

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmwl@gmail.com

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 15, 2020
16014-Annexation.doc

ANNEXATION APPLICATION

Avery Oltman, City Planner
City of Corpus Christi
P.O. Box 9277
Corpus Christi, Texas 78469-9277

Subject: Annexation Tract, Portion Section "D", Laureles Farm Tracts, 385.802 Acres, State Highway 286 (Chapman Ranch Road) at FM 43 (Weber Road) at County Road 33, Nueces County, Texas

Please consider this letter as our request for annexation by the City of Corpus Christi for the subject site.

The dimensions and boundaries of the property, proximity to existing utilities, zoning, etc. are shown in the attached Voluntary Annexation Application and Checklist.

SIGNATURES

Bill J. Brown

Reagan Travis Brown

Alyssa A Brown McCoy

Mailing address for above Browns and McCoy:
P.O. Box 8229
Corpus Christi, Texas 78468

Bobak Mostaghasi, Managing Member
The London Proper, LLC
5 West Bar-Le-Doc
Corpus Christi, Texas 78414

Joseph D. Cox
Lienholder
The London Proper, LLC property

ADDENDUM

**TO CITY OF CORPUS CHRISTI:
REZONING APPLICATION
DISCLOSURE OF INTERESTS**

1.

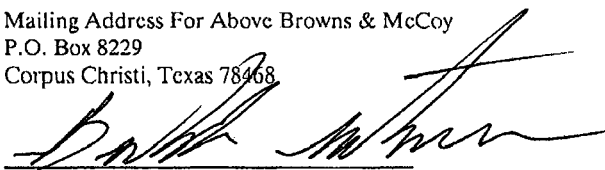
Bill J. Brown

Reagan Travis Brown

Alyssa A Brown McCoy

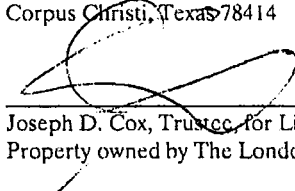
Mailing Address For Above Browns & McCoy
P.O. Box 8229
Corpus Christi, Texas 78468

2.



Bobak Mostaghassi, Managing Member
The London Proper, LLC
5 West Bar-Le-Doc
Corpus Christi, Texas 78414

3.



Joseph D. Cox, Trustee for Lien on
Property owned by The London Proper, LLC

MURRAY BASS, JR., P.E., R.P.L.S.
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ANNEXATION APPLICATION

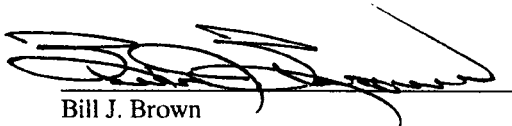
Avery Oltman, City Planner
City of Corpus Christi
P.O. Box 9277
Corpus Christi, Texas 78469-9277

Subject: Annexation Tract, Portion Section "D", Laureles Farm Tracts, 385.802 Acres, State Highway 286
(Chapman Ranch Road) at FM 43 (Weber Road) at County Road 33, Nueces County, Texas

Please consider this letter as our request for annexation by the City of Corpus Christi for the subject site.

The dimensions and boundaries of the property, proximity to existing utilities, zoning, etc. are shown in the
attached Voluntary Annexation Application and Checklist.

SIGNATURES


Bill J. Brown

Bobak Mostaghassi, Managing Member
The London Proper, LLC
5 West Bar-Le-Doc
Corpus Christi, Texas 78414

Reagan Travis Brown

Joseph D. Cox
Lienholder
The London Proper, LLC property

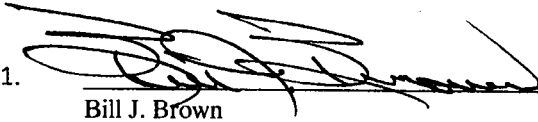
Alyssa A Brown McCoy

Mailing address for above Browns and McCoy:
P.O. Box 8229
Corpus Christi, Texas 78468

ADDENDUM

TO CITY OF CORPUS CHRISTI: REZONING APPLICATION DISCLOSURE OF INTERESTS

1.



Bill J. Brown

Reagan Travis Brown

Alyssa A Brown McCoy

Mailing Address For Above Browns & McCoy
P.O. Box 8229
Corpus Christi, Texas 78468

2.

Bobak Mostaghassi, Managing Member
The London Proper, LLC
5 West Bar-Le-Doc
Corpus Christi, Texas 78414

3.

Joseph D. Cox, Trustee, for Lien on
Property owned by The London Proper, LLC

BASS & WELSH ENGINEERING

Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 15, 2020

**VOLUNTARY ANNEXATION APPLICATION
AND CHECKLIST**

This application is made on behalf of The London Proper, LLC, 5 West Bar-le-Doc, Corpus Christi, Texas 78414, 361-549-7818, Bobak Mostaghassi, Managing Member and Joseph D. Cox, Trustee for lien on land of the subject site owned by said The London Proper, LLC and Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, P.O. Box 8229, Corpus Christi, Tx 78468, 779-2009.

The proposed 385.802 acre annexation tract (see metes and bounds property description and surveys thereof attached hereto) is 1) under contract for sale to said The London Proper, LLC or 2) owned by said The London Proper, LLC.

The engineer associated with this annexation is Nixon Welsh, P.E., Bass & Welsh Engineering, P.O. Box 6397, Corpus Christi, Texas 78466, 882-5521.

1. This document is attached to a signed letter of petition for the proposed 385.802 acre annexation tract. Also attached are deeds into the petitioners of which the subject tract is a portion.
2. This annexation petition is made in accordance with Chapter 43 of the Local Government Code, 43.001, 43.001(4), 43.014, 43.028, 43.054. The 385.802 acre tract herein petitioned for annexation meets all of the above described Chapter 43 citations.
3. This request is made so that all of the benefits of being within the City limits will be achieved for the coming development of the property.
4. Currently the land is vacant and is being farmed. There are no residences on this land.
5. Utilities: There are 16" City water lines in frontages of the property on FM 43 and SH 286. A 16" water line is proposed to be constructed in the CR 33 frontage of the property in the very near future. Waste water service is available via the new lift station and 18" and 21" gravity mains just recently constructed in and near County Road 33. Streets will be public and constructed according to usual City standards. A storm water system consisting of pipes and ditches according to the master drainage plan will be installed, draining the site to the Oso Creek. Sanitary sewer and water service will be provided by the City of Corpus Christi.
6. Upon annexation, 99.002 acres are proposed to be zoned CN-1 Neighborhood Commercial District and 286.800 acres are proposed to be zoned CG-2 General Commercial District. These are shown by metes and bounds descriptions and sketch attached hereto.
7. Proposed land use is commercial according to the proposed zoning districts.

Nixon M. Welsh, P.E., R.P.L.S.

ATTACHMENTS

Metes and bounds zoning and Overall Annexation Property descriptions and sketch showing all.
Survey of 89.904 acre Tract
Survey of 298.516 acre Tract
Deed into Bill Brown, Et Al (Doc. No. 2015011169, O.R.)
Deed into The London Proper, LLC (Doc. No. 2020019585, O.R.)

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May 14, 2020
16014-M&B-CN1 TR 1.doc

CN-1 Tract 1 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 62.303 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and also being a portion of an 89.168 acre tract of land described by deed in Document No. 2015011169, Official Records of said county, said 62.303 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, for angle point in the south boundary line of the tract herein described;

THENCE S89°08'55"W 666.82 along the north boundary line of said Mokry Estates and along the north boundary line of a 1.06 acre tract of land described by deed recorded at Document No. 2012027694, said official records, to a point in the east right-of-way line of County Road 33 for the southwest or westernmost corner of the tract herein described;

THENCE N20°12'50"E 1172.65' along said east right-of-way line of County Road 33 to a point for the northwest corner of the tract herein described;

THENCE N89°13'29"E 2457.23' along the south boundary line of a 1.77 acre tract of land described by deed recorded at Volume 1523, Page 394, Deed Records of said county, to a point for the southeast corner of said 1.77 acre tract and northeast corner of the tract herein described and of said 89.168 acre tract in the west boundary line of a 298.57 acre tract of land described by deed recorded at Document No. 2020019585, said official records;

THENCE S18°00'59"W 1155.04' along the west boundary line of said 298.57 acre tract to a point for the southeast corner of the tract herein described;

THENCE S89°12'35"W 1838.38' to the **POINT OF BEGINNING**, a sketch showing said 62.303 acre tract being attached hereto as Exhibit "E".

Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.

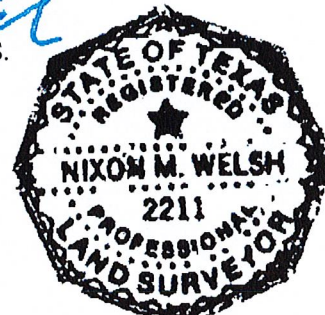


EXHIBIT "A"

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 14, 2020
16014-M&B CN1 Tr2.doc

CN1 Tract 2 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 36.699 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county, said 36.699 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the northwest corner of said 298.57 acre tract in an upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records, said beginning point for the northwest corner of the tract herein described and northeast corner of a 21.76 acre tract of land described by deed, Doc. No. 2019002524, said official records;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 887.86' to a point for the northeast corner of the tract herein described;

THENCE S17°52'10"W 1896.98' to a point for the southeast corner of the tract herein described;

THENCE S89°13'29"W 892.40' to a point for the southwest corner of the tract herein described and northeast corner of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, in the west boundary line of said 298.57 acre tract;

THENCE along said west boundary line of 298.57 acre tract N18°00'59"E 1896.77 to the **POINT OF BEGINNING**, a sketch showing said 36.699 acre tract being attached hereto as Exhibit "E".


Nixon M. Welsh, R.P.L.S.



