



LEGEND

---	WATER LINE (UNKNOWN DIAMETER)
—W—W—	12" WATER LINE
—R—R—R—	REINFORCED CONCRETE PIPE
—C—C—C—	CORRUGATED METAL PIPE
—T—T—T—	RAILROAD TRACKS
○ EP	ELECTRIC PEDESTAL SIGN
○ U	UTILITY POLE
⊗ WV	WATER VALVE
⊗ FH	FIRE HYDRANT
⊗ TS	TEST STATION
⊗ PM	PIPELINE MARKER

Metes and Bounds Description:

BEING a 175.087 acre tract of land situated in the Mariano Lopez De Herrera Survey, Abstract No. 606, and the Joaquin Lopez De Herrera Survey, Abstract No. 607, Nueces County, Texas, being the east half of fractional Section 32, of the Geo. H. Paul Subdivision of the Driscoll Ranch, as recorded in Volume 1, Pages 2 and 3, of the Map Records of Nueces County, Texas, being all that certain called 175.080 acre tract of land described in deed to the City of Robstown, as recorded in Document No. 2012050796, of the Official Public Records, Nueces County, Texas (O.P.R.N.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a cotton spindle found marking the common south corner of said City of Robstown tract and that certain tract called 97.39 acre tract of land described as Tract 3 in deed to H. David Hughes, as recorded in Document No. 2015040806, O.P.R.N.C.T., being the common line of Sections 32 and 33, and being in the centerline of County Road 38 (aka Ruben Chavez Road), from which a found 5/8-inch iron rod found bears North 01°02'21" East, a distance of 40.19 feet;

THENCE North 00°26'54" West, along the common line of said City of Robstown and H. David Hughes tracts, passing the north right-of-way line of said County Road 38 at a distance of 20.00 feet, and continuing a total distance of 3104.93 feet to a 5/8-inch iron rod with cap stamped "DLS BNDRY MKR" found marking the common north corner of said City of Robstown and H. David Hughes tracts, and being on the south right-of-way line of the Texas Mexican Railroad (a 100-foot right-of-way);

THENCE South 81°09'38" East, along said south right-of-way line, a distance of 2674.95 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common north corner of said City of Robstown tract and that certain called 3 acre tract of land described in deed to Darling-Delaware Company, Inc., as recorded in Volume 1882, Page 1002, of the Deed Records, Nueces County, Texas;

THENCE South 00°27'00" East, along the west lines of said Darling-Delaware Company, Inc. tract, that certain called 41.262 acre tract of land described as Tract 14 in deed to Helena B. Pavelka et al., as recorded in Document No. 2015000804, O.P.R.N.C.T., and the T. G. Bosquez Addition, as recorded in Volume 11, Page 45, Map Records, Nueces County, Texas, passing the aforesaid north right-of-way line of County Road 38 at a distance of 2653.13 feet, and continuing a total distance of 2673.13 feet to a cotton spindle found marking the southeast corner of said City of Robstown tract, being the common corner of Sections 30, 31, 32, and 33, said Geo. H. Paul Subdivision of the Driscoll Ranch, and being in the aforesaid centerline of County Road 38;

THENCE South 89°33'00" West, along the common line of said Sections 32 and 33, and along said centerline, a distance of 2639.96 feet to the **POINT OF BEGINNING** and containing 175.0874 acres of land.

Flood Zone Information:

The subject property APPEARS to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "A4" Rating as shown by Map No. 485494 0275 C, dated March 18, 1985.

- Notes:**
- 1) Bearings and distances are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
 - 2) This survey was performed without the benefit of a Title Commitment and may not show all easements and matters that may affect the subject property.
 - 3) No evidence was observed that this property is used as a solid waste dump, sump or sanitary landfill.

To the City of Robstown and LAN Engineering, Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 7(a), 7(b), 8, 11(a), 11(b), 13 and 20(a).
The field work was completed on 04/08/2016
Date of Plat or Map: 04/15/2016

ALTA/NSPS LAND TITLE SURVEY			
175.087 ACRES			
SITUATED IN THE MARIANO LOPEZ DE HERRERA SURVEY, ABSTRACT NO. 606, AND THE JOAQUIN LOPEZ DE HERRERA SURVEY, ABSTRACT NO. 607, NUECES COUNTY, TEXAS			
Job Number:	1604002	Scale:	1" = 200'
Field Tech(s):	CW/TJS	Checked by:	AWK
Office Tech(s):	CMB/RJ		