

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 Daniel Walker**, 4225 Choctaw Drive SE, Huntsville, Madison County, State of Alabama, 35801-1015, 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".

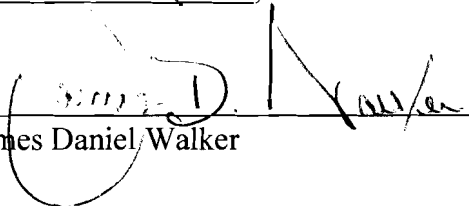
Special Provisions: (1) The City of Corpus Christi agrees to convey to the Grantors an Access Easement along the access road being acquired by the City from Hopkins Road to the Grantors' west property line. This conveyance will be done once the City acquires full title to the subject right of way. Access 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 6-7- day of 2012.



James Daniel Walker

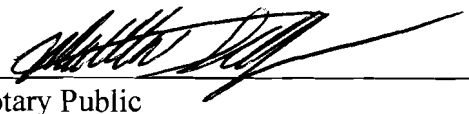
ACKNOWLEDGEMENT

STATE OF ALABAMA §

COUNTY OF MADISON §

BE IT REMEMBERED, that on this 7th day of June, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came James Daniel Walker, 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 10/05/2014

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 13th 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 9th day of May 2012.

Horacio Oliveira

Horacio Oliveira
State of Texas License No. 1415

LEGEND:

- | | |
|------------|-----------------------------------|
| N.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 = 29,742.38 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'

8" AIR LIQUIDE
GAS LINE

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

POINT OF
BEGINNING
N 00°47'34" W 451.20'
ENTERPRISE PETRO
PIPELINE

S 88°39'16" W
415.00'

N 67°35'46" W
136.57'

S 88°39'16" W
191.99'

TEXAS MEXICAN RAIL ROAD

SECTION LINE

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

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

300 BAYLOR BLVD, SUITE 200
CORPUS CHRISTI, TEXAS 78401
TEL: 361-852-1144
FAX: 361-852-1145
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 9th 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 9th 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

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
2920.80'

HOPKINS RD

UNRECORDED ROAD
DESIGN DRAWINGS
PROVIDED BY CITY

TEXAS MEXICAN RAIL ROAD

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 BALDWIN, SUITE 200
CORPUS CHRISTI, TEXAS 78401
PHONE: 361.842.1100
WWW.LNV.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, **Mazie P. Walker, the widow of Charles Arthur Walker**, 320 Englar Avenue NE, Palm Bay, Brevard County, State of Florida, 32907-2661, 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 10, 2012.

GRANTOR

MAZIE P. WALKER

W. David Walker

By: W. David Walker as Attorney-in-Fact for Mazie P. Walker

ACKNOWLEDGEMENT

STATE OF FLORIDA §

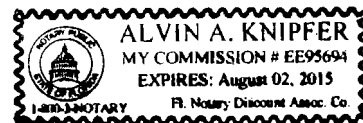
COUNTY OF BREVARD §

BE IT REMEMBERED, that on this 10th day of June, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came W. David Walker as Attorney-in-Fact for Mazie P. Walker, 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.

Alvin A. Knipfer
Notary Public

My commission expires August 2, 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 §

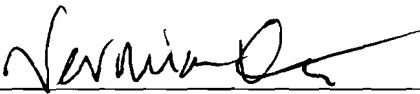
This instrument was acknowledged before me on _____, 2012 by Ronald L. Olson as City Manager for the City of Corpus Christi, a Texas municipal corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

[Seal]

APPROVED AS TO LEGAL FORM, THIS 13th DAY OF June, 2012.

FOR THE CITY ATTORNEY

By: 
Veronica Ocañas, 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.

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 9th day of May 2012.

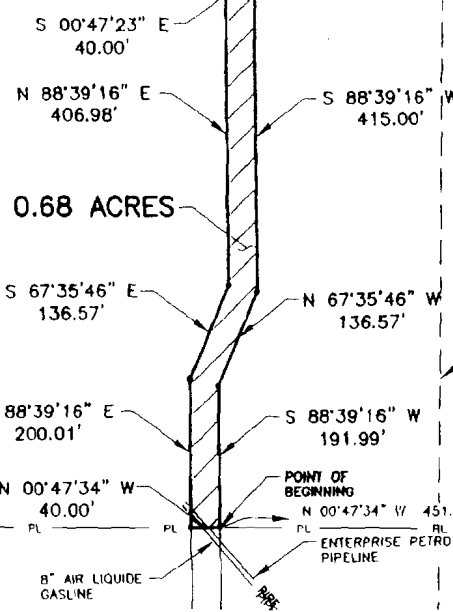
Horacio Oliveira
State of Texas License No. 1415

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—HAD 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).