EXHIBIT "B"

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 14, 2020
16014-M&B CG2.doc

CG2 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 286.800 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county and a portion of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, said 286.800 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, said beginning point for a southwesterly corner of the tract herein described;

THENCE N89°12'35"E 1838.38' to a point for interior southwesterly corner of the tract herein described in the west boundary line of said 298.57 acre tract;

THENCE N18°00'59"E 1155.04' along said west boundary line of 298.57 acre tract to a point for west central corner of the tract herein described and northeast corner of said 89.168 acre tract;

THENCE N89°13'29"E 892.40' to a point for interior central corner of the tract herein described;

THENCE N17°52'10"E 1896.98' to a point for north central corner of the tract herein described in the upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 1777.00' to a point for the easternmost north corner of the tract herein described and central interior corner of said 308.99 acre tract;

THENCE S17°52'10"W 1568.11' along a south central boundary line of said 308.99 acre tract to a point for central interior corner of the tract herein described and south central corner of said 308.99 acre tract;

THENCE N89°23'24"E 1863.69' along a southeast or lower south boundary line of said 308.99 acre tract to a point in the west right-of-way line of State Highway 286 (Chapman Ranch Road) for the northernmost east corner of the tract herein described and southeast corner of said 308.99 acre tract;

THENCE S17°50'11"W 1125.47' along said west right-of-way line of State Highway 286 to a common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

EXHIBIT "C"

Metes and Bounds Description, 286.800 Acre Tract, May 14, 2020, Continued;

THENCE S17°55'02"W 25.06' along said west right-of-way line of State Highway 286 to a common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S21°35'08"W 56.77' along said west right-of-way line of State Highway 286 to the point of curvature of a circular curve to the left having a central angle of 11°23'16", a radius of 4179.72' and a chord bearing S15°21'38"W 829.37';

THENCE along said west right-of-way line of State Highway 286, being along said circular curve to the left, a distance of 830.74' to a point for upper southeast corner of the tract herein described;

THENCE along a "cutback" right-of-way line between said State Highway 286 and Weber Road (FM Highway 43) S48°50'10"W 77.88' to a point for lower southeast corner of the tract herein described in the north right-of-way line of said Weber Road;

THENCE S89°12'35"W 6395.42' along said north right-of-way line of Weber Road to a point for right-of-way line corner of said Weber Road and southwest corner of the tract herein described;

THENCE N20°11'54"E 629.71' along a north right-of-way line of said Weber Road and along the east boundary line of said Mokry Estates to the **POINT OF BEGINNING**, a sketch showing said 286.800 acre tract being attached hereto as Exhibit "E".


Nixon M. Welsh, R.P.L.S.

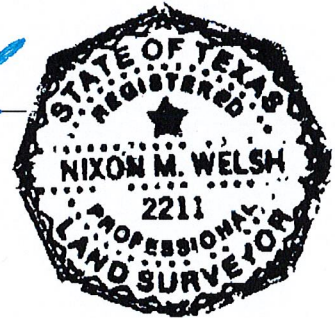


EXHIBIT "C"

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 14, 2020
16014-M&B-Annex.doc

Annexation Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 385.802 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being all of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county and a portion of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, said 385.802 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap labeled Bass and Welsh Engineering found for the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, said beginning point for interior southwesterly corner of the tract herein described;

THENCE S89°08'55"W 666.82 along the north boundary line of said Mokry Estates and along the north boundary line of a 1.06 acre tract of land described by deed recorded at Document No. 2012027694, said official records, to 5/8" iron rod found in the east right-of-way line of County Road 33 for the upper southwest or westernmost corner of the tract herein described;

THENCE N20°12'50"E 1172.65' along said east right-of-way line of County Road 33 to a 5/8" iron rod set for the northernmost west corner of the tract herein described;

THENCE N89°13'29"E 2457.23' along the south boundary line of a 1.77 acre tract of land described by deed recorded at Volume 1523, Page 394, Deed Records of said county, to a 5/8" iron rod set for the southeast corner of said 1.77 acre tract, west central interior corner of the tract herein described and northeast corner of said 89.168 acre tract in the west boundary line of said 298.57 acre tract;

THENCE along said west boundary line of 298.57 acre tract N18°00'59"E 1896.77' to a 5/8" iron rod found for the northwest corner of said 298.57 acre tract and westernmost north corner of the tract herein described in an upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 2664.86' to a 1" iron pipe found for easternmost north corner of the tract herein described and central interior corner of said 308.99 acre tract;

THENCE S17°52'10"W 1568.11' along a south central boundary line of said 308.99 acre tract to a 5/8" iron rod found for east central interior corner of the tract herein described and south central corner of said 308.99 acre tract;

EXHIBIT "D"

Metes and Bounds Description, 385.802 Acre Tract, May 14, 2020, Continued:

THENCE N89°23'24"E 1863.69' along a southeast boundary line of said 308.99 acre tract to a 5/8" iron rod found in the west right-of-way line of State Highway 286 (Chapman Ranch Road) for the northernmost east corner of the tract herein described and southeast corner of said 308.99 acre tract;

THENCE S17°50'11"W 1125.47' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described ;

THENCE S17°55'02"W 25.06' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S21°35'08"W 56.77' along said west right-of-way line of State Highway 286 to a 5/8" iron rod found at the point of curvature of a circular curve to the left having a central angle of 11°23'16", a radius of 4179.72', and a chord bearing S15°21'38"W 829.37';

THENCE along said west right-of-way line of said State Highway 286, being along said circular curve to the left, a distance of 830.74' to a TxDOT monument with brass disk found for upper southeast corner of the tract herein described;

THENCE along a "cutback" right-of-way line between said State Highway 286 and Weber Road (FM Highway 43) S48°50'10"W 77.88' to a TxDOT monument with brass disk found for lower southeast corner of the tract herein described in the north right -of-way line of said Weber Road;

THENCE S89°12'35"W 6395.42' along said north right-of-way line of Weber Road to a 5/8" iron rod found for right-of-way line corner of said Weber Road and lower southwest corner of the tract herein described;

THENCE N20°11'54"E 629.71' along a north right-of-way line of said Weber Road and along the east boundary line of said Mokry Estates to the **POINT OF BEGINNING**, a sketch showing said 385.802 acre tract being attached hereto as Exhibit "E".

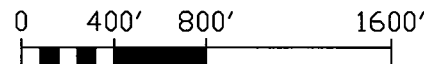
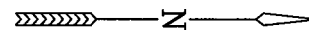
Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.



EXHIBIT "D"

PORTION SECT. "D", LAURELES
FARM TRACTS, V. 3, P. 15,
M. R., DOC. NO. 2012027694,
O.R., DALE ROFF, 1.06 AC.

MOCKRY ESTATES
V. 68, P. 824, M. R.



SCALE: 1" = 800'

CL FM 43
(WEBER ROAD)

CG2 ZONING TRACT,
286,800 AC.

CN1 ZONING
TRACT 1,
62,303 AC.

1.77 AC. TRACT, MAGGIE
CARLISLE, ET AL., V.
1523, P. 394, D. R.

REMAINDER OF 173.21 AC. TRACT MICHAEL
MEANEY, ET AL, DOC. NO. 2005062830,
D. R., AND JOSEPH MEANEY AS TRUSTEES,
DOC. NO. 2019022574, D. R.

BRASELTON DEVELOPMENT
CO., DOC. NO.
2019028160, D. R., 8.68 AC.

BRASELTON DEVELOPMENT
CO., LTD, DOC. NO.
2019002524, D. R., 21.76 AC.

CITY OF CORPUS CHRISTI, DDC.
NO. 941343, D. R., 308.99 AC.

CN1 ZONING
TRACT 2,
36,699 AC.

CG2 ZONING TRACT,
286,800 AC.

NOTE: THE OVERALL TRACT SHOWN
HEREON (SUM OF THREE ZONING
TRACTS SHOWN) = ANNEXATION
TRACT = 385.802 AC.

CITY OF CORPUS CHRISTI, DDC.
NO. 941343, D. R., 308.99 AC.

EXHIBIT "E"
SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTIONS
1" = 800'

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00, TX
ENGINEERING REG. NO. F-52, FILE:
EXB-ZONING, JOB NO. 16014,
SCALE: 1" = 800'
PLOT SCALE: SAME, PLOT DATE:
5/14/20, SHEET 1 OF 1

S48°50'10"W 77.88'

D=11°23'16"
R=4179.72'
T=416.74'
L=830.74'
CH=829.37'
CB=S15°21'38"W

CL SH 286
(CHAPMAN RANCH
ROAD), ROW WIDTH VARIES

S21°35'08"W
56.77'

S17°55'02"W
25.06'

S17°50'11"W
1125.47'

CITY LIMIT
N89°23'24"E 1863.69'

S17°52'10"W 1568.11'

CITY LIMIT
N89°06'41"E 2664.86'

1777.00'

887.86'

CITY LIMIT
N18°00'59"E 1896.77'

S89°13'29"W
892.40'

S18°00'59"W
1155.04'

N89°13'29"E 2457.23'

N20°12'50"E
1172.65'

S89°08'55"W
666.82'

N20°11'54"E
629.71'

S89°12'35"W 6395.42'



GF # 01021-5190 GP

Stewart Title

CORRECTION WARRANTY DEED

EFFECTIVE DATE: October 28, 2014

GRANTOR: SHEILAH LONDON, a single person

GRANTEES: (1) BILL J. BROWN, as his separate property (1/3rd)
(2) REAGAN TRAVIS BROWN, as his separate property (1/3rd)
(3) ALYSSA ANN BROWN McCOY, as her separate property (1/3rd)

GRANTEE'S MAILING ADDRESS:

P.O. Box 8229
Corpus Christi, Texas 78468

CONSIDERATION: Ten Dollars and other valuable consideration.

PROPERTY: The following described Land:

Tract I:

That 89.868 acre tract in Nueces County, Texas as described on EXHIBIT "A" hereto attached and made a part hereof.

Tract II:

That 118.126 acre tract in Nueces County, Texas as described on EXHIBIT "A" hereto attached and made a part hereof.

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 AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

(1) Those Permitted Exceptions set forth in EXHIBIT "B";

- (2) Taxes for the current year, the payment of which Grantee assumes, and the Grantee also assumes the obligation to pay any additional taxes assessed against the Property for periods prior to the date hereof resulting from this conveyance or from Grantee's change of use of the Property (commonly called "rollback taxes").

Mineral Reservation. Grantor further RESERVES unto Grantor and Grantor's heirs, representatives, successors and assigns all of Grantor's present right, title and interest (including any royalty interests and any reversionary or future interests) in and to all oil, gas and minerals, in, under and that may be produced from the Land and 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.

Except for a drill site at a location on the northern boundary line of said 118.126 acre Tract II, the Grantor for Grantor and Grantor's heirs, representatives, successors and assigns WAIVES the right to use the surface of the Land and Property for the exploration, production, storage or transportation of oil, gas and other minerals. The location of said drill site along the northern boundary line of Tract II shall be as mutually agreed by Grantor and Grantees, their heirs, representatives, successors and assigns. There shall also be an easement on Tract II between the drill site and County Road 33 for a roadway and underground pipelines and utilities to serve the drill site, the location of which shall be mutually agreed to by the Grantor and Grantees, their heirs, representatives, successors and assigns. The total area of the drill site and easement combined shall not exceed five (5) acres.

