

**AGENDA**  
**CORPUS CHRISTI INDUSTRIAL DEVELOPMENT CORPORATION**  
**ANNUAL MEETING**

**DATE:** Tuesday, October 22, 2024

**TIME:** During the meeting of the City Council beginning at 11:30 a.m.

**PLACE:** City Council Chambers  
1201 Leopard Street  
Corpus Christi, TX 78401

1. Call meeting to order
2. Secretary Rebecca Huerta call roll

Board of Directors

Paulette Guajardo  
Roland Barrera  
Gil Hernandez  
Michael Hunter  
Mike Pusley  
Jim Klein  
Everett Roy  
Sylvia Campos  
Dan Suckley

Officers

3. Election of Officers: President, Vice President, General Manager, Secretary, Assistant Secretary, Treasurer, and Assistant Treasurer
4. Approval of minutes of July 13, 2010
5. Financial Report
6. New Business
7. General Manager's Annual Report
8. Public Comment
9. Adjournment

**MINUTES**

**CORPUS CHRISTI INDUSTRIAL DEVELOPMENT CORPORATION**

**July 13, 2010**

**5:12 p.m.**

**PRESENT**

**Board of Directors**

Larry Elizondo, Sr., President  
Brent Chesney, Vice-President  
Joe Adame  
Chris N. Adler  
Priscilla Leal  
John E. Marez  
Nelda Martinez  
Mark Scott

**Officers**

Ángel R. Escobar, General Manager  
Armando Chapa, Secretary  
Mary Juarez, Asst. Secretary  
Cindy O'Brien, Treasurer  
Constance P. Sanchez, Asst. Treasurer

**ABSENT**

Kevin Kieschnick

President Elizondo called the meeting to order in the Council Chambers of City Hall at 5:12 p.m. City Secretary Chapa verified that a quorum of the Board was present to conduct the meeting and that notice of the meeting had been properly posted.

President Elizondo referred to Item 3, the election of officers. Ms. Martinez made a motion to reappoint all officers currently serving, seconded by Mr. Marez, and passed.

President Elizondo called for the approval of the minutes of July 6, 2010. Ms. Martinez made a motion to approve the minutes as presented, seconded by Mr. Chesney and passed.

President Elizondo called for the financial report. Assistant Treasurer Constance Sanchez reported that the fund balance is \$68,560. The board had no questions. A motion was made, seconded, and passed to approve the financial report as presented.

President Elizondo called for the General Manager's annual report. Emily Martinez, Interim Director of Economic Development, stated the report was attached in their packet and that there had been no activity in the past year. There were no questions.

President Elizondo called for public comment, and there was none.

There being no further business to come before the corporation, President Elizondo adjourned the meeting at 5:15 p.m. on July 13, 2010.

###

# Financial Report

## Corpus Christi Industrial Development Corporation Balance Sheet - Unaudited July 31, 2024

### Assets

Current assets:	
Cash	\$ 68,775
Total assets	<u>\$ 68,775</u>

### Liabilities and Fund Balance

Liabilities:	<u>\$ -</u>
Fund Balance:	
Restricted	<u>68,775</u>
Total fund balance	<u>68,775</u>
Total liabilities and fund balance	<u>\$ 68,775</u>

**Corpus Christi Industrial Development Corporation**  
**Statement of Revenues, Expenditures, and**  
**Changes in Fund Balance - Unaudited**  
**As of July 31, 2024**

Fund balance at September 30, 2023	<u>\$ 68,775</u>
Revenues:	<u>-</u>
Expenditures:	<u>-</u>
Net change in Fund Balance	-
Restricted Fund Balance at July 31, 2024	<u><u>\$ 68,775</u></u>

## New Business Memorandum

**TO: Members of the Board of the Corpus Christi Industrial Development Corporation**

**FROM: Peter Zaroni, General Manager**

**DATE: September 5, 2024**

**SUBJECT: Request for Meeting of the Corpus Christi Industrial Development Corporation (CCIDC) on October 22, 2024**

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I am requesting that the annual meeting of the Corpus Christi Industrial Development Corporation (CCIDC) be held during the Council meeting of October 15, 2024, to consider the following items:

