



STREET, ALLEY, OR OTHER PUBLIC WAY CLOSURE APPLICATION
MUST COMPLY WITH CITY CODE OF ORDINANCES Chapter 49-12.

SECTION A. SUBMITTAL REQUIREMENTS

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK-OFF). The applicant is responsible for submitting a formal application, applicable fees, stamped drawings and other required materials to initiate the process. Incomplete packages or inaccurate information will delay processing and review. All the following (check off) information is required for the submittal to be considered for the official review:

___ **Application fee of \$1,000.00 (Nonrefundable).** This fee is charged to cover all administrative costs associated with processing the request. A cashier's or certified check shall be made payable to the City of Corpus Christi.

___ **Metes & Bounds.** The applicant shall obtain a legal description of the proposed street, alley or public way requested for closure. The metes and bounds shall be prepared by a Licensed Surveyor in the State of Texas.

___ **Location Map.** The petitioner shall obtain a map of the proposed street, alley or public way requested for closure. The map shall contain a north arrow, the location of the request with reference made to nearby roads and/or recognizable landmarks, and labels of property owners abutting and within proximity of the closure. This map shall be prepared by a Licensed Surveyor Engineer in the State of Texas.

___ **Deed Records.** The applicant shall provide contact information and Deed Records for all abutting property owners.

___ **Abutting Property Owners.** Signatures from property owners who will be deeded street segments are required. Required signatures may vary depending on the type/location of closure requested.

___ **Appraisal Fee.** The applicant shall agree to obtain an appraisal, completed by a MAI certified appraiser who is pre-approved by the City, and pay the City the Fair Market Value (FMV) for the street, alley, or public way. The appraisal must be conducted no more than six (6) months prior to the request.

SECTION B. APPLICANT & SUMMARY INFORMATION

BOTH THE PROPERTY OWNER (APPLICANT/PETITIONER) AND AGENT (IF APPLICABLE) MUST SIGN WHERE INDICATED. A SIGNED ORIGINAL AUTHORIZED LETTER MAY BE SUBSTITUTED FOR THE *PROPERTY OWNER'S (APPLICANT'S) SIGNATURE.*

1. APPLICANT/PETITIONER INFORMATION:

Name: Port of Corpus Christi Authority of Nueces County, Texas

Mailing Address: P O Box 1541

City: Corpus Christi State: Texas Zip: 78403

Daytime Telephone: (361) 885-6140 Email Address: sam@pocca.com

2. AGENT INFORMATION (IF APPLICABLE):

Name: _____

Mailing Address: _____

City: _____ State: Texas Zip: _____

Daytime Telephone: _____ Email Address: _____

Return To: Traffic Engineering Department • PO Box 9277 • Corpus Christi, TX 78469-9277
Physical Address: Traffic Engineering Department • 1201 Leopard Street (City Hall, 3rd Floor) • Corpus Christi, TX 78401
Email: TrafficEngineering@cctexas.com • Phone (361)826-3547



STREET, ALLEY, OR OTHER PUBLIC WAY CLOSURE APPLICATION
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3. PETITION REQUEST

Close Close, Vacate, Abandon, or Alter Street

Improved: X Yes ___ No

Name: Dempsey

Length(ft): 60 Width(ft): 15.19 Area (ft): 911

___ Close, Vacate, Abandon, or Alter Alley

Improved: ___ Yes ___ No

Name: ___

Length(ft): ___ Width(ft): ___ Area (ft): ___

___ Close, Vacate, Abandon, or Alter Public Access Easement/Public Way

Improved: ___ Yes ___ No

Name: ___

Length(ft): ___ Width(ft): ___ Area (ft): ___

4. STATEMENT OF INTENDED USE OF STREET, ALLEY, OR PUBLIC ACCESS EASEMENT/PUBLIC WAY TO BE CLOSED:

Per the Four Party Agreement effective November 25, 2014 by and between the Texas Department of Transportation ("TxDOT"), the Port of Corpus Christi Authority of Nueces County, Texas ("Port"), the City of Corpus Christi, Texas ("City"), and the Corpus Christi Housing Authority are each referred to as a "Party." and collectively as the "Parties." The City acknowledges and agrees that where streets, alleys or other public ways abut Acquired Property, in order to facilitate the Port's use of the Acquired Property for Port Purposes, the closures or alteration of those streets, alleys, or ways may become necessary.

5. SUBDIVISION INFORMATION:

Subdivision Name: E Villareal Survey, A-1 and John G Hatch Addition

Affected Block & Lot Numbers: 0.1852 acre, Tract VI, Doc# 2024034769; 0.3243 acre, Tract VII, Doc# 2024034769

6. ACKNOWLEDGEMENT:

Pre-Application Meeting Date: Thursday, September 19, 2024 11:30 AM-1:00 PM Port Office

Applicant/Agent (If Applicable) Signature: Sam Esquivel Digitally signed by Sam Esquivel Date: 2024.12.20 15:04:19 -06'00'

Note: No action will be taken without payment of the nonrefundable processing fee and necessary documents. The application and fee in no way obligates the City to approve the petition request. Incorrect signatures and information will void the application request and may cause delay in processing. The process for right-of-way closure can be found in Section 49-12 of the City Code of Ordinances. If you have any questions, please contact the Department of Public Works (Traffic Engineering Division) at 361-826-3547.

Return To: Traffic Engineering Department • PO Box 9277 • Corpus Christi, TX 78469-9277
Physical Address: Traffic Engineering Department • 1201 Leopard Street (City Hall, 3rd Floor) • Corpus Christi, TX 78401
Email: TrafficEngineering@cctexas.com • Phone (361)826-3547




STREET, ALLEY, OR OTHER PUBLIC WAY CLOSURE APPLICATION
MUST COMPLY WITH CITY CODE OF ORDINANCES Chapter 49-12.

SECTION C. ABUTTING PROPERTY OWNERS

SUBMIT ORIGINAL SIGNATURES ONLY. A SIGNED ORIGINAL AUTHORIZED LETTER MAY BE SUBSTITUTED FOR THE *PROPERTY OWNER'S* SIGNATURE. COPIES WILL NOT BE ACCEPTED.

