIGHWAY NUMBER 9, R.C.S.J.: CRP007409AB AND CRP007409AE DATED SEPT 22, 1965.
6. LOCATIONS OF ADJOINING PROPERTY LINES ARE APPROXIMATE AND SERVE ONLY AS A REFERENCE.
7. FIELD SURVEY PERFORMED FEBRUARY - JUNE 2024

LEGEND

-  EXISTING RIGHT-OF-WAY LINE
 PROPERTY LINE
 LOT LINE
 FEE HOOK
 FOUND MONUMENT (AS INDICATED)
 CALCULATED POINT
P.O.B. POINT OF BEGINNING
O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS
O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS
M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
 AREA TO BE REMOVED FROM STATE HIGHWAY SYSTEM



LOCATION MAP
N.T.S.




 LEONARD L. GREGOR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 7060

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LEOPARD STREET TURNBACK

SCALE: 1"=50'
SHEET 7 OF 7 SHEETS

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
6		07
STATE	DIST.	COUNTY
TEXAS	CRP	NUECES
CONT.	SECT.	JOB
0074	09	LEOPARD STREET

EXHIBIT “F”

County: Nueces

Page 1 of 6

Highway: Leopard Street (State Highway Spur 407)

Revised: August 16, 2024

Control Section: 0074-09

Original Date: June 10, 2024

LINE DESCRIPTION 1 AND 2

Line Description 1

Description of a line situated between the West line of Lot 62 of Ebony Acres recorded in Volume 7, Page 37, of the Map Records of Nueces County, Texas (M.R.N.C.T.) and the West line of Lot 24-B, Lantana Industrial Area recorded in Volume 45, Page 125 of the Map Records of Nueces County, Texas (M.R.N.C.T.), it being the intent of this line description to remove the land East of this line and within the Right of Way of Leopard Street (SS 407) (formerly known as State Highway 9) from the State Highway System and the land West of this line is to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street (SS 407) on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows:

BEGINNING at a set Chipped Cross with a ¼” drill hole on the South right-of-way line of Leopard Street and on the East right-of-way line of State Highway 358 (a variable width right-of-way), said Point of Beginning being 60.00’ left of Leopard Street Baseline Station 183+97.86, having grid coordinates of N = 17,180,054.17, E = 1,318,121.42:

1. **THENCE**, North 00° 21’ 37” West, departing the intersection of the South right-of-way line of Leopard Street (SS 407) and the East right-of-way line of State Highway 358, said intersecting point also being the Northwest corner of Lot 24-B of the above mentioned Lantana Industrial Area, a distance of 120.02’ to a set 3 ¼” Aluminum Disk stamped “TEXAS DEPT OF TRANSPORTATION” located at the intersection of the North right-of-way of Leopard Street (SS 407) and the East right-of-way line of State Highway 358, said intersecting point also being the Southwest corner of Lot 62 of the above mentioned Ebony Acres, said aluminum disk being 60.00’ right of the Leopard Street Baseline Station 184+00.23.

EXHIBIT "F" CONTINUED

Page 2 of 6

Line Description 2

Description of a line situated between a point on or near the Southern right-of-way line of Leopard Street (SS 407) (formerly known as State Highway 9), the Northeast corner of the Young Addition recorded in Volume 4, Page 19, of the Map Records of Nueces County, Texas, (M.R.N.C.T.) and the Northwest corner of the Hillside Addition recorded in Volume 4, Page 28, of the Map Records of Nueces County, Texas, (M.R.N.C.T.) and a point located at the Southeast corner of the intersection of Cleveland Street and the Northern right-of-way of Leopard Street (SS 407) and the Southwest corner of the Highland Park Addition recorded in Volume 4, Page 28, of the Map Records of Nueces County, Texas, (M.R.N.C.T.). It being the intent of this line description to remove the land West of this line and within the Right of Way of Leopard Street (SS 407) from the State Highway System and the land East of this line is to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows:

