



STREET, ALLEY, OR OTHER PUBLIC WAY CLOSURE APPLICATION
MUST COMPLY WITH CITY CODE OF ORDINANCES Chapter 49-12.

SECTION A. SUBMITTAL REQUIREMENTS

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK-OFF). The applicant is responsible for submitting a formal application, applicable fees, stamped drawings and other required materials to initiate the process. Incomplete packages or inaccurate information will delay processing and review. All the following (check off) information is required for the submittal to be considered for the official review:

___ **Application fee of \$1,000.00 (Nonrefundable).** This fee is charged to cover all administrative costs associated with processing the request. A cashier's or certified check shall be made payable to the City of Corpus Christi.

___ **Metes & Bounds.** The applicant shall obtain a legal description of the proposed street, alley or public way requested for closure. The metes and bounds shall be prepared by a Licensed Surveyor in the State of Texas.

___ **Location Map.** The petitioner shall obtain a map of the proposed street, alley or public way requested for closure. The map shall contain a north arrow, the location of the request with reference made to nearby roads and/or recognizable landmarks, and labels of property owners abutting and within proximity of the closure. This map shall be prepared by a Licensed Surveyor Engineer in the State of Texas.

___ **Deed Records.** The applicant shall provide contact information and Deed Records for all abutting property owners.

___ **Abutting Property Owners.** Signatures from property owners who will be deeded street segments are required. Required signatures may vary depending on the type/location of closure requested.

___ **Appraisal Fee.** The applicant shall agree to obtain an appraisal, completed by a MAI certified appraiser who is pre-approved by the City, and pay the City the Fair Market Value (FMV) for the street, alley, or public way. The appraisal must be conducted no more than six (6) months prior to the request.

SECTION B. APPLICANT & SUMMARY INFORMATION

BOTH THE PROPERTY OWNER (APPLICANT/PETITIONER) AND AGENT (IF APPLICABLE) MUST SIGN WHERE INDICATED. A SIGNED ORIGINAL AUTHORIZED LETTER MAY BE SUBSTITUTED FOR THE *PROPERTY OWNER'S (APPLICANT'S) SIGNATURE.*

1. APPLICANT/PETITIONER INFORMATION:

Name: Port of Corpus Christi Authority of Nueces County, Texas

Mailing Address: P O Box 1541

City: Corpus Christi State: Texas Zip: 78403

Daytime Telephone: (361) 885-6140 Email Address: sam@pocca.com

2. AGENT INFORMATION (IF APPLICABLE):

Name: _____

Mailing Address: _____

City: _____ State: Texas Zip: _____

Daytime Telephone: _____ Email Address: _____

Return To: Traffic Engineering Department • PO Box 9277 • Corpus Christi, TX 78469-9277
Physical Address: Traffic Engineering Department • 1201 Leopard Street (City Hall, 3rd Floor) • Corpus Christi, TX 78401
Email: TrafficEngineering@cctexas.com • Phone (361)826-3547



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3. PETITION REQUEST

Close, Vacate, Abandon, or Alter **Street**

Improved: Yes No

Name: Nueces

Length(ft): _____ Width(ft): _____ Area (ft): _____

_____ Close, Vacate, Abandon, or Alter **Alley**

Improved: _____ Yes No

Name: _____

Length(ft): _____ Width(ft): _____ Area (ft): _____

_____ Close, Vacate, Abandon, or Alter **Public Access Easement/Public Way**

Improved: _____ Yes No

Name: _____

Length(ft): _____ Width(ft): _____ Area (ft): _____

4. STATEMENT OF INTENDED USE OF STREET, ALLEY, OR PUBLIC ACCESS EASEMENT/PUBLIC WAY TO BE CLOSED:

Per the Four Party Agreement effective November 25, 2014 by and between the Texas Department of Transportation ("TxDOT"), the Port of Corpus Christi Authority of Nueces County, Texas ("Port"), the City of Corpus Christi, Texas ("City"), and the Corpus Christi Housing Authority are each referred to as a "Party." and collectively as the "Parties." The City acknowledges and agrees that where streets, alleys or other public ways abut Acquired Property, in order to facilitate the Port's use of the Acquired Property for Port Purposes, the closures or alteration of those streets, alleys, or ways may become necessary.

5. SUBDIVISION INFORMATION:

Subdivision Name: John G Hatch Addition and Cravenheights Addition

Affected Block & Lot Numbers: Cravenheights Addition Block 15, Lots 1, 2, 3, 4, 5, 6, 7

Cravenheights Addition Block 16, Lots 8, 9, 10, 11, 12, 13, 14

John G Hatch Addition Block 5, Portion 6, all of 7, 8, 9, 10

John G Hatch Addition Block 6, Lot 1, 2, 3, 4 and a portion 5

John G Hatch Addition, 0.3243 ac Tract VII & 0.2755 ac Tract VIII, Doc 2024034769 (Survey)

6. ACKNOWLEDGEMENT:

Pre-Application Meeting Date: Thursday, September 19, 2024 11:30 AM-1:00 PM Port Office

Applicant/Agent (If Applicable) Signature: Sam Esquivel Digitally signed by Sam Esquivel Date: 2024.12.20 15:22:13 -0600

Note: No action will be taken without payment of the nonrefundable processing fee and necessary documents. The application and fee in no way obligates the City to approve the petition request. Incorrect signatures and information will void the application request and may cause delay in processing. The process for right-of-way closure can be found in Section 49-12 of the City Code of Ordinances. If you have any questions, please contact the Department of Public Works (Traffic Engineering Division) at 361-826-3547.

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SECTION C. ABUTTING PROPERTY OWNERS

SUBMIT ORIGINAL SIGNATURES ONLY. A SIGNED ORIGINAL AUTHORIZED LETTER MAY BE SUBSTITUTED FOR THE *PROPERTY OWNER'S* SIGNATURE. COPIES WILL NOT BE ACCEPTED.

Address: 1920 N Port Ave
Subdivision Name: John G Hatch Addition Blk: 5 Lot: Portion 6, all of 7, 8, 9, 10
Owner(s): 1920 Port Ave, LLC
Print Name: JACEK LLC, a Texas limited liability company, Deven Bhakta, Manager
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1712 N Port Ave
Subdivision Name: John G Hatch Addition Blk: 6 Lot: 1, 2
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1716 N Port Ave
Subdivision Name: John G Hatch Addition Blk: 6 Lot: Lots 3, 4 west 25' of 5
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 2501-2503 N Port Ave
Subdivision Name: John G Hatch Addition Blk: Doc 2024034769 Lot: 0.3243 acre Tract VII
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

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Address: 2501-2503 N Port Ave
Subdivision Name: John G Hatch Addition Blk: Doc 2024034769 Lot: 0.2755 acres Tract VIII
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1922 Nueces St
Subdivision Name: Cravenheights Addition Blk: 16 Lot: 12 13 14
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1916 Nueces St
Subdivision Name: Cravenheights Addition Blk: 16 Lot: 11
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1910 Nueces St
Subdivision Name: Cravenheights Addition Blk: 16 Lot: 10
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1906 Nueces St
Subdivision Name: Cravenheights Addition Blk: 16 Lot: 9
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

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Address: 1902 Nueces St
Subdivision Name: Cravenheights Addition Blk: 16 Lot: 8
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1925 Nueces St
Subdivision Name: Cravenheights Addition Blk: 15 Lot: 1
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1921 Nueces St
Subdivision Name: Cravenheights Addition Blk: 15 Lot: 2
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1917 Nueces St
Subdivision Name: Cravenheights Addition Blk: 15 Lot: 3
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1913 Nueces St
Subdivision Name: Cravenheights Addition Blk: 15 Lot: 4
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

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Address: 1905 Nueces St
Subdivision Name: Cravenheights Addition Blk: 15 Lot: 5
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1901 Nueces St
Subdivision Name: Cravenheights Addition Blk: 15 Lot: 6
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 1109 Nueces St
Subdivision Name: Cravenheights Addition Blk: 15 Lot: 7
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services, acknowledges all of the above submittals
Signatures: *Sam Esquivel* Digitally signed by Sam Esquivel
Date: 2024.12.20 15:23:01 -0600'

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: _____
Subdivision Name: _____ Blk: _____ Lot: _____
Owner(s): _____
Print Name: _____
Signatures: _____

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Address: _____
Subdivision Name: _____ Blk: _____ Lot: _____
Owner(s): _____
Print Name: _____
Signatures: _____

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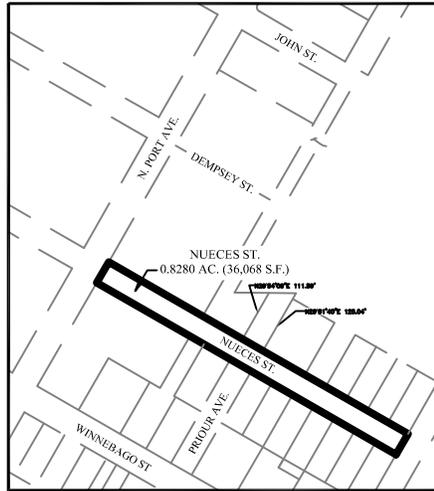


GRAPHIC SCALE

NUECES COUNTY
ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

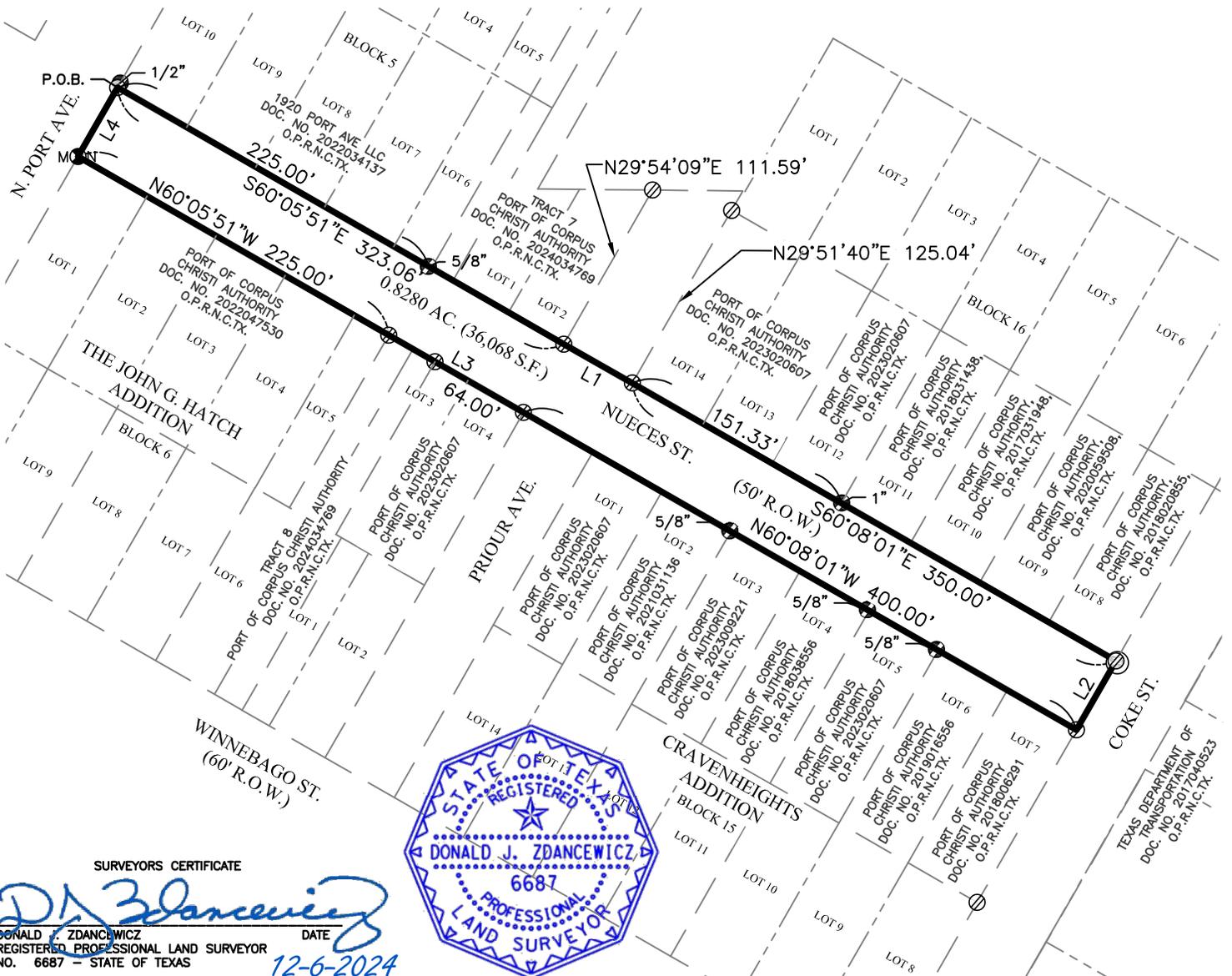
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S60°22'18"E	49.41'
L2	S29°51'59"W	50.00'
L3	N60°07'38"W	97.50'
L4	N29°54'09"E	49.85'