The Grantor hereby acknowledges and agrees that all future leases or conveyances of all or any part of the minerals by the Grantor and Grantor's heirs, representatives, successor and assigns, shall be subject to and be burdened by the terms of the agreement regarding use of the surface and automatically shall be construed to contain a contractual waiver by the lessee or grantee (as applicable) of the right to permit or conduct exploration, production, storage, transportation, removal or disposal of the minerals upon or below the surface of the Land and Property, except as permitted herein.

Wind Royalty Reservation. Grantor reserves unto Grantor and Grantor's assigns a life estate non-executive wind rights royalty in and equal to an undivided one-half (1/2) of the proceeds or value of any and all royalties and payments in lieu of royalties directly paid or accrued under any lease or agreement by the Grantees, their heirs, representatives and assigns for, or in connection with, the generation on and above the Land and Property of electricity from wind power; provided that (i) if the owner of the surface estate of the Property should elect to generate electricity from wind power for its own account without entering into a lease or other agreement, then the royalty made the basis of this reservation shall be calculated by reference to the highest royalty then agreed to or being paid upon the generation of electricity by wind power in those Texas counties within a 100-mile radius of Nueces County, Texas; (ii) any sums payable under this reservation shall be payable in Nueces County, Texas to or for the benefit of the Grantor and Grantor's assigns; (iii) there is EXCLUDED from this reservation any sums received by the owner of the surface estate of the Land and Property in good faith for surface damages to the Land in connection with the generation of electricity by wind power, including, but not limited to: construction damages, turbine installation fees, transmission and access easement fees,

meteorological tower fees, substation and/or operations and maintenance building fees, crop or grassland damage payments, penalties assessed by any governmental agency for removal of any of the Land from any governmental program, and indemnity payments of any physical damages to the Land; (iv) this reservation shall not apply to any electricity generated by wind power upon the Land and Property for domestic or other non-commercial uses on the Land and Property; (v) the royalty herein reserved is a non-participating and non-executive royalty and it shall not be necessary for the Grantor or Grantor's assigns to join in the execution of any wind power lease which may be granted or created by Grantees, their heirs, representatives and assigns covering the Land, or any part thereof, and all executive rights for any wind power lease are conveyed to the Grantees, their heirs, representatives and assigns, including the right to grant to the lessee the right to pool or unitize the Land and Property with other lands; and (vi) the Grantor and Grantor's assigns shall not have any right of ingress or egress on the Land with regard to this reservation for any purpose.

This royalty reserved as to wind rights shall be only for the life of Grantor, and shall terminate on the death of Grantor.

GRANT OF PROPERTY:

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold unto Grantees and Grantees' heirs, representatives 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 Grantees and Grantees' heirs, representatives and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, and except as to the Reservations From and Exceptions to Conveyance and Warranty.

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

CORRECTION:

This Correction Warranty Deed is made in correction of and in substitution of that Warranty Deed dated October 28, 2014 from Grantor to Grantees recorded at Document No. 2014041948 of the Official Records of Nueces County, Texas (the "Original Deed"). The purpose of this Correction Warranty Deed is to correctly set forth by metes and bounds the legal description of Tracts I and II as set forth in EXHIBIT "A" of this Correction Warranty Deed. Other than the stated correction of the legal description, this Correction Warranty Deed is intended to restate in all respects the Original Deed, and the effective date of this Correction Warranty Deed relates back to the effective date of the Original Deed.

(Signature Pages Follow)

Signature Page for Correction Warranty Deed

Grantor: Sheilah London

Grantees: Bill J. Brown

Reagan Travis Brown

Alyssa Ann Brown McCoy

GRANTOR:

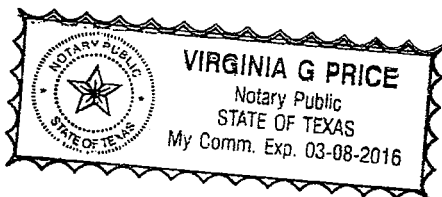
Sheilah London
Sheilah London

STATE OF TEXAS

COUNTY OF Nueces

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This instrument was acknowledged before me on the 25th day of March, 2015, by SHEILAH LONDON.



Virginia G Price
Notary Public, State of Texas

Signature Page for Correction Warranty Deed

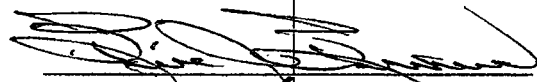
Grantor: Sheilah London

Grantees: Bill J. Brown

Reagan Travis Brown

Alyssa Ann Brown McCoy

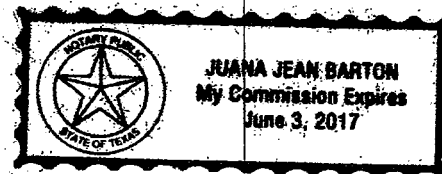
GRANTEE:


Bill J. Brown

STATE OF TEXAS

COUNTY OF Nueces

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This instrument was acknowledged before me on the 20th day of March,
2015, by BILL J. BROWN.


Notary Public, State of Texas

Signature Page for Correction Warranty Deed

Grantor: Sheilah London

Grantees: Bill J. Brown

Reagan Travis Brown

Alyssa Ann Brown McCoy

GRANTEE:

Reagan Travis Brown

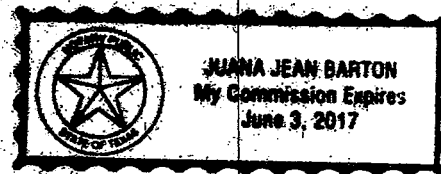
Reagan Travis Brown

STATE OF TEXAS

COUNTY OF

NUECES

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This instrument was acknowledged before me on the 20th day of March, 2015, by REAGAN TRAVIS BROWN.

Juana Jean Barton
Notary Public, State of Texas

Signature Page for Correction Warranty Deed

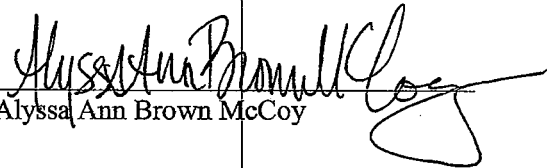
Grantor: Sheilah London

Grantees: Bill J. Brown

Reagan Travis Brown

Alyssa Ann Brown McCoy

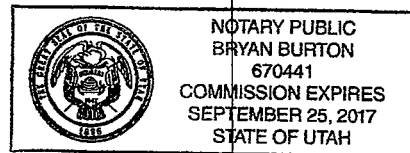
GRANTEE:


Alyssa Ann Brown McCoy

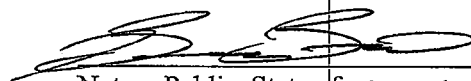
STATE OF UTAH

COUNTY OF SALT LAKE

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This instrument was acknowledged before me on the 23rd day of March,
2015, by ALYSSA ANN BROWN McCOY.


Notary Public, State of UTAH

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT A

TRACT I

Field Notes of a 89.868 acre tract of land being out of a 98.0 acre tract of land as described in a deed recorded in Volume 1523, Page 391, Deed Records Nueces County, Texas. Said 89.868 acre tract also being out of Tract "D", Laureles Farm Tracts, as shown on a map recorded in Volume 3, Page 15, Map Records Nueces County, Texas. Said 89.868 acres being more particularly described as follows;

BEGINNING at a Cotton Spindle set in the center of County Road 33, for the upper southwest corner of this survey, from **WHENCE** the intersection of the center of County Road 33 and the center of FM Highway 43 bears South 20°10'55" West, a distance of 682.65 feet.

THENCE with the center of County Road 33, North 20°10'55" West, a distance of 1173.01 feet to a Cotton Spindle set for the southwest corner of the 1.77 acre tract as described in a deed recorded in Volume 1523, Page 394, Deed Records Nueces County, Texas, and for the northwest corner of this survey.

THENCE with the south line of the said 1.77 acre tract, North 89°11'21" East, at a distance of 21.42 feet pass a 5/8" iron rod set in the east right of way of County Road 33, as an offset, and in all a total distance of 2471.85 feet to a point for the southeast corner of the said 1.77 acre tract, and for the northeast corner of this survey.

THENCE with the east line of the said 98.0 acre tract, South 17°53'55" West, a distance of 1864.49 feet to a point in the center of FM Highway 43, for the southeast corner of the 10.0 acre tract of land described in a deed recorded in Volume 1523, Page 391, Deed Records Nueces County, Texas, and for the lower southwest corner of this survey.

THENCE with the center of FM Highway 43, South 89°11'21" West, a distance of 1864.49 feet to a point in the center of FM Highway 43, for the southeast corner of the 10.0 acre tract of land described in a deed recorded in Volume 1523, Page 391, Deed Records Nueces County, Texas, and for the lower southwest corner of this survey.

THENCE with the east boundary line of the said 10.0 acre tract, North 20°10'55" East, at a distance of 53.55 feet pass a 5/8" iron rod set in the north right of way of FM Highway 43 as an offset, and in all a total distance of 682.65 feet to a 5/8" iron rod set for the northeast corner of the said 10.0 acre tract, and for an inside corner of this survey.

THENCE with the north boundary line of the said 10.0 acre tract, South 89°11'21" West, at a distance of 661.75 feet pass a 5/8" iron rod set in the east right of way of County Road 33 as an offset, and in all a total distance of 683.17 feet to the **POINT OF BEGINNING** of this survey, and containing 89.868 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: March 11, 2015

EXHIBIT A
PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF NUECES

TRACT II

Field Notes of a 118.126 acre tract of land being out of a 145.5 acre tract of land as described in a deed recorded in Volume 1357, Page 187, Deed Records Nueces County, Texas. Said 118.126 acre tract also being out of the I. & G. N. R. R. Survey No. 135 and 139, and Tract "D", Laureles Farm Tracts, as shown on a map recorded in Volume 3, Page 15, Map Records Nueces County, Texas. Said 118.126 acres being more particularly described as follows;

BEGINNING at a 5/8" iron rod set in the west right of way of County Road 33, for the northeast corner of the 20.0 acre tract, as described in a deed recorded in Document No. 2005027456, Deed Records of Nueces County, Texas, and for the southeast corner of this survey, from **WHENCE** the intersection of the west right of way of County Road 33 and the north right of way of FM Highway 43 bears South 20°10'55" West, a distance of 2055.79 feet.