BEGINNING at a found 2" Aluminum Disk stamped "TX DEPT OF TRANSPORTATION DENIAL OF ACCESS" set on the South right-of-way line of Leopard Street (SS 407) and the Northeast corner of the Young Addition recorded in Volume 4, Page 19, of the Map Records of Nueces County, Texas, (M.R.N.C.T.) and the Northwest corner of the Hillside Addition recorded in Volume 4, Page 28, of the Map Records of Nueces County, Texas, (M.R.N.C.T.), said Point of Beginning being 40.00' left of Leopard Street Baseline Station 48+99.19, having grid coordinates of N = 17,179,851.52, E = 1,336,216.59:

1. **THENCE**, North 14° 30' 38" East, departing the intersection of the South right-of-way line of Leopard Street (SS 407), the Northeast corner of the above mentioned Young Addition and Northwest corner of the above mentioned Highland Park Addition, a distance of 82.42' to a chipped cross with a drillhole in the center located at the intersection of the North right-of-way line of Leopard Street (SS 407) and the East right-of-way line of Cleveland Street, said intersecting point also being the Southwest corner of Lot 24, Block 2 of the above mentioned Highland Park Addition, said calculated point being 40.00' right of Leopard Street Baseline Station 48+79.37.

EXHIBIT "F" CONTINUED

Page 3 of 6

Notes

This description is accompanied by a survey plat of even date.

All coordinates and bearings are based on the Texas Coordinate System (NAD 83) (2011), South Zone (4205). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal.

All distances are based on U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment and does not include the research, investigation, or locations of all servitudes, easements, right of ways or utilities.

All monuments set are for TxDOT reference and are set for removing roadway from the State Highway System and are not intended for boundary corners for adjacent properties.

I, Leonard L. Gregor, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey performed by me on the ground between February 2024 and June 2024.

 8-16-24

Leonard L. Gregor

Date

Registered Professional Land Surveyor

Texas Registration No. 7060

Texas Firm No. 10121426

EXHIBIT "F"

STATE HIGHWAY 358
(VARIABLE WIDTH R.O.W.)

Lot 62

Lot 63

GEORGE JOHN SPENTZOS
AND
LUCIANO JOHN SPENTZOS
DOC# 2023036345
O.R.N.C.T.

EBONY AGES-31
VOL. 1, P. 66-71
O.R.N.C.T.

SET 3 1/4"
ALUMINUM
DISK

Existing R.O.W.

LEOPARD STREET
(SS 407)
(120' R.O.W.)

LINE 1

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

186+00

185+00

184+00

183+00

182+00

AREA TO BE RETAINED BY
THE STATE OF TEXAS

N00°21'37"W
120.02'



P.O.B.
SET CHIPPED
CROSS
N: 17,180,054.17
E: 13,18,121.42
STA. 183+97.86

Existing R.O.W.

Lot 24-B

HASEEB, LLC,
A TEXAS LIMITED
LIABILITY COMPANY
DOC# 2018018671
O.P.R.N.C.T.

Lot 24-A
LANTA INDUSTRIAL AREA
VOL. 1, P. 125
O.R.N.C.T.

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Texas Department of Transportation

LEOPARD STREET
TURNBACK

SCALE: 1"=50'
SHEET 4 OF 6 SHEETS

FED. PROJ. NO.	0074	FED. AID PROJ. NO.	09	SHEET NO.	04
STATE	TEXAS	DIST.	CRP	COUNTY	MUECES
CONTRACT	0074	SECTION	09	HIGHWAY NO.	LEOPARD STREET

Leonard L. Gregor
LEONARD L. GREGOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7060

EXHIBIT "F"



(A)
CORPUS CHRISTI
METRO MINISTRIES, INC.
NO RECORD FOUND

DOSS STREET
VOL. A, PG. 8
M.R.N.C.T.
(56.5' R.O.W. WIDTH)

Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1

CLEVELAND STREET
VOL. 3, PG. 22
M.R.N.C.T.
(50' R.O.W. WIDTH)

Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24

Lot 5
Lot 4
Lot 3
Lot 2
Lot 1

Existing R.O.W.

TO BE REMOVED FROM
STATE HIGHWAY SYSTEM

51+00

50+00

49+00

48+00

47+00

LEOPARD STREET (SS 407)
(80' R.O.W.)
VOL. A, PG. 5
M.R.N.C.T.

SET
CHIPPED
CROSS

AREA TO BE RETAINED BY
THE STATE OF TEXAS

N 14° 30' 38" E
82.42'

Existing R.O.W.