Address: 2501 - 2503 N Port Ave
Subdivision Name: E Villareal Survey, A-1 Blk: 0.1852 acre Lot: Tr VI Doc# 2024034769
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: 2501 - 2503 N Port Ave
Subdivision Name: E Villareal Survey, A-1 Blk: 0.3243 acre Lot: Tr VII Doc# 2024034769
Owner(s): Port of Corpus Christi Authority of Nueces County, Texas
Print Name: Sam Esquivel, Director of Real Estate Services, acknowledges all of the above submittals
Signatures:  Digitally signed by Sam Esquivel
Date: 2024.12.20 15:04:52 -06'00'

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

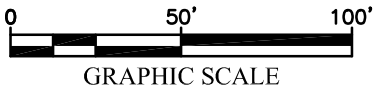
Address: _____
Subdivision Name: _____ Blk: _____ Lot: _____
Owner(s): _____
Print Name: _____
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

Address: _____
Subdivision Name: _____ Blk: _____ Lot: _____
Owner(s): _____
Print Name: _____
Signatures: _____

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

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Physical Address: Traffic Engineering Department • 1201 Leopard Street (City Hall, 3rd Floor) • Corpus Christi, TX 78401
Email: TrafficEngineering@cctexas.com • Phone (361)826-3547



GRAPHIC SCALE

NUECES COUNTY
ENRIQUEZ VILLAREAL SURVEY
ABSTRACT NO. 1



LEGEND

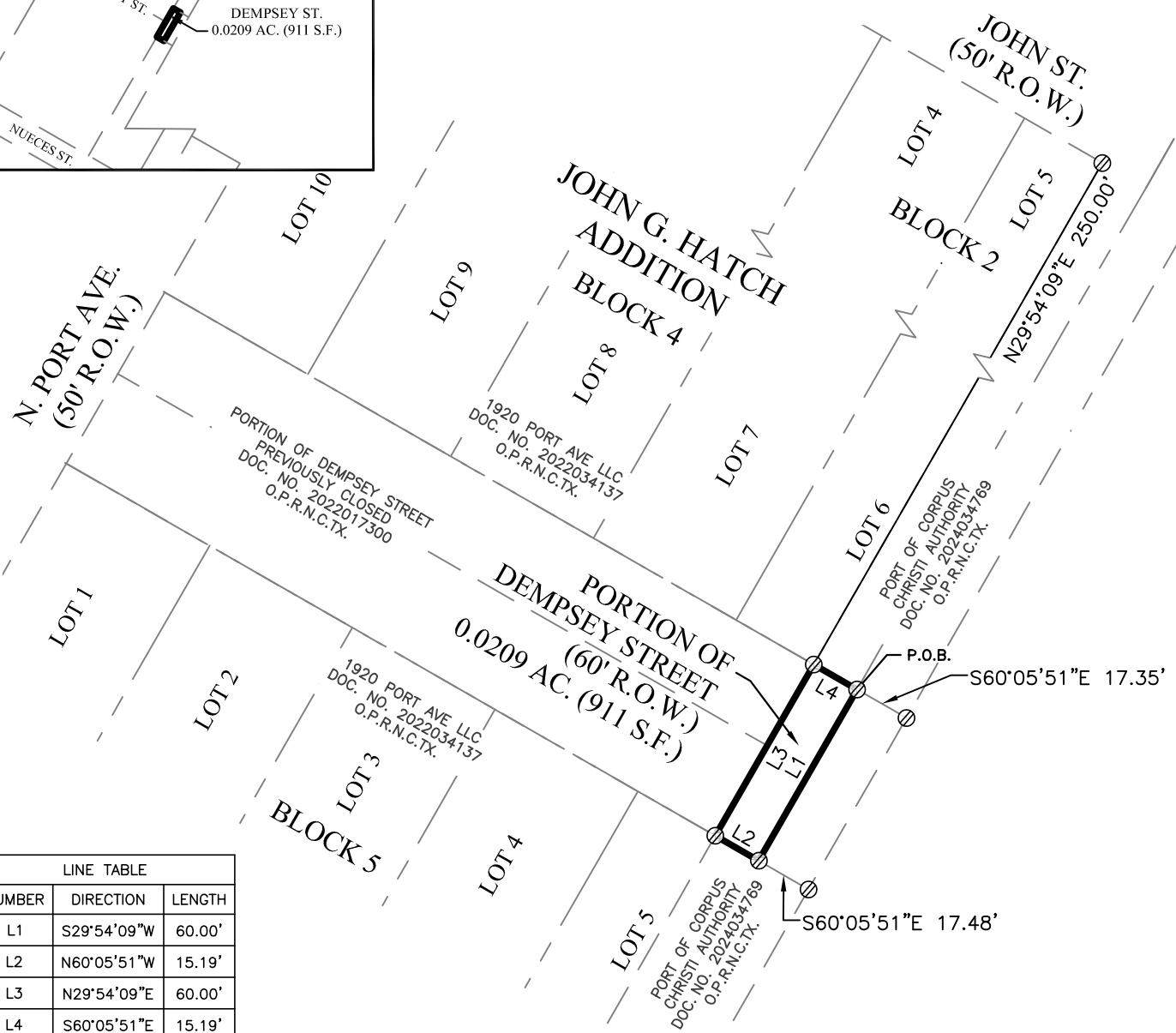
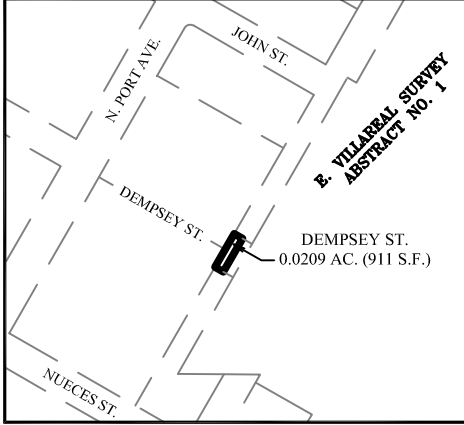
- ADJOINER LINE
- ORIGINAL PLAT LINE
- PROPERTY LINE
- ⊙ REBAR SET
- AC. ACRES
- P.O.B. POINT OF BEGINNING
- S.F. SQUARE FEET
- D.R.N.C.TX. DEED RECORDS OF NUECES COUNTY, TEXAS
- O.P.R.N.C.TX. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- P.R.N.C.TX. PLAT RECORDS OF NUECES COUNTY, TEXAS
- R.P.R.N.C.TX. REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
- () RECORD INFORMATION
- ~ BREAKLINE



SURVEYORS CERTIFICATE

Donald J. Zdancewicz 12-6-2024
DONALD J. ZDANCEWICZ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6687 - STATE OF TEXAS

VICINITY MAP



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S29°54'09"W	60.00'
L2	N60°05'51"W	15.19'
L3	N29°54'09"E	60.00'
L4	S60°05'51"E	15.19'

JOB NUMBER: 1022069506C
 DATE: NOVEMBER 20, 2023
 SCALE: 1"=50'
 SURVEYOR: D. ZDANCEWICZ
 TECHNICIAN: J. BRADSHAW
 DRAWING: DEMPSEY STREET.dwg
 TRACT ID: N/A
 PARTYCHIEF: C. HERNANDEZ
 FIELDBOOKS: 42786



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 Ofc: 512.447.0575
 Fax: 512.326.3029
 email: info@sam.biz
 Texas Firm Registration No. 10064300

