

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT BETWEEN THE CITY OF CORPUS CHRISTI AND THE TEXAS DEPARTMENT OF TRANSPORTATION TO CONTRIBUTE RIGHT OF WAY AND CITY-UTILITY RELOCATION EXPENSES FOR THE US 181 HARBOR BRIDGE REPLACEMENT PROJECT

THIS AGREEMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, called the “State”, and the City of Corpus Christi, Texas, acting by and through its duly authorized officials, called the “City.”

WITNESSETH

WHEREAS, Chapters 201 and 222 of the Texas Transportation Code authorize the State to lay out, construct, maintain, and operate a system of streets, roads, and highways that comprise the State Highway System; and

WHEREAS, Texas Government Code Chapter 791 and Texas Transportation Code § 201.209 and Chapter 221 authorize the State to contract with municipalities and political subdivisions; and

WHEREAS, Texas Transportation Commission Minute Order Number 113853 authorizes the State to undertake and complete a highway improvement generally described as the design, construction and maintenance of the US 181 Harbor Bridge Project (including the removal of the existing bridge), which extends north-south along US 181 and the Crosstown Expressway and east-west along I-37 and includes: US 181 at Beach Avenue on the north; Crosstown Expressway at Laredo Street on the south; I-37 and Nueces Bay Boulevard on the west; and I-37 and Mesquite Street on the east side (the “Project”); and

WHEREAS, the construction of the Project will necessitate the acquisition of certain right of way and the relocating and adjusting of utilities; and

WHEREAS, the City requests that the State assume responsibility for acquisition of all necessary right of way and adjustment of utilities for the Project; and

WHEREAS, the City is authorized to contribute funds to be spent by the State in the development and construction of the public roads and state highway system within the City; and

WHEREAS, the City is authorized to finance a portion of the construction of an approved project for the state highway system; and

WHEREAS, the City owns certain parcels of real property which would be of benefit to the State in connection with the development of the Project; and

WHEREAS, the City desires to enter into a joint participation agreement pursuant to 43 TAC § 15.52 to contribute to the Project as defined in 43 TAC § 15.55 for the cost of acquiring the right of way and relocating or adjusting utilities for the Project; and

WHEREAS, the City desires to make contributions of right of way and City-owned utility adjustments to meet the funding participation requirement of 43 TAC § 15.55; and

WHEREAS, to the extent the City's contribution of right of way and City-owned utility adjustments exceeds the funding requirement contained in 43 TAC § 15.55, the City desires to make a donation to the State of such excess; and

WHEREAS, the State, in accordance with the Texas Transportation Code, Subchapter D, Chapter 201, Section 201.206, may accept donations for the purpose of carrying out its functions and duties; and

WHEREAS, Texas Transportation Code Section 203.055 provides that upon the request of TXDOT, a political subdivision is authorized to convey property that may be necessary or appropriate to accomplish TXDOT's purposes; and

WHEREAS, the City desires to donate the parcels of real property more particularly described on **Attachment "A"**, attached hereto and incorporated herein for all purposes (each particular parcel being referred to as a "Parcel," and collectively the "Parcels"), to the State, and to make such other contributions as provided for herein; and

WHEREAS, acceptance of the donation of the Parcels will further the State's ability to meet its responsibilities; and

WHEREAS, the governing body of the City has approved entering into this agreement by resolution or ordinance dated _____, 2014, which is attached to and made a part of this agreement as **Attachment "B"** for the improvement covered by this agreement. A map showing the Project location appears in **Attachment "C"**, which is attached to and made a part of this agreement; and

WHEREAS, the State has determined that such participation is in the best interest of the citizens of the State.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, the State and the City do agree as follows:

AGREEMENT

1. Contribution of Parcels in Lieu of Monetary Payment

A. Contribution by City

1. The City agrees to contribute each of the Parcels for use by the State in connection with the design, development, construction, operation and maintenance of the Project. Contribution of the Parcels will be credited to the City's funding obligation for the cost of right of way to be acquired for the Project and for the cost of utility relocations for the Project, pursuant to 43 TAC § 15.55. Credit for all real property, other than property which is already dedicated or in use as a public road, contributed by the City to the State shall be based on the property's fair market value established as of the effective date of this agreement. The fair market value shall not include increases or decreases in value caused by the Project and should include the value of the land and improvements being conveyed, including any damages to the remainder.

2. The City will provide to the State all documentation to support the determined fair market value of the donated property. Any appraisals of the Parcels will be the responsibility of the State, and will be at the State's expense. The State will review the submitted documentation and make a final determination of value; provided however, the State may perform any additional investigation deemed necessary, including supplemental appraisal work by State employees or employment of fee appraisers.

3. The City will provide, at its expense, for all relocations and/or adjustments of City-owned utilities made necessary by the construction and/or operation of the Project, which work shall be performed either by the City or by the State's developer of the Project. The relocation or adjustment shall be based upon a determination by TxDOT, or the TxDOT developer for the Project, that a conflict exists between the Project and a City-owned utility facility. Relocation costs include necessary material acquisition, engineering and planning costs, additional right of way needed for the relocations, if any, and the physical installation of the materials. The City and the State will enter into a further agreement between them outlining the details of the performance of the City-owned utility relocation and/or adjustment work.

4. Credit shall be given only for property transferred at no cost to the State after the effective date of this agreement and the issuance of spending authority, and only for property which is necessary to complete the Project, and has title acceptable to the State. The cost of all title work and Phase 1 and/or Phase 2 environmental studies will be the responsibility of the State. Credit for property transferred by the City and for City-owned utility relocations and adjustments which the City is not otherwise required to make shall be in lieu of monetary contributions required to be paid to the State for the City's funding share of the right of way to be acquired and utilities to be relocated for the Project pursuant to 43 TAC § 15.55. The City and the State agree that the contribution by the City of the Parcels and the payment for the City-owned utility relocations and

CSJ # _____

District # _____

Code Chart 64 # _____

Project: _____

Not Research and Development

adjustments which the City is not otherwise obligated to make satisfy the City's participation requirement under 43 TAC § 15.55.

5. In the event the City's monetary contributions exceed the City's required contribution for right of way and City-owned utility relocation, there will be no refund to the City of any portion of its contributions, and any excess shall be considered a donation by the City. Further, credits cannot be applied to project phases other than right of way and City-owned utility relocation, or used for other projects.

6. Whenever funds are paid by the City to the State under this agreement, the City shall remit a warrant or check made payable to the "Texas Department of Transportation Trust Fund." The warrant or check shall be deposited by the State in an escrow account to be managed by the State. Funds in the escrow account may only be applied to the Project.

B. Deed and Passage of Title

The City will execute and provide to the State a deed conveying title satisfactory to the State with regard to each Parcel, conveying to the State all of the interest which the City has in each Parcel. The City agrees to execute and deliver all such deeds as soon as practicable, and further will use its best efforts to have all deeds executed and delivered to the State no later than the date on which the State issues the first notice to proceed to the State's developer for the Project, which is currently anticipated to occur on September 15, 2015. The State hereby agrees to accept delivery of any such deeds and passage of title. In the event that the Project is terminated, the deeds for all parcels will be returned to the City and no title will have passed with respect to any of the parcels.

C. Representations and Warranties

The City represents and warrants that it has the ownership interest being conveyed in each deed provided hereunder.

D. Demolition

1. The State agrees that it will be responsible for any demolition on, and removal of structures and materials from, each of the Parcels as may be needed for the State to use each Parcel for the Project.
2. The State further agrees that it will be responsible for the removal, handling, storage, disposal, treatment, and/or transportation of any hazardous materials found on any of the Parcels.

2. Right of Access

If the City is the owner of any part of the Project site, the City shall permit the State or its authorized representatives access to the site to perform any activities required to execute the work.

3. Termination

This agreement shall remain in effect until the project is completed and accepted by all parties, unless:

- a. The agreement is terminated in writing with the mutual consent of the parties;
- b. The agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party;
or
- c. The Project does not proceed because of insufficient funds or other reason in the discretion of the State.

4. Amendments

Amendments to this agreement may be enacted through a mutually agreed upon, written amendment. Minor amendments, not affecting the substance of the terms of the agreement may be enacted without approval of the governing body. In addition, the City Manager or designee may approve changes to contribution up to fifty thousand dollars (\$50,000.00).

5. Remedies

This agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this agreement and shall be cumulative.

6. Compliance with Texas Accessibility Standards and ADA

The State shall ensure that the plans for and the construction of all projects subject to this agreement are in compliance with the Texas Accessibility Standards (TAS) issued by the Texas Department of Licensing and Regulation, under the Architectural Barriers Act, Article 9102, Texas Civil Statutes. The TAS establishes minimum accessibility requirements to be consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336).

7. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

CSJ # _____
District # _____
Code Chart 64 # _____
Project: _____
Not Research and Development

City:	State:
<p>Natasha Fudge Interim Director Capital Programs City of Corpus Christi P.O. Box 9277 Corpus Christi, Texas 78469-9277</p> <p>1201 Leopard Street Corpus Christi, Texas 78401</p> <p>Copies to: Valerie Gray Interim Executive Director Public Works P.O. Box 9277 Corpus Christi, Texas 78469-9277</p> <p>Gustavo Gonzales Assistant City Manager Public Works & Utilities P.O. Box 9277 Corpus Christi, Texas 78469-9277</p>	<p>Mark Anderson Project Delivery Manager Texas Department of Transportation 125 E. 11th Street Austin, Texas 78701</p> <p>7745 Chevy Chase Drive, Bldg. 5, Ste. 230 Austin, Texas 78752</p>

All notices shall be deemed given three days after the date delivered in person or deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. All notices shall be delivered personally or by certified U.S. mail, Return Receipt Requested.

8. Legal Construction

If one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

9. Successors and Assigns

The State and the City each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of such other party in respect to all covenants of this agreement.

10. Responsibilities of the Parties

The State and the City agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

11. Ownership of Documents

Upon completion or termination of this agreement, all documents prepared by the State shall remain the property of the State. The State shall provide copies of all documents to the City. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the City shall be transmitted to the State in electronic form or photocopy reproduction, at the State's election, on a monthly basis as required by the State. The originals shall remain the property of the City. At the request of the State, the City shall submit any information required by the State in the format directed by the State.

12. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement.

13. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THIS AGREEMENT IS EXECUTED by the State and the City in duplicate.

THE CITY OF CORPUS CHRISTI

Ronald Olson
City Manager
City of Corpus Christi

Date

CSJ # _____

District # _____

Code Chart 64 # _____

Project: _____

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THE STATE OF TEXAS

John P. Campbell, P.E., SR/WA
Director, Right of Way Division

Date

CSJ # _____

District # _____

Code Chart 64 # _____

Project: _____

Not Research and Development

ATTACHMENT A
PARCELS TO BE CONTRIBUTED BY THE CITY

Highway: US 181
County: Nueces
RCSJ: 0101-06-109
Station 1049+59.05 to Station 1050+14.43

EXHIBIT "A"



Page 1 of 3
Date: 10-23-2014

Description for Parcel 120

BEING A 0.0662 OF AN ACRE (2,883 SQ.FT.) PARCEL OF LAND, MORE OR LESS, OUT OF THE RINCON DEL OSO ORIGINAL GRANT, (ENRIQUEZ VILLAREAL) ABSTRACT NO. 1, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AND BEING OUT OF LOT 10 AND LOT 12, BLOCK 104, AS SHOWN ON THE PLAT OF THE BROOKLYN ADDITION IN VOLUME A, PAGES 30-32 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a set brass disc in concrete, stamped "Texas Department of Transportation R.O.W." (TxDOT Type II monument), (N: 17,189,966.73; E: 1,342,609.44), at the intersection of the existing northwest Right-of-way line of U.S. 181, as described in Volume 417, Page 509 of the Deed Records of Nueces County, Texas and the proposed northwest Right of Way line of U.S. 181 and in the southeast line of said Lot 10, for the south corner of the herein described parcel, said point being 152.00 feet right of and at a right angle to the proposed U.S.181 baseline Engineer's Station 1050+14.43, from said point a set 1/2" iron rod with an orange plastic cap stamped "Bain Medina Bain, Inc." for the south corner of Lot 10, bears S. 31°37'18" W., 40.02 feet;

- (1) Thence N. 06°48'04" W., 39.17 feet, leaving the existing northwest Right-of-way line of U.S. 181 and crossing said Lot 10 and 12, with the proposed northwest Right of Way line of U.S.181, to a set TxDOT Type II Monument, for an angle point of the herein described parcel, same point being 176.34 feet right of and at a right angle to proposed U.S.181 baseline Engineer's Station 1049+83.74;
- (2) Thence N. 45°13'27" W., 108.50 feet, continuing crossing said Lot 12, with the proposed northwest Right of Way line of the U.S.181, to a set 5/8" iron rod with a 3" aluminum TxDOT cap**, at the intersection of the proposed northwest Right of Way line of U.S.181 and the southeast Right-of-way line of Surfside Street, formerly Avenue "F", as shown on said plat of Brooklyn Addition, for the west corner of the herein described parcel, same point being 282.00 feet right of and at a right angle to proposed U.S.181 baseline Engineer's Station 1049+59.05;
- (3) Thence N. 31°37'18" E., 4.67 feet, leaving the proposed northwest Right of Way line of U.S.181 with the northwest line of said Lot 12, to a point in the southwest Right of Way line of Burleson Street (60' R.O.W.), as shown on said plat of Brooklyn Addition, for the north corner of the herein described parcel;
- (4) Thence S. 58°21'25" E., 130.00 feet, with the southwest Right of Way line of said Burleson Street, to a point, at the intersection of the southwest Right of Way line of Burleson Street and the existing northwest Right of Way line of U.S. 181, for the east corner of the herein described parcel;

Highway: US 181
County: Nueces
RCSJ: 0101-06-109
Station 1049+59.05 to Station 1050+14.43

EXHIBIT "A"



Page 2 of 3
Date: 10-23-2014

Description for Parcel 120

- (5) Thence S. 31°37'18"W., 60.00 feet, with the existing northwest Right of Way line of U.S. 181, and the southeast line of said Lots 12 and 10, Block 104, to the **PLACE OF BEGINNING** and containing 0.0662 of an acre (2,883 sq. ft.) more or less.

All bearings and coordinates are based on the Texas State Plane Coordinate System, North American Datum of 1983(93) (NAD 83(93)), South Zone, with coordinates given in feet. All distances and coordinates shown are Grid.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground under my supervision on the 23rd day of October, 2014.

Access to and from the U.S. 181 Transportation Facility in areas where access is not specifically denied hereon may be permitted in accordance with Access Management Manual guidelines.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Source of the Stationing is the Texas Highway Department Right of Way Map, U.S. highway No. 181, Nueces County. CSJ:101-06-6 & 7; July, 1946.



