

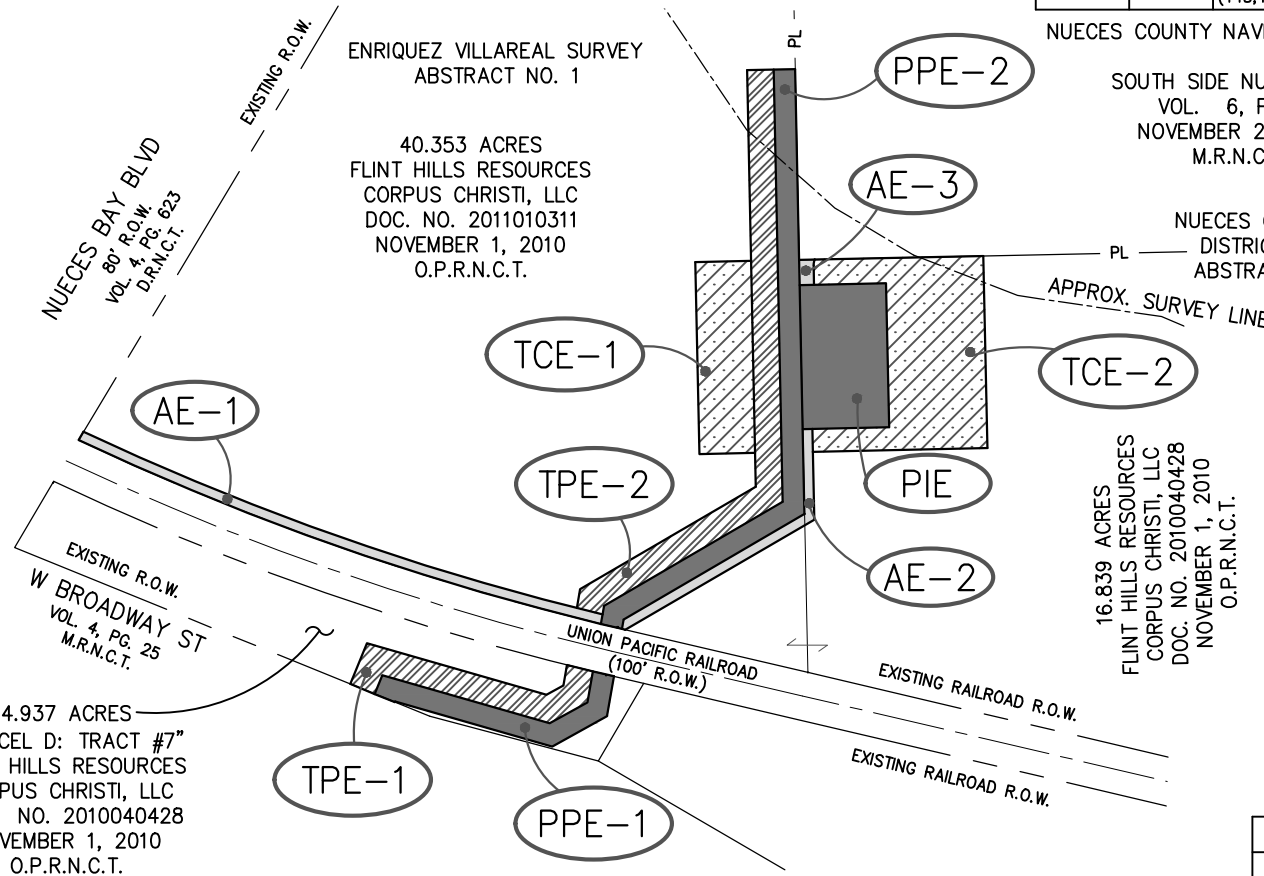
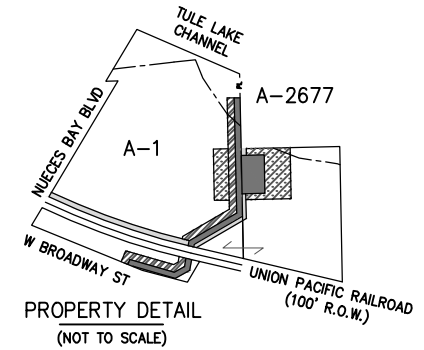
ACCESS EASEMENT (AE)			
EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
AE-1	40.353	0.5290 AC. (23,044 SF)	39.824
AE-2	57.192	0.2903 AC. (12,644 SF)	56.902
AE-3	16.839	0.0370 AC. (1,612 SF)	16.802
TOTAL	57.192	0.8563 AC. (37,300 SF)	56.336

TEMPORARY PIPELINE EASEMENT (TPE)			
EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
TPE-1	4.937	0.7097 AC. (30,915 SF)	4.227
TPE-2	40.353	1.692 AC. (73,723 SF)	38.661
TOTAL	40.353	2.402 AC. (104,638 SF)	37.951

200' X 300' PERMANENT IPS EASEMENT (PIE)			
EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
PIE	16.839	1.240 AC. (54,024 SF)	15.599

PERMANENT PIPELINE EASEMENT (PPE)			
EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
PPE-1	4.937	0.5770 AC. (25,133 SF)	4.360
PPE-2	40.353	1.421 AC. (61,919 SF)	38.661
TOTAL	40.353	1.998 AC. (87,052 SF)	38.355

TEMPORARY CONSTRUCTION EASEMENT (TCE)			
EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
TCE-1	40.353	1.067 AC. (46,480 SF)	39.286
TCE-2	16.839	2.226 AC. (96,968 SF)	14.613
TOTAL	57.192	3.293 AC. (143,448 SF)	53.899



- LEGEND:**
- = FND MONUMENT (AS NOTED)
 - ▲ = CALCULATED POINT
 - PL = PROPERTY LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - R.O.W. = RIGHT-OF-WAY
 - ↔ = LAND HOOK
 - O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
 - D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
 - M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
 - [Solid Grey Box] = ACCESS EASEMENT
 - [Diagonal Lines Box] = PERMANENT EASEMENT
 - [Cross-hatch Box] = TEMPORARY PIPELINE EASEMENT
 - [Dotted Box] = TEMPORARY CONSTRUCTION EASEMENT

4.937 ACRES
"PARCEL D: TRACT #7"
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

OVERALL ACREAGE		
APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
62.129	9.789 AC. (426,462 SF)	52.340

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



TITLE PAGE			
SEAWATER DESALINIZATION INNER HARBOR			
GENERAL DESCRIPTION:		ABSTRACT MAP	
DRAWN BY: TH		DATE: 09/02/22	
CK'D BY: SS	SCALE: SCALE: 1"=400'	CLIENT: CITY OF CORPUS CHRISTI	PAGE NO: 1/39

Property Description for AE-1

Being a 0.5290 acre (23,044 square foot) access easement, situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, being a portion of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2011010311 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 0.5290 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the southeast corner of said 40.353 acre tract, the southwest corner of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, as recorded in Document No. 2010040428 of O.P.R.N.C.T. and being in the existing North right-of-way line of Union Pacific Railroad (100' right-of-way width), **THENCE** as follows;

North 76 deg. 48 min. 11 sec. West (North 76 deg. 27 min. 30 sec. West – Deed Call), with the South line of said 40.353 acre tract, and the said existing North right-of-way line of Union Pacific Railroad, a distance of 407.95 feet (407.95 feet – Deed Call) to the beginning of a tangent curve to the right;

With the South line of said 40.353 acre tract, the said existing North right-of-way line of Union Pacific Railroad and said curve to the right, having a radius of 5,670.75 feet, an arc length of 34.63 feet, and a chord which bears North 76 deg. 37 min. 42 sec. West, a distance of 34.63 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped “CIVILCORP” set for the southeast corner of the herein described easement, the beginning of a tangent curve to the right and having State Plane Coordinates of N=17,184,294.63, E=1,335,063.38, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, continuing with the South line of said 40.353 acre tract, the existing North right-of-way line of said Union Pacific Railroad and said curve to the right, having a radius of 5,670.75 feet (5,670.75 feet – Deed Call), an arc length of 1,155.70 feet, and a chord which bears North 70 deg. 36 min. 53 sec. West, a distance of 1,153.70 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped “CIVILCORP” set for the southwest corner of the herein described easement and said 40.353 acre tract, said point also being at the intersection of the existing North right-of-way line of said Union Pacific Railroad and the existing East right-of-way line of Nueces Bay Boulevard (80' right-of-way width);
- 2) **THENCE**, North 30 deg. 54 min 19 sec. East (North 31 deg. 15 min. East – Deed Call), with the existing southeast right-of-way line of said Nueces Bay Boulevard and the West line of said 40.353 acre tract, a distance of 20.10 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped “CIVILCORP” set for the northwest corner of the herein described easement and being the beginning of a non-tangent curve to the left;

Property Description for AE-1

- 3) **THENCE**, crossing said 40.353 acre tract and with said curve to the left, having a radius of 5,650.75 feet, an arc length of 1,148.33 feet, and a chord which bears South 70 deg. 37 min. 06 sec. East, a distance of 1,146.36 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement;
- 4) **THENCE**, South 09 deg. 49 min. 42 sec. West, crossing said 40.353 acre tract, a distance of 20.04 feet to the **POINT OF BEGINNING**, containing 0.5290 acres (23,044 square feet) of land.

