

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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Mary Frances Wilson Burson**, 19731 Seashore Circle, Huntington Beach, Orange County, State of California, 92648-3037, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for**

**the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this June 2 day of June, 2012.

Mary Frances Wilson Burson

Mary Frances Wilson Burson

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA §

COUNTY OF ORANGE §



BE IT REMEMBERED, that on this 2nd day of June, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Mary Frances Wilson Burson, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Rita L. Spira

Notary Public

My commission expires 11-7-2014

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

---

Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

---

THE STATE OF TEXAS     §

COUNTY OF NUECES     §

This instrument was acknowledged before me on \_\_\_\_\_, 2012  
by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation,  
on behalf of said corporation.

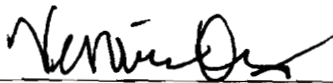
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Notary Public in and for the State of Texas

[Seal]

APPROVED AS TO LEGAL FORM, THIS 24<sup>th</sup> DAY OF June, 2012.

FOR THE CITY ATTORNEY

By:   
Veronica Ocanas, Assistant City Attorney  
CITY LEGAL DEPARTMENT

**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the **POINT OF BEGINNING**;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the **POINT OF BEGINNING**.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 3  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

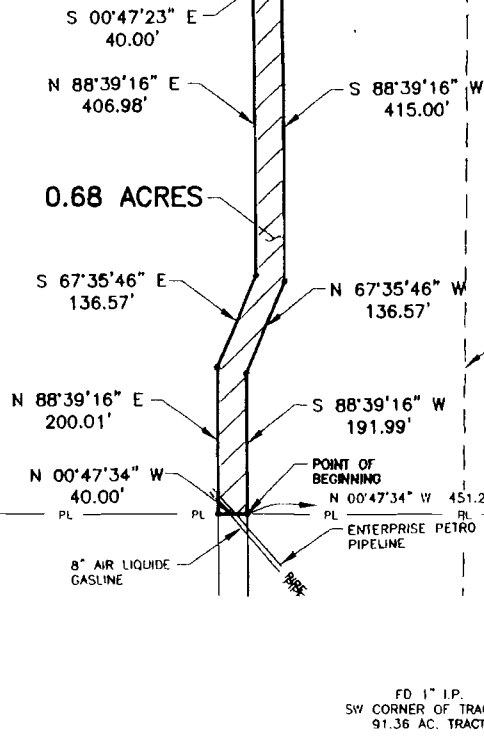
Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL — PROPERTY LINE
- ROW — RIGHT OF WAY
- — — SECTION LINE
- +++++ RAIL ROAD TRACKS
- PIPE — UNDERGROUND PIPELINE
- — — BOUNDARY OF LAND TO BE ACQUIRED

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 29,742.36 SQ. FT., 0.68 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).



Parcel 3A

Exhibit "B"

STATE HIGHWAY 44  
(AGNES ST)

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF  
TRACT 2

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

3414 UNIVERSITY DRIVE, SUITE 200  
CORPUS CHRISTI, TEXAS 78404  
1375 PINE GLEN, P.O. BOX

TEL: 361 663-1664  
FAX: 361 663-1666  
WWW.LNVINC.COM

**LNV, Inc.**

801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the **POINT OF BEGINNING**;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the **POINT OF BEGINNING**.

Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "C"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

State of Texas  
County of Nueces  
I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

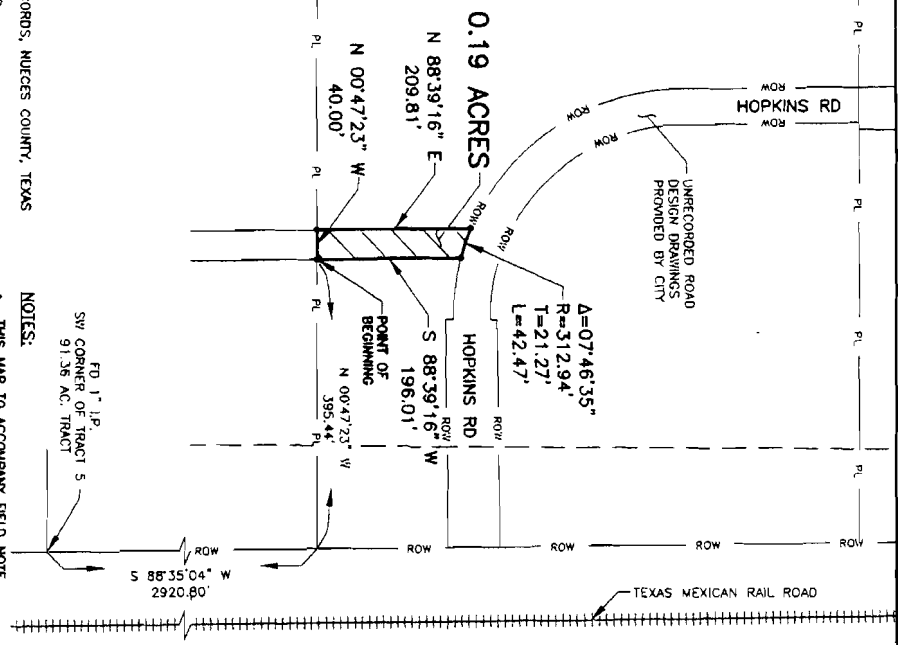
This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

Horacio Oliveira  
State of Texas License No. 1415

- LEGEND:**
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
  - I.R. IRON ROD
  - I.P. IRON PIN
  - FD FOUND
  - PL PROPERTY LINE
  - ROW RIGHT OF WAY
  - SECTION LINE
  - PIPE RAIL ROAD TRACKS
  - BOUNDARY OF LAND TO BE ACQUIRED

- NOTES:**
- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
  - SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
  - AREA = 8,096.08 SQ. FT., 0.19 AC.
  - THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF HOUSTON (ORDINARY TITLE SERVICES).



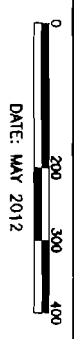
STATE HIGHWAY 44  
(AGNES ST)

Parcel 3B

Exhibit "D"

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



**LNV**  
engineers | architects | contractors



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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **James Fred Ogburn**, 927 Timber, Oxford, \_\_\_\_\_ County, State of Alabama, 36203-2144, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

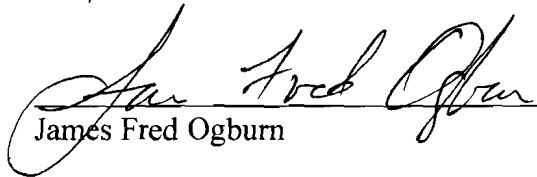
**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for**

**the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this day of 5/31, 2012.

  
James Fred Ogburn


**ACKNOWLEDGEMENT**

STATE OF ALABAMA §

COUNTY OF Calhoun §

BE IT REMEMBERED, that on this 31<sup>st</sup> day of May, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came James Fred Ogburn, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

  
Notary Public

**My Commission Expires  
August 29, 2015**

My commission expires \_\_\_\_\_

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

---

Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

---

THE STATE OF TEXAS     §

COUNTY OF NUECES     §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

---

Notary Public in and for the State of Texas

[Seal]

APPROVED AS TO LEGAL FORM, THIS 8th DAY OF June, 2012.

FOR THE CITY ATTORNEY

By: Veronica Ocanas  
Veronica Ocanas, Assistant City Attorney  
CITY LEGAL DEPARTMENT

**LNV, Inc.**

801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



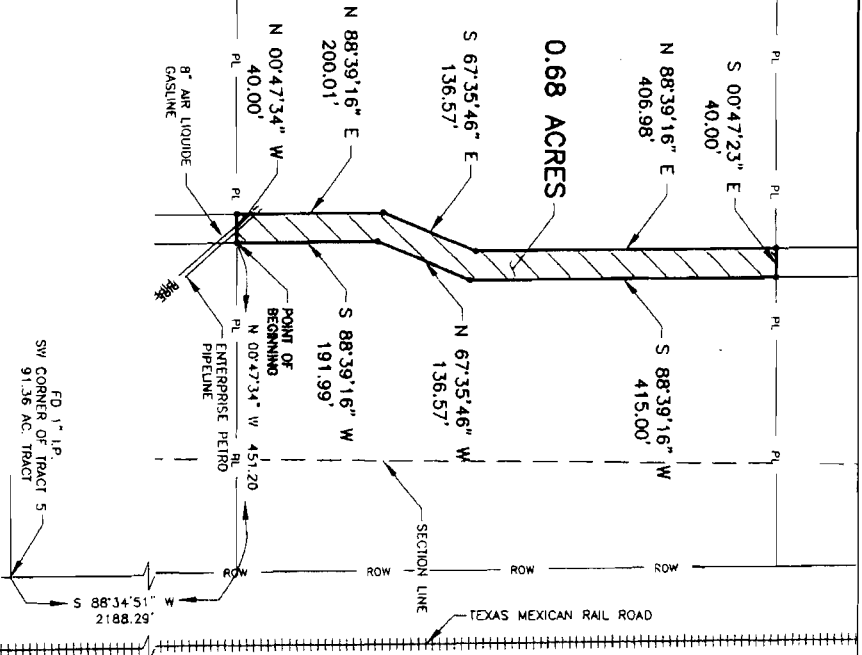
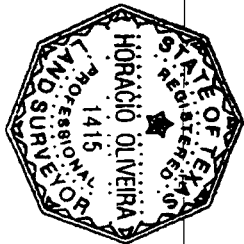
SCALE: 1"=200'

TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

TRACT 3  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



**State of Texas  
County of Nueces**

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415

- LEGEND:**
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
  - I.R. IRON ROD
  - I.P. IRON PIN
  - FD FOUND
  - PL PROPERTY LINE
  - ROW RIGHT OF WAY
  - SECTION LINE
  - RAIL ROAD TRACKS
  - PIPE UNDERGROUND PIPELINE
  - BOUNDARY OF LAND TO BE ACQUIRED

- NOTES:**
- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
  - SOURCE OF BEARING-TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
  - AREA = 29,742.36 SQ. FT., 0.68 AC.
  - THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE SURVEYOR'S (SUBMITT) TITLE SERVICES).