DOSS STREET
VOL. 4, PG. 19
M.R.N.C.T.
(60' R.O.W. WIDTH)

P.O.B.
FND 2" ACCESS
DENIAL ALUM CAP
N: 17,179,851.52
E: 1,336,216.59
STA. 48+99.19

CORPUS CHRISTI
METRO MINISTRIES, INC.
DOC# 2012005933
O.P.R.N.C.T.

Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12

MAINTENANCE TOOL &
SUPPLY CO., INC
DOC# 2006014223
O.R.N.C.T.

HILLSIDE ADDITION
VOL. 4, PG. 28
M.R.N.C.T.

(B)

GILBERT R.
CORTINAS, ETAL.
DOC# 2009052667
O.R.N.C.T.

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Texas Department of Transportation

LEOPARD STREET
TURNBACK

SCALE: 1"=50'
SHEET 5 OF 6 SHEETS

STATE	DIST.	CRP	JOB	HIGHWAY NO.
TEXAS	09	0074	09	LEOPARD STREET



LEONARD L. GREGOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7060

EXHIBIT "F"

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83) (2011). SOUTH ZONE (4205). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
2. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
3. ALL MONUMENTS SET ARE FOR TXDOT REFERENCE AND ARE SET FOR REMOVING ROADWAY FROM THE STATE HIGHWAY SYSTEM AND NOT INTENDED FOR BOUNDARY CORNERS FOR ADJACENT PROPERTIES.
4. A DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.
5. ALL STATIONS AND OFFSETS ARE CALCULATED RELATIVE TO THE RIGHT OF WAY MAP OF STATE HIGHWAY NUMBER 9, R.C.S.J.: CRP007409AB.
6. LOCATIONS OF ADJOINING PROPERTY LINES ARE APPROXIMATE AND SERVE ONLY AS A REFERENCE.
7. FIELD SURVEY PERFORMED FEBRUARY - JUNE 2024

LEGEND

— RIGHT-OF-WAY LINE

— P — PROPERTY LINE

- - - LOT LINE

↙ FEE HOOK

○ FOUND MONUMENT (AS INDICATED)

⊙ CALCULATED POINT (SEE NOTE 6)

P.O.B. POINT OF BEGINNING

O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS

O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS

M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS



AREA TO BE REMOVED FROM STATE HIGHWAY SYSTEM



LOCATION MAP
N.T.S.



Leonard L. Gregor
LEONARD L. GREGOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7060

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Texas Department of Transportation

LEOPARD STREET TURNBACK

SCALE: 1"=50'
SHEET 6 OF 6 SHEETS

FED. RD. DIST. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			06
STATE	DIST.	COUNTY	
TEXAS	CRP	NUECES	
CONT.	SECT.	JOB	HIGHWAY NO.
0074	09		LEOPARD STREET

EXHIBIT "G"

County: Nueces

Highway: Leopard Street (State Highway Spur 407)

Control Section: 0074-09

Page 1 of 8

June 10, 2024

LINE DESCRIPTION 1, 2 AND 3

Line Description 1

Description of a line situated between the West line of Lot 6, Block 1, of the West End Addition recorded in Volume A, Page 5, of the Map Records of Nueces County, Texas (M.R.N.C.T.) and the West line of Lot 7, Block 10, of the Jones Addition recorded in Volume 3, Page 17 of the Map Records of Nueces County, Texas (M.R.N.C.T.), it being the intent of this line description to remove the land East of this line and within the Right of Way of Leopard Street (SS 407) (formerly known as State Highway 9) from the State Highway System and the land West of this line is to be retained by the State of Texas, said line being determined from maps and documents for Leopard Street (SS 407) on file at the Texas Department of Transportation, Corpus Christi District Headquarters in Corpus Christi, Texas and on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows:

BEGINNING at a set TxDOT Type III Monument described as a 3 1/4" Aluminum Cap stamped "TEXAS DEPT OF TRANSPORTATION" on the South right-of-way line of Leopard Street (SS 407) and on the East right-of-way line of Josephine Street (formerly known as Olive Street), said Point of Beginning being 40.00' left of Leopard Street Baseline Station 32+56.04, having grid coordinates of N = 17,179,834.41, E = 1,337,859.62:

1. **THENCE**, North 00° 35' 41" East, departing the intersection of the South right-of-way line of Leopard Street (SS 407) and the East right-of-way line of Josephine Street, said intersecting point also being the Northwest corner of Lot 7 of the above mentioned Jones Addition, a distance of 80.00' to a set drill hole located at the intersection of the North right-of-way of Leopard Street (SS 407) and the East right-of-way line of Josephine Street, said intersecting point also being the Southwest corner of Lot 6 of the above mentioned West End Addition, said drill hole being 40.00' right of the Leopard Street Baseline Station 32+56.04.

EXHIBIT “G” CONTINUED

Page 2 of 8

Line Description 2

Description of a line situated between the East lines of the Beach Portion, City of Corpus Christi, Blocks 3 and 4, recorded in Volume A, Pages 2 & 3, of Map Records of Nueces County, Texas (M.R.N.C.T.) it being the intent of this line description to remove the land West of this line and within the Right of Way of Schatzell Street (SS407) (60' Right-of-Way) from the State Highway System, said line being determined from maps and documents for Schatzell Street on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows:

BEGINNING at a set Mag Nail with a washer stamped “TXDOT CONTROL” set on the South right-of-way line of Schatzell Street (SS407) and on the West right-of-way line of Water Street (SS544) (80' Right-of-Way), said Point of Beginning having grid coordinates of N = 17,179,658.13, E = 1,342,181.02:

1. **THENCE**, North 11°01'52" East, departing the intersection of the South right-of-way line of Schatzell Street (SS407) and the West right-of-way line of Water Street (SS544), said intersecting point also being the Northeast corner of Block 3 of the above mentioned Beach Portion, a distance of 60.33' to a set Mag Nail with a washer stamped “TXDOT CONTROL” located at the intersection of the North right-of-way line of Schatzell Street (SS407) and the West right-of-way line of Water Street (SS544), said intersecting point also being the Southeast corner of Block 4 of the above mentioned Beach Portion.

EXHIBIT “G” CONTINUED

Page 3 of 8

Line Description 3

Description of a line situated between the East lines of the Beach Portion, City of Corpus Christi, Blocks 2 and 3, recorded in Volume A, Pages 2 & 3, of Map Records of Nueces County, Texas (M.R.N.C.T.) it being the intent of this line description to remove the land West of this line and within the Right of Way of Lawrence Street (SS407) (60' Right-of-Way) from the State Highway System, said line being determined from maps and documents for Lawrence Street (SS407) on file in the Nueces County Clerk's Office in Corpus Christi, Texas, said line being more particularly described as follows:

BEGINNING at a set Mag Nail with a washer stamped “TXDOT CONTROL” set on the South right-of-way line of Lawrence Street (SS407) and on the West right-of-way line of Water Street (SS544) (80' Right-of-Way), said Point of Beginning having grid coordinates of N = 17,179,312.45, E = 1,342,077.65:

1. **THENCE**, North 15°05'21” East, departing the intersection of the South right-of-way line of Lawrence Street (SS407) and the West right-of-way line of Water Street (SS544), said intersecting point also being the Northeast corner of Block 2 of the above mentioned Beach Portion, a distance of 60.03' to a calculated point (unable to set ~ point located within a decorative wall) located at the intersection of the North right-of-way line of Lawrence Street (SS407) and the West right-of-way line of Water Street (SS544), said intersecting point also being the Southeast corner of Block 3 of the above mentioned Beach Portion.

EXHIBIT "G" CONTINUED

Page 4 of 8

Notes

This description is accompanied by a survey plat of even date.

All coordinates and bearings are based on the Texas Coordinate System (NAD 83) (2011), South Zone (4205). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal.

All distances are based on U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment and does not include the research, investigation, or locations of all servitudes, easements, right of ways or utilities.

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I, Leonard L. Gregor, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this description and plat represent an actual survey performed by me on the ground between April 2024 and June 2024.