Property Description for AE-1

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

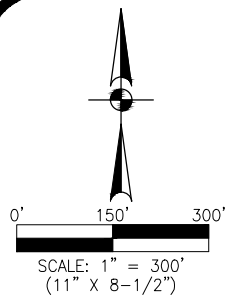
All measurements are U.S. Survey Feet.

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

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

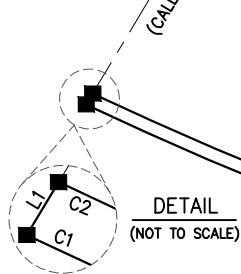
James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156



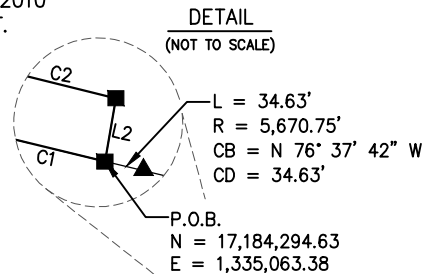
NUECES BAY BLVD
(80' R.O.W.)
VOL. 4, PG. 623
D.R.N.C.T.
(CALLED N 31° 15' E)
EXISTING R.O.W.

ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

40.353 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2011010311
NOVEMBER 1, 2010
O.P.R.N.C.T.



AE-1



(CALLED R=5,670.75)

UNION PACIFIC RAILROAD
(100' R.O.W.)

(CALLED N76°27'30"W
407.95')
N76°48'11"W
407.95'

16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

P.O.C.
1/2" IRON ROD

EXISTING RAILROAD R.O.W.

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
 2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.
 3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 4. SURVEY WAS PERFORMED IN AUGUST 2022
 5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY EFFECT THE SUBJECT PROPERTY.
 6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL 48355C0310G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS LOCATED IN SONE AE (EL9) WHICH IN THIS CASE IS A SEPCIAL FLOOD HAZARD AREA.

LEGEND:

- = FND MONUMENT (AS NOTED)
- ▲ = CALCULATED POINT
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- P.L = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY
- ↔ = LAND HOOK
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333



LINE TABLE 1		
LINE #	LENGTH	DIRECTION
L1	20.10'	N30°54'19"E
L2	20.04'	S09°49'42"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	1,155.70'	5,670.75'	N70°36'53"W	1,153.70'
C2	1,148.33'	5,650.75'	S70°37'06"E	1,146.36'

EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
AE-1	40.353	0.5290 AC. (23,044 SF)	39.824

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

20' WIDE ACCESS EASEMENT			
SEAWATER DESALINIZATION INNER HARBOR			
GENERAL DESCRIPTION:		AE-1	
DRAWN BY: TH		DATE: 09/02/22	
CK'D BY: SS	SCALE: SCALE: 1"=300'	CLIENT: CITY OF CORPUS CHRISTI	PAGE NO: 5/39

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 6 of 39
Date: October 10, 2022
Revised:

Property Description for AE-2

Being a 0.2903 acre (12,644 square foot) access easement, situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, being a portion of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2011010311 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.) and a portion of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2010040428 of the O.P.R.N.C.T., said 0.2903 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the southeast corner of said 40.353 acre tract, the southwest corner of said 16.839 acre tract and being in the existing North right-of-way line of Union Pacific Railroad (100' right-of-way width), **THENCE** as follows;

North 76 deg. 48 min. 11 sec. West (North 76 deg. 27 min. 30 sec. West – Deed Call), with the South line of said 40.353 acre tract and said existing North right-of-way line of Union Pacific Railroad, a distance of 390.71 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement, having State Plane Coordinates of N=17,184,282.69, E=1,335,113.86, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 76 deg. 48 min. 11 sec. West, with the South line of said 40.353 acre tract and said existing North right-of-way line of Union Pacific Railroad, a distance of 6.79 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described easement;
- 2) **THENCE**, North 09 deg. 49 min 42 sec. East, crossing said 40.353 acre tract, a distance of 20.03 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 3) **THENCE**, North 59 deg. 46 min 40 sec. East, crossing said 40.353 acre tract, a distance of 435.90 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement, said point also being in the common line of said 40.353 acre tract and said 16.839 acre tract;
- 4) **THENCE**, North 01 deg. 12 min 11 sec. West (South 01 deg. 24 min. East – Deed Call), with the common boundary line of said 40.353 acre tract and said 16.839 acre tract, a distance of 177.06 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described easement;

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 7 of 39
Date: October 10, 2022
Revised:

Property Description for AE-2

- 5) **THENCE**, North 88 deg. 48 min 11 sec. East, crossing said 16.839 acre tract, a distance of 20.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement;
- 6) **THENCE**, South 01 deg. 12 min 11 sec. East, crossing said 16.839 acre tract, a distance of 188.84 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 7) **THENCE**, South 59 deg. 46 min. 40 sec. West, crossing said 16.839 acre tract and said 40.353 acre tract, a distance of 455.64 feet to the **POINT OF BEGINNING**, containing 0.2903 acres (12,644 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 8 of 39
Date: October 10, 2022
Revised:

Property Description for AE-2

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

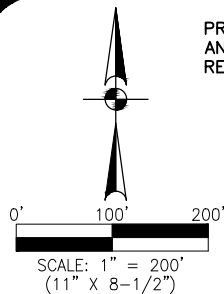
All measurements are U.S. Survey Feet.

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

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156

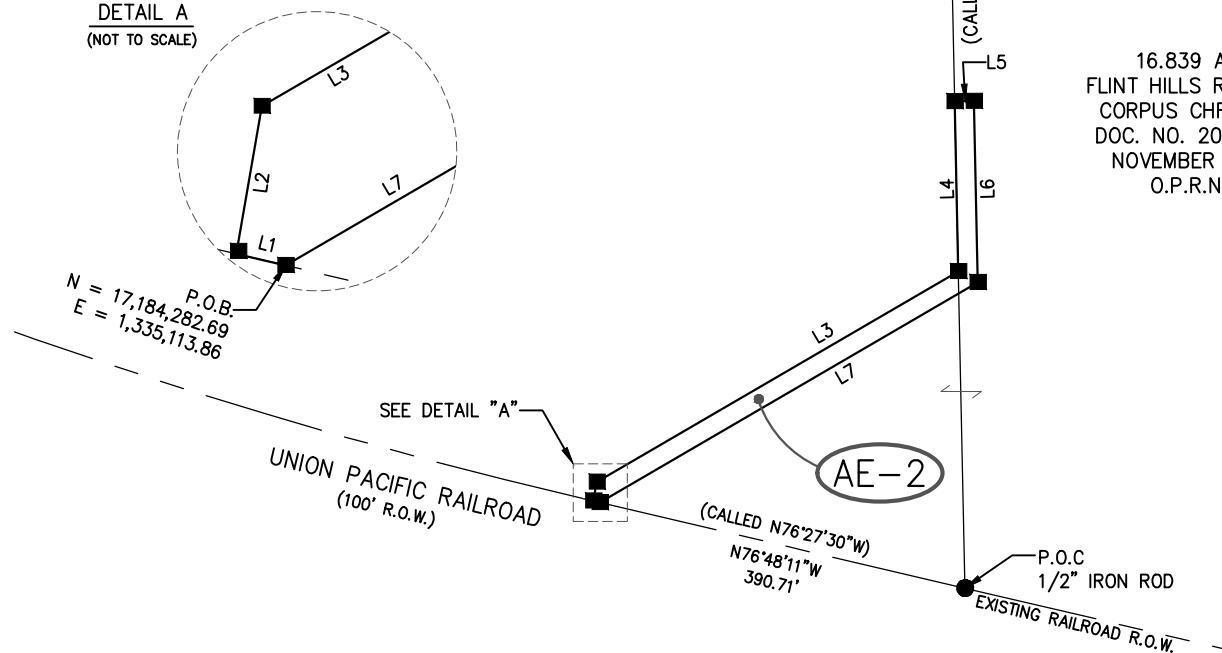


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ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

40.353 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2011010311
NOVEMBER 1, 2010
O.P.R.N.C.T.

