Executed this 19th day of Decomber, 2019

____day of _____

Executed this 9th day of March, Low

STATE OF TEXAS MASSACHUSETTS

(NOLPOUC) COUNTY

therein expressed.

State of Texas

acres (2,927 square feet) of land.

Frontier Surveying Company

Corpus Christi, TX 78401

Prepared By:

All distances are U.S. Survey Feet (grid).

Dacember , 2019

Accepted as Third Party Beneficiary this 12 may of April 202

BEFORE ME, on this the 19 day of Treath & 2019 personally appeared [name] 1000 Hotch ins Egench [fitle] General Peniner of The Mary Hutchins Triestman Limited Partnership C/O Todd Hutchins Egener and Mark

Hutchins Egener, known to me to be the person whose name is subscribed to the foregoing instru-

ment, and they acknowledged to me that they executed the same for the purposes and consideration

EXHIBIT B

Page 1 of 2

Protective Concentration Level Exceedance Zone

0.07 Acres

Metes and Bounds Description

BEING a 0.07 acre tract of land situated in the C.E.P.I.&M CO. Survey, Abstract No. 582, Nucces County, Texas,

being a portion of that certain called 1 acre tract of land described as Tract 4 "Hutchins Ditch" in deed to The Mary

BEGINNING at a point (Y = 17,187,734.64', X = 1,294,883.22') on the common line of said called 1 acre tract and

that certain called 70.25 acre tract of land described in deed to STX Beef Company, LLC, as recorded in Document

No. 2019011303, O.P.R.N.C.T., from which a 1-inch iron pipe found marking the common west corner of said called 1 acre and called 70.25 acre tracts bears South 89°17'25" West, a distance of 1, 504.17 feet;

THENCE South 49°55'24" West, a distance of 27.53 feet to a point in the common line of said called 1 acre tract and that certain called 85.022 acre tract described as Parcel 1 in deed to Double T & C Properties, Inc., as recorded in Document No. 2010036915, O.P.R.N.C.T.;

THENCE North 30°54'07" East, a distance of 20.50 feet to the POINT OF BEGINNING and containing 0.07

THENCE North 89°17'25" East, along said common line, a distance of 172.92 feet to a point;

THENCE South 89°17'25" West, along said common line, a distance of 162.38 feet to a point;

2021 - 2021026134 05/24/2021 9:29AM Page 8 of 17

Nueces County, Texas, (O.P.R.N.C.T.), and being more particularly described by metes and bounds as follows:

Limited Partnership, as recorded in Document No. 2001007773, Official Public Records of

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of

2021 - 2021026134 05/24/2021 9:29AM Page 10 of 17

The Mary Hutchins Triestman Limited

Partnership C/O Todd Hutchins Egene

Title: General Partver

The Mary Hutchins Triestman Limited

Environmental Quality
By: Buth Sleetor

Notary Public in and for the State of Texas, MASACHUSETTS
County of NonFock

* My Commission Expires: Dec 9 2022

Job Number: 1909013

Date: 11/20/2019

Partnership C/O Mark Hutchins Egener

By: Jord Hutching Egen Name: Todd Hutchins Egener

Texas Risk Reduction Program

Restrictive Covenant

STATE OF TEXAS COUNTY OF NUECES

This Restrictive Covenant is filed to provide information concerning certain environmental conditions and use limitations pursuant to the Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program Rule (TRRP) found at 30 Texas Administrative Code (TAC), Chapter 350, and affects the real property (Property) described as follows:

Exhibit A attached hereto and incorporated herein by reference provides a metes and bounds description and plat map of the entire recorded tract of land held by the owner executing this

The site meets the definition of commercial/industrial land use, as defined in the TRRP Rule. Portions of the groundwater of the Property contain certain identified chemicals of concern (i.e., chlorobenzene and carbon tetrachloride) causing those portions of the Property to be considered an Affected Property as that term is defined in the TRRP. The portion considered to be Affected Property is described as

Exhibit B attached hereto and incorporated herein by reference provides a metes and bounds description and plat map of the Affected Property, showing the Protective Concentration

Exhibit C attached hereto and incorporated herein by reference provides a metes and bounds description and plat map of the Plume Management Zone (PMZ), that portion of the Property for which a restrictive covenant is being filed.