E. F. Burkhart, RPLS 1706
Bain Medina Bain, Inc.
7073 San Pedro
San Antonio, Texas 78216
(210) 494-7223
TBPE NO. F-1712
TBPLSF REG. NO. 100209-00

CSJ # _____
 District # _____
 Code Chart 64 # _____
 Project: _____
 Not Research and Development

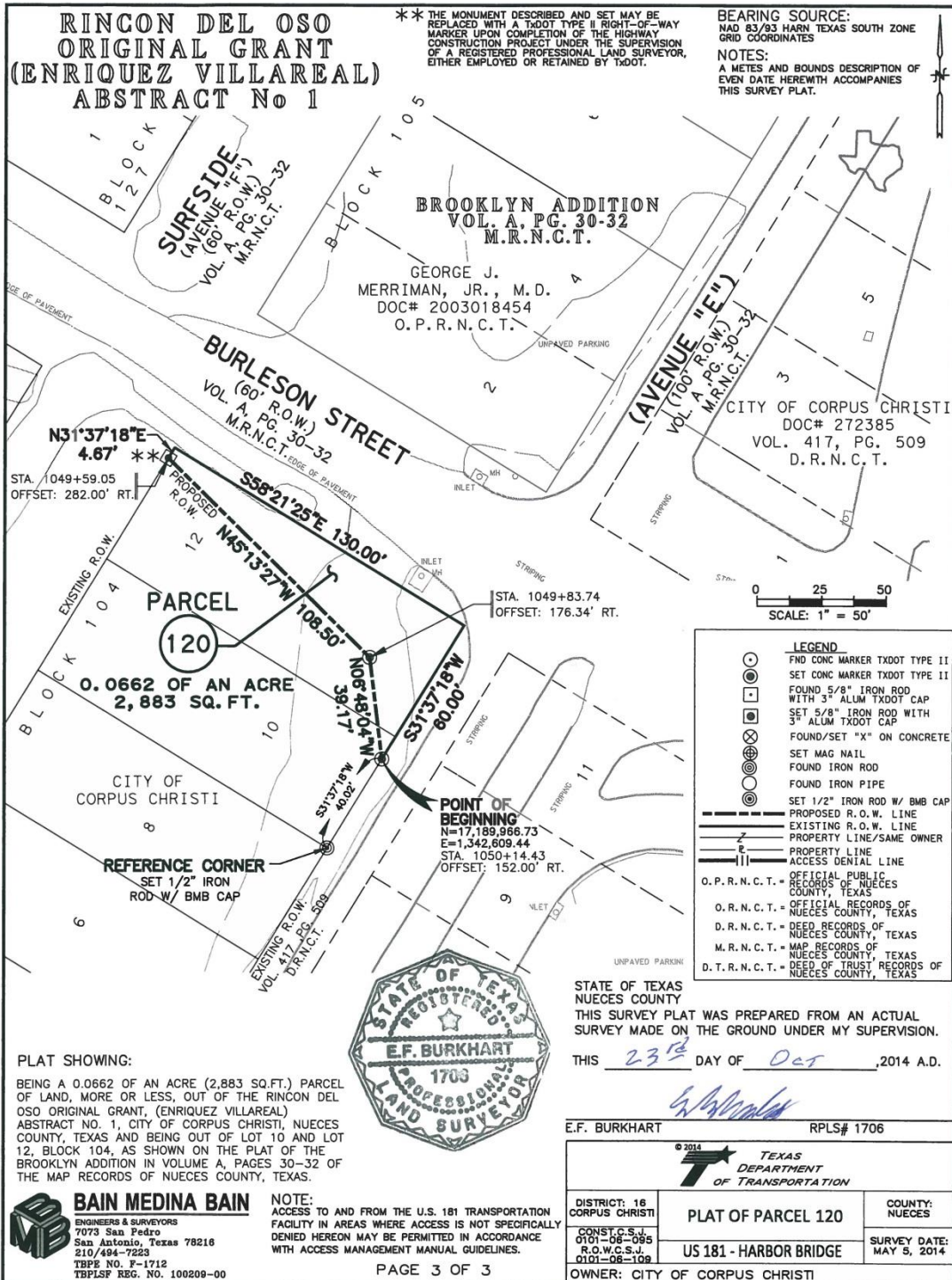


EXHIBIT "A"

Page 1 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1127+51.09 - 1128+57.58

PROPERTY DESCRIPTION FOR PARCEL 202

BEING a 0.566 of an acre (24,644 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, City of Corpus Christi, Nueces County, Texas, and out of a 0.780 of an acre tract of land described in an instrument to the City of Corpus Christi from AEP Texas Central Company (f/k/a Central Power and Light Company), recorded in Document #2005-020448, of the Official Records of Nueces County, Texas, dated April 12, 2005 the aforementioned 0.566 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for an angle corner of the aforementioned 0.780 of an acre tract, the Southwest corner of a tract of land described in an instrument to AEP Texas Central Company, recorded in Volume 1848, Page 993, of the Deed Records Nueces County, Texas, from which a found 5/8" iron rod bears N04°13'53"E 0.42 feet;

THENCE NORTH 54°00'34" West, 97.47 feet, along a North line of the aforementioned 0.780 of an acre tract and a South line of the aforementioned AEP Texas Central Company tract, to a set Texas Department of Transportation "Type II" concrete monument, for the **POINT OF BEGINNING** and lying in the proposed East right-of-way line of U.S. 181 (variable width right-of-way) for the Northeast corner of the herein described 0.566 of an acre parcel;

(1) **THENCE** SOUTH 22°32'46" West, 105.63 feet, leaving a North line of the aforementioned 0.780 of an acre tract and a South line of the aforementioned AEP Texas Central Company tract, along the proposed East right-of-way line of U.S. 181, to a set Texas Department of Transportation "Type II" concrete monument, lying in a South line of the said 0.780 of an acre tract and in the North line of a tract of land described in an instrument to Union Pacific Railroad, recorded in Document #2012-011348, of the Official Records of Nueces County, Texas, for the Southeast corner of the herein described 0.566 of an acre parcel, from which a point for an angle corner of the said 0.780 of an acre parcel and the Northwest corner of a tract of land described in an instrument to Port of Corpus Christi Authority, recorded in Document #835421, of the Deed Records of Nueces County, Texas, bears S54°00'34"E 11.73 feet, from which a found 5/8" iron rod bears S77°55'50"E 0.41 feet;

EXHIBIT "A"

Page 2 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1127+51.09 - 1128+57.58

PROPERTY DESCRIPTION FOR PARCEL 202

- (2) **THENCE** NORTH 54°00'34" West, 257.27 feet, leaving the proposed East right-of-way line of U.S. 181, along a South line of the aforementioned 0.780 of an acre parcel and the North line of the aforementioned Union Pacific Railroad tract, to a set Texas Department of Transportation "Type II" concrete monument, lying in the proposed West right-of-way line of U.S. 181, for the Southwest corner of the herein described 0.566 of an acre parcel;
- (3) **THENCE** NORTH 29°23'49" East, 56.45 feet, leaving a South line of the aforementioned 0.780 of an acre parcel and the North line of the aforementioned Union Pacific Railroad tract, along the proposed West right-of-way line of U.S. 181, to a set Texas Department of Transportation "Type II" concrete monument, lying in a North line of the said 0.780 of an acre parcel and the existing South right-of-way line of Brewster Street (60' right-of-way - no document found), for the Northwest angle corner of the herein described 0.566 of an acre parcel;
- (4) **THENCE** NORTH 78°49'07" East, 63.62 feet, along a North line of the aforementioned 0.780 of an acre parcel and the existing South right-of-way line of the aforementioned Brewster Street, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX, for the Northeast corner of the said 0.780 of an acre parcel and a West corner of the aforementioned A.E.P. Texas Central Company tract, for the Northeast angle corner of the herein described 0.566 of an acre parcel;

EXHIBIT "A"

Page 3 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1127+51.09 - 1128+57.58

PROPERTY DESCRIPTION FOR PARCEL 202

(5) THENCE SOUTH 54°00'34" East, 195.94 feet, leaving the existing South right-of-way line of the aforementioned Brewster Street, along a North line of the aforementioned 0.780 of an acre tract and a South line of the aforementioned AEP Texas Central Company tract, to the POINT OF BEGINNING and containing 0.566 of an acre (24,644 square feet) of land, more or less.

Access maybe permitted in accordance with access management manual guidelines.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

Stationing based off of proposed U.S. 181 alignment.

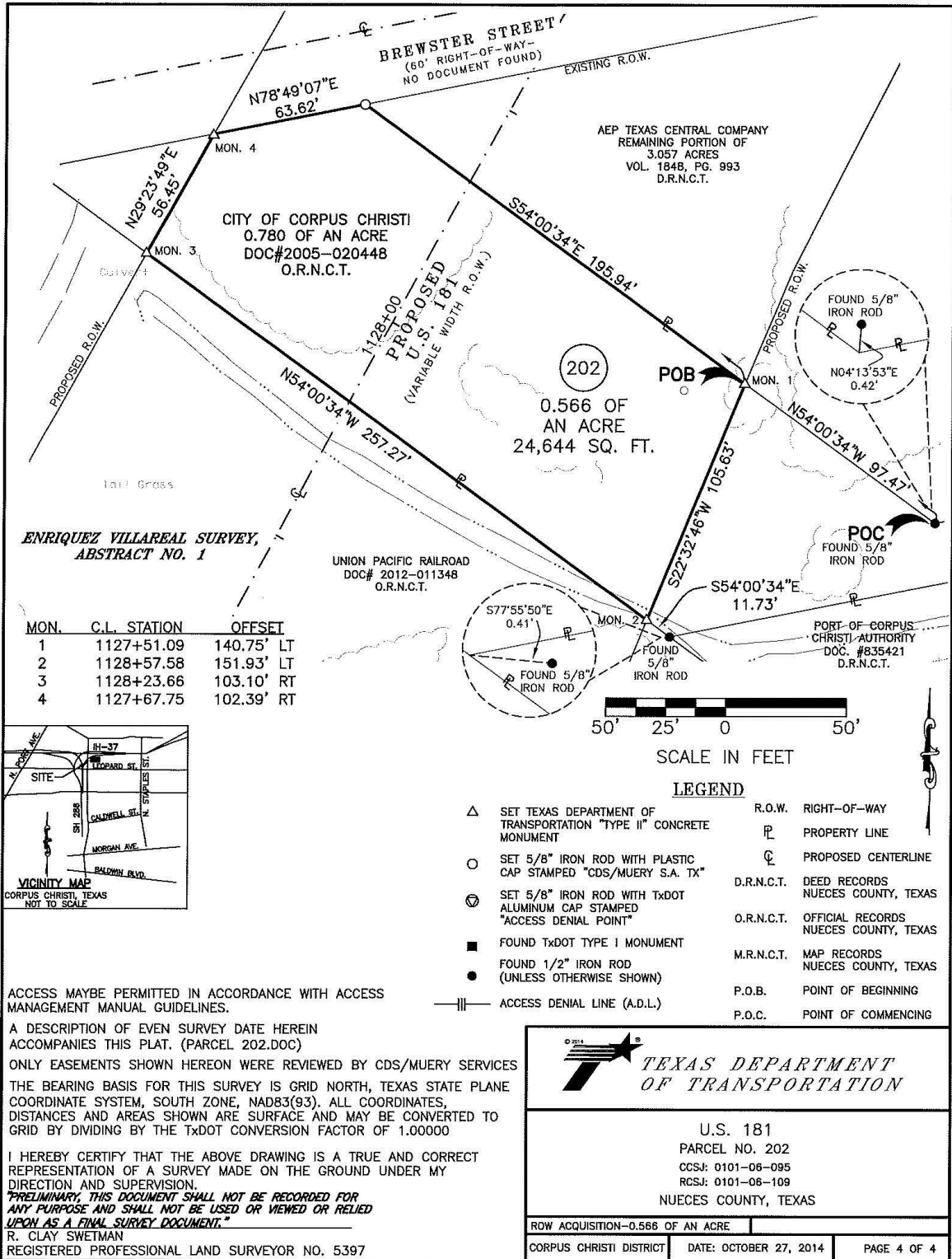
THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date _____ day of _____, 2014 A.D.

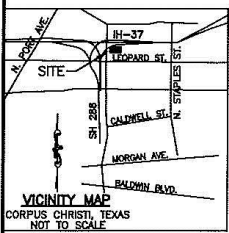
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDSmuery - 3411 Magic Drive, San Antonio, Texas 78229 - 210-581-1111
TBPLS No. 100495-00



ENRIQUEZ VILLAREAL SURVEY,
 ABSTRACT NO. 1

MON.	C.L. STATION	OFFSET
1	1127+51.09	140.75' LT
2	1128+57.58	151.93' LT
3	1128+23.66	103.10' RT
4	1127+67.75	102.39' RT



ACCESS MAYBE PERMITTED IN ACCORDANCE WITH ACCESS MANAGEMENT MANUAL GUIDELINES.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 202.DOC)
 ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES
 THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00000

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.
 "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."
 R. CLAY SWETMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

- LEGEND**
- △ SET TEXAS DEPARTMENT OF TRANSPORTATION "TYPE II" CONCRETE MONUMENT
 - SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
 - ⊙ SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "ACCESS DENIAL POINT"
 - FOUND TxDOT TYPE I MONUMENT
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
 - ||— ACCESS DENIAL LINE (A.D.L.)
 - R.O.W. RIGHT-OF-WAY
 - ℙ PROPERTY LINE
 - ⊕ PROPOSED CENTERLINE
 - D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS
 - O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS
 - M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING

TEXAS DEPARTMENT OF TRANSPORTATION

U.S. 181
 PARCEL NO. 202
 CCSJ: 0101-06-095
 RCSJ: 0101-06-109
 NUECES COUNTY, TEXAS

ROW ACQUISITION--0.566 OF AN ACRE

CORPUS CHRISTI DISTRICT DATE: OCTOBER 27, 2014 PAGE 4 OF 4

EXHIBIT "A"

Page 1 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1131+62.61 - 1135+94.50

PROPERTY DESCRIPTION FOR PARCEL 206

BEING a 0.347 of an acre (15,096 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, City of Corpus Christi, Nueces County, Texas, and out of a tract of land described in an instrument to the City of Corpus Christi from D.H. Best and Estelle M. Best, recorded in Volume 193, Page 228 of the Deed Records of Nueces County, Texas, dated February 28, 1930, also being out of Block A and the NW 1/4 of The Colonia Mexicana Subdivision, recorded in Volume 2, Page 17 of the Map Records of Nueces County, Texas, the aforementioned 0.347 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Northeast corner of the aforementioned City of Corpus Christi tract, the Northwest corner of a tract of land described in an instrument to Geraldine M.B.S. Johnson, recorded in Document #2010-044182, Official Records Nueces County, Texas, and lying in the existing South right-of-way line of West Broadway Street, described as a 60' wide strip of land, recorded in Volume 107, Page 568, of the Deed Records of Nueces County, Texas, from which a found 1 1/2" iron pipe bears N39°03'29"E 0.27 feet;