1. Election of Officers: The Bylaws provide for the following officers of the CCIDC: President, Vice President, Secretary, Assistant Secretary, Treasurer, Assistant Treasurer and General Manager. Typically, the President and Vice President have been elected from the Board of Directors. The Bylaws provide that officers do not have to be Board members, and the remaining positions have been held by the persons on City staff holding the functional equivalent positions as follows:

Secretary	Rebecca Huerta
Assistant Secretary	Stephanie Box
Treasurer	Heather Hurlbert
Assistant Treasurer	Sergio Villasana
General Manager	Peter Zaroni

2. Motion authorizing the General Manager to execute an amendment to the deed from the Texas General Land Office for the property commonly known as Salinas Park, which is approximately 91.70 acres of land out of Tract G, Cliff Maus Tracts, located near the intersection of Airport Road and Horne Road. **Attachment 1**
3. Motion authorizing the General Manager to execute a deed conveying to the City of Corpus Christi the property commonly known as Salinas Park, which is approximately 91.70 acres of land out of Tract G, Cliff Maus Tracts, located near the intersection of Airport Road and Horne Road and terminating the current lease with the City of Corpus Christi for said property (Lease 2010-231, M2010-164, 7/6/10). **Attachment 2**
4. General Manager's Annual Report: The CCIDC was established in 1980 under the Texas Industrial Development Corporation Act of 1979. The CCIDC has as its general

charge the provision of assistance to and encouragement of industrial, manufacturing, warehousing, and commercial activities within Corpus Christi and the Corpus Christi area.

There has been no activity regarding CCIDC during the last year.

**Attachment 1**

**FIRST AMENDMENT TO DEED**

STATE OF TEXAS   §       KNOW ALL BY THESE  
COUNTY OF NUECES   §       PRESENTS

This First Amendment to Deed (hereinafter referred to as the "**First Amendment**") is made and entered into by and between the State of Texas, on behalf of the Permanent School Fund, acting by and through DAWN BUCKINGHAM, M.D., Commissioner of the General Land Office of Texas and Chairwoman of the School Land Board (hereinafter referred to as the "**State**"), and the Corpus Christi Industrial Development Corporation (hereinafter referred to as the "**Owner**"), current owner of 91.70 acres out of Tract G of the Cliff Maus Tracts, further identified in Exhibit A (the "**Park Property**") attached to and made part of this First Amendment. Collectively, the State and Owner may be referred to as the "Parties" herein;

WHEREAS, the City of Corpus Christi (the "**City**") platted the CLIFF MAUS TRACT G on February 4, 1964, recorded in Volume 27, Page 95, Map Records of Nueces County, Texas (the "**Plat**");

WHEREAS, on August 13, 1964, in Document Number DR 1069/28 #669929, the City conveyed Tract G of the Plat (i.e. 201.527 acres) ("**Tract G**") to the State of Texas for the use and benefit of the Corpus Christi State School;

WHEREAS, the Owner was formed on July 18, 1980, with the Corpus Christi City Council members serving as the board of directors for the Owner;

WHEREAS, on March 4, 2002, in Document Number 2002010930, the State conveyed the Park Property to the Owner (the "**Park Deed**");

WHEREAS, the Park Deed contained the restriction (the "**Restriction**") that the Park Property be used as a municipal park, together with the right to construct, operate, and maintain such facility for accessory uses consistent with the reasonable use as a municipal park;

WHEREAS, the Owner, with the assistance of the City's Parks and Recreation Department, has developed the Park Property and it is currently known as Salinas Park;

WHEREAS, the City proposes to construct a fire station within the boundaries of the Park Property, as shown in Exhibit B (the "**Fire Station Property**") attached to and made part of this First Amendment;

WHEREAS, the Parties agree that the proposed use of the Park Property as a fire station violates the Restriction;

WHEREAS, the Parties wish to amend the Restriction to allow for a Public Fire Station (as defined below) solely on the land area identified in Exhibit B;

NOW THEREFORE, in consideration of ten dollars and other valuable consideration, the Parties agree as follows:

1. Section 10 Amendment: Section 10 of the Park Deed is hereby deleted in its entirety and replaced with the following:

“The Property shall be used as a municipal park, together with the right to construct, operate and maintain such facility for accessory uses consistent with the reasonable use as a municipal park. Notwithstanding the foregoing, the Fire Station Property as further described in Exhibit B, may be used as:

- (i) a municipal park, together with the right to construct, operate and maintain such facility for accessory uses consistent with the reasonable use as a municipal park, and/or;
- (ii) an open and operating, except during repair or construction, Public Fire Station owned by the City or Owner.