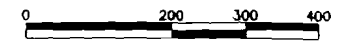


Parcel 3A

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

LNV
engineers | architects | contractors

800 INTERNATIONAL DRIVE, SUITE 200
CORPUS CHRISTI, TEXAS 78401
TEL: 361.885.1944
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 9th 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 9th 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'

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

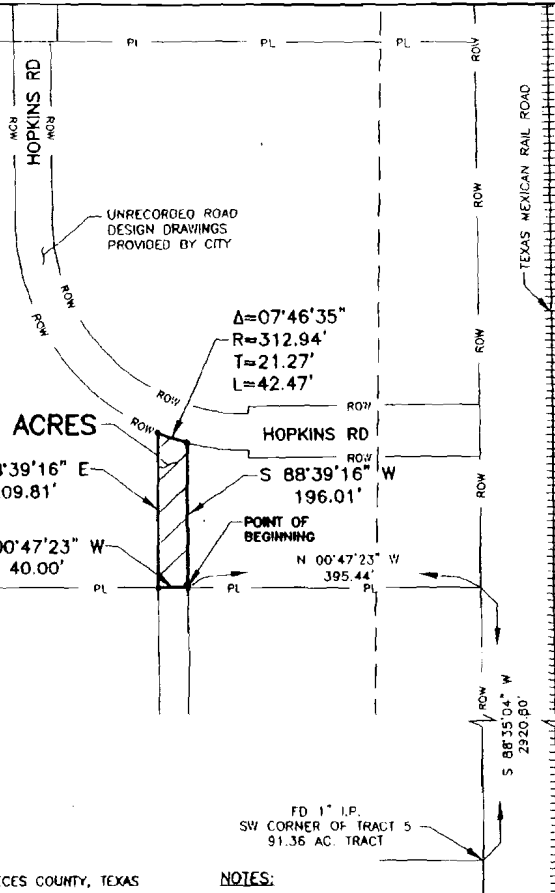
HOPKINS RD
S 88°39'16" W
196.01'

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).



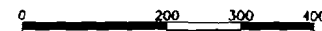
STATE HIGHWAY 44
(AGNES ST)

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

LNV

engineers | architects | contractors

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CORPUS CHRISTI, TEXAS 78401
7345 WINDYBUSH, F-300
CORPUS CHRISTI, TEXAS 78401
PH: (361) 885-1004
FAX: (361) 885-1005
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, **George David Wilson**, 320 W. Temple Street, Los Angeles, Los Angeles County, State of California, 90012-3277, 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 _____, 2012

By: _____
(signature)

Print Name: _____ Print Title: _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA §

COUNTY OF LOS ANGELES §

BE IT REMEMBERED, that on this _____ day of _____, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, as Deputy Public Conservator on behalf of George David Wilson, 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 _____

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 _____ DAY OF _____, 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.



State of Texas
County of Nueces

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This the 9th day of May 2012.

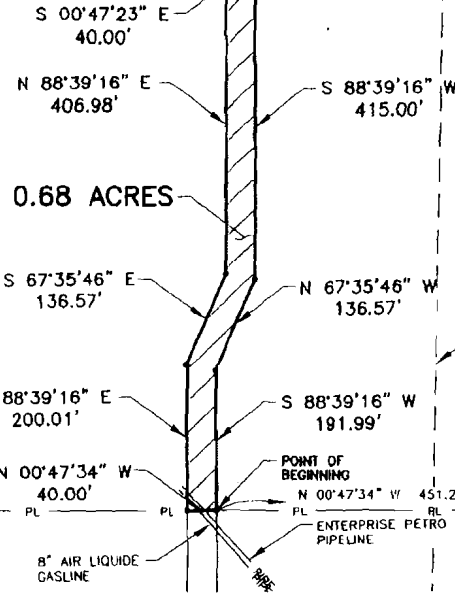
Horacio Oliveira
State of Texas License No. 1415

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-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



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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 9th 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 9th 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

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).