DETAIL A
(NOT TO SCALE)



16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.79'	N76°48'11"W
L2	20.03'	N09°49'42"E
L3	435.90'	N59°46'40"E
L4	177.06'	N01°12'11"W
L5	20.00'	N88°48'11"E
L6	188.84'	S01°12'11"E
L7	455.64'	S59°46'40"W

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.

2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.

3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

4. SURVEY WAS PERFORMED IN AUGUST 2022

5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL 48355C0310G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS LOCATED IN SONE AE (EL9) WHICH IN THIS CASE IS A SEPICAL FLOOD HAZARD AREA.

LEGEND:

- = FND MONUMENT (AS NOTED)
- ▲ = CALCULATED POINT
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- P.L = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY
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- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333



EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
AE-2	57.192	0.2903 AC. (12,644 SF)	56.902

20' WIDE ACCESS EASEMENT			
SEAWATER DESALINIZATION INNER HARBOR			
GENERAL DESCRIPTION:		AE-2	
DRAWN BY:	TH	DATE:	
CK'D BY:	SS	09/02/22	
SCALE:	SCALE: 1"=200'	CLIENT:	CITY OF CORPUS CHRISTI
		PAGE NO:	9/39

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 10 of 39
Date: October 10, 2022
Revised:

Property Description for AE-3

Being a 0.0370 acre (1,612 square foot) access easement, situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, being a portion of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2010040428 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 0.0370 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the southeast corner of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, as recorded in Document No. 2011010311 of the O.P.R.N.C.T., the southwest corner of said 16.839 acre tract and being in the existing North right-of-way line of Union Pacific Railroad (100' right-of-way width), **THENCE** as follows;

North 01 deg. 12 min. 11 sec. West (South 01 deg. 24 min. East – Deed Call), with the common line of said 40.353 acre tract and said 16.839 acre tract, a distance of 807.04 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described easement, having State Plane Coordinates of N=17,185,000.35, E=1,335,477.31, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 01 deg. 12 min. 11 sec. West, with the common line of said 40.353 acre tract and said 16.839 acre tract, a distance of 53.33 feet to a 4 inch diameter galvanized fence corner post found for the northwest corner of the herein described easement, the northwest corner of said 16.839 acre tract and the southwest corner of a tract of land to the Nueces County Navigation District as shown on the South Side Nueces Bay map, as recorded in Volume 6, Page 13 of the Map Records of Nueces County, Texas (M.R.N.C.T.);
- 2) **THENCE**, North 88 deg. 47 min. 49 sec. East (North 88 deg. 36 min. East – Deed Call), with the common line of said 16.839 acre tract and said South Side Nueces Bay tract, a distance of 32.55 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement and being the beginning of a non-tangent curve to the left;
- 3) **THENCE**, crossing said 16.839 acre tract, with said curve to the left having a radius of 30.00 feet, an arc length of 12.45 feet, and a chord which bears South 10 deg. 41 min. 37 sec. West, a distance of 12.36 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the end of said curve;

EXHIBIT "A"

County: Nueces

Project: Corpus Christi Desalinization Plant

Page 11 of 39

Date: October 10, 2022

Revised:

Property Description for AE-3

- 4) **THENCE**, South 01 deg. 12 min 11 sec. East, crossing said 16.839 acre tract, a distance of 41.23 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement;
- 5) **THENCE**, South 88 deg. 48 min. 11 sec. West, crossing said 16.839 acre tract, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 0.370 acres (1,612 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 12 of 39
Date: October 10, 2022
Revised:

Property Description for AE-3

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

All measurements are U.S. Survey Feet.

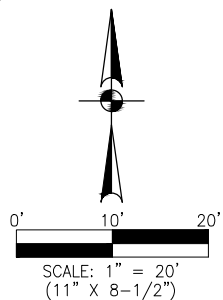
A plat of even date was prepared in conjunction with this legal description.

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156

L:\CIVILCORP_ILC\ACTIVE\Freese and Nichols\DO NOT USE_2027801_CC Desalinization Plant\DWG\Plats\30ft Access Easement-AE3\30ft_Access_Easement_AE3.dwg



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NUECES COUNTY NAVIGATION DISTRICT

SOUTH SIDE NUECES BAY
VOL. 6, PG. 13
NOVEMBER 27, 1933
M.R.N.C.T.

ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

40.353 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2011010311
NOVEMBER 1, 2010
O.P.R.N.C.T.

AE-3

P.O.B.
N = 17,185,000.35
E = 1,335,477.31

S88°48'11"W
30.00'

N01°12'11"W
807.04'

P.O.C.
1/2" IRON ROD

UNION PACIFIC RAILROAD
(100' R.O.W.)

EXISTING RAILROAD R.O.W.

N88°47'49"E
32.55'

(CALLED S01°24'E)

N01°12'11"W
53.33'

S01°12'11"E
41.23'

L=12.45'
R=30.00'
CB= S10°41'37"W
CD= 12.36'

(CALLED N88°36'E)

16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.

2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.

3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

4. SURVEY WAS PERFORMED IN AUGUST 2022

5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL 48355C0310G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS LOCATED IN SONE AE (EL9) WHICH IN THIS CASE IS A SEPCIAL FLOOD HAZARD AREA.

LEGEND:

- = FND MONUMENT (AS NOTED)
- ▲ = CALCULATED POINT
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- P.L. = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY
- ↔ = LAND HOOK
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333



30' WIDE ACCESS EASEMENT

SEAWATER DESALINIZATION INNER HARBOR

GENERAL DESCRIPTION: AE-3

DRAWN BY: TH		DATE: 09/02/22
CK'D BY: SS	SCALE: SCALE: 1"=20'	CLIENT: CITY OF CORPUS CHRISTI
		PAGE NO: 13/39

EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
AE-3	16.839	0.0370 AC. (1,612 SF)	16.802

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 14 of 39
Date: October 10, 2022
Revised:

Property Description for TPE-1

Being a 0.7097 acres (30,915 square foot) temporary pipeline easement, situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, being a portion of a 4.837 acre tract of land described as "Parcel D: Tract #7" to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2010040428 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 0.7097 acre easement being more particularly described as follows:

COMMENCING from a 5/8 inch diameter iron rod found for the southwest corner of said 4.837 acre tract, being at the intersection of the existing East right-of-way line of Nueces Bay Boulevard (80' right-of-way width) and the existing North right-of-way line of West Broadway Street (variable right-of-way width), **THENCE** as follows;

South 67 deg. 52 min. 56 sec. East (South 67 deg. 25 min. 45 sec. East – Deed Call), with the South line of said 4.837 acre tract and said existing North right-of-way line of West Broadway Street, a distance of 754.42 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the most westerly corner of the herein described easement, having State Plane Coordinates of N=17,184,169.51, E=1,335,540.95, and being the **POINT OF BEGINNING**;

THENCE, crossing said 4.837 acre tract the following 4 courses;

- 1) North 22 deg. 27 min 38 sec. East, a distance of 91.63 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the most northerly corner of the herein described easement;
- 2) South 73 deg. 59 min 11 sec. East, a distance of 388.76 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 3) North 60 deg. 57 min 57 sec. East, a distance of 40.93 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 4) North 09 deg. 49 min. 42 sec. East, a distance of 42.82 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement, said iron rod also being in the North line of said 4.837 acre tract, the existing South right-of-way line of Union Pacific Railroad (100' right-of-way width) and the beginning of a non-tangent curve to the left;