The uses described above (i.e., the municipal park and Public Fire Station) shall be known as the “**Permitted Uses**”.

For the purposes of this Deed, municipal park shall mean a public and civic use open area focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, having few structures.

For purposes of this Deed, “**Public Fire Station**” shall mean a designated site or land area used solely for the purpose of:

- (a) storing Firefighting (as defined below) apparatuses such as fire engines, ambulances and related Firefighting vehicles, but not including helicopters;
- (b) storing personal protective equipment related to Firefighting;
- (c) storing fire hoses and other specialized Firefighting equipment;
- (d) storing Firefighting chemicals and Firefighting substances provided said chemicals are not considered “hazardous substances” per applicable state or federal law; and
- (e) offices, kitchens, living rooms, dining rooms, living quarters, bathrooms, laundry rooms, exercise rooms and work areas, provided said areas are solely for the benefit of Professional Firefighters (as defined below).

For purposes of this Deed, “**Firefighting**” shall mean actions designed at controlling and extinguishing fires and providing emergency medical assistance.

For purposes of this Deed a “**Professional Firefighter**” shall mean a person that has obtained at a minimum a Texas Commission on Fire Protection Basic Fire Suppression Firefighter 1 Certification or its then future equivalent.

These use restrictions constitute covenants running with the land. No use may be made of the Property other than the Permitted Uses without the prior written consent of the Texas Health and Human Services Commission (successor to Texas Department of Mental Health and Mental Retardation (TDMHMR)). Prior written consent for use other than the Permitted Uses may require the exchange of valuable consideration. The Parties hereto agree that irreparable harm would occur in the event any provision of this Deed is not performed in accordance with the terms hereof and that the Parties shall be entitled to any remedy at equity or law, including but not



limited to an injunction or injunctions to prevent breaches of any terms in this Deed and to enforce specifically the terms and provisions of this Deed.”

2. Exhibit B Addition: Exhibit B attached hereto is hereby added to the Park Deed.
3. Conflict: In the event of a conflict between the Park Deed and this First Amendment, the First Amendment shall control.
4. Defined Terms: Defined terms not otherwise defined herein shall have the meaning ascribed to them in the Park Deed.
5. Counterparts: This First Amendment may be executed in multiple original counterparts, each of which is an original, whether or not all Parties sign the same document. Regardless of the number of counterparts, the counterparts constitute only one agreement.

Notwithstanding the fact that this document is styled as a first amendment to deed, if this document is ever deemed void, invalid, or otherwise unenforceable all Parties hereto agree that this document shall be deemed a correction instrument for all purposes and not an amendment.

EXECUTED in multiple original counterparts to be effective for all purposes as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

[Remainder of page left intentionally blank]

STATE OF TEXAS

By: \_\_\_\_\_  
DAWN BUCKINGHAM, M.D.  
COMMISSIONER

Approved:  
Contents (GS) \_\_\_\_\_  
Legal (MB) \_\_\_\_\_  
Legal (JG) \_\_\_\_\_  
AM (HM) \_\_\_\_\_  
AM (DW) \_\_\_\_\_  
AM (BC) \_\_\_\_\_  
A. Chief (JJ): \_\_\_\_\_  
Chief (MH): \_\_\_\_\_

NOTE TO COUNTY CLERK: PROPERTY CODE § 12.006, COMBINED WITH GOVERNMENT CODE § 2051.001, AUTHORIZES THE RECORDATION OF THIS INSTRUMENT WITHOUT ACKNOWLEDGMENT OR FURTHER PROOF OF THE SIGNATURE OF THE COMMISSIONER OF THE TEXAS GENERAL LAND OFFICE.

Corpus Christi Industrial Development Corporation

By: \_\_\_\_\_  
Peter Zanoni  
General Manager

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by Peter Zanoni, General Manager, on behalf of the Corpus Christi Industrial Development Corporation.