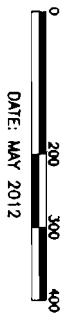
STATE HIGHWAY 44  
(AGNES ST)

**Parcel 3A**

**Exhibit "B"**

EXHIBIT OF  
0.68 AC.  
OUT OF  
TRACT 2  
29,742.36 SQ. FT.

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012

**LNV**  
engineers | architects | contractors  
1400 West Loop West, Suite 1000  
Houston, Texas 77027  
Tel: 713.865.1100  
Fax: 713.865.1101  
www.lnv.com

**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

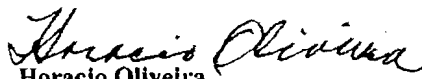
Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

  
Horacio Oliveira  
State of Texas License No. 1415

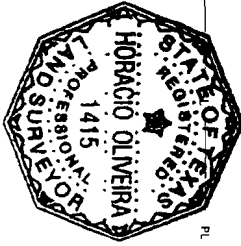


**Exhibit "C"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

**State of Texas  
County of Nueces**

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

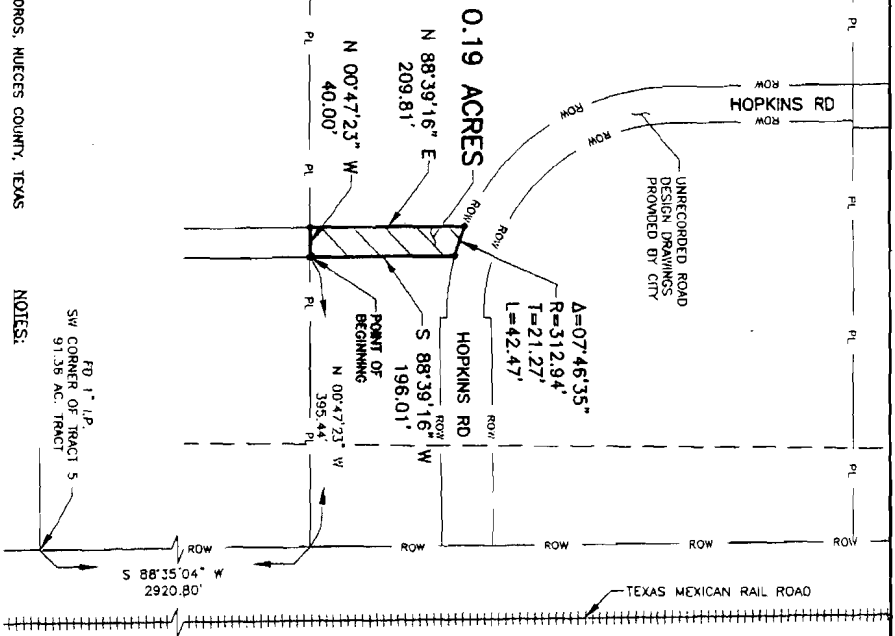
This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

Horacio Oliveira  
State of Texas License No. 1415

**LEGEND:**

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL PROPERTY LINE
- ROW RIGHT OF WAY
- SECTION LINE
- PIPE RAIL ROAD TRACKS
- BOUNDARY OF LAND TO BE ACQUIRED



FD 1" I.P.  
SW CORNER OF TRACT 5  
91.36 AC. TRACT

S 88°35'04" W  
2920.80'

N 00°47'23" W  
40.00'

N 88°39'16" E  
209.81'

S 88°39'16" W  
196.01'

POINT OF BEGINNING

Δ=07°46'35"  
R=312.94'  
T=21.27'  
L=42.47'

HOPKINS RD

UNRECORDED ROAD  
DESIGN DRAWINGS  
PROVIDED BY CITY

HOPKINS RD

TEXAS MEXICAN RAIL ROAD

TRACT 1

TRACT 2

0.19 ACRES

STATE HIGHWAY 44  
(AGNES ST)

Parcel 3B

Exhibit "D"

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.

DATE: MAY 2012

0 200 300 400

engineers | architects | contractors

LNV

1200 WEST 10TH STREET  
SUITE 200  
CORPUS CHRISTI, TEXAS 78401  
TEL: 361.200.1234  
WWW.LNVINC.COM



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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Sylvia Claire Wilson Beckman**, 706 Prince Edward Court, Murfreesboro, Rutherford County, State of Tennessee, 37130-5604, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for**

**the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this May 31 day of \_\_\_\_\_, 2012.

Sylvia Claire Wilson Beckman  
Sylvia Claire Wilson Beckman

**ACKNOWLEDGEMENT**

STATE OF TENNESSEE §

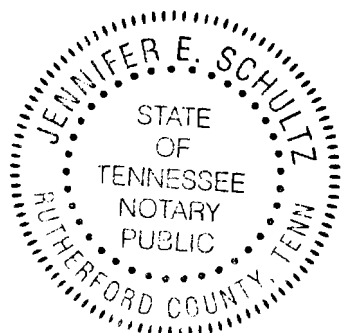
COUNTY OF RUTHERFORD §

BE IT REMEMBERED, that on this 31 day of May, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sylvia Claire Wilson Beckman, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Jennifer E. Schuetz  
Notary Public

My commission expires Dec 16, 2012



ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

---

Ronald L. Olson, City Manager

ATTEST:

ARMANDO CHAPA, CITY SECRETARY

---

THE STATE OF TEXAS     §

COUNTY OF NUECES     §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

---

Notary Public in and for the State of Texas

[Seal]

APPROVED AS TO LEGAL FORM, THIS 20th DAY OF June, 2012.

FOR THE CITY ATTORNEY

By: Veronica Ocas  
Veronica Ocas, Assistant City Attorney  
CITY LEGAL DEPARTMENT

**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the **POINT OF BEGINNING**;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the **POINT OF BEGINNING**.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 3  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

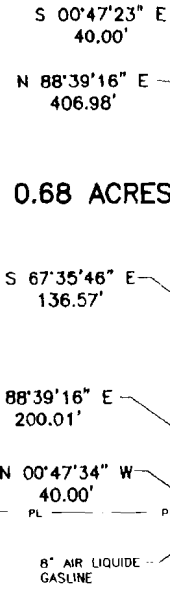
Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- |            |                                   |
|------------|-----------------------------------|
| M.R.N.C.T. | MAP RECORDS, NUECES COUNTY, TEXAS |
| I.R.       | IRON ROD                          |
| I.P.       | IRON PIN                          |
| FD         | FOUND                             |
| — PL —     | PROPERTY LINE                     |
| — ROW —    | RIGHT OF WAY                      |
| - - -      | SECTION LINE                      |
| +++++      | RAIL ROAD TRACKS                  |
| — PIPE —   | UNDERGROUND PIPELINE              |
| —          | BOUNDARY OF LAND TO BE ACQUIRED   |

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING—TEXAS STATE PLANE TEXAS SOUTH ZONE—4205—NAD 83
- AREA = 29,742.36 SQ. FT., 0.68 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).



Parcel 3A

Exhibit "B"

STATE HIGHWAY 44  
(AGNES ST)

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF  
TRACT 2

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

301 SOUTH MAIN, SUITE 200  
CORPUS CHRISTI, TEXAS 78401  
734 526-2200  
WWW.LNV.COM

701 526-2244  
732 526-2200  
WWW.LNV.COM

**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

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Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "C"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

**State of Texas  
County of Nueces**

I, Horacio Oliveira, a Registered Professional Land Surveyor, of **LNV Inc.**, do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

Horacio Oliveira  
State of Texas License No. 1415

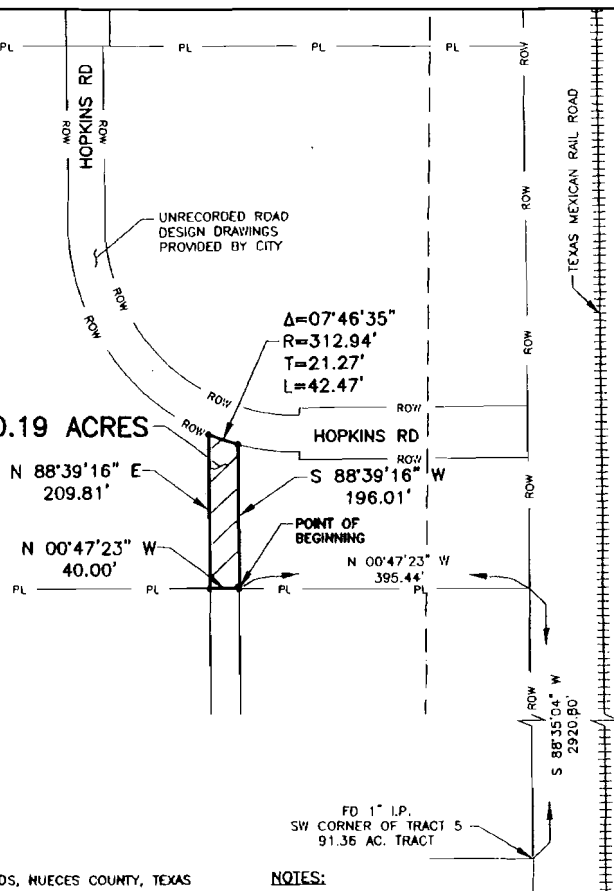
**LEGEND:**

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL — PROPERTY LINE
- ROW — RIGHT OF WAY
- — — SECTION LINE
- PIPE — RAIL ROAD TRACKS
- — — BOUNDARY OF LAND TO BE ACQUIRED

**NOTES:**

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 8,096.08 SQ. FT., 0.19 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).