PROJECT: PORT OF CORPUS CHRISTI STREET CLOSURES
 SHEET OF 1

Being a portion of Dempsey Street lying between Lots 6 through 10, Block 4, and Lots 1 through 5, Block 5, John G. Hatch Addition, according to the map or plat thereof recorded in Volume A, Page 4, Map and Plat Records of Nueces County, Texas, said portion of Summers Street being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Rebar with plastic cap stamped "SAM" set for the Southeast corner of Lot 6, Block 4, John G. Hatch Addition, for the Northeast corner of the tract described herein, from which a 5/8" Rebar with plastic cap stamped "SAM" previously set bears S 60°05'51" E, a distance of 17.35 feet;

THENCE S 29°54'09" W, a distance of 60.00 feet along the terminus of Dempsey Street to a 5/8" Rebar with plastic cap stamped "SAM" set for the Northeast corner of Lot 5, Block 4, John G. Hatch Addition, for the Southeast corner of the tract described herein, from which a 5/8" Rebar with plastic cap stamped "SAM" previously set bears S 60°05'51" E, a distance of 17.48 feet;


THENCE N 60°05'51" W, a distance of 15.19 feet along the South line of Dempsey Street to a 5/8" Rebar with plastic cap stamped "SAM" previously set, for the Southwest corner of the tract described herein;

THENCE N 29°54'09" E, a distance of 60.00 feet through Dempsey Street to a 5/8" Rebar with plastic cap stamped "SAM" previously set in the North line of Dempsey Street for the Northwest corner of the tract described herein, from which a 5/8" Rebar with plastic cap stamped "SAM" previously set bears N 29°54'09" E, a distance of 250.00 feet;

THENCE S 60°05'51" E, a distance of 15.19 feet along the North line of Dempsey Street to the POINT OF BEGINNING and CONTAINING 0.0209 of one acre (911 square feet) of land, more or less.



SAM, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX Firm No. 10064300

 12-6-2024
Donald J. Zdancewicz Date
Registered Professional Land Surveyor
No. 6687 - State of Texas

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

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
(With Mineral Reservation)**

EFFECTIVE DATE: July 15, 2022

GRANTOR: JVPW CORP., a Texas corporation

GRANTEE: 1920 PORT AVE LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS:

1410 Crescent Drive
Corpus Christi, Texas 78412

CONSIDERATION:

The sum of \$1,218,750.00 paid to Grantor by KLEBERG BANK, N.A. (herein called the "Lender"), as evidenced by a note of even date herewith in such amount, executed by Grantee payable to the order of Lender, which note bears interest and is payable as therein provided, the payment of which note is secured by the superior title and a vendor's lien herein and hereby expressly retained on the hereafter described Property and herein and hereby expressly transferred and assigned, without recourse, to Lender, and Lender's successors and assigns; and for Ten Dollars and other valuable consideration, the receipt and sufficiency of which is acknowledged. The note payable to Lender is additionally secured by a deed of trust of even date herewith in favor of Gabe Guerra, Trustee.

PROPERTY: The following described Land:

See Exhibit "A" hereto attached.

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; (ii) strips and gores, if any, adjacent or contiguous to the Land; (iii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the Land; (iv) any riparian rights appurtenant to the Land relating to surface or subsurface waters; and (v) easements, rights of ingress and egress and reversionary interests benefitting or serving the Land (the Land and other appurtenant rights being referred to herein as the "Property").

RESERVATIONS FROM CONVEYANCE:

Grantor hereby RESERVES unto Grantor and Grantor's heirs, successors and assigns all of the Grantor's present right, title and interest (including without limitation any royalty interests and future or reversionary interests) in and to the oil, gas and other minerals (as the term "minerals" is hereafter defined) in, under and that may be produced from the Property.

For purposes hereof, the term "minerals" shall be construed to include oil, condensate, gas, sulfur, salt, coal, lignite, uranium, thorium, geothermal steam or other geothermal substances, fissionable materials or other such valuable substances, regardless of the method used to produce same, except: water, gravel, caliche, soil, shale, sand, clay and other such materials which do not otherwise contain valuable substances herein defined as minerals.

Grantor WAIVES the right to use the surface of the Property for exploration, production, storage and transportation of oil, gas and other fluid hydrocarbons; provided however, such shall not prevent or hinder the Grantor from production of oil, gas and fluid hydrocarbons from the Property by directional drilling or other off-site methods which do not use the surface of the Property for exploration, production, storage or transportation of the oil, gas or other fluid hydrocarbons.

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 the County in which the Property is located;
- (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 the County in which the Property is located; and the rights of the owner of any portion of the mineral estate and the rights of any lessee or other person claiming an interest in oil, gas and other minerals under oil, gas and mineral leases or other documents as such is shown by the records of the County Clerk of the County in which the Property is located.

GRANT OF PROPERTY:

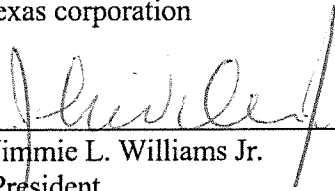
Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold unto Grantee, Grantee's heirs, 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 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, and except as to the Reservations From and Exceptions to Conveyance and Warranty.

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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

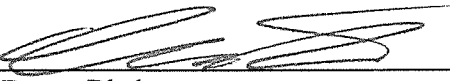
When the context requires, singular nouns and pronouns include the plural.

GRANTOR:
JVPW CORP.
A Texas corporation

By: 

Jimmie L. Williams Jr.
President

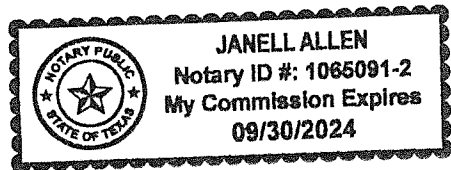
APPROVED BY GRANTEE:
1920 PORT AVE LLC
A Texas limited liability company
By: Jacek LLC, Its Manager

By: 

Deven Bhakta , Managing
Member

STATE OF TEXAS §
COUNTY OF Nueces §

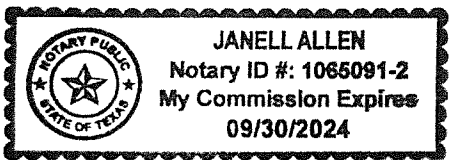
This instrument was acknowledged before me on the 13th day of July, 2022, by JIMMIE L. WILLIAMS, JR., President of JVPW CORP., a Texas corporation, on behalf of said corporation.



Janell Allen
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Nueces §

This instrument was acknowledged before me on the 15th day of July, 2022, by DEVEN BHAKTA, Managing Member of Jacek LLC, the Manager of 1920 PORD AVE LLC, on behalf of said limited liability company.