\_\_\_\_\_  
Notary Public in and for State of Texas

Consented to this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Texas Health and Human Services Commission (successor to the Texas Department of Mental Health and Retardation pursuant to HB 2292, 78th Legislature, R.S. (2003))

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Approved:

Contents \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE TO COUNTY CLERK: PROPERTY CODE § 12.006, COMBINED WITH GOVERNMENT CODE § 2051.001, AUTHORIZES THE RECORDATION OF THIS INSTRUMENT WITHOUT ACKNOWLEDGMENT OR FURTHER PROOF OF THE SIGNATURE OF THE COMMISSIONER OF THE TEXAS HEALTH AND HUMAN SERVICES COMMISSION

AFTER RECORDING PLEASE RETURN TO:

Gregg Snitker  
Attorney at Law  
Coastal & Public Lands  
Office of the General Counsel  
Texas General Land Office  
1700 Congress Ave, Ste. 910  
Austin, TX 78701  
(512) 463-5315 (direct)  
Gregg.Snitker@glo.texas.gov

## Exhibit A

### STATE OF TEXAS COUNTY OF NUECES

FIELDNOTES for a 91.70 acre tract of land out of Tract G, Cliff Maus Tracts "C, D, E, F, & G", a map of which is recorded in Volume 27, Page 95, Map Records of Nueces County, Texas; said Cliff Maus Tracts being a 248.566 acre tract out of portions of the L.M. Hitchcock 93.24 Acre Tract, Lots 9, 10, 15, & 16, Section F, Lot 2, Section E Paisley's Subdivision of the Hoffman Tract, the Vineyard Tract, & Lot 18, J.C. Russell Farm Lots, Corpus Christi, Nueces County, Texas; said 91.70 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 1-1/2 inch iron pipe in concrete found on the northeast boundary of Horne Road, a dedicated public roadway, for the common corner of Tract E and G, said Cliff Maus, and for the south corner of this tract, from which a drill hole found for the southerly corner of said Tract E, same being the northerly intersection of said Horne Road and Greenwood Drive, a 70 foot wide public roadway, bears South 63°31'11" East (plat=South 63°22'05" East), a distance of 200.10 feet (plat=200.25 feet);

THENCE, North 60°29'22" West (plat=North 60°31'20" West), with the north boundary of said Horne Road, a distance of 324.33 feet (plat=323.65 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the south corner of a 4.334 acre tract and for a corner of this tract;

THENCE, North 29°29'07" East (plat=North 29°28'40" East), along the southeast boundary of said 4.334 acre tract, at 0.10 feet pass a found 5/8 inch iron rod, in all a distance of 691.10 feet (plat=690.17 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the northeast corner of said 4.334 acre tract and an interior corner of this tract;

THENCE, South 89°57'50" West, along the northerly boundary of said 4.334 acre tract and of said Tract D, at 360.82 feet pass a 5/8 inch iron rod found for the north corner of said 4.334 acre tract and for the east corner of said Tract D, in all a distance of 951.15 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for a common corner of said Tracts D and G and for a corner of this tract;

THENCE, South 29°28'40" West, continuing along the northerly boundary of said Tract D, a distance of 57.77 feet (plat=57.46 feet) to a 1 inch iron pipe found for a common corner of said Tracts D and G and for a corner of this tract;

THENCE, North 89°58'11" West (plat = South 89°57'50" West), continuing along the northerly boundary of said Tract D, at 333.33 feet pass a found 1 inch iron pipe, in all a distance of 333.83 feet (plat= 333.18 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set on the north boundary of said Horne Road, for the west corner of said Tract D, a corner of said Tract G and a corner of this tract;

THENCE, North 60°29'22" West (plat=North 60°31'20" West), along the northerly boundary of said Horne Road, at 99.24 feet pass a found 1 inch iron pipe, in all a distance of 220.80 feet (plat=223.06 feet) to a 1 inch iron pipe found for the point of curvature of a circular curve to the right whose radius point bears North 29°30'38" East, a distance of 459.70 feet and having a central angle of 60°26'12" (plat=60°28'10"), a radius of 459.70 feet, a tangent distance of 267.75 feet (plat=267.92 feet) and an arc length of 484.90 feet (plat=485.16 feet);

