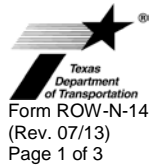


Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



DEED

TxDOT ROW CSJ: 0101-06-109

TxDOT Parcel No.: 322

Grantor(s), whether one or more:

City of Corpus Christi, a Texas Municipal Corporation

Grantor's Mailing Address (including county):

Attn: Joe McComb, Mayor
P.O. Box 9277
Corpus Christi, Texas 78469
Nueces County

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Texas Department of Transportation
125 East 11th Street
Austin, Texas 78701
Travis County

Consideration:

The sum of TWENTY-SIX THOUSAND FOUR HUNDRED NINETY-FOUR and no/100 Dollars (\$26,494.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Nueces County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Nueces County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: None

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

City of Corpus Christi, a Texas Municipal Corporation

BY: _____

Valerie H. Gray, P.E.
Executive Director of Public Works

Corporate Acknowledgment

State of Texas
County of Nueces

This instrument was acknowledged before me on _____, 2018, by Valerie H. Gray, P.E., as Executive Director of Public Works of the City of Corpus Christi, Texas, a Texas municipal corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2018.

FOR THE CITY ATTORNEY

By: _____

Assistant City Attorney
CITY LEGAL DEPARTMENT



EXHIBIT "A"

County: Nueces
Highway: US 181
RCSJ: 0101-06-109

Page 1 of 4
Dated: October 26, 2017

Project Limits: From Beach Avenue
To Morgan Avenue at Crosstown Expressway

Property Description for Parcel 322

Being a 0.2076 acre (9,045 square feet) parcel of land, situated in the Enriquez Villareal Survey, Abstract Number 1, Nueces County, Texas, and being a portion of Lot 1, Lot 7 and Lot 8, Block 1, of the Craven Heights, as shown by plat thereof, recorded in Volume A, Page 7 of the Map Records of Nueces County, Texas (M.R.N.C.T.), and being the remainder of that certain tract of land described in Deed from Lafayette Hatch to the City of Corpus Christi, dated December 14, 1940, as recorded in Volume 263, Page 455 of the Deed Records of Nueces County, Texas (D.R.N.C.T.), and also being the remainder of that certain tract of land described in Deed from Rose Graven to the City of Corpus Christi, dated December 13, 1940, as recorded in Volume 263, Page 534, (D.R.N.C.T.). Metes and bounds description of said 0.2076 acre parcel is as follows:

BEGINNING at a TxDOT "Type II" concrete monument found for the northeast corner of the herein described 0.2076 acre parcel, said monument being the West corner of a tract of land conveyed to the State of Texas, as recorded in Document #2016005375 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), and being in the South line of a tract of land conveyed to the State of Texas, as recorded in Document #2017022243, (O.P.R.N.C.T.), said monument also being 344.90 feet right of Engineer's Baseline Station 1157+57.19, and having State Plane Coordinates of N=17,180,845.54, E=1,336,881.05, from which a 5/8 inch diameter iron rod with plastic cap stamped "CDS/MUREY S.A. TX", bears South 89 deg. 32 min. 38 sec. East, a distance of 163.83 feet, found for an angle point in said State of Texas tract, Document #2016005375;

- (1) **THENCE**, South 50 deg. 21 min. 02 sec. West, along the southeast line of said City of Corpus Christi tract and the northwest line of said State of Texas tract, Document #2016005375, a distance of 187.61 feet to a point for an angle point of the herein described 0.2076 acre parcel;



EXHIBIT "A"

County: Nueces
Highway: US 181
RCSJ: 0101-06-109

Page 2 of 4
Dated: October 26, 2017

Project Limits: From Beach Avenue
To Morgan Avenue at Crosstown Expressway

Property Description for Parcel 322

- (2) **THENCE**, South 64 deg. 40 min. 08 sec. West, along the South line of said City of Corpus tract and the northwest line of said State of Texas tract, Document #2016005375, a distance of 3.72 feet to a point for the southwest corner of the herein described 0.2076 acre parcel, said point also being the West corner of said State of Texas tract, Document #2016005375, and being in the in the existing East right-of-way line of Culberson Street (50 foot right-of-way), from which a 5/8 inch diameter iron rod with plastic cap stamped "CDS/MUREY S.A. TX", bears South 00 deg. 43 min. 14 sec. West, a distance of 39.40 feet, found for the southwest corner of said State of Texas tract, and being at the intersection of the existing East right-of-way line of Culberson Street and the existing North right-of-way line of Interstate Highway 37 (variable width right-of-way);
- (3) **THENCE**, North 00 deg. 43 min. 14 sec. East, along the West line of said City of Corpus Christi tract and the existing East right-of-way line of Culberson Street, a distance of 122.48 feet a 5/8 inch diameter iron rod with plastic cap stamped "CDS/MUREY S.A. TX" found for the northwest corner of the herein described 0.2076 acre parcel, an being in the South line of said State of Texas tract, Document #2017022243, said iron rod also being at the intersection of the existing East right-of-way line of Culberson Street and the existing North right-of-way line of Culberson Street;
- (4) **THENCE**, North 89 deg. 32 min. 38 sec. West, along the North line of said City of Corpus tract and the South line of said Housing Authority tract, a distance of 146.29 feet to the **POINT OF BEGINNING**, containing 0.2076 acres (9,045 square feet) of land.



