

**City of Corpus Christi  
Mary Rhodes Water Pipeline Phase II**

**Water Pipeline Easement and Right-of-Way Agreement**

**STATE OF TEXAS           §  
  §           **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF JACKSON §**

That, LAVACA-NAVIDAD RIVER AUTHORITY ("Grantor") for and in consideration of the sum of Ten Dollars (\$10.00), the covenants contained herein, and other good and valuable consideration does hereby GRANT, BARGAIN, SELL, and CONVEY unto the CITY OF CORPUS CHRISTI, a home-rule municipal corporation operating under a home rule-charter in the City of Corpus Christi, Nueces County, Texas ("City"), its successors, and assigns ("Grantee") a perpetual, exclusive Forty foot (40') wide pipeline easement and right-of-way and a surge tank site ("Easement") to lay, construct, operate, inspect, patrol maintain, repair, replace, reconstruct, remove, and increase or decrease the size of (herein collectively called "Construct, Operate, and Maintain") one (1) water pipeline and associated underground communication cables, cathodic protections, and other fixtures, above or below ground, usually associated with water pipelines; and to Construct, Operate, and Maintain a surge tank together with its associated underground communication cables, cathodic protections, meters, and other fixtures, above or below ground as deemed by Grantee to be reasonably necessary to wheel water into Grantor's west delivery system pump station currently serving the City of Corpus Christi (collectively the "Pipeline Facilities"); along with a right of ingress to and egress from the Easement and Temporary Easement [defined infra] across Grantor's lands and roads as specified herein, in Jackson County, Texas ("Grantor's Lands").

Together with, a right to use as a work or construction area additional land adjacent to the Easement ("Temporary Easement") and additional temporary work space to be used in connection with the construction of Grantee's surge tank ("Additional Temporary Easement") until the Pipeline Facilities are completed, tested, and placed in service, including any rebuilding or repairing necessary to place the Pipeline Facilities in service initially ("Initial Construction Period") along with a right of ingress and egress to and from the Easement Temporary Easement and Additional Temporary Easement across Access Roads on Grantor's Lands as identified in paragraph 10. Upon the termination of the Initial Construction Period, Grantee shall have no further rights or claims to any property contained in the Temporary Easement or Additional Temporary Easement The Easement, Temporary Easement, and Additional Temporary Easement are sometimes collectively referred to herein as the "Easements

Grantor's Lands which are covered by this Water Pipeline Easement and Right-of-Way Agreement are more particularly described as follows:

TRACT J-000

That portion of the Francis F. Wells Survey, Abstract 49 conveyed to the Lavaca-Navidad River Authority by deed dated June 26, 2001 and recorded in Volume 180, Page 500 of the Official Records of Jackson County, Texas.

The Easement and Temporary Easement across Grantor's Lands are more particularly described in Exhibit A and depicted in Exhibit B, attached hereto. The Additional Temporary Easement is described in Exhibit C attached hereto.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor's heirs, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Easements and other rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is made by, through or under Grantor, but not otherwise, subject to the hereinafter set forth matters, exceptions, reservations, covenants, and conditions, which are a part of the consideration for this grant, and which are construed as covenants running with the land.

Except as to the special warranty of title provided for above, Grantor hereby disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as, to or concerning (i) the nature and condition of Grantor's Lands including but not limited to, the suitability thereof for any activity or use, (ii) the condition of Grantor's Lands, and/or (iii) the compliance of Grantor's Lands with any laws, rules, ordinances or regulations of any government or other body. Grantor makes no representation, express or implied, or arising by operation of law, including but in no way limited to, any warranty of condition, habitability, merchantability or fitness for a particular purpose, all of which warranties are expressly disclaimed.

**1. Pipeline Burial; Restoration.** Grantee shall bury its water pipeline(s) and any subsurface appurtenances so that the top of the pipeline and subsurface appurtenances are at least 48-inches below the surface of the ground at all points. Grantee shall promptly back-fill all excavations with top soil on top and bottom soil on bottom made by or for Grantee on Grantor's Lands. Grantee shall use the double ditching method of trench construction whereby up to 18 inches of the top soil is segregated from the rest of the excavation and is used to backfill the top layers of the trench. Grantee shall maintain its Pipeline Facilities in good condition and repair all leaks promptly after their discovery. Any costs for clean-up shall be conducted and paid for by Grantee and Grantee shall pay Grantor for actual damages associated with the Pipeline Facilities, if any, on Grantor's Lands, which Grantee is unable to clean up or repair. Grantee shall restore the surface of the Easements to their original grade. In areas where the vegetative cover is disturbed, Grantee shall reseed the disturbed area of the Easements with Bermuda grass seed after completion of the Pipeline Facilities. All Pipeline Facilities may not be buried, some may be aboveground. Aboveground Pipeline Facilities, other than pipe line and fiber optic line markers constructed on Grantor's property shall be placed at the approximate locations indicated

in Exhibit "B". In the event Grantee discovers a previously unknown pipeline, telephone line, fiber optic line, utility line, or other obstruction (collectively, "Other Utility Lines"), which will require Grantee to route its pipeline under such Other Utility Lines, then in such event Grantee shall be permitted to install additional combination air valve(s) and one corrosion test station adjacent to each such additional combination air valve on the Easement in the vicinity of such Other Utility Lines.

2. **Fences and Gates.** If any portion of the Easement, Temporary Easement, or Additional Temporary Easement are cross-fenced, now or in the future, Grantee shall have the right, but not the obligation, to cut and install a gate in each such cross-fence. If Grantee cuts any fence to exercise any right hereunder then Grantee may either reconstruct the fence to its original condition, or as close thereto as practicable, or install one or more gates (which remain Grantee's property) and maintain the gate(s) in a operable condition capable of preventing livestock from entering or leaving Grantor's Lands. Before cutting a fence Grantee shall properly brace the fence on either side of the intended cut to prevent any damage to it. Grantee shall keep all gates locked at all times it is not using the gate(s). Grantor and Grantee may place a lock on all gates across the Easement, Temporary Easement, or Additional Temporary Easement so that either party may open a gate without having to open the other party's lock.

3. **Maintenance and Use.** Grantee shall use the Easements and operate its Pipeline Facilities in compliance with all applicable federal and state laws and regulations and shall maintain the Easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's Lands. Grantee shall maintain the Easement to minimize wash-outs and shall not allow the Easement to become a water course. Grantee has the right to mow the Easement during the first six months of each calendar year. Grantee and its agents have no right to hunt on the Easements or Grantor's Lands. Grantee's directors, officers, agents, and employees shall not bring dogs or firearms on the Easements or Grantor's Lands.

4. **Damages.** The consideration paid by Grantee to Grantor for this Water Pipeline Easement and Right-of-Way Agreement includes payment for all actual damages for loss of grass, trees, crops, buildings, improvements, fences, and other actual damages to the surface of the Easements arising during the Initial Construction Period. Grantee acknowledges and agrees that it shall be liable to repair or pay for any damages caused to Grantor's Lands by Grantee or the Pipeline Facilities after the Initial Construction Period.

5. **Notices.** Until notified in writing of a different address, notices must be sent to the Grantor and Grantee as follows. Notices will be deemed received 3 days after being mailed if sent by U.S. mail, postage paid, certified mail to the addresses below:

**Grantee:**  
City of Corpus Christi  
Attn: City Engineer  
P.O. Box 9277  
Corpus Christi, TX 78469-9277

**Grantor:**  
Lavaca-Navidad River Authority  
Attn: General Manager  
P.O. Box 429  
Edna, Texas 77957

6. **Successors and Assigns.** This Water Pipeline Easement and Right-of-Way Agreement and the rights granted by it is binding upon and inures to the benefit of Grantee and Grantor, their respective heirs, successors and assigns. The Easements sought herein and the rights herein granted may be assigned in whole or in part but only with the prior written approval of Grantor, which Grantor shall not unreasonably withhold.

7. **Insurance Requirements.** Prior to entry upon the Easement for purposes of the initial construction of the Pipeline Facilities, Grantee will require its contractor to have, during the Initial Construction Period general liability insurance in an amount of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate and excess liability/umbrella liability insurance in an amount of \$5,000,000 per occurrence. Grantee, after the Initial Construction Period, will require its contractors to have general liability insurance in an amount of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate during any repair or maintenance of the Pipeline Facilities. Grantor shall be named as an additional insured on any policy of insurance required above and on any excess liability/umbrella liability insurance that Grantee may require of its contractors contracted to repair or maintain the Pipeline Facilities. Grantee will require its contractors to furnish Grantor a Certificate of Insurance Coverage for all insurance required by this paragraph.

8. **No Water Taps.** Grantor is prohibited, without the express written consent of Grantee, from tapping into or using water from the water pipeline constructed in the Easement.

9. **Grantor's Improvements.** Grantor agrees not to construct improvements that impede or interrupt Grantee's usual and ordinary access to Construct, Operate, and Maintain the Pipeline Facilities upon the Easements or which encroach upon the Easements. Grantor reserves the right to use Grantor's Lands so long as such use by Grantor does not interfere with the use of the Easements, by Grantee to Construct, Operate and Maintain the Pipeline Facilities.

10. **Grantee Ingress and Egress.** Grantee access to the Easements shall be along Grantor's road labeled and depicted in Exhibit "D" as "Access Road".

11. **Complete Agreement.** Grantor and Grantee agree that this Water Pipeline Easement and Right-of-Way Agreement contains the entire agreement between the Grantor and Grantee, and that all prior agreements, oral or written, relating to the Easement, Temporary Easement, or Additional Temporary Easement and other rights granted herein are merged into and/or superseded by the terms of this Water Pipeline Easement and Right-of-Way Agreement,

and that no modification or amendment thereto is effective unless made in writing and signed by the Grantor and Grantee's City Manager, or his designee.

12. **Severability.** If one or more provisions of this Water Pipeline Easement and Right-of-Way Agreement is for any reason held to be invalid, illegal, or unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, such invalidity, illegality, or unenforceability will not affect any other provision hereof and this Water Pipeline Easement and Right-of-Way Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

13. **Multiple Counterparts.** This Water Pipeline Easement and Right-of-Way Agreement may be executed in any number of counterparts, all of which shall be construed together as an original instrument to the same extent and with like effect as though all the parties hereto had executed each counterpart. The parties specifically agree that the execution and acknowledgment pages from the several counterparts may be aggregated into one counterpart for recordation and other purposes.