THENCE NORTH 54°10'15" West, 110.96 feet, along the North line of the aforementioned Block A and the existing South right-of-way line of the aforementioned West Broadway Street, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and lying in the proposed East right-of-way line of U.S. 181 (variable width right-of-way) and for the Northeast corner of the herein described 0.347 of an acre parcel;

(1) THENCE SOUTH 22°32'46" West, 424.84 feet, leaving the North line of the aforementioned Block A and the existing South right-of-way line of the aforementioned West Broadway Street, along the proposed East right-of-way line of U.S. 181, to a set Texas Department of Transportation "Type II" concrete monument, lying in the East line of a tract land, described in an instrument to the Estate of Ruth Parr Sparks, recoded in Document #1997-010128, of the Official Records Nueces County, Texas, for the South corner of the herein described 0.347 of an acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", bears S13°24'16"W 300.66 feet, for the South corner of the aforementioned NW 1/4 and an angle corner of the said Sparks tract;

CSJ # _____

District # _____

Code Chart 64 # _____

Project: _____

Not Research and Development

EXHIBIT "A"

Page 2 OF 4

October 27, 2014

COUNTY: Nueces

HIGHWAY: U.S. 181

PROJECT LIMITS: From: Nueces Bay
To: Agnes Street

CCSJ: 0101-06-095

RCSJ: 0101-06-109

1131+62.61 - 1135+94.50

PROPERTY DESCRIPTION FOR PARCEL 206

- (2) THENCE NORTH 13°24'16" East, 447.30 feet, along the West line of the aforementioned Block A, the West line of the aforementioned NW 1/4, and the East line of the aforementioned Sparks tract, to a point, lying in the existing South right-of-way line of the aforementioned West Broadway Street, for the Northwest corner of the aforementioned Block A, the Northeast corner of the said Sparks tract, and for the Northwest corner of the herein described 0.347 of an acre parcel, from which a found 1" iron pipe bears S13°24'16"W 0.44 feet;

EXHIBIT "A"

Page 3 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1131+62.61 - 1135+94.50

PROPERTY DESCRIPTION FOR PARCEL 206

- (3) THENCE SOUTH 54°10'15" East, 73.02 feet, along the North line of the aforementioned Block A and the existing South right-of-way line of the aforementioned West Broadway Street, to the POINT OF BEGINNING and containing 0.347 of an acre (15,096 square feet) of land, more or less.

Access maybe permitted in accordance with access management manual guidelines.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

Stationing based off of proposed U.S. 181 alignment.

THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date _____ day of _____, 2014 A.D.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDSmuery - 3411 Magic Drive, San Antonio, Texas 78229 - 210-581-1111
TBPLS No. 100495-00

CSJ # _____
 District # _____
 Code Chart 64 # _____
 Project: _____
 Not Research and Development

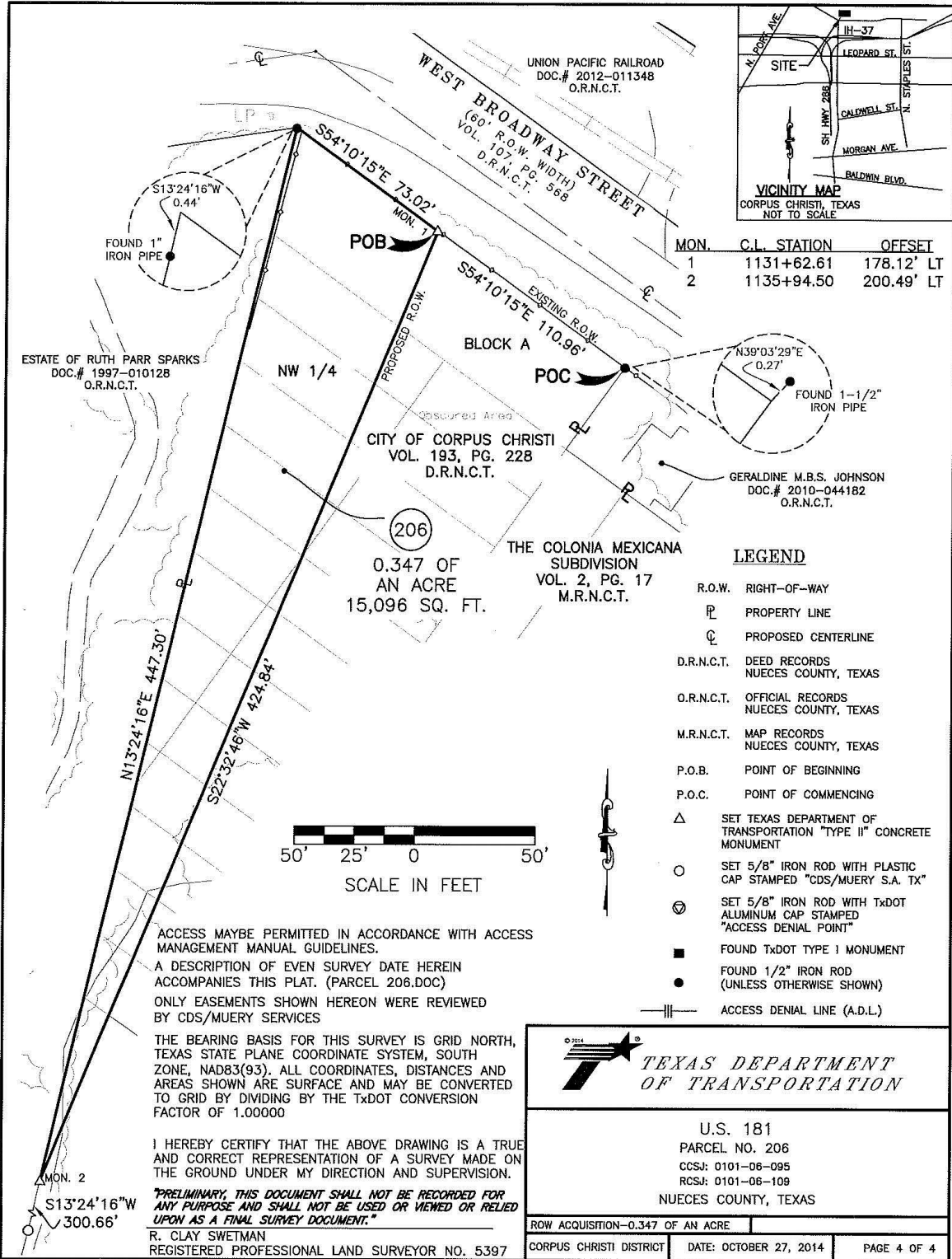


EXHIBIT "A"

Page 1 OF 10
October 28, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1152+28.77 - 1155+59.98

PROPERTY DESCRIPTION FOR PARCEL 218

BEING a 3.886 acre (169,264 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and being out of a 3.983 acre tract of land described in an instrument to the City of Corpus Christi from The Guaranty Title and Trust Company, Trustee, a corporation and Jack Pope, Independent Executor of the Estate of W.E. Pope, Deceased, recorded in Volume 399, Page 297 of the Deed Records of Nueces County, Texas, dated January 23, 1948, and also being all of a tract of land described as Lots 16 - 17, Block A of the Diaz Addition, recorded in Volume A, Page 5, of the Map Records of Nueces County, Texas, in an instrument to the City of Corpus Christi from Mrs. E. L. Lloyd, recorded in Volume 285, Page 139, of the Deed Records of Nueces County, Texas, dated January 8, 1943, and also being all of a tract of land described as Lots 18 - 19, Block A of the aforementioned Diaz Addition, in an instrument to the City of Corpus Christi from John G. Marshall and Mable Kathryn Marshall, his wife, recorded in Volume 293, Page 304, of the Deed Records of Nueces County, Texas, dated November 4, 1943, and also being all of a tract of land described as Lots 20 - 21, Block A, of the said Diaz Addition, in an instrument to the City of Corpus Christi from Lucius C. Andrews, recorded in Volume 282, Page 293, of the Deed Records of Nueces County, Texas, dated August 11, 1942, the aforementioned 3.886 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southwest corner of the aforementioned 3.983 acre tract, the Southeast corner of a 17.450 acre tract of land described in an instrument to the Housing Authority of The City of Corpus Christi, recorded in Volume 555, Page 328, of the Deed Records of Nueces County, Texas, and lying in the existing North right-of-way line of Winnebago Street (60' right-of-way width), dedicated as a 60' road in the Craven Heights Addition, recorded in Volume A, Page 7, of the Map Records Nueces County, Texas;

THENCE SOUTH 60°10'33" East, 162.48 feet, along the South line of the aforementioned 3.983 acre tract and the existing North right-of-way line of the aforementioned Winnebago Street, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and lying in the proposed West right-of-way line of U.S. 181 (variable width right-of-way), and being the southwest corner of the herein described 3.886 acre parcel;

EXHIBIT "A"

Page 2 OF 10
October 28, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1152+28.77 - 1155+59.98

PROPERTY DESCRIPTION FOR PARCEL 218

- (1) **THENCE** NORTHEASTERLY, an arc distance of 340.44 feet, with a curve to the right having a radius of 11,050.00 feet, a delta angle of $01^{\circ}45'55''$, and a chord which bears North $14^{\circ}49'14''$ East, 340.43 feet, leaving the South line of the aforementioned 3.983 acre tract and the existing North right-of-way line of the aforementioned Winnebago Street, along the proposed West right-of-way line of U.S. 181, to a set Texas Department of Transportation "Type II" concrete monument, lying in the North line of the said 3.983 acre tract and the South line of the aforementioned 17.450 acre tract, for the Northwest corner of the herein described 3.886 acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", bears, $N83^{\circ}05'24''W$, 80.72 feet, for the Northwest corner of the said 3.983 acre tract and an angle corner of the said 17.450 acre tract;
- (2) **THENCE** SOUTH $83^{\circ}05'24''$ East, 422.43 feet, leaving the proposed West right-of-way line of U.S. 181, along the North line of the aforementioned 3.983 acre tract and a South line of the aforementioned 17.450 acre tract, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the existing West right-of-way line of Lake Street (60' right-of-way width), dedicated as a 60' road in the Clarkson Addition, recorded in Volume A, Page 5, of the Map Records of Nueces County, Texas, being the Northeast corner of the said 3.983 acre tract, an angle corner of the said 17.450 acre tract, and for the Northeast corner of the herein described 3.886 acre parcel;

EXHIBIT "A"

Page 3 OF 10
October 28, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
 To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1152+28.77 - 1155+59.98

PROPERTY DESCRIPTION FOR PARCEL 218

- (3) THENCE SOUTH 10°06'51" West, 290.63 feet, along the East line of the aforementioned 3.983 acre tract, the existing West right-of-way line of the aforementioned Lake Street and the West line of a 1.175 acre "Tract II" tract of land, described in an instrument to HCS 311, LLC, recorded in Document #2005-021231, Official Records Nueces County, Texas, passing at a distance of 30.46 a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", being the Southwest corner of the existing West right-of-way line of the said Lake Street and the Northwest corner of the said 1.175 acre tract, continuing along the East line of the said 3.983 acre tract and the West line of the said 1.175 acre tract, to a point for an angle corner of the said 3.983 acre tract, the Southwest corner of the said 1.175 acre tract, lying in the North line of a tract of land described as Lots 8 - 15, Block A, of the aforementioned Diaz Addition, in an instrument to Edwin Schroeder Properties, LLC, recorded in Document #2010-032523, Official Records Nueces County, Texas, and for an angle corner of the herein described 3.886 acre parcel, from which a found fence corner post bears, S74°56'10"W, 0.46 feet;
- (4) THENCE NORTH 88°36'24" West, 18.82 feet, along a South line of the aforementioned 3.983 acre tract, the North line of the aforementioned Schroeder tract, and the aforementioned Lots 13 - 15, Block A, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the said 3.973 acre, the Northwest corner of the said Schroeder tract, and for an angle corner of the herein described 3.886 acre parcel;
- (5) THENCE SOUTH 00°43'07" West, 91.11 feet, along the East line of the aforementioned 3.983 acre tract, the West line of the aforementioned Schroeder tract, and the West line of the aforementioned Lot 15, Block A, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southeast corner of the said 3.983 acre tract, the Southwest corner of the said Schroeder tract, and lying in the existing North right-of-way line of the aforementioned Winnebago Street, for the Southeast corner of the herein described 3.886 acre parcel;

CSJ # _____
District # _____
Code Chart 64 # _____
Project: _____
Not Research and Development

EXHIBIT "A"

Page 4 OF 10
October 28, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
 To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1152+28.77 - 1155+59.98

PROPERTY DESCRIPTION FOR PARCEL 218

- (6) THENCE NORTH 89°16'53" West, 269.59 feet, along the South line of the aforementioned Lots 16 - 21, Block A and the existing North right-of-way line of the aforementioned Winnebago Street, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the herein described 3.886 acre parcel;

EXHIBIT "A"

Page 5 OF 10
October 28, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
 To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1152+28.77 - 1155+59.98

PROPERTY DESCRIPTION FOR PARCEL 218

(7) THENCE NORTH 60°10'33" West, 191.21 feet, continuing along the South line of the aforementioned Lot 21, Block A, the South line of the aforementioned 3.983 acre tract, and the existing North right-of-way line of the aforementioned Winnebago Street, to the POINT OF BEGINNING and containing 3.886 acres (169,264 square feet) of land, more or less.