EXHIBIT "A"

County: Nueces
Highway: US 181
RCSJ: 0101-06-109

Page 3 of 4
Dated: October 26, 2017

Project Limits: From Beach Avenue
To Morgan Avenue at Crosstown Expressway

Property Description for Parcel 322

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), NAD 1983 (93). Due to the combined surface adjustment factor of 1.00000 the distances and coordinate values of surface and grid are equal. All distances are based on U.S. Survey Feet.

Access to and from the transportation facility in areas where access is not specifically denied hereon, may be permitted in accordance with Access Management Manual guidelines.

A parcel plat of even date was prepared in conjunction with this property description.

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

This survey was performed on the ground under my supervision during February, 2017.



10-26-17

Bennie L. Galvan
Registered Professional Land Surveyor
License No. 5229, State of Texas
CivilCorp, LLC - 4611 E. Airline Suite #300, Victoria, Texas 77904
361-570-7500
Texas Firm Registration No. 100576-00



LEGEND

- FOUND TYPED TYPE II INSTRUMENT
- SET TYPED TYPE II INSTRUMENT
- FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CORPUS CHRISTI S.A. TX."
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "ACCESS DENIAL POINT"
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "PROPERTY CORNER"
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "ACCESS DENIAL POINT"
- FOUND 5/8" IRON ROD WITH 3" ALUMINUM TYPED CAP WITH 2" IRON ROD WITH 3" ALUMINUM TYPED CAP
- FOUND 1/2" IRON ROD WITH 3" ALUMINUM TYPED CAP WITH 2" IRON ROD WITH 3" ALUMINUM TYPED CAP UNLESS OTHERWISE NOTED)
- REF. CHG.
- REFERENCE CORNER
- P.O.B.
- POINT OF BEGINNING
- P.O.C.
- POINT OF COMMENCING
- D.R.N.C.T.
- DEED RECORDS, NUECES COUNTY, TEXAS
- O.R.N.C.T.
- OFFICIAL RECORDS, NUECES COUNTY, TEXAS
- O.P.R.N.C.T.
- OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- D.T.R.N.C.T.
- DEED OF TRUST RECORDS, NUECES COUNTY, TEXAS
- M.R.N.C.T.
- MAP RECORDS, NUECES COUNTY, TEXAS
- ACCESS DENIAL LINE (A.D.L.)
- PROPOSED ALIGNMENT
- SURVEY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY

UTILITIES ARE SHOWN IN APPROPRIATE LOCATIONS. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) DUE TO THE EXISTING SURFACE ALIGNMENT FACTOR OF 1.0000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL. ALL DISTANCES ARE BASED ON (US SURVEY FEET).

ACCESS TO AND FROM THE TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, SHALL BE PERMITTED IN ACCORDANCE WITH ACCESS MANAGEMENT MANUAL GUIDELINES, IN FORCE AT THE DATE OF SURVEY, IN CONNECTION WITH THIS PARCEL PLAT.

NOTES

1. UTILITIES ARE SHOWN IN APPROPRIATE LOCATIONS. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) DUE TO THE EXISTING SURFACE ALIGNMENT FACTOR OF 1.0000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL. ALL DISTANCES ARE BASED ON (US SURVEY FEET).
2. ACCESS TO AND FROM THE TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, SHALL BE PERMITTED IN ACCORDANCE WITH ACCESS MANAGEMENT MANUAL GUIDELINES, IN FORCE AT THE DATE OF SURVEY, IN CONNECTION WITH THIS PARCEL PLAT.
- 3.
- 4.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, FEBRUARY 2017.

BENNIE L. GALVAN		RPLS#5229	
Texas Department of Transportation			
DISTRICT: 16	SURVEY PLAT OF	COUNTY	
CORPUS CHRISTI	PARCEL 322	NUECES	
DATE: 02-16-2017		NET. NO.	US 181
			US 181-HARBOR BRIDGE

REF. COR. PARCEL 322 FOUND 5/8" IRON ROD STAMPED "CORPUS CHRISTI S.A. TX."