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 15 of 39
Date: October 10, 2022
Revised:

Property Description for TPE-1

- 5) **THENCE**, with the North line of said 4.837 acre tract, said existing South right-of-way line of Union Pacific Railroad and said curve to the left, having a radius of 5,770.75 feet (5,770.75 feet – Deed Call), an arc length of 55.13 feet, and a chord which bears South 76 deg. 14 min. 39 sec. East, a distance of 55.13 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the most easterly corner of the herein described easement;

THENCE, crossing said 4.837 acre tract the following 4 courses;

- 6) South 09 deg. 49 min 42 sec. West, a distance of 65.36 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 7) South 60 deg. 57 min 57 sec. West, a distance of 90.05 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the most southerly corner of the herein described easement;
- 8) North 73 deg. 59 min 11 sec. West, a distance of 362.43 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 9) South 22 deg. 27 min 38 sec. West, a distance of 42.17 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement, said point also being in the South line of said 4.837 acre tract and said existing North right-of-way of West Broadway Street;
- 10) **THENCE**, North 67 deg. 52 min. 56 sec. West, with the South line of said 4.837 acre tract and said existing North right-of-way of West Broadway Street, a distance of 55.00 feet to the **POINT OF BEGINNING**, containing 0.7097 acres (30,915 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 16 of 39
Date: October 10, 2022
Revised:

Property Description for TPE-1

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

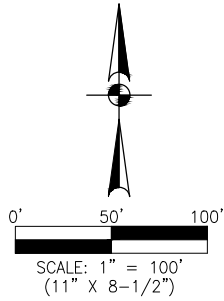
All measurements are U.S. Survey Feet.

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

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156



LINE TABLE 1		
LINE #	LENGTH	DIRECTION
L1	91.63'	N22°27'38"E
L2	388.76'	S73°59'11"E
L3	40.93'	N60°57'57"E
L4	42.82'	N09°49'42"E
L5	65.36'	S09°49'42"W

LINE TABLE 2		
LINE #	LENGTH	DIRECTION
L6	90.05'	S60°57'57"W
L7	362.43'	N73°59'11"W
L8	42.17'	S22°27'38"W
L9	55.00'	N67°52'56"W

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.

2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.

3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

4. SURVEY WAS PERFORMED IN AUGUST 2022

5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL NO. 48355C0310G, MAP EFFECTIVE 10/13/2022 AND COMMUNITY PANEL NO. 48355C0320G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS PARTIALLY LOCATED IN ZONE AE (EL9) WHICH IN THIS CASE IS A SPECIAL FLOOD HAZARD AREA, PARTIALLY LOCATED IN ZONE X (500 YEAR) AND ZONE X WHICH IN THIS CASE ARE NOT SPECIAL FLOOD HAZARD AREAS.

LEGEND:

- = FND MONUMENT (AS NOTED)
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- P.L. = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY
- ↔ = LAND HOOK
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333

EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
TPE-1	4.837	0.7097 AC. (30,915 SF)	4.127

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	55.13'	5,770.75'	S76°14'39"E	55.13'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



55' WIDE TEMPORARY PIPELINE EASEMENT			
SEAWATER DESALINIZATION INNER HARBOR			
GENERAL DESCRIPTION:		TPE-1	
DRAWN BY:	TH	DATE:	09/02/22
CK'D BY:	SS	SCALE:	SCALE: 1"=100'
		CLIENT:	CITY OF CORPUS CHRISTI
		PAGE NO:	17/39

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 18 of 39
Date: October 10, 2022
Revised:

Property Description for TPE-2

Being a 1.692 acre (73,723 square foot) temporary pipeline easement, situated partially in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and partially in the Nueces County Navigation District 1 Survey, Abstract 2677, being a portion of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2011010311 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 1.692 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the southeast corner of said 40.353 acre tract, the southwest corner of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, as recorded in Document No. 2010040428 of the O.P.R.N.C.T. and being in the existing northwest right-of-way line of Union Pacific Railroad (100' right-of-way width) **THENCE** as follows;

North 74 deg. 12 min. 28 sec. West, crossing said 40.353 acre tract, a distance of 444.22 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement, having State Plane Coordinates of N=17,184,314.38, E=1,335,066.80, being the beginning of a tangent curve to the right and **POINT OF BEGINNING**;

THENCE, crossing said 40.353 acre tract, the following 8 courses;

- 1) With said curve to the right, having a radius of 5,650.75 feet, an arc length of 55.14 feet, and a chord which bears North 76 deg. 09 min. 38 sec. West, a distance of 55.14 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described easement;
- 2) North 09 deg. 49 min. 42 sec. East, a distance of 39.96 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 3) North 59 deg. 46 min 40 sec. East, a distance of 423.60 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 4) North 01 deg. 12 min 11 sec. West, a distance of 868.18 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described easement;

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 19 of 39
Date: October 10, 2022
Revised:

Property Description for TPE-2

- 5) North 88 deg. 50 min 03 sec. East, a distance of 55.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement;
- 6) South 01 deg. 12 min 11 sec. East, a distance of 900.53 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 7) South 59 deg. 46 min 40 sec. West, a distance of 430.37 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 8) South 09 deg. 49 min. 42 sec. West, a distance of 18.20 feet to the **POINT OF BEGINNING**, containing 1.692 acres (73,723 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 20 of 39
Date: October 10, 2022
Revised:

Property Description for TPE-2

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

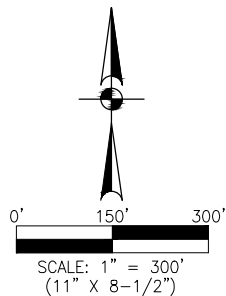
All measurements are U.S. Survey Feet.

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

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

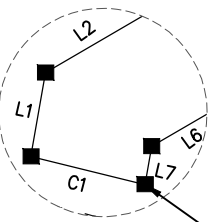
James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156



ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

40.353 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2011010311
NOVEMBER 1, 2010
O.P.R.N.C.T.

DETAIL
(NOT TO SCALE)



P.O.B.
N = 17,184,314.38
E = 1,335,066.80

UNION PACIFIC RAILROAD
(100' R.O.W.)

TPE-2

SEE DETAIL

N74°12'28"W
444.22'
EXISTING RAILROAD R.O.W.

P.O.C.
1/2" IRON ROD

16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

NUECES COUNTY NAVIGATION DISTRICT

SOUTH SIDE NUECES BAY
VOL. 6, PG. 13
NOVEMBER 27, 1933
M.R.N.C.T.

DETAIL
(NOT TO SCALE)

NUECES CO. NAVIGATION
DISTRICT 1 SURVEY
ABSTRACT NO. 2677

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.

2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.

3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

4. SURVEY WAS PERFORMED IN AUGUST 2022

5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL 48355C0310G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS LOCATED IN SONE AE (EL9) WHICH IN THIS CASE IS A SEPCIAL FLOOD HAZARD AREA.