Leonard L. Gregor 6/10/24
Leonard L. Gregor Date

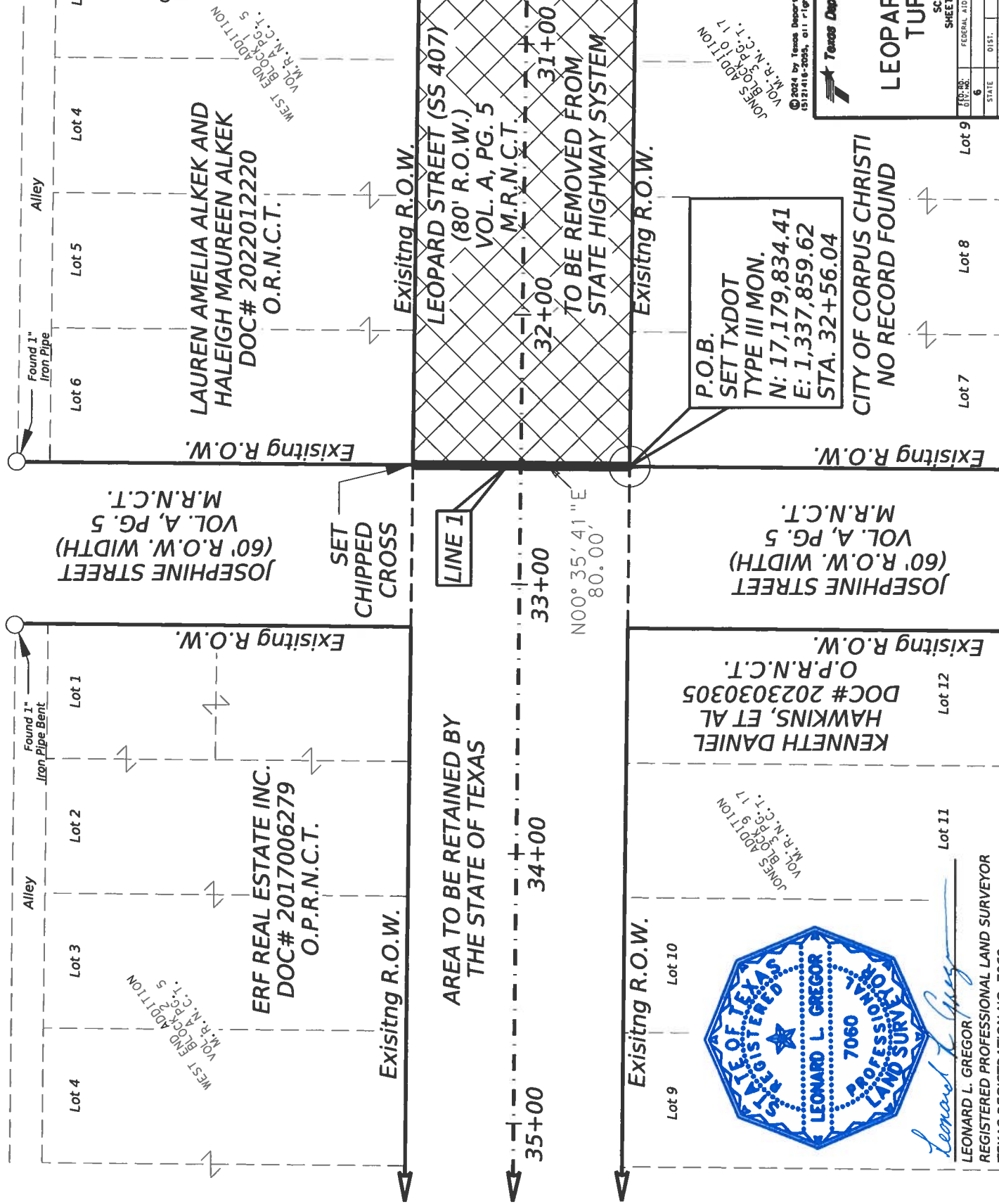
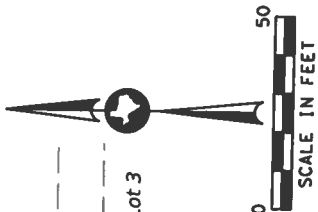
Registered Professional Land Surveyor