14. **Choice of Law.** This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in Jackson County, Texas.

15. **Waiver of Default.** It is not a waiver of or consent to default if the non-defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

Executed this the 21<sup>st</sup> day of February 2014.

Grantor:

LAVACA-NAVIDAD RIVER AUTHORITY

By: 

Patrick Brzozowski, General Manager

Grantee:

CITY OF CORPUS CHRISTI

By: \_\_\_\_\_

Daniel E. Biles, City Engineer

STATE OF TEXAS

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§

COUNTY OF JACKSON

This instrument was acknowledged before me on 2-21-14 by Patrick Brzozowski, General Manger of Lavaca-Navidad River Authority, on behalf of the authority.



*Karen Gregory*  
NOTARY PUBLIC State of Texas

STATE OF TEXAS

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§

COUNTY OF NUECES

This instrument was acknowledged before me on \_\_\_\_\_ by Daniel E. Biles, City Engineer of the City of Corpus Christi, on behalf of said City.

\_\_\_\_\_  
NOTARY PUBLIC State of Texas

EXHIBIT "A"

LAVACA-NAVIDAD RIVER AUTHORITY  
TO  
CITY OF CORPUS CHRISTI  
PERMANENT EASEMENT (4.770 ACRES)  
METES AND BOUNDS DESCRIPTION

Being a 4.770 acre of land, being out of a certain tract of land conveyed to Lavaca-Navidad River Authority by deed dated June 26, 2001 and recorded in Volume 180, Page 500 of the Official Records of Jackson County, Texas (O. R., J. C., Tx.);

Said 4.770 acre tract is comprised of a portion of the Francis F. Wells Survey, Abstract 49, approximately 8 miles southeast of the City of Edna and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "Bullseye" set on the west bank of the Navidad River, for the southeast corner of this tract, from which a concrete monument with brass cap found for an angle point of a certain tract of land conveyed to Robert Warren Volkmer by deed dated August 8, 2002 and recorded in Volume 204, Page 102, O. R., J. C., Tx. and an angle point of said Lavaca-Navidad River Authority bears South 10° 56' 26" West, a distance of 539.75 feet;

**THENCE** South 88° 15' 52" West, a distance of 1,134.73 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** North 49° 58' 00" West, a distance of 1,420.87 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** North 22° 03' 11" West, a distance of 906.89 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point, from which a concrete monument with brass cap found for an angle point of said Robert Warren Volkmer tract and an angle point of said Lavaca-Navidad River Authority bears South 59° 00' 54" West, a distance of 115.57 feet;

**THENCE** North 23° 36' 05" East, a distance of 89.67 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** North 43° 51' 57" West, a distance of 17.14 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** North 08° 45' 31" West, a distance of 154.25 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for the southwest corner of this tract;

**THENCE** North 46° 08' 07" East, a distance of 165.48 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for the northwest corner of this tract;

**THENCE** South 52° 38' 23" East, a distance of 81.96 feet to a point;

**THENCE** North 46° 08' 07" East, a distance of 120.62 feet to a point;

**THENCE** North 41° 17' 32" West, a distance of 15.02 feet to a point;

**THENCE** North 46° 08' 07" East, a distance of 93.30 feet to a point;

**THENCE** South 89° 57' 17" East, a distance of 341.15 feet to a point for the beginning of a curve to the left;

**THENCE** in an easterly direction with said curve to the left (Radius = 94.00 feet, Chord Bearing and Distance of North 80° 52' 25" East, 29.97 feet), a distance of 30.09 feet to a point for the end of said curve to the left;

**THENCE** North 71° 42' 07" East, a distance of 172.32 feet to a point for the beginning of a curve to the right;

**THENCE** in an easterly direction with said curve to the right (Radius = 26.00 feet, Chord Bearing and Distance of North 77° 50' 45" East, 5.57 feet), a distance of 5.58 feet to a point for the end of said curve to the right;

**THENCE** North 83° 59' 23" East, a distance of 47.27 feet to a point for the beginning of a curve to the left;

**THENCE** in an easterly direction with said curve to the left (Radius = 15.00 feet, Chord Bearing and Distance of North 77° 50' 45" East, 3.21 feet), a distance of 3.22 feet to a point for the end of said curve to the left;

**THENCE** North 71° 42' 07" East, a distance of 44.49 feet to a point;

**THENCE** South 18° 25' 11" East, a distance of 10.00 feet to a point;

**THENCE** South 71° 42' 07" West, a distance of 44.51 feet to a point for the beginning of a curve to the right;

**THENCE** in a westerly direction with said curve to the right (Radius = 25.00 feet, Chord Bearing and Distance of South 77° 50' 45" West, 5.35 feet), a distance of 5.36 feet to a point for the end of said curve to the right;

**THENCE** South 83° 59' 23" West, a distance of 47.27 feet to a point for the beginning of a curve to the left;

**THENCE** in an westerly direction with said curve to the left (Radius = 16.00 feet, Chord Bearing and Distance of South 77° 50' 45" West, 3.42 feet), a distance of 3.43 feet to a point for the end of said curve to the left;

**THENCE** South 71° 42' 07" West, a distance of 172.32 feet to a point for the beginning of a curve to the right;

**THENCE** in a westerly direction with said curve to the right (Radius = 104.00 feet, Chord Bearing and Distance of South 80° 52' 25" West, 33.15 feet), a distance of 33.30 feet to a point for the end of said curve to the right;

**THENCE** North 89° 57' 17" West, a distance of 315.49 feet to a point;

**THENCE** South 46° 08' 07" West, a distance of 130.04 feet to a point;

**THENCE** South 31° 42' 04" East, a distance of 30.69 feet to a point;

**THENCE** South 46° 08' 07" West, a distance of 28.81 feet to a point;

**THENCE** South 17° 30' 11" West, a distance of 58.34 feet to a point;

**THENCE** North 87° 42' 05" East, a distance of 83.02 feet to a point;

**THENCE** South 31° 42' 04" East, a distance of 22.96 feet to a point;

**THENCE** South 87° 42' 05" West, a distance of 96.50 feet to a point;

**THENCE** South 36° 20' 27" East, a distance of 49.50 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** South 01° 01' 15" West, a distance of 36.92 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** South 54° 30' 57" West, a distance of 231.33 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** North 43° 51' 57" West, a distance of 17.34 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;



**THENCE** South 23° 36' 05" West, a distance of 56.23 feet to a point for an angle point;

**THENCE** South 22° 03' 11" East, a distance of 880.11 feet to a point for an angle point;

**THENCE** South 49° 58' 00" East, a distance of 1,395.66 feet to a point for an angle point;

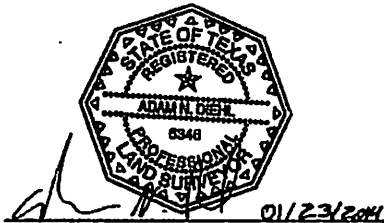
**THENCE** North 88° 15' 52" East, a distance of 1,106.31 feet to a point on the west bank of said Navidad River for the northeast corner of this tract;

**THENCE** South 19° 57' 25" East along the west bank of said Navidad River, a distance of 42.11 feet to the POINT OF BEGINNING and containing 4.770 acres of land, more or less, subject to all easements of record.

Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Central Zone. All distances and coordinates are surface and may be converted to grid by dividing by 1.00010 (Combined Scale Factor).

A survey plat of even date herewith accompanies this metes and bounds description.

I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey.



Adam N. Diehl  
Registered Professional Land Surveyor  
No. 6346  
State of Texas

EXHIBIT "A"

LAVACA-NAVIDAD RIVER AUTHORITY  
TO  
CITY OF CORPUS CHRISTI  
TEMPORARY EASEMENT (7.945 ACRES)  
METES AND BOUNDS DESCRIPTION

Being a 7.945 acre of land, being out of a certain tract of land conveyed to Lavaca-Navidad River Authority by deed dated June 26, 2001 and recorded in Volume 180, Page 500 of the Official Records of Jackson County, Texas (O. R., J. C., Tx.);

Said 7.945 acre tract is comprised of a portion of the Francis F. Wells Survey, Abstract 49, approximately 8 miles southeast of the City of Edna and is described by metes and bounds in four parts as follows:

**Part 1 (Horizontal Directional Drill Lay Down Area)**

Commencing at a 5/8" iron rod with surveyor's cap stamped "Bullseye" set on the west bank of the Navidad River, from which a concrete monument with brass cap found for an angle point of a certain tract of land conveyed to Robert Warren Volkmer by deed dated August 8, 2002 and recorded in Volume 204, Page 102, O. R., J. C., Tx. and an angle point of said Lavaca-Navidad River Authority bears South 10° 56' 26" West, a distance of 539.75 feet;

**THENCE** South 88° 15' 52" West, a distance of 770.10 feet to a point for the POINT OF BEGINNING and the northeast corner of this tract;

**THENCE** South 01° 55' 26" East, a distance of 100.00 feet to a point for the southeast corner of this tract;

**THENCE** South 88° 15' 52" West, a distance of 250.00 feet to a point for the southwest corner of this tract;

**THENCE** North 01° 55' 26" West, a distance of 100.00 feet to a point for the northwest corner of this tract;

**THENCE** North 88° 15' 52" East, a distance of 250.00 feet to the POINT OF BEGINNING and containing 0.574 acre of land, more or less, within Part 1.