LEGEND:

- = FND MONUMENT (AS NOTED)
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"

P.L. = PROPERTY LINE

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCING

R.O.W. = RIGHT-OF-WAY

↔ = LAND HOOK

O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

M.R.N.C.T. = MAP RECORDS

OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LINE TABLE 1		
LINE #	LENGTH	DIRECTION
L1	39.96'	N09°49'42"E
L2	423.60'	N59°46'40"E
L3	868.18'	N01°12'11"W
L4	55.00'	N88°50'03"E

LINE TABLE 2		
LINE #	LENGTH	DIRECTION
L5	900.53'	S01°12'11"E
L6	430.37'	S59°46'40"W
L7	18.20'	S09°49'42"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	55.14'	5,650.75'	N76°09'38"W	55.14'

EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
TPE-2	40.353	1.692 AC. (73,723 SF)	38.661

APPROX. ABSTRACT ACREAGE TABLE	
ABSTRACT	ACREAGE (SF)
A-1	1.499 (65,316 SF)
A-2677	0.193 (9,407 SF)

55' WIDE TEMPORARY PIPELINE EASEMENT

SEAWATER DESALINIZATION INNER HARBOR

GENERAL DESCRIPTION: TPE-2

DRAWN BY: TH		DATE: 09/02/22
CK'D BY: SS	SCALE: SCALE: 1"=300'	CLIENT: CITY OF CORPUS CHRISTI
		PAGE NO: 21/39

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 22 of 39
Date: October 10, 2022
Revised:

Property Description for PPE-1

Being a 0.5770 acres (25,133 square foot) permanent pipeline easement, situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, and being a portion of a 4.837 acre tract of land described as "Parcel D: Tract # 7" to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2010040428 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 0.5770 acre easement being more particularly described as follows:

COMMENCING from a 5/8 inch diameter iron rod found for the southwest corner of said 4.837 acre tract, being at the intersection of the existing East right-of-way line of Nueces Bay Boulevard (80' right-of-way width) and the existing northwest right-of-way line of West Broadway Street (variable width right-of-way), **THENCE** as follows;

South 67 deg. 52 min. 56 sec. East (South 67 deg. 25 min. 45 sec. East – Deed Call), with the South line of said 4.837 acre tract and said existing North right-of-way line of West Broadway Street, a distance of 809.43 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the most westerly corner of the herein described easement, having State Plane Coordinates of N=17,184,148.80, E=1,334,591.90 and being the **POINT OF BEGINNING**;

THENCE, crossing said 4.837 acre tract the following 4 courses;

- 1) North 22 deg. 27 min 38 sec. East, a distance of 42.17 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 2) South 73 deg. 59 min 11 sec. East, a distance of 362.43 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 3) North 60 deg. 57 min 57 sec. East, a distance of 90.05 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 4) North 09 deg. 49 min. 42 sec. East, a distance of 65.36 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the most northerly corner of the herein described easement, said point also being in the North line of said 4.837 acre tract, the existing South right-of-way line of Union Pacific Railroad (100' right-of-way width), and being the beginning of a non-tangent curve to the left;

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 23 of 39
Date: October 10, 2022
Revised:

Property Description for PPE-1

- 5) **THENCE**, with the North line of said 4.837 acre tract, the existing said South right-of-way line of Union Pacific Railroad and said curve to the left, having a radius of 5,770.75 feet, an arc length of 28.75 feet, and a chord which bears South 76 deg. 39 min. 38 sec. East, a distance of 28.75 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 6) **THENCE**, South 76 deg. 48 min 11 sec. East (North 76 deg. 27 min. 30 sec. West – Deed Call), with the North line of said 4.837 acre tract and said existing South right-of-way line of Union Pacific Railroad, a distance of 16.34 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the most easterly corner of the herein described easement;

THENCE, crossing said 4.837 acre tract the following 4 courses;

- 7) South 09 deg. 49 min 42 sec. West, a distance of 84.17 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the an angle corner of the herein described easement;
- 8) South 60 deg. 57 min 57 sec. West, a distance of 130.24 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement;
- 9) North 73 deg. 59 min 11 sec. West, a distance of 340.89 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 10) South 22 deg. 27 min 38 sec. West, a distance of 1.70 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement, said point also being in the South line of said 4.837 acre tract and said existing North right-of-way line of West Broadway Street;
- 11) **THENCE**, North 67 deg. 52 min. 56 sec. West, with the South line of said 4.837 acre tract and said existing North right-of-way line of West Broadway Street, a distance of 45.00 feet to the **POINT OF BEGINNING**, containing 0.5770 acres (25,133 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 24 of 39
Date: October 10, 2022
Revised:

Property Description for PPE-1

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

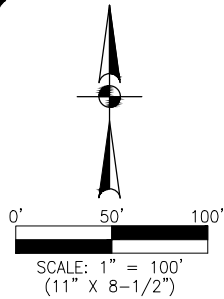
All measurements are U.S. Survey Feet.

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

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156



LINE TABLE 1		
LINE #	LENGTH	DIRECTION
L1	42.17'	N22°27'38"E
L2	362.43'	S73°59'11"E
L3	90.05'	N60°57'57"E
L4	65.36'	N09°49'42"E
L5	16.34'	S76°48'11"E

LINE TABLE 2		
LINE #	LENGTH	DIRECTION
L6	84.17'	S09°49'42"W
L7	130.24'	S60°57'57"W
L8	340.89'	N73°59'11"W
L9	1.70'	S22°27'38"W
L10	45.00'	N67°52'56"W

CALLED LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	N/A	N76°27'30"W

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.

2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.

3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

4. SURVEY WAS PERFORMED IN AUGUST 2022

5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL NO. 48355C0310G, MAP EFFECTIVE 10/13/2022 AND COMMUNITY PANEL NO. 48355C0320G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS PARTIALLY LOCATED IN ZONE AE (EL9) WHICH IN THIS CASE IS A SPECIAL FLOOD HAZARD AREA, PARTIALLY LOCATED IN ZONE X (500 YEAR) AND ZONE X WHICH IN THIS CASE ARE NOT SPECIAL FLOOD HAZARD AREAS.

LEGEND:

- = FND MONUMENT (AS NOTED)
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- P.L = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY
- ↔ = LAND HOOK
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333



45' WIDE PERMANENT PIPELINE EASEMENT

SEAWATER DESALINIZATION INNER HARBOR

GENERAL DESCRIPTION: PPE-1

DRAWN BY: TH		DATE: 09/02/22
CK'D BY: SS	SCALE: SCALE: 1"=100'	CLIENT: CITY OF CORPUS CHRISTI
		PAGE NO: 25/39

EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
PPE-1	4.837	0.5770 AC. (25,133 SF)	4.260

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	28.75'	5,770.75'	S76°39'38"E	28.75'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

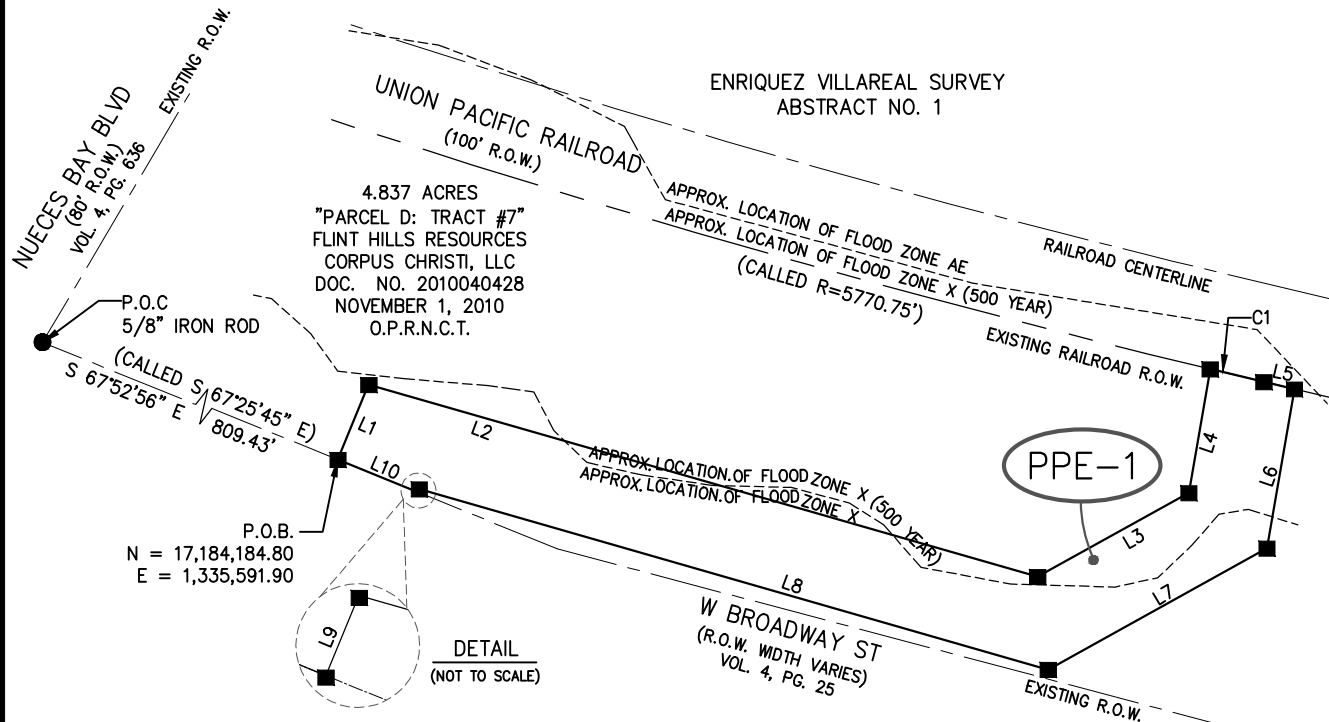


EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 26 of 39
Date: October 10, 2022
Revised:

Property Description for PPE-2

Being a 1.421 acre (61,919 square foot) permanent pipeline easement, situated partially in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and partially in the Nueces County Navigation District 1 Survey, Abstract 2677, being a portion of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2011010311 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 1.421 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the southeast corner of said 40.353 acre tract, the south corner of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, as recorded in Document No. 2010040428 of the O.P.R.N.C.T., and being in the existing North right-of-way line of Union Pacific Railroad (100' right-of-way width), **THENCE** as follows;

North 76 deg. 48 min. 11 sec. West (North 76 deg. 27 min. 30 sec. West – Deed Call), with the South line of said 40.353 acre tract, said existing northwest right-of-way line of Union Pacific Railroad, a distance of 397.50 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement and having State Plane Coordinates of N=17,184,282.24, E=1,335,107.25, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 76 deg. 48 min. 11 sec. West, with the South line of said 40.353 acre tract and said existing North right-of-way line of Union Pacific Railroad, a distance of 10.45 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement and the beginning of a tangent curve to the right;
- 2) **THENCE**, with the South line of said 40.353 acre tract, the said existing North right-of-way line of Union Pacific Railroad and with said curve to the right, having a radius of 5,650.75 feet, an arc length of 34.63 feet, and a chord which bears North 76 deg. 37 min. 42 sec. West, a distance of 34.63 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described easement;

THENCE, crossing said 40.353 acre tract the following 4 courses;

- 3) North 09 deg. 49 min 42 sec. East, a distance of 38.24 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 27 of 39
Date: October 10, 2022
Revised:

Property Description for PPE-2

- 4) North 59 deg. 46 min 40 sec. East, a distance of 430.37 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 5) North 01 deg. 12 min 11 sec. West, distance of a distance of 900.53 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described easement;
- 6) North 88 deg. 50 min 03 sec. East, a distance of 45.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement, said point also being in the common line of said 40.353 acre tract and a tract of land to the Nueces County Navigation District as shown on the South Side Nueces Bay map, recorded in Volume 6, Page 13 of the Map Records of Nueces County, Texas (M.R.N.C.T.);
- 7) **THENCE**, South 01 deg. 12 min 11 sec. East, with the common line of said 40.353 acre tract and said South Side Nueces Bay tract, passing at a distance of 396.60 feet to a 4 inch diameter galvanized fence corner post found for the common corner of said South Side Nueces Bay tract and said 16.839 acre tract, continuing for an overall distance of 926.99 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 8) **THENCE**, South 59 deg. 46 min 40 sec. West, crossing said 40.353 acre tract, a distance of 435.90 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 9) **THENCE**, South 09 deg. 49 min. 42 sec. West, crossing said 40.353 acre tract, a distance of 20.03 feet to the **POINT OF BEGINNING**, containing 1.421 acres (61,919 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 28 of 39
Date: October 10, 2022
Revised:

Property Description for PPE-2

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

All measurements are U.S. Survey Feet.

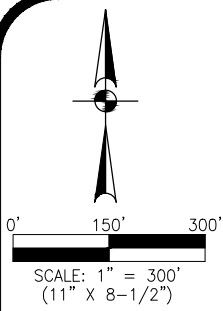
A plat of even date was prepared in conjunction with this legal description.

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

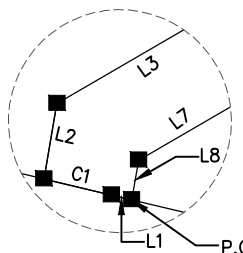
James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156

L:\CIVILCORP_LLC\ACTIVE\Freese and Nichols\DO NOT USE_2027801_CC Desalinization Plant\DWG\Plots\45ft Permanent Pipeline Easement_PPE2.dwg



ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

DETAIL
(NOT TO SCALE)



40.353 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2011010311
NOVEMBER 1, 2010
O.P.R.N.C.T.

P.O.B.
N = 17,184,284.24
E = 1,335,107.25

UNION PACIFIC RAILROAD
(100' R.O.W.)

APPROX. ABSTRACT ACREAGE TABLE	
ABSTRACT	ACREAGE (SF)
A-1	1.216 (52,963 SF)
A-2677	0.205 (8,956 SF)

LINE TABLE 1		
LINE #	LENGTH	DIRECTION
L1	10.45'	N76°48'11"W
L2	38.24'	N09°49'42"E
L3	430.37'	N59°46'40"E
L4	900.53'	N01°12'11"W

LINE TABLE 2		
LINE #	LENGTH	DIRECTION
L5	45.00'	N88°50'03"E
L6	926.99'	S01°12'11"E
L7	435.90'	S59°46'40"W
L8	20.03'	S09°49'42"W

EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
PPE-2	40.353	1.421 AC. (61,919 SF)	38.932

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	34.63'	5,670.75'	N76°37'42"W	34.63'

PPE-2

SEE DETAIL

EXISTING RAILROAD R.O.W.

(CALLED N76°27'30"W)
N76°48'11"W
397.50'

P.O.C.
1/2" IRON ROD

APPROX. SURVEY LINE

PL
L5
L4
L6
(CALLED S00°51'30"E)

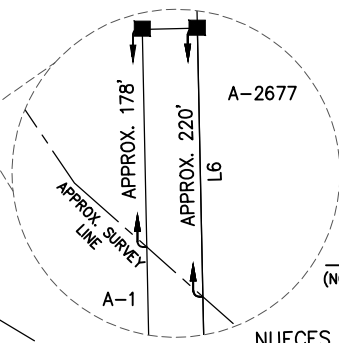
4" GALVANIZED FENCE
CORNER POST

16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

NUECES COUNTY
NAVIGATION DISTRICT

SOUTH SIDE NUECES
BAY
VOL. 6, PG. 13
NOVEMBER 27, 1933
M.R.N.C.T.

DETAIL
(NOT TO SCALE)



- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
 2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.
 3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 4. SURVEY WAS PERFORMED IN AUGUST 2022
 5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
 6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL 48355C0310G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS LOCATED IN SONE AE (EL9) WHICH IN THIS CASE IS A SEPCIAL FLOOD HAZARD AREA.

LEGEND:

- = FND MONUMENT (AS NOTED)
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- P.L = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY
- ↔ = LAND HOOK
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333



45' WIDE PERMANENT PIPELINE EASEMENT SEAWATER DESALINIZATION INNER HARBOR			
GENERAL DESCRIPTION:		PPE-2	
DRAWN BY: TH		DATE: 09/02/22	
CK'D BY: SS	SCALE: SCALE: 1"=300'	CLIENT: CITY OF CORPUS CHRISTI	PAGE NO: 29/39

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 30 of 39
Date: October 10, 2022
Revised:

Property Description for TCE-1

Being a 1.067 acres (46,480 square foot) temporary construction easement, situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, being a portion of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2011010311 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.) said 1.067 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the Southeast corner of said 40.353 acre tract, the southwest corner of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, as recorded in Document No. 2010040428 of the O.P.R.N.C.T., and being in the existing North right-of-way line of Union Pacific Railroad (100' right-of-way width), **THENCE** as follows;

North 13 deg. 27 min. 30 sec. West, crossing said 40.353 acre tract, a distance of 471.11 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement, having State Plane Coordinates of N=17,184,651.66, E=1,335,384.61, and being the **POINT OF BEGINNING**;

THENCE, crossing said 40.353 acre tract the following 4 courses;

- 1) South 88 deg. 47 min. 49 sec. West, a distance of 116.20 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described easement;
- 2) North 01 deg. 12 min. 11 sec. West, a distance of 400.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described easement;
- 3) North 88 deg. 47 min 49 sec. East, a distance of 116.20 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement;
- 4) South 01 deg. 12 min. 11 sec. East, a distance of 400.00 feet to the **POINT OF BEGINNING**, containing 1.067 acres (46,480 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 31 of 39
Date: October 10, 2022
Revised:

Property Description for TCE-1

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

All measurements are U.S. Survey Feet.