Access maybe permitted in accordance with access management manual guidelines.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

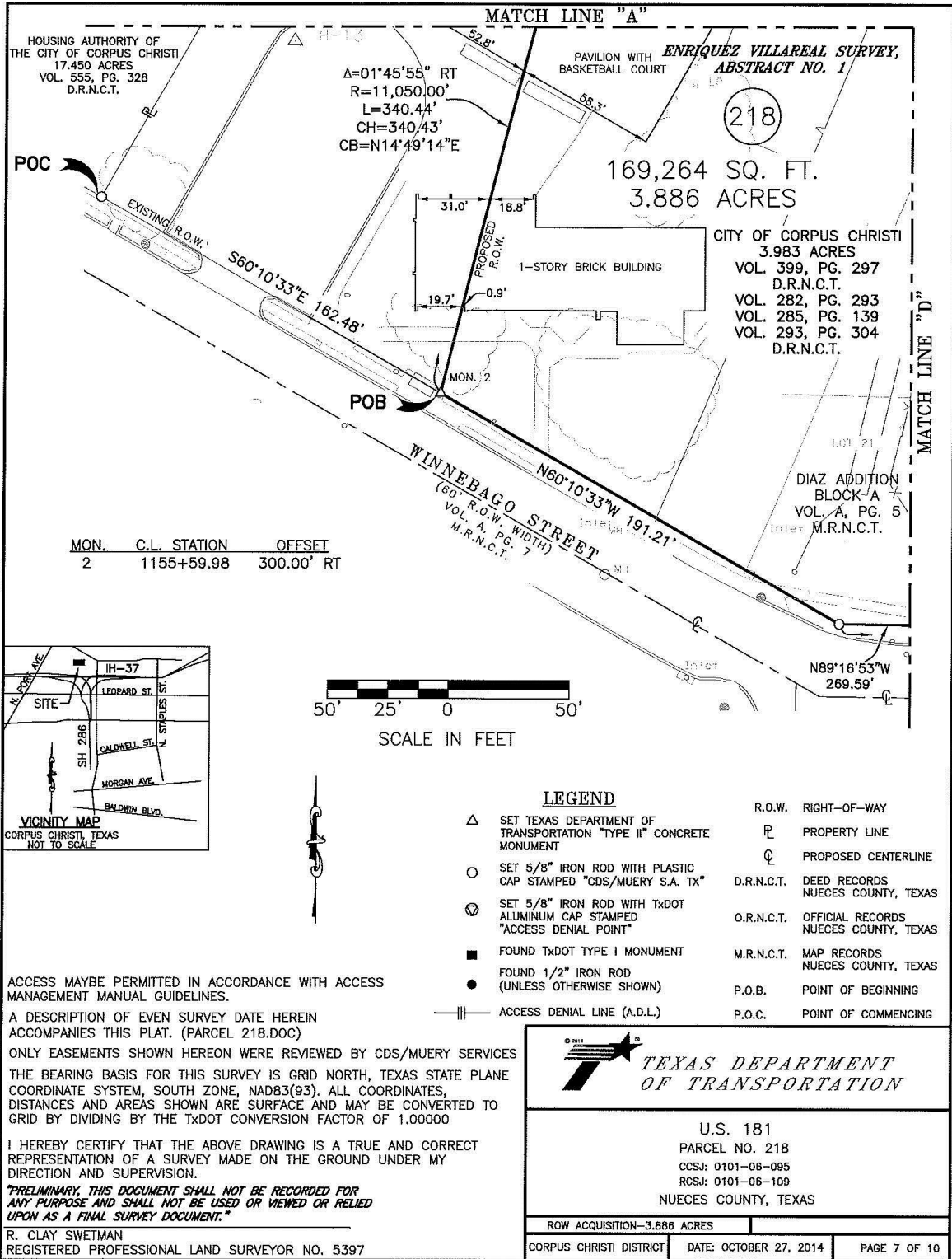
Stationing based off of proposed U.S. 181 alignment.

THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

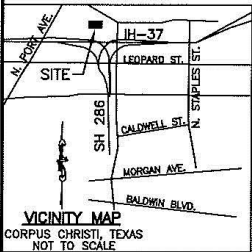
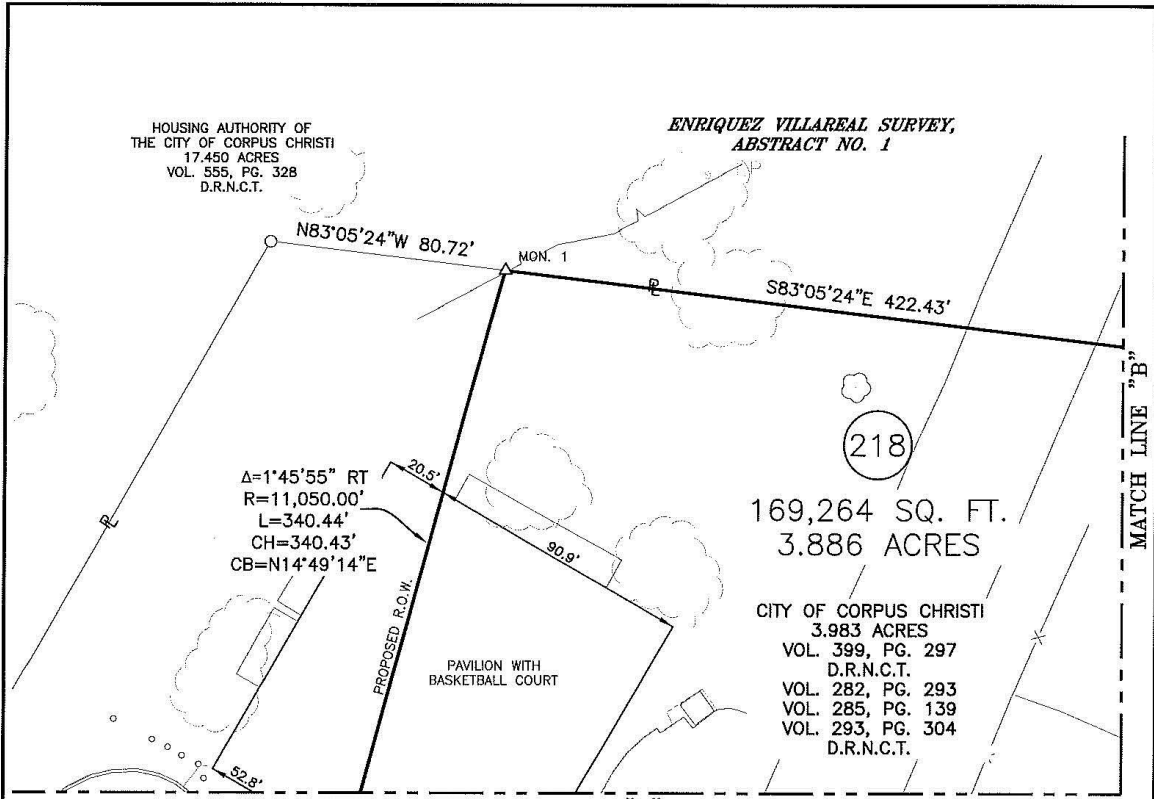
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date _____ day of _____, 2014 A.D.
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

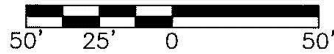
R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDSmuery - 3411 Magic Drive, San Antonio, Texas 78229 - 210-581-1111
TBPLS No. 100495-00



CSJ # _____
 District # _____
 Code Chart 64 # _____
 Project: _____
 Not Research and Development



MON.	C.L. STATION	OFFSET
1	1152+28.77	300.00' RT



SCALE IN FEET

LEGEND

- | | | | |
|------|---|------------|---------------------------------------|
| △ | SET TEXAS DEPARTMENT OF TRANSPORTATION "TYPE II" CONCRETE MONUMENT | R.O.W. | RIGHT-OF-WAY |
| ○ | SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" | ℙ | PROPERTY LINE |
| ⊙ | SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "ACCESS DENIAL POINT" | ℄ | PROPOSED CENTERLINE |
| ■ | FOUND TxDOT TYPE I MONUMENT | D.R.N.C.T. | DEED RECORDS NUECES COUNTY, TEXAS |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) | O.R.N.C.T. | OFFICIAL RECORDS NUECES COUNTY, TEXAS |
| — — | ACCESS DENIAL LINE (A.D.L.) | M.R.N.C.T. | MAP RECORDS NUECES COUNTY, TEXAS |
| | | P.O.B. | POINT OF BEGINNING |
| | | P.O.C. | POINT OF COMMENCING |

ACCESS MAYBE PERMITTED IN ACCORDANCE WITH ACCESS MANAGEMENT MANUAL GUIDELINES.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 218.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00000

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

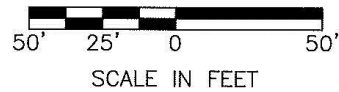
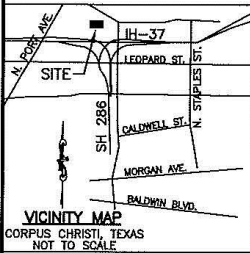
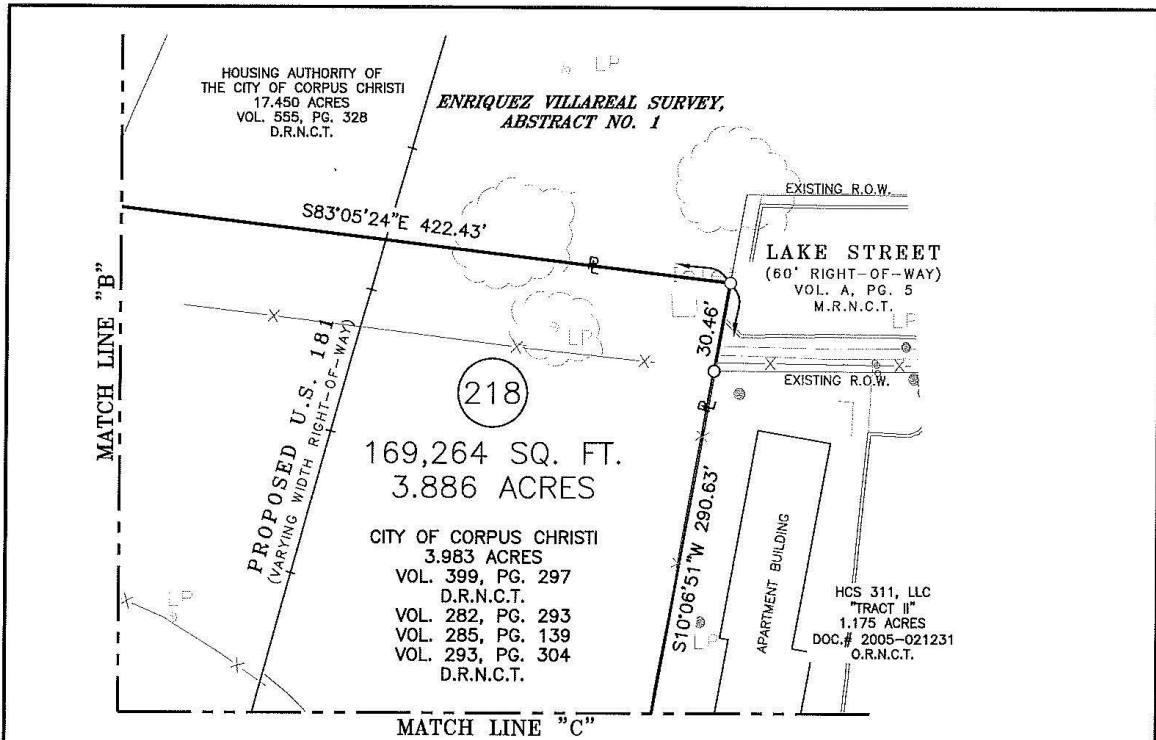
R. CLAY SWETMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



TEXAS DEPARTMENT OF TRANSPORTATION

U.S. 181
 PARCEL NO. 218
 CCSJ: 0101-06-095
 RCSJ: 0101-06-109
 NUECES COUNTY, TEXAS

ROW ACQUISITION-3.886 ACRES	
CORPUS CHRISTI DISTRICT	DATE: OCTOBER 27, 2014
PAGE 8 OF 10	



- LEGEND**
- | | | | |
|------|---|------------|---------------------------------------|
| △ | SET TEXAS DEPARTMENT OF TRANSPORTATION "TYPE II" CONCRETE MONUMENT | R.O.W. | RIGHT-OF-WAY |
| ○ | SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" | ℙ | PROPERTY LINE |
| ⊙ | SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "ACCESS DENIAL POINT" | ⊕ | PROPOSED CENTERLINE |
| ■ | FOUND TxDOT TYPE I MONUMENT | D.R.N.C.T. | DEED RECORDS NUECES COUNTY, TEXAS |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) | O.R.N.C.T. | OFFICIAL RECORDS NUECES COUNTY, TEXAS |
| — — | ACCESS DENIAL LINE (A.D.L.) | M.R.N.C.T. | MAP RECORDS NUECES COUNTY, TEXAS |
| | | P.O.B. | POINT OF BEGINNING |
| | | P.O.C. | POINT OF COMMENCING |

ACCESS MAYBE PERMITTED IN ACCORDANCE WITH ACCESS MANAGEMENT MANUAL GUIDELINES.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 218.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00000

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

R. CLAY SWETMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

TEXAS DEPARTMENT OF TRANSPORTATION

U.S. 181
 PARCEL NO. 218
 CCSJ: 0101-06-095
 RCSJ: 0101-06-109
 NUECES COUNTY, TEXAS

ROW ACQUISITION-3.886 ACRES	
CORPUS CHRISTI DISTRICT	DATE: OCTOBER 27, 2014
PAGE 9 OF 10	

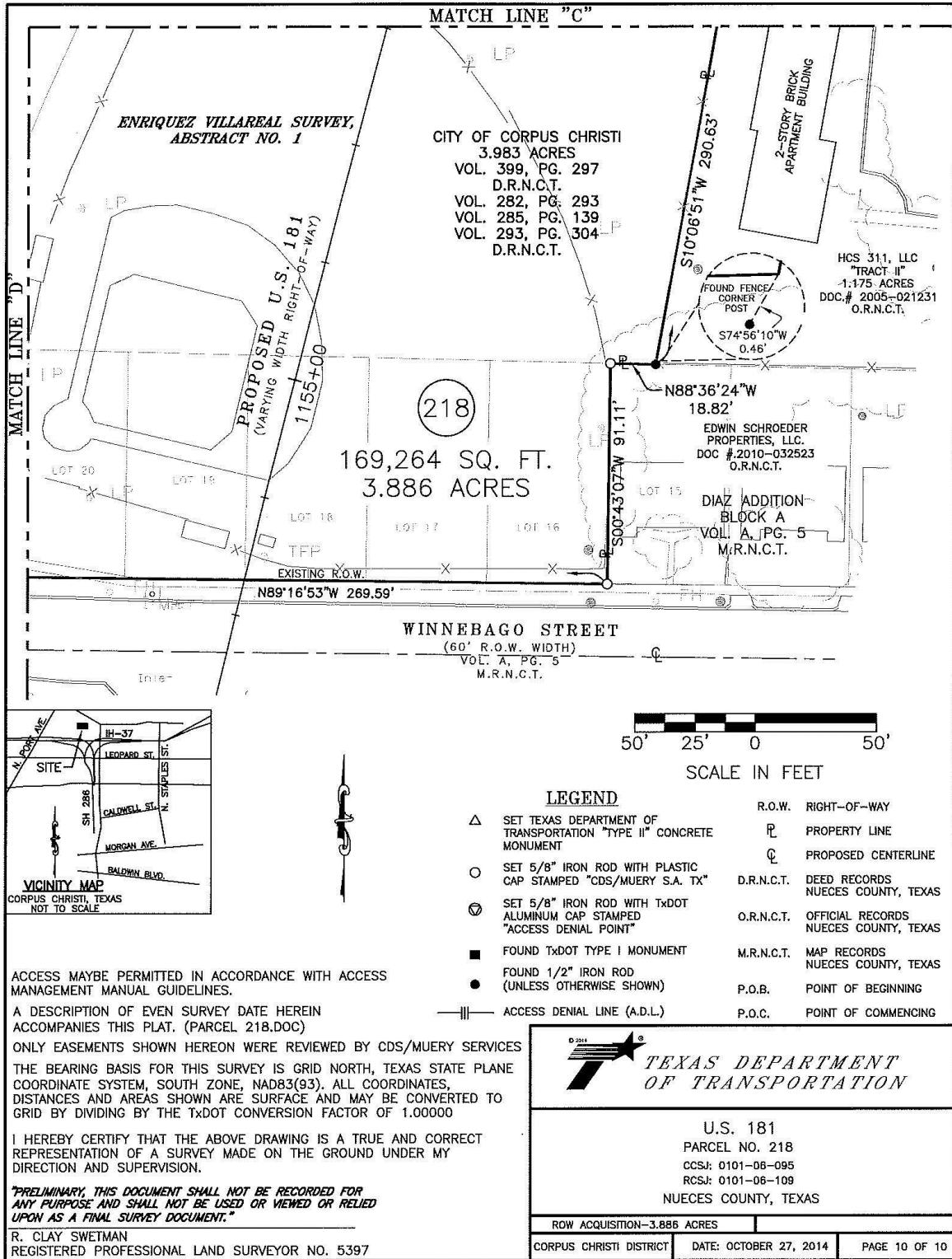


EXHIBIT "A"