0.19 ACRES

N 88°39'16" E
209.81'

N 00°47'23" W
40.00'

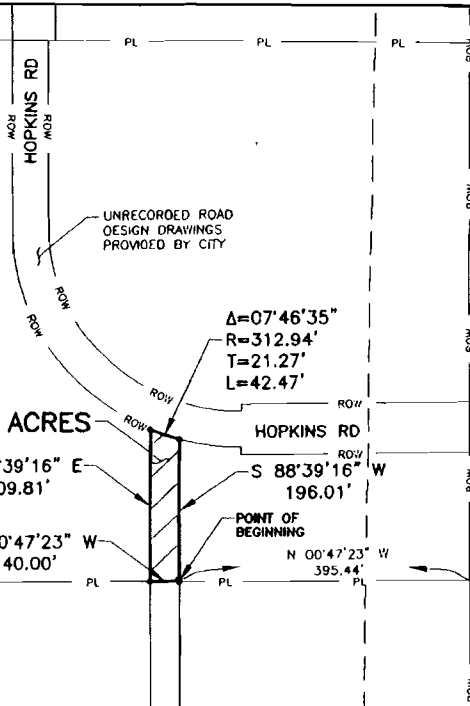
Δ=07°46'35"
R=312.94'
T=21.27'
L=42.47'

HOPKINS RD
S 88°39'16" W
196.01'

POINT OF BEGINNING

N 00°47'23" W
395.44'

S 88°35'04" W
2920.80'



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

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Special Warranty Deed

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That I, **Starla Leigh Burnham, Individually and as Personal Representative of the Estate of Jeanette S. Burnham, deceased**, 705 11th Avenue NE, Jacksonville, Calhoun County, State of Alabama, 36265, 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 _____, 2012.

Starla Leigh Burnham, Individually and as Personal Representative of the Estate of Jeanette S. Burnham, deceased

ACKNOWLEDGEMENT

STATE OF ALABAMA §

COUNTY OF CALHOUN §

BE IT REMEMBERED, that on this _____ day of _____, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Starla Leigh Burnham, 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.

Notary Public

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 _____ DAY OF _____, 2012.

FOR THE CITY ATTORNEY

By: _____
Veronica Ocañas, 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.

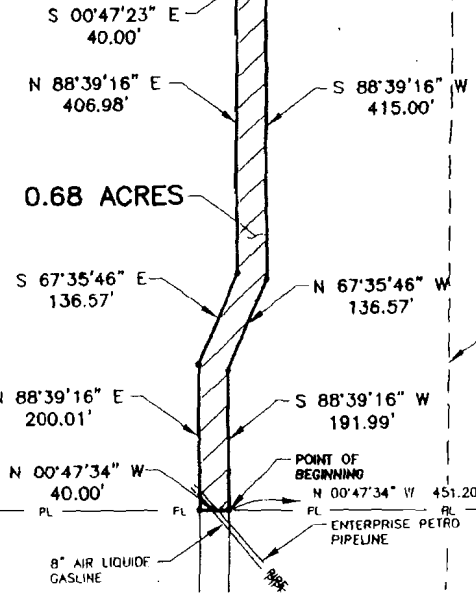
TRACT 3
91.36 AC.

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

0.68 ACRES



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 9th 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

BY APPOINTMENT, SUITE 200
CORPUS CHRISTI, TEXAS 78401
TEL: 361.666.1111
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 I, 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 9th 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 9th 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

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'