**Part 2 (Pipeline Construction Area)**

Commencing at a 5/8" iron rod with surveyor's cap stamped "Bullseye" set on the west bank of the Navidad River, from which a concrete monument with brass cap found for an angle point of said Robert Warren Volkmer tract and an angle point of said Lavaca-Navidad River Authority bears South 10° 56' 26" West, a distance of 539.75 feet;

**THENCE** North 19° 57' 25" West, a distance of 42.11 feet to a point for the POINT OF BEGINNING and the southeast corner of this tract;

**THENCE** South 88° 15' 52" West, a distance of 1,106.31 feet to a point for an angle point;

**THENCE** North 49° 58' 00" West, a distance of 1,395.66 feet to a point for an angle point;

**THENCE** North 22° 03' 11" West, a distance of 880.11 feet to a point for the southwest corner of this tract;

**THENCE** North 23° 36' 05" East, a distance of 56.23 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** South 43° 51' 57" East, a distance of 17.34 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for the northwest corner of this tract;

**THENCE** North 54° 30' 57" East, a distance of 13.72 feet to a 5/8" iron rod with surveyor's cap stamped "Bullseye" set for an angle point;

**THENCE** South 22° 03' 11" East, a distance of 891.59 feet to a point for an angle point;

**THENCE** South 49° 58' 00" East, a distance of 1,357.86 feet to a point for an angle point;

**THENCE North 88° 15' 52" East, a distance of 1,063.66 feet to a point for the northeast corner of this tract;**

**THENCE South 19° 57' 25" East, a distance of 63.17 feet to the POINT OF BEGINNING and containing 4.623 acres of land, more or less, within Part 2.**

**Part 3 (Drainage Line)**

**Commencing at a concrete monument with brass cap found for an angle point of a certain tract of land conveyed to Robert Warren Volkmer tract and an angle point of said Lavaca-Navidad River Authority;**

**THENCE North 54° 09' 21" East, a distance of 534.30 feet to a point for the POINT OF BEGINNING and the southwest corner of this tract;**

**THENCE North 31° 42' 04" West, a distance of 22.96 feet to a point for the northwest corner of this tract;**

**THENCE North 87° 42' 05" East, a distance of 30.37 feet to a point for an angle point;**

**THENCE North 68° 38' 07" East, a distance of 88.60 feet to a point for an angle point;**

**THENCE North 39° 14' 39" East, a distance of 35.88 feet to a point for the northeast corner of this tract;**

**THENCE South 50° 45' 21" East, a distance of 19.20 feet to a point for the southeast corner of this tract;**

**THENCE South 39° 14' 39" West, a distance of 42.55 feet to a point for an angle point;**

**THENCE South 68° 38' 07" West, a distance of 95.57 feet to a point for an angle point;**

**THENCE South 87° 42' 05" West, a distance of 22.46 feet to the POINT OF BEGINNING and containing 0.072 acre of land, more or less, within Part 3.**

**Part 4 (West Delivery System Intake Extension)**

**Commencing at a concrete monument with brass cap found for an angle point of a certain tract of land conveyed to Robert Warren Volkmer tract and an angle point of said Lavaca-Navidad River Authority;**

**THENCE North 42° 55' 37" East, a distance of 552.68 feet to a point for the POINT OF BEGINNING of this tract;**

**THENCE North 31° 42' 04" West, a distance of 30.69 feet to a point;**

**THENCE North 46° 08' 07" East, a distance of 130.04 feet to a point;**

**THENCE South 89° 57' 17" East, a distance of 244.69 feet to a point;**

**THENCE South 50° 13' 20" East, a distance of 247.94 feet to a point;**

**THENCE South 79° 17' 28" East, a distance of 77.44 feet to a point;**

**THENCE North 73° 52' 57" East, a distance of 303.28 feet to a point;**

**THENCE North 27° 57' 28" East, a distance of 70.70 feet to a point;**

**THENCE North 17° 58' 00" West, a distance of 51.33 feet to a point;**

**THENCE South 72° 02' 00" West, a distance of 21.50 feet to a point;**

**THENCE North 17° 58' 00" West, a distance of 88.58 feet to a point;**

**THENCE North 72° 02' 00" East, a distance of 91.08 feet to a point;**

THENCE South 17° 58' 00" East, a distance of 88.58 feet to a point;  
THENCE South 13° 09' 29" East, a distance of 134.55 feet to a point;  
THENCE South 27° 57' 28" West, a distance of 97.40 feet to a point;  
THENCE South 73° 52' 57" West, a distance of 369.50 feet to a point;  
THENCE North 79° 17' 28" West, a distance of 127.21 feet to a point;  
THENCE North 50° 13' 20" West, a distance of 253.37 feet to a point;  
THENCE North 89° 57' 17" West, a distance of 220.16 feet to a point;  
THENCE South 39° 13' 49" West, a distance of 27.59 feet to a point;  
THENCE North 42° 53' 54" West, a distance of 21.77 feet to a point;  
THENCE South 46° 08' 07" West, a distance of 30.05 feet to the POINT OF BEGINNING and containing 2.676 acres of land, more or less, within Part 4 and containing a total combined 7.945 acres of land within Part 1 through Part 4.

Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Central Zone. All distances and coordinates are surface and may be converted to grid by dividing by 1.00010 (Combined Scale Factor).

A survey plat of even date herewith accompanies this metes and bounds description.

I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey.



*AD*  
Adam N. Diehl  
Registered Professional Land Surveyor  
No. 6346  
State of Texas



SCALE: 1" = 200'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	94.00'	N 80°52'25" E	29.97'	30.09'
C2	26.00'	N 77°50'45" E	5.57'	5.58'
C3	15.00'	N 77°50'45" E	3.21'	3.22'
C4	25.00'	S 77°50'45" W	5.35'	5.36'
C5	16.00'	S 77°50'45" W	3.42'	3.43'
C6	104.00'	S 80°52'25" W	33.15'	33.30'

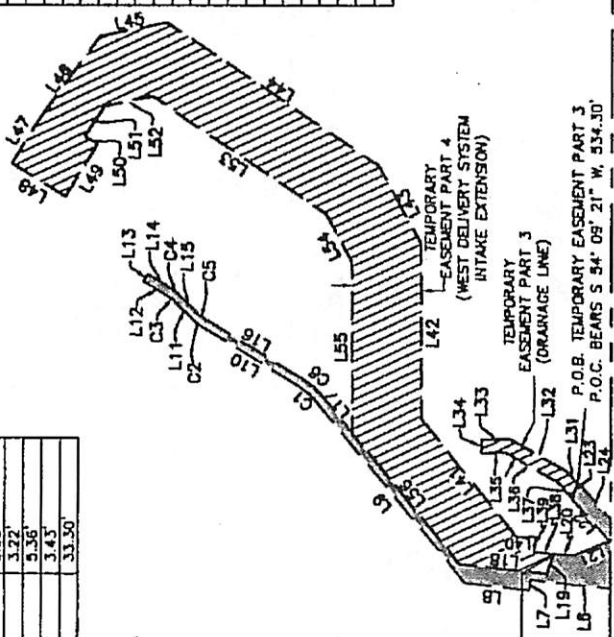
FRANCIS F. WELLS  
A - 49

Lavaca-Noydod  
River Authority  
Vol. 180, Pg. 500  
June 26, 2001  
O. R., J. C., T.L.

P.O.B. TEMPORARY  
EASEMENT PART 4  
P.O.C. BEARS  
S 42° 55' 37" W  
552.68'

LINE	BEARING	DISTANCE
L6	N 46°08'07" E	120.62'
L7	N 41°17'32" W	15.02'
L8	N 46°08'07" E	93.30'
L9	S 69°57'17" E	341.15'
L10	N 71°42'07" E	172.33'
L11	N 83°59'23" E	47.27'
L12	N 71°42'07" E	44.49'
L13	S 16°23'11" E	10.00'
L14	S 71°42'07" W	44.51'
L15	S 83°59'23" W	47.27'
L16	S 71°42'07" W	172.32'
L17	N 68°57'17" W	319.48'
L18	S 46°08'07" W	130.04'
L19	S 31°42'04" E	50.89'
L20	S 46°08'07" W	28.81'
L21	S 17°30'11" W	56.34'
L22	N 87°42'05" E	83.02'
L23	S 31°42'04" E	72.96'
L24	S 87°42'05" W	94.50'
L25	S 87°42'05" W	22.48'
L26	S 68°58'07" W	95.57'
L27	S 59°14'38" W	42.55'
L28	S 50°45'21" E	19.20'

LINE	BEARING	DISTANCE
L35	N 39°14'39" E	35.98'
L36	N 85°56'07" E	68.60'
L37	N 07°42'05" E	30.37'
L38	S 46°08'07" W	30.05'
L39	N 42°53'54" W	21.77'
L40	S 39°13'48" W	27.59'
L41	N 89°57'17" W	220.18'
L42	N 50°13'20" W	253.37'
L43	N 79°17'28" W	127.21'
L44	S 75°52'57" W	569.50'
L45	S 27°57'28" W	97.40'
L46	S 13°09'28" E	134.53'
L47	S 17°58'00" E	88.56'
L48	N 17°58'00" E	91.08'
L49	N 72°02'00" W	86.58'
L50	S 72°02'00" W	21.50'
L51	N 17°58'00" W	51.33'
L52	N 27°57'28" E	70.70'
L53	N 75°52'57" E	303.28'
L54	S 79°17'28" E	77.44'
L55	S 50°13'20" E	247.94'
L56	N 89°57'17" W	244.60'



MATCH LINE SHEET 2



LEGEND

- PROPOSED EASEMENT LINE
- - - EXISTING FENCE LINE
- CENTERLINE OF HIGHWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FRID. = FOUND
- OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"
- = TYPED FOUND CONCRETE MONUMENT
- = COMBINATION AIR VALVE
- = BLOWOFF VALVE
- ▲ = CATHODIC TEST STATION
- = RECTIFIER



ADAM N. DEBL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND ABILITY, WAS THE 20TH DAY OF MAY, 2011.