Page 1 OF 9
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1156+83.46 - 1158+39.24

PROPERTY DESCRIPTION FOR PARCEL 219 - Part I

BEING a 1.641 acre (71,494 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and out of a remaining portion of a 2.63 acre tract of land described in an instrument to the City of Corpus Christi from Peter Berney, recorded in Volume 102, Page 626 of the Deed Records of Nueces County, Texas, dated January 30, 1914, and all of a tract of land described in an instrument to the City of Corpus Christi from Emma L. Lloyd, recorded in Volume 481, Page 516, of the Deed Records of Nueces County, Texas, also being out of Lot 1-A, of the Plat of Lots 1-A, 2-A, 3-A, & 4-A Bluff Annex, recorded in Volume 56, Page 56 of the Map Records of Nueces County, Texas, the aforementioned 1.641 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southeast corner of the aforementioned Lot 1-A, the Southwest corner of Lot 3-A of the aforementioned Plat of Lots 1-A, 2-A, 3-A, & 4-A Bluff Annex, and lying in the existing North right-of-way line of Interstate Highway 37 (variable width right-of-way), described as a 0.103 of an acre "Parcel 142" tract of land to the State of Texas, and recorded in Volume 910, Page 505, of the Deed Records of Nueces County, Texas;

THENCE NORTH 87°09'35" West, 63.02 feet, along the South line of the aforementioned Lot 1-A, and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and lying in the proposed East right-of-way line of U.S. 181 (variable width right-of-way), for the Southeast a corner of the herein described 1.641 acre parcel;

- (1) THENCE NORTH 87°09'35" West, 270.10 feet, continuing along the South line of the aforementioned Lot 1-A and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the herein described 1.641 acre parcel;
- (2) THENCE NORTH 62°25'38" West, 14.82 feet, continuing along the South line of the aforementioned Lot 1-A and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a found Texas Department of Transportation "Type II" concrete monument, for an angle corner of the herein described 1.641 acre parcel;

EXHIBIT "A"

Page 2 OF 9
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1156+83.46 - 1158+39.24

PROPERTY DESCRIPTION FOR PARCEL 219 - Part I

- (3) THENCE NORTH 23°48'41" West, 14.82 feet, continuing along the South line of the aforementioned Lot 1-A and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a found Texas Department of Transportation "Type II" concrete monument, for an angle corner of the herein described 1.641 acre parcel;
- (4) THENCE NORTH 02°06'50" West, 153.38 feet, along the West line of the aforementioned Lot 1-A and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a point, lying in the existing East right-of-way line of Brownlee Boulevard (variable width right-of-way - no document found), for an angle corner of the herein described 1.641 acre parcel, from which a found 60D nail bears, N06°03'51"E, 1.11 feet;
- (5) THENCE NORTH 00°29'56" East, 48.81 feet, along the West line of the aforementioned Lot 1-A and the existing East right-of-way line of the aforementioned Brownlee Boulevard, to a point, for a point of curvature and an angle corner of the herein described 1.641 acre parcel, from which a found 5/8" iron rod bears N10°38'24"W 0.15 feet;
- (6) THENCE NORTHEASTERLY, an arc distance of 17.11 feet, with a curve to the right having a radius of 10.00 feet, a delta angle of 98°03'03", and a chord which bears North 49°31'29" East, 15.10 feet, along the West line of the aforementioned Lot 1-A and the existing East right-of-way line of the aforementioned Brownlee Boulevard, to a point, lying in the existing South right-of-way line of Winnebago Street (60' right-of-way width), a 60' dedicated road in the Diaz Addition, recored in Volume A, Page 5, of the Map Records of Nueces County, Texas, for a point of curvature and an angle corner of the herein described 1.641 acre parcel, from which a found 5/8" iron rod bears N73°30'07"W 1.17 feet;
- (7) THENCE SOUTHEASTERLY, an arc distance of 44.42 feet, with a curve to the left having a radius of 325.00 feet, a delta angle of 07°49'55", and a chord which bears South 85°21'55" East, 44.39 feet, along the North line of the aforementioned Lot 1-A and the existing South right-of-way line of the aforementioned Winnebago Street, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the herein described 1.641 acre parcel;

EXHIBIT "A"

Page 3 OF 9
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1156+83.46 - 1158+39.24

PROPERTY DESCRIPTION FOR PARCEL 219 - Part I

- (8) **THENCE** SOUTH 89°16'53" East, 242.43 feet, along the North line of the aforementioned Lot 1-A and the existing South right-of-way line of the aforementioned Winnebago Street, to a found drilled hole, for the North corner of the said Lot 1-A and the Northwest Corner of the aforementioned Lot 2-A, for the Northeast corner of the herein described 1.641 acre parcel;
- (9) **THENCE** SOUTH 06°05'21" East, 91.20 feet, leaving the North line of the aforementioned Lot 1-A and the existing South right-of-way line of the aforementioned Winnebago Street, along an East line of the said Lot 1-A and the West line of the aforementioned Lot 2-A, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the said Lot 1-A, the Southwest corner of the said Lot 2-A, and for an angle corner of the herein described 1.641 acre parcel;
- (10) **THENCE** SOUTH 89°54'34" East, 20.18 feet, along a North line of the aforementioned Lot 1-A and a South line of the aforementioned Lot 2-A, to a set Texas Department of Transportation "Type II" concrete monument, lying in the proposed East right-of-way of U.S. 181, for the beginning of a proposed "Access Denial Line" and an angle corner of the herein described 1.641 acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", bears S89°54'34"E, 30.53 feet being the Northeast corner of the said Lot 1-A;
- (11) **THENCE** SOUTHWESTERLY, an arc distance of 152.16 feet, with a curve to the left having a radius of 10,500.00 feet, a delta angle of 00°49'49", and a chord which bears South 12°51'53" West, 152.16 feet, along the proposed East right-of-way line of U.S., to the **POINT OF BEGINNING** and the end of the proposed "Access Denial Line", and containing 1.641 acres (71,494 square feet) of land, more or less. The total length of the herein described proposed "Access Denial Line" is 152.16 feet.

Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

EXHIBIT "A"

Page 4 OF 9
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1155+88.61 - 1156+83.46

PROPERTY DESCRIPTION FOR PARCEL 219 - Part II

BEING a 0.074 of an acre (3,236 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and being out of a tract of land described in an instrument to the City of Corpus Christi from Mrs. Emma L. Lloyd, recorded in Volume 481, Page 516, of the Deed Records of Nueces County, Texas, and being all of a tract of land to the City of Corpus Christi through Condemnation Proceedings No. 689, also being out of Lot 2-A, of the Plat of Lots 1-A, 2-A, 3-A, & 4-A Bluff Annex, recorded in Volume 56, Page 56 of the Map Records of Nueces County, Texas, the aforementioned 0.074 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Northeast corner of Lot-2A of the aforementioned Plat of Lots 1-A, 2-A, 3-A, & 4-A Bluff Annex, and lying in the existing South right-of-way line of Winnebago Street (60' right-of-way), a 60' dedicated road in the Diaz Addition, recorded in Volume A, Page 5, Map Records Nueces County, Texas;

THENCE NORTH 89°16'53" West, 515.42 feet, along the North line of the aforementioned Lot 2-A, and the existing South right-of-way line of the aforementioned Winnebago Street, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and being at the beginning of a proposed "Access Denial Line", also lying in the proposed East right-of-way line of U.S. 181 (variable width right-of-way), for the Northeast corner of the herein described 0.074 of an acre parcel;

- (1) THENCE SOUTHWESTERLY, an arc distance of 92.64 feet, with a curve to the left having a radius of 10,500.00 feet, a delta angle of 00°30'20", and a chord which bears South 13°31'57" West, 92.64 feet, leaving the North line of the aforementioned Lot 2-A and the existing South right-of-way line of the aforementioned Winnebago Street, along the proposed East right-of-way line of U.S. 181 and the proposed "Access Denial Line", to a set Texas Department of Transportation "Type II" concrete monument, lying in the South line of the aforementioned Lot 2-A and the North line of Lot 1-A of the aforementioned Plat of Lots 1-A, 2-A, 3-A, and 4-A Bluff Annex, for the end of the proposed "Access Denail Line", and for the Southeast corner of the herein described 0.074 of an acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", at a Northeast corner of the said Lot 1-A, bears S89°54'34"E, 30.53 feet;

EXHIBIT "A"

Page 5 OF 9
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
 To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1155+88.61 - 1156+83.46

PROPERTY DESCRIPTION FOR PARCEL 219 - Part II

- (2) THENCE NORTH 89°54'34" West, 20.18 feet, along the South line of aforementioned Lot 2-A and a North line of the aforementioned Lot 1-A, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southwest corner of the said Lot 2-A, an angle corner of the said Lot 1-A, and for the Southwest corner of the herein described 0.074 of an acre parcel;

- (3) THENCE NORTH 06°05'21" West, 91.20 feet, along the West line of the aforementioned Lot 2-A and the East line of the aforementioned Lot 1-A, to a found drilled hole, for the Northwest corner of the said Lot 2-A, a Northeast corner of the said Lot 1-A, and lying in the existing South right-of-way line of the aforementioned Winnebago Street, for the Northwest corner of the herein described 0.074 of an acre parcel;

EXHIBIT "A"

Page 6 OF 9
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
 To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1155+88.61 - 1156+83.46

PROPERTY DESCRIPTION FOR PARCEL 219 - Part II

(5) THENCE SOUTH 89°16'53" East, 51.54 feet, along the North line of the aforementioned Lot 2-A and the existing South right-of-way line of the aforementioned Winnebago Street, to the POINT OF BEGINNING and containing 0.074 of an acre (3,236 square feet) of land, more or less. The total length of the herein described proposed "Access Denial Line" is 92.64 feet.

Part I = 1.641 acres (71,494 square feet)
Part II = 0.074 of an acre (3,236 square feet)
Total = 1.715 acres (74,730 square feet)

Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

Stationing based off of proposed U.S. 181 alignment.

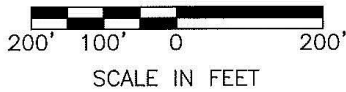
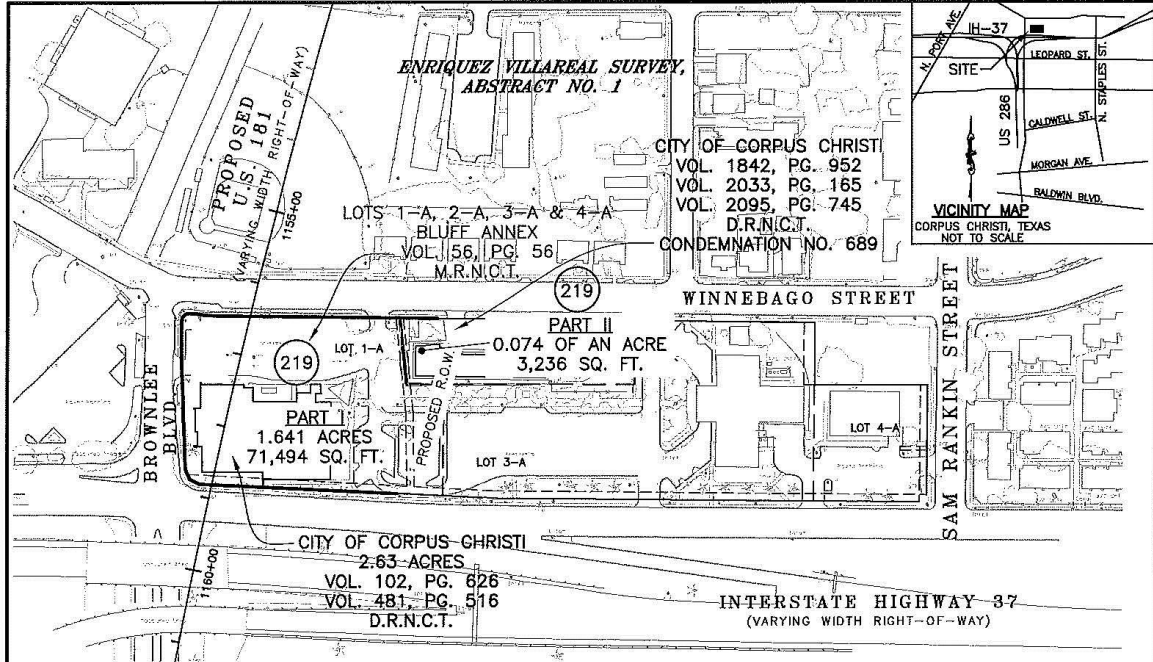
THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date _____ day of _____, 2014 A.D.
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDSmuery - 3411 Magic Drive, San Antonio, Texas 78229 - 210-581-1111
TBPLS No. 100495-00

CSJ # _____
 District # _____
 Code Chart 64 # _____
 Project: _____
 Not Research and Development



LEGEND

- | | | | |
|------|---|------------|---------------------------------------|
| △ | SET TEXAS DEPARTMENT OF TRANSPORTATION "TYPE II" CONCRETE MONUMENT | R.O.W. | RIGHT-OF-WAY |
| ○ | SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" | ⌘ | PROPERTY LINE |
| ⊙ | SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "ACCESS DENIAL POINT" | ⊕ | PROPOSED CENTERLINE |
| ■ | FOUND TxDOT TYPE I MONUMENT | D.R.N.C.T. | DEED RECORDS NUECES COUNTY, TEXAS |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) | O.R.N.C.T. | OFFICIAL RECORDS NUECES COUNTY, TEXAS |
| — — | ACCESS DENIAL LINE (ADL) | M.R.N.C.T. | MAP RECORDS NUECES COUNTY, TEXAS |
| | | P.O.B. | POINT OF BEGINNING |
| | | P.O.C. | POINT OF COMMENCING |