Exhibit D attached hereto and incorporated herein by reference provides a map of the PMZ sampling and monitoring points.

Property is not to be used for residential purposes. If any person desires in the future to use the

Affected Property for residential purposes, the TCEQ must be notified at least 60 days in advance

of such use and additional response actions may be necessary before the property may be used for

residential purposes. Persons contemplating a change in land use for the Affected Property are

encouraged to review the definitions for commercial/industrial and residential land use contained

This Restrictive Covenant is required for the following reasons:

1. Commercial / Industrial Land Use: The Affected Property currently meets TRRP standards for commercial/industrial use. Based on the reports, the chemicals of concern pose no significant present or future risk to humans or the environment based on commercial/industrial land use. No further remediation of the Affected Property is required by the TCEQ as long as the Affected

2021 - 2021026134 05/24/2021 9:29AM Page 7 of 17

in TRRP as the definition of residential land use is broad.

State of Texas

EXHIBIT A Page 1 of 2 County of Nueces **0.99 Acres**

Job Number: 1909013 Date: 10/9/2019

Metes and Bounds Description

BEING a 0.99 acre tract of land situated in the A.B.&M. Survey, Abstract No. 838, and the C.E.P.I.&M CO. Survey, Abstract No. 582, Nucces County, Texas, being all that certain called 1 acre tract of land described as Tract 4 "Hutchins Ditch" in deed to The Mary Hutchins Triestman Limited Partnership, as recorded in Document No. 2001007773, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found (Y = 17,187,716.01', X = 1,293,379.16') marking the common west corner of said called 1 acre tract and that certain called 70.25 acre tract of land described in deed to STX Beef Company, LLC, as recorded in Document No. 2019011303, O.P.R.N.C.T., being on the east line of that certain called 80 acre tract of land described as Rand Morgan Road Property in deed to The Mary Hutchins Triestman Limited Partnership, as recorded in Document No. 2001007773, O.P.R.N.C.T.,

THENCE North 89°17'25" East, along the common line of said called 1 acre and called 70.25 acre tracts, a distance of 2,465.65 feet to the common east corner of said tracts, being on the west line of North Clarkwood Road (a 50-foot THENCE South 00°43'05" East, along said west line, a distance of 17.46 feet to the common east corner of said

called 1 acre tract and that certain called 85.022 acre tract described as Parcel 1 in deed to Double T & C Properties, Inc., as recorded in Document No. 2010036915, O.P.R.N.C.T.; THENCE South 89°17'25" West, along the common line of said called 1 acre and called 85.022 acre tracts, a

distance of 2,465.63 feet to the common west corner of said tracts, being on the east line of aforesaid called 80 acre THENCE North 00°47'51" West, along the common line of said called 1 acre and said called 80 acre tracts, a

distance of 17.46 feet to the POINT OF BEGINNING and containing 0.99 acres (43,050 square feet) of land.

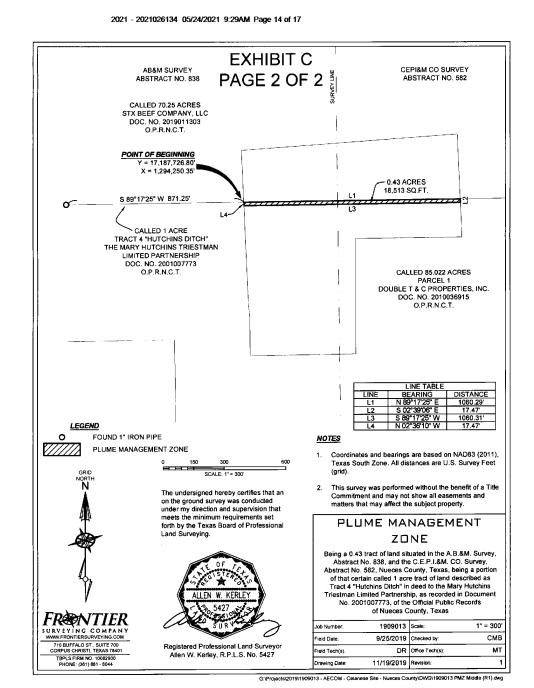
Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).