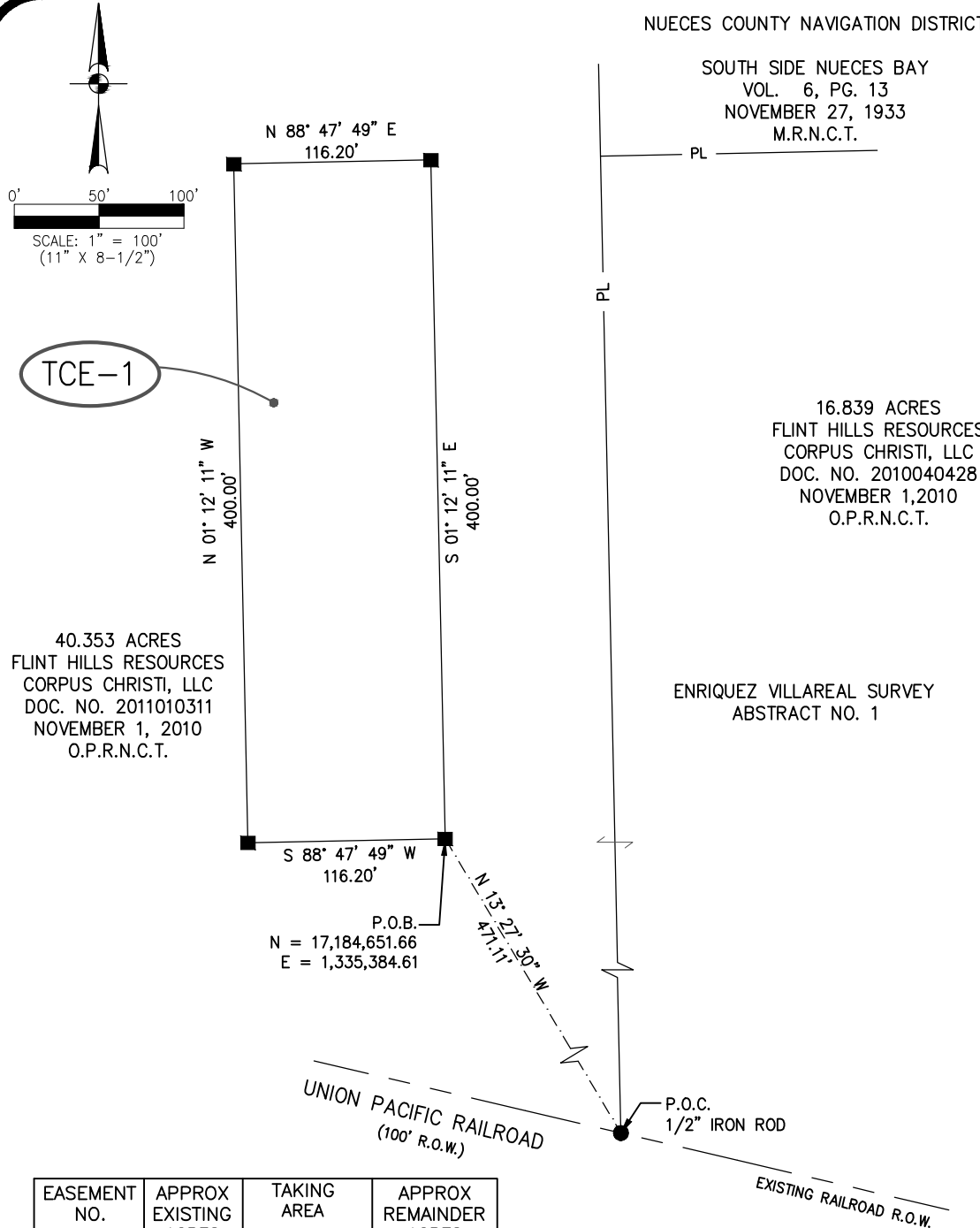
A plat of even date was prepared in conjunction with this legal description.

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156

L:\CIVILCORP_LLC\ACTIVE\Freese and Nichols\DO NOT USE_2027801_CC Desalinization Plant\DWG\Plats\Temporary Construction Easement-TCE1\Temporary_Construction_Easement-TCE1.dwg



EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
TCE-1	40.353	1.067 AC. (46,480 SF)	39.286

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NUECES COUNTY NAVIGATION DISTRICT

SOUTH SIDE NUECES BAY
VOL. 6, PG. 13
NOVEMBER 27, 1933
M.R.N.C.T.

16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.
 2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.
 3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 4. SURVEY WAS PERFORMED IN AUGUST 2022
 5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY EFFECT THE SUBJECT PROPERTY.
 6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL 48355C0310G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS LOCATED IN SONE AE (EL9) WHICH IN THIS CASE IS A SEPCIAL FLOOD HAZARD AREA.

LEGEND:

- = FND MONUMENT (AS NOTED)
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
- P.L = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY
- ↔ = LAND HOOK
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS RPLS NO. 5333



TEMPORARY CONSTRUCTION EASEMENT			
SEAWATER DESALINIZATION INNER HARBOR			
GENERAL DESCRIPTION:		TCE-1	
DRAWN BY: TH			DATE: 09/02/22
CK'D BY: SS	SCALE: SCALE: 1"=100'	CLIENT: CITY OF CORPUS CHRISTI	PAGE NO: 32/39

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 33 of 39
Date: October 10, 2022
Revised:

Property Description for TCE-2

Being a 2.226 acres (96,958 square foot) temporary construction easement, situated partially in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, and partially in the Nueces County Navigation District 1 Survey, Abstract 2677, being a portion of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2010040428 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 2.226 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the southwest corner of said 16.839 acre tract, the southeast corner of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, as recorded in Document No. 2011010311 of the O.P.R.N.C.T., and the existing North right-of-way line of Union Pacific Railroad (100' right-of-way width), **THENCE** as follows;

North 01 deg. 17 min. 04 sec. East, crossing said 16.839 acre tract a distance of 460.80 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described easement, having State Plane Coordinates of N=17,184,654.17, E=1,335,504.58, and being the **POINT OF BEGINNING**;

THENCE, crossing said 16.839 acre tract the following 6 courses;

- 1) North 01 deg. 12 min. 11 sec. West, a distance of 46.67 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 2) North 88 deg. 48 min. 11 sec. East, a distance of 160.08 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 3) North 01 deg. 12 min 11 sec. West, a distance of 300.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;
- 4) South 88 deg. 48 min 11 sec. West, a distance of 150.08 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement;

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 34 of 39
Date: October 10, 2022
Revised:

Property Description for TCE-2

- 5) North 01 deg. 12 min. 11 sec. West, a distance of 41.23 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle corner of the herein described easement and being the beginning of a non-tangent curve to the right;
- 6) With said curve to the right, having a radius of 30.00 feet, an arc length of 12.45 feet, and a chord which bears North 10 deg. 41 min. 37 sec. East, a distance of 12.36 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set on the south line of a tract of land to the Nueces County Navigation District as shown on the South Side Nueces Bay map, recorded in Volume 6, Page 13 of the Map Records of Nueces County, Texas (M.R.N.C.T.) for the northwest corner of the herein described easement;
- 7) **THENCE**, North 88 deg. 47 min 49 sec. East (South 88 deg. 36 min. West – Deed Call), with the common line of said 16.839 acre tract and said South Side Nueces Bay tract, a distance of 351.25 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement;
- 8) **THENCE**, South 01 deg. 12 min 11 sec. East, crossing said 16.839 acre tract a distance of 400.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement;
- 9) **THENCE**, South 88 deg. 47 min. 49 sec. West, crossing said 16.839 acre tract, a distance of 363.80 feet to the **POINT OF BEGINNING**, containing 2.226 acres (96,958 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 35 of 39
Date: October 10, 2022
Revised:

Property Description for TCE-2

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

All measurements are U.S. Survey Feet.