THENCE with said circular curve to the right, an arc length of 484.90 feet (plat=485.16 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set on the east boundary of Airport Road, a 260 foot wide public roadway, for point of tangency;

THENCE, North 00°03'10" West, along the east boundary of said Airport Road, same being the west boundary of said Tract G and of this tract, a distance of 1074.60 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the northwest corner of this tract;

THENCE, North 89°58'36" East, crossing Tract G with the north boundary of this tract, a distance of 1208.63 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for an interior corner of this tract;

THENCE, North 00°22'48" East (plat=North 00°23'10" East), continuing with the north boundary of this tract, 142.20 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for southeast corner of Tract C, said Cliff Maus, for a corner of said Tract G and for a corner of this tract;

THENCE, South 70°32'57" East (plat=South 70°32'57" East), continuing with the north boundary of this tract, same being the south boundary of said Tract C, a distance of 190.41 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the southwest corner of said Tract C, for a corner of said Tract G and for the northeast corner of this tract;

THENCE, South 45°29'33" East (plat=South 45°34'40" East), with the northeasterly boundary of this tract, 110.26 feet (plat=110.35 feet) to a 1 inch iron pipe found for a corner of said Tract G and of this tract;

THENCE, South 60°28'19" East (plat = South 60°26'10" East), with the southwest boundary of Block 5, Harlem Park Addition, a map of which is recorded in Volume 9, Page 57, Map Records of Nueces County, Texas, a distance of 1,416.34 feet to a 1 inch iron pipe found for the north corner of Tract F, said Cliff Maus, for a corner of said Tract G and for a corner of this tract;

THENCE, South 29°30'54" West (plat = South 29°29'20" West), along the common boundary of said Tracts F and G, a distance of 100.00 feet to a 1 inch iron pipe found for the west corner of said Tract F, a corner of said Tract G and an interior corner of this tract;

THENCE, South 60°27'35" East (plat = South 60°26'10" East), along the common boundary of said Tracts F and G, a distance of 100.00 feet to a 1 inch iron pipe found on the northwest boundary of Greenwood Drive, for the south corner of said Tract F, the most easterly corner of said Tract G and the most easterly corner of this tract;

THENCE, South 29°29'20" West, along the northwest boundary of said Greenwood Drive, same being the southeast boundary of said Tract G and of this tract, a distance of 1,591.53 feet (plat = 1,591.16 feet) to a 5/8 inch iron rod found for the east corner of said Tract E, a corner of said Tract G and for a corner of this tract;

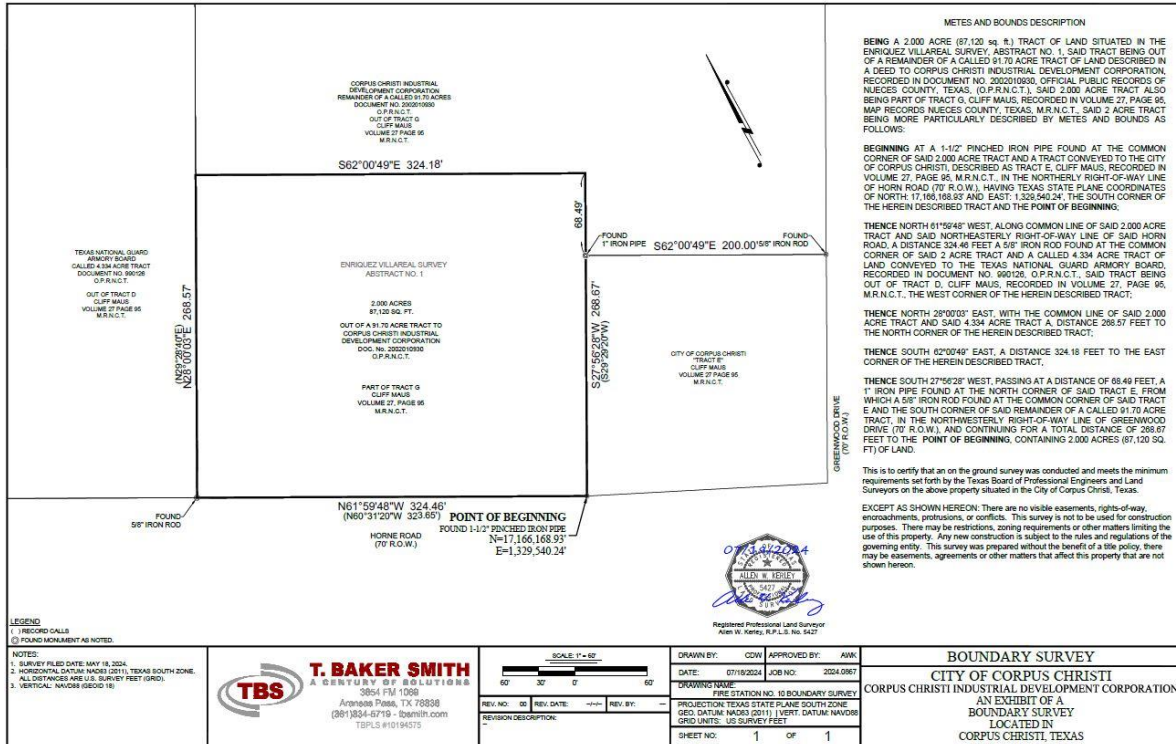
THENCE, North 60°31'20" West, with the common boundary of said Tracts E and G, a distance of 200.00 feet to a 1 inch iron pipe found for the north corner of said Tract E, an interior corner of said Tract G and for an interior corner of this tract;