THENCE with the north boundary of said 20.0 acre tract, South 88°52'26" West, a distance of 1023.87 feet to a 5/8" iron rod set for the northwest corner of the said 20.0 acre tract, in the east line of the South Texas Children's Home Land Management 194.45 acre tract as described in a deed recorded in Document No. 2009010903, Deed Records Nueces County, Texas, and for the southwest corner of this survey.

THENCE with the east boundary line of said 194.45 acre tract, North 01°01'58" West, a distance of 3146.16 feet to a 5/8" iron rod set for the southwest corner of the Walter B. Camp 130.49 acre tract as described in a deed recorded in Document No. 1997034377, Deed Records Nueces County, Texas, in the east line of the said 194.45 acre tract, and for the northwest corner of this survey.

THENCE with the south boundary line of the said 130.49 acre tract, North 88°49'45" East, a distance of 2246.58 feet to a 5/8" iron rod set in the west right of way of County Road 33, for the southeast corner of the said 130.49 acre tract, and for the northeast corner of this survey.

THENCE with the west right of way of County Road 33, South 20°10'55" West, a distance of 3378.89 feet to the **POINT OF BEGINNING** of this survey, and containing 118.126 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: March 11, 2015



EXHIBIT A
PAGE 2 OF 2

EXHIBIT "B"
(Permitted Exceptions)

Right of Way Easement dated May 21, 1945, from E. L. London to Nueces Electric Cooperative, Inc., filed for record in File No. 493662, Volume 2014, Page 168, Deed Records of Nueces County, Texas. (Tracts I and II)

An oil, gas and mineral lease dated December 27, 1944, executed by E. L. London and wife, Morine London, lessor to Roman S. Waldron, lessee, recorded in File No. 204644, Volume 75, Page 348, Oil and Gas Records of Nueces County, Texas. (Tracts I and II)
Rights of the Public to use, occupy and enjoy any portion of the subject property lying within a road right of way or easement. (Tracts I and II)

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (Tracts I and II)

Rights of tenants, and/or assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identifiable leases on the basis of an acceptable affidavit for the current owner. (Tracts I and II)

Any visible and apparent easement over or across the subject property, the existence of which does not appear of record. (Tracts I and II)

Terms and Conditions of that certain unrecorded Farm and Ranch Contract by and between Wells Fargo as Agent for Sheilah London IMA, as seller and Bill J. Brown, as purchaser. (Tracts I and II)

Right-of-Way easement granted by E. L. London to County of Nueces, by instrument dated May 11, 1938, recorded as Document No. 126886, Volume 238, Page 637, Deed Records of Nueces County, Texas. (Tract I)

Right-of-Way easement granted by B. R. London to County of Nueces by instrument dated May 25, 1953, recorded as Document No. 407603, Volume 650, Page 60, Deed Records of Nueces County Texas. (Tract I)

Pipeline easement granted by B. R. London and wife, Betty Jean London to Lumar Gas Corporation by instrument dated December 1 1965, recorded as Document No. 701389, Volume 1131, Page 20 Deed Records of Nueces County, Texas. (Tract I)

Right of Way Easement dated April 10, 1975, from Doyle E. London and wife, Dorothy M. London to Southwestern Bell Telephone Company, recorded in File No. 975891, Volume 1529, Page 168, Deed Records of Nueces County, Texas. (Tract I)

b. Utility Easement dated March 3, 2006, from Sheilah London to the City of Corpus Christi, filed for record on August 28, 2006, Doc. No. 2006043985, Official Public Records of Nueces County, Texas. (Tract I)

Utility Easement dated October 30, 2006, from Sheilah London to the City of Corpus Christi, filed for record on April 9, 2007, in Doc. No. 2007018185, Official Public Records of Nueces County, Texas. (Tract I)

Oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set forth in instrument dated February 25, 1975, executed by B. R. London and wife, Betty J. London to Doyle E. London and wife, Dorothy London, recorded in/under File No. 970659, Volume 1523, Page 391, Deed Records, Nueces County, Texas. The Company makes no representation as to the present ownership of this interest. (Tract I)

An oil, gas and mineral lease dated July 7, 1949, executed by Ernest L. London and wife, Morine London, lessor to Reagan Tucker, lessee, recorded in File No. 282104, Volume 100, Page 157, Oil and Gas Records of Nueces County, Texas. (Tract I)

Terms and provisions of the oil, gas and mineral leases described in the following instruments for which the Company makes no representation as to the present ownership of said interests: (A) dated April 16, 1936, from E. L. London and wife, Morine London to E. E. Swift, File No. 100796, Volume 22, Page 579, of the Oil and Gas Records of Nueces County, Texas. (B) dated November 7, 1936, from Norman Allen to E. E. Swift File No. 108526, Volume 34, Page 138, Oil and Gas Records of Nueces County, Texas. (C) dated May 23, 1955, from B. R. London and wife, Betty Jean London to Delhi-Taylor Oil Corporation, File No. 434292, Volume 146, Page 71, Oil and Gas Records of Nueces County, Texas. (D) dated May 18, 1965, from Billy Ray London and wife Betty Jean London to E. R. Godbout, File No. 630040 Volume 209, Page 157, Oil and Gas Records of Nueces County, Texas; amended October 12, 1965, File No. File No. 692423, Volume 219, Page 291, Oil and Gas Records of Nueces County, Texas. (E) dated August 14, 1970, from Billy Ray London and wife Betty Jean London to E. R. Godbout, File No. 833115 Volume 290, Page 55, Oil and Gas Records of Nueces County, Texas. Title to said instruments not checked subsequent to dates of aforesaid instruments. (Tract I)

Oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set forth in instrument dated February 25, 1975, filed February 28, 1975, executed by B. R. London and wife, Betty Jean London to Doyle E. London and wife, Dorothy M. London, recorded in/under File No. 970659, Volume 1523, Page 391, Deed Records, County, Texas. The Company makes no representation as to the present ownership of this interest. (Tract I)

Right of Way Easement dated December 19, 1949, from Doyle London to Southern Pipe Line Corporation, filed for record in File No. 291827, Volume 452, Page 33, Deed Records of Nueces County, Texas. (Tract II)

Right-of-Way Agreement dated March 26, 1980, by and between Dorothy London, Individually and as Independent Executrix of Estate of Doyle E. London, Deceased and Valero Transmission

Company, filed for record on April 1, 1980, File No. 174709, Volume 1734, Page 941, Deed Records of Nueces County, Texas. (Tract II)

Right-of-Way Easement dated June 17, 1983, from Mrs. D. E. London to Dorchester Gas Producing Company, filed for record in File No. 325651, Volume 1874, Page 452, Deed Records of Nueces County, Texas. (Tract II)

Drainage Easement dated January 11, 2008, from Sheila London to the London Independent School District, filed for record on July 8, 2008, Doc. No. 2008030636, Official Public Records of Nueces County, Texas. (Tract II)

An oil, gas and mineral lease dated December 27, 1944, executed by E. L. London and wife, Morine London, lessor to Roman S. Waldron, lessee, recorded in Volume 75, Page 352, Oil and Gas Records of Nueces County, Texas. (Tract II)

An oil, gas and mineral lease dated May 23, 1955, executed by E. L. London and wife, Morine London, lessor to Delhi-Taylor Oil Corporation, lessee, recorded in File No. 434293, Volume 146, Page 73, Oil and Gas Records of Nueces County, Texas. (Tract II)

An oil, gas and mineral lease dated August 14, 1970, executed by Billy Ray London and wife, Betty Jean London, lessor to E. R. Godbout, lessee, recorded in File No. 833116, Volume 290, Page 58, Oil and Gas Records of Nueces County, Texas. (Tract II)

Oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set forth in instrument dated November 28, 1972, filed December 14, 1972, executed by Billy Ray London and wife, Betty J. London to Doyle E. London and wife, Dorothy London, recorded in/under File No. 901202, Volume 1449, Page 935, Deed Records, Nueces County, Texas. The Company makes no representation as to the present ownership of this interest. (Tract II)

An oil, gas and mineral lease dated February 26, 1980, filed April 22, 1980, executed by Dorothy London, Individually and as Independent Executrix of the Estate of Doyle E. London, deceased, lessor, in favor of Gas Producing Enterprises, Inc., lessee, recorded in/under File No. 177026, Volume 336, Page 311, Official Public Records, Nueces County, Texas. (Tract II)

An oil, gas and mineral lease dated February 10, 1981, filed March 23, 1981, executed by Dorothy M. London, et al, lessor, in favor of Tierra Petroleum Corporation, lessee, recorded in/under File No. 217115, Volume 344, Page 713, Official Public Records, County, Texas. Amended by instrument dated April 26, 1982, filed for record in File No. 269572, Volume 355, Page 533, Oil and Gas Records of Nueces County, Texas. (Tract II)

GF # 01021-5190 GP
Stewart Title

Doc# 2015011169
Pages 13
03/27/2015 1:28PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$59.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

GF # 3000210 CB
FIRST TITLE COMPANY

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

Special Warranty Deed with Vendor's Lien

THE STATE OF TEXAS

§

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF NUECES

§

Effective Date: May 0, 2020

Grantor: COASTAL BEND COMMUNITY FOUNDATION, a Texas non-profit corporation

Grantor's Mailing Address:

555 N Carancahua St – Suite 900,
Corpus Christi, TX 78401

Grantee: THE LONDON PROPER, LLC, a Texas limited liability company

Grantee's Mailing Address:

5 West Bar-Le-Doc
Corpus Christi, Texas 78414

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of ORIGIN BANK in the principal amount of \$6,669,541.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ORIGIN BANK and by a first-lien deed of trust from Grantee to **Joseph D. Cox, Trustee**.

Property (including any improvements): That certain 298.57 acres of land, more or less, in Nueces County, Texas more specifically described in **Exhibit "A"** attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance and Warranty: The Property is conveyed subject to those matters shown on **Exhibit "B"** attached hereto and incorporated herein.

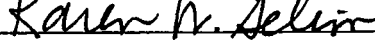
Conveyance: Grantor, for the Consideration and subject to the Reservation from and Exceptions to Conveyance and Warranty, has GRANTED, SOLD, and CONVEYED, and hereby GRANTS, SELLS, and CONVEYS to Grantee all of Grantor's rights, title, and interests in the Property, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way pertaining thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

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

ORIGIN BANK at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of ORIGIN BANK and are transferred to ORIGIN BANK without recourse against Grantor.