ADAM N. DEBL, R.P.L.S. #348  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 01/25/2011

EASEMENT SUMMARY

EASEMENT LENGTH = 4,023.98 FEET  
 TEMPORARY EASEMENT PART 1 = 0.374 ACRES  
 TEMPORARY EASEMENT PART 2 = 4.823 ACRES  
 TEMPORARY EASEMENT PART 3 = 0.000 ACRES  
 TEMPORARY EASEMENT PART 4 = 3.876 ACRES  
 PERMANENT EASEMENT = 4.770 ACRES

MARY RHODES WATER PIPELINE PHASE II

- NOTES
1. D.R. = OFFICIAL RECORDS
  2. D.R. = DEED RECORDS
  3. RECORDS FOR THIS COUNTY, TEXAS
  4. RECORDS FOR MASON COUNTY, TEXAS
  5. RECORDS FOR TARRANT COUNTY, TEXAS
  6. RECORDS FOR HUNT COUNTY, TEXAS
  7. RECORDS FOR WALKER COUNTY, TEXAS
  8. RECORDS FOR WASHINGTON COUNTY, TEXAS
  9. RECORDS FOR TARRANT COUNTY, TEXAS
  10. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO SUBSURFACE BY 1:0000 (COMMON SCALE FACTOR)
  11. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO SUBSURFACE BY 1:0000 (COMMON SCALE FACTOR)
  12. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO SUBSURFACE BY 1:0000 (COMMON SCALE FACTOR)
  13. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO SUBSURFACE BY 1:0000 (COMMON SCALE FACTOR)
  14. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO SUBSURFACE BY 1:0000 (COMMON SCALE FACTOR)
  15. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO SUBSURFACE BY 1:0000 (COMMON SCALE FACTOR)



COUNTY JACKSON  
SURVEY PLAT OF J-000  
SHEET 1 OF 3

NOT TO SCALE



SCALE: 1" = 200'

MATCH LINE SHEET 1

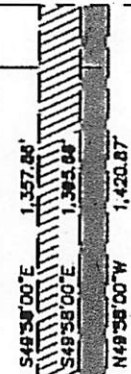
LINE	BEARING	DISTANCE
L1	S 23°38'05" W	89.87'
L2	N 43°31'57" W	17.14'
L3	S 08°45'31" E	154.25'
L4	S 46°08'07" W	165.48'
L5	S 57°38'23" E	61.96'
L25	S 36°20'27" E	49.50'
L26	S 01°01'15" W	38.97'
L27	S 84°30'57" W	217.61'
L28	S 54°50'57" W	13.72'
L29	N 43°31'57" W	17.34'
L30	S 23°38'05" W	58.33'

FRANCIS F. WELLS A - 49

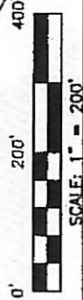
FOUND CONCRETE MONUMENT WITH BRASS DISK P.O.C. FOR TEMPORARY EASEMENT PARTS 3 & 4

Lavaca-Nevadod River Authority Vol. 180, Pg. 500 June 28, 2001 O. R., J. C., Tl.

TEMPORARY EASEMENT PART 2 (PIPELINE CONSTRUCTION AREA)



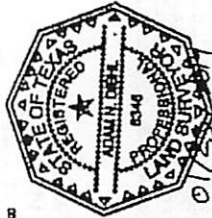
Robert Warren Volkmer Vol. 204, Pg. 102 August 8, 2002 O. R., J. C., Tl.



SCALE: 1" = 200'

LEGEND

- PROPOSED EASEMENT LINE
- - - EXISTING FENCE LINE
- CENTERLINE OF HIGHWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FND. = FOUND
- OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"
- = TYPED FOUND CONCRETE MONUMENT
- = COMBINATION AIR VALVE
- = BLOWOFF VALVE
- ▲ = CATHODIC TEST STATION
- = RECTIFIER



234 Edwards Parkway, Suite 114 Corpus Christi, TX 78401 (361) 834-1144 FAX: (361) 834-1144



I, ADAM N. DEHL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS SURVEY REPRESENTS AN ORIGINAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND KNOWLEDGE AND ABILITY, THIS THE 20TH DAY OF MAY, 2011.

Adam N. Dehl

ADAM N. DEHL, R.P.L.S. #3446 REGISTERED PROFESSIONAL LAND SURVEYOR DATE: 05/23/2014

EXHIBIT "B"

EASEMENT SUMMARY

EASEMENT LENGTH = 4,823.94 FEET  
TEMPORARY EASEMENT PART 1 = 639.48 FEET  
TEMPORARY EASEMENT PART 2 = 4,184.46 FEET  
TEMPORARY EASEMENT PART 3 = 639.48 FEET  
PERMANENT EASEMENT = 4,770 ACRES



LAVACA RIVER AUTHORITY J-000

NOT TO SCALE

MARY RHODES WATER PIPELINE PHASE II

NOTES

1. O. R. = OFFICIAL RECORDS
2. R. R. = RIVER RECORDS
3. J. C. T. = JACKSON COUNTY, TEXAS RECORDS
4. ALL DISTANCES AND BEARINGS ARE AS SHOWN ON THIS PLAN AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY USING THE USNG (CONFORMED SCALE FACTOR).
5. THIS PLAN AND TYPED DESCRIPTION OF EACH DATE ACCOMPLISHES

COUNTY JACKSON SURVEY PLAT OF J-000 SHEET 2 OF 3

MATCH LINE SHEET 3

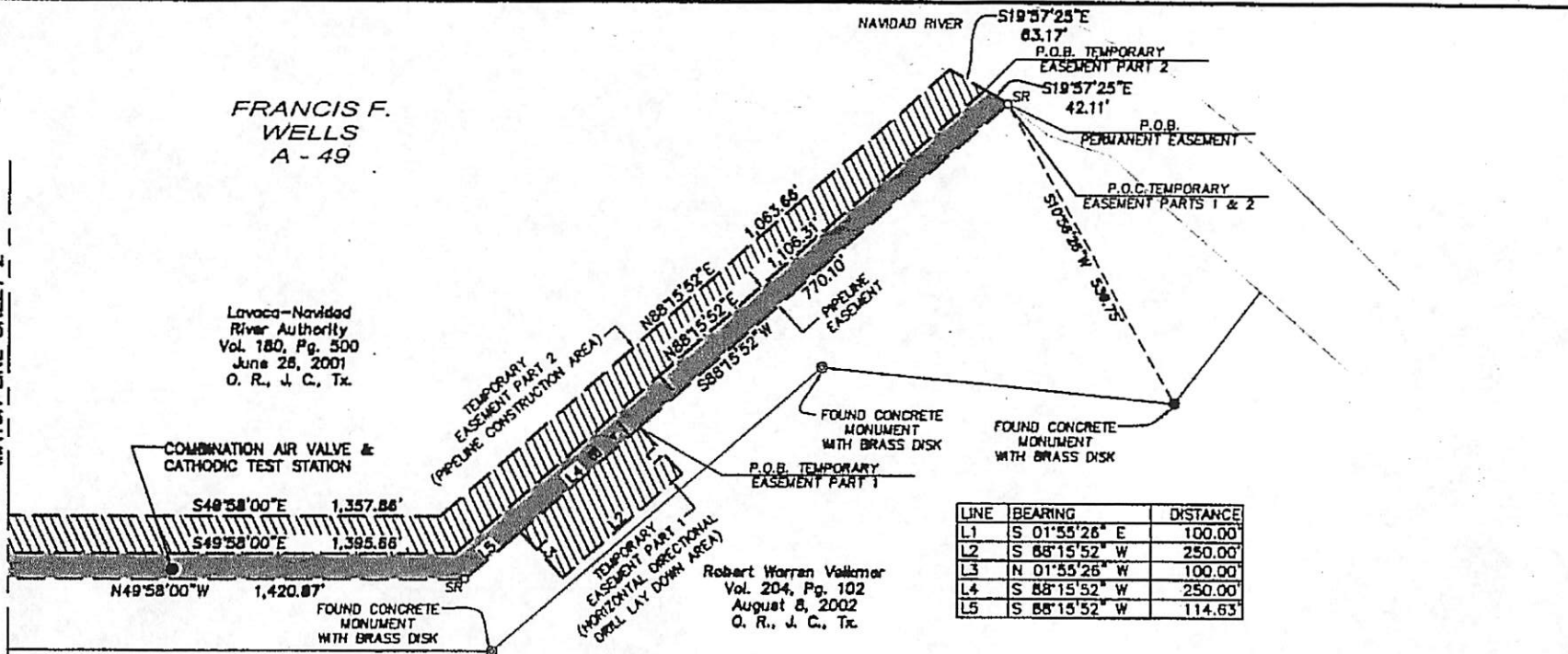


SCALE: 1" = 200'

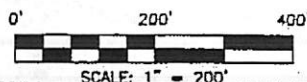
### FRANCIS F. WELLS A - 49

Lavaca-Navidad  
River Authority  
Vol. 180, Pg. 500  
June 28, 2001  
O. R., J. C., Tx.

MATCH LINE SHEET 2

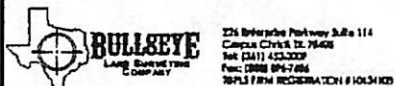


LINE	BEARING	DISTANCE
L1	S 01°55'26\" E	100.00'
L2	S 88°15'52\" W	250.00'
L3	N 01°55'26\" W	100.00'
L4	S 88°15'52\" W	250.00'
L5	S 88°15'52\" W	114.63'



- LEGEND**
- PROPOSED EASEMENT LINE
  - X- EXISTING FENCE LINE
  - CENTERLINE OF HIGHWAY
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - FND. = FOUND
  - OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"
  - = TXDOT FOUND CONCRETE MONUMENT
  - = COMBINATION AIR VALVE
  - = BLOWOFF VALVE
  - ▲ = CATHODIC TEST STATION
  - = RECTIFIER

EASEMENT SUMMARY		
EASEMENT LENGTH = 4,623.98 FEET		
TEMPORARY EASEMENT PART 1 = 0.974 ACRES		
TEMPORARY EASEMENT PART 2 = 4.833 ACRES		
TEMPORARY EASEMENT PART 3 = 0.072 ACRES		
TEMPORARY EASEMENT PART 4 = 2.878 ACRES		
PERMANENT EASEMENT = 4.770 ACRES		
MARY RHODES WATER PIPELINE PHASE II		
NOTES		
1. O. R. = OFFICIAL RECORDS		
2. D. R. = DEED RECORDS		
3. J. C., TX = JACKSON COUNTY, TEXAS		
4. BEARINGS ARE BASED ON A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1.00010 (COMBINED SCALE FACTOR).		
5. A METES AND BOUNDS DESCRIPTION OF EVERY DATE ACCOMPANIES THIS PLAT		
COUNTY JACKSON	SURVEY PLAT OF J-000	SHEET 3 OF 3



I, ADAM N. DIEHL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE UNDER MY DIRECTION TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS THE 20TH DAY OF MAY, 2013.