0.19 ACRES



STATE HIGHWAY 44  
(AGNES ST)

**Parcel 3B**

**Exhibit "D"**

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

301 WASHINGTON, SUITE 200  
CORPUS CHRISTI, TEXAS 78401  
TEL: 361.852.1000  
FAX: 361.852.1000  
WWW.LNVINC.COM



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### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Bettye Joyce Walker Coats**, P.O. Box 35, Breman, Haralson County, State of Georgia, 30110-0035, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for**

**the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this day of

June 1st, 2012.

Betty Joyce Walker Coats  
Bettye Joyce Walker Coats

#### ACKNOWLEDGEMENT

STATE OF GEORGIA §

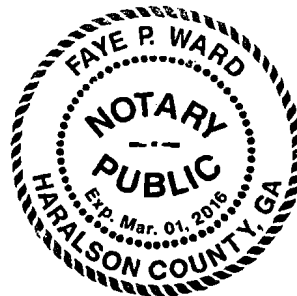
COUNTY OF HARALSON §

BE IT REMEMBERED, that on this 1st day of JUNE, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bettye Joyce Walker Coats, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Faye P. Ward  
Notary Public

My commission expires March 01, 2016



ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

\_\_\_\_\_  
Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

\_\_\_\_\_

THE STATE OF TEXAS    §

COUNTY OF NUECES     §

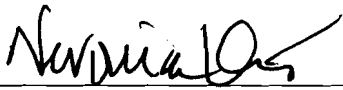
This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

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

[Seal]

APPROVED AS TO LEGAL FORM, THIS 8th DAY OF June, 2012.

FOR THE CITY ATTORNEY

By:   
Veronica Ocanas, Assistant City Attorney  
CITY LEGAL DEPARTMENT

**LVN, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the **POINT OF BEGINNING**;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the **POINT OF BEGINNING**.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LVN Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 3  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS



State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- |            |                                   |
|------------|-----------------------------------|
| M.R.N.C.T. | MAP RECORDS, NUECES COUNTY, TEXAS |
| I.R.       | IRON ROD                          |
| I.P.       | IRON PIN                          |
| FD         | FOUND                             |
| —PL—       | PROPERTY LINE                     |
| —ROW—      | RIGHT OF WAY                      |
| — — —      | SECTION LINE                      |
| +++++      | RAIL ROAD TRACKS                  |
| —PIPE—     | UNDERGROUND PIPELINE              |
| — — — — —  | BOUNDARY OF LAND TO BE ACQUIRED   |

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING—TEXAS STATE PLANE TEXAS SOUTH ZONE—4205—NAD 83
- AREA = 29,742.36 SQ. FT., 0.68 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).

0.68 ACRES

S 00°47'23" E  
40.00'

N 88°39'16" E  
406.98'

S 67°35'46" E  
136.57'

N 88°39'16" E  
200.01'

N 00°47'34" W  
40.00'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

S 88°39'16" W  
415.00'

N 67°35'46" W  
136.57'

S 88°39'16" W  
191.99'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

N 00°47'34" W  
451.20'

FD 1" I.P.  
SW CORNER OF TRACT 5  
91.36 AC TRACT

SECTION LINE

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

TEXAS MEXICAN RAIL ROAD

STATE HIGHWAY 44  
(AGNES ST)

Parcel 3A

Exhibit "B"

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF  
TRACT 2

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.

0 200 300 400

DATE: MAY 2012



engineers | architects | contractors  
801 SUPERIOR SUITE 100  
CORPUS CHRISTI, TEXAS 78401  
734.544.1111  
WWW.LNVINC.COM

**LNV, Inc.**

801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.


Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "C"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

**State of Texas  
County of Nueces**

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

Horacio Oliveira  
State of Texas License No. 1415

**LEGEND:**

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL — PROPERTY LINE
- ROW — RIGHT OF WAY
- — — SECTION LINE
- PIPE — RAIL ROAD TRACKS
- — — BOUNDARY OF LAND TO BE ACQUIRED

0.19 ACRES

N 88°39'16" E  
209.81'

N 00°47'23" W  
40.00'

Δ=07°46'35"  
R=312.94'  
T=21.27'  
L=42.47'

HOPKINS RD

S 88°39'16" W  
196.01'

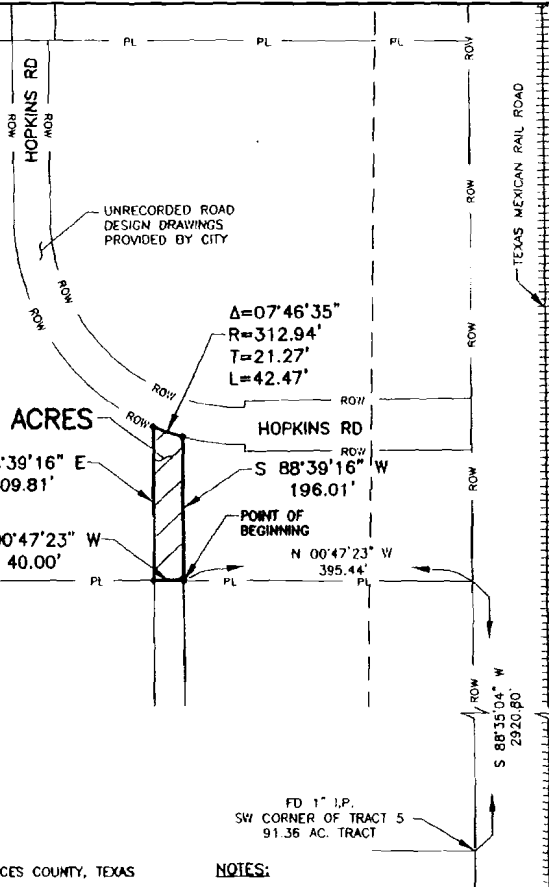
POINT OF BEGINNING

N 00°47'23" W  
395.44'

FD 1" I.P.  
SW CORNER OF TRACT 5  
91.36 AC. TRACT

**NOTES:**

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 8,096.08 SQ. FT., 0.19 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).



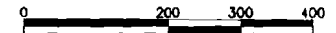
STATE HIGHWAY 44  
(AGNES ST)

**Parcel 3B**

**Exhibit "D"**

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

801 HAYWARD BLVD, SUITE 800  
CORPUS CHRISTI, TEXAS 77408  
TEL: 361-663-1004  
FAX: 361-663-1000  
WWW.LNVINC.COM



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

## Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That We, **Ann B. Trumbly and William D. Trumbly, Trustees under the Ann B. Trumbly Living Trust, an Oklahoma Trust**, 1553 Kingsridge Drive, Oklahoma City, Oklahoma County, State of Oklahoma, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved**

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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That We, **Ann B. Trumbly and William D. Trumbly, Trustees under the Ann B. Trumbly Living Trust, an Oklahoma Trust**, 1553 Kingsridge Drive, Oklahoma City, Oklahoma County, State of Oklahoma, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved**

**road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this May 29 day of May, 2012.

Ann B. Trumbly

William D. Trumbly

Ann B. Trumbly and William D. Trumbly, Trustees under the Ann B. Trumbly Living Trust, an Oklahoma Trust

#### ACKNOWLEDGEMENT

STATE OF OKLAHOMA §

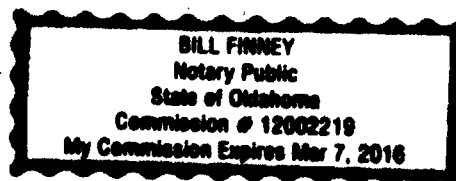
COUNTY OF OKLAHOMA §

BE IT REMEMBERED, that on this 29<sup>th</sup> day of May, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ann B. Trumbly and William D. Trumbly, Trustees under the Ann B. Trumbly Living Trust, an Oklahoma Trust, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Bill Finney  
Notary Public

My commission expires March 7, 2016



ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

\_\_\_\_\_  
Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

THE STATE OF TEXAS     §

COUNTY OF NUECES     §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

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

[Seal]

APPROVED AS TO LEGAL FORM, THIS 24<sup>th</sup> DAY OF June, 2012.