Janell Allen
Notary Public, State of Texas

Return to:
San Jacinto Title Services
520 Lawrence Street
Corpus Christi, Texas 78401
(GF No. 220243704-JA)

EXHIBIT "A"

Tract 1:

Lots One (1) to Ten (10), inclusive, Block Five (5), of the JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map thereof, recorded in Volume A, Page 4, Map Records of Nueces County, Texas, together with the South one-half of that portion of Dempsey Street extending from the East property line of Port Avenue eastward to the West line of the Railroad Right-of-Way, as shown in Deed to Central Power and Light Company, dated May 21, 1952, recorded in under Clerk's File No. 350697, Volume 555, Page 530, Deed Records of Nueces County, Texas;

SAVE AND EXCEPT, a strip of even width of Sixteen (16) feet off of the Southeasterly side of Lots Five (5) and Six (6), Block Five (5), JOHN G. HATCH ADDITION, conveyed to San Antonio, Uvalde & Gulf Railroad Company by instrument dated February 20, 1929, recorded in Volume 185, Page 265, Deed Records of Nueces County, Texas, and;

SAVE AND EXCEPT that portion of Lots One (1) and Ten (10), now included in Port Avenue;

The Tract hereby conveyed being more particularly described by metes and bounds as follows; to-wit:

BEGINNING at a 5/8" iron rod in the Southeast right-of-way line of North Port Avenue a 70' wide road, at its intersection with the Northeast right-of-way line of Nueces Street, a 50' wide road, from whence a 1" iron pipe in the Northwest right-of-way line of Lexington Avenue at the common corner of Lots Twenty (20) and Twenty-One (21), Citizen's Addition, Block One (1), as recorded in Volume A, Page 6, Map Records of Nueces County, Texas, bears in a Southwesterly direction parallel to North Port Avenue, 25.00' then in a Northwesterly direction at 90 deg. to North Port Avenue, 438.75', then at 90 deg. in a Southwesterly direction, 435.09';

THENCE, with the Southeast right-of-way of North Port Avenue in a Northeasterly direction, 280.00' to a drill hole set for corner;

THENCE, with the extended centerline of Dempsey Street in a Southeasterly direction at 90 deg. to North Port Avenue, at 20.00' pass a 5/8" iron rod set as reference point, in all a distance of 221.50' to a 5/8" iron rod set in the Northwest line of the San Antonio, Uvalde and Gulf Railroad right-of-way line for corner;

THENCE, with the Northwest right-of-way line of the railroad in a Southwesterly direction at 90 deg. to the extended centerline of Dempsey Street and parallel to North Port Avenue, 280.00' to a 5/8" iron rod set in then Northeast right-of-way line of Nueces Street for corner;

THENCE, with the Northeast right-of-way line of Nueces Street in a Northwesterly direction at 90 deg. to the railroad right-of-way and parallel to the extended centerline of Dempsey Street, at 201.50' pass a 5/8" iron rod set as a reference point, in all a distance of 221.50' to the POINT OF BEGINNING, said tract containing 1.424 acres of land, more or less; together with all improvements located thereon.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Tract 2 :

The North one-half (N 1/2) of what was formerly Dempsey Street, lying between Port Avenue and the Missouri Pacific Railroad right-of-way, together with the South 25 feet of Lots Numbers One (1) through Five (5), inclusive, and all of Lots Numbers Six (6) through Ten (10), inclusive, in Block No. Four (4), JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof, recorded in Volume A, Page 4 of the Map Records of Nueces County, Texas, reference to which is here made for a more particular description.

EXHIBIT "A"
(Continued)

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Tract 3 :

All of Lot No. One-A (1-A), in Block No. Four (4), JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof, recorded in Volume 26, Page 80 of the Map Records of Nueces County, Texas, together with all property abandoned to the owner of that lot under the City of Corpus Christi ordinance recorded under Clerk's File No. 2022017300, Official Public Records of Nueces County, Texas, reference to which is here made for a more particular description.

Tract 4 :

All of Lot Ten-A (10-A), in Block No. Three (3) , JOHN G. HATCH ADDITION to the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof, recorded in Volume 26, Page 80 of the Map Records of Nueces County, Texas, together with all property abandoned to the owner of that lot under the City of Corpus Christi ordinance recorded under Clerk's File No. 2022017300, Official Public Records of Nueces County, Texas, reference to which is here made for a more particular description.

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2022034137

eRecording - Real Property

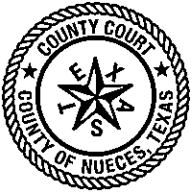
DEED

Recorded On: July 15, 2022 02:06 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$41.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

Kara Sands

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022034137
Receipt Number: 20220715000154
Recorded Date/Time: July 15, 2022 02:06 PM
User: Lisa C
Station: CLERK04.nuecescc.local

Record and Return To:

Simplifile
484 North 300 West, Suite 202
Provo UT

**RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:**

Port of Corpus Christi Authority of Nueces County, Texas
Attn: Kent Britton
P.O. Box 1541
Corpus Christi, Texas 78403

(Space Above for Recorder's Use Only)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORDING IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

2816-53

DEED WITHOUT WARRANTY

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF NUECES)

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation, successor in interest through merger with Union Pacific Railroad Company, a Utah corporation, successor in interest through merger with Missouri Pacific Railroad Company, a Delaware corporation, successor in interest through merger with Missouri Pacific Railroad Company, a Missouri corporation, successor in interest through merger with San Antonio, Uvalde and Gulf Railroad Company, a Texas corporation) ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by **PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS** ("Grantee"), the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey to Grantee, the strip or tract of land lying in Nueces County, State of Texas, described in **Exhibit A**, attached hereto and made a part hereof ("Property").

EXCEPTING from this conveyance and RESERVING unto Grantor, its successors and assigns, forever, the following:

(a) All minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by Grantee, its successors and assigns; PROVIDED, HOWEVER, that Grantor, its successors or assigns, without the prior written permission of Grantee, its successors or assigns, which permission may be withheld in Grantee's sole and absolute discretion, shall not conduct any mining activities of whatsoever nature above a plane five hundred feet (500') below the surface of the Property (the "500' Plane"); All rights of ingress and egress, and surface use above the 500' Plane for the exploration, production, and transportation of minerals underlying the Property are hereby waived;

(b) All existing pipeline and appurtenant facilities, whether owned by Grantor or any third party, and a PERPETUAL EASEMENT upon, over, along, under and across the portion of the Property that lies five feet (5') on each side of the centerline of such existing pipeline and appurtenant facilities (the "Easement Area"), for the purposes of constructing, maintaining, repairing, operating, renewing, replacing, using and/or removing pipeline and appurtenant facilities (whether now or hereafter installed, and including facilities which are the technological successor to any existing or hereafter installed facilities) together with: (i) the right of ingress and egress to and from the Easement Area, at those points where the Easement Area intersects with now existing public roads; and (ii) with respect to the easement rights herein reserved the right to collect rents, issues and profits therefrom, and from any now existing contracts. In addition to and not in limitation of Grantor's rights under the foregoing reservation of easement, Grantee, for itself, its successors and assigns, hereby covenants and agrees that Grantee shall not unreasonably interfere with the rights of Grantor's Licensee under that certain License Agreement between Missouri Pacific Railroad Company and Celanese Corporation of America dated March 17, 1966, identified in the records of Grantor as Audit Number CA60744 and granting certain rights to said Licensee to use the Property for two 4 inch in diameter longitudinal pipeline encroachment on railroad right of way (the "Celanese License"). Grantor hereby agrees that the Grantee has the right to construct roads and driveways (hereinafter "Crossings") across the Easement Area reserved by Grantor provided that such crossings are constructed in a manner to protect the two (2) pipelines within the Easement from damage caused by trucks, cars, and other vehicles crossing over the Easement; and