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 219.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00000

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

R. CLAY SWETMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



TEXAS DEPARTMENT OF TRANSPORTATION

U.S. 181
 PARCEL NO. 219 - PART I AND II
 CCSJ: 0101-06-095
 RCSJ: 0101-06-109
 NUECES COUNTY, TEXAS

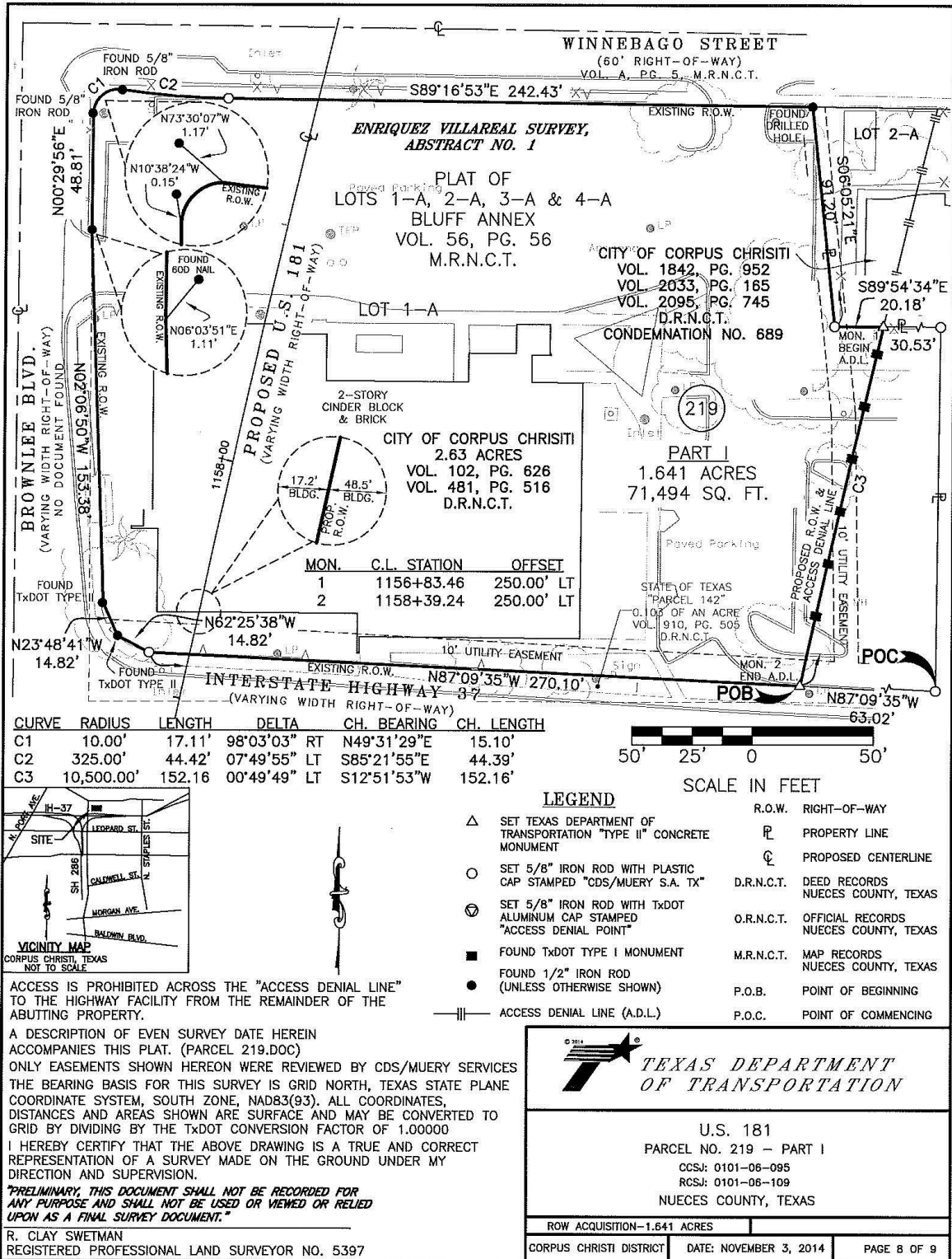
ROW ACQUISITION—TOTAL OF 1.715 ACRES

CORPUS CHRISTI DISTRICT

DATE: NOVEMBER 3, 2014

PAGE 7 OF 9

CSJ # _____
 District # _____
 Code Chart 64 # _____
 Project: _____
 Not Research and Development



CSJ # _____
 District # _____
 Code Chart 64 # _____
 Project: _____
 Not Research and Development

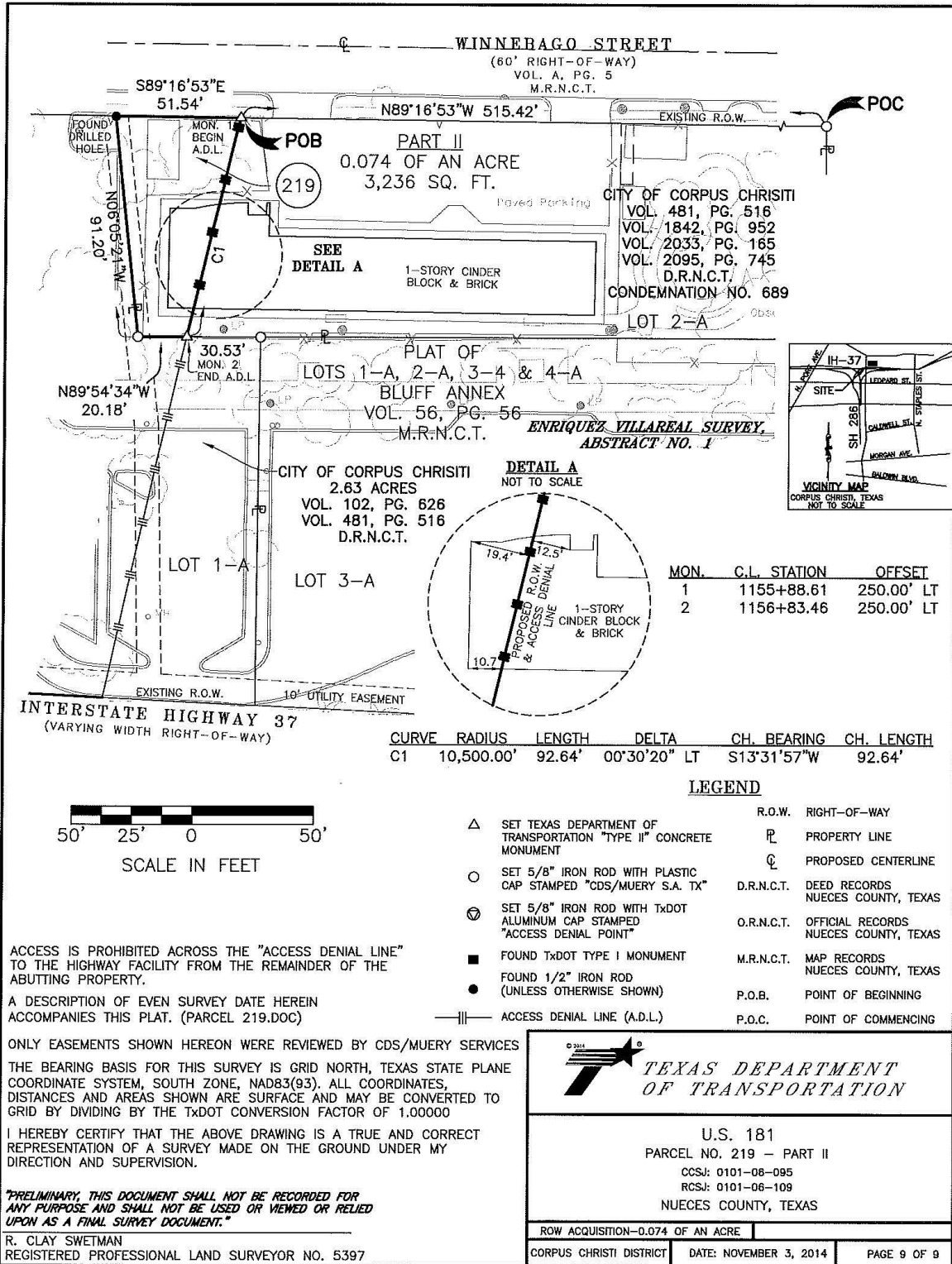


EXHIBIT "A"

Page 1 OF 6
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1157+57.19 - 1159+02.17

PROPERTY DESCRIPTION FOR PARCEL 221

BEING a 1.128 acre (49,144 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and being out of a remaining portion of a 2.63 acre tract of land described in an instrument to the City of Corpus Christi from Peter Berney, recorded in Volume 102, Page 626 of the Deed Records of Nueces County, Texas, dated January 30, 1914, and also being all of the remaining portion of a tract of land described as Lot 6, Block 1, Craven Heights Addition, recorded in Volume A, Page 7, of the Map Records of Nueces County, Texas, in an instrument to the City of Corpus Christi from H.G. Sherman, recorded in Volume 176, Page 90, of the Deed Records of Nueces County, Texas, dated December 28, 1927, and also being out of a tract of land described as Lot 7 and all of the remaining portion of Lots 4 and 5, Block 1, of the aforementioned Craven Heights Addition, in an instrument to the City of Corpus Christi from E.G. Younts and wife, Lois Younts, recorded in Volume 263, Page 455, of the Deed Records of Nueces County, Texas, dated December 14, 1940, and also being out of a tract of land described as Lots 1 and 8, and all of the remaining portions of Lots 2 and 3, Block 1, of the said Craven Heights Addition, in an instrument to the City of Corpus Christi from Arthur E. Scheffel and wife, Emma Scheffel, recorded in Volume 263, Page 534, of the Deed Records of Nueces County, Texas, dated December 24, 1940, the aforementioned 1.128 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for a Northwest corner of Lot 7, Block 1, of the aforementioned Craven Heights Addition, the Southwest corner of a tract of land described in an instrument to the Housing Authority of the City of Corpus Christi recorded in Volume 266, Page 386 of the Deed Records of Nueces County, Texas, and lying in the existing East right-of-way line of Culberson Street (50' right-of-way width), a 50' dedicated road in the said Craven Heights Addition;

THENCE SOUTH 89°32'38" East, 146.28 feet, along the North line of the aforementioned Lot 7, Block 1, and the South line of the aforementioned Housing Authority of the City of Corpus Christi tract, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and lying in a proposed "Access Denial Line", also lying in the proposed West right-of-way line of U.S. 181 (variable width right-of-way), and being the Northwest corner of the herein described 1.128 acre parcel;

EXHIBIT "A"

Page 2 OF 6
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
 To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1157+57.19 - 1159+02.17

PROPERTY DESCRIPTION FOR PARCEL 221

- (1) **THENCE** SOUTH 89°32'38" East, 163.83 feet, leaving the proposed West right-of-way line of U.S. 181 and the proposed West "Access Denial Line", along the North line of the aforementioned Lot 7, Block 1, the North line of the aforementioned remaining portion of Lots 4 - 6, Block 1, and the South line of the aforementioned Housing Authority of the City of Corpus Christi tract, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the West line of the aforementioned remaining portion of a 2.63 acre tract, for the Northeast corner of the said Lot 6, the Southeast corner of the said Housing Authority of the City of Corpus Christi tract, and for an angle corner of the herein described 1.128 acre parcel;
- (2) **THENCE** NORTH 19°03'26" East, 68.40 feet, along the West line of the aforementioned remaining portion of a 2.63 acre tract and the East line of the aforementioned Housing Authority of the City of Corpus Christi tract, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", being the Northwest corner of the said remaining portion of a 2.63 acre tract, the Northeast corner of the said Housing Authority of the City of Corpus Christi tract, and lying in the existing South right-of-way line of Winnebago Street (60' right-of-way width), a 60' dedicated road in the aforementioned Craven Heights Addition, for an angle corner of the herein described 1.128 acre parcel;
- (3) **THENCE** SOUTH 60°10'33" East, 25.68 feet, along the North line of the aforementioned remaining portion of a 2.63 acre tract and the existing South right-of-way line of the aforementioned Winnebago Street, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the existing West right-of-way line of Brownlee Boulevard (variable width right-of-way - no document found), being the Northeast corner of the said remaining portion of a 2.63 acre tract and for the Northeast corner of the herein described 1.128 acre parcel;

EXHIBIT "A"

Page 3 OF 6
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1157+57.19 - 1159+02.17

PROPERTY DESCRIPTION FOR PARCEL 221

- (4) **THENCE** SOUTH 00°29'56" West, 73.84 feet, along the East line of the aforementioned remaining portion of a 2.63 acre tract and the existing West right-of-way line of the aforementioned Brownlee Boulevard, to a point, lying in the existing North right-of-way line of Interstate Highway 37 (variable width right-of-way), described as a 0.434 of an acre "Parcel 143" parcel to the State of Texas, recorded in Volume 910, Page 505, of the Deed Records Nueces County, Texas, for an angle corner of the herein described 1.128 acre parcel, from which a found Texas Department of Transportation "Type II" concrete monument bears N00°29'56"E 1.78 feet;
- (5) **THENCE** SOUTH 03°10'42" West, 100.23 feet, along the East line of the aforementioned remaining portion of a 2.63 acre tract and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the herein described 1.128 acre parcel;
- (6) **THENCE** SOUTH 25°04'54" West, 29.92 feet, continuing along the along the East line of the aforementioned remaining portion of a 2.63 acre tract and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the herein described 1.128 acre parcel;
- (7) **THENCE** SOUTH 68°26'52" West, 29.92 feet, continuing along the along the East line of the aforementioned remaining portion of a 2.63 acre tract and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the herein described 1.128 acre parcel;

EXHIBIT "A"

Page 4 OF 6
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1157+57.19 - 1159+02.17

PROPERTY DESCRIPTION FOR PARCEL 221

- (8) **THENCE** NORTH 89°51'52" West, 310.04 feet, along the South line of the aforementioned remaining portion of a 2.63 acre tract, the South line of the remaining portion of Lots 1 - 6, Block 1, of the aforementioned Craven Heights Addition, and continuing along the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", being the Southwest corner of the said remaining portion of Lot 1, Block 1, lying in the existing East right-of-way line of Culberson Street (50' right-of-way width), a 50' dedicated road in the said Craven Heights Addition, for an angle corner of the herein described 1.128 acre parcel;
- (9) **THENCE** NORTH 00°43'14" East, 39.40 feet, leaving the South line of the remaining portion of Lot 1, Block 1 and the North line of the aforementioned Interstate Highway 37, along the West line of the said remaining portion of Lot 1, Block 1 and the existing East right-of-way line of the aforementioned Culberson Street, to a set Texas Department of Transportation "Type II" concrete monument, lying in the proposed West right-of-way line of U.S. 181, for an angle corner of the herein described 1.128 acre parcel;
- (10) **THENCE** NORTH 64°40'08" East, 3.72 feet, leaving the West line of the said remaining portion of Lot 1, Block 1 and the existing East right-of-way line of the aforementioned Culberson Street, along the proposed West right-of-way line U.S. 181, to a set Texas Department of Transportation "Type II" concrete monument, for an angle corner of the herein described 1.128 acre parcel;

EXHIBIT "A"

Page 5 OF 6
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1157+57.19 - 1159+02.17

PROPERTY DESCRIPTION FOR PARCEL 221

(11) THENCE NORTH 50°21'02" East, 187.61 feet, continuing along the proposed West right-of-way line of the U.S. 181, passing at a distance of 63.44 feet, a set 5/8" iron rod with TxDOT aluminum cap stamped "Access Denial Point", for the Beginning of a proposed "Access Denial Line", continuing to the POINT OF BEGINNING and the end of the proposed "Access Denial Line" and containing 1.128 acres (49,142 square feet) of land, more or less. The total length of the herein described proposed "Access Denial Line" is 124.17 feet.

Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

Stationing based off of proposed U.S. 181 alignment.

THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date _____ day of _____, 2014 A.D.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDSmuery - 3411 Magic Drive, San Antonio, Texas 78229 - 210-581-1111
TBPLS No. 100495-00

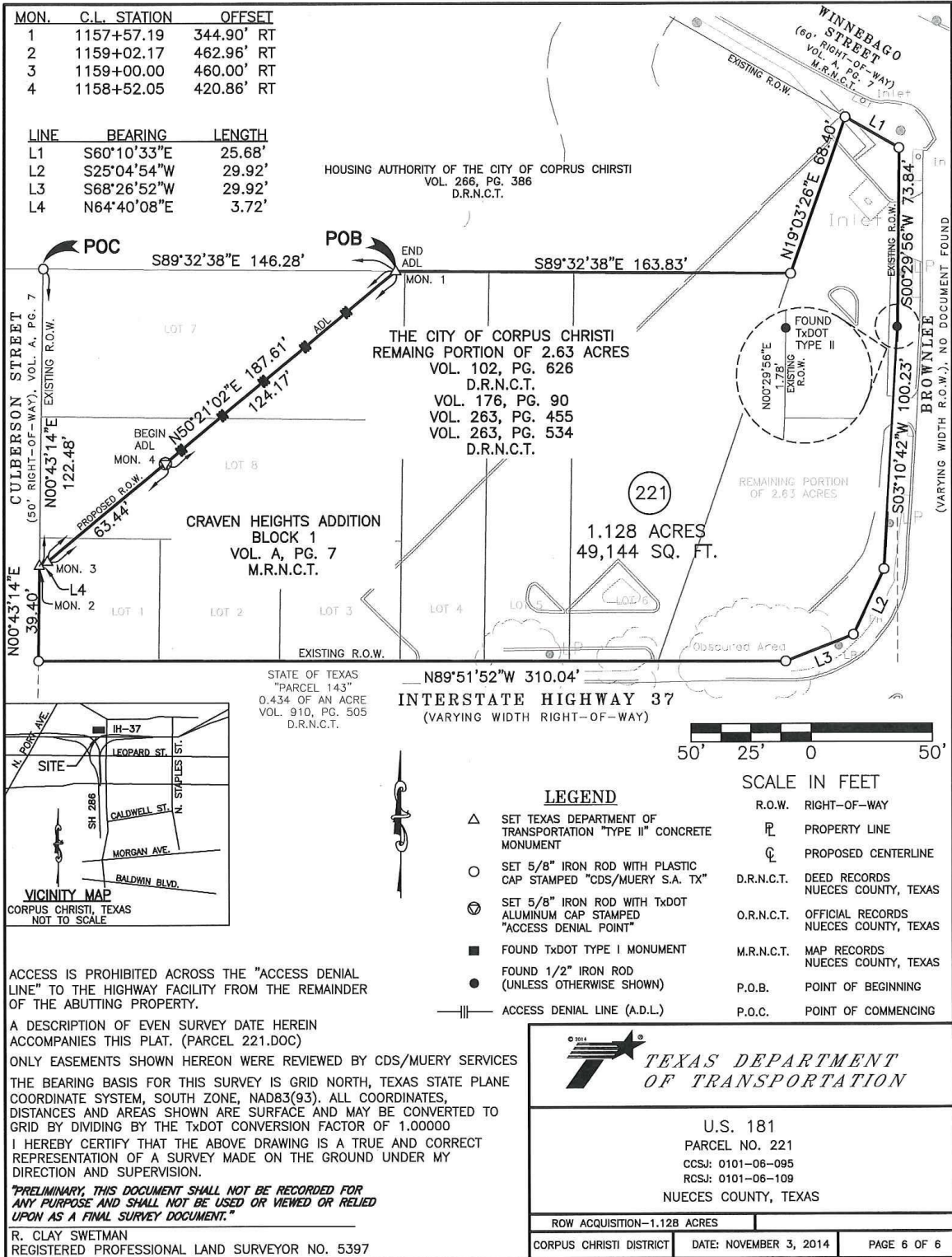


EXHIBIT "A"

Page 1 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1163+13.64 - 1164+34.06

PROPERTY DESCRIPTION FOR PARCEL 222

BEING a 0.080 of an acre (3,476 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and out of a tract of land described in an instrument to the City of Corpus Christi from Mrs. Elizabeth D. Clarkson, recorded in Volume 76, Page 107, of the Deed Records of Nueces County, Texas, dated May 30, 1911, and out of a tract of land described in an instrument to the City of Corpus Christi from Dennis McBride, recorded in Volume 76, Page 108, of the Deed Records of Nueces County, Texas, and also out of a tract of land described in an instrument to the City of Corpus Christi from The Corpus Christi National Bank, recorded in Volume 76, Page 110, of the Deed Records of Nueces County, Texas, also being out of a remaining portion of Lots 10, 11, and 12, Block 3, of the West End Addition, recorded in Volume A, Page 5 of the Map Records of Nueces County, Texas, the aforementioned 0.080 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found Texas Department of Transportation "Type II" concrete monument, lying in the North line of the aforementioned remaining portion of Lot 10 and in the existing South right-of-way line of Interstate Highway 37 (variable width right-of-way), described as a 0.390 of an acre "Parcel 204" tract of land in an instrument to the State of Texas, recorded in Volume 896, Page 581, of the Deed Records Nueces County, Texas;

THENCE SOUTH 60°48'49" West, 35.96 feet, along the North line of the aforementioned remaining portion of Lot 10 and the existing South right-of-way line of the aforementioned Interstate Highway 37, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and lying in the proposed East right-of-way line of U.S. 181 (variable width right-of-way), for the Northeast corner of the herein described 0.080 of an acre parcel;

(1) THENCE SOUTH 13°03'50" West, 117.98 feet, leaving the North line of the aforementioned remaining portion of Lot 10 and the existing South right-of-way line of the aforementioned Interstate Highway 37, along the proposed East right-of-way line of U.S. 181, to a set Texas Department of Transportation "Type II" concrete monument, lying in the South line of the aforementioned Lot 12 and in the North line of a 12' alley, dedicated in the aforementioned West End Addition, for the Southeast corner of the herein described 0.080 of acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southeast corner of the aforementioned Lot 12, bears S89°27'07"E, 120.08 feet;

EXHIBIT "A"

Page 2 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1163+13.64 - 1164+34.06

PROPERTY DESCRIPTION FOR PARCEL 222

- (2) **THENCE** NORTH 89°27'07" West, 24.23 feet, along the South line of the aforementioned Lot 12 and the North line of the aforementioned 12' alley, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the East line of a 12' alley, dedicated in the aforementioned West End Addition, for the Southwest corner of the herein described 0.080 of an acre parcel;
- (3) **THENCE** NORTH 00°32'53" East, 80.43 feet, along the East line of the aforementioned 12' alley, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX, lying in the existing South right-of-way line of the aforementioned Interstate Highway 37 and remaining portion of the aforementioned Lot 11, for the Northwest corner of the herein described 0.080 of an acre parcel;
- (4) **THENCE** NORTH 51°03'28" East, 32.26 feet, along the North line of the aforementioned remaining portion of Lot 11, the North Line of the aforementioned remaining portion of Lot 10, and the existing South right-of-way line of the aforementioned Interstate Highway 37, to a found Texas Department of Transportation "Type II" concrete monument, for an angle corner of the herein described 0.080 of an acre parcel;

EXHIBIT "A"

Page 3 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1163+13.64 - 1164+34.06

PROPERTY DESCRIPTION FOR PARCEL 222

- (5) THENCE NORTH 60°48'49" East, 28.68 feet, continuing along the North line of the aforementioned remaining portion of Lot 10 and the existing South right-of-way line of the aforementioned Interstate Highway 37, to the POINT OF BEGINNING and containing 0.080 of an acre (3,476 square feet) of land, more or less.

Access maybe permitted in accordance with access management manual guidelines.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

Stationing based off of proposed U.S. 181 alignment.

THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date _____ day of _____, 2014 A.D.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDSmuery - 3411 Magic Drive, San Antonio, Texas 78229 - 210-581-1111
TBPLS No. 100495-00

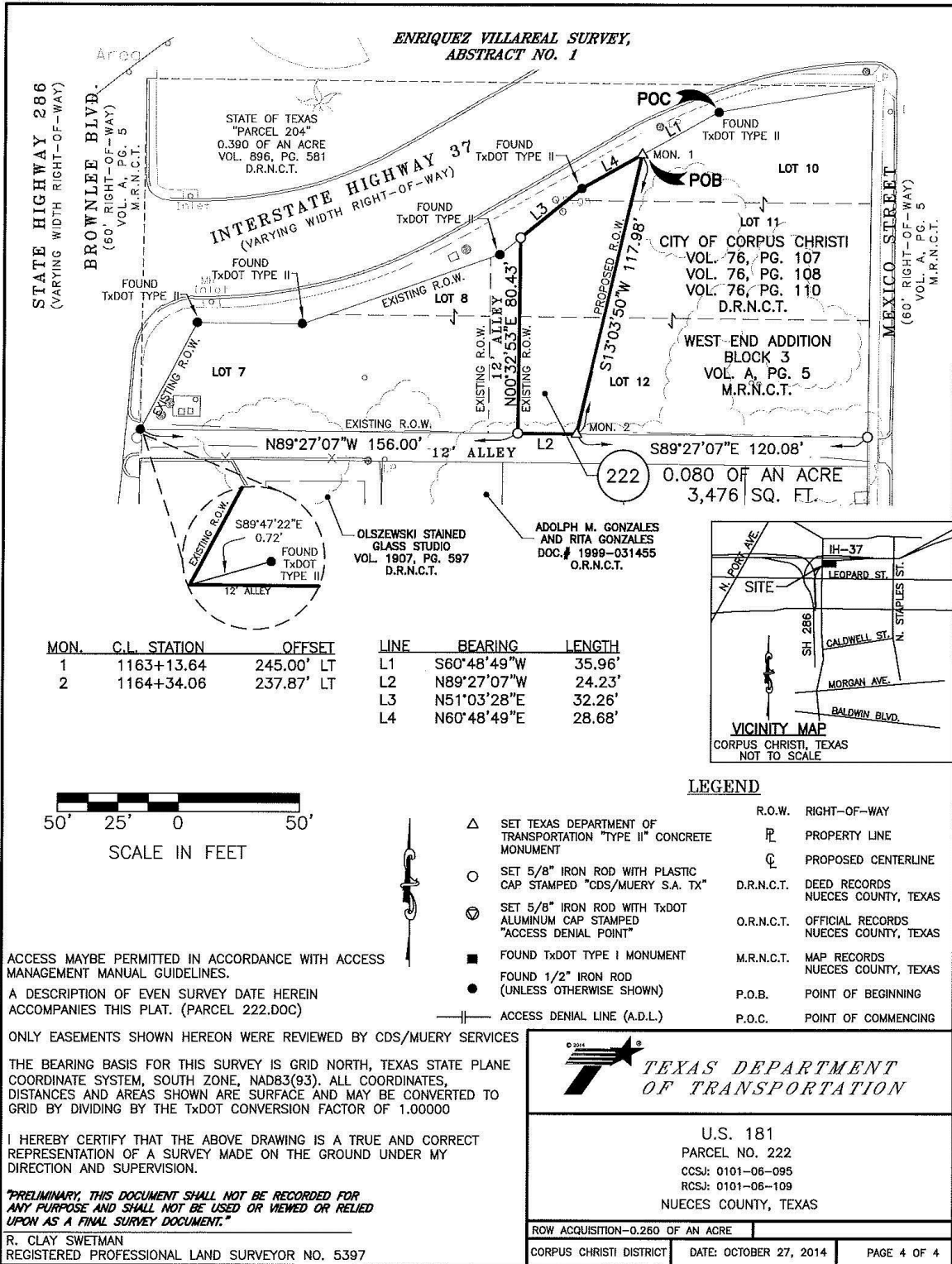


EXHIBIT "A"

Page 1 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1163+67.02

PROPERTY DESCRIPTION FOR PARCEL 223

BEING a 0.159 of an acre (6,923 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and out of a tract of land described in an instrument to the City of Corpus Christi from Mrs. Elizabeth D. Clarkson, recorded in Volume 76, Page 107, of the Deed Records of Nueces County, Texas, dated May 30, 1911, and out of a tract of land described in an instrument to the City of Corpus Christi from The Corpus Christi National Bank, recorded in Volume 76, Page 110, of the Deed Records of Nueces County, Texas, also being out of a remaining portion of Lots 7 and 8, Block 3, of the West End Addition, recorded in Volume A, Page 5 of the Map Records of Nueces County, Texas, the aforementioned 0.159 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found Texas Department of Transportation "Type II" concrete monument, lying in the North line of the remaining portion of a 12' alley, dedicated in the aforementioned West End Addition and in the existing South right-of-way line of Interstate Highway 37 (variable width right-of-way), described as a 0.390 of an acre "Parcel 204" tract of land in an instrument to the State of Texas, recorded in Volume 896, Page 581, of the Deed Records Nueces County, Texas;

THENCE SOUTH 70°36'06" West, 3.78 feet, along the North line of the remaining portion of the aforementioned 12' alley and the existing South right-of-way line of the aforementioned Interstate Highway 37, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and lying in the East line of the aforementioned remaining portion of Lot 8 and for the Northeast corner of the herein described 0.159 of an acre parcel;