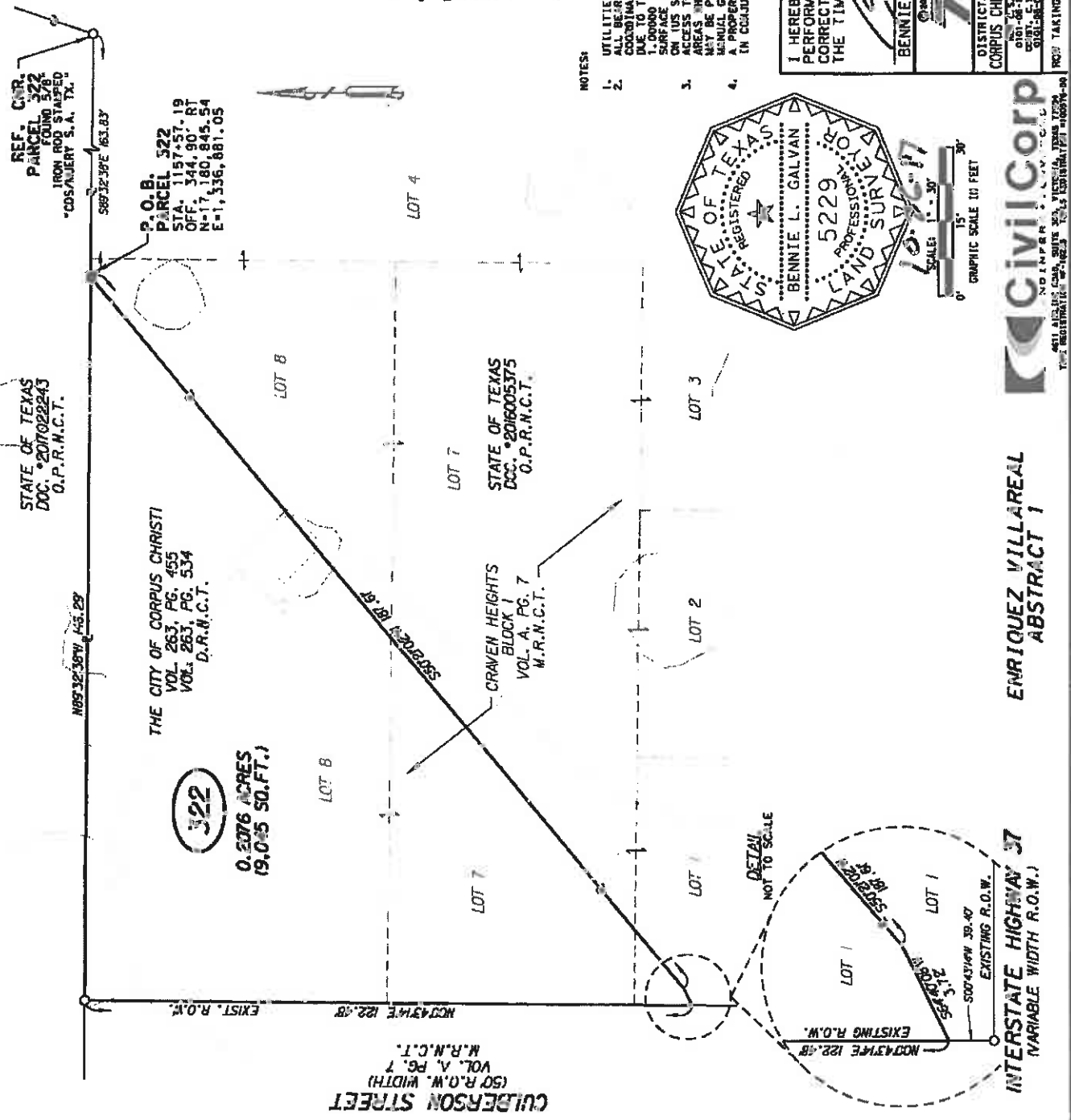
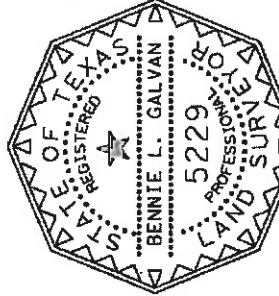
P.O.B. PARCEL 322 STA. 1157+57.19 OFF. 144+80.17 N-17 180+845.54 E-1, 558,881.05

STATE OF TEXAS DOC. #201702243 O.P.R.N.C.T.

THE CITY OF CORPUS CHRISTI VOL. 263, PG. 455 VOL. 263, PG. 534 D.R.N.C.T.

STATE OF TEXAS DOC. #2016005375 O.P.R.N.C.T.

CRAWEN HEIGHTS BLOCK 1 VOL. A, PG. 7 M.R.N.C.T.



ENRIQUEZ VILLAREAL ABSTRACT 1

INTERSTATE HIGHWAY 37 (VARIABLE WIDTH R.O.W.)

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.