FOR THE CITY ATTORNEY

By: Veronica Ocas  
Veronica Ocas, Assistant City Attorney  
CITY LEGAL DEPARTMENT

**LVN, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LVN Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



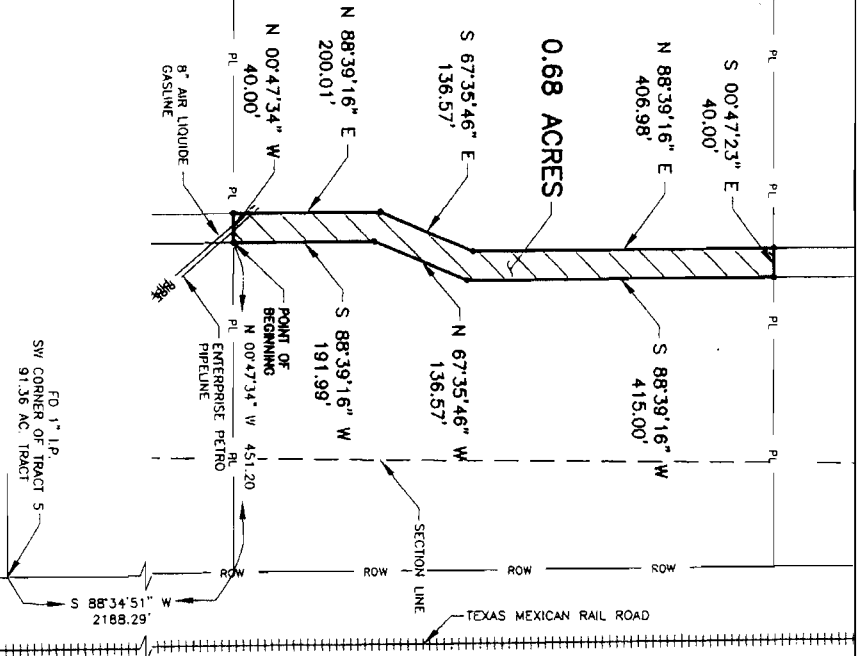
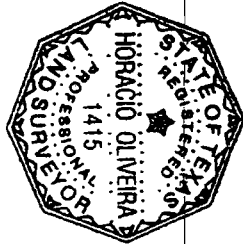
SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

TRACT 3  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



0.68 ACRES

POINT OF BEGINNING  
ENTERPRISE PETRO PIPELINE

TEXAS MEXICAN RAIL ROAD

SECTION LINE

FD 1" I.P.  
SW CORNER OF TRACT 5  
91.36 AC. TRACT

8" AIR LIQUIDE  
GASLINE

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**LNV, Inc.**

801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



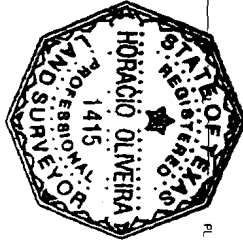
**Exhibit "C"**





SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

State of Texas  
County of Nueces  
I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

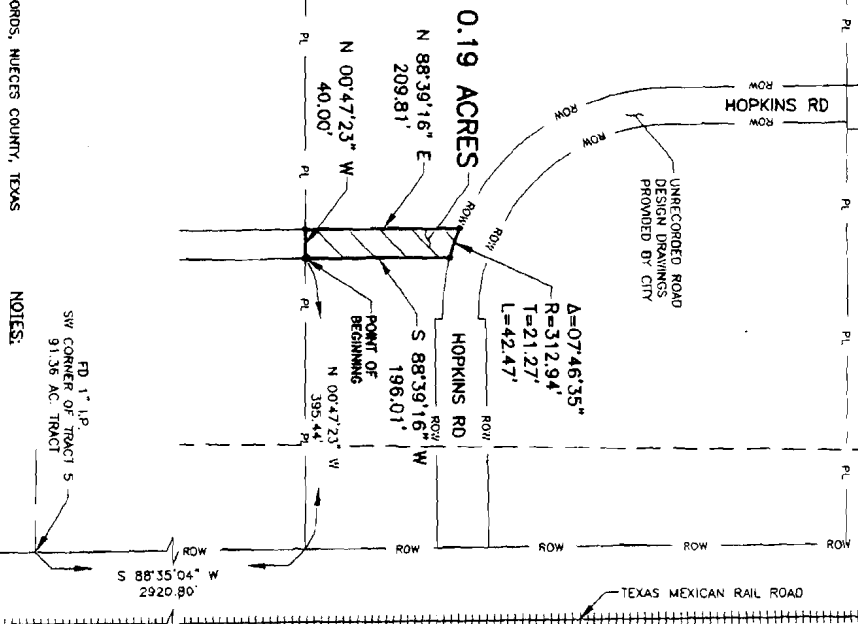
This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL PROPERTY LINE
- ROW RIGHT OF WAY
- SECTION LINE
- PIPE RAIL ROAD TRACKS
- BOUNDARY OF LAND TO BE ACQUIRED



FD 1\" I.P.  
SW CORNER OF TRACT 5  
91.36 AC. TRACT

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLUMB TEXAS SOUTH ZONE-4205-MAD 83
- AREA = 8,096.08 SQ. FT. 0.19 AC.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).

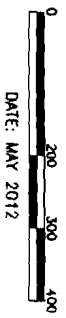
STATE HIGHWAY 44  
(AGNES ST)

Parcel 3B

Exhibit "D"

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Kelley D. Cook**, 5301 Creekside Place, Birmingham, Jefferson County, State of Alabama, 35244-3987, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road,**

**gates will be installed at this location to provide access for the farmer to cross the paved road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this day of May 30, 2012.

Kelley D. Cook  
Kelley D. Cook

**ACKNOWLEDGEMENT**

STATE OF ALABAMA §

COUNTY OF JEFFERSON §

BE IT REMEMBERED, that on this 30 day of MAY, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kelley D. Cook, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

James G. Allan  
Notary Public **JAMES G. ALLAN**

**ALABAMA STATE AT LARGE**

My commission expires **TERM 08/29/2011 TO 08/29/2015**

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

\_\_\_\_\_  
Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

\_\_\_\_\_

THE STATE OF TEXAS     §

COUNTY OF NUECES     §

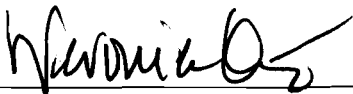
This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

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

[Seal]

APPROVED AS TO LEGAL FORM, THIS 8th DAY OF June, 2012.

FOR THE CITY ATTORNEY

By:   
Veronica Ocanas, Assistant City Attorney  
CITY LEGAL DEPARTMENT

**LVN, Inc.**

801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LVN Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 3  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



**State of Texas  
County of Nueces**

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

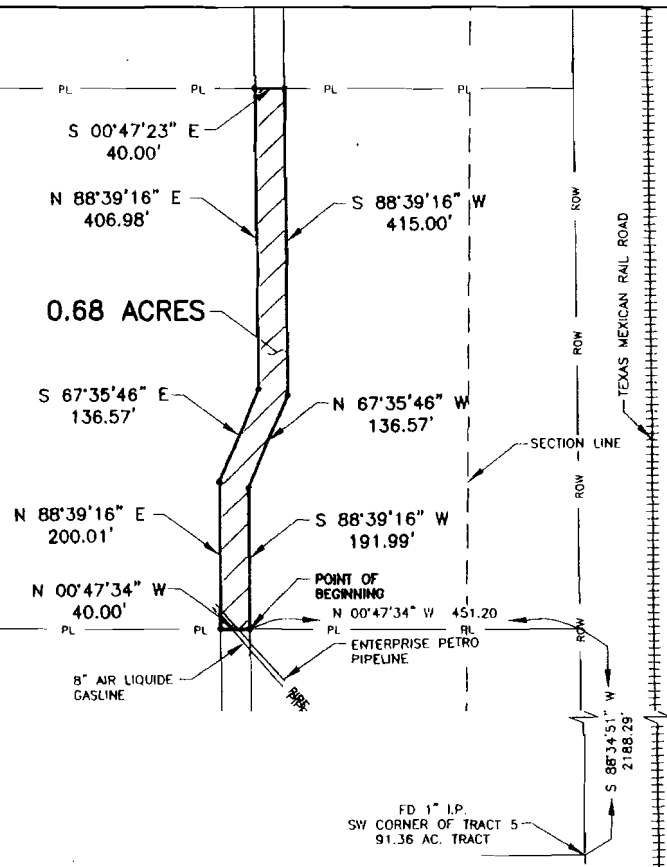
Horacio Oliveira  
State of Texas License No. 1415

**LEGEND:**

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL— PROPERTY LINE
- ROW— RIGHT OF WAY
- — — SECTION LINE
- +++++ RAIL ROAD TRACKS
- PIPE— UNDERGROUND PIPELINE
- — — BOUNDARY OF LAND TO BE ACQUIRED

**NOTES:**

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 29,742.36 SQ. FT., 0.68 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).



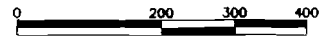
STATE HIGHWAY 44  
(AGNES ST)

Parcel 3A

Exhibit "B"

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF  
TRACT 2

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

301 AUTUMNVIEW, SUITE 200  
CORPUS CHRISTI, TEXAS 78401  
734 301-1100  
www.lnv.com

**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the **POINT OF BEGINNING**;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the **POINT OF BEGINNING**.

Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "C"**





SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- |            |                                   |
|------------|-----------------------------------|
| M.R.N.C.T. | MAP RECORDS, NUECES COUNTY, TEXAS |
| I.R.       | IRON ROD                          |
| I.P.       | IRON PIN                          |
| FD         | FOUHO                             |
| —PL—       | PROPERTY LINE                     |
| —ROW—      | RIGHT OF WAY                      |
| ---        | SECTION LINE                      |
| —PIPE—     | RAIL ROAD TRACKS                  |
| —          | BOUNDARY OF LAND TO BE ACQUIRED   |

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 8,086.08 SQ. FT., 0.19 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).

0.19 ACRES

N 88°39'16" E  
209.81'

N 00°47'23" W  
40.00'

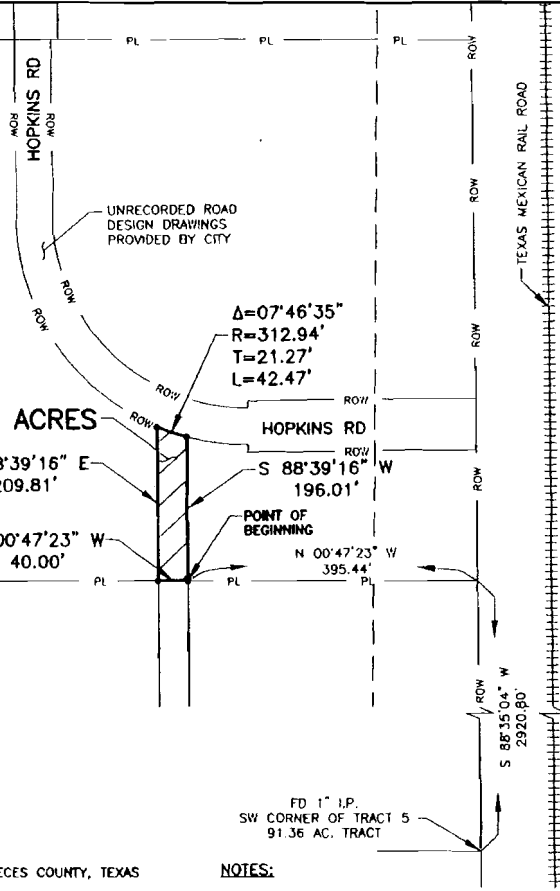
Δ=07°46'35"  
R=312.94'  
T=21.27'  
L=42.47'

HOPKINS RD  
S 88°39'16" W  
196.01'

POINT OF BEGINNING  
N 00°47'23" W  
395.44'

FD 1" I.P.  
SW CORNER OF TRACT 5  
91.36 AC. TRACT

S 88°35'04" W  
2920.90'



STATE HIGHWAY 44  
(AGNES ST)

Parcel 3B

Exhibit "D"

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors  
200 BALDWIN BLVD. STE. 200  
CORPUS CHRISTI, TEXAS 78404  
TEL: 361-662-1000  
WWW.LNVINC.COM

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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Rodney Blake Driskill, Individually and as Personal Representative of the Estate of Floye Burnham Driskill, deceased**, 622 Linden Street, Trussville, \_\_\_\_\_ County, State of Alabama, 35173-3211, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

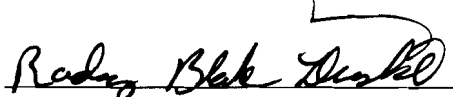
**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved**

**road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this June 4 day of June 4, 2012.

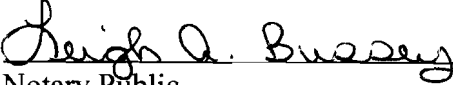
  
\_\_\_\_\_  
Rodney Blake Driskill, Individually and as Personal Representative of the Estate of Floye Burnham Driskill, deceased

**ACKNOWLEDGEMENT**

STATE OF ALABAMA §  
COUNTY OF Shelby §

BE IT REMEMBERED, that on this 4<sup>th</sup> day of June, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Rodney Blake Driskill, Individually and as Personal Representative of the Estate of Floye Burnham Driskill, deceased, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

  
\_\_\_\_\_  
Notary Public

My commission expires 11-29-14

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

---

Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

---

THE STATE OF TEXAS   §

COUNTY OF NUECES    §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

---

Notary Public in and for the State of Texas

[Seal]

APPROVED AS TO LEGAL FORM, THIS 21<sup>st</sup> DAY OF June, 2012.

FOR THE CITY ATTORNEY

By: Veronica Ocas  
Veronica Ocas, Assistant City Attorney  
CITY LEGAL DEPARTMENT

**LVN, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the **POINT OF BEGINNING**;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the **POINT OF BEGINNING**.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LVN Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

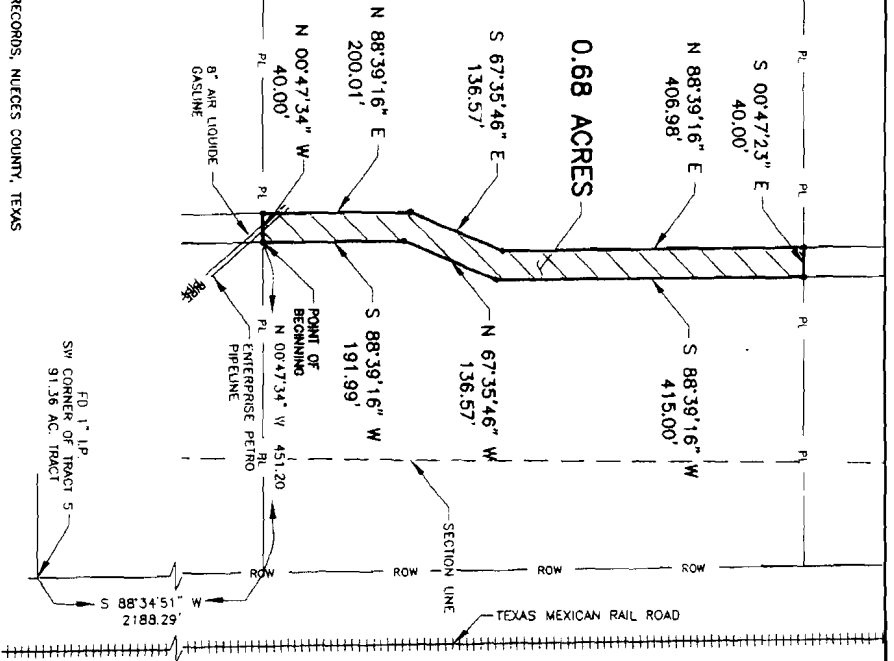
TRACT 3  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



LEGEND:  
M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS  
I.R. IRON ROD  
I.P. IRON PIN  
F.D. FOUND

PL PROPERTY LINE  
ROW RIGHT OF WAY  
SECTION LINE  
PAV. ROAD TRACKS  
UNDERGROUND PIPELINE  
BOUNDARY OF LAND TO BE ACQUIRED

NOTES:  
• THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION  
• SOURCE OF BEARINGS-TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-MAD 83  
• AREA = 29,742.36 SQ. FT., 0.68 AC.  
• THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CARRIER(S) (GUAUARY TITLE SERVICES).



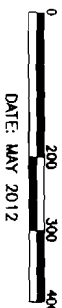
STATE HIGHWAY 44  
(AGNES ST)

Parcel 3A

Exhibit "B"

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF

TRACT 2  
REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012

**LNV**  
engineers | architects | contractors  
1400 W. 14th Street, Suite 200  
P.O. Box 1400  
Brownsville, TX 77801  
Phone: 361-833-1111  
Fax: 361-833-1112  
www.lnv.com

State of Texas  
County of Nueces  
I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.  
This the 9<sup>th</sup> day of May 2012.  
*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415

**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

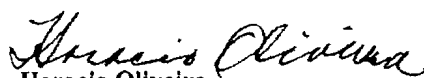
Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "C"**





SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

Horacio Oliveira  
State of Texas License No. 1415

**LEGEND:**

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL— PROPERTY LINE
- ROW— RIGHT OF WAY
- — — SECTION LINE
- PIPE— RAIL ROAD TRACKS
- — — BOUNDARY OF LAND TO BE ACQUIRED

0.19 ACRES

N 88°39'16" E  
209.81'

N 00°47'23" W  
40.00'

Δ=07°46'35"  
R=312.94'  
T=21.27'  
L=42.47'

HOPKINS RD

S 88°39'16" W  
196.01'

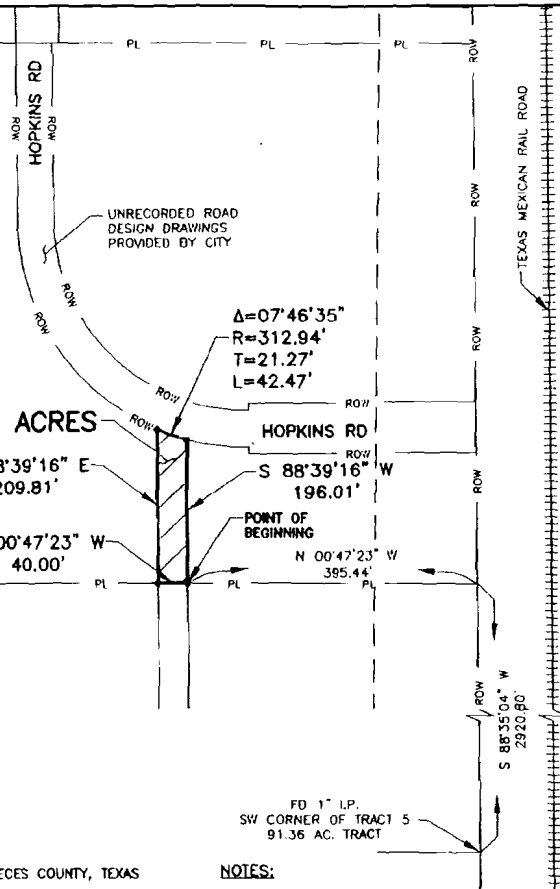
POINT OF BEGINNING

N 00°47'23" W  
395.44'

FD 1" I.P.  
SW CORNER OF TRACT 5  
91.36 AC. TRACT

**NOTES:**

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 8,096.08 SQ. FT., 0.19 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).