THENCE, South 29°25'57" West (plat=South 29°29'20" West), with the common boundary of said Tracts E and G, a distance of 200.12 feet (plat =200.00 feet) to the POINT OF BEGINNING and containing 91.70 acres of land.

Bearings based on the northwest boundary of Greenwood Drive, same being southeast boundary of Tract G, Cliff Maus Tracts "C, D, E, F, & G", a map of which is recorded in Volume 27, Page 95, Map Records of Nueces County, Texas.

Unless this Field Notes Description, including preamble, seal and signature, appears in its original form, surveyor assumes no responsibility or liability for its accuracy.

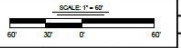
# Exhibit B



**LEGEND**  
 ( ) RECORD CALLS  
 ( ) FOUND MONUMENT AS NOTED

**NOTES:**  
 1. SURVEY FILED DATE MAY 18, 2024.  
 2. HORIZONTAL DATUM: NAD83 (2011), TEXAS SOUTH ZONE.  
 ALL DISTANCES ARE U.S. SURVEY FEET (SFD).  
 3. VERTICAL: NAVD83 (GEOID 18)

**T. BAKER SMITH**  
 A SURVEYING & CONSULTING FIRM  
 3854 FM 1068  
 A/070808 Pasa, TX 78808  
 (361)934-6719 - tbsmith.com  
 TBPUS #10194575



REV. NO.	REV. DATE	REV. BY	REVISION DESCRIPTION
02			
01			

DRAWN BY: CDW	APPROVED BY: AW
DATE: 07/19/2024	JOB NO: 2024.0967
PROJEWING NAME: FINE STATION NO. 10 BOUNDARY SURVEY	
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 (2011)   VERT. DATUM: NAVD83 GRID UNITS: US SURVEY FEET	
SHEET NO: 1	OF 1

**BOUNDARY SURVEY**  
 CITY OF CORPUS CHRISTI  
 CORPUS CHRISTI INDUSTRIAL DEVELOPMENT CORPORATION  
 AN EXHIBIT OF A  
 BOUNDARY SURVEY  
 LOCATED IN  
 CORPUS CHRISTI, TEXAS



Attachment 2

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That, **Corpus Christi Industrial Development Corporation** (Grantor), 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401, has granted, given, and conveyed, and by these presents does hereby grant, give and convey unto **City of Corpus Christi** (Grantee), a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 a tract of land and all improvements thereon, situated in Nueces County, Texas, being described as follows:

91.70 acre tract of land out of Tract G, as shown on Cliff Maus Tracts C, D, E, F and G, a map of which is recorded in Volume 27, Page 95, Map Records of Nueces County, Texas, being more fully described by metes and bounds as shown in **Exhibit A** attached hereto and made a part hereof ("Property").