VICINITY MAP



LEGEND

- ADJOINER LINE
- - - ORIGINAL PLAT LINE
- PROPERTY LINE
- ⊗ REBAR (AS NOTED)
- ⊙ MAG NAIL SET
- ⊘ REBAR SET
- AC. ACRES
- P.O.B. POINT OF BEGINNING
- S.F. SQUARE FEET
- D.R.N.C.TX. DEED RECORDS OF NUECES COUNTY, TEXAS
- O.P.R.N.C.TX. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- P.R.N.C.TX. PLAT RECORDS OF NUECES COUNTY, TEXAS
- R.P.R.N.C.TX. REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
- () RECORD INFORMATION



SURVEYORS CERTIFICATE

Donald J. Zdancewicz
DONALD J. ZDANCEWICZ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6687 - STATE OF TEXAS
12-6-2024

JOB NUMBER: 1022069506C
DATE: NOVEMBER 17, 2023
SCALE: 1"=100'
SURVEYOR: D. ZDANCEWICZ
TECHNICIAN: J. BRADSHAW
DRAWING: NUECES STREET.dwg
TRACT ID: N/A
PARTY CHIEF: C. FERNANDEZ
FIELD BOOKS: 42786



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz
Texas Firm Registration No. 10064300

PROJECT:	PORT OF CORPUS CHRISTI STREET CLOSURES
SHEET OF	1 / 1

Being a portion of Nueces Street lying between Lots 6 through 10, Block 5, and Lots 1 through 5, Block 6, John G. Hatch Addition, according to the map or plat thereof recorded in Volume A, Page 4, Map and Plat Records of Nueces County, Texas, and Lots 1 through 7, Block 15, and Lots 8 through 14, Block 16, Craven Heights Addition, an addition to the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof recorded in Volume A, Page 7, Map and Plat Records of Nueces County, Texas, said portion of Nueces Street being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Rebar with plastic cap stamped "SAM" previously set at the intersection of the East line of North Port Avenue and the North line of Nueces Street, for the Southwest corner of Lot 10, Block 5, John G. Hatch Addition, for the Northwest corner of the tract described herein, from which a 5/8" Rebar with plastic cap stamped "SAM" previously set bears N 29°54'09" E, a distance of 111.59 feet;

THENCE S 60°05'51" E, at a distance of 225.00 feet passing a 5/8" Rebar found, for a total distance of 323.06 feet, along the North line of Nueces Street, for the West line of Priour Avenue and the for southeast corner of a Lot 2, Block 5, Craven Heights Addition, and for an interior corner of the tract described herein, from which a 5/8" Rebar with plastic cap stamped "SAM" previously set bears N 29°54'09" E, a distance of 111.59 feet;

THENCE S 60°22'18" E, a distance of 49.41 feet, across Priour Avenue, to a plastic cap stamped "SAM" previously set, along the East line of Priour Avenue and for the Southwest corner of Lot 14, Block 16, Craven Heights Addition, and for an interior corner of the tract described herein, from which a 5/8" Rebar with plastic cap stamped "SAM" previously set bears N 29°54'40" E, a distance of 125.04 feet;

THENCE S 60°08'01" E, at a distance of 151.33 feet passing a 1" Rebar found, for a total distance of 350.00 feet, along the North line of Nueces Street, to a 5/8" Rebar with plastic cap stamped "SAM" previously set for the Southeast corner of Lot 8, Block 16, Craven Heights Addition, also being the West line of Coke Street, for the northeast corner of the tract described herein, from which a 2.5" iron pipe found bears S 34°13'10" E, a distance of 1.44 feet;

THENCE S 29°51'59" W, a distance of 50.00 feet along the West line of Coke Street, to a plastic cap stamped "SAM" previously set, for the Northeast corner of Lot 7, Block 15, Craven Heights Addition, and for the Southeast corner of the tract described herein, from which a 5/8" Rebar with plastic cap stamped "SAM" previously set bears N 29°51'59" E, a distance of 125.00 feet;

THENCE N 60°08'01" W, at a distance of 101.26 feet passing a 5/8" Rebar found, at distance of 151.33 feet passing a 5/8" Rebar found, at a distance of 250.77 feet passing a 5/8" Rebar found, for a total distance of 400.00 feet, along the South line of Nueces Street and across Priour Avenue, to a 5/8" Rebar with plastic cap stamped "SAM" previously set, for the Northeast corner of Lot 4, Block 6, Craven Heights Addition, also being the West Line of Priour Avenue, for an interior corner of the tract described herein;

THENCE N 60°07'38" W, at a distance of 64.00 feet passing a 5/8" Rebar with plastic cap stamped "SAM" previously set, for a total distance of 97.50 feet, along the South line of Nueces Street, and for an interior corner of the tract described herein;

THENCE N 60°05'51" W, a distance of 225.00 feet along the South line of Nueces Street to a plastic cap stamped "SAM" previously set at the intersection of Nueces Street and North Port Avenue, for the Northwest corner of Lot 1, Block 6, John G. Hatch Addition, and for the Southwest corner of the tract described herein;

THENCE N 29°54'09" E, a distance of 49.85 feet, along the East line of North Port Avenue, to the POINT OF BEGINNING and CONTAINING 0.8280 of one acre (36,068 square feet) of land, more or less.



SAM, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX Firm No. 10064300

 12-6-2024
Donald J. Zdancewicz Date
Registered Professional Land Surveyor
No. 6687 - State of Texas

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

STATE OF TEXAS §
 §
COUNTY OF NUECES §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, RODOLFO GALVAN of Nueces County, Texas ("**Grantors**," whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to **Port of Corpus Christi Authority** of Nueces County, State of Texas, a navigation district and political subdivision of the State of Texas ("**Grantee**"), whose mailing address is 222 Power Street, Corpus Christi, TX 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

LOT SEVEN (7), BLOCK FIFTEEN (15), CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes;

Together with all of the improvements thereon ("**Property**") and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

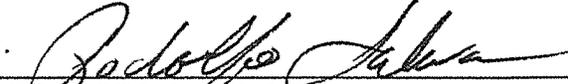
This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee's successors and assigns forever. Grantors hereby bind Grantors, and Grantors' heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 9 day of February 2018.

GRANTORS:

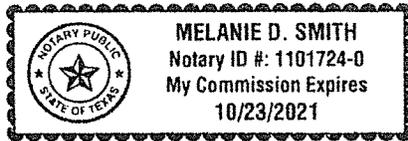


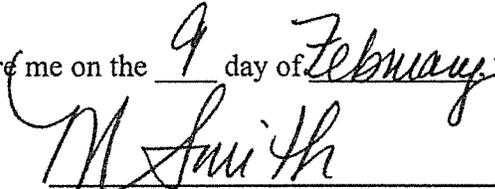
RODOLFO GALVAN

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on the 9 day of February, 2018, by
RODOLFO GALVAN.





NOTARY PUBLIC, State of Texas

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF#160232654S1178

AFTER RECORDING, RETURN TO:
Port of Corpus Christi Authority of Nueces County
222 Power Street
Corpus Christi, TX 78401

Doc# 2018006291
Pages 3
02/09/2018 2:57PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$15.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

(1) All rights, privileges, tenements hereditaments, rights-of-way, easements, appendages, appurtenances, water, riparian or lateral rights belonging or in anywise appertaining to the Land and Improvements.

(2) All rights, titles and interest of Grantor in and to any roads, ways, strips or gores of land adjacent to any of the Land.

d. Causes of Action for Injury to the Property. In addition to the Property conveyed herein and as part of the consideration paid for the Property, Grantor hereby assigns, transfers and conveys to Grantee, all of Grantor's right, title and interest in and to any claims or causes of action Grantor may have or that could be asserted against third parties arising out of any injury or damage to the Land accruing or occurring prior to the date of this Deed. This assignment includes and conveys unto Grantee, its successors and assigns, the full right and power to maintain an action against any such third party (but not in the name of Grantor), and to settle, compromise, or reassign any such claim and cause of action, and to give a release in full discharge of liability of the same.

1. Qualifications. This conveyance is made and accepted, however, subject to the following qualifications (the "Qualifications"):

a. Exceptions. Any and all restrictive covenants, easements, and mineral interests, if any, held or owned by others, relating to the Property described herein, but only to the extent they are still in effect and are shown of record in Nueces County, Texas.

b. Other Matters. Visible and apparent, but unrecorded easements, if any; rights of parties in possession, if any; prescriptive rights; encroachments or overlapping of improvements; and discrepancies, conflicts or shortages in area or boundary lines; and lack of or impaired access.

c. Laws and Regulations. All laws and regulations affecting the Property, including zoning laws, platting laws, environmental laws and municipal and governmental ordinances and regulations, relating to the Property.

d. Taxes. The liens for all governmental assessments, standby fees and ad valorem taxes for the year 2021; the payment of which is hereby assumed by Grantee, together with the lien for subsequent assessments for prior years due to change in land usage or ownership.

2. "As Is". Grantor conveys the Property and Grantee accepts the Property "AS IS". OTHER THAN THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, OF THE PROPERTY, OR ANY PART THEREOF.

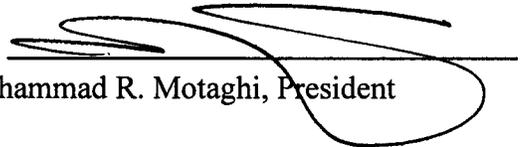
TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns, forever; and Grantor hereby binds Grantor, Grantor's successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise (the "special warranty of title"), subject to the Qualifications referenced herein. However, this conveyance is made with full substitution and subrogation of Grantee in and to all covenants and warranties by others heretofore given or made with respect to the Property or any part thereof.