Prepared By: Frontier Surveying Company 710 Buffalo Street, Suite 700 Corpus Christi, TX 78401

Texas Firm Registration No. 10082900



G:\Projects\2019\1909013 - AECOM - Celanese Site - Nueces County\DOCUMENTS\0.99 Acre Description.docx



2. Plume Management Zone: The Affected Property is subject to the TRRP requirements for properties with an area overlying a TCEQ-approved plume management zone. A plume management zone is defined as an area of groundwater containing concentrations of chemicals of concern exceeding the TCEQ-approved protective concentration levels, plus any additional area allowed by the TCEQ in accordance with 30 TAC §350.33(f)(4). A plume management zone was established so that the residual chlorobenzene and carbon tetrachloride in the groundwater are managed such that human exposure is prevented and other groundwater resources are protected. The attached Exhibit B shows the Affected Property/ Protective Concentration Exceedance Zone and Exhibit C provides the location and extent of the Plume Management Zone for which a restrictive covenant is being filed. The attached Exhibit D describes the monitoring required. This monitoring must be implemented unless and until TCEQ approves some modification of those requirements.

2021 - 2021026134 05/24/2021 9:29AM Page 2 of 17

As of the date of this Restrictive Covenant, the record owner of fee title to the Property is **The Mary** Hutchins Triestman Limited Partnership C/O Todd Hutchins Egener and Mark Hutchins Egener with an address of Tract 4 "Hutchins Ditch" Rand Morgan Road, Corpus Christi, Nueces County,

In consideration of the Response Actions by Celanese Ltd. (Responder), approval of the Response Action Completion Report, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner has agreed to place the following restrictions on the Property in favor of the TCEO and the State of Texas, to-wit:

1. Exposure to the groundwater underlying the Affected Property for any purpose is prohibited until such time when the residual chlorobenzene and carbon tetrachloride no longer exceed their protective concentration levels (10 milligrams per liter (mg/L) and 0.5 mg/L, respectively) for Class 3 groundwater. The monitoring in Exhibit D is required. Any dification of this restrictive covenant is prohibited without prior approval of TCEQ. 2. The Property shall not be used for any purposes other than commercial/industrial uses, as defined in 30 Texas Administrative Code, Chapter 350, Section 350.4(a)(13).

3. These restrictions shall be a covenant running with the land.

For additional information, contact: Mail: TCEQ - MC 199 P O Box 13087 Central Records Austin, Texas 78711-3087 12100 Park 35 Circle, Austin, Texas 78753

TCEQ Program and Identifier No.: Solid Waste Registration No. 30483

This Restrictive Covenant may be rendered of no further force or effect only by a release executed by the TCEO or its successor agencies and filed in the same Real Property Records as those in which this Restrictive Covenant is filed.

2021 - 2021026134 05/24/2021 9:29AM Page 9 of 17

2021 - 2021026134 05/24/2021 9:29AM Page 15 of 17

Environmental concern in groundwater

Exhibit D Plume Management Zone (PMZ) Sampling and Monitoring Point.

orobenzene (PCL=10 mg/L) and carbon tetrachloride (PCL=0.5 mg/L)

As approved by the TCEQ, groundwater monitoring at this site will be performed semi-

annually for a period of three to five years for chlorobenzene and carbon tetrachloride. The

sampling and monitoring points are provided on the attached map referred to as Attachment

Exhibit B Metes and Bounds Description and Plat Map of the Affected Property demarcating the Protective Concentration Level Zone (PCLE)

Frontier Surveying Company, dated November 20, 2019

Environmental concern in groundwater:

Residual chlorobenzene (PCL=10 mg/L) and carbon tetrachloride (PCL=0.5 mg/L)

G:\Projects\2019\1909013 - AECOM - Celanese Site - Nueces County\DWG\Exhibit B\PCLE Middle Tract Description.docx