STATE HIGHWAY 44  
(AGNES ST)

Parcel 3B

Exhibit "D"

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

801 DAVENPORT, SUITE 800  
CORPUS CHRISTI, TEXAS 78401  
TEL: (361) 882-1000  
FAX: (361) 882-1000  
WWW.LNV.COM

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## Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Nancy Ogburn Dempsey**, 229 Shoal Creek Way, Dallas, Paulding County, State of Georgia, 30132-9787, hereinafter called **GRANTOR**, is the owner of an undivided 11.04 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for**

**the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this June day of June, 2012.

Nancy Ogburn Dempsey  
Nancy Ogburn Dempsey

**ACKNOWLEDGEMENT**

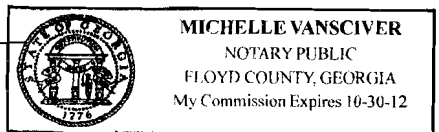
STATE OF GEORGIA §

COUNTY OF PAULDING §

BE IT REMEMBERED, that on this 4<sup>th</sup> day of June, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Nancy Ogburn Dempsey, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Michelle Vansciver  
Notary Public



My commission expires 10-30-12

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

\_\_\_\_\_  
Ronald L. Olson, City Manager

ATTEST:

ARMANDO CHAPA, CITY SECRETARY

THE STATE OF TEXAS     §

COUNTY OF NUECES     §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

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

[Seal]

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

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COUNTY OF NUECES §

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See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

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**the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this June day of June, 2012.

Nancy Ogburn Dempsey  
Nancy Ogburn Dempsey

**ACKNOWLEDGEMENT**

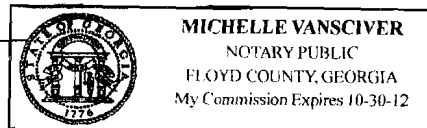
STATE OF GEORGIA §

COUNTY OF PAULDING §

BE IT REMEMBERED, that on this 4<sup>th</sup> day of June, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Nancy Ogburn Dempsey, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Michelle Vansciver  
Notary Public



My commission expires 10-30-12

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

---

Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

---

THE STATE OF TEXAS    §

COUNTY OF NUECES     §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.


---

Notary Public in and for the State of Texas

[Seal]

APPROVED AS TO LEGAL FORM, THIS 8th DAY OF June, 2012.

FOR THE CITY ATTORNEY

By:   
Veronica Ocanas, Assistant City Attorney  
CITY LEGAL DEPARTMENT



**LNV, Inc.**

801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.

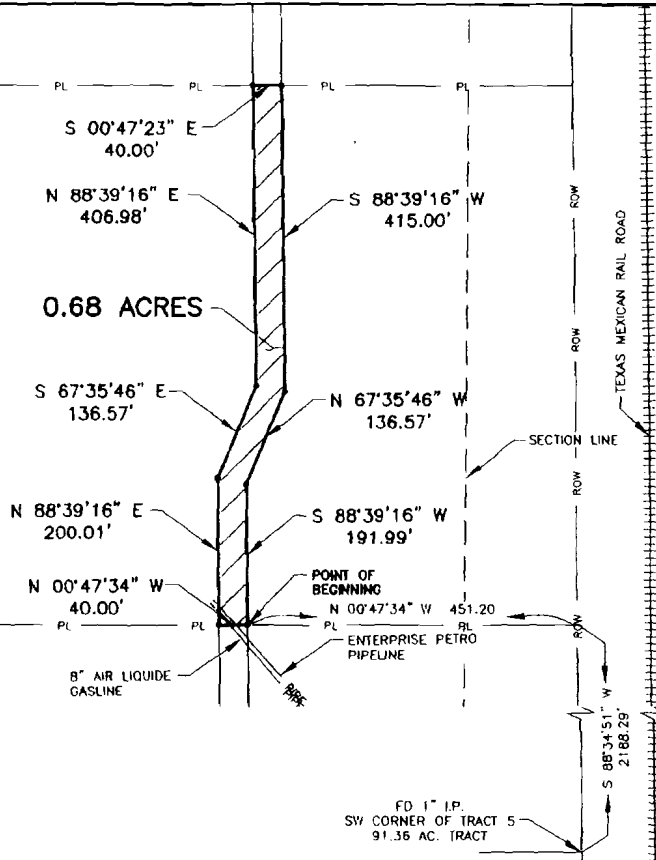
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 3  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



V. M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS



State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL— PROPERTY LINE
- ROW— RIGHT OF WAY
- SECTION LINE
- +++++ RAIL ROAD TRACKS
- PIPE— UNDERGROUND PIPELINE
- BOUNDARY OF LAND TO BE ACQUIRED

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-MAD 83
- AREA = 29,742.36 SQ. FT., 0.68 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).

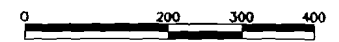
Parcel 3A

Exhibit "B"

STATE HIGHWAY 44  
(AGNES ST)

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF  
TRACT 2

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

2012 REGULATORY MAPS AND  
CORPUS CHRISTI, TEXAS PERMITS  
STATE ROAD 83, P.O. BOX 1000  
CORPUS CHRISTI, TEXAS 78401  
TEL: 361-888-8888  
FAX: 361-888-8888  
WWW.LNVINC.COM

**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South  $88^{\circ}-35'-04''$  West, 2920.80;

Thence North  $00^{\circ}-47'-23''$  West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North  $00^{\circ}-47'-23''$  West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North  $88^{\circ}-39'-16''$  East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is  $07^{\circ}-46'-35''$ , whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South  $88^{\circ}-39'-16''$  West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.


Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

  
Horacio Oliveira  
State of Texas License No. 1415

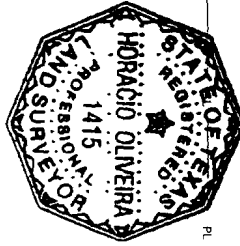


**Exhibit "C"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

**State of Texas**  
**County of Nueces**  
I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNW Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

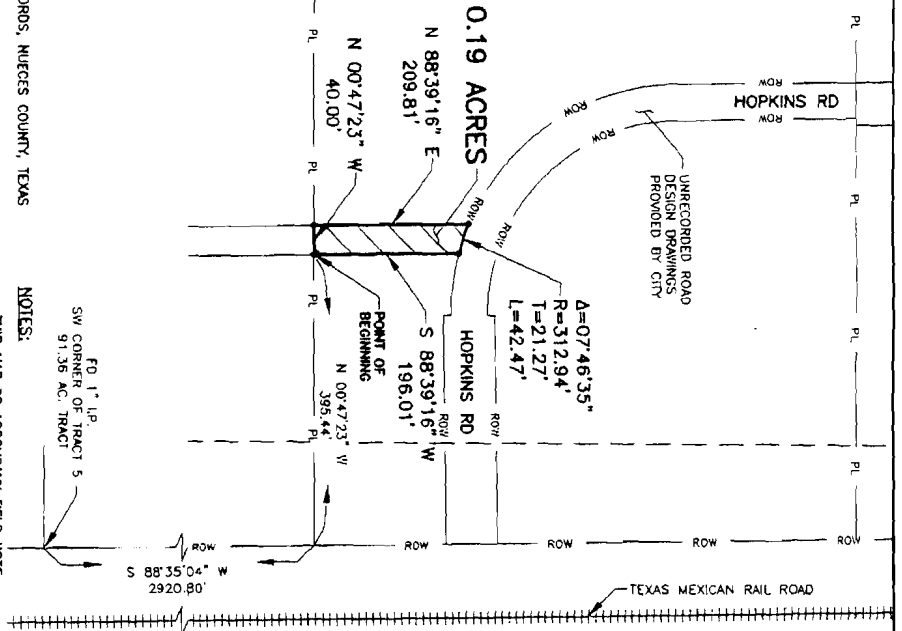
This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

Horacio Oliveira  
State of Texas License No. 1415

- LEGEND:**
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
  - I.R. IRON ROD
  - I.P. IRON PIN
  - FD FOUND
  - PL PROPERTY LINE
  - ROW RIGHT OF WAY
  - SECTION LINE
  - PIPE RAIL ROAD TRACKS
  - BOUNDARY OF LAND TO BE ACQUIRED

- NOTES:**
- THIS MAP TO ACCOMPANY FIELD NOTE
  - SOURCE OF BEARING=TEXAS STATE PLANE
  - TEXAS SOUTH ZONE-4205-NAD 83
  - AREA = 8,096.08 SQ. FT., 0.19 AC.
  - THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CHINAHIST (SUBORDINATE TITLE SERVICES).