This Special Warranty Deed ("Deed") may be executed in any number of counterparts, all of which shall be construed together as an original instrument to the same extent and with like effect as though all the parties hereto had executed each counterpart. The parties specifically agree that the execution and acknowledgment pages from the several counterparts may be aggregated into one counterpart for recordation and other purposes. If less than all of the parties named herein execute this Deed, then this Deed will nevertheless be effective as to those parties whose signature and acknowledgment pages are attached hereto.

DATED the 14 day of October, 2022.

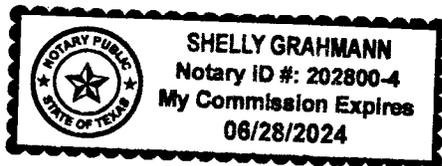
GRANTOR:

Zeba, LLC

By: 
Mohammad R. Motaghi, President

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on the 14 day of October, 2022, by Mohammad R. Motaghi, President of Zeba, LLC, a Texas Limited Liability Company, on behalf of said Company.




NOTARY PUBLIC, State of Texas

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

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

THAT, CARLOS GALVAN of Nueces County, Texas (“**Grantors**,” whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to **Port of Corpus Christi Authority** of Nueces County, State of Texas, a navigation district and political subdivision of the State of Texas (“**Grantee**”), whose mailing address is 222 Power Street, Corpus Christi, TX 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

LOT SIX (6), BLOCK FIFTEEN (15) CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Together with all of the improvements thereon (“**Property**”) and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee’s successors and assigns forever. Grantors hereby bind Grantors, and Grantors’ heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee’s successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 30 day of April, 2019.

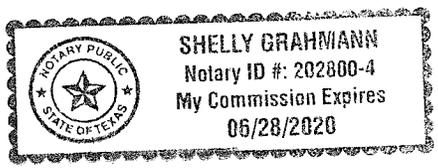
GRANTORS:

Carlos Galvan
CARLOS GALVAN

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on the 30 day of April, 2019, by CARLOS GALVAN.



Shelly GrahmANN
NOTARY PUBLIC, State of Texas

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF#160232654S1179

AFTER RECORDING, RETURN TO:
Port of Corpus Christi Authority of Nueces County
222 Power Street
Corpus Christi, TX 78401

Doc# 2019016556
Pages 3
04/30/2019 1:05PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$15.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

STATE OF TEXAS §
 §
COUNTY OF NUECES §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, CARLOS GALVAN of Nueces County, Texas ("**Grantors**," whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to **Port of Corpus Christi Authority** of Nueces County, State of Texas, a navigation district and political subdivision of the State of Texas ("**Grantee**"), whose mailing address is 222 Power Street, Corpus Christi, TX 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

LOT EIGHT (8), BLOCK SIXTEEN (16), CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Together with all of the improvements thereon ("**Property**") and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee's successors and assigns forever. Grantors hereby bind Grantors, and Grantors' heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 14 day of May, 2018.

GRANTORS:

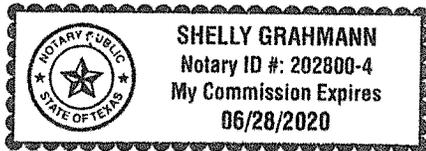


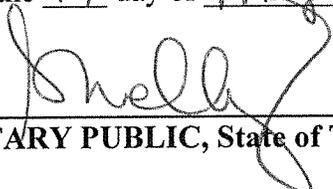
CARLOS GALVAN

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on the 14 day of May, 2018, by CARLOS GALVAN.





NOTARY PUBLIC, State of Texas

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF#160232654S1189

AFTER RECORDING, RETURN TO:
Port of Corpus Christi Authority of Nueces County
222 Power Street
Corpus Christi, TX 78401

Doc# 2018020855
Pages 3
05/14/2018 12:13PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$15.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

1905 Nueces

1922 Nueces

1925 Nueces

2201 Nueces

DEED WITHOUT WARRANTY

Date: June 7, 2023

GRANTOR: GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC, not individually but solely in its representative capacity as TRUSTEE OF THE MULTISTATE ENVIRONMENTAL RESPONSE TRUST

Grantor's Mailing Address: 11 Flagg St., Unit No. 1, Cambridge, Middlesex County, MA 02138

GRANTEE: PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS

Grantee's Mailing Address: P. O. Box 1541
Corpus Christi, Texas 78403

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration

PROPERTY: Eight (8) tracts of land more particularly described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property")

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all restrictions, covenants, exceptions, reservations, easements, rights-of-way, conflicts, encroachments, area and boundary discrepancies, taxes, liens, assessments, charges, claims and encumbrances affecting the property hereby conveyed on the ground or as reflected in the Public Records or otherwise. As evidenced by the acceptance of the delivery of this Deed Without Warranty and the recordation of same in the Real Property Records of Nueces County, Texas, Grantee accepts the conveyance of the Property in its "As-Is", "Where Is" and "With All Faults" condition, and subject to the terms and conditions contained in the Transfer Agreement by and between Grantor and Grantee recorded concurrently herewith.

Grantor, for the consideration herein expressed and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, has granted, sold and conveyed, and by these presents does grant, sell and convey unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the reservations and exceptions and the Property condition hereinabove set forth.

TO HAVE AND TO HOLD the Property and premises unto Grantee and Grantee's successors and assigns forever. This conveyance is made without warranty, express or implied.

Ad valorem taxes for the current year having been prorated as of the date of this conveyance, payment thereof is expressly assumed by Grantee, as evidenced by Grantee's

EXHIBIT "A"

TRACT 1: 0.739-Acre Tract (East of Port Avenue, South of Summers Street)

Being a tract containing 0.739 acres of land, more or less, being the north 68.75' and east 45' of Lot 1, Block 3, the north 68.75' of Lots 2-4, Block 3, the north 68.5' and west 19.5' of Lot 5, Block 3 of the John G. Hatch Subdivision recorded in Volume A, Page 4 and Lot 5A, Block 3, John G. Hatch Subdivision recorded in Volume 37, Page 152, Map Records of Nueces County Texas and this 0.739-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8 iron rod for the Northwest corner of this tract, said point being at the intersection of the present east right of way line of Port Avenue with the south right of way line of Summers Street and said corner having a State Plane Grid Coordinate of N:17,182,628.98', E:1,336,524.20', NAD'83, Texas South Zone in U. S. feet and bearing S 60-12-41 E, 5.00 feet, from the northwest corner of said Lot 1;

THENCE S 60-12-41 E with the north boundary of this tract, same being the south right of way line of Summers St., 214.50 feet, to a set 5/8 iron rod for the Northeast corner of this tract;

THENCE S 29-47-19 W the East boundary of this tract, at 68.75 feet pass the northeast corner of said Lot 5A, in all 150.00 feet, to a set 5/8 iron rod for the Southeast corner of this tract, same being the southeast corner of said Lot 5A and the northeast corner of Lot 10A recorded Volume 26, Page 80, M.R.N.C.T.;

THENCE N 60-12-41 W with the south boundary of this tract, same being the north boundary of said Lot 10A, 214.50 feet, to a set 5/8 iron rod for the southwest corner of this tract, same being the northwest corner of said Lot 10A, and being on the present east right of way line of said Port Avenue;

THENCE N 29-47-19 E with the west boundary of this tract, the same being the present east right of way line of Port Avenue, at 81.25 feet pass the northwest corner of said Lot 5A, in all, 150.00 feet, to the POINT OF BEGINNING and containing 0.739 acres of land, more or less.

TRACT 2: 1.271-Acre Tract (East of Port Avenue, North of Summers Street)

Being a tract containing 1.271 acres of land, more or less, being east 45.00 feet of Lots 1 and 10, all of Lots 2-4, and 7-9 and west 26.5' of Lots 5&6, Block 2, John G. Hatch Subdivision recorded Volume A, Page 4, Map Records of Nueces County, and this 1.271-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8 iron rod for the northwest corner of this tract, said corner being at the intersection of the present east right of way line of Port Avenue with the south right of way line of Hatch Street, said corner bearing S 60-12-41 E, 5.00 feet, from the northwest corner of said Lot 1 and having a State Plane Grid Coordinate of N:17,182,898.03', E:1,336,678.21', NAD'83, Texas South Zone in U. S. feet;

THENCE S 60-12-41 E with the north boundary of this tract, same being the south right of way of Hatch Street, 221.50 feet, to a set 5/8 iron rod for the Northeast corner of this tract;

THENCE, S 29-47-19 W with the east boundary of this tract, at 125.00 feet pass the south boundary of said Lot 5, the same being the north boundary of said Lot 6, in all 250.00 feet to a set 5/8 iron rod for the southeast corner of this tract, said corner being on the north right of way line of Summers Street;

THENCE N 60-12-41 W with the south boundary of this tract, same being the north right of way of Summers St., 221.50 feet, to a set "x" scribe in concrete for the southwest corner of this tract, said corner being at the intersection of the north right of way line of Summers Street with the present east right of way line of said Port Avenue;

THENCE N 29-47-19 E with the west boundary of this tract, same being present east right of way lien of said Port Avenue, at 125.00 feet pass the north boundary of Lot 10, the same being the present south boundary of said Lot 1, in all 250.00 feet, to the POINT OF BEGINNING and containing 1.271 acres of land, more or less.

TRACT 3: 2.55-Acre Tract (East of Union Pacific Railroad Right-of-Way, North of W. Broadway Street)

Being a tract containing 2.55 acres of land, more or less, out of a 2.98-acre Parcel One recorded in Document No. 2011006797, Official Public Records Nueces County, Texas and being out of the allotted John Priour 7-acre tract in the partition of the J.M. Priour 115-acre tract and this 2.55-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 2 inch iron pipe for the west corner of this tract and said 2.98 acre tract, said corner having a State Plane Grid Coordinate of N:17,183,120.43', E:1,337,078.33', NAD'83, Texas South Zone in U. S. feet and being at the intersection of the east right of way line of a fifty foot wide Union Pacific Railroad right of way with the north right of way line of West Broadway Street, said railroad right of way granted to S.A.U & G. Railway by deed recorded in Volume 186, Page 119, Deed Records of Nueces County, Texas;

THENCE with the north boundary of this tract and the south right of way line of said railroad R.O.W. along a curve to the right having a central angle of 45-40-14, a radius of 612.28 feet, a curve length of 488.05 feet, and long chord bearing of N 50-50-26 E, 475.23 feet, to a found 2 inch iron pipe for the North corner of this tract;

THENCE with the north boundary of this tract, S 76-04-27 E, 212.62 feet, to a found 1 inch iron pipe for the East corner of this tract;

THENCE with the east boundary of this tract, S 24-07-19 W, 261.43 feet, to a found 5/8 iron rod, with plastic cap stamped "C.S. Muery", for the Southeast corner of this tract, said corner being on the north right of way line of West Broadway Street;

THENCE with the south boundary of this tract and the north right of way line of West

Broadway Street, S 87-57-51 W, 34.34 feet, to a found 2-inch iron pipe for a corner of this tract;

THENCE continuing with the south boundary of this tract and said north right of way of West Broadway Street, S 88-50-21 W, 298.64 feet, to a found 5/8 iron rod with a plastic cap stamped "C.S. Muery", for a corner of this tract;

THENCE continuing with the south boundary of this tract and said north right of way line of West Broadway Street, S 88-42-10 W, 135.16 feet, to the POINT OF BEGINNING, containing 2.55 acres of land, more or less.