GRANTOR:

Coastal Bend Community Foundation



By: Karen W. Selim

Title: President

GRANTEE:

The London Proper LLC, a Texas limited liability company



By: Bobak Mostaghassi

Title: Managing Member

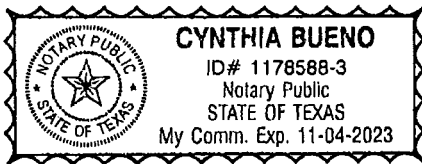
ACKNOWLEDGEMENTS

STATE OF TEXAS

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COUNTY OF NUECES

This instrument was signed and acknowledged before me this the 7th day of May, 2020, by Karin W. Selim in her capacity as President of the Coastal Bend Community Foundation, a Texas non-profit corporation, on behalf of said corporation.



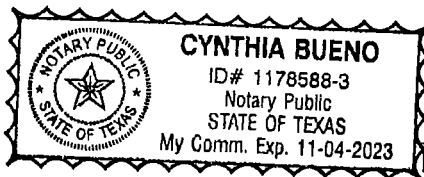
Cynthia Bueno
Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF NUECES

This instrument was signed and acknowledged before me this the 8 day of May, 2020, by Bobak Mostaghassi, as Managing Member of The London Proper LLC, a Texas limited liability company, on behalf of said company.



Cynthia Bueno
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

EXHIBIT "A"

Being a tract situated in Nueces County, Texas, a portion of Section D. Laureles Farm Tracts, as shown on the map thereof recorded in Volume 3 at Page 15 of the Map Records of Nueces County, Texas and being generally the 215.54 acre tract described in the deed to F.B. Arnim, recorded under Clerk's File No. 6094, Deed Records of Nueces County, Texas and the 100 acre tract described in the deed to F.B. Arnim recorded under Clerk's File No. 8241, Deed Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a wooden post with a concrete nail driven in the top found in the north right-of-way line of Farm to Market Road 43 for the southwest corner of this tract, whence the southwest corner of the heretofore referenced 215.54 acre tract bears S 18°02'38" W at 52.83 feet, said POINT OF BEGINNING being also the southeast corner of a tract held in the name of Sheila London;

THENCE N 18°02'38" E along the west line of the 215.54 acre tract and east line of the Sheila London Tract at 1811.36 feet, more or less, pass the northeast corner of the Sheila London Tract and the southeast corner of the tract described in the deed to Michael T. Meaney, recorded under Clerk's File No. 2005062830, Official Records of Nueces County, Texas and in all a distance of 3673.84 feet to a 5/8 inch iron rod found for the northeasterly corner of the Michael T. Meaney Tract and the northwest corner of this tract, said point lying in the south boundary of that tract described in the deed to the City of Corpus Christi filed under Clerk's File No. 941343, Official Records of Nueces County, Texas;

THENCE N 89°06'46" E along the north line of the 215.54 acre tract and the south line of the City of Corpus Christi Tract, a distance of 2664.93 feet to a 1 inch iron pipe found for the northeast corner of the 215.54 acre tract and an interior corner for the City of Corpus Christi Tract;

THENCE S 17°52'30" W with the east line of the 215.54 acre tract and the most easterly west line of the City of Corpus Christi Tract, a distance of 1568.15 feet to a 5/8 inch iron rod found for northeasterly corner of this tract, said point being the northwest corner of the heretofore, referenced 100 acre tract and the most southerly southwest corner of the City of Corpus Christi Tract;

THENCE N 89°23'16" E along the north line of the 100 acre tract and the most southerly south line of the City of Corpus Christi Tract, a distance of 1863.84 feet to a 5/8 inch iron rod found in the west right-of-way line of State Highway 286 for the northeast corner of this tract;

THENCE S 17°50'44" W along the west right-of-way of State Highway 286, a distance of 1125.49 feet to a Texas Department of Transportation monument found for an intermediate corner of this tract,

THENCE S 17°47'57" W along the west right-of-way line of State Highway 286, a distance of 24.95 feet to a Texas Department of Transportation monument found for an intermediate corner of this tract;

THENCE S 21°46'42" W along the west right-of-way line of State Highway 286, a distance of 56.78 feet to a 5/8 inch iron rod found for an intermediate corner of this tract, said point lying a curve to the left;

THENCE along said curve to the left, the west right-of-way of State Highway 286, whose radius is 4182.64 feet and whose long cord bears S 15°21'16" W with a length of 829.51 feet, a total distance 830.87 feet to a Texas Department of Transportation monument found for an intermediate corner of this tract;

THENCE S 48°53'52" W a distance of 77.31 feet to a 5/8 inch iron rod set in the north right-of-way line of Farm to Market Road 43 for the most southerly southeast corner of this tract;

THENCE S 89°11'58" W along the north right-of-way line of Farm to Market Road 43, a distance of 4533.92 feet to the POINT OF BEGINNING forming a tract embracing 298.57 acres, more or less.

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.

Exhibit "B"

Reservations and Exceptions to Conveyance and Warranty

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

- 1) Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken.
- 2) All valid and effective easements, rights-of-way, restrictive covenants and encumbrances that affect the property, if any, of record with the County Clerk of the County in which the Property is located. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 3) All matters as would be shown or discovered by a land title survey of the Property and any discrepancies, conflicts or shortages in area or boundary lines or encroachments or protrusions or any overlapping of improvements and other matters shown by a land title survey of the property; visible and apparent easements; and all laws, rules, ordinances and regulations of any governmental authority having jurisdiction.
- 4) Taxes and assessments for the current year having been pro-rated, the payment thereof is assumed by Grantee, and the Grantee also assumes the obligation to pay any additional taxes assessed against the Property for periods prior to the date hereof resulting from this conveyance or from Grantee's change of use of the Property (commonly called "rollback taxes").
- 5) This conveyance is subject to all valid and effective mineral estate reservations and conveyances (including assignments or reservations of royalty interests) 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 any valid and effective oil, gas, and minerals leases or other documents as such is shown by the records of the County Clerk of the County in which the Property is located.
5. Homestead or community property or survivorship rights, if any of any spouse of any insured.
6. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or

- d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
7. Right of parties in possession.
8. Rights of tenants in possession, as tenants only, under any and all outstanding lease agreements, unrecorded.
9. Easement:
To: Nueces County
Recorded: May 31, 1931 in Document No. 71086, Volume 198, Page 480, of the Deed records, of Nueces County, Texas.
Purpose: Right of Way (Reversionary Clause)
10. Easement:
To: Nueces County
Recorded: May 16, 1938 in Document No. 126881, Volume 239, Page 96, of the Deed records of Nueces County, Texas.
Purpose: Right of Way
11. Easement:
To: Central Power and Light Company
Recorded: July 8, 1941 in Document No. 164634, Volume 273, Page 33, of the Deed records, of Nueces County, Texas.
Purpose: Easement & Right of Way
12. Easement:
To: Nueces Electric Cooperative
Recorded: June 10, 1959 in Document No. 533040, Volume 856, Page 153, of the Deed records of Nueces County, Texas.
Purpose: Right of Way Easement
13. Easement:
To: Southwestern Bell Telephone Company
Recorded: May 14, 1975 in Document No. 975889, Volume 1529, Page 161, of the Deed records, of Nueces County, Texas.
Purpose: Easement for Underground Facilities
14. Easement:
To: City of Corpus Christi
Recorded: August 28, 2006 in County Clerk's File No. 2006043984, of the Official Public records, of Nueces County, Texas.
Purpose: Pipeline Easement

15. Easement:

To: City of Corpus Christi

Recorded: June 15, 2018 in County Clerk's File No. 2018026160, of the Official Public records, of Nueces County, Texas.

Purpose: Pipeline Easement

16. Mineral and/or royalty interest:

Recorded: January 12, 2012 in County Clerk's File No. 2012001979, of the Official Public records, of Nueces County, Texas.

By: Brian Kelsey Moore, et al

To: Constance B. Mayo and Celia Sexton Tate, as Co-Independent Executrixes of the Estate of Carolyn Arnim Tinker, Deceased

17. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:

Recorded: December 8, 1936 in Document No. 110963, Volume 35, Page 214, of the Oil & Gas records, of Nueces County, Texas.

Lessor: F.V. Arnim and wife, Lillie Arnim

Lessee: Atlantic Refining Company

18. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:

Recorded: May 24, 1961 in Document No. 576656, Volume 181, Page 368, of the Oil & Gas records, of Nueces County, Texas.

Lessor: Landon Arnim and others

Lessee: C.H. Horton

19. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:

Recorded: February 4, 1966 in Document No. 701022, Volume 226, Page 45 and ratified in Document No. 712443, Volume 234, Page 487, of the Oil & Gas records, of Nueces County, Texas.

Lessor: Landon C. Arnim and others

Lessee: Harry E. Reese

20. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:

Recorded: March 4, 1971 in Document No. 837192, Volume 290, Page 542, of the Oil & Gas records, of Nueces County, Texas.

Lessor: Landon C. Arnim and others

Lessee: E.R. Godbout

21. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:

Recorded: July 29, 1981 in Document No. 235240, Volume 347, Page 948, of the Oil & Gas records, of Nueces County, Texas.

Lessor: Madeline Arnim and others

Lessee: M. Harvey Weil, Trustee

22. Terms, conditions and stipulations contained in Deed dated October 20, 1922, executed by Mr. Bertha Morgan to F.V. Arnim, recorded under County Clerk's File No. 8241, Volume 138, Page 446, Deed Records, Nueces County, Texas.
23. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants exceptions or reservations of mineral interest that are not listed.
24. Grantor reserves and retains to Grantor and Grantor's heirs, successors and assigns all of Grantor's undivided rights, title and interest in the oil, gas, casinghead gas, hydrocarbons, and other minerals in and under, that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease or seismic agreement covering any part of the Property), but Grantor *does not* reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.
25. **Property Conveyed "AS IS, WHERE IS".** IT IS AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET FORTH IN THIS DEED), ZONING, TAX CONSEQUENCES (INCLUDING ROLLBACK TAXES), PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY. GRANTEE REPRESENTS THAT, EXCEPT FOR THE GRANTOR REPRESENTATIONS, IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF ITS CONSULTANTS IN PURCHASING THE PROPERTY. GRANTEE HAS CONDUCTED SUCH INSPECTIONS OF THE PROPERTY AS GRANTEE DEEMED NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS HEREBY RELYING UPON SAME. GRANTEE ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR DOES HEREBY SELL AND CONVEY TO GRANTEE AND GRANTEE DOES HEREBY ACCEPT THE PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY, BY GRANTOR, ANY AGENT OF GRANTOR OR ANY

THIRD PARTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, SURVEYOR, ENGINEER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. GRANTEE WAIVES ANY AND ALL RIGHTS OR REMEDIES IT MAY HAVE OR BE ENTITLED TO, DERIVING FROM DISPARITY IN SIZE OR FROM ANY SIGNIFICANT DISPARATE BARGAINING POSITION IN RELATION TO GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS DISCLAIMER WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE SALES PRICE FOR THE PROPERTY. GRANTEE ACKNOWLEDGES AND AGREES THAT THE DISCLAIMERS AND OTHER AGREEMENTS SET FORTH HEREIN ARE AN INTEGRAL PART OF THIS TRANSACTION AND THAT GRANTOR WOULD NOT HAVE AGREED TO SELL THE PROPERTY TO GRANTEE FOR THE SALES PRICE WITHOUT THE DISCLAIMERS AND OTHER AGREEMENTS SET FORTH HEREIN.