Texas Registration No. 7060

Texas Firm No. 10121426



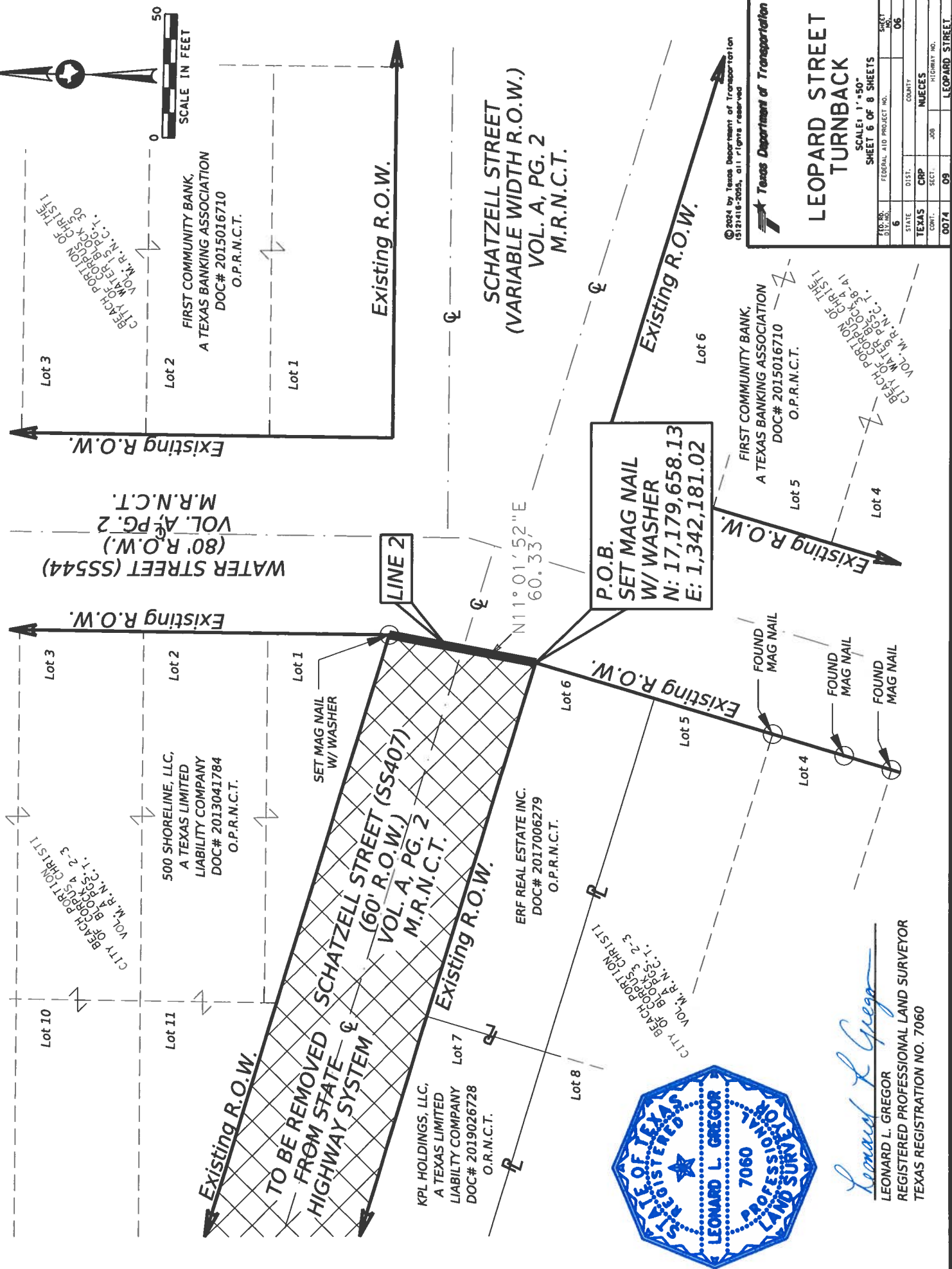
EXHIBIT "C"



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Texas Department of Transportation	
LEOPARD STREET TURNBACK	
SCALE: 1"=50'	
SHEET 5 OF 8 SHEETS	
FED. AID PROJECT NO.	SHEET NO.
STATE	COUNTY
TEXAS	DADE
CONTRACT NO.	SECTION
0074	09
LEOPARD STREET	