STATE HIGHWAY 44  
(AGNES ST)

**Parcel 3B**

**Exhibit "D"**

EXHIBIT OF  
0.19 AC.  
OUT OF  
8,096.08 SQ. FT.

TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.

0 200 300 400  
DATE: MAY 2012



engineers | architects | contractors  
LAW OFFICES  
2000 WEST 10TH STREET  
DALLAS, TEXAS 75208  
PHONE: 214.241.1111  
WWW.LNW.COM

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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Jarma Dawn Aycox, Individually and as Personal Representative of the Estate of Jeanette S. Burnham, deceased**, 1155 Chemstrand Road, Cantonment, Escambia County, State of Florida, 32533-8919, hereinafter called **GRANTOR**, is the owner of an undivided 3.68 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved**

**road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this day of June 1<sup>st</sup>, 2012.

Jarma Dawn Aycox  
Jarma Dawn Aycox, Individually and as Personal Representative of the Estate of Jeanette S. Burnham, deceased

**ACKNOWLEDGEMENT**

STATE OF FLORIDA §

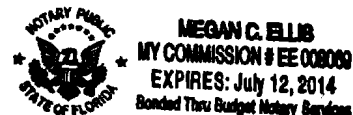
COUNTY OF ESCAMBIA §

BE IT REMEMBERED, that on this 1<sup>st</sup> day of June, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Jarma Dawn Aycox, Individually and as Personal Representative of the Estate of Jeanette S. Burnham, deceased, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Megan C. Ellis  
Notary Public

My commission expires July 12<sup>th</sup>, 2014



ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

\_\_\_\_\_  
Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

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

[Seal]

APPROVED AS TO LEGAL FORM, THIS 21 DAY OF June, 2012.

FOR THE CITY ATTORNEY

By: Veronica Ocanas  
Veronica Ocanas, Assistant City Attorney  
CITY LEGAL DEPARTMENT



**LVN, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LVN Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

TRACT 3  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

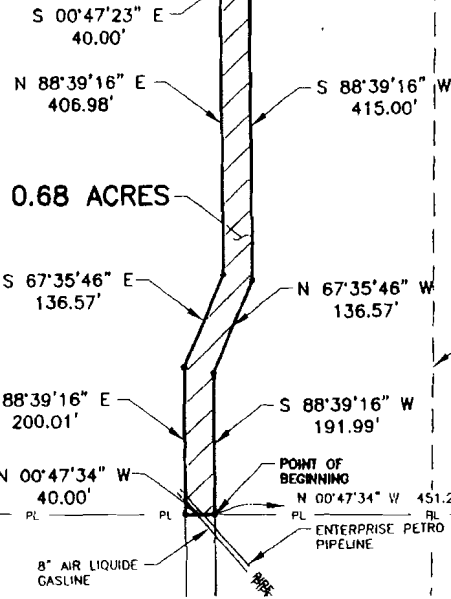
Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL — PROPERTY LINE
- ROW — RIGHT OF WAY
- — — SECTION LINE
- +++++ RAIL ROAD TRACKS
- PIPE — UNDERGROUND PIPELINE
- — — BOUNDARY OF LAND TO BE ACQUIRED

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING-TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 29,742.36 SQ. FT., 0.68 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).



Parcel 3A

Exhibit "B"

STATE HIGHWAY 44  
(AGNES ST)

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF  
TRACT 2

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012



engineers | architects | contractors

301 GARDNERVILLE, SUITE 200  
CORPUS CHRISTI, TEXAS 78404  
PHONE: 361.655.1100  
FAX: 361.655.1101  
WWW.LNVINC.COM

**LVN, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

**Field Note Description** for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the **POINT OF BEGINNING**;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the **POINT OF BEGINNING**.

Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LVN Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "C"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

**State of Texas  
County of Nueces**

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

Horacio Oliveira  
State of Texas License No. 1415

**LEGEND:**

- |            |                                   |
|------------|-----------------------------------|
| M.R.N.C.T. | MAP RECORDS, NUECES COUNTY, TEXAS |
| I.R.       | IRON ROD                          |
| I.P.       | IRON PIN                          |
| FD         | FOUND                             |
| —PL—       | PROPERTY LINE                     |
| —ROW—      | RIGHT OF WAY                      |
| ---        | SECTION LINE                      |
| —PIPE—     | RAIL ROAD TRACKS                  |
| —          | BOUNDARY OF LAND TO BE ACQUIRED   |

0.19 ACRES

N 88°39'16" E  
209.81'

N 00°47'23" W  
40.00'

$\Delta=07'46'35"$   
 $R=312.94'$   
 $T=21.27'$   
 $L=42.47'$

HOPKINS RD  
S 88°39'16" W  
196.01'

POINT OF BEGINNING  
N 00°47'23" W  
395.44'

FD 1" I.P.  
SW CORNER OF TRACT 5  
91.36 AC. TRACT

**NOTES:**

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING=TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
- AREA = 8,096.08 SQ. FT., 0.19 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).

STATE HIGHWAY 44  
(AGNES ST)

**Parcel 3B**

**Exhibit "D"**

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012

**LNV**

engineers | architects | contractors

301 ANTONIO DRIVE  
CORPUS CHRISTI, TEXAS 78404  
WWW.LNVINC.COM

PH: (361) 853-1044  
FAX: (361) 853-1000  
WWW.LNVINC.COM

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

### Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **David Eugene Burnham**, 1359 Albany Avenue, Saint Paul, Ramsey County, State of Minnesota, 55108-2502, hereinafter called **GRANTOR**, is the owner of an undivided 3.68 acres, more or less, out of the 143.56 acre tract out of Tracts 1 and 2 of the 456.80 V.M. Donigan Partition situated in the City of Corpus Christi, County of Nueces, State of Texas, for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration to it in hand paid by **THE CITY OF CORPUS CHRISTI**, a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78403, hereinafter called **GRANTEE**, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE all my interest to that certain tract or parcel of land lying and being situated in the County of Nueces, State of Texas, more particularly described as follows to-wit:

See the metes and bounds property descriptions attached hereto and made a part hereof for all purposes as Exhibits "A" and "C".

Maps showing the location of the acquisitions are attached hereto for all purposes as Exhibits "B" and "D".

**Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access along this road will be restricted to non-commercial type vehicles not to exceed 11,000 pounds in gross vehicle weight rating. (2) The City of Corpus Christi will place reinforced concrete paving along a section of this access road on both sides to allow any tenant farmer to cross from the one side to the other with their farming equipment which may exceed the 11,000 pounds in gross vehicle weight rating. If in the future the City fences the access road, gates will be installed at this location to provide access for the farmer to cross the paved road. (3) Keys or combinations will be provided to the Grantors and tenant farmer for**

**the gate to be placed at the entrance off of Hopkins Road. (4) The Grantors retain their undivided interest in the mineral rights under the property being conveyed to the City.**

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record, other than any conveyance of the surface estate, mortgage or lien, affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

TO HAVE AND TO HOLD the above described premises herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging to the said City of Corpus Christi, its successors and assigns, forever, and Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises herein conveyed against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the exceptions to conveyance and warranty. Grantee further acknowledges and agrees that the conveyance of the property as provided for herein is made on an "AS IS, WHERE IS" condition and basis with all faults.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this 5/30 day of May, 2012.

David Eugene Burnham  
David Eugene Burnham

**ACKNOWLEDGEMENT**

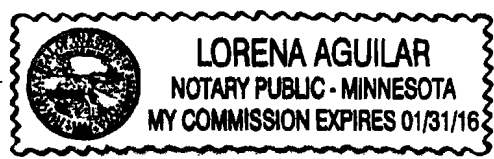
STATE OF MINNESOTA §

COUNTY OF RAMSEY §

BE IT REMEMBERED, that on this 30th day of May, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came David Eugene Burnham, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Lorena Aguilar  
Notary Public



My commission expires 01/31/2016

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on \_\_\_\_\_, 2012.

**GRANTEE:**

CITY OF CORPUS CHRISTI, TEXAS  
P. O. Box 9277  
City Hall, 1201 Leopard, THIRD FLOOR  
Department of Engineering Services  
PROPERTY AND LAND ACQUISITION DIVISION  
Corpus Christi, Texas 78469-9277

---

Ronald L. Olson, City Manager

**ATTEST:**

ARMANDO CHAPA, CITY SECRETARY

---

THE STATE OF TEXAS     §

COUNTY OF NUECES     §

This instrument was acknowledged before me on \_\_\_\_\_, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

---

Notary Public in and for the State of Texas

[Seal]

APPROVED AS TO LEGAL FORM, THIS 24<sup>th</sup> DAY OF June, 2012.

FOR THE CITY ATTORNEY

By: Veronica Ocas  
Veronica Ocas, Assistant City Attorney  
CITY LEGAL DEPARTMENT



**LNV, Inc.**  
801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.68 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 2 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 2, the southeast corner of Tract 3 of said V.M. Donigan 456.80 acre partition, and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-34'-51" West, 2188.29 feet;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 451.20 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-34" West, with the common boundary line of said Tract 2 and said Tract 3, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 200.01 feet to a point for an exterior corner of the tract herein described;

Thence South 67°-35'-46" East, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 406.98 feet to a point in the east line of said Tract 2 and the west line of Tract 1 of said partition for the northeast corner of the tract herein described;

Thence South 00°-47'-23" East, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 415.00 feet to a point for an exterior corner of the tract herein described;

Thence North 67°-35'-46" West, a distance of 136.57 feet to a point for an interior corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 191.99 feet to a point in the west line of said Tract 2 and the east line of said Tract 3 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.68 (29,742.36 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, **Horacio Oliveira**, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9th day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415



**Exhibit "A"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 2  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

TRACT 3  
91.36 AC.

VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



V.M. DONIGAN  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., do hereby certify that the foregoing map was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*

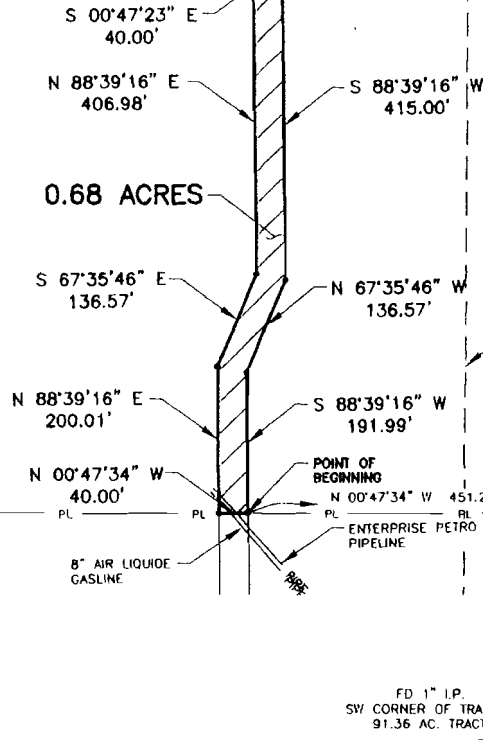
Horacio Oliveira  
State of Texas License No. 1415

LEGEND:

- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIN
- FD FOUND
- PL — PROPERTY LINE
- ROW — RIGHT OF WAY
- — — SECTION LINE
- +++++ RAIL ROAD TRACKS
- PIPE — UNDERGROUND PIPELINE
- — — BOUNDARY OF LAND TO BE ACQUIRED

NOTES:

- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
- SOURCE OF BEARING—TEXAS STATE PLANE TEXAS SOUTH ZONE—4205—NAD 83
- AREA = 29,742.36 SQ. FT., 0.68 AC.
- THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMITMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (GUARANTY TITLE SERVICES).



SECTION LINE

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

STATE HIGHWAY 44  
(AGNES ST)

TEXAS MEXICAN RAIL ROAD

Parcel 3A

Exhibit "B"

EXHIBIT OF  
0.68 AC.  
29,742.36 SQ. FT.  
OUT OF  
TRACT 2

REFERENCES: 91.36 ACRES, TRACT 2  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.

0 200 300 400

DATE: MAY 2012



engineers | architects | contractors

301 INFORMATION DRIVE, SUITE 200  
CORPUS CHRISTI, TEXAS 78401  
TEL: 361.842.4444  
FAX: 361.842.4444  
WWW.LNVINC.COM

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**LNV, Inc.**

801 Navigation Blvd., Suite 200  
Corpus Christi, Texas 78408

Field Note Description for a 0.19 acre tract of land, more or less, out of a called 91.36 acre tract of land known as Tract 1 of the V.M. Donigan 456.80 acre partition as recorded in Volume 1, Pages 48-49, Miscellaneous Map Records of Nueces County, Texas being described in a Partition and Settlement Deed and Agreement recorded in Clerk's File No. 320003, Volume 501, Page 228, Deed Records of Nueces County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said Tract 1, the southeast corner of a 91.36 acre tract of land known as Tract 2 of said V.M. Donigan 456.80 acre partition and the north right-of-way line of the Texas Mexican Railroad from which a 1" iron pipe found for the southwest corner of Tract 5 of said partition bears South 88°-35'-04" West, 2920.80;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 395.44 feet to a point for the southwest corner of the tract herein described and for the POINT OF BEGINNING;

Thence North 00°-47'-23" West, with the common boundary line of said Tract 1 and said Tract 2, a distance of 40.00 feet to a point for the northwest corner of the tract herein described;

Thence North 88°-39'-16" East, a distance of 209.81 feet to a point, the Point of Curve of a non-tangent reverse curve to the right, on the west right-of-way line of Hopkins Road (r.o.w. varies), for the northeast corner of the tract herein described;

Thence in a general southerly direction, with the arc of circular curve, whose Central Angle is 07°-46'-35", whose Radius is 312.94 feet, an Arc Distance of 42.47 feet to the Point of Tangency of said curve for a point in said west right-of-way line of Hopkins Road for the southeast corner of the tract herein described;

Thence South 88°-39'-16" West, a distance of 196.01 feet to a point in the common boundary line of said Tract 1 and said Tract 2 for the southwest corner of the herein described easement and for the POINT OF BEGINNING.

Containing more or less 0.19 (8,096.08 Square Feet) acres of land.

Bearings are based on Texas State Plane Zone 4205 NAD 83.

State of Texas  
County of Nueces

I, Horacio Oliveira, a Registered Professional Land Surveyor, of LNV Inc., Engineers & Consultants, do hereby certify that the foregoing Field Note Description was prepared from information of record and from a survey made on the ground under my direction.

This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415

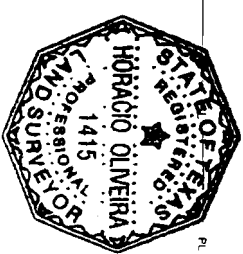


**Exhibit "C"**



SCALE: 1"=200'

TRACT 1  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.



TRACT 2  
91.36 AC.  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS  
NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228  
D.R.N.C.T.

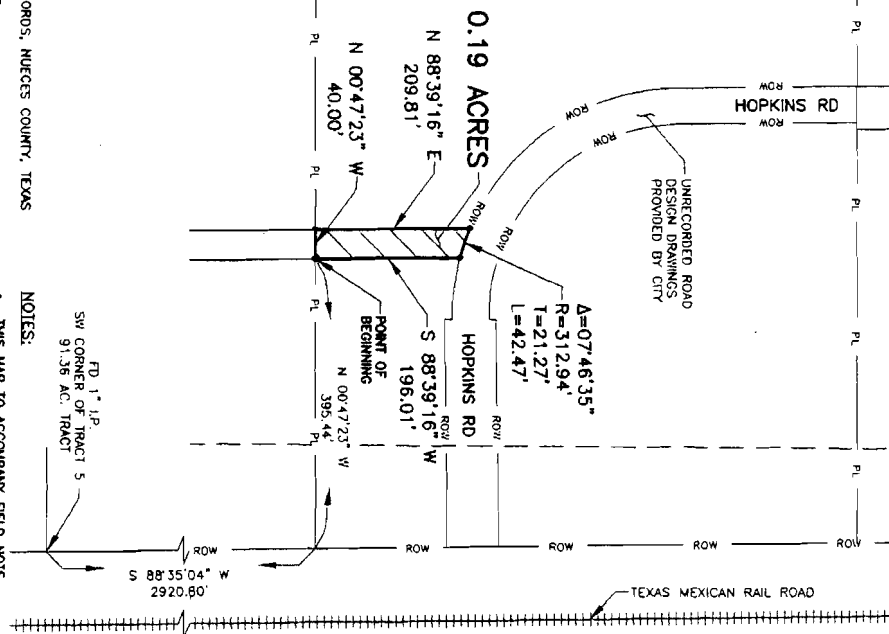
**State of Texas**  
**County of Nueces**  
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This the 9<sup>th</sup> day of May 2012.

*Horacio Oliveira*  
Horacio Oliveira  
State of Texas License No. 1415

- LEGEND:**
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
  - I.R. IRON ROD
  - I.P. IRON PIN
  - FD FOUND
  - PL PROPERTY LINE
  - ROW RIGHT OF WAY
  - SECTION LINE
  - PIPE RAIL ROAD TRACKS
  - BOUNDARY OF LAND TO BE ACQUIRED

- NOTES:**
- THIS MAP TO ACCOMPANY FIELD NOTE DESCRIPTION
  - SOURCE OF BEARING-TEXAS STATE PLANE TEXAS SOUTH ZONE-4205-NAD 83
  - AREA = 8,096.08 SQ. FT., 0.19 AC.
  - THIS SURVEY IS SUBJECT TO ALL ENCUMBRANCES REFERENCED IN THE SCHEDULE B OF THE TITLE COMMENT PROVIDED BY THE CITY OF CORPUS CHRISTI (QUADRANT TITLE SERVICES).



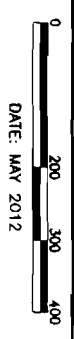
STATE HIGHWAY 44  
(AGNES ST)

**Parcel 3B**

**Exhibit "D"**

EXHIBIT OF  
0.19 AC.  
8,096.08 SQ. FT.  
OUT OF  
TRACT 1

REFERENCES: 91.36 ACRES, TRACT 1  
VOLUME 1, PAGES 48 & 49  
MISCELLANEOUS MAP RECORDS, NUECES COUNTY, TEXAS  
CLERKS FILE NO. 320003  
VOLUME 501, PAGE 228, D.R.N.C.T.



DATE: MAY 2012

**LNV**  
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