EXHIBIT A ● FOUND 5/8" IRON ROD PAGE 2 OF 2 O FOUND 1" IRON PIPE CALLED 70.25 ACRES X = 1,293,379.16 TRACT 4 "HUTCHINS DITCH"
THE MARY HUTCHINS TRIESTMAN
LIMITED PARTNERSHIP
DOC. NO. 2001007773
O.P.R.N.C.T. The undersigned hereby certifies that an Commitment and may not show all easements and forth by the Texas Board of Profession BOUNDARY SURVEY Being a 0.99 acre tract of land situated in the A.B.&M. Survey, Abstract No. 838, and the C.E.P.I.&M. CO. Survey, Abstract No. 552, Nueces County, Texas, being all that certain 1 acre tract of land described in Document No. 2001007773, Official Public Records of Nueces County, Texas

___day of _____ The Mary Hutchins Triestman Limited Partnership C/O Todd Hutchins Egener (OWNER) Mary F. Kelly
Notary Public, State of New York
No. 7220203

Wastchaster Coupty

The Mary Hutchins Triestman Littured
Partnership C/O Mark Hutchins Egener
(OWNER)

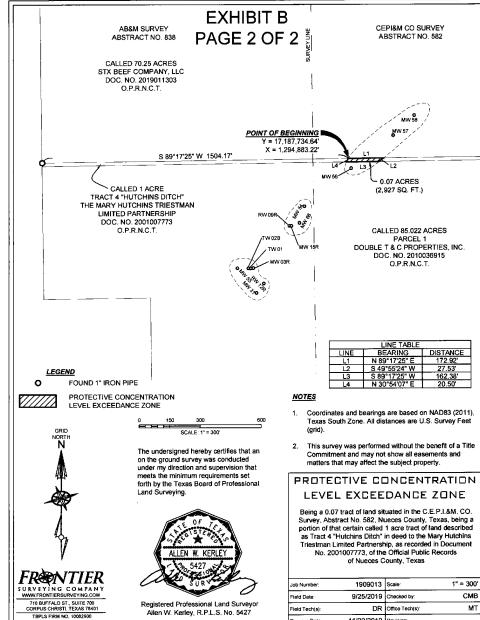
Wastchaster Coupty

Wastchaster Coupty Executed this 9th day of March, 2020. Celanese Ltd. (RESPONDER) Name: Bacco- Gilling
Title: Vill Presided Accepted as Third Party Beneficiary this ______

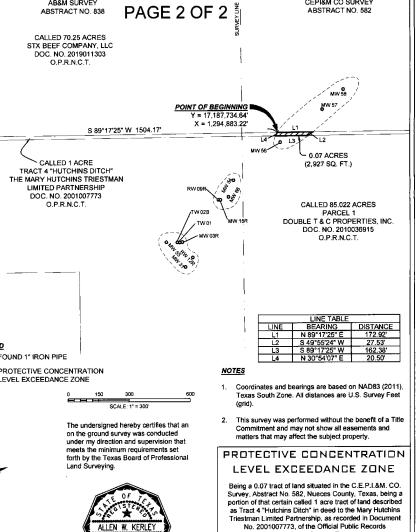
STATE OF TEXAS NEW YORK Waskhester) COUNTY BEFORE ME, on this the 2 day of Junuary, 2020 personally appeared [name] Mark Hutchins Egener Vitile] Central Partner, of The Mary Hutchins Triestman Limited Partnership C/O Todd Hutchins Egener and Mark Hutchins Egener, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of January, 2020.

My Commission Expires: 2/28/2

2021 - 2021026134 05/24/2021 9:29AM Page 11 of 17



2021 - 2021026134 05/24/2021 9:29AM Page 16 of 17



2021 - 2021026134 05/24/2021 9:29AM Page 12 of 17

STATE OF TEXAS

(Dalles) COUNTY

STATE OF TEXAS

My Notary ID # 1288180

Notary Public in and for the State of

MELISSA SEBEK
Notary Public
STATE OF TEXAS

Notary Public STATE OF TEXAS IO# 12980702-2

Metes and Bounds Description and Plat Map of the Plume Management Zone (PMZ) Frontier Surveying Company, dated November 19, 2019

BEFORE ME, on this the 9th day of March 14th personally appeared personally appeared to me to be the person whose name is subscribed to the foregoing instrument and they acknowledged to

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of Much 2000.