**Nueces County
Kara Sands
Nueces County
Clerk**

Instrument Number: 2020019585

eRecording - Real Property

DEED

Recorded On: May 14, 2020 10:58 AM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$43.00



**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



******* 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: 2020019585
Receipt Number: 20200514000084
Recorded Date/Time: May 14, 2020 10:58 AM
User: Randall N
Station: PUBLIC04

Record and Return To:

Simplifile
484 North 300 West, Suite 202

Provo UT



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: _____ Map No.: _____

PC Hearing Date: _____ Proj.Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street

Hearing Time: 5:30 p.m.

*** A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

1. Applicant: SEE ATTACHED SIGNATURE SHEET Contact Person : _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____ Phone: (_____) _____
E-mail: _____ Cell: (_____) _____

2. Property Owner(s): SAME AS ABOVE Contact Person : _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____ Phone: (_____) _____
E-mail: _____ Cell: (_____) _____

3. Subject Property Address: NORTHWEST CORNER FM 43 AT SH 286 Area of Request (SF/acres): 385.802 AC
Current Zoning & Use: NONE/VACANT Proposed Zoning & Use: CN-1 & CG2; COMMERCIAL
12-Digit Nueces County Tax ID: 4250 - 0000 - 4710 4250-0000-4100
Subdivision Name: _____ Block: _____ Lot(s): _____
Legal Description if not platted: _____

4. Submittal Requirements:
☐ **Early Assistance Meeting:** Date Held _____ ; with City Staff _____
☒ **Land Use Statement** ☒ **Disclosure of Interest** ☒ **Copy of Warranty Deed**
IF APPLICABLE:
☒ **Peak Hour Trip Form** (if request is inconsistent with Future Land Use Plan) ☐ **Site Plan for PUD or Special Permit**
☒ **Metes & Bounds Description with exhibit** if property includes un-platted land (sealed by RPLS) ☐ **Lien Holder Authorization**
☐ **Appointment of Agent Form** if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a *complete* application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature _____

Applicant's Signature _____

Owner or Agent's Printed Name _____

Applicant's Printed Name _____

Office Use Only: Date Received: _____ Received By: _____ ADP: _____

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = **Total Fee** _____

No. Signs Required _____ @ \$10/sign Sign Posting Date: _____

Application Fees

(As of November 1, 2011)

Rezoning Fees

0.00 - 0.99 acres	\$1,107.50
1.00 - 9.99 acres	\$1,692.50
10.00 - 24.99 acres	\$1,976.75
25 + acres	\$1,976.75 plus \$50.00 per acre over 25 acres
Notice Sign	\$10.00 per sign

Planned Unit Development (PUD) Fees

(PUD fees are in addition to the rezoning fees above.)

0.00 ≥ 0.249 acre	\$542.00
0.25 ≥ 0.99 acre	\$591.00
1.00 ≥ 4.99 acres	\$825.00
5.00 ≥ 9.99 acres	\$1,172.00
10.00 ≥ 14.99 acres	\$1,317.00
15.00 ≥ 19.99 acres	\$1,499.00
20.00 ≥ 24.99 acres	\$1,584.00
25.00 acres or more	\$1,584.00 + \$50.00 per acre over 25 acres

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

ALL LAND WILL BE USED FOR NEIGHBORHOOD AND GENERAL COMMERCIAL.

2. Identify the existing land uses adjoining the area of request:

North -	<u>VACANT</u>
South -	<u>FM 43</u>
East -	<u>SH 286</u>
West -	<u>CR 33 & VACANT LAND</u>



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: **SEE ATTACHED SIGNATURE SHEET**

STREET: _____ CITY: _____ ZIP: _____

FIRM is: ☐ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

NONE

Job Title and City Department (if known)

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

NONE

Title

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

NONE

Board, Commission, or Committee

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

NONE

Consultant

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: _____
(Print Name)

Title: _____

Signature of Certifying Person: _____

Date: _____

DEFINITIONS

- a. "Board Member". A member of any board, commission or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. "Employee". Any person employed by the City of Corpus Christi, Texas, either on a full or part time basis, but not as an independent contractor.
- c. "Firm". Any entity operated for economic gain, whether professional, industrial or commercial and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust and entities which, for purposes of taxation, are treated as non-profit organizations.
- d. "Official". The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads and Municipal Court Judges of the City of Corpus Christi, Texas.
- e. "Ownership Interest". Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. "Constructively held" refers to holding or control established through voting trusts, proxies or special terms of venture or partnership agreements.
- f. "Consultant". Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.



Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone: (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: NORTHWEST CORNER FM 43 AT SH 286

Legal Description (Subdivision, Lot, Block): _____

Applicant Name: SEE ATTACHED SIGNATURE SHEET

Address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

Application Status (Select One): ☒ Rezoning ☐ Site Plan ☐ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
NONE								

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
99.002	AC	CN1	COMMERCIAL	814	3.81	4107	6.99	7535
286.800	AC	CG2	COMMERCIAL	820	3.81	11906	6.99	21843
Total						16013	Total	29378

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
SH 286	Yes	26	400
FM 43	Yes	42	100
CR 33	Yes	16	35

☐

For City Use Only

A Traffic Impact Analysis **IS** required. The consultant preparing the TIA must meet with

the City to discuss the scope and requirements of the analysis prior to beginning the TIA.

☐ A Traffic Impact Analysis is **NOT** required. The proposed traffic generated does not

exceed the established threshold.

☐ The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By: _____ Date: _____

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
RESIDENTIAL				
210	Single-Family Detached Housing	Dwelling Units	0.77	1.02
220	Apartment	Dwelling Units	0.55	0.67
221	Low-Rise Apartment	Dwelling Units	0.51	0.62
222	High-Rise Apartment	Dwelling Units	0.34	0.40
230	Residential Condominium/Townhouse	Dwelling Units	0.44	0.52
240	Mobile Home Park	Dwelling Units	0.44	0.60
251	Senior Adult Housing-Detached	Dwelling Units	0.29	0.34
252	Senior Adult Housing-Attached	Dwelling Units	0.39	0.35
253	Congregate Care Facility	Dwelling Units	0.14	0.20
254	Assisted Living	Beds	0.23	0.37
255	Continuing Care Retirement Community	Dwelling Units	0.19	0.25
270	Residential Planned Unit Development	Dwelling Units	0.58	0.72
LODGING				
310	Hotel	Rooms	0.52	0.61
320	Motel	Rooms	0.44	0.56
330	Resort Hotel	Rooms	0.24	0.31
RECREATIONAL				
415	Beach Park	Acres	0.48	0.60
420	Marina	Berths	0.17	0.21
430	Golf Course	Acres	0.33	0.39

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

**Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
RECREATIONAL				
445	Multiplex Movie Theater	Movie Screens		25.84
480	Amusement Park	Acres	0.68	4.11
488	Soccer Complex	Fields	2.10	18.36
490	Tennis Courts	Courts	1.83	3.67
492	Health/Fitness Club	1,000 SF	1.43	4.06
493	Athletic Club	1,000 SF	3.19	5.84
495	Recreational Community Center	1,000 SF	2.89	3.35
INSTITUTIONAL				
520	Elementary School	1,000 SF	5.20	3.11
522	Middle School/Junior High School	1,000 SF	4.35	2.52
530	High School	1,000 SF	3.06	2.12
536	Private School (k-12)	Students	0.81	0.58
540	Junior/ Community College	1,000 SF	3.09	2.64
560	Church	1,000 SF	0.87	0.94
565	Daycare Center	1,000 SF	13.44	13.75
566	Cemetery	Acres	0.76	1.64
590	Library	1,000 SF	4.47	7.20
MEDICAL				
610	Hospital	1,000 SF	0.96	1.16
620	Nursing Home	1,000 SF	0.60	1.01
630	Clinic	Full - Time Doctors	3.60	4.43

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

**Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
OFFICE				
710	General Office Building	1,000 SF	1.56	1.49
714	Corporate Headquarters Building	1,000 SF	0.45	0.38
715	Single Tenant Building	1,000 SF	1.80	1.74
720	Medical-Dental Office Building	1,000 SF	3.50	4.27
730	Government Office Building	1,000 SF	5.88	11.03
731	State Motor Vehicles Department	1,000 SF	18.53	19.93
732	United States Post Office	1,000 SF	12.19	14.67
750	Office Park	1,000 SF	1.71	1.48
760	Research and Development Center	1,000 SF	1.22	1.07
770	Business Park	1,000 SF	1.40	1.26
RETAIL				
812	Building Materials and Lumber Store	1,000 SF	4.16	5.56
813	Free-Standing Discount Superstore	1,000 SF	3.08	4.40
814	Variety Store	1,000 SF	3.81	6.99
815	Free Standing Discount Store	1,000 SF	5.48	5.57
816	Hardware / Paint Store	1,000 SF	4.91	4.74
817	Nursery (Garden Center)	1,000 SF	8.00	9.04
818	Nursery (Wholesale)	1,000 SF	3.02	5.00
820	Shopping Center	1,000 SF		3.71
823	Factory Outlet Center	1,000 SF	2.06	1.94
826	Specialty Retail Center	1,000 SF	6.84	5.02

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

** Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
SERVICES				
912	Drive-In Bank	1,000 SF	2.48	4.71
925	Drinking Place	1,000 SF	8.10	15.49
931	Quality Restaurant	1,000 SF	5.57	9.02
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	13.33	18.49
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	63.50	52.40
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	53.61	47.30
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	64.21	25.81
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	101.40	36.16
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	310.00	96.00
941	Quick Lubrication Vehicle Shop	Service Positions	4.00	4.60
942	Automobile Care Center	1,000 SF	2.83	3.51
944	Gasoline / Service Station	Fueling Stations	12.58	15.65
945	Gasoline / Service Station with Convenience Market	Fueling Stations	10.56	13.57
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Stations	13.32	14.52
947	Self Service Car Wash	Stalls	8.00	8.00

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

**Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home Phone: (_____) _____ Business Phone: (_____) _____ Cell: (_____) _____

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

***Signature of Agent:** _____ **Title:** _____

Printed/Typed Name of Agent: _____ **Date:** _____

***Signature of Property Owner:** _____ **Title:** _____

Printed/Typed Name of Property Owner: _____ **Date:** _____

***Signature of Property Owner:** _____ **Title:** _____

Printed/Typed Name of Property Owner: _____ **Date:** _____

***Signature of Property Owner:** _____ **Title:** _____

Printed/Typed Name of Property Owner: _____ **Date:** _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.