EXHIBIT "G"



Leonard L. Gregor
LEONARD L. GREGOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7060

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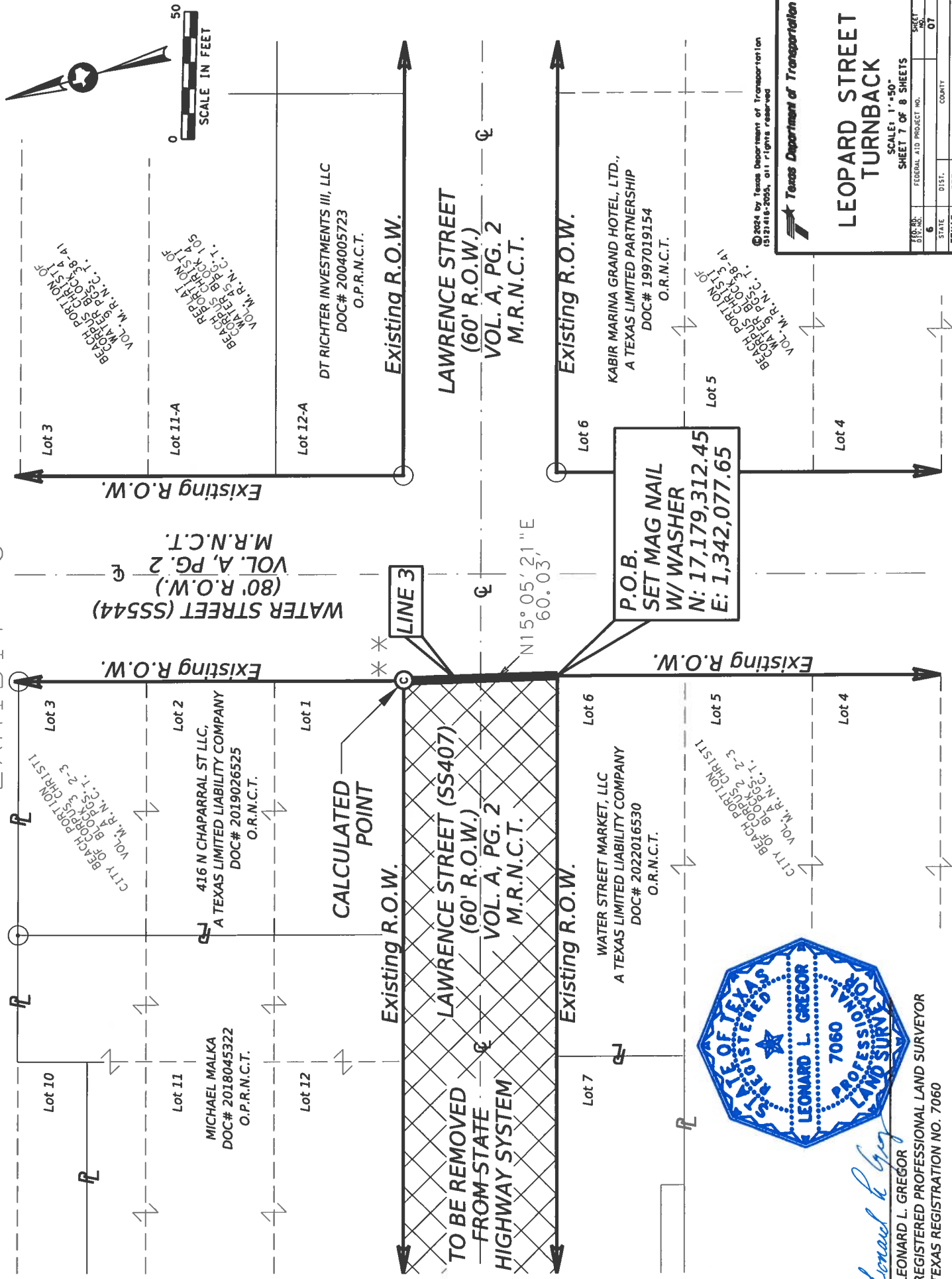
 **Texas Department of Transportation**

