Railroad Commission of Texas Environmental Restrictive Covenant

STATE OF TEXAS

COUNTY OF NUECES

This Restrictive Covenant is filed pursuant to the authority of the Railroad Commission of Texas (RRC) to control and clean up pollution caused by activities over which the RRC exercises jurisdiction in accordance with Section 91.113 of the Texas Natural Resources Code, and affects the real property (Property) described as follows:

The Port of Corpus Christi Authority of Nueces County, Texas (PCCA) is the current Owner of the Property and premises, and appurtenances thereto, located in Nueces County, Texas, consisting of 214.168 acres of land, more or less, portions of which are submerged, comprised of three tracts, Parcel A and B being out of Survey 960 conveyed to Humble Pipe Line Company by the State of Texas in Letter Patent #313 recorded in Volume 239, Page 45, Deed Records of Nueces County, Texas, and Parcel C being out of Survey 806 conveyed to Humble Oil and Refining Company by the State of Texas in Letter Patent #380 recorded in Volume 175, Page 364, Deed Records of Nueces County, Texas, and Parcel A containing 6.744 acres of land, more or less, being the portion of Survey 960 lying southwest of State Highway 361, Parcel B containing 56.249 acres of land, more or less, being the portion of Survey 960 lying northeast of State Highway 361, and Parcel C containing 151.175 acres of land, more or less, being the portion of Survey 806 lying northeast of State Highway 361, and each tract being more particularly described by metes and bounds on Exhibit A, which exhibit is attached hereto and incorporated herein.

Portions of the soil of the Property contain certain identified chemicals of concern. These portions, consisting of six parcels and considered to be Affected Properties, are presented on Exhibit B which exhibit is attached hereto and incorporated herein. The six parcels are as follows: SWW-2A, TT-1A, TT-1B, TT-21/TT-2B, TT-2E, and TT-5A.

This restrictive covenant is required for the following reasons:

The Affected Properties are a result from historical operations of a former crude oil bulk storage terminal, otherwise known as the former Exxon Pipeline Company Harbor Island Station (Former Station) that was operated by Exxon Pipeline Company from the 1920’s to 1993. Chemicals of concern (COCs) attributable to the operations of the Former Station were investigated by ExxonMobil Pipeline Company (ExxonMobil) and PCCA in accordance with regulations under the RRC. In addition, ExxonMobil submitted remedial work plans which were subsequently approved by the RRC, allowing specific remedial action to address the remaining COCs. The remediation was performed in such a manner that total petroleum hydrocarbons (TPH) are the only residual COC exceeding RRC clean-up standards in both soil and groundwater at the time of restrictive covenant
filing. The following maximum levels of TPH were left in soil and groundwater:

- In parcel SWW-2A, the maximum residual concentration of TPH in soil is 14,000 mg/kg and in groundwater is 21.3 mg/L.
- In parcel TT-1A, the maximum residual concentration of TPH in soil is 30,300 mg/kg and in groundwater is not detected above a laboratory reporting limit of 5 mg/L.
- In parcel TT-1B, the maximum residual concentration of TPH in soil is 11,800 mg/kg and groundwater was not sampled.
- In parcel TT-2A/TT-2B, the maximum residual concentration of TPH in soil is 117,000 mg/kg and in groundwater is 18.1 mg/L.
- In parcel TT-2E, the maximum residual concentration of TPH in soil is 25,600 mg/kg and groundwater was not sampled.
- In parcel TT-5A, the maximum residual concentration of TPH in soil is 66,700 mg/kg and in groundwater is not detected above a laboratory reporting limit of 2 mg/L.
- In parcel TT-5B, the maximum residual concentration of TPH in groundwater is 66.9 mg/L.

The investigation, assessment, remediation and analytical data are contained in the following reports submitted by various consultants on behalf of ExxonMobil and its predecessors, and the PCCA:

- EPC – Environmental Investigation, KEI Consultants (KEI) report dated April 15, 1994
- EPC – Soil Remediation, KEI report dated August 16, 1995
- PCCA – Soil and Groundwater Assessment, Fluor Daniel/GTI report dated August 2, 1996
- EPC – Area 10 Phase Separated Hydrocarbon Investigation, KEI report dated January 15, 1997
- EPC – Area 10 Remediation, KEI report dated January 26, 1998
- EPC – Additional Areas Remediation and Closure Report, KEI reports both dated July 7, 1999
- ExxonMobil – Additional Soil Delineation, Conestoga-Rovers & Associates (CRA) report dated December 2007
- ExxonMobil Environmental Services Company (EMES) – Site History Request, CRA letter report dated January 11, 2008
Copies of these reports and analytical data collected from the former Exxon Pipeline Company Harbor Island Station may be obtained from the Site Remediation Section of the Railroad Commission of Texas, Oil and Gas Division, William B. Travis Building, 1701 N. Congress, Austin, Texas 78711-2967, under OCP No. 04-2329.