P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at: 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

CHANGE OF ZONING APPLICATION INSTRUCTIONS

Incomplete applications are not accepted. Contact a City Planner for a pre-submission conference.

1. APPLICANT INFORMATION:

- Identify the name of the person or company who is requesting the change of zoning, along with their telephone number and address.
- Identify whether the applicant is the owner of the subject property, a tenant (renter, leasee), prospective purchaser (intends to buy the property), or other (trustee, etc.).

2. REPRESENTATIVE INFORMATION:

- Identify the name of the person or company, if any, who will represent the applicant in the rezoning request, along with their telephone number and address.
- If the representative is a company, identify the name of a person who can be contacted if additional information is needed.

3. OWNER INFORMATION:

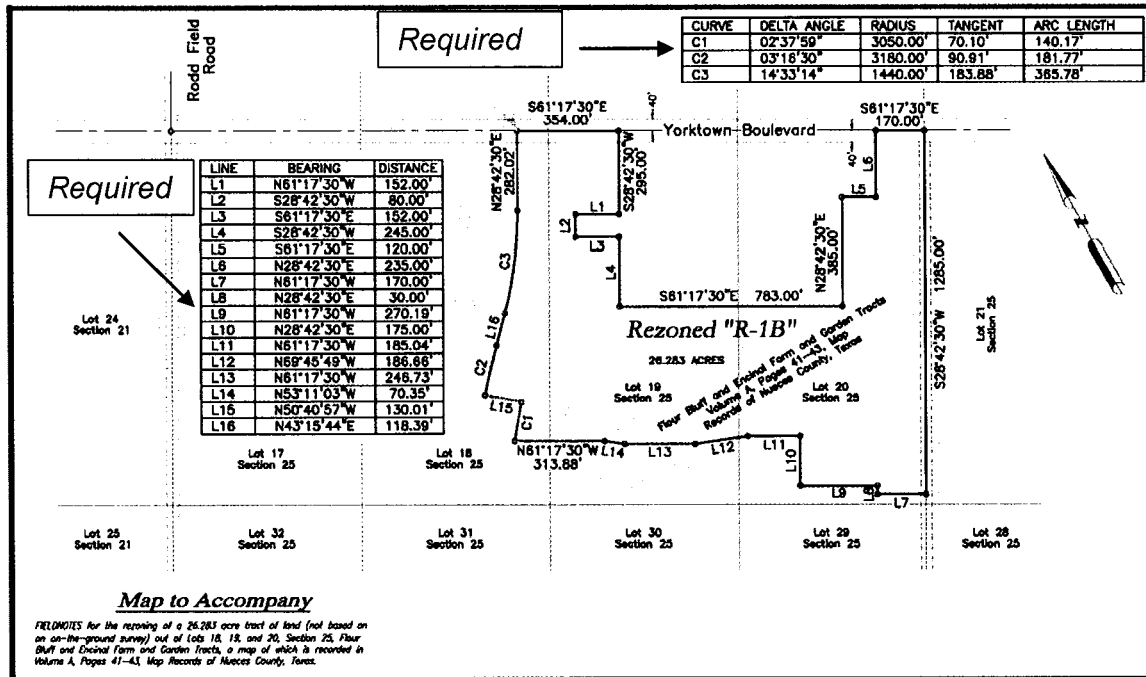
- Identify the name of the person or company who owns the property, along with their telephone number and address. If the applicant and owner are the same, write "Same as Applicant."
- If the property was recently purchased, provide a copy of the recorded deed.
- If the property is owned by an entity, provide proof of who can execute contracts on behalf of the entity.

4. REQUEST INFORMATION:

- From: Identify the property's current zoning classification (i.e. RS-6, CN-1, IL, etc.), including any overlay districts (i.e. RS-6/SP, CI/HC, etc.).
- To: List the requested zoning classification. If requesting more than one classification, submit a map showing the area divided into tracts with the requested zoning for each tract, along with the size of each tract in square feet or acres.
- Describe the location of the property using the address and nearest cross street (i.e. 1213 Santa Fe Street, south of Craig Street). If there is no address, list the street the property fronts on and the distance to the nearest cross street (i.e. Johanna Street, approximately 800' west of Richter Street).
- List the size of the property in square feet if less than one acre, or in acres if one acre or more.
- Provide the legal description of the property (i.e. Lot 1, Block 1, Bayview Addition Unit 1).
- If the property is part of a lot, or is an unplatted tract of land, submit a metes and bounds description sealed by a registered surveyor and drawing of the area. Please refer to Graphic 1 for what is needed.

- List the current use(s) of the property (i.e. convenience store, restaurant, residential, etc.)
- List the proposed use(s) of the property.
- Provide the 12-digit tax account number.

Graphic 1 – Metes and Bounds Drawing



5. DISCLOSURE OF OWNERSHIP INTEREST INFORMATION:

- Applicants seeking a change of zoning must provide a completed Disclosure of Ownership Interest form. The form is available from the Department of Development Services.

6. LAND USE STATEMENT INFORMATION:

Complete land use statement form containing the following information:

- State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc., (additional supporting documents are acceptable, i.e., site plan).
- Identify the existing land uses adjoining the area of request:

North -
 South -
 East -
 West -

OTHER INFORMATION:

SITE PLAN:

If a site plan is required during the public hearing process, the following must be included:

- One color copy of the plan drawn to scale, and one 8½" x 11" copy.
- The location, height, and square footage of existing signs. A scale drawing of proposed signs along with an 8½" x 11" of sign elevation plans.
- On-site parking with typical dimensions.
- Existing building lines, easements, existing and proposed drive approaches, etc.

ZONING NOTICE SIGNS:

- The applicant is required to post a zoning notice sign(s) on the property at least 15 days before the Planning Commission hearing. The sign must remain posted until either final City Council action or the applicant withdraws the request. Failure to properly post the sign(s) may result in postponement of the application until the next available meeting agenda.
- One sign is required for each 1,000 feet of street frontage. For the purpose of calculating the required number of signs for a property with more than one street frontage, each street frontage will be calculated separately.
- Zoning notice signs are available from the Department of Development Services for \$10.00 per sign. Signs must be picked up at the Department of Development Services.

NOTES:

- Planning Commission hearings are held every other Wednesday in the Council Chambers at City Hall beginning at 5:30 p.m. City Council hearings are held every Tuesday, except the first Tuesday of the month, in the Council Chambers beginning at noon.
- In fairness to the Planning Commission, this request should not be discussed with members of the Planning Commission before the hearing.
- Department of Development Services staff is available to provide assistance.



P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at: 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

ZONING PROCESS

- An application for a change of zoning requires two public hearings, one before the Planning Commission and one before the City Council. Please note that the Planning Commission and City Council may conduct their public hearings over one or more meetings. The applicant or representative should be present at the hearings.
- All surrounding property owners within 200 feet of the area under consideration will be notified 10 days before the Planning Commission public hearing. The notice advises property owners of their right to appear and express their opinion at the hearing, or submit written comments on the requested change.
- After considering all the facts presented at the public hearing, the Planning Commission will take an action that is a recommendation to the City Council. The zoning request will then be forwarded to the City Manager's Office to be scheduled for a City Council public hearing.
- All surrounding property owners within 200 feet will be notified 15 days before the City Council public hearing. A notice will also be placed in the Caller-Times newspaper 15 days before the City Council hearing.
- If **written** opposition, totaling 20% or more of the **land area** within the 200-foot notification area is received, a $\frac{3}{4}$ vote majority of the City Council (7 of the 9 Council members) is required to approve the request.
- Applicants may withdraw an application (in writing) at any time during the process. If the application is withdrawn after the notices for the Planning Commission public hearing are mailed, the applicant is eligible for a refund of 35% of the filing fees. Applications withdrawn after the notices for the City Council public hearing are mailed are not eligible for a refund.
- If an action on the application is made by the Planning Commission or City Council, no further applications for rezoning on all or part of the subject property may be considered for a period of twelve (12) months unless a waiver is granted by the City Council.
- As a general rule, the time period involved from the submission of a completed application to the passage of an ordinance is two months. This time period can vary depending on the complexity of the application and the number of cases currently on the docket.

NOTE: It is important to understand that approval of a change in zoning cannot be construed as amending the Building Code, Fire Code, or any other applicable ordinances.

Further information
call the **Department of Development Services** at
(361) 826-3240

ADDENDUM

TO CITY OF CORPUS CHRISTI: REZONING APPLICATION DISCLOSURE OF INTERESTS

1.

Bill J. Brown

Reagan Travis Brown

Alyssa A Brown McCoy

Mailing Address For Above Browns & McCoy
P.O. Box 8229
Corpus Christi, Texas 78468

2.

Bobak Mostaghassi, Managing Member
The London Proper, LLC
5 West Bar-Le-Doc
Corpus Christi, Texas 78414

3.