(c) One (1) signboard and appurtenances thereto (collectively, "Signboard"), including, without limitation, any and all wirelines for electrical service to the Signboard, now located upon, along, under and across the Property, and RESERVING unto Grantor, its successors and assigns, a PERPETUAL EASEMENT for the construction, maintenance, operation, repair, replacement, renewal and reconstruction of the Signboard (whether now or hereafter constructed) upon, along,

under and across the portion of the Property which is the current location of the Signboard and within a radius five feet (5') outside the perimeter of the land surface directly below the Signboard ("Sign Shadow") and any poles or footings if outside the Sign Shadow, together with (i) the right of unobstructed access, ingress and egress along that portion of the Property between said easement area and the right-of-way for Martin Luther King Dr. (a/ka/ Buffalo St.), for the purpose of exercising the rights herein reserved; and (ii) a right of ingress and egress along any existing roadway used for access to the Signboard; and (iii) a sight of line easement for unobstructed view from the I-37 Access Road to the Signboard now or hereafter on said easement area.

The Property is conveyed by Grantor subject to the following covenant, condition and restriction which Grantee, by the acceptance of this instrument, covenants for itself, its successors and assigns, faithfully to keep, observe and perform:

Restriction on Use. The Property must not be used for (i) residential, (ii) lodgings or accommodations (including, without limitation, hotels, motels, boarding houses, dormitories, hospitals, nursing homes, or retirement centers), or (iii) educational or child-care facilities (including, without limitation, schools, kindergartens or day-care centers).

The foregoing and following covenants, conditions, and restrictions shall run with the Property, the burdens of which will be binding on the successors and assigns of Grantee and the benefits of which will inure to the successors and assigns of Grantor. A breach of the foregoing and following covenants, conditions, and restrictions, or the continuance thereof, may, at the option of Grantor, its successors or assigns, be enjoined, abated, or remedied by appropriate proceedings.

Environmental Covenants:

(a) As Is Sale. Grantee acknowledges and agrees that the Property is conveyed by Grantor and accepted by Grantee in an "as is" condition with all faults. Grantee further acknowledges that the Property was used for railroad, commercial and industrial purposes. Grantor makes no representation or warranties of any kind whatsoever, either express or implied, with respect to the Property; in particular, but without limitation, Grantor makes no representations or warranties with respect to the use, condition, title, occupation or management of the Property, or compliance with applicable statutes, laws, codes, ordinances, regulations, requirements, covenants, conditions and restrictions (whether or not of record). Grantee acknowledges that it is executing this instrument on the basis of Grantee's own investigation of the physical and environmental conditions of the Property, including the subsurface conditions, and Grantee assumes the risk that adverse physical and environmental conditions may not have been revealed by its investigation.

(b) **FROM AND AFTER THE DATE OF THIS INSTRUMENT, GRANTEE WILL, TO THE MAXIMUM EXTENT PERMITTED BY LAW, RELEASE GRANTOR, AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, INDEMNIFY, DEFEND AND SAVE HARMLESS GRANTOR, ITS**

AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS AND ASSIGNS, FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, CAUSES OF ACTION, LEGAL OR ADMINISTRATIVE PROCEEDINGS, CLAIMS, DEMANDS, FINES, PUNITIVE DAMAGES, LOSSES, COSTS, LIABILITIES AND EXPENSES, INCLUDING ATTORNEYS' FEES, IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE KNOWN OR UNKNOWN CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY CONTAMINATION IN, ON, UNDER OR ADJACENT TO THE PROPERTY BY ANY HAZARDOUS OR TOXIC SUBSTANCE OR MATERIAL), OR ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION APPLICABLE THERETO, INCLUDING, WITHOUT LIMITATION, THE TOXIC SUBSTANCES CONTROL ACT, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, AND THE RESOURCE CONSERVATION AND RECOVERY ACT. THE FOREGOING WILL APPLY REGARDLESS OF ANY NEGLIGENCE OR STRICT LIABILITY OF GRANTOR, ITS AFFILIATES, OR THEIR EMPLOYEES, AGENTS OR OFFICERS.

This conveyance is made without any warranty, express or implied, including, without limitation, any warranty or covenant implied under the provisions of Section 5.023 of the Texas Property Code, which provisions are hereby expressly waived by Grantee even as to the return of the purchase price.

(Remainder of page intentionally left blank. Signatures on following pages.)

Grantee hereby accepts this instrument and agrees for itself, its successors and assigns, to be bound by the covenants set forth herein.

Dated this 7th day of October, 2024.

**PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS**

By: [Signature]
Printed Name: Kent Britton
Title: CEO

STATE OF TEXAS)
) ss.
COUNTY OF NUECES)

This instrument was acknowledged before me on October 7, 2024,
by Kent A Britton, Chief Executive officer of PORT
OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS, on behalf of said entity.

WITNESS my hand and official seal.

[Signature]
Notary Public

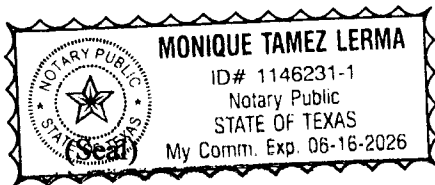


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

METES & BOUNDS DESCRIPTION TRACT I:

DESCRIPTION OF 0.5494 OF ONE ACRE (23,933 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS DESCRIBED AS FOURTH TRACT, 0.57 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 194, PAGE 77, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.5494 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF PORT AVENUE, FOR THE SOUTHEAST CORNER OF TRACT 1, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 54°31'39" W, WITH SAID NORTHWEST LINE OF PORT AVENUE, A DISTANCE OF 45.88 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF A CALLED 5.00 ACRES OF LAND, DESCRIBED IN SPECIAL WARRANTY DEED TO PORT OF CORPUS CHRISTI AUTHORITY IN DOCUMENT NO. 814472, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF SAID CALLED 5.00 ACRES OF LAND AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 23°17'01" WEST, A DISTANCE OF 101.95 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
2. NORTH 31°09'51" WEST, A DISTANCE OF 99.73 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
3. NORTH 42°12'04" WEST, A DISTANCE OF 99.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
4. NORTH 43°32'48" WEST, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR AN ANGLE POINT,
5. NORTH 51°11'56" WEST, A DISTANCE OF 99.98 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR AN ANGLE POINT, AND