TRACT 4: 20.58-Acre Tract (East of Union Pacific Railroad Right-of-Way, South of W. Broadway Street)

Being a tract containing 20.58 acres of land, more or less, being all of Parcel Two and portion of Parcel Three conveyed by Quitclaim Deed from Tronox Worldwide LLC to the Greenfield Environmental Multistate Trust LLC, recorded under Document #2011006797 of the Official Public Records of Nueces County, Texas and this 20.58-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod for the northeast corner of this tract, said corner being on the north boundary of said Parcel 3, the same being the south right of way line of West Broadway Street and said corner having a State Plane Grid Coordinate of N:17,183,087.81', E:1,337,664.74', NAD'83, Texas South Zone in U. S. feet and bearing N 81-20-08 E, 144.51 feet from the northeast corner of said Parcel 1, the same being the northwest corner of said Parcel Three;

THENCE S 22-47-23 W with the southeast boundary of this tract, same being the northwest boundary of Texas Department of Transportation (TxDOT) Harbor Bridge Project Parcel No. 325 containing 4.274 acres, as recorded in Document #2018048814, O.P.R.N.C.T., 1188.30 feet, to a found 5/8 iron rod with a 3 inch diameter aluminum TxDOT cap for a corner of this tract, said corner being on the northeast boundary of a TxDOT 14.43 acre tract recorded in Document No. 2017040523, O.P.R.N.C.T. and being the west corner of said TxDOT 4.274 acre tract;

THENCE N 89-56-35 W with the southeast boundary of this tract, same being a northwest boundary of said TxDOT 14.43-acre tract, 76.46 feet, to a found 5/8-inch iron rod for an interior corner of this tract;

THENCE S 43-58-33 W with the east boundary of this tract, and the west boundary of said TxDOT 14.43-acre tract, 88.52 feet, to a found concrete monument for an interior corner of this tract;

THENCE S 41-43-17 W and continuing with the east boundary of this tract and the west boundary of said TxDOT 14.43-acre tract, at a distance of 37.10 feet passing a found 5/8-inch iron rod, in all 42.10 feet to a point in a chain link fence on a 3-foot-tall concrete wall for an interior corner of this tract;

THENCE S 04-20-53 E and continuing along the east boundary of this tract and the west boundary of said TxDOT 14.43-acre tract, 85.52 feet, to a point in a chain link fence on a 3-foot-tall concrete wall for a corner of this tract;

THENCE S 24-23-37 W and continuing with the east boundary of this tract and the west boundary of said TxDOT 14.43-acre tract, at a distance of 17.21 feet pass a found 5/8-inch iron rod with a plastic cap stamped "CDS/MUERY S.A. TX", in all 131.04 feet to a found concrete monument for a corner of this tract;

THENCE S 29-27-07 W and continuing with the east boundary of this tract and the west boundary of said TxDOT 14.43-acre tract, 157.25 feet, to a set 5/8-inch iron rod for the southeast corner of this tract;

THENCE N 60-10-33 W with the south boundary of this tract, 101.83 feet, to a found 5/8-inch iron rod for a corner of this tract;

THENCE N 60-10-33 W and continuing with the south boundary of this tract, 248.38 feet, to a set 5/8-inch iron rod for a corner of this tract;

THENCE S 29-49-27 W, 124.71 feet, continuing along the South boundary of this tract, to a found 1 inch iron pipe for a corner of this tract;

THENCE N 60-10-33 W, 50.03 feet, continuing along the South boundary of this tract, to a set 5/8-inch iron rod for a corner of this tract;

THENCE N 29-49-27 E, 124.71 feet, continuing along the South boundary of this tract, to a found 1 inch iron pipe for an interior corner of this tract;

THENCE N 60-10-33 W, 99.53 feet, continuing along the South boundary of this tract, to a found 1 inch iron pipe for an interior corner of this tract;

THENCE N 29-49-27 E, 14.22 feet, continuing along the South boundary of this tract, to a set 5/8-inch iron rod for a corner of this tract;

THENCE S 89-33-25 W, 130.64 feet, continuing along the South boundary of this tract, to a set 5/8-inch iron rod in the East boundary line of the right of way of the San Antonio, Uvalde and Gulf Railroad for the Southwest corner of this tract;

THENCE, N 29-47-18 E, 534.68 feet, along the West boundary of this tract, same being the East boundary of said railroad R.O.W., to a set 5/8-inch iron rod for a corner of this tract;

THENCE, S 60-12-41 E, 16.00 feet, continuing along the West boundary of this tract, to a set 5/8-inch iron rod for an interior corner of this tract;

THENCE, N 29-47-18 E, 380.11 feet, continuing along the West boundary of this tract, same being the East boundary of said railroad R.O.W., to a set 5/8-inch iron rod for a corner of this tract;

THENCE, S 89-33-41 E, 22.10 feet, continuing along the West boundary of this tract, to a set 5/8-inch iron rod for an interior corner of this tract;

THENCE, N 00-16-41 W, 59.13 feet, continuing along the West boundary of this tract, to a set 5/8-inch iron rod for a corner of this tract;

THENCE, N 89-43-27 E, 150.00 feet, continuing along the West boundary of this tract, to a set 5/8-inch iron rod for an interior corner of this tract;

THENCE, N 00-16-41 W, 35.00 feet, continuing along the West boundary of this tract, to a set 5/8-inch iron rod for an interior corner of this tract;

THENCE, S 89-45-19 W, 118.90 feet, continuing along the West boundary of this tract, to a set 5/8-inch iron rod for a corner of this tract;

THENCE, N 29-47-18 E, 410.92 feet, continuing along the West boundary of this tract to a set 5/8-inch iron rod for the northwest corner of this tract, said corner being on the south right of way line of West Broadway Avenue;

THENCE, N 86-27-50 E, 131.98 feet, along the North boundary of this tract, same being the South boundary of West Broadway Street, to a set 5/8-inch iron rod for a corner of this tract;

THENCE, N 89-52-56 E, 306.83 feet, continuing along the North boundary, same being South right of way line of West Broadway Street, to a set 5/8-inch iron rod for a corner of this tract;

THENCE, N 81-20-08 E, 144.51 feet, continuing along the North boundary, same being the south right of way line of West Broadway Street to the point of beginning and containing 20.58 acres of land, more or less.

Said tract of land, also being described as follows: all of Parcel Two (18.34 acres) and a Portion of a 10.453 acre tract of land described as Parcel three in a Quitclaim Deed dated to be effective as of February 14, 2011 from Tronox Worldwide LLC (f/k/a Kerr-McGee Chemical Worldwide LLC, f/k/a Kerr-McGee Operating Corporation, f/k/a Kerr-McGee Corporation), a Delaware limited liability Company as Grantor to the Greenfield Environmental Multistate Trust LLC, a Delaware limited liability company, not individually, but solely in its representative capacity as trustee of the Multistate Environmental Response Trust, a New York Environmental Response Trust (hereinafter referred to as the "Multistate Trust"), as Grantee and recorded under clerk's Doc# 2011006797 of the Official Public Records of Nueces County, Texas. SAVE AND EXCEPT, from said 10.453-acre tract (Parcel three) the following two tracts of land:

- (i) 4.274 acres of land, more or less, more particularly described in that certain Deed Without Warranty dated September 20, 2018 from the Multistate

Trust to The State of Texas and recorded under clerk's Doc# 2018048814 of the Official Public Records of Nueces County, Texas; and

- (ii) 3.858 acres of land, more or less, more particularly described in that certain Deed Without Warranty dated June 15, 2018 from the Multistate Trust to The State of Texas and recorded under clerk's Doc# 2018026618 of the Official Public Records of Nueces County, Texas.

TRACT 5: 0.28-Acre Tract out of Craven Heights Addition (North of Nueces St):

0.28 acres of land, more or less, being all of Lots 13 and 14, Block 16, Craven Heights Addition, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7 of the Map Records, Nueces County, Texas.

TRACT 6: 0.36-Acre Tract out of Craven Heights Addition (Winnebago St):

0.36 acres of land, more or less, being the East Twenty feet (E. 20') of Lot One (1), all of Lot Two (2), the East Twenty-four feet (E. 24') of Lot Three (3) and all of Lot Four (4), Block Six (6), Craven Heights Addition, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7 of the Map Records, Nueces County, Texas, bearing the common address of Winnebago Street, Corpus Christi, Texas.

TRACT 7: 0.14-Acre Tract out of Craven Heights Addition (1925 Nueces St):

0.14 acres of land, more or less, being all of Lot 1, Block 15, Craven Heights Addition, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7 of the Map Records, Nueces County, Texas, bearing the common address of 1925 Nueces Street, Corpus Christi, Texas.

TRACT 8: 0.14-Acre Tract out of Craven Heights Addition (1905 Nueces St):

0.14 acres of land, more or less, being all of Lot 5, Block 15, Craven Heights Addition, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7 of the Map Records, Nueces County, Texas, bearing the common address of 1905 Nueces Street, Corpus Christi, Texas.

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2023020607

eRecording - Real Property

DEED

Recorded On: June 09, 2023 09:07 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$49.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

Kara Sands

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023020607
Receipt Number: 20230609000016
Recorded Date/Time: June 09, 2023 09:07 AM
User: Lisa C
Station: CLERK11

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

STATE OF TEXAS §
 §
COUNTY OF NUECES §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, CARLOS GALVAN (“**Grantors**,” whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to **Port of Corpus Christi Authority** of Nueces County, State of Texas, a navigation district and political subdivision of the State of Texas (“**Grantee**”), whose mailing address is 222 Power Street, Corpus Christi, TX 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

LOT NINE (9), BLOCK SIXTEEN (16) CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Together with all of the improvements thereon (“**Property**”) and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

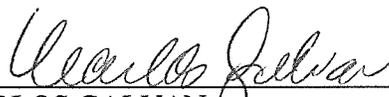
This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee’s successors and assigns forever. Grantors hereby bind Grantors, and Grantors’ heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee’s successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 30th day of Dec, 2020.

GRANTOR:



CARLOS GALVAN

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2020059508

eRecording - Real Property

DEED

Recorded On: December 30, 2020 09:57 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2020059508
Receipt Number: 20201230000064
Recorded Date/Time: December 30, 2020 09:57 AM
User: Maria H
Station: CLERK05

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

STATE OF TEXAS §
 §
COUNTY OF NUECES §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **Gilbert Galvan** of Nueces County, Texas ("**Grantors**," whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to **Port of Corpus Christi Authority** of Nueces County, State of Texas, a navigation district and political subdivision of the State of Texas ("**Grantee**"), whose mailing address is 222 Power Street, Corpus Christi, TX 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

Lot Ten (10), Block Sixteen (16), CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes;

Together with all of the improvements thereon ("**Property**") and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee's successors and assigns forever. Grantors hereby bind Grantors, and Grantors' heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 26 day of July, 2017.

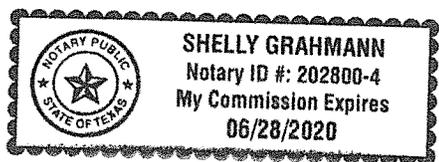
GRANTORS:



Gilbert Galvan

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on the 26 day of July, 2017, by Gilbert Galvan.