LEOPARD STREET
TURNBACK

SCALE: 1"=50'
SHEET 6 OF 8 SHEETS

FED. RD. DIV. NO.	STATE	DIST.	COUNTY	FEDERAL AID PROJECT NO.	SHEET NO.
6	TEXAS	CRP	NUECES		06
CONTRACT NO.	SECTION	JOB	HIGHWAY NO.		
0074	09		LEOPARD STREET		

EXHIBIT "G"



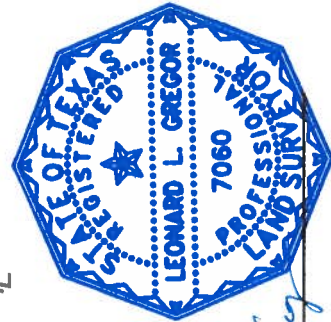
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 Texas Department of Transportation

LEOPARD STREET
TURNBACK

SCALE: 1"=50"
SHEET 7 OF 8 SHEETS

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		COUNTY		SHEET NO.
6					07
STATE	DIST.	CRP	MUECES		
TEXAS		SECT.	HIGHWAY NO.		
0074	09		LEOPARD STREET		



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TEXAS REGISTRATION NO.

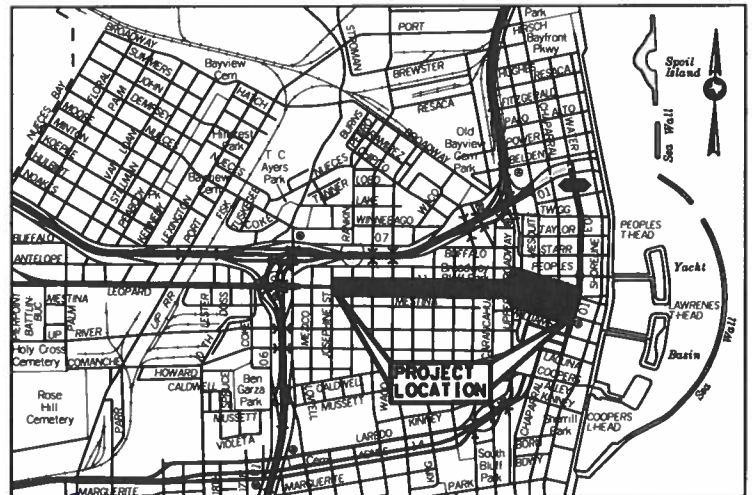
EXHIBIT "G"

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83) (93). SOUTH ZONE (4205). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
2. ALL DISTANCES ARE BASED ON U.S. SURVEY FEET.
3. ALL MONUMENTS SET ARE FOR TXDOT REFERENCE AND ARE SET FOR REMOVING ROADWAY FROM THE STATE HIGHWAY SYSTEM AND NOT INTENDED FOR BOUNDARY CORNERS FOR ADJACENT PROPERTIES.
4. A DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.
5. ALL STATIONS AND OFFSETS ARE CALCULATED RELATIVE TO THE LEOPARD STREET - LOOP 407 (FORMERLY KNOWN AS STATE HIGHWAY 9) CONSTRUCTION MAP, C.C.S.J.: 74-9-2.
6. ** - INDICATES A MONUMENT THAT WAS NOT ABLE TO BE SET DUE TO AN OBSTRUCTION AND MAY BE SET AT A LATER DATE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
7. LOCATIONS OF ADJOINING PROPERTY LINES ARE APPROXIMATE AND SERVE ONLY AS A REFERENCE.
8. FIELD SURVEY PERFORMED FEBRUARY - JUNE 2024

LEGEND

- RIGHT-OF-WAY LINE
— P — PROPERTY LINE
- - - LOT LINE
↙ FEE HOOK
○ FOUND MONUMENT (AS INDICATED)
⊙ CALCULATED POINT (SEE NOTE 6)
P.O.B. POINT OF BEGINNING
O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS
O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS
M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
AREA TO BE REMOVED FROM STATE HIGHWAY SYSTEM



LOCATION MAP
N.T.S.



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LEOPARD STREET TURNBACK

SCALE: 1"=50'
SHEET 8 OF 8 SHEETS

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
6		08
STATE	DIST.	COUNTY
TEXAS	CRP	NUECES
CONT.	SECT.	JOB
0074	09	LEOPARD STREET