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

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156

L:\CIVILCORP_LLC\ACTIVE\Freese and Nichols\DO NOT USE_2027801_CC Desalinization Plant\DWG\Plots\Temporary Construction Easement-TCE2\Temporary Construction Easement-TCE2.dwg

NUECES COUNTY NAVIGATION DISTRICT

SOUTH SIDE NUECES BAY
VOL. 6, PG. 13
NOVEMBER 27, 1933
M.R.N.C.T.

(CALLED S 88° 36' W)

NUECES CO. NAVIGATION
DISTRICT 1 SURVEY
ABSTRACT NO. 2677

16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83 (2001 ADJ.; EPOCH 2010.0). DUE TO THE COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000000 THE DISTANCES AND COORDINATE VALUES OF SURFACE AND GRID ARE EQUAL.

2. ALL MEASUREMENTS ARE U.S. SURVEY FEET.

3. A LEGAL DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

4. SURVEY WAS PERFORMED IN AUGUST 2022

5. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMUNITY PANEL 48355C0310G, MAP EFFECTIVE 10/13/2022, THE SUBJECT EASEMENT IS LOCATED IN SONE AE (EL9) WHICH IN THIS CASE IS A SEPCIAL FLOOD HAZARD AREA.

LEGEND:

- = FND MONUMENT (AS NOTED)
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"

P.L. = PROPERTY LINE

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCING

R.O.W. = RIGHT-OF-WAY

← = LAND HOOK

O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

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

JAMES A WOODS

RPLS NO. 5333



TEMPORARY CONSTRUCTION EASEMENT

SEAWATER DESALINIZATION INNER HARBOR

GENERAL DESCRIPTION: TCE-2

DRAWN BY: TH DATE: 09/02/22

CK'D BY: SS SCALE: SCALE: 1"=100' CLIENT: CITY OF CORPUS CHRISTI PAGE NO: 36/39

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	46.67'	N01°12'11"W
L2	160.08'	N88°48'11"E
L3	300.00'	N01°12'11"W
L4	150.08'	S88°48'11"W
L5	41.23'	N01°12'11"W
L6	351.25'	N88°47'49"E
L7	400.00'	S01°12'11"E
L8	363.80'	S88°47'49"W

UNION PACIFIC RAILROAD
(100' R.O.W.)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	12.45'	30.00'	N10°41'37"E	12.36'

EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
TCE-2	16.839	2.226 AC. (96,958 SF)	14.613

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 37 of 39
Date: October 10, 2022
Revised:

Property Description for PIE

Being a 1.240 acres (54,024 square foot) permanent IPS easement, situated in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, being a portion of a 16.839 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, by deed dated November 1, 2010, as recorded in Document No. 2010040428 of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), said 1.240 acre easement being more particularly described as follows:

COMMENCING from a 1/2 inch diameter iron rod found for the southwest corner of said 16.839 acre tract, the southeast corner of a 40.353 acre tract of land described to Flint Hills Resources Corpus Christi, LLC, as recorded in Document No. 2011010311 of the O.P.R.N.C.T., and being in the existing North right-of-way line of Union Pacific Railroad (100' right-of-way width), **THENCE** as follows;

North 01 deg. 12 min. 11 sec. West, with the West line of said 16.839 acre tract and the East line of said 40.353 acre tract, a distance of 507.04 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described easement, having State Plane Coordinates of N=17,184,700.42, E=1,335,483.61, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 01 deg. 12 min 11 sec. West (South 01 deg. 24 min. East – Deed Call), with the West line of said 16.839 acre tract and the East line of said 40.353 acre tract, a distance of 300.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described easement;

THENCE, crossing said 16.839 acre tract the following 3 courses;

- 2) North 88 deg. 48 min 11 sec. East, a distance of 180.08 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described easement;
- 3) South 01 deg. 12 min 11 sec. East, a distance of 300.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described easement;
- 4) South 88 deg. 48 min. 11 sec. West, a distance of 180.08 feet to the **POINT OF BEGINNING**, containing 1.240 acres (54,024 square feet) of land.

EXHIBIT "A"

County: Nueces
Project: Corpus Christi Desalinization Plant

Page 38 of 39
Date: October 10, 2022
Revised:

Property Description for PIE

All bearings and coordinates shown are grid based on the Texas State Plane Coordinate System, South zone (4205) NAD83 (2001 adj.; epoch 2010.0). Due to the combined surface adjustment factor of 1.000000 the distances and coordinate values of surface and grid are equal.

All measurements are U.S. Survey Feet.

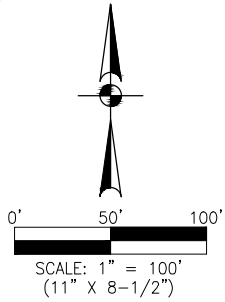
A plat of even date was prepared in conjunction with this legal description.

This survey was performed on the ground under my supervision in August 2022.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.**

James A. Woods
Registered Professional Land Surveyor
License No. 5333, State of Texas
CivilCorp, LLC – 801 Lipan St, Corpus Christi, Texas 78401
361-371-538
TXSURV FIRM #10194156

L:\CIVILCORP_LLC\ACTIVE\Freese and Nichols\DO NOT USE_2027801_CC Desalinization Plant\DWG\Plots\200 X 300 IPS Parcel\Permanent_IPS_Parcel_PIP.dwg



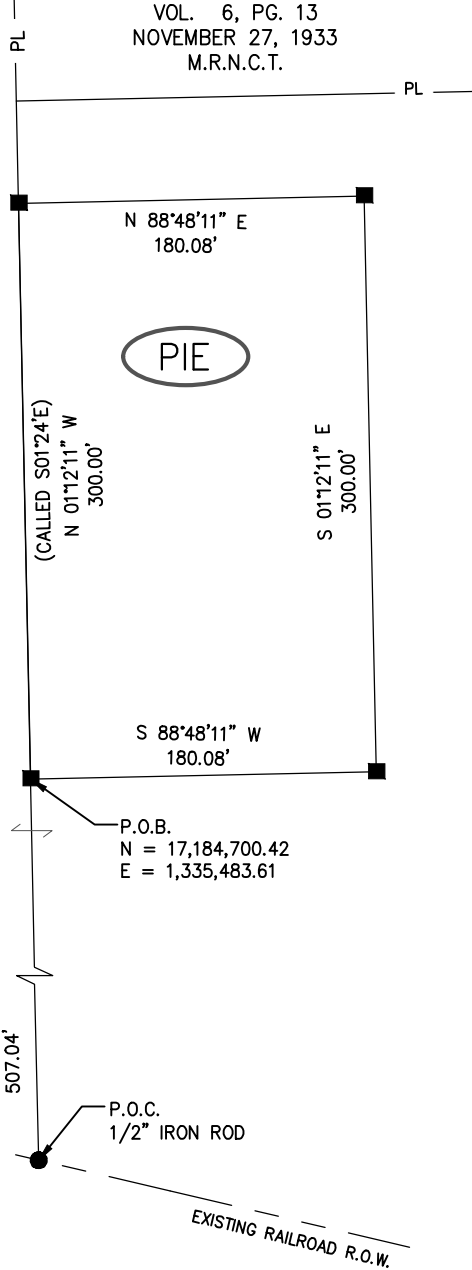
NUECES COUNTY NAVIGATION DISTRICT

SOUTH SIDE NUECES BAY
VOL. 6, PG. 13
NOVEMBER 27, 1933
M.R.N.C.T.

ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1

40.353 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2011010311
NOVEMBER 1, 2010
O.P.R.N.C.T.

16.839 ACRES
FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
DOC. NO. 2010040428
NOVEMBER 1, 2010
O.P.R.N.C.T.



EASEMENT NO.	APPROX EXISTING ACRES	TAKING AREA	APPROX REMAINDER ACRES
PIE	16.839	1.240 AC. (54,024 SF)	15.599

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JAMES A WOODS

RPLS NO. 5333



200' X 300' PERMANENT IPS EASEMENT

SEAWATER DESALINIZATION INNER HARBOR

GENERAL DESCRIPTION:

PIE

DRAWN BY:
TH

DATE:
09/02/22

CK'D BY:
SS

SCALE:
SCALE: 1"=100'

CLIENT: CITY OF
CORPUS CHRISTI

PAGE NO:
39/39