NOTARY PUBLIC, State of Texas

Doc# 2017031948
Pages 3
07/26/2017 12:01PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$19.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

STATE OF TEXAS §
 §
COUNTY OF NUECES §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Christine J. Delagarza of Nueces County, Texas ("Grantors," whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to the Port of Corpus Christi Authority of Nueces County, Texas, a navigation district and political subdivision of the State of Texas ("Grantee"), whose mailing address is 222 Power Street, Corpus Christi, Texas 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

East 8.33' of Lot Three (3), all of Lot Four (4) and North 20.83' of Lot Eleven (11), Block Fifteen (15), CRAVEN HEIGHTS, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page(s) 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes;

together with all of the improvements thereon ("Property") and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee's successors and assigns forever. Grantors hereby bind Grantors, and Grantors' heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

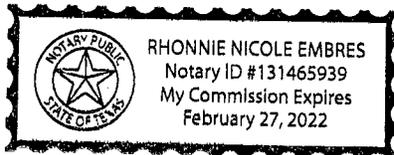
Executed this 31 day of August, 2018.

GRANTORS:

Christine J. Delagarza
Christine J. Delagarza

STATE OF TEXAS §
 §
COUNTY OF Nueces §

This instrument was acknowledged before me on the 31 day of August, 2018, by
Christine J. DelaCruz



NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:
Port of Corpus Christi Authority
Attn: Real Estate Manager
222 Power Street
Corpus Christi, Texas 78401

Doc# 2018038556
Pages 3
08/31/2018 4:31PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$15.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

1916 Nueces

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

STATE OF TEXAS §
 §
COUNTY OF NUECES §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, CARLOS GALVAN of Nueces County, Texas ("**Grantors**," whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to **Port of Corpus Christi Authority** of Nueces County, State of Texas, a navigation district and political subdivision of the State of Texas ("**Grantee**"), whose mailing address is 222 Power Street, Corpus Christi, TX 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

LOT ELEVEN (11), BLOCK SIXTEEN (16) CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Together with all of the improvements thereon ("**Property**") and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee's successors and assigns forever. Grantors hereby bind Grantors, and Grantors' heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 20 day of July, 2018.

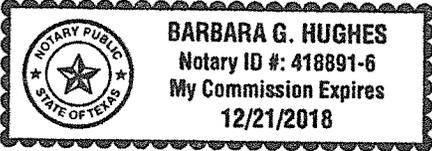
GRANTORS:

Carlos Galvan
CARLOS GALVAN

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on the 20 day of July, 2018, by CARLOS GALVAN.



Barbara G. Hughes
NOTARY PUBLIC, State of Texas

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF#160232654S1186

AFTER RECORDING, RETURN TO:
Port of Corpus Christi Authority of Nueces County
222 Power Street
Corpus Christi, TX 78401

Doc# 2018031438
Pages 3
07/20/2018 10:53AM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$15.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

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

THAT, **CHRISTINE J. DELAGARZA** ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to the **Port of Corpus Christi Authority of Nueces County, Texas**, a navigation district and political subdivision of the State of Texas ("**Grantee**"), whose mailing address is 400 Harbor Drive, Corpus Christi, Texas 78401, tracts of land situated in Nueces County, Texas and more particularly described as follows:

West Forty one and six-tenths feet (W. 41.6') of Lot Three (3), Block Fifteen (15), CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas.

together with all of the improvements thereon ("**Property**") and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to roads and rights-of-way adjacent to the Property. In addition to the Property conveyed herein and as part of the consideration paid for the Property, Grantor hereby assigns, transfers and conveys to Grantee, all of its right, title and interest in and to any claims or causes of action it may have or that could be asserted against third parties arising out of any injury or damage to the Property accruing or occurring prior to the date of this Deed. This assignment includes and conveys unto Grantee, its successors and assigns, the full right and power to maintain an action against any such third party (but not in the name of Grantor), and to settle, compromise, or reassign any such claim and cause of action, and to give a release in full discharge of liability of the same.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee's successors and assigns forever. Grantor hereby binds Grantor, and Grantor's heirs, successors, and assigns to warrant and forever defend all and singular the Property unto Grantee, and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part

thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 17 day of March, 2023.

GRANTOR:

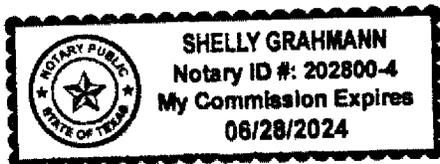
By: Christine DeLaGarza
CHRISTINE J. DELAGARZA

STATE OF TEXAS §

§

COUNTY OF NUECES §

This instrument was acknowledged before me on the 17th day of March, 2023, by CHRISTINE J. DELAGARZA.



Shelly
NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:
Port of Corpus Christi Authority
Attn: Director of Real Estate Services
400 Harbor Drive,
Corpus Christi, Texas 78401

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2023009221

eRecording - Real Property

DEED

Recorded On: March 17, 2023 03:22 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

Kara Sands

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023009221
Receipt Number: 20230317000163
Recorded Date/Time: March 17, 2023 03:22 PM
User: Catherine R
Station: CLERK08

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT

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 WITH VENDOR'S LIEN
(With Mineral Reservation)**

EFFECTIVE DATE: July 15, 2022

GRANTOR: JVPW CORP., a Texas corporation

GRANTEE: 1920 PORT AVE LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS:

1410 Crescent Drive
Corpus Christi, Texas 78412

CONSIDERATION:

The sum of \$1,218,750.00 paid to Grantor by KLEBERG BANK, N.A. (herein called the "Lender"), as evidenced by a note of even date herewith in such amount, executed by Grantee payable to the order of Lender, which note bears interest and is payable as therein provided, the payment of which note is secured by the superior title and a vendor's lien herein and hereby expressly retained on the hereafter described Property and herein and hereby expressly transferred and assigned, without recourse, to Lender, and Lender's successors and assigns; and for Ten Dollars and other valuable consideration, the receipt and sufficiency of which is acknowledged. The note payable to Lender is additionally secured by a deed of trust of even date herewith in favor of Gabe Guerra, Trustee.

PROPERTY: The following described Land:

See Exhibit "A" hereto attached.

Together with and including all of the Grantor's right, title and interest in and to the rights and appurtenances in any way belonging or appurtenant to said Land, including, without limitation: (i) any improvements on said Land; (ii) strips and gores, if any, adjacent or contiguous to the Land; (iii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the Land; (iv) any riparian rights appurtenant to the Land relating to surface or subsurface waters; and (v) easements, rights of ingress and egress and reversionary interests benefitting or serving the Land (the Land and other appurtenant rights being referred to herein as the "Property").

RESERVATIONS FROM CONVEYANCE:

Grantor hereby RESERVES unto Grantor and Grantor's heirs, successors and assigns all of the Grantor's present right, title and interest (including without limitation any royalty interests and future or reversionary interests) in and to the oil, gas and other minerals (as the term "minerals" is hereafter defined) in, under and that may be produced from the Property.

For purposes hereof, the term "minerals" shall be construed to include oil, condensate, gas, sulfur, salt, coal, lignite, uranium, thorium, geothermal steam or other geothermal substances, fissionable materials or other such valuable substances, regardless of the method used to produce same, except: water, gravel, caliche, soil, shale, sand, clay and other such materials which do not otherwise contain valuable substances herein defined as minerals.

Grantor WAIVES the right to use the surface of the Property for exploration, production, storage and transportation of oil, gas and other fluid hydrocarbons; provided however, such shall not prevent or hinder the Grantor from production of oil, gas and fluid hydrocarbons from the Property by directional drilling or other off-site methods which do not use the surface of the Property for exploration, production, storage or transportation of the oil, gas or other fluid hydrocarbons.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is subject to the following matters to the extent that such are presently in force and effect and affect the Property:

- (1) All easements, rights-of-way and restrictive covenants, if any, of record with the County Clerk of the County in which the Property is located;
- (2) Taxes for the current year, the payment of which Grantee assumes;
- (3) All mineral estate reservations and conveyances (including assignments or reservations of royalty interests) by Grantor and by Grantor's predecessors in title as shown by the records of the County Clerk of the County in which the Property is located; and the rights of the owner of any portion of the mineral estate and the rights of any lessee or other person claiming an interest in oil, gas and other minerals under oil, gas and mineral leases or other documents as such is shown by the records of the County Clerk of the County in which the Property is located.

GRANT OF PROPERTY:

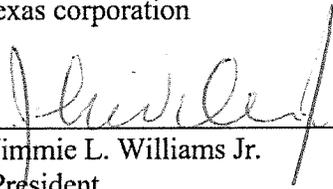
Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and except as to the Reservations From and Exceptions to Conveyance and Warranty.

Grantor has executed and delivered this deed and has granted, sold and conveyed the above property, and Grantee has accepted this deed and has purchased the property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES AS TO FITNESS OR CONDITION, INCLUDING, BUT NOT LIMITED TO, ALL IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, HABITABILITY AND FITNESS FOR ANY PARTICULAR USE OR PURPOSE, ALL WARRANTIES AS TO FITNESS OR CONDITION CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER AS TO FITNESS OR CONDITION, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:
JVPW CORP.
A Texas corporation

By: 

Jimmie L. Williams Jr.
President

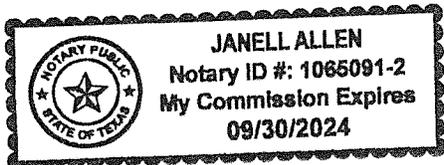
APPROVED BY GRANTEE:
1920 PORT AVE LLC
A Texas limited liability company
By: Jacek LLC, Its Manager

By: 

Deven Bhakta , Managing
Member

STATE OF TEXAS §
COUNTY OF Nueces §

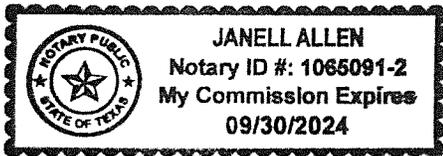
This instrument was acknowledged before me on the 13th day of July, 2022, by JIMMIE L. WILLIAMS, JR., President of JVPW CORP., a Texas corporation, on behalf of said corporation.



Janell Allen
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Nueces §

This instrument was acknowledged before me on the 15th day of July, 2022, by DEVEN BHAKTA, Managing Member of Jacek LLC, the Manager of 1920 PORT AVE LLC, on behalf of said limited liability company.