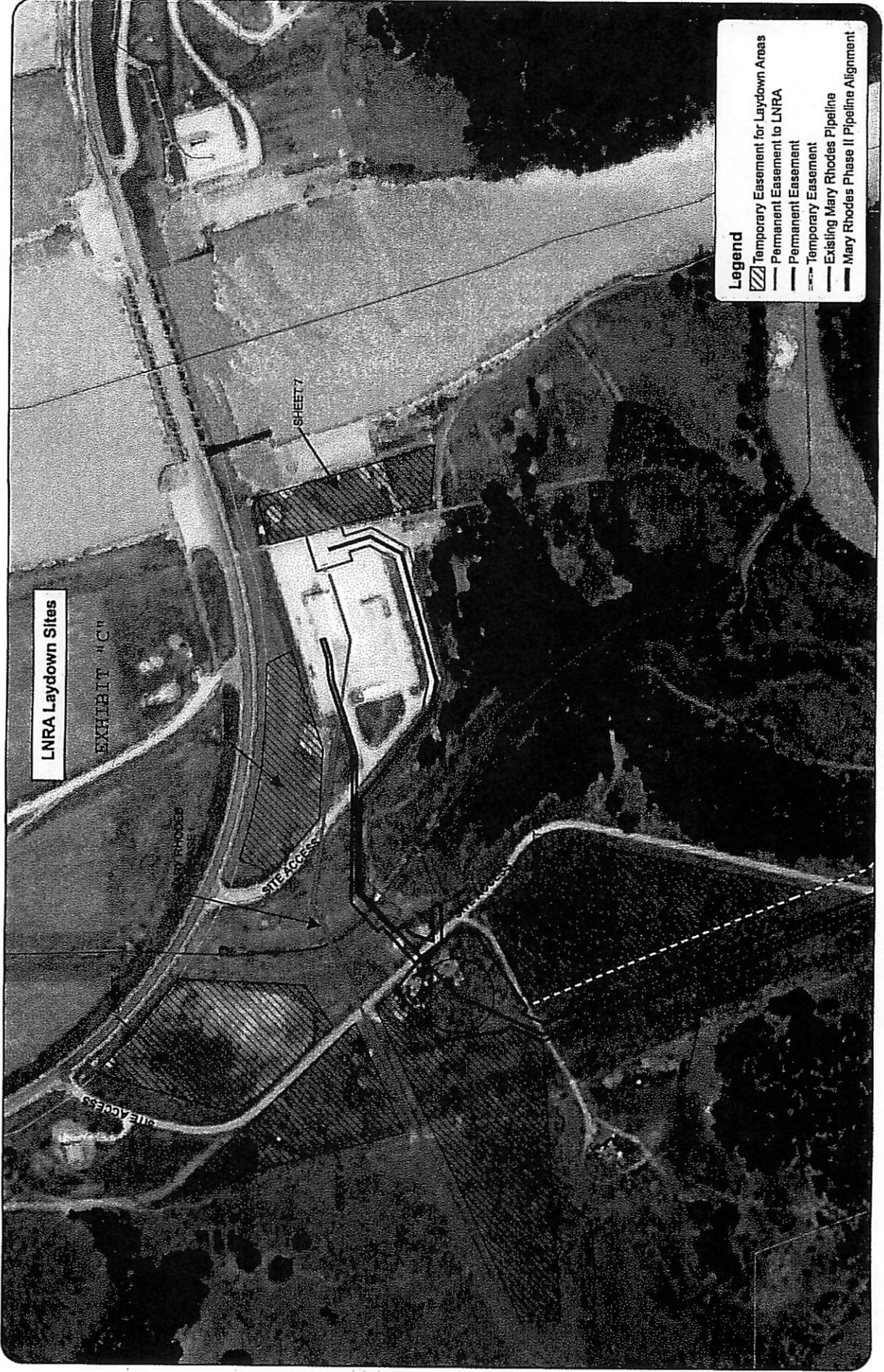
ADAM N. DIEHL, R.P.L.S. 6348  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE 05/23/2014



EXHIBIT "B"



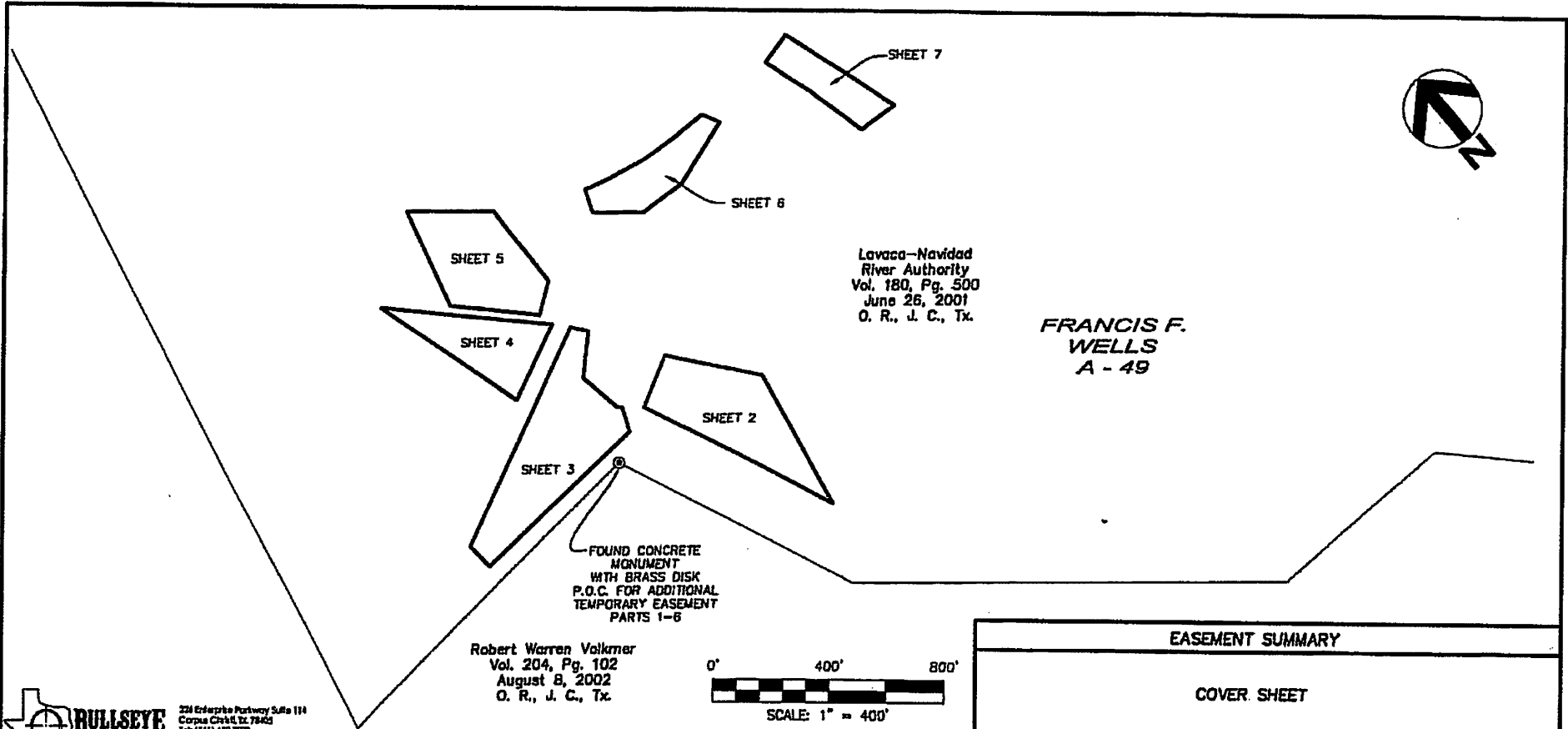
LNRA Laydown Sites



Legend

- Temporary Easement for Laydown Areas
- Permanent Easement to LNRA
- Permanent Easement
- Temporary Easement
- Existing Mary Rhodes Pipeline
- Mary Rhodes Phase II Pipeline Alignment

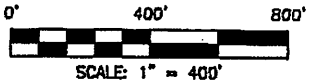




Lavaca-Navidad  
River Authority  
Vol. 180, Pg. 500  
June 26, 2001  
O. R., J. C., Tx.

**FRANCIS F.  
WELLS  
A - 49**

Robert Warren Volkmer  
Vol. 204, Pg. 102  
August 8, 2002  
O. R., J. C., Tx.



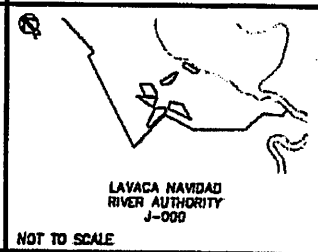
**EASEMENT SUMMARY**

COVER SHEET

**LEGEND**

- PROPOSED EASEMENT LINE
- X- EXISTING FENCE LINE
- CENTERLINE OF HIGHWAY

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
FND. = FOUND  
OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"  
O = TYPED FOUND CONCRETE MONUMENT  
● = CALCULATED POINT



**MARY RHODES WATER PIPELINE  
PHASE II**

- NOTES**
1. O. R. = OFFICIAL RECORDS
  2. O. R. = DEED RECORDS
  3. J. C. TX = JACKSON COUNTY, TEXAS
  4. BEARINGS ARE BASED ON A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO CSD BY DIVIDING BY 1.00010 (COMBINED SCALE FACTOR).

COUNTY JACKSON	SURVEY PLAT OF J-000	SHEET 1 OF 7
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**BULLSEYE**  
LAND SURVEYING  
COMPANY

224 Enterprise Parkway Suite 114  
Corpus Christi, TX 78405  
Tel: (361) 423-3009  
Fax: (361) 876-7824  
TXLS REG. REGISTRATOR # 10134100

I, ADAM N. DIEHL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE UNDER MY DIRECTION TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS THE 13TH DAY OF JANUARY, 2014.