(1) THENCE SOUTH 00°32'53" West, 72.18 feet, leaving the existing South right-of-way line of the aforementioned Interstate Highway 37, along the East line of the aforementioned remaining portion of Lot 8, Lot 7 and the West line of the aforementioned 12' alley, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the South line of the aforementioned remaining portion of Lot 7 and in the North line of a 12' alley, dedicated in the aforementioned West End Addition, for the Southeast corner of the herein described 0.159 of acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the southeast corner of Lot 12 of the aforementioned West End Addition, bears S89°27'07"E, 156.31 feet;

EXHIBIT "A"

Page 2 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1163+67.02

PROPERTY DESCRIPTION FOR PARCEL 223

- (2) **THENCE** NORTH 89°27'07" West, 144.00 feet, along the South line of the aforementioned remaining portion of Lot 7 and the North line of the aforementioned 12' alley, to a point, lying in the existing South right-of-way line of the aforementioned Interstate Highway 37, for the Southwest corner of the said aforementioned Lot 7 and the Southwest corner of the herein described 0.159 of an acre parcel, from which a found Texas Department of Transportation "Type II" concrete monument, bears S89°47'22"E, 0.72 feet;
- (3) **THENCE** NORTH 28°09'47" East, 49.63 feet, along the West line of the aforementioned remaining portion of Lot 7 and the existing East right-of-way line of the aforementioned Interstate Highway 37, to a found Texas Department of Transportation "Type II" concrete monument for an angle corner of the herein described 0.159 of an acre parcel;
- (4) **THENCE** SOUTH 89°27'07" East, 43.27 feet, along the North the of the aforementioned remaining portion of Lot 7 and the existing South right-of-way line of the aforementioned Interstate Highway 37, to a found Texas Department of Transportation "Type II" concrete monument, for an angle corner of the herein described 0.159 of an acre parcel;

EXHIBIT "A"

Page 3 OF 4
October 27, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
1163+67.02

PROPERTY DESCRIPTION FOR PARCEL 223

- (5) THENCE NORTH 70°36'06" East, 82.68 feet, continuing along the North line of the aforementioned remaining portion of Lot 7, the North line of the aforementioned remaining portion of Lot 8, and the existing South right-of-way line of the aforementioned Interstate Highway 37, to the POINT OF BEGINNING and containing 0.159 of an acre (6,923 square feet) of land, more or less.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

Stationing based off of proposed U.S. 181 alignment.

THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date _____ day of _____, 2014 A.D.

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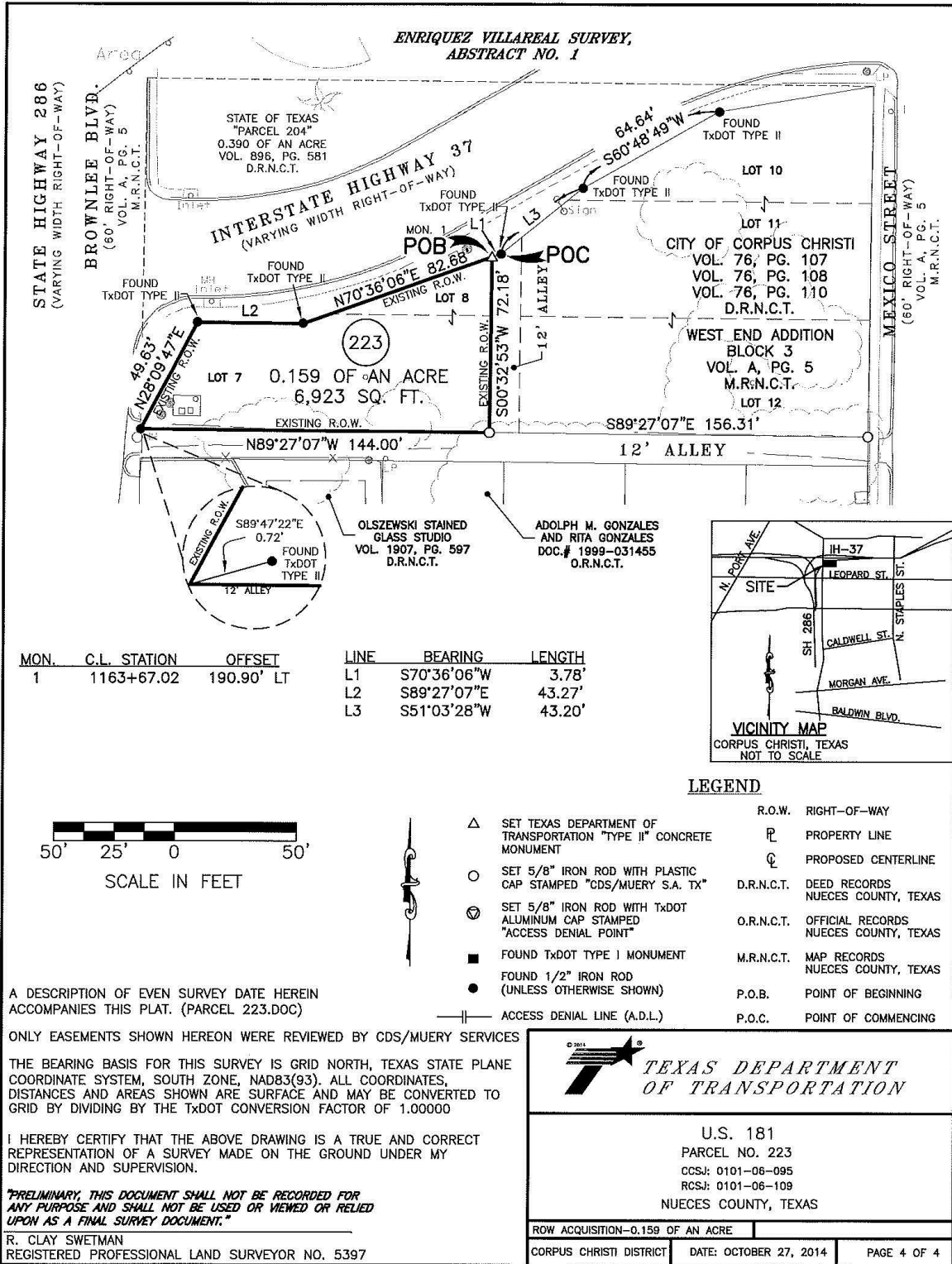


EXHIBIT "A"

Page 1 OF 4
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
29+07.35 - 29+72.83

PROPERTY DESCRIPTION FOR PARCEL 251

BEING a 0.015 acre (634 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and being out of the remaining portion of Lot 4, Block 2, Craven Heights Addition, recorded in Volume A, Page 7, of the Map Records of Nueces County, Texas, in an instrument to the City of Corpus Christi from Virginio Rois and wife, Mercedes Rios, recorded in Volume 1366, Page 57, of the Deed Records of Nueces County, Texas, dated April 3, 1970, and also being out of the remaining portion of Lot 3, Block 2 of the aforementioned Craven Heights Addition, in an instrument to the City of Corpus Christi from I.W. Shaffer and wife, Marjorie W. Shaffer, recorded in Volume 1365, Page 147, of the Deed Records of Nueces County, Texas, dated February 24, 1970, the aforementioned 0.015 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found Texas Department of Transportation "Type II" concrete monument, lying in the existing East right-of-way line of Coke Street (50' right-of-way width), a 50' dedicated road in the aforementioned Craven Heights Addition, and in the existing North right-of-way line of Interstate Highway 37 (variable width right-of-way), described as a 0.027 of an acre "Parcel 147" parcel, to the State of Texas, recorded in Volume 928, Page 616, of the Deed Records of Nueces County, Texas, and also described as a 0.032 of an acre "Parcel 146" parcel, to the State of Texas, recorded in Volume 908, Page 157, of the Deed Records of Nueces County, Texas, and also described as a 0.036 of an acre "Parcel 146" parcel, to the State of Texas, recorded in Volume 910, Page 342, of the Deed Records of Nueces County, Texas, and also described as a 0.040 of an acre "Parcel 145" parcel, to the State of Texas, recorded in Volume 907, Page 402, of the Deed Records of Nueces County, Texas, for the Southwest corner;

THENCE NORTH 86°18'04" East, 134.97 feet, leaving the existing West line of the existing East right-of-way line of the aforementioned Coke Street, along the South line of the said Craven Heights Addition and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and lying in the proposed West right-of-way line of U.S. 181 (variable width right-of-way), and being the Southwest corner of the herein described 0.015 acre parcel;

EXHIBIT "A"

Page 2 OF 4
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
 To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
29+07.35 - 29+72.83

PROPERTY DESCRIPTION FOR PARCEL 251

- (1) THENCE NORTH 64°40'08" East, 72.83 feet, along the proposed West right-of-way line of U.S. 181, to a set Texas Department of Transportation "Type II" concrete monument, lying in the East line of the said City of Corpus Christi tract, the existing West right-of-way line of Culberson Street (50' right-of-way width), a 50' dedicated road in the aforementioned Craven Heights Addition, for the Northeast corner of the herein described 0.015 acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Northeast corner of the Lot 6, bears N00°43'14"E 146.69 feet;
- (2) THENCE SOUTH 00°43'14" West, 17.04 feet, leaving the proposed West right-of-way line of U.S. 181, along the East line of the aforementioned City of Corpus Christi tract and the existing West right-of-way line of the aforementioned Culberson Street, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southeast corner of the herein described 0.015 acre parcel in the North right-of-way of Interstate 37;
- (3) THENCE SOUTH 75°20'33" West, 51.86 feet, departing said Culberson Street, along the South line of the aforementioned City of Corpus Christi tract and the existing North right-of-way line of the aforementioned Interstate Highway 37, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for an angle corner of the herein described 0.015 acre parcel;

EXHIBIT "A"

Page 3 OF 4
November 3, 2014

COUNTY: Nueces
HIGHWAY: U.S. 181
PROJECT LIMITS: From: Nueces Bay
To: Agnes Street
CCSJ: 0101-06-095
RCSJ: 0101-06-109
29+07.35 - 29+72.83

PROPERTY DESCRIPTION FOR PARCEL 251

(4) THENCE SOUTH 86°18'04" West, 15.48 feet, along the South line of the aforementioned City of Corpus Christi tract and the existing North right-of-way line of the aforementioned Interstate Highway 37, to the POINT OF BEGINNING and containing 0.015 acres (634 square feet) of land, more or less.

Access maybe permitted in accordance with access management manual guidelines.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00000.

A plat of even survey date herein accompanies and is made a part of this description.

Stationing based off of proposed IH 37 alignment.

THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

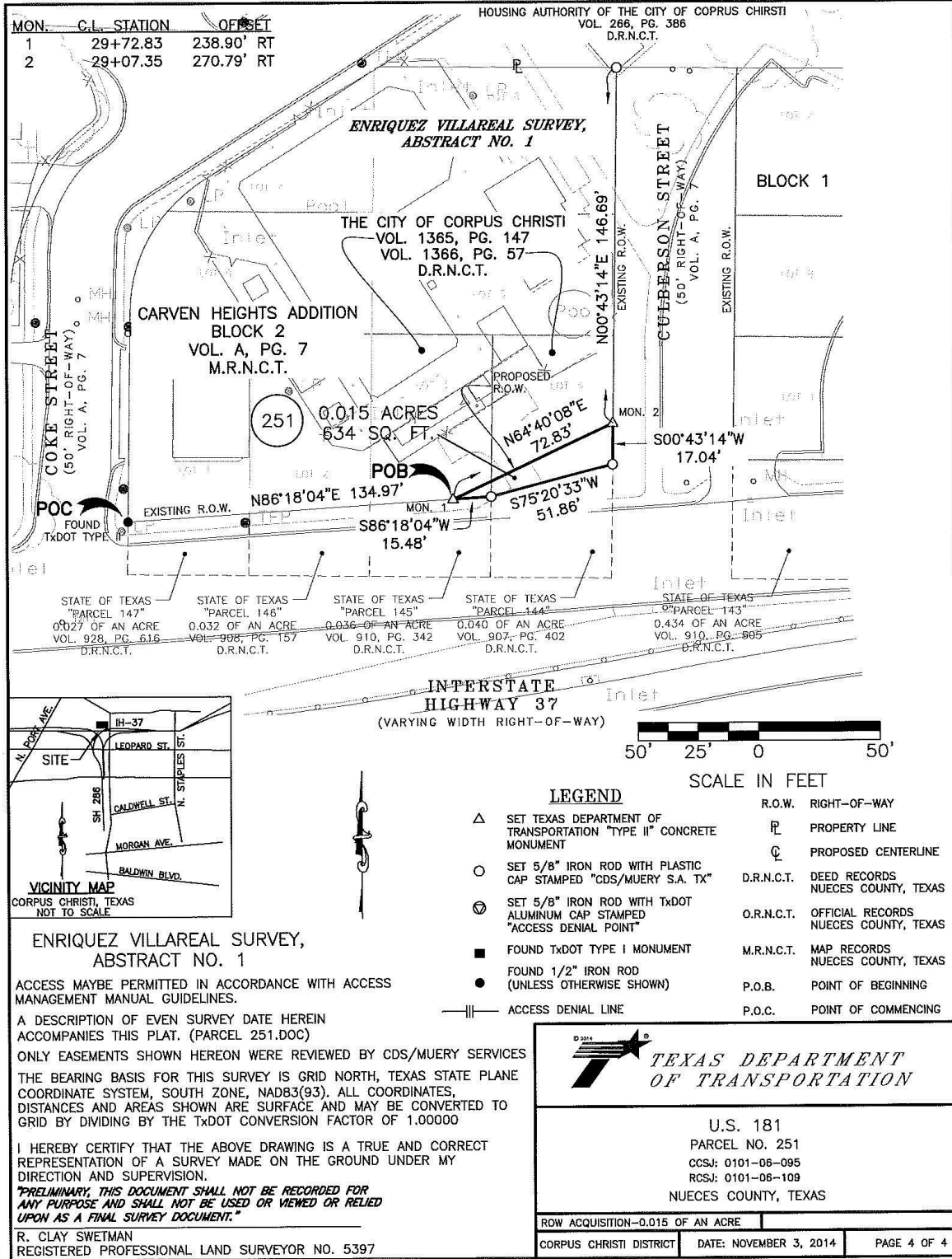
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TBPLS No. 100495-00

CSJ # _____
 District # _____
 Code Chart 64 # _____
 Project: _____
 Not Research and Development



CSJ # _____

District # _____

Code Chart 64 # _____

Project: _____

Not Research and Development

**ATTACHMENT B
CITY RESOLUTION OR ORDINANCE**

CSJ # _____
District # _____
Code Chart 64 # _____
Project: _____
Not Research and Development

ATTACHMENT C MAP OF PROJECT