Janell Allen
Notary Public, State of Texas

Return to:
San Jacinto Title Services
520 Lawrence Street
Corpus Christi, Texas 78401
(GF No. 220243704-JA)

EXHIBIT "A"Tract 1:

Lots One (1) to Ten (10), inclusive, Block Five (5), of the JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map thereof, recorded in Volume A, Page 4, Map Records of Nueces County, Texas, together with the South one-half of that portion of Dempsey Street extending from the East property line of Port Avenue eastward to the West line of the Railroad Right-of-Way, as shown in Deed to Central Power and Light Company, dated May 21, 1952, recorded in under Clerk's File No. 350697, Volume 555, Page 530, Deed Records of Nueces County, Texas;

SAVE AND EXCEPT, a strip of even width of Sixteen (16) feet off of the Southeasterly side of Lots Five (5) and Six (6), Block Five (5), JOHN G. HATCH ADDITION, conveyed to San Antonio, Uvalde & Gulf Railroad Company by instrument dated February 20, 1929, recorded in Volume 185, Page 265, Deed Records of Nueces County, Texas, and;

SAVE AND EXCEPT that portion of Lots One (1) and Ten (10), now included in Port Avenue;

The Tract hereby conveyed being more particularly described by metes and bounds as follows; to-wit:

BEGINNING at a 5/8" iron rod in the Southeast right-of-way line of North Port Avenue a 70' wide road, at its intersection with the Northeast right-of-way line of Nueces Street, a 50' wide road, from whence a 1" iron pipe in the Northwest right-of-way line of Lexington Avenue at the common corner of Lots Twenty (20) and Twenty-One (21), Citizen's Addition, Block One (1), as recorded in Volume A, Page 6, Map Records of Nueces County, Texas, bears in a Southwesterly direction parallel to North Port Avenue, 25.00' then in a Northwesterly direction at 90 deg. to North Port Avenue, 438.75', then at 90 deg. in a Southwesterly direction, 435.09';

THENCE, with the Southeast right-of-way of North Port Avenue in a Northeasterly direction, 280.00' to a drill hole set for corner;

THENCE, with the extended centerline of Dempsey Street in a Southeasterly direction at 90 deg. to North Port Avenue, at 20.00' pass a 5/8" iron rod set as reference point, in all a distance of 221.50' to a 5/8" iron rod set in the Northwest line of the San Antonio, Uvalde and Gulf Railroad right-of-way line for corner;

THENCE, with the Northwest right-of-way line of the railroad in a Southwesterly direction at 90 deg. to the extended centerline of Dempsey Street and parallel to North Port Avenue, 280.00' to a 5/8" iron rod set in then Northeast right-of-way line of Nueces Street for corner;

THENCE, with the Northeast right-of-way line of Nueces Street in a Northwesterly direction at 90 deg. to the railroad right-of-way and parallel to the extended centerline of Dempsey Street, at 201.50' pass a 5/8" iron rod set as a reference point, in all a distance of 221.50' to the POINT OF BEGINNING, said tract containing 1.424 acres of land, more or less; together with all improvements located thereon.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Tract 2 :

The North one-half (N 1/2) of what was formerly Dempsey Street, lying between Port Avenue and the Missouri Pacific Railroad right-of-way, together with the South 25 feet of Lots Numbers One (1) through Five (5), inclusive, and all of Lots Numbers Six (6) through Ten (10), inclusive, in Block No. Four (4), JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof, recorded in Volume A, Page 4 of the Map Records of Nueces County, Texas, reference to which is here made for a more particular description.

EXHIBIT "A"
(Continued)

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Tract 3 :

All of Lot No. One-A (1-A), in Block No. Four (4), JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof, recorded in Volume 26, Page 80 of the Map Records of Nueces County, Texas, together with all property abandoned to the owner of that lot under the City of Corpus Christi ordinance recorded under Clerk's File No. 2022017300, Official Public Records of Nueces County, Texas, reference to which is here made for a more particular description.

Tract 4 :

All of Lot Ten-A (10-A), in Block No. Three (3) , JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof, recorded in Volume 26, Page 80 of the Map Records of Nueces County, Texas, together with all property abandoned to the owner of that lot under the City of Corpus Christi ordinance recorded under Clerk's File No. 2022017300, Official Public Records of Nueces County, Texas, reference to which is here made for a more particular description.

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2022034137

eRecording - Real Property

DEED

Recorded On: July 15, 2022 02:06 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$41.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX



******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022034137
Receipt Number: 20220715000154
Recorded Date/Time: July 15, 2022 02:06 PM
User: Lisa C
Station: CLERK04.nuecescc.local

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this 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.

DEED

STATE OF TEXAS §
 §
COUNTY OF NUECES §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, JONATHAN PAUL RUPERT ("**Grantors**," whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, does/do hereby grant, sell and convey to **Port of Corpus Christi Authority** of Nueces County, State of Texas, a navigation district and political subdivision of the State of Texas ("**Grantee**"), whose mailing address is 222 Power Street, Corpus Christi, TX 78401, all that certain tract or parcel of land in Nueces County, Texas, more particularly described as follows:

Lot Two (2), Block Fifteen (15), CRAVEN HEIGHTS, an Addition to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume A, Page 7, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Together with all of the improvements thereon ("**Property**") and the benefits, privileges, easements, tenements, hereditaments and appurtenances on the Property or in anywise appertaining thereto, and any and all right, title and interest of Grantors in and to roads and rights-of-way adjacent to the Property.

This conveyance is made by Grantors and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements appearing of record in the Official Public Records of Nueces County, Texas, but only to the extent the same are applicable to the Property and enforceable against the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee and Grantee's successors and assigns forever. Grantors hereby bind Grantors, and Grantors' heirs and successors, to warrant and forever defend all and singular the Property unto Grantee, and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty described above.

When the context requires, singular nouns and pronouns include the plural.

Executed this 16 day of June, 2021.

GRANTOR:



JONATHAN PAUL RUPERT

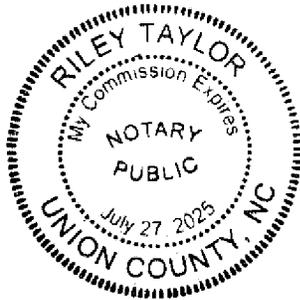
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF NUECES

This instrument was acknowledged before me on the 16 day of June, 2021, by JONATHAN PAUL RUPERT.



Riley Taylor
NOTARY PUBLIC, State of Texas *North Carolina*

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF# 200239353

AFTER RECORDING, RETURN TO:
Port of Corpus Christi Authority of Nueces County
222 Power Street
Corpus Christi, TX 78401

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2021031136

eRecording - Real Property

DEED

Recorded On: June 18, 2021 03:07 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

Kara Sands

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2021031136
Receipt Number: 20210618000187
Recorded Date/Time: June 18, 2021 03:07 PM
User: Sylvia C
Station: CLERK08

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT

**RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:**

Port of Corpus Christi Authority of Nueces County, Texas
Attn: Kent Britton
P.O. Box 1541
Corpus Christi, Texas 78403

(Space Above for Recorder's Use Only)

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 RECORDING IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

2816-53

DEED WITHOUT WARRANTY

2501 - 2503 N Port

STATE OF TEXAS)
)
COUNTY OF NUECES) **KNOW ALL MEN BY THESE PRESENTS:**

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation, successor in interest through merger with Union Pacific Railroad Company, a Utah corporation, successor in interest through merger with Missouri Pacific Railroad Company, a Delaware corporation, successor in interest through merger with Missouri Pacific Railroad Company, a Missouri corporation, successor in interest through merger with San Antonio, Uvalde and Gulf Railroad Company, a Texas corporation) ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by **PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS** ("Grantee"), the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey to Grantee, the strip or tract of land lying in Nueces County, State of Texas, described in **Exhibit A**, attached hereto and made a part hereof ("Property").

EXCEPTING from this conveyance and RESERVING unto Grantor, its successors and assigns, forever, the following:

(a) All minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by Grantee, its successors and assigns; PROVIDED, HOWEVER, that Grantor, its successors or assigns, without the prior written permission of Grantee, its successors or assigns, which permission may be withheld in Grantee's sole and absolute discretion, shall not conduct any mining activities of whatsoever nature above a plane five hundred feet (500') below the surface of the Property (the "500' Plane"); All rights of ingress and egress, and surface use above the 500' Plane for the exploration, production, and transportation of minerals underlying the Property are hereby waived;

(b) All existing pipeline and appurtenant facilities, whether owned by Grantor or any third party, and a PERPETUAL EASEMENT upon, over, along, under and across the portion of the Property that lies five feet (5') on each side of the centerline of such existing pipeline and appurtenant facilities (the "Easement Area"), for the purposes of constructing, maintaining, repairing, operating, renewing, replacing, using and/or removing pipeline and appurtenant facilities (whether now or hereafter installed, and including facilities which are the technological successor to any existing or hereafter installed facilities) together with: (i) the right of ingress and egress to and from the Easement Area, at those points where the Easement Area intersects with now existing public roads; and (ii) with respect to the easement rights herein reserved the right to collect rents, issues and profits therefrom, and from any now existing contracts. In addition to and not in limitation of Grantor's rights under the foregoing reservation of easement, Grantee, for itself, its successors and assigns, hereby covenants and agrees that Grantee shall not unreasonably interfere with the rights of Grantor's Licensee under that certain License Agreement between Missouri Pacific Railroad Company and Celanese Corporation of America dated March 17, 1966, identified in the records of Grantor as Audit Number CA60744 and granting certain rights to said Licensee to use the Property for two 4 inch in diameter longitudinal pipeline encroachment on railroad right of way (the "Celanese License"). Grantor hereby agrees that the Grantee has the right to construct roads and driveways (hereinafter "Crossings") across the Easement Area reserved by Grantor provided that such crossings are constructed in a manner to protect the two (2) pipelines within the Easement from damage caused by trucks, cars, and other vehicles crossing over the Easement; and

(c) One (1) signboard and appurtenances thereto (collectively, "Signboard"), including, without limitation, any and all wirelines for electrical service to the Signboard, now located upon, along, under and across the Property, and RESERVING unto Grantor, its successors and assigns, a PERPETUAL EASEMENT for the construction, maintenance, operation, repair, replacement, renewal and reconstruction of the Signboard (whether now or hereafter constructed) upon, along,

under and across the portion of the Property which is the current location of the Signboard and within a radius five feet (5') outside the perimeter of the land surface directly below the Signboard ("Sign Shadow") and any poles or footings if outside the Sign Shadow, together with (i) the right of unobstructed access, ingress and egress along that portion of the Property between said easement area and the right-of-way for Martin Luther King Dr. (a/ka/ Buffalo St.), for the purpose of exercising the rights herein reserved; and (ii) a right of ingress and egress along any existing roadway used for access to the Signboard; and (iii) a sight of line easement for unobstructed view from the I-37 Access Road to the Signboard now or hereafter on said easement area.

The Property is conveyed by Grantor subject to the following covenant, condition and restriction which Grantee, by the acceptance of this instrument, covenants for itself, its successors and assigns, faithfully to keep, observe and perform:

Restriction on Use. The Property must not be used for (i) residential, (ii) lodgings or accommodations (including, without limitation, hotels, motels, boarding houses, dormitories, hospitals, nursing homes, or retirement centers), or (iii) educational or child-care facilities (including, without limitation, schools, kindergartens or day-care centers).

The foregoing and following covenants, conditions, and restrictions shall run with the Property, the burdens of which will be binding on the successors and assigns of Grantee and the benefits of which will inure to the successors and assigns of Grantor. A breach of the foregoing and following covenants, conditions, and restrictions, or the continuance thereof, may, at the option of Grantor, its successors or assigns, be enjoined, abated, or remedied by appropriate proceedings.

Environmental Covenants:

(a) As Is Sale. Grantee acknowledges and agrees that the Property is conveyed by Grantor and accepted by Grantee in an "as is" condition with all faults. Grantee further acknowledges that the Property was used for railroad, commercial and industrial purposes. Grantor makes no representation or warranties of any kind whatsoever, either express or implied, with respect to the Property; in particular, but without limitation, Grantor makes no representations or warranties with respect to the use, condition, title, occupation or management of the Property, or compliance with applicable statutes, laws, codes, ordinances, regulations, requirements, covenants, conditions and restrictions (whether or not of record). Grantee acknowledges that it is executing this instrument on the basis of Grantee's own investigation of the physical and environmental conditions of the Property, including the subsurface conditions, and Grantee assumes the risk that adverse physical and environmental conditions may not have been revealed by its investigation.

