

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

**SPECIAL WARRANTY DEED**

DATE: July \_\_\_\_, 2023

GRANTOR: CITY OF CORPUS CHRISTI, TEXAS, a home rule municipal corporation.

GRANTEE: Rajesh Panchal, in his individual capacity

GRANTEE'S MAILING ADDRESS:

6603 NE Zac Lentz Parkway  
Victoria, Texas 77904

CONSIDERATION: Ten dollars and other valuable consideration.

PROPERTY: The following described Land:

The .182-acre tract being more particularly described by metes and bounds in the legal description attached hereto as Exhibit "A."

Together with and including all of the Grantor's right, title and interest in and to the rights and appurtenances in any way belonging or appurtenant to said Land, including, without limitation: (i) any improvements on said Land (the Land and other appurtenant rights being referred to herein as the "Property").

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

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

- (1) All easements, rights-of-way and restrictive covenants, if any, of record with the County Clerk of Nueces County, Texas;
- (2) Taxes for the current year, the payment of which Grantee assumes;
- (3) All mineral estate reservations and conveyances (including assignments or reservations of royalty interests) by Grantor and by Grantor's predecessors in title as shown by the records of the County Clerk of Nueces County, Texas;

**GRANT OF PROPERTY:**

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

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

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

**GRANTOR: CITY OF CORPUS CHRISTI, TEXAS**

\_\_\_\_\_  
Peter Zanoni, City Manager

**GRANTEE: RAJESH PANCHAL**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**ACKNOWLEDGEMENTS**

STATE OF TEXAS

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COUNTY OF NUECES

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This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Peter Zanoni, City Manager, on behalf of the City of Corpus Christi, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by **Rajesh Panchal** whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, State of Texas

## **EXHIBIT "A"**

To Special Warranty Deed from City of Corpus Christi to Harsha Hospitality, LLC

### **Triangle Lot**

#### **METES AND BOUNDS DESCRIPTION**

#### **0.182 ACRE TRACT**

Being Parcel 1 containing 0.182 acres of land, more or less, out of Lot 2, Block 3, Marks Tract Subdivision, recorded in Volume 46. Pages 79 and 80, Map Records of Nueces County, Texas, and this 0.182 acre tract being more particularly described by metes and bounds as follows:

Beginning at the east corner of this tract, said corner being on the northeast boundary of said Lot 2, Block 3. the same being the present southwest right-of-way line of Corona Drive and said corner being at the intersection for the planned north right-of-way line of Corona Drive and said point of beginning having a State Plane Grid coordinate of N 17,150,443.18', E 1,342,568.99', NAD'83, Texas South Zone in U.S. feet;

Thence westerly and entering said Lot 2, Block 3, with the proposed north right-of-way of Corona Drive and with curve to the left whose radius point bears S 07-57-36 E, 305.00 feet, having a central angle of 05-20-33. a radius of 305.00 feet, a length of 28.44 feet:

Thence continuing with the proposed north right-of-way of Corona Drive S 76-41-51 W, 102.30 feet, to the beginning of a curve to the right;

Thence continuing with the proposed north right-of-way line of Corona Drive and with said curve to the right having a central angle of 119-52-16, a radius of 22.00 feet, a length of 46.03 feet, to the intersection with the proposed east right-of-way line of Flynn Parkway and the west boundary of this tract;

Thence N 16-34-33 E with the west boundary of this tract and the proposed east right-of-way line of Flynn Parkway, 65.93 feet, to the beginning of a curve to the right at the present east right-of-way line of Flynn Parkway

Thence with said curve to the right having a central angle of 90-00-00, a radius of 10.00 feet, a length of 15.71 feet, to a corner on the present southwest right-of-way line of Corona Drive: Thence S 61-24-15 E with the northeast boundary of this tract and said Lot 2, Block 3 and the present southwest right-of-way line of Corona Drive, 138.11 feet, to the point of beginning and containing 0.182 acres of land, more or less.