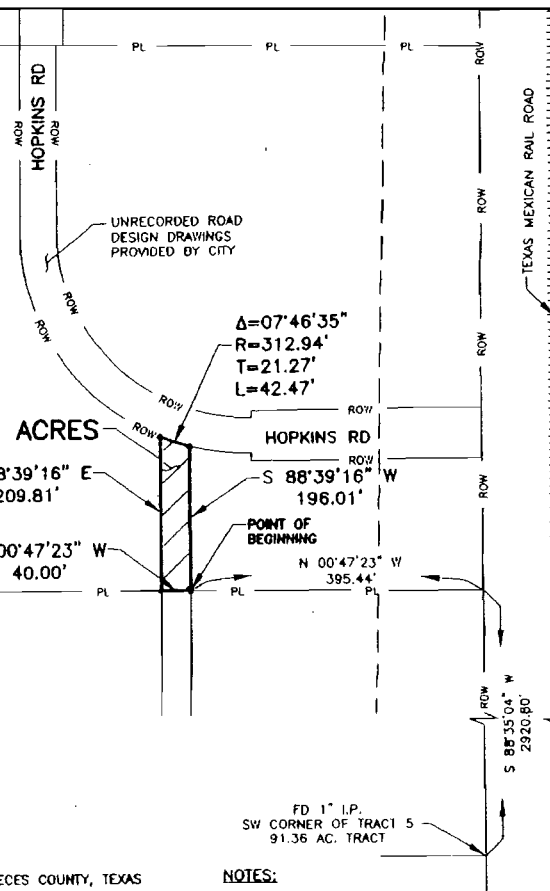
HOPKINS RD
S 88°39'16" W
196.01'

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°15'04" W
2920.80'



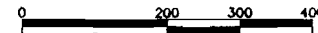
STATE HIGHWAY 44
(AGNES ST)

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 MARSHALL BLVD. SUITE 200
CORPUS CHRISTI, TEXAS 78401
734 649-6000
www.lnv.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, **William Taylor Laughlin**, 552 Wilhelm Place NE, Concord, Cabarrus County, State of North Carolina, 28025-2530, 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 _____, 2012.

William Taylor Laughlin

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA §

COUNTY OF CABARRUS §

BE IT REMEMBERED, that on this _____ day of _____, 2012, before me the undersigned, a Notary Public in and for the County and State aforesaid, came William Taylor Laughlin, 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 _____

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 _____ DAY OF _____, 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 9th 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).

S 00°47'23" E
40.00'
N 88°39'16" E
406.98'
0.68 ACRES

S 67°35'46" E
136.57'

N 88°39'16" E
200.01'

N 00°47'34" W
40.00'

8" AIR LIQUIDE
GASLINE

S 88°39'16" W
415.00'

S 88°39'16" W
415.00'

N 67°35'46" W
136.57'

S 88°39'16" W
191.99'

POINT OF
BEGINNING
N 00°47'34" W
451.20'
ENTERPRISE PETRO
PIPELINE

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

TEXAS MEXICAN RAIL ROAD

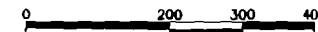
STATE HIGHWAY '44
(AGNES ST)

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.



DATE: MAY 2012



engineers | architects | contractors

364 NAVARRO, SUITE 200
CORPUS CHRISTI, TEXAS 78401
TEL: 361-665-4444
FAX: 361-665-4444
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 9th 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 9th 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).

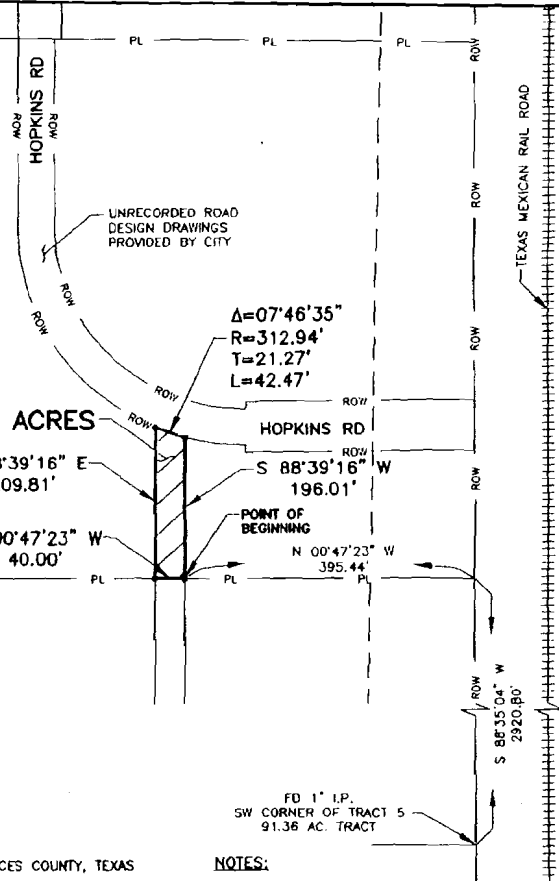
0.19 ACRES

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'

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

S 88°35'04" W
2920.80'



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



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