(b) **FROM AND AFTER THE DATE OF THIS INSTRUMENT, GRANTEE WILL, TO THE MAXIMUM EXTENT PERMITTED BY LAW, RELEASE GRANTOR, AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, INDEMNIFY, DEFEND AND SAVE HARMLESS GRANTOR, ITS**

AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS AND ASSIGNS, FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, CAUSES OF ACTION, LEGAL OR ADMINISTRATIVE PROCEEDINGS, CLAIMS, DEMANDS, FINES, PUNITIVE DAMAGES, LOSSES, COSTS, LIABILITIES AND EXPENSES, INCLUDING ATTORNEYS' FEES, IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE KNOWN OR UNKNOWN CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY CONTAMINATION IN, ON, UNDER OR ADJACENT TO THE PROPERTY BY ANY HAZARDOUS OR TOXIC SUBSTANCE OR MATERIAL), OR ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION APPLICABLE THERETO, INCLUDING, WITHOUT LIMITATION, THE TOXIC SUBSTANCES CONTROL ACT, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, AND THE RESOURCE CONSERVATION AND RECOVERY ACT. THE FOREGOING WILL APPLY REGARDLESS OF ANY NEGLIGENCE OR STRICT LIABILITY OF GRANTOR, ITS AFFILIATES, OR THEIR EMPLOYEES, AGENTS OR OFFICERS.

This conveyance is made without any warranty, express or implied, including, without limitation, any warranty or covenant implied under the provisions of Section 5.023 of the Texas Property Code, which provisions are hereby expressly waived by Grantee even as to the return of the purchase price.

(Remainder of page intentionally left blank. Signatures on following pages.)

Grantee hereby accepts this instrument and agrees for itself, its successors and assigns, to be bound by the covenants set forth herein.

Dated this 7th day of October, 2024.

**PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS**

By: [Signature]
Printed Name: Kent Britton
Title: CEO

STATE OF TEXAS)
) ss.
COUNTY OF NUECES)

This instrument was acknowledged before me on October 7, 2024,
by Kent A Britton, Chief Executive officer of PORT
OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS, on behalf of said entity.

WITNESS my hand and official seal.

[Signature]
Notary Public

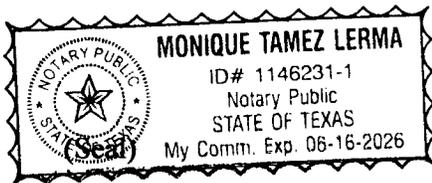


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

METES & BOUNDS DESCRIPTION TRACT I:

DESCRIPTION OF 0.5494 OF ONE ACRE (23,933 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS DESCRIBED AS FOURTH TRACT, 0.57 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 194, PAGE 77, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.5494 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF PORT AVENUE, FOR THE SOUTHEAST CORNER OF TRACT 1, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 54°31'39" W, WITH SAID NORTHWEST LINE OF PORT AVENUE, A DISTANCE OF 45.88 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF A CALLED 5.00 ACRES OF LAND, DESCRIBED IN SPECIAL WARRANTY DEED TO PORT OF CORPUS CHRISTI AUTHORITY IN DOCUMENT NO. 814472, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF SAID CALLED 5.00 ACRES OF LAND AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 23°17'01" WEST, A DISTANCE OF 101.95 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
2. NORTH 31°09'51" WEST, A DISTANCE OF 99.73 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
3. NORTH 42°12'04" WEST, A DISTANCE OF 99.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
4. NORTH 43°32'48" WEST, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
5. NORTH 51°11'56" WEST, A DISTANCE OF 99.98 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR AN ANGLE POINT, AND

6. NORTH 57°59'31" WEST, A DISTANCE OF 77.96 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET IN THE SOUTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, FOR THE NORTHEAST CORNER OF SAID CALLED 5.00 ACRES OF LAND, AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 71°34'51" E, WITH SAID SOUTH LINE OF UNION PACIFIC RAILROAD AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 160.94 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF TRACT 1, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND BEARS WITH THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5,779.70 FEET, WHOSE ARC DISTANCE IS 545.72 FEET AND WHOSE CHORD AND CHORD BEARING ARE S 72°32'15" E, A DISTANCE OF 545.52 FEET;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 789.08 FEET, AN ARC DISTANCE OF 441.04 FEET, AND A CHORD WHICH BEARS S 36°05'22" E, A DISTANCE OF 435.32 FEET, WITH THE WEST LINE OF SAID TRACT 1, SALT FLAT TRACTS, AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, TO THE POINT OF BEGINNING AND CONTAINING 0.5494 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT II:

DESCRIPTION OF 0.2764 OF ONE ACRE (12,041 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS DESCRIBED AS THIRD TRACT, 0.265 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 194, PAGE 77, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.2764 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF PORT AVENUE, FOR THE NORTHWEST CORNER OF TRACT 2, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 789.08 FEET, AN ARC DISTANCE OF 263.00 FEET, AND A CHORD WHICH BEARS S 05°11'39" E, A DISTANCE OF 261.78 FEET, WITH THE WEST LINE OF SAID TRACT 2, SALT FLAT TRACTS, AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, TO A 5/8" IRON

ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE NORTH LINE OF W. BROADWAY STREET FOR THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE N 65°32'25" W, WITH SAID NORTH LINE OF W. BROADWAY STREET, A DISTANCE OF 53.63 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF A 12,894.5 SQUARE FEET TRACT OF LAND DESCRIBED IN WARRANTY DEED TO AGUIRRE PROPERTIES, INC. RECORDED IN DOCUMENT NO. 2006030458, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN; THENCE WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 739.08 FEET, AN ARC DISTANCE OF 207.88 FEET, AND A CHORD WHICH BEARS N 05°41'20" W, A DISTANCE OF 207.20 FEET, WITH THE EAST LINE OF SAID 12,894.5 SQUARE FEET TRACT OF LAND, TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET IN THE SOUTH RIGHT-OF-WAY LINE OF PORT AVENUE FOR THE NORTHEAST CORNER OF SAID 12,894.5 SQUARE FEET TRACT OF LAND AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 54°41'58" E, WITH SAID SOUTH LINE OF PORT AVENUE AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 55.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2764 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT III:

DESCRIPTION OF 0.8982 OF ONE ACRE (39,126 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEIGN ALL OF THE LAND DESCRIBED AS FIRST TRACT, 0.30 OF AN ACRE OF LAND, AND AS SECOND TRACT, 0.27 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 194, PAGE 77, DEED RECORDS OF NUECES COUNTY, TEXAS, AND 0.4 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 119, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.8982 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, FOR THE NORTHEAST CORNER OF TRACT 2, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 65°59'59" E, WITH SAID SOUTH LINE OF UNION PACIFIC RAILROAD, A DISTANCE OF 138.60 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF THE J H HARVEY PROPERTY DESCRIBED IN DEED TO J. H. HARVEY, RECORDED IN VOLUME 199, PAGE 580, DEED RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 612.28 FEET, AN ARC DISTANCE OF 772.18 FEET, AND A CHORD WHICH BEARS S 64°07'38" W, A DISTANCE OF 722.01 FEET, WITH THE WEST LINE OF SAID J H HARVEY PROPERTY AND THE WEST LINE OF A 2.55 ACRE TRACT DESCRIBED IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, TO A 5/8" IRON PIPE FOUND IN THE NORTH LINE OF W. BROADWAY STREET FOR THE SOUTHWEST CORNER OF SAID 2.55 ACRE TRACT;

THENCE N 87°39'01" W, WITH SAID NORTH LINE OF W. BROADWAY STREET, A DISTANCE OF 64.51 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR THE SOUTH CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 662.28 FEET, AN ARC DISTANCE OF 730.06 FEET, AND A CHORD WHICH BEARS N 57°52'52" E, A DISTANCE OF 693.65 FEET, WITH THE EAST LINE OF SAID TRACT 2, AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, TO THE POINT OF BEGINNING AND CONTAINING 0.8982 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT IV:

DESCRIPTION OF 0.2908 OF ONE ACRE (12,669 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS, BEING ALL OF LOTS 5 AND 6, BLOCK 1, AND PORTION OF LOT 4, BLOCK 1, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, EXCEPT OF PORTIONS CONVEYED FOR STREET PURPOSES, DESCRIBED AS PARCEL NO. 1 A PARCEL NO. 2 IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 191, PAGE 210, DEED RECORDS OF NUECES COUNTY, TEXAS; AND A 16 FOOT WIDE STRIP OFF OF LOTS 5 AND 6, BLOCK 1, JOHN G. HATCH ADDITION, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 187, PAGE 13, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.2908 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HATCH STREET, FOR THE SOUTHEAST CORNER OF LOT 7, BLOCK 1, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, WITH THE EAST LINE OF SAID LOT 7, BLOCK 1, THE WEST LINE OF SAID LOT 6, BLOCK 1 AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A

DISTANCE OF 107.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 1 AND THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 1;

THENCE N 07°16'57" E, THROUGH LOT 4, BLOCK 1, A DISTANCE OF 130.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF W. BROADWAY STREET, FOR THE NORTHEAST CORNER OF LOT 3, BLOCK 1, THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 1 AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF W. BROADWAY STREET, THE NORTH LINES OF SAID LOT 4 AND LOT 5, BLOCK 1, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 92.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET AT THE INTERESECTION OF THE SOUTH LINE OF W. BROADWAY STREET AND THE WEST LINE OF WASHINGTON STREET, FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 1, AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°54'09" W, WITH THE WEST LINE OF SAID WASHINGTON STREET, THE EAST LINE OF SAID LOT 5 AND LOT 6, BLOCK 1, AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 227.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF HATCH STREET, FOR THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 1 AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF HATCH STREET, THE SOUTH LINE OF SAID LOT 6, BLOCK 1, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 42.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2908 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT V:

DESCRIPTION OF 0.6553 OF ONE ACRE (28,547 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS, BEING A 16 FOOT STRIP OF LAND OFF OF THE WEST SIDE OF SUVEY NO. 469 OF THE J.M. PRIOUR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 183, PAGE 321, DEED RECORDS OF NUECES COUNTY, TEXAS; AND A 16 FOOT STRIP OFF OF THE SOUTHEASTERLY SIDE OF LOTS 5 AND 6, BLOCK 2 AND LOTS 5 AND 6, BLOCK 3, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 187, PAGE 13, DEED RECORDS OF NUECES COUNTY, TEXAS; THE SOUTHEASTERLY 25 FEET OF LOTS 5 AND 6, BLOCK 2, AND THE SOUTHEASTERLY 23 FEET OF LOTS 5 AND 6, BLOCK 3, JOHN G. HATCH ADDITION, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD

COMPANY, OF RECORD IN VOLUME 191, PAGE 210, DEED RECORDS OF NUECES COUNTY, TEXAS; AND ALL OF LOT 1, BLOCK 3, PRIMROSE HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 41, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 37, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.6553 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF JOHN STREET, FOR A NORTHWEST CORNER OF A 20.58 ACRE TRACT OF LAND DESCRIBED AS PARCEL ONE AND PARCEL TWO IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC, RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS;

THENCE N 59°35'37" W, WITH SAID NORTH LINE OF JOHN STREET, THE SOUTH LINE OF LOT 6, BLOCK 3, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 39.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, THROUGH LOT 6 AND LOT 5, BLOCK 3, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF SUMMERS STREET;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF SUMMERS STREET, THE NORTH LINE OF SAID LOT 5, BLOCK 3, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 23.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 3, AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, CROSSING SAID SUMMERS STREET, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF SUMMERS STREET, FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 2 AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF SUMMERS STREET, THE SOUTH LINE OF SAID LOT 6, BLOCK 2, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET;