6. NORTH 57°59'31" WEST, A DISTANCE OF 77.96 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET IN THE SOUTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, FOR THE NORTHEAST CORNER OF SAID CALLED 5.00 ACRES OF LAND, AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 71°34'51" E, WITH SAID SOUTH LINE OF UNION PACIFIC RAILROAD AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 160.94 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF TRACT 1, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND BEARS WITH THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5,779.70 FEET, WHOSE ARC DISTANCE IS 545.72 FEET AND WHOSE CHORD AND CHORD BEARING ARE S 72°32'15" E, A DISTANCE OF 545.52 FEET;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 789.08 FEET, AN ARC DISTANCE OF 441.04 FEET, AND A CHORD WHICH BEARS S 36°05'22" E, A DISTANCE OF 435.32 FEET, WITH THE WEST LINE OF SAID TRACT 1, SALT FLAT TRACTS, AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, TO THE POINT OF BEGINNING AND CONTAINING 0.5494 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT II:

DESCRIPTION OF 0.2764 OF ONE ACRE (12,041 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS DESCRIBED AS THIRD TRACT, 0.265 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 194, PAGE 77, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.2764 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF PORT AVENUE, FOR THE NORTHWEST CORNER OF TRACT 2, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 789.08 FEET, AN ARC DISTANCE OF 263.00 FEET, AND A CHORD WHICH BEARS S 05°11'39" E, A DISTANCE OF 261.78 FEET, WITH THE WEST LINE OF SAID TRACT 2, SALT FLAT TRACTS, AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, TO A 5/8" IRON

ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE NORTH LINE OF W. BROADWAY STREET FOR THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE N 65°32'25" W, WITH SAID NORTH LINE OF W. BROADWAY STREET, A DISTANCE OF 53.63 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF A 12,894.5 SQUARE FEET TRACT OF LAND DESCRIBED IN WARRANTY DEED TO AGUIRRE PROPERTIES, INC. RECORDED IN DOCUMENT NO. 2006030458, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN; THENCE WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 739.08 FEET, AN ARC DISTANCE OF 207.88 FEET, AND A CHORD WHICH BEARS N 05°41'20" W, A DISTANCE OF 207.20 FEET, WITH THE EAST LINE OF SAID 12,894.5 SQUARE FEET TRACT OF LAND, TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET IN THE SOUTH RIGHT-OF-WAY LINE OF PORT AVENUE FOR THE NORTHEAST CORNER OF SAID 12,894.5 SQUARE FEET TRACT OF LAND AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 54°41'58" E, WITH SAID SOUTH LINE OF PORT AVENUE AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 55.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2764 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT III:

DESCRIPTION OF 0.8982 OF ONE ACRE (39,126 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEIGN ALL OF THE LAND DESCRIBED AS FIRST TRACT, 0.30 OF AN ACRE OF LAND, AND AS SECOND TRACT, 0.27 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 194, PAGE 77, DEED RECORDS OF NUECES COUNTY, TEXAS, AND 0.4 OF AN ACRE OF LAND, IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 119, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.8982 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, FOR THE NORTHEAST CORNER OF TRACT 2, SALT FLAT TRACTS, LOCATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 65°59'59" E, WITH SAID SOUTH LINE OF UNION PACIFIC RAILROAD, A DISTANCE OF 138.60 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF THE J H HARVEY PROPERTY DESCRIBED IN DEED TO J. H. HARVEY, RECORDED IN VOLUME 199, PAGE 580, DEED RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 612.28 FEET, AN ARC DISTANCE OF 772.18 FEET, AND A CHORD WHICH BEARS S 64°07'38" W, A DISTANCE OF 722.01 FEET, WITH THE WEST LINE OF SAID J H HARVEY PROPERTY AND THE WEST LINE OF A 2.55 ACRE TRACT DESCRIBED IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, TO A 5/8" IRON PIPE FOUND IN THE NORTH LINE OF W. BROADWAY STREET FOR THE SOUTHWEST CORNER OF SAID 2.55 ACRE TRACT;

THENCE N 87°39'01" W, WITH SAID NORTH LINE OF W. BROADWAY STREET, A DISTANCE OF 64.51 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND FOR THE SOUTH CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 662.28 FEET, AN ARC DISTANCE OF 730.06 FEET, AND A CHORD WHICH BEARS N 57°52'52" E, A DISTANCE OF 693.65 FEET, WITH THE EAST LINE OF SAID TRACT 2, AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, TO THE POINT OF BEGINNING AND CONTAINING 0.8982 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT IV:

DESCRIPTION OF 0.2908 OF ONE ACRE (12,669 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS, BEING ALL OF LOTS 5 AND 6, BLOCK 1, AND PORTION OF LOT 4, BLOCK 1, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, EXCEPT OF PORTIONS CONVEYED FOR STREET PURPOSES, DESCRIBED AS PARCEL NO. 1 A PARCEL NO. 2 IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 191, PAGE 210, DEED RECORDS OF NUECES COUNTY, TEXAS; AND A 16 FOOT WIDE STRIP OFF OF LOTS 5 AND 6, BLOCK 1, JOHN G. HATCH ADDITION, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 187, PAGE 13, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.2908 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HATCH STREET, FOR THE SOUTHEAST CORNER OF LOT 7, BLOCK 1, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, AND FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, WITH THE EAST LINE OF SAID LOT 7, BLOCK 1, THE WEST LINE OF SAID LOT 6, BLOCK 1 AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A

DISTANCE OF 107.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 1 AND THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 1;

THENCE N 07°16'57" E, THROUGH LOT 4, BLOCK 1, A DISTANCE OF 130.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF W. BROADWAY STREET, FOR THE NORTHEAST CORNER OF LOT 3, BLOCK 1, THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 1 AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF W. BROADWAY STREET, THE NORTH LINES OF SAID LOT 4 AND LOT 5, BLOCK 1, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 92.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET AT THE INTERESECTION OF THE SOUTH LINE OF W. BROADWAY STREET AND THE WEST LINE OF WASHINGTON STREET, FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 1, AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°54'09" W, WITH THE WEST LINE OF SAID WASHINGTON STREET, THE EAST LINE OF SAID LOT 5 AND LOT 6, BLOCK 1, AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 227.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF HATCH STREET, FOR THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 1 AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF HATCH STREET, THE SOUTH LINE OF SAID LOT 6, BLOCK 1, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 42.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2908 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION TRACT V:

DESCRIPTION OF 0.6553 OF ONE ACRE (28,547 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS, BEING A 16 FOOT STRIP OF LAND OFF OF THE WEST SIDE OF SUVEY NO. 469 OF THE J.M. PRIOUR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 183, PAGE 321, DEED RECORDS OF NUECES COUNTY, TEXAS; AND A 16 FOOT STRIP OFF OF THE SOUTHEASTERLY SIDE OF LOTS 5 AND 6, BLOCK 2 AND LOTS 5 AND 6, BLOCK 3, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 187, PAGE 13, DEED RECORDS OF NUECES COUNTY, TEXAS; THE SOUTHEASTERLY 25 FEET OF LOTS 5 AND 6, BLOCK 2, AND THE SOUTHEASTERLY 23 FEET OF LOTS 5 AND 6, BLOCK 3, JOHN G. HATCH ADDITION, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD

COMPANY, OF RECORD IN VOLUME 191, PAGE 210, DEED RECORDS OF NUECES COUNTY, TEXAS; AND ALL OF LOT 1, BLOCK 3, PRIMROSE HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 41, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 37, DEED RECORDS OF NUECES COUNTY, TEXAS. SAID 0.6553 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF JOHN STREET, FOR A NORTHWEST CORNER OF A 20.58 ACRE TRACT OF LAND DESCRIBED AS PARCEL ONE AND PARCEL TWO IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC, RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS;

THENCE N 59°35'37" W, WITH SAID NORTH LINE OF JOHN STREET, THE SOUTH LINE OF LOT 6, BLOCK 3, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 39.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, THROUGH LOT 6 AND LOT 5, BLOCK 3, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF SUMMERS STREET;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF SUMMERS STREET, THE NORTH LINE OF SAID LOT 5, BLOCK 3, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 23.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 3, AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, CROSSING SAID SUMMERS STREET, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF SUMMERS STREET, FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 2 AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF SUMMERS STREET, THE SOUTH LINE OF SAID LOT 6, BLOCK 2, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET;

THENCE N 29°54'09" E, THROUGH LOT 6 AND LOT 5, BLOCK 2, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF HATCH STREET FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF HATCH STREET, THE NORTH LINE OF LOT 5, BLOCK 2, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 41.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°54'09" W, A DISTANCE OF 120.95 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF LOT 1, BLOCK 3, PRIMROSE HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 41, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 89°04'31" E, WITH SAID NORTH LINE OF LOT 1, BLOCK 3, A DISTANCE OF 5.47 FEET TO A 5/8" IRON ROD FOUND FOR A WEST CORNER OF SAID 20.58 ACRE TRACT, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF SAID 20.58 ACRE TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 00°19'19" E, A DISTANCE OF 59.07 FEET TO A 5/8" IRON ROD FOUND,
2. N 89°41'31" W, A DISTANCE OF 22.13 FEET TO A 5/8" IRON ROD FOUND,
3. S 29°47'16" W, A DISTANCE OF 380.23 FEET TO A 5/8" IRON ROD FOUND, AND
4. N 59°35'37" W, A DISTANCE OF 16.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6553 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION - TRACT VI

BEING A TRACT CONTAINING 0.1852 OF ONE ACRE (8,067 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREA SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5 AND LOT 6, BLOCK 4, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 182, PAGE 557, DEED RECORDS OF NUECES COUNTY, TEXAS; AND 16 FEET OFF OF THE NORTHWESTERLY SIDE OF LOTS 1 AND 20, BLOCK 17, STEWART & NEWMAN ADDITION NO. 2, ADDITION TO CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 9, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 67, DEED RECORDS OF NUECES COUNTY, TEXAS. 0.1852 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF JOHN STREET, BEING THE NORTHEAST CORNER OF THE 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5, BLOCK 4, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF JOHN STREET, THE NORTH LINE OF SAID LOT 5, BLOCK 4, AND THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 32.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE WEST LINE OF A 20.58 ACRE TRACT OF LAND DESCRIBED AS PARCEL ONE AND PARCEL TWO IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC, RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°46'46" W, WITH SAID WEST LINE OF A 20.58 ACRE TRACT, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF DEMPSEY STREET, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF DEMPSEY STREET, A DISTANCE OF 32.54 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHWEST CORNER OF THE 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 6, BLOCK 4 AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREON; THENCE N 29°54'09" E, THROUGH LOTS 6 & 5, BLOCK 4, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1852 OF ONE ACRE (8,067 SQUARE FEET) OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION - TRACT VII

BEING A TRACT CONTAINING 0.3243 OF ONE ACRE (14,125 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREA SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEING 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5 AND LOT 6, BLOCK 5, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 263, DEED RECORDS OF NUECES COUNTY, TEXAS; 16 FEET OFF OF THE NORTHWESTERLY SIDE OF LOT 1, BLOCK 16, AND UNNUMBERED FRACTIONAL LOT ADJOINING LOT 1, STEWART & NEWMAN ADDITION NO. 2, ADDITION TO CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 9, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 186, PAGE 67, DEED RECORDS OF

NUECES COUNTY, TEXAS; AND ALL OF FRACTIONAL LOTS 1 AND 2, BLOCK 5, CRAVEN HEIGHTS ADDITION TO THE CITY OF CORPUS CHRISTI, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 303, DEED RECORDS OF NUECES COUNTY, TEXAS. 0.3243 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF NUECES STREET, BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 5, CRAVEN HEIGHTS ADDITION TO THE CITY OF CORPUS CHRISTI, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF LOT 14, BLOCK 16, CRAVEN HEIGHTS ADDITION, BEARS S 60°08'01" E, A DISTANCE OF 50.00 FEET;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF NUECES STREET, THE SOUTH LINE OF SAID LOT 2 AND 1, BLOCK 5, AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 95.81 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHWEST CORNER OF A BEING 16 FEET OFF OF THE SOUTHEASTERLY SIDE OF LOT 5 AND LOT 6, BLOCK 5, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 263, DEED RECORDS OF NUECES COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°54'09" E, THROUGH LOTS 6 AND 5, BLOCK 5, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH LINE OF DEMPSEY STREET, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID SOUTH LINE OF DEMPSEY STREET, A DISTANCE OF 32.67 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE WEST LINE OF A 20.58 ACRE TRACT OF LAND DESCRIBED AS PARCEL ONE AND PARCEL TWO IN QUITCLAIM DEED TO GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC, RECORDED IN DOCUMENT NO. 2011006797, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°46'46" W, WITH SAID WEST LINE OF A 20.58 ACRE TRACT, A DISTANCE OF 173.69 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF SAID LOT 1, BLOCK 5, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 89°26'12" E, WITH THE NORTH LINES OF SAID LOTS 1 AND 2, BLOCK 5, A DISTANCE OF 72.01 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

THENCE S 29°54'09" W, WITH THE EAST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 111.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3243 OF ONE ACRE (14,125 SQUARE FEET) OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION - TRACT VIII