BEFORE ME, on this the day of April , 2001 personally appeared Peth [name[2017], hep-th/little] day of April , 2001 personally appeared me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of April 201.

County of Travis

My Commission Expires: 10/31/21

Notary Public in and for the State of Texas,

My Commission Expires: December 5, 2023

County of Dallas

Frances Back Olses

me that they executed the same for the purposes and consideration therein expressed.

Environmental concern in groundwater: Residual chlorobenzene (PCL=10 mg/L) and carbon tetrachloride (PCL=0.5 mg/L) 2021 - 2021026134 05/24/2021 9:29AM Page 13 of 17

State of Texas

EXHIBIT C Job Number: 1909013 Page 1 of 2 Date: 11/9/2019

Plume Management Zone 0.43 Acres

Exhibit A

Metes and Bounds Description and Plat Map of Entire Property

Frontier Surveying Company, dated October 9, 2019

Metes and Bounds Description

BEING a 0.43 acre tract of land situated in the A.B.&M. Survey, Abstract No. 838, and the C.E.P.I.&M CO. Survey, Abstract No. 582, Nucces County, Texas, being a portion of that certain called 1 acre tract of land described as Tract 4 "Hutchins Ditch" in deed to The Mary Hutchins Triestman Limited Partnership, as recorded in Document No. 2001007773, Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the common line of said called 1 acre tract and that certain called 70.25 acre tract described as in deed to STX Beef Company, LLC, as recorded in Document No. 2019011303, O.P.R.N.C.T., from which a 1-inch iron pipe found for the common west corner of said tracts bears S 89°17'25" W, a distance of 871.25

THENCE North 89°17'25" East, along the common line of said called 1 acre and called 70.25 acre tracts, a distance

THENCE South 02°39'06" East, a distance of 17.47 feet to a point on the common line of said called 1 acre tract and that certain called 85.022 acre tract described as Parcel 1 in deed to Double T & C Properties, Inc., as recorded in Document No. 2010036915, O.P.R.N.C.T.;

THENCE South 89°17'25" West, along the common line of said called 1 acre and called 85.022 acre tracts, a distance of 1,060.31 feet to a point on said common line;

THENCE North 02°36'10" West, a distance of 17.47 feet to the POINT OF BEGINNING and containing 0.43

Coordinates and bearings are based on NAD83 (2011), Texas South Zone.

Prepared By:

Frontier Surveying Company 710 Buffalo Street, Suite 700 Texas Firm Registration No. 10082900

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2021 - 2021026134 05/24/2021 9:29AM Page 17 of 17

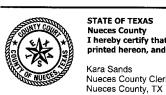
Official Public Records RESTRICTIONS

Recorded On: May 24, 2021 09:29 AM Number of Pages: 17

Instrument Number: 2021026134

Total Recording: \$81.00

" Examined and Charged as Follows: '



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

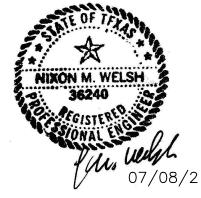
Nueces County Kara Sands

Nueces County Clerk

*********** 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: 2021026134 20210524000060 Margarita S

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, I 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.



BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404

OFFSITE SANITARY AND STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS

GROUND WATER CONTAMINATION

PLOT SCALE: 1" = 30'
SCALE (H): AS SHOWN COM. NO. JOB NO. 20027 SCALE (V): AS SHOWN DATE PLOTTED 07/08/21 SHEET 10 OF 10

Record and Return To: AECOM 13355 NOEL ROAD STE 400 CHERI WALKER DALLAS TX 75240

Receipt Number: Recorded Date/Time: May 24, 2021 09:29 AM CLERK01 Station