THENCE N 29°54'09" E, THROUGH LOT 6 AND LOT 5, BLOCK 2, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF HATCH STREET FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF HATCH STREET, THE NORTH LINE OF LOT 5, BLOCK 2, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 41.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°54'09" W, A DISTANCE OF 120.95 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF LOT 1, BLOCK 3, PRIMROSE HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 41, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 89°04'31" E, WITH SAID NORTH LINE OF LOT 1, BLOCK 3, A DISTANCE OF 5.47 FEET TO A 5/8" IRON ROD FOUND FOR A WEST CORNER OF SAID 20.58 ACRE TRACT, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF SAID 20.58 ACRE TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 00°19'19" E, A DISTANCE OF 59.07 FEET TO A 5/8" IRON ROD FOUND,
2. N 89°41'31" W, A DISTANCE OF 22.13 FEET TO A 5/8" IRON ROD FOUND,
3. S 29°47'16" W, A DISTANCE OF 380.23 FEET TO A 5/8" IRON ROD FOUND, AND
4. N 59°35'37" W, A DISTANCE OF 16.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6553 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION - TRACT VI

BEING A TRACT CONTAINING 0.1852 OF ONE ACRE (8,067 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREA SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5 AND LOT 6, BLOCK 4, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 182, PAGE 557, DEED RECORDS OF NUECES COUNTY, TEXAS; AND 16 FEET OFF OF THE NORTHWESTERLY SIDE OF LOTS 1 AND 20, BLOCK 17, STEWART & NEWMAN ADDITION NO. 2, ADDITION TO CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 9, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 67, DEED RECORDS OF NUECES COUNTY, TEXAS. 0.1852 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF JOHN STREET, BEING THE NORTHEAST CORNER OF THE 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5, BLOCK 4, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF JOHN STREET, THE NORTH LINE OF SAID LOT 5, BLOCK 4, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 32.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE WEST LINE OF A 20.58 ACRE TRACT OF LAND DESCRIBED AS PARCEL ONE AND PARCEL TWO IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC, RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°46'46" W, WITH SAID WEST LINE OF A 20.58 ACRE TRACT, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF DEMPSEY STREET, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF DEMPSEY STREET, A DISTANCE OF 32.54 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHWEST CORNER OF THE 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 6, BLOCK 4 AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREON; THENCE N 29°54'09" E, THROUGH LOTS 6 & 5, BLOCK 4, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1852 OF ONE ACRE (8,067 SQUARE FEET) OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION - TRACT VII

BEING A TRACT CONTAINING 0.3243 OF ONE ACRE (14,125 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREA SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEING 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5 AND LOT 6, BLOCK 5, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 263, DEED RECORDS OF NUECES COUNTY, TEXAS; 16 FEET OFF OF THE NORTHWESTERLY SIDE OF LOT 1, BLOCK 16, AND UNNUMBERED FRACTIONAL LOT ADJOINING LOT 1, STEWART & NEWMAN ADDITION NO. 2, ADDITION TO CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 9, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 67, DEED RECORDS OF

NUECES COUNTY, TEXAS; AND ALL OF FRACTIONAL LOTS 1 AND 2, BLOCK 5, CRAVEN HEIGHTS ADDITION TO THE CITY OF CORPUS CHRISTI, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 303, DEED RECORDS OF NUECES COUNTY, TEXAS. 0.3243 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF NUECES STREET, BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 5, CRAVEN HEIGHTS ADDITION TO THE CITY OF CORPUS CHRISTI, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF LOT 14, BLOCK 16, CRAVEN HEIGHTS ADDITION, BEARS S 60°08'01" E, A DISTANCE OF 50.00 FEET;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF NUECES STREET, THE SOUTH LINE OF SAID LOT 2 AND 1, BLOCK 5, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 95.81 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHWEST CORNER OF A BEING 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5 AND LOT 6, BLOCK 5, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 263, DEED RECORDS OF NUECES COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, THROUGH LOTS 6 AND 5, BLOCK 5, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH LINE OF DEMPSEY STREET, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF DEMPSEY STREET, A DISTANCE OF 32.67 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE WEST LINE OF A 20.58 ACRE TRACT OF LAND DESCRIBED AS PARCEL ONE AND PARCEL TWO IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC, RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°46'46" W, WITH SAID WEST LINE OF A 20.58 ACRE TRACT, A DISTANCE OF 173.69 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF SAID LOT 1, BLOCK 5, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 89°26'12" E, WITH THE NORTH LINES OF SAID LOTS 1 AND 2, BLOCK 5, A DISTANCE OF 72.01 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

THENCE S 29°54'09" W, WITH THE EAST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 111.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3243 OF ONE ACRE (14,125 SQUARE FEET) OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION - TRACT VIII

BEING A TRACT CONTAINING 0.2755 OF ONE ACRE (12,001 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREA SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEING ALL OF LOT 6, BLOCK 6 AND THE EAST 17.5 FEET OF LOT 5, BLOCK 6, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS; AND THE WEST 20 FEET OF LOT 1, BLOCK 6 AND THE WEST 16 FEET OF LOT 3, BLOCK 6, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS. 0.2755 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET IN THE NORTH RIGHT-OF-WAY LINE OF NUECES STREET, BEING THE NORTHEAST CORNER OF THE WEST 25 FEET OF LOT 5, BLOCK 6, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF NUECES STREET, THE NORTH LINE OF SAID LOT 5, BLOCK 6, AND THE NORTH LINE OF LOT 3, BLOCK 6, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, A DISTANCE OF 33.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF THE WEST 16 FEET OF SAID LOT 3, BLOCK 6, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°54'09" W, WITH THE EAST LINE OF THE SAID WEST 16 FEET OF LOT 3, BLOCK 6, A DISTANCE OF 125.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF LOT 1, BLOCK 6, FOR THE SOUTHEAST CORNER OF SAID WEST 16 FEET OF LOT 3, BLOCK 6, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF LOT 1, BLOCK 6, A DISTANCE OF 4.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE WEST 20 FEET OF SAID LOT 1, BLOCK 6, FOR AN EASTERLY CORNER OF THE TRACT DESCRIBED HEREON;

THENCE S 29°54'09" W, WITH THE EAST LINE OF THE SAID WEST 20 FEET OF LOT 1, BLOCK 6, A DISTANCE OF 125.00 FEET TO A CALCULATED POINT IN THE NORTH RIGHT-OF-WAY LINE OF WINNEBAGO STREET, FOR THE SOUTHEAST CORNER OF THE WEST 20 FEET OF SAID LOT 1, BLOCK 6, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF WINNEBAGO STREET, THE SOUTH LINE OF SAID LOT 1, BLOCK 6 AND LOT 6, BLOCK 6, A DISTANCE OF 62.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, THE SOUTHWEST CORNER OF LOT 6, BLOCK 6 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREON;

THENCE N 29°54'09" E, WITH THE EAST LINE OF THE SAID LOT 7, BLOCK 6, THE WEST LINE OF SAID LOT 6, BLOCK 6 AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 125.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 6 AND THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 6, FOR A WESTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF LOT 6, BLOCK 6, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE WEST 20 FEET OF SAID LOT 1, BLOCK 6, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREON;

THENCE N 29°54'09" E, WITH THE WEST LINE OF THE SAID WEST 20 FEET OF LOT 1, BLOCK 6, AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2755 OF ONE ACRE (12,001 SQUARE FEET) OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION – TRACT IX

BEING A TRACT CONTAINING 0.5527 OF ONE ACRE (24,075 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEING A 16 FOOT STRIP OFF OF THE SOUTHEASTERLY SIDE OF LOTS 5 AND 6, BLOCK 7 AND LOTS 5 AND 6, BLOCK 8, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 263, DEED RECORDS OF NUECES COUNTY, TEXAS; A 16 FOOT STRIP OFF OF THE NORTHWESTERLY SIDE OF LOTS 1 AND 3, BLOCK 7, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING

TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, AND A OFF OF THE WEST SIDE OF THE J.M. PRIOR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 552, DEED RECORDS OF NUECES COUNTY, TEXAS; A 16 FOOT STRIP OFF OF THE WEST SIDE OF THE JULIAN PRIOR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 551, DEED RECORDS OF NUECES COUNTY, TEXAS; A 16 FOOT STRIP OFF OF THE WEST SIDE OF THE JULIAN PRIOR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 184, PAGE 619, DEED RECORDS OF NUECES COUNTY, TEXAS; AND ALL OF LOT 1, BLOCK 21, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 184, PAGE 621, DEED RECORDS OF NUECES COUNTY, TEXAS. 0.5527 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT TYPE II MONUMENT FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SMITH STREET, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 21, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°D46'45" E, A DISTANCE OF 360.24 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF MINTON STREET FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 8, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°D16'11" W, WITH SAID NORTH LINE OF MINTON STREET AND THE SOUTH LINE OF LOT 6, BLOCK 8, A DISTANCE OF 15.91 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET;

THENCE N 29°D45'51" E, THROUGH LOTS 6 AND 5, BLOCK 8, A DISTANCE OF 237.15 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF MOORE STREET;

THENCE S 60°D16'11" E, WITH SAID SOUTH LINE OF MOORE STREET AND THE NORTH LINE OF LOT 5, BLOCK 8, A DISTANCE OF 15.95 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 8;

THENCE N 29°D46'24" E, CROSSING MOORE STREET, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF MOORE STREET FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 7; THENCE N 60°D16'11" W, WITH SAID NORTH LINE OF MOORE STREET AND THE SOUTH LINE OF LOT 6, BLOCK 7, A DISTANCE OF 15.96 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET;

THENCE N 29°D45'51" E, THROUGH LOTS 6 AND 5, BLOCK 7, A DISTANCE OF 249.94 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WINNEBAGO STREET;

THENCE S 60°D12'19" E, WITH SAID SOUTH LINE OF WINNEBAGO STREET AND THE NORTH LINE OF LOT 5, BLOCK 7, A DISTANCE OF 32.06 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR THE NORTHWEST CORNER OF A 9.345 ACRE PARCEL OF LAND DESCRIBED IN DEED TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED IN DOCUMENT NO. 2017022243, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS;

THENCE S 29°D54'09" W, WITH THE WEST LINE OF THE SAID 9.345 ACRE PARCEL OF LAND, PASSING AT A DISTANCE OF 677.33 FEET A TXDOT TYPE II MONUMENT FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 809.70 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE EAST LINE OF SAID LOT 1, BLOCK 21;

THENCE S 00°D42'24" W, WITH SAID EAST LINE OF LOT 1, BLOCK 21, A DISTANCE OF 87.47 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF BUFFALO STREET;

THENCE N 89°D25'12" W, WITH SAID NORTH LINE OF BUFFALO STREET, A DISTANCE OF 23.04 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTH CORNER OF SAID LOT 1, BLOCK 21;

THENCE N 60°D05'51" W, WITH THE NORTH LINE OF SMITH STREET, A DISTANCE OF 38.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5527 OF ONE ACRE (24,075 SQUARE FEET) OF LAND, MORE OR LESS.

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2024034769

eRecording - Real Property

DEED

Recorded On: October 11, 2024 10:48 AM

Number of Pages: 20

" Examined and Charged as Follows: "

Total Recording: \$92.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024034769
Receipt Number: 20241011000039
Recorded Date/Time: October 11, 2024 10:48 AM
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Station: CLERK08

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Provo UT