BEING A TRACT CONTAINING 0.2755 OF ONE ACRE (12,001 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREA SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEING ALL OF LOT 6, BLOCK 6 AND THE EAST 17.5 FEET OF LOT 5, BLOCK 6, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS; AND THE WEST 20 FEET OF LOT 1, BLOCK 6 AND THE WEST 16 FEET OF LOT 3, BLOCK 6, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS. 0.2755 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" PREVIOUSLY SET IN THE NORTH RIGHT-OF-WAY LINE OF NUECES STREET, BEING THE NORTHEAST CORNER OF THE WEST 25 FEET OF LOT 5, BLOCK 6, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF NUECES STREET, THE NORTH LINE OF SAID LOT 5, BLOCK 6, AND THE NORTH LINE OF LOT 3, BLOCK 6, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, A DISTANCE OF 33.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF THE WEST 16 FEET OF SAID LOT 3, BLOCK 6, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°54'09" W, WITH THE EAST LINE OF THE SAID WEST 16 FEET OF LOT 3, BLOCK 6, A DISTANCE OF 125.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF LOT 1, BLOCK 6, FOR THE SOUTHEAST CORNER OF SAID WEST 16 FEET OF LOT 3, BLOCK 6, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF LOT 1, BLOCK 6, A DISTANCE OF 4.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE WEST 20 FEET OF SAID LOT 1, BLOCK 6, FOR AN EASTERLY CORNER OF THE TRACT DESCRIBED HEREON;

THENCE S 29°54'09" W, WITH THE EAST LINE OF THE SAID WEST 20 FEET OF LOT 1, BLOCK 6, A DISTANCE OF 125.00 FEET TO A CALCULATED POINT IN THE NORTH RIGHT-OF-WAY LINE OF WINNEBAGO STREET, FOR THE SOUTHEAST CORNER OF THE WEST 20 FEET OF SAID LOT 1, BLOCK 6, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°05'51" W, WITH SAID NORTH LINE OF WINNEBAGO STREET, THE SOUTH LINE OF SAID LOT 1, BLOCK 6 AND LOT 6, BLOCK 6, A DISTANCE OF 62.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, THE SOUTHWEST CORNER OF LOT 6, BLOCK 6 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREON;

THENCE N 29°54'09" E, WITH THE EAST LINE OF THE SAID LOT 7, BLOCK 6, THE WEST LINE OF SAID LOT 6, BLOCK 6 AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 125.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 6 AND THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 6, FOR A WESTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 60°05'51" E, WITH SAID NORTH LINE OF LOT 6, BLOCK 6, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE WEST 20 FEET OF SAID LOT 1, BLOCK 6, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREON;

THENCE N 29°54'09" E, WITH THE WEST LINE OF THE SAID WEST 20 FEET OF LOT 1, BLOCK 6, AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2755 OF ONE ACRE (12,001 SQUARE FEET) OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION – TRACT IX

BEING A TRACT CONTAINING 0.5527 OF ONE ACRE (24,075 SQUARE FEET) OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS; BEING A 16 FOOT STRIP OFF OF THE SOUTHEASTERLY SIDE OF LOTS 5 AND 6, BLOCK 7 AND LOTS 5 AND 6, BLOCK 8, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 263, DEED RECORDS OF NUECES COUNTY, TEXAS; A 16 FOOT STRIP OFF OF THE NORTHWESTERLY SIDE OF LOTS 1 AND 3, BLOCK 7, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING

TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, AND A OFF OF THE WEST SIDE OF THE J.M. PRIOR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 552, DEED RECORDS OF NUECES COUNTY, TEXAS; A 16 FOOT STRIP OFF OF THE WEST SIDE OF THE JULIAN PRIOR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 185, PAGE 551, DEED RECORDS OF NUECES COUNTY, TEXAS; A 16 FOOT STRIP OFF OF THE WEST SIDE OF THE JULIAN PRIOR TRACT, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 184, PAGE 619, DEED RECORDS OF NUECES COUNTY, TEXAS; AND ALL OF LOT 1, BLOCK 21, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED TO SAN ANTONIO, UVALDE & GULF RAILROAD COMPANY, OF RECORD IN VOLUME 184, PAGE 621, DEED RECORDS OF NUECES COUNTY, TEXAS. 0.5527 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT TYPE II MONUMENT FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SMITH STREET, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 21, CRAVEN HEIGHTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 7, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°D46'45" E, A DISTANCE OF 360.24 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF MINTON STREET FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 8, JOHN G. HATCH ADDITION, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 4, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°D16'11" W, WITH SAID NORTH LINE OF MINTON STREET AND THE SOUTH LINE OF LOT 6, BLOCK 8, A DISTANCE OF 15.91 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET;

THENCE N 29°D45'51" E, THROUGH LOTS 6 AND 5, BLOCK 8, A DISTANCE OF 237.15 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE SOUTH RIGHT-OF-WAY LINE OF MOORE STREET;

THENCE S 60°D16'11" E, WITH SAID SOUTH LINE OF MOORE STREET AND THE NORTH LINE OF LOT 5, BLOCK 8, A DISTANCE OF 15.95 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 8;

THENCE N 29°D46'24" E, CROSSING MOORE STREET, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH RIGHT-OF-WAY LINE OF MOORE STREET FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 7; THENCE N 60°D16'11" W, WITH SAID NORTH LINE OF MOORE STREET AND THE SOUTH LINE OF LOT 6, BLOCK 7, A DISTANCE OF 15.96 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET;

THENCE N 29°D45'51" E, THROUGH LOTS 6 AND 5, BLOCK 7, A DISTANCE OF 249.94 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WINNEBAGO STREET;

THENCE S 60°D12'19" E, WITH SAID SOUTH LINE OF WINNEBAGO STREET AND THE NORTH LINE OF LOT 5, BLOCK 7, A DISTANCE OF 32.06 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR THE NORTHWEST CORNER OF A 9.345 ACRE PARCEL OF LAND DESCRIBED IN DEED TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED IN DOCUMENT NO. 2017022243, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS;

THENCE S 29°D54'09" W, WITH THE WEST LINE OF THE SAID 9.345 ACRE PARCEL OF LAND, PASSING AT A DISTANCE OF 677.33 FEET A TXDOT TYPE II MONUMENT FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 809.70 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE EAST LINE OF SAID LOT 1, BLOCK 21;

THENCE S 00°D42'24" W, WITH SAID EAST LINE OF LOT 1, BLOCK 21, A DISTANCE OF 87.47 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET IN THE NORTH LINE OF BUFFALO STREET;

THENCE N 89°D25'12" W, WITH SAID NORTH LINE OF BUFFALO STREET, A DISTANCE OF 23.04 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SAM" SET FOR THE SOUTH CORNER OF SAID LOT 1, BLOCK 21;

THENCE N 60°D05'51" W, WITH THE NORTH LINE OF SMITH STREET, A DISTANCE OF 38.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5527 OF ONE ACRE (24,075 SQUARE FEET) OF LAND, MORE OR LESS.

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2024034769

eRecording - Real Property

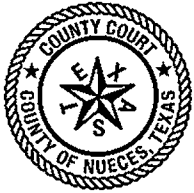
DEED

Recorded On: October 11, 2024 10:48 AM

Number of Pages: 20

" Examined and Charged as Follows: "

Total Recording: \$92.00



**STATE OF TEXAS
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands
Nueces County Clerk
Nueces County, TX

Kara Sands

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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