*Adam N. Diehl*

ADAM N. DIEHL, R.P.L.S. 8348  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 01/23/2014

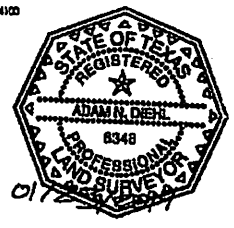
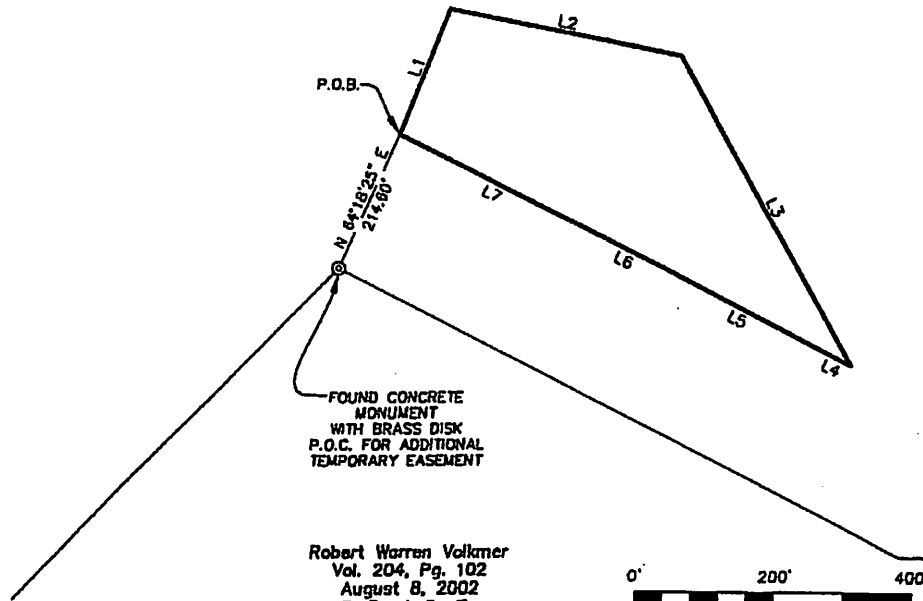


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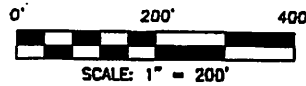
Lavaca-Navidad  
River Authority  
Vol. 180, Pg. 500  
June 26, 2001  
O. R., J. C., Tx.

**FRANCIS F.  
WELLS  
A - 49**



FOUND CONCRETE  
MONUMENT  
WITH BRASS DISK  
P.O.C. FOR ADDITIONAL  
TEMPORARY EASEMENT

Robert Warren Volkmer  
Vol. 204, Pg. 102  
August 8, 2002  
O. R., J. C., Tx.



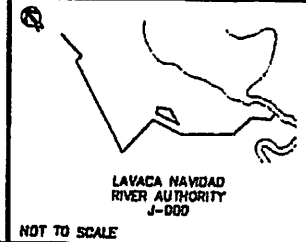
LINE	BEARING	DISTANCE
L1	N 61°41'46" E	193.67'
L2	S 38°43'38" E	339.16'
L3	S 11°22'01" W	513.37'
L4	N 22°03'04" W	43.64'
L5	N 22°03'11" W	262.54'
L6	N 22°50'30" W	106.25'
L7	N 23°03'41" W	319.82'

**EASEMENT SUMMARY**

ADDITIONAL TEMPORARY EASEMENT = 3.13 ACRES (136,187.311 SQ. FT.)

**EXHIBIT "C"**

- LEGEND**
- PROPOSED EASEMENT LINE
  - x- EXISTING FENCE LINE
  - CENTERLINE OF HIGHWAY
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - FND. = FOUND
  - OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"
  - = TXDOT FOUND CONCRETE MONUMENT
  - = CALCULATED POINT



**MARY RHODES WATER PIPELINE  
PHASE II**

**NOTES**

1. O. R. = OFFICIAL RECORDS
2. O. R. = OPEN RECORDS
3. J. C., TX = JACKSON COUNTY, TEXAS
4. BEARINGS ARE BASED ON A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GND BY DIVIDING BY 1.00010 (CORRECTED SCALE FACTOR).

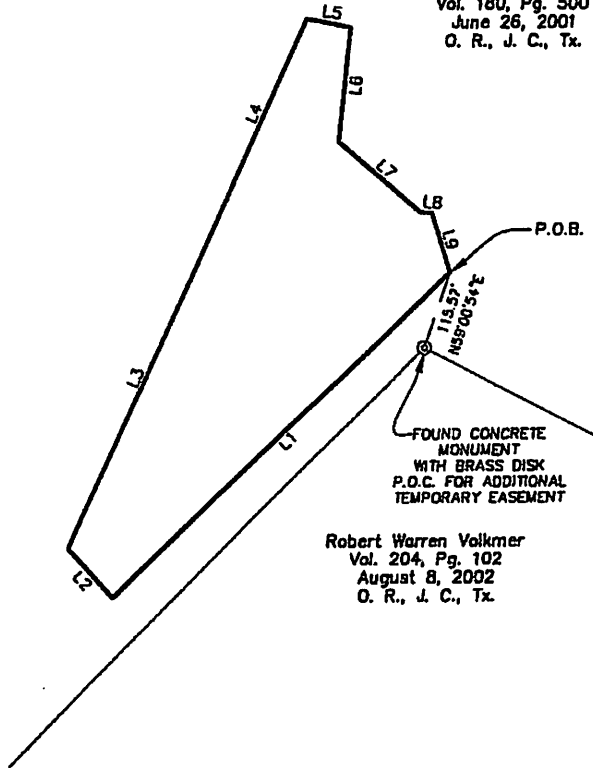
COUNTY JACKSON	SURVEY PLAT OF J-000	SHEET 2 OF 7
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224 Enterprise Parkway Suite 114  
Corpus Christi, TX 78402  
Tel: (361) 432-0029  
Fax: (361) 432-7184  
TXPLS FIRM REGISTRATION #10134102

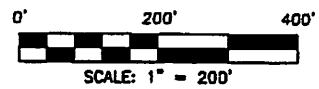
Lavaca-Navidad  
River Authority  
Vol. 180, Pg. 500  
June 26, 2001  
O. R., J. C., Tx.

**FRANCIS F.  
WELLS  
A - 49**



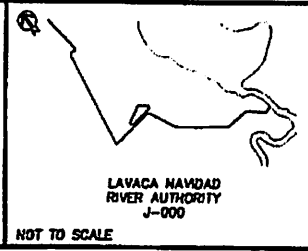
Robert Warren Volkmer  
Vol. 204, Pg. 102  
August 8, 2002  
O. R., J. C., Tx.

LINE	BEARING	DISTANCE
L1	S 85°57'00" W	678.81'
L2	N 01°41'05" W	95.86'
L3	N 64°39'14" E	538.80'
L4	N 64°23'54" E	303.71'
L5	S 36°26'07" E	62.71'
L6	S 46°08'07" W	185.48'
L7	S 08°45'31" E	154.25'
L8	S 43°51'57" E	17.14'
L9	S 23°36'05" W	89.67'



**EASEMENT SUMMARY**

ADDITIONAL TEMPORARY EASEMENT = 3.97 ACRES (173,051,698 SQ. FT.)



**MARY RHODES WATER PIPELINE  
PHASE II**

- NOTES**
1. O. R. = OFFICIAL RECORDS
  2. O. R. = DEED RECORDS
  3. J. C. TX = JACKSON COUNTY, TEXAS
  4. BEARINGS ARE BASED ON A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1.00010 (COMBINED SCALE FACTOR).

COUNTY JACKSON	SURVEY PLAT OF J-000	SHEET 3 OF 7
-------------------	-------------------------	-----------------

EXHIBIT "C"

- LEGEND**
- PROPOSED EASEMENT LINE
  - x- EXISTING FENCE LINE
  - CENTERLINE OF HIGHWAY
- P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
FND. = FOUND  
OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"  
○ = TXDOT FOUND CONCRETE MONUMENT  
● = CALCULATED POINT

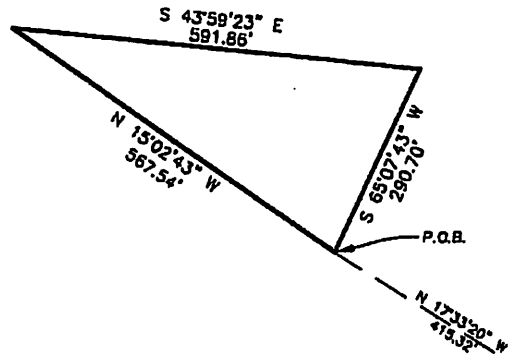
**BULLSEYE**  
LAND SURVEYORS  
COMPANY

224 Enterprise Parkway Suite 114  
Corpus Christi, TX 78405  
Tel: (361) 453-3039  
Fax: (361) 451-1186  
TXLS #104 REGISTRATION # 10134100



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FRANCIS F.  
WELLS  
A - 49

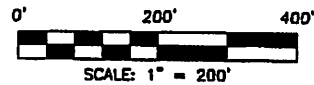


P.O.B.



FOUND CONCRETE  
MONUMENT  
WITH BRASS DISK  
P.O.C. FOR ADDITIONAL  
TEMPORARY EASEMENT

Robert Warren Volkmer  
Vol. 204, Pg. 102  
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O. R., J. C., Tx.



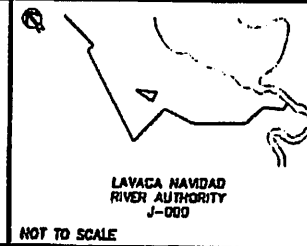
**EASEMENT SUMMARY**

ADDITIONAL TEMPORARY EASEMENT = 1.87 ACRES, 81,283.118 SQ. FT.)

**LEGEND**

- PROPOSED EASEMENT LINE
- \*— EXISTING FENCE LINE
- CENTERLINE OF HIGHWAY

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FND. = FOUND
- OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"
- = TXDOT FOUND CONCRETE MONUMENT
- = CALCULATED POINT



**MARY RHODES WATER PIPELINE  
PHASE II**

**NOTES**

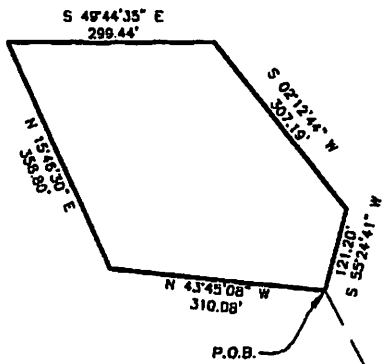
1. O. R. = OFFICIAL RECORDS
2. O. R. = DEED RECORDS
3. J. C., Tx. = JACKSON COUNTY, TEXAS
4. BEARINGS ARE BASED ON A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1.00010 (CORRECTED SCALE FACTOR).