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any mortgage or lien, affecting the herein above described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the herein above described property. Specifically, the Property conveyed by this deed is subject to the following covenants and restrictions:

1. Covenants, conditions, reservations, conditions, restrictions, rights of way, easements and leases, if any, that are valid and in existence contained in warranty deed from City of Corpus Christi to the State of Texas recorded in Clerk's File No. 669929, Deed Records of Nueces County, Texas.
2. Covenants, conditions, reservations, conditions, restrictions, rights of way, easements and leases, if any, that are valid and in existence contained in License Agreement dated May 30, 1966, by and between State of Texas for use and benefit of Texas Department of Mental Health and Mental Retardation and City of Corpus Christi and its Parks and Recreation Department, recorded June 14, 1966, under Clerk's File No. 711639, Volume 1154, Page 23, Deed Records of Nueces County, Texas.
3. Covenants, conditions, reservations, conditions, restrictions, rights of way, easements and leases, if any, that are valid and in existence contained in the deed from the State of Texas to the Corpus Christi Industrial Development Corporation recorded in Clerk's File No. 2002010930, and the First Amendment to the Deed recorded in Clerk's File No. 2024\_\_\_\_\_.

**GRANTOR: CORPUS CHRISTI INDUSTRIAL DEVELOPMENT CORPORATION**

\_\_\_\_\_  
Peter Zanoni  
General Manager

THE STATE OF TEXAS       §

COUNTY OF NUECES§

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by Peter Zanoni, as General Manager of the Corpus Christi Industrial Development Corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for State of Texas

**ACCEPTED BY GRANTEE: CITY OF CORPUS CHRISTI, TEXAS**

\_\_\_\_\_  
Jeff H. Edmonds, P.E.  
Director of Engineering Services



## Exhibit A

### STATE OF TEXAS COUNTY OF NUECES

FIELDNOTES for a 91.70 acre tract of land out of Tract G, Cliff Maus Tracts "C, D, E, F, & G", a map of which is recorded in Volume 27, Page 95, Map Records of Nueces County, Texas; said Cliff Maus Tracts being a 248.566 acre tract out of portions of the L.M. Hitchcock 93.24 Acre Tract, Lots 9, 10, 15, & 16, Section F, Lot 2, Section E Paisley's Subdivision of the Hoffman Tract, the Vineyard Tract, & Lot 18, J.C. Russell Farm Lots, Corpus Christi, Nueces County, Texas; said 91.70 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 1-1/2 inch iron pipe in concrete found on the northeast boundary of Horne Road, a dedicated public roadway, for the common corner of Tract E and G, said Cliff Maus, and for the south corner of this tract, from which a drill hole found for the southerly corner of said Tract E, same being the northerly intersection of said Horne Road and Greenwood Drive, a 70 foot wide public roadway, bears South 63°31'11" East (plat=South 63°22'05" East), a distance of 200.10 feet (plat=200.25 feet);

THENCE, North 60°29'22" West (plat=North 60°31'20" West), with the north boundary of said Horne Road, a distance of 324.33 feet (plat=323.65 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the south corner of a 4.334 acre tract and for a corner of this tract;

THENCE, North 29°29'07" East (plat=North 29°28'40" East), along the southeast boundary of said 4.334 acre tract, at 0.10 feet pass a found 5/8 inch iron rod, in all a distance of 691.10 feet (plat=690.17 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the northeast corner of said 4.334 acre tract and an interior corner of this tract;

THENCE, South 89°57'50" West, along the northerly boundary of said 4.334 acre tract and of said Tract D, at 360.82 feet pass a 5/8 inch iron rod found for the north corner of said 4.334 acre tract and for the east corner of said Tract D, in all a distance of 951.15 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for a common corner of said Tracts D and G and for a corner of this tract;

THENCE, South 29°28'40" West, continuing along the northerly boundary of said Tract D, a distance of 57.77 feet (plat=57.46 feet) to a 1 inch iron pipe found for a common corner of said Tracts D and G and for a corner of this tract;