Joseph D. Cox, Trustee, for Lien on
Property owned by The London Proper, LLC

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 14, 2020
16014-M&B-CN1 TR 1.doc

CN-1 Tract 1 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 62.303 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and also being a portion of an 89.168 acre tract of land described by deed in Document No. 2015011169, Official Records of said county, said 62.303 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, for angle point in the south boundary line of the tract herein described;

THENCE S89°08'55"W 666.82 along the north boundary line of said Mokry Estates and along the north boundary line of a 1.06 acre tract of land described by deed recorded at Document No. 2012027694, said official records, to a point in the east right-of-way line of County Road 33 for the southwest or westernmost corner of the tract herein described;

THENCE N20°12'50"E 1172.65' along said east right-of-way line of County Road 33 to a point for the northwest corner of the tract herein described;

THENCE N89°13'29"E 2457.23' along the south boundary line of a 1.77 acre tract of land described by deed recorded at Volume 1523, Page 394, Deed Records of said county, to a point for the southeast corner of said 1.77 acre tract and northeast corner of the tract herein described and of said 89.168 acre tract in the west boundary line of a 298.57 acre tract of land described by deed recorded at Document No. 2020019585, said official records;

THENCE S18°00'59"W 1155.04' along the west boundary line of said 298.57 acre tract to a point for the southeast corner of the tract herein described;

THENCE S89°12'35"W 1838.38' to the **POINT OF BEGINNING**, a sketch showing said 62.303 acre tract being attached hereto as Exhibit "E".

Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.



EXHIBIT "A"

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 14, 2020
16014-M&B CN1 Tr2.doc

CN1 Tract 2 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 36.699 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county, said 36.699 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the northwest corner of said 298.57 acre tract in an upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records, said beginning point for the northwest corner of the tract herein described and northeast corner of a 21.76 acre tract of land described by deed, Doc. No. 2019002524, said official records;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 887.86' to a point for the northeast corner of the tract herein described;

THENCE S17°52'10"W 1896.98' to a point for the southeast corner of the tract herein described;

THENCE S89°13'29"W 892.40' to a point for the southwest corner of the tract herein described and northeast corner of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, in the west boundary line of said 298.57 acre tract;

THENCE along said west boundary line of 298.57 acre tract N18°00'59"E 1896.77 to the **POINT OF BEGINNING**, a sketch showing said 36.699 acre tract being attached hereto as Exhibit "E".

Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.



EXHIBIT "B"

BASS & WELSH ENGINEERING

Engineering Firm Reg. No. F-52

Surveying Firm Reg. No. 100027-00

P.O. Box 6397

Corpus Christi, TX 78466-6397

May 14, 2020

16014-M&B CG2.doc

CG2 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 286.800 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county and a portion of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, said 286.800 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, said beginning point for a southwesterly corner of the tract herein described;

THENCE N89°12'35"E 1838.38' to a point for interior southwesterly corner of the tract herein described in the west boundary line of said 298.57 acre tract;

THENCE N18°00'59"E 1155.04' along said west boundary line of 298.57 acre tract to a point for west central corner of the tract herein described and northeast corner of said 89.168 acre tract;

THENCE N89°13'29"E 892.40' to a point for interior central corner of the tract herein described;

THENCE N17°52'10"E 1896.98' to a point for north central corner of the tract herein described in the upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 1777.00' to a point for the easternmost north corner of the tract herein described and central interior corner of said 308.99 acre tract;

THENCE S17°52'10"W 1568.11' along a south central boundary line of said 308.99 acre tract to a point for central interior corner of the tract herein described and south central corner of said 308.99 acre tract;

THENCE N89°23'24"E 1863.69' along a southeast or lower south boundary line of said 308.99 acre tract to a point in the west right-of-way line of State Highway 286 (Chapman Ranch Road) for the northernmost east corner of the tract herein described and southeast corner of said 308.99 acre tract;

THENCE S17°50'11"W 1125.47' along said west right-of-way line of State Highway 286 to a common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

EXHIBIT "C"

Metes and Bounds Description, 286.800 Acre Tract, May 14, 2020, Continued;

THENCE S17°55'02"W 25.06' along said west right-of-way line of State Highway 286 to a common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S21°35'08"W 56.77' along said west right-of-way line of State Highway 286 to the point of curvature of a circular curve to the left having a central angle of 11°23'16", a radius of 4179.72' and a chord bearing S15°21'38"W 829.37';

THENCE along said west right-of-way line of State Highway 286, being along said circular curve to the left, a distance of 830.74' to a point for upper southeast corner of the tract herein described;

THENCE along a "cutback" right-of-way line between said State Highway 286 and Weber Road (FM Highway 43) S48°50'10"W 77.88' to a point for lower southeast corner of the tract herein described in the north right-of-way line of said Weber Road;

THENCE S89°12'35"W 6395.42' along said north right-of-way line of Weber Road to a point for right-of-way line corner of said Weber Road and southwest corner of the tract herein described;

THENCE N20°11'54'E 629.71' along a north right-of-way line of said Weber Road and along the east boundary line of said Mokry Estates to the **POINT OF BEGINNING**, a sketch showing said 286.800 acre tract being attached hereto as Exhibit "E".


Nixon M. Welsh, R.P.L.S.

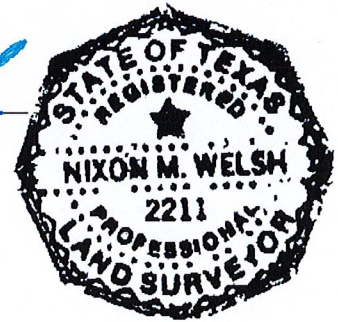


EXHIBIT "C"

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 14, 2020
16014-M&B-Annex.doc

Annexation Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 385.802 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being all of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county and a portion of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, said 385.802 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap labeled Bass and Welsh Engineering found for the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, said beginning point for interior southwesterly corner of the tract herein described;

THENCE S89°08'55"W 666.82 along the north boundary line of said Mokry Estates and along the north boundary line of a 1.06 acre tract of land described by deed recorded at Document No. 2012027694, said official records, to 5/8" iron rod found in the east right-of-way line of County Road 33 for the upper southwest or westernmost corner of the tract herein described;

THENCE N20°12'50"E 1172.65' along said east right-of-way line of County Road 33 to a 5/8" iron rod set for the northernmost west corner of the tract herein described;

THENCE N89°13'29"E 2457.23' along the south boundary line of a 1.77 acre tract of land described by deed recorded at Volume 1523, Page 394, Deed Records of said county, to a 5/8" iron rod set for the southeast corner of said 1.77 acre tract, west central interior corner of the tract herein described and northeast corner of said 89.168 acre tract in the west boundary line of said 298.57 acre tract;

THENCE along said west boundary line of 298.57 acre tract N18°00'59"E 1896.77' to a 5/8" iron rod found for the northwest corner of said 298.57 acre tract and westernmost north corner of the tract herein described in an upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 2664.86' to a 1" iron pipe found for easternmost north corner of the tract herein described and central interior corner of said 308.99 acre tract;

THENCE S17°52'10"W 1568.11' along a south central boundary line of said 308.99 acre tract to a 5/8" iron rod found for east central interior corner of the tract herein described and south central corner of said 308.99 acre tract;

EXHIBIT "D"

Metes and Bounds Description, 385.802 Acre Tract, May 14, 2020, Continued:

THENCE N89°23'24"E 1863.69' along a southeast boundary line of said 308.99 acre tract to a 5/8" iron rod found in the west right-of-way line of State Highway 286 (Chapman Ranch Road) for the northernmost east corner of the tract herein described and southeast corner of said 308.99 acre tract;

THENCE S17°50'11"W 1125.47' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described ;

THENCE S17°55'02"W 25.06' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S21°35'08"W 56.77' along said west right-of-way line of State Highway 286 to a 5/8" iron rod found at the point of curvature of a circular curve to the left having a central angle of 11°23'16", a radius of 4179.72', and a chord bearing S15°21'38"W 829.37';

THENCE along said west right-of-way line of said State Highway 286, being along said circular curve to the left, a distance of 830.74' to a TxDOT monument with brass disk found for upper southeast corner of the tract herein described;

THENCE along a "cutback" right-of-way line between said State Highway 286 and Weber Road (FM Highway 43) S48°50'10"W 77.88' to a TxDOT monument with brass disk found for lower southeast corner of the tract herein described in the north right -of-way line of said Weber Road;

THENCE S89°12'35"W 6395.42' along said north right-of-way line of Weber Road to a 5/8" iron rod found for right-of-way line corner of said Weber Road and lower southwest corner of the tract herein described;

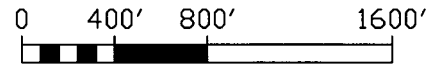
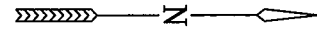
THENCE N20°11'54"E 629.71' along a north right-of-way line of said Weber Road and along the east boundary line of said Mokry Estates to the **POINT OF BEGINNING**, a sketch showing said 385.802 acre tract being attached hereto as Exhibit "E".

Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.



EXHIBIT "D"

MOKRY ESTATES
V. 68, P. 824, M. R.



SCALE: 1"= 800'

CN1 ZONING

62. 303 AC.

1.77 AC. TRACT, MAGGIE
CARLISLE, ET AL, V.
1523, P. 394, D. R.

- REMAINDER OF 173.21 AC. TRACT MICHAEL
MEANEY, ET AL, DOC. NO. 2005062830,
D. R., AND JOSEPH MEANEY AS TRUSTEES,
DOC. NO. 2019022574, D. R.

BRASELTON DEVELOPMENT
CO., DOC. NO.
2019028160, D. R., 8.68 AC.

BRASELTON DEVELOPMENT
CO., LTD, DOC. NO.
2019002524, Q. R., 21.76 AC.

CITY OF CORPUS CHRISTI, DDC
ND. 941343, D.R., 308.99 AC

CL FM 43
(WEBER ROAD)

CG2 ZONING TRACT,
286. 800 AC.

CG2 ZONING TRACT,
286.800 AC.

NOTE: THE OVERALL TRACT SHOWN
HEREON (SUM OF THREE ZONING
TRACTS SHOWN) = ANNEXATION
TRACT = 385.802 AC.

CN1 ZONING
TRACT 2,
36.699 AC.

S17° 52' 10" W 1896. 98

CITY OF CORPUS CHRISTI, TEX.
NO. 941343, D.R., 308.99 AC.
CITY LIMIT
N89°23'24"E 1863.69'

W 156
CITY LIMIT

CITY LIMIT

S17°52'10"W 1568.11'
CITY LIMIT

EXHIBIT "E"

SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTIONS

$$1'' = 800'$$

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027--00, TX
ENGINEERING REG. NO. F-52, FILE:
EXB--ZONING, JOB NO. 16014,
SCALE: 1" = 800'
PLOT SCALE: SAME, PLOT DATE:
5/14/20, SHEET 1 OF 1