COUNTY JACKSON	SURVEY PLAT OF J-000	SHEET 4 OF 7
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EXHIBIT "C"

**BULLSEYE**  
LAND SURVEYING  
COMPANY

234 Orioleway Parkway Suite 114  
Corpus Christi, TX 78402  
Tel: (361) 439-3029  
Fax: (361) 439-7884  
TSPS FIRM REGISTRATION # 10134400



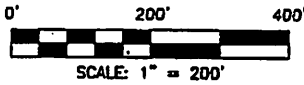
Lavaca-Navidad  
River Authority  
Vol. 180, Pg. 500  
June 26, 2001  
O. R., J. C., Tx.

**FRANCIS F.  
WELLS  
A - 49**

P.O.B.

N 12°37'01\"/>

FOUND CONCRETE  
MONUMENT  
WITH BRASS DISK  
P.O.C. FOR ADDITIONAL  
TEMPORARY EASEMENT



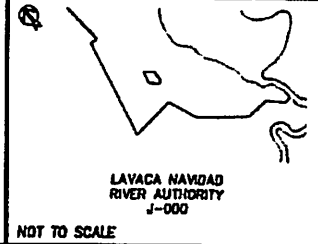
Robert Warren Volkmer  
Vol. 204, Pg. 102  
August 8, 2002  
O. R., J. C., Tx.

**EXHIBIT "C"**

LEGEND	
---	PROPOSED EASEMENT LINE
-x-	EXISTING FENCE LINE
---	CENTERLINE OF HIGHWAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FND.	FOUND
OSR	SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"
○	TXDOT FOUND CONCRETE MONUMENT
●	CALCULATED POINT

**EASEMENT SUMMARY**

ADDITIONAL TEMPORARY EASEMENT = 2.68 ACRES (116,584.982 SQ. FT.)



**MARY RHODES WATER PIPELINE  
PHASE II**

**NOTES**

1. O. R. = OFFICIAL RECORDS
2. D. R. = DEED RECORDS
3. J. C., Tx. = JACKSON COUNTY, TEXAS
4. BEARINGS ARE BASED ON A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1.00010 (CONVENT SCALE FACTOR).

COUNTY JACKSON	SURVEY PLAT OF J-000	SHEET 5 OF 7
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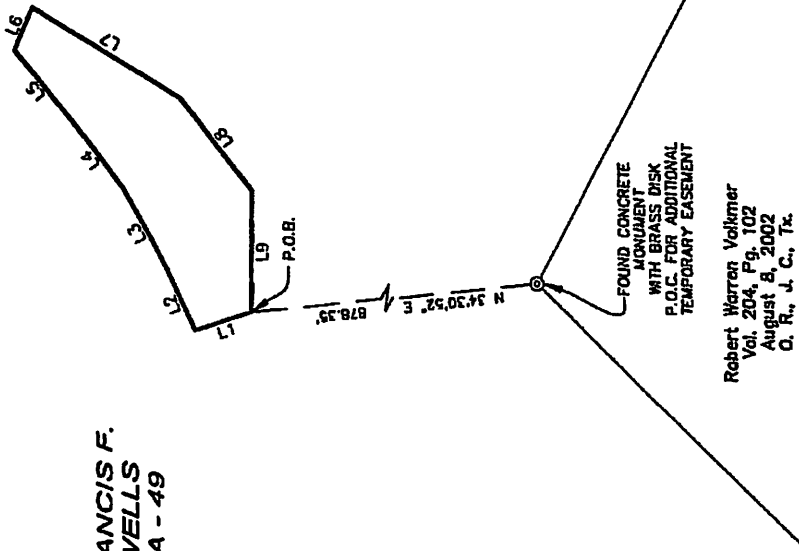
234 Enterprise Parkway Suite 114  
Corpus Christi, TX 78405  
Tel: (361) 453-3027  
Fax: (361) 453-7405  
TAPLS FIRM REGISTRATION # 101234110



**FRANCIS F. WELLS A - 49**

Lavaca-Navidad River Authority  
Vol. 180, Pg. 500  
June 28, 2001  
O. R., J. C., Tx.

**FRANCIS F. WELLS A - 49**



LINE	BEARING	DISTANCE
L1	N 22°17'08\" E	85.31
L2	S 74°23'33\" E	84.95
L3	S 78°22'58\" E	133.62
L4	S 88°21'48\" E	122.87
L5	S 88°01'18\" E	129.32
L6	S 28°51'20\" E	85.68
L7	S 71°33'54\" W	247.08
L8	N 87°34'02\" W	188.72
L9	N 49°29'30\" W	174.01

**EASEMENT SUMMARY**

ADDITIONAL TEMPORARY EASEMENT = 1.48 ACRES (63,487.227 SQ. FT.)

**MARY RHODES WATER PIPELINE PHASE II**

**NOTES**

- O.R. = OTHER RECORDS
  - L.R. = LOCAL RECORDS
  - J.C. = JACKSON COUNTY, TEXAS
  - J.C. = JACKSON COUNTY, TEXAS
- SECTION OF THIS SURVEY IS A RE-SECTION OF SURVEY NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



LAVACA NAVIDAD RIVER AUTHORITY J-000

NOT TO SCALE

COUNTY JACKSON SURVEY FLAT OF J-000 SHEET 6 OF 7

**LEGEND**

- PROPOSED EASEMENT LINE
- x- EXISTING FENCE LINE
- CENTERLINE OF HIGHWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PRD. = FOUND
- OSR = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"
- = TROUT FOUND CONCRETE MONUMENT
- = CALCULATED POINT



**EXHIBIT "C"**

FOUND CONCRETE MONUMENT WITH BRASS DISK P.O.C. FOR ADDITIONAL TEMPORARY EASEMENT

Robert Warren Volkmer  
Vol. 204, Pg. 102  
August 8, 2002  
O. R., J. C., Tx.

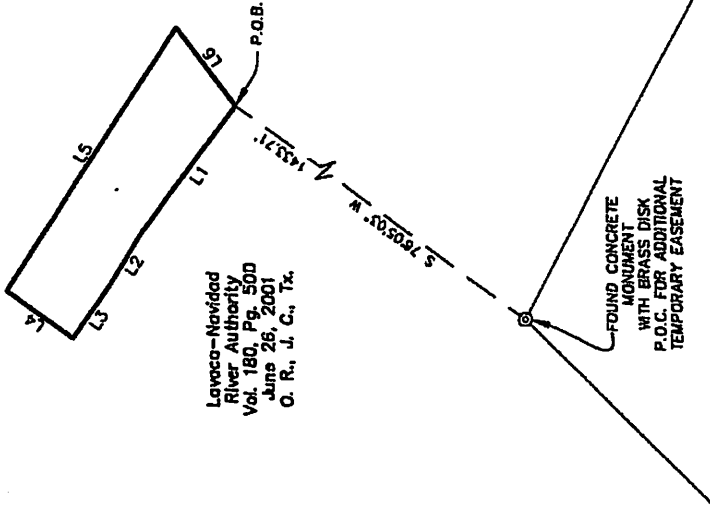
234 Enterprise Parkway, Suite 114  
Lubbock, Texas 79424  
Tel: (806) 793-3333  
Fax: (806) 793-3334  
WWW.BULLSEYE-SURVEYING.COM





LINE	BEARING	DISTANCE
L1	N 13°09'29" W	225.76'
L2	N 17°58'00" W	88.98'
L3	N 14°57'35" W	82.78'
L4	N 75°51'39" E	117.28'
L5	S 16°54'00" E	450.94'
L6	N 86°20'29" W	142.44'

FRANCIS F.  
WELLS  
A - 49



Lavaca-Navidad  
River Authority  
Vol. 180, Pg. 500  
June 26, 2001  
O. R., J. C., Tx.

FOUND CONCRETE  
MONUMENT  
WITH BRASS DISK  
P.O.C. FOR ADDITIONAL  
TEMPORARY EASEMENT

Robert Warren Volkmer  
Vol. 204, Pg. 102  
August 8, 2002  
O. R., J. C., Tx.

EXHIBIT "C"

EASEMENT SUMMARY

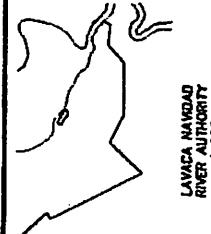
ADDITIONAL TEMPORARY EASEMENT = 1.22 ACRES (52,978.245 SQ. FT.)

MARY RHODES WATER PIPELINE  
PHASE II

NOTES

1. C.R. = OFFICIAL RECORDS
2. J.C. = JACKSON COUNTY, TEXAS
3. J.C. = JACKSON COUNTY, TEXAS
4. BEARINGS ARE BASED ON A 1983 SURVEY, TEXAS COORDINATE SYSTEM, SOUTH ZONE, ZONE 10C. ALL DISTANCES GIVEN ARE UNADJUSTED TO GROUND BY SURVEY BY LARSON (RECORDED SCALE FACTOR).