THENCE, North 89°58'11" West (plat = South 89°57'50" West), continuing along the northerly boundary of said Tract D, at 333.33 feet pass a found 1 inch iron pipe, in all a distance of 333.83 feet (plat= 333.18 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set on the north boundary of said Horne Road, for the west corner of said Tract D, a corner of said Tract G and a corner of this tract;

THENCE, North 60°29'22" West (plat=North 60°31'20" West), along the northerly boundary of said Horne Road, at 99.24 feet pass a found 1 inch iron pipe, in all a distance of 220.80 feet (plat=223.06 feet) to a 1 inch iron pipe found for the point of curvature of a circular curve to the right whose radius point bears North 29°30'38" East, a distance of 459.70 feet and having a central angle of 60°26'12" (plat=60°28'10"), a radius of 459.70 feet, a tangent distance of 267.75 feet (plat=267.92 feet) and an arc length of 484.90 feet (plat=485.16 feet);

THENCE with said circular curve to the right, an arc length of 484.90 feet (plat=485.16 feet) to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set on the east boundary of Airport Road, a 260 foot wide public roadway, for point of tangency;

THENCE, North 00°03'10" West, along the east boundary of said Airport Road, same being the west boundary of said Tract G and of this tract, a distance of 1074.60 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the northwest corner of this tract;

THENCE, North 89°58'36" East, crossing Tract G with the north boundary of this tract, a distance of 1208.63 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for an interior corner of this tract;

THENCE, North 00°22'48" East (plat=North 00°23'10" East), continuing with the north boundary of this tract, 142.20 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for southeast corner of Tract C, said Cliff Maus, for a corner of said Tract G and for a corner of this tract;

THENCE, South 70°32'57" East (plat=South 70°32'57" East), continuing with the north boundary of this tract, same being the south boundary of said Tract C, a distance of 190.41 feet to a 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" set for the southwest corner of said Tract C, for a corner of said Tract G and for the northeast corner of this tract;

THENCE, South 45°29'33" East (plat=South 45°34'40" East), with the northeasterly boundary of this tract, 110.26 feet (plat=110.35 feet) to a 1 inch iron pipe found for a corner of said Tract G and of this tract;

THENCE, South 60°28'19" East (plat = South 60°26'10" East), with the southwest boundary of Block 5, Harlem Park Addition, a map of which is recorded in Volume 9, Page 57, Map Records of Nueces County, Texas, a distance of 1,416.34 feet to a 1 inch iron pipe found for the north corner of Tract F, said Cliff Maus, for a corner of said Tract G and for a corner of this tract;

THENCE, South 29°30'54" West (plat = South 29°29'20" West), along the common boundary of said Tracts F and G, a distance of 100.00 feet to a 1 inch iron pipe found for the west corner of said Tract F, a corner of said Tract G and an interior corner of this tract;

THENCE, South 60°27'35" East (plat = South 60°26'10" East), along the common boundary of said Tracts F and G, a distance of 100.00 feet to a 1 inch iron pipe found on the northwest boundary of Greenwood Drive, for the south corner of said Tract F, the most easterly corner of said Tract G and the most easterly corner of this tract;

THENCE, South 29°29'20" West, along the northwest boundary of said Greenwood Drive, same being the southeast boundary of said Tract G and of this tract, a distance of 1,591.53 feet (plat = 1,591.16 feet) to a 5/8 inch iron rod found for the east corner of said Tract E, a corner of said Tract G and for a corner of this tract;

THENCE, North 60°31'20" West, with the common boundary of said Tracts E and G, a distance of 200.00 feet to a 1 inch iron pipe found for the north corner of said Tract E, an interior corner of said Tract G and for an interior corner of this tract;

THENCE, South 29°25'57" West (plat=South 29°29'20" West), with the common boundary of said Tracts E and G, a distance of 200.12 feet (plat =200.00 feet) to the POINT OF BEGINNING and containing 91.70 acres of land.

Bearings based on the northwest boundary of Greenwood Drive, same being southeast boundary of Tract G, Cliff Maus Tracts "C, D, E, F, & G", a map of which is recorded in Volume 27, Page 95, Map Records of Nueces County, Texas.

Unless this Field Notes Description, including preamble, seal and signature, appears in its original form, surveyor assumes no responsibility or liability for its accuracy.