COUNTY JACKSON SURVEY PLAT OF J-000 SHEET 7 OF 7



LAVACA-NAVIDAD  
RIVER AUTHORITY  
J-000

NOT TO SCALE



LEGEND

- PROPOSED EASEMENT LINE
- - - EXISTING FENCE LINE
- - - CENTERLINE OF HIGHWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = FOUND
- = SET 5/8" IRON ROD WITH PLASTIC CAP
- = STAMPED "BULLSEYE"
- = IRON FOUND CONCRETE MONUMENT
- = CALCULATED POINT

234 University Parkway, Suite 110  
Coppell, TX 75019  
Tel: (940) 435-3339  
Fax: (940) 435-3339  
WWW.BULLSEYE-LAND-SURVEY.COM



EXHIBIT "D"

LAVACA-NAVIDAD RIVER AUTHORITY  
TO  
CITY OF CORPUS CHRISTI  
ACCESS EASEMENT (0.432 ACRES)  
METES AND BOUNDS DESCRIPTION

Being a 0.432 acre of land, out of a certain tract of land conveyed to Lavaca-Navidad River Authority by deed dated June 26, 2001 and recorded in Volume 180, Page 500 of the Official Records of Jackson County, Texas (O. R., J. C., Tx.);

Said 0.432 acre tract is comprised of a portion of the Francis F. Wells Survey, Abstract 49, approximately 8 miles southeast of the City of Edna and is described by metes and bounds as follows:

Commencing at a concrete monument with brass disk found for an angle point of a certain tract of land conveyed to Robert Warren Volkmer by deed dated August 8, 2002 and recorded in Volume 204, Page 102, O. R., J. C., Tx. and an angle point of said Lavaca-Navidad River Authority tract;

**THENCE** North 63° 52' 43" East, a distance of 477.58 feet to a point on the edge of an existing gravel road, for the POINT OF BEGINNING of this tract;

**THENCE** North 42° 27' 35" West, along the edge of said gravel road, a distance of 106.06 feet to a point;

**THENCE** North 43° 44' 18" West, continuing along the edge of said gravel road, a distance of 368.51 feet to a point;

**THENCE** North 44° 19' 09" West, continuing along the edge of said gravel road, a distance of 257.79 feet to a point for the beginning of a tangent curve to the right;

**THENCE** in a northwesterly direction, along the edge of said gravel road and said curve to the right, having a radius of 211.20', a chord bearing and distance of North 15° 21' 25" West, 204.76 feet, an arc length of 213.76 feet to a point for the end of said curve to the right;

**THENCE** North 13° 36' 20" East, continuing along the edge of said gravel road, a distance of 147.02 feet to a point;

**THENCE** North 20° 44' 28" East, continuing along the edge of said gravel road, a distance of 77.36 feet to a point;

**THENCE** North 31° 43' 31" East, continuing along the edge of said gravel road, a distance of 60.86 feet to a point on the existing south line of F.M. Highway 3131 (100' ROW) per TXDOT R.O.W. Map C.S.J. No. 3202-1-1 Project No. S3103(1);

**THENCE** South 39° 53' 10" East, along the south line of said F.M. Highway 3131, a distance of 25.52 feet to a point;

**THENCE** South 36° 43' 10" West, along the edge of said gravel road, a distance of 52.31 feet to a point;

**THENCE** South 24° 10' 22" West, continuing along the edge of said gravel road, a distance of 73.71 feet to a point;

**THENCE** South 13° 36' 20" West, continuing along the edge of said gravel road, a distance of 145.99 feet to a point for the beginning of a tangent curve to the left;

**THENCE** in a southeasterly direction, along the edge of said gravel road and said curve to the left, having a radius of 196.20', a chord bearing and distance of South 15° 21' 25" East, 190.01 feet, an arc length of 198.35 feet to a point for the end of said curve to the left;

**THENCE** South 44° 19' 09" East, continuing along the edge of said gravel road, a distance of 257.99 feet to a point;



**THENCE South 43° 44' 18" East, continuing along the edge of said gravel road, a distance of 368.76 feet to a point;**

**THENCE South 42° 27' 35" East, continuing along the edge of said gravel road, a distance of 106.22 feet to a point;**

**THENCE South 47° 32' 25" West, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.432 acres of land, more or less.**

Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Central Zone. All distances are surface values and may be converted to grid values by dividing by 1.00010 (Combined Scale Factor).

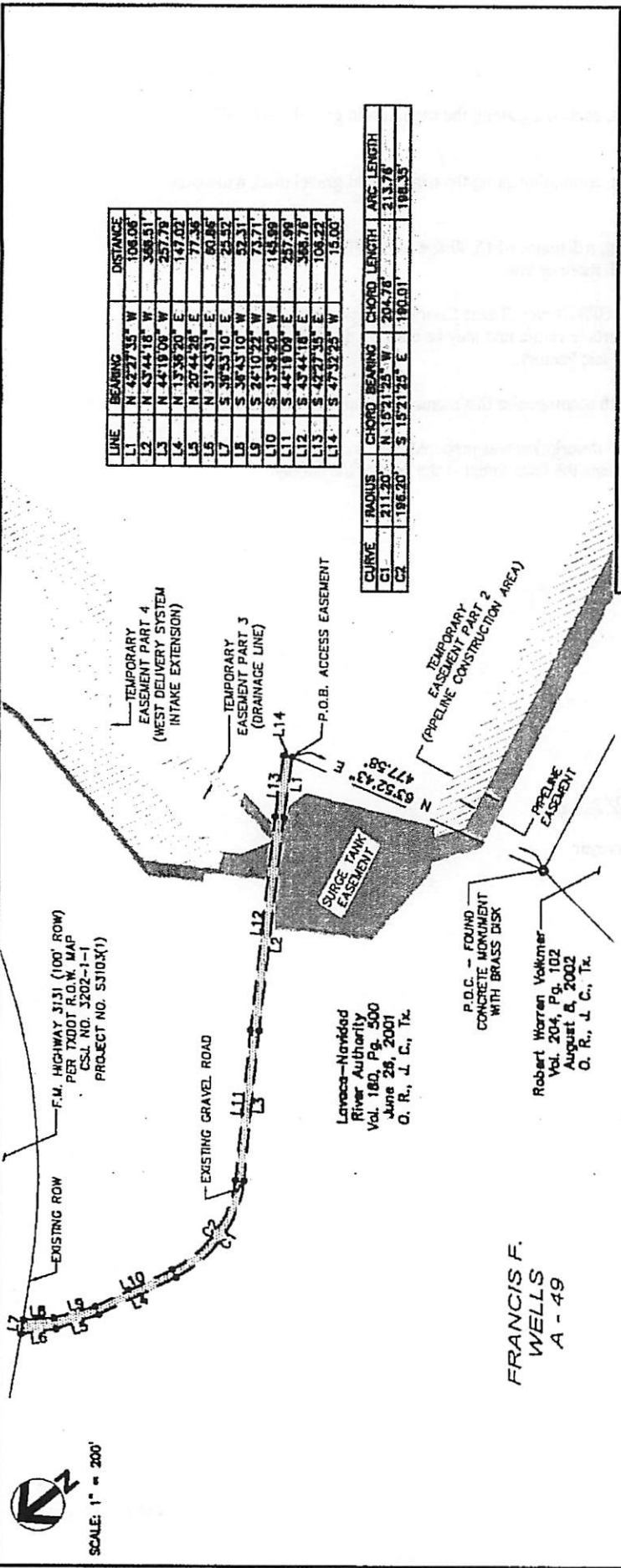
A survey plat of even date herewith accompanies this metes and bounds description.

I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey.



02/17/2014

Adam N. Diehl  
Registered Professional Land Surveyor  
No. 6346  
State of Texas

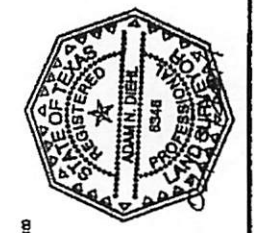


LINE	BEARING	DISTANCE
L1	N 42°27'35" W	106.08'
L2	N 43°44'18" W	346.51'
L3	N 44°18'09" W	257.75'
L4	N 13°38'20" E	147.02'
L5	N 20°44'28" E	77.36'
L6	N 31°43'31" E	60.86'
L7	S 30°53'10" E	25.57'
L8	S 38°43'10" W	52.31'
L9	S 24°10'22" W	73.71'
L10	S 13°34'20" W	143.89'
L11	S 44°18'09" E	257.99'
L12	S 43°44'18" E	346.51'
L13	S 42°27'35" E	106.08'
L14	S 47°32'25" W	15.00'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	211.20'	N 15°21'25" W	204.78'	213.78'
C2	196.20'	S 15°21'25" E	190.01'	198.35'

**EASEMENT SUMMARY**  
 EASEMENT LENGTH = 1,217.27 FEET  
 ACCESS EASEMENT = 0.432 ACRES

**LEGEND**  
 - - - PROPOSED EASEMENT LINE  
 - - - EXISTING FENCE LINE  
 - - - CENTERLINE OF HIGHWAY  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 P.N.D. = POINT OF NON-DISTURBANCE  
 O.S.R. = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BULLSEYE"  
 ○ = TYPICAL FOUND CONCRETE MONUMENT  
 ● = CALCULATED POINT



**BULLSEYE**  
 Land Surveying  
 224 Interstate Parkway, Suite 114  
 Corpus Christi, TX 78401  
 (361) 833-3333  
 www.bullseye-surveying.com

ADAM N. DIEHL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE BY ME AND TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS THE 30TH DAY OF MAY, 2014.

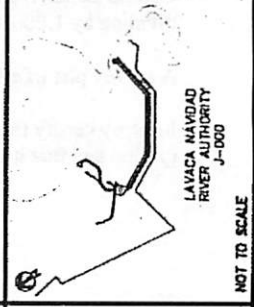
*Adam N. Diehl*  
 ADAM N. DIEHL, P.L.S. 8348  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE 02/17/2014

EXHIBIT "D"

**MARY RHODES WATER PIPELINE PHASE II**

**NOTES**  
 1. O.R. = OFFICIAL RECORDS  
 2. O.R. = DEED RECORDS  
 3. J.C. = JACKSON COUNTY, TEXAS  
 4. SURVEY IS BASED ON A G.P.S. SURVEY, THIS INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
 5. SURVEY LINE SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY DIVIDING BY LOGS (COMBINED SCALE FACTOR).  
 6. NOTES AND BOUNDS DESCRIPTION OF EACH DATE ACCOMPANIES THIS PLAN.

COUNTY JACKSON SURVEY PLAT OF J-000 SHEET 1 OF 1



SCALE: 1" = 200'

Lavaca-Navidad River Authority  
 Vol. 180, Pg. 500  
 June 28, 2001  
 O. R., J. C., Tx.

P.O.C. - FOUND CONCRETE MONUMENT WITH BRASS DISK  
 Robert Warren Volkmer  
 Vol. 204, Pg. 102  
 August 8, 2002  
 O. R., J. C., Tx.

FRANCIS F. WELLS  
 A - 49