The response action has been approved by the RRC based on the presumption that the Affected Properties will be used exclusively for commercial/industrial purposes, and will not be put to residential use, and the shallow groundwater beneath the Affected Properties will not be used for any purpose, except monitoring. Shallow groundwater is defined as the vertical zone between the ground surface and a depth of 15 feet below the ground surface. The RRC has determined that the Affected Properties currently meet standards for commercial/industrial use. Based on information contained in the reports identified above, the chemicals of concern pose no significant present or future risk to humans or the environment based on commercial/industrial use. With the filing of this document, the RRC does not require any further remediation of the Affected Properties as long as the Affected Properties are not put to residential use and/or the shallow groundwater is not used for any purpose other than monitoring. For purposes of this Covenant, the term “residential use” means use for dwellings such as single family houses and multi-family apartments, children’s homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, residential portions of ranch and farm land, and parks (local, state or federal). This restrictive covenant is necessary to assure that all present and future owners of the Affected Properties are aware of its condition and do not use the Affected Properties in any manner inconsistent with this restriction. If any person desires to use the Affected Properties in the future in any manner inconsistent with the restrictions described in this covenant, the RRC must be notified at least 60 days in advance of such use. Additional response action contemplating a change in land use or in the size of the assumed exposure area may be necessary. The additional response action must be approved by the RRC and completed prior to commencement of the new use of the Affected Properties.

In consideration of the Response Action leading to final approved remediation of the Affected Properties, the Port of Corpus Christi Authority of Nueces County, Texas, the Owner of the Property, has agreed to place the following restrictions on the Properties in favor of the RRC and the State of Texas. Now therefore, in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following restrictive covenants in favor of the RRC and the State of Texas are placed on the Properties described in Exhibit “A,” to-wit:

1. Use of the Affected Properties shall not be allowed for residential purposes as defined in this Covenant.
2. Use of the shallow groundwater beneath the Affected Properties shall not be allowed except for monitoring purposes.
3. Penetration or excavation of the impacted soil and/or groundwater zones for any purpose shall only be conducted in such a manner as to prevent the migration or release of contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
4. These restrictions shall be a covenant running with the land.

For additional information, contact:

Railroad Commission of Texas
Oil and Gas Division
Site Remediation Section
P. O. Box 12967
1701 N. Congress
Austin, Texas 78711-2967

Railroad Commission of Texas Operator Cleanup Program No.: 04-2329

As of the date of this Covenant, the record owner of fee title to the Property is the Port of Corpus Christi Authority of Nueces County, Texas with an address of P.O. Box 1541, Corpus Christi, Texas 78403.

This Restrictive Covenant may be rendered of no further force or effect only by a release executed by the RRC and filed in the same Real Property Records as those in which this Restrictive Covenant is filed.
Executed this 14th day of October, 2014

Port of Corpus Christi Authority of Nueces County, Texas

Signature: John P. LaRue

Printed Name: John P. LaRue

Title: Executive Director

STATE OF TEXAS
Nueces COUNTY

BEFORE ME, on this the 14th day of October, 2014 personally appeared John P. LaRue, Executive Director known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

Signature Sherry L. Dubois

Notary Public in and for the State of Texas

County of Nueces

My Commission Expires: 06-25-15
ExxonMobil Environmental Services Company

Signature: 

Printed Name: Joel C. Larkin 

Title: Assistant Attorney in Par-

STATE OF TEXAS 
(Harris) COUNTY

BEFORE ME, on this the 29th day of September 2014 personally appeared Joel Larkin, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE 

Signature 

Notary Public in and for the State of Texas 
County of Harris 

My Commission Expires: February 13, 2016
Accepted as Third Party Beneficiary this ___ day of ______, ____.

Railroad Commission of Texas

By: _____________________________

Title: _____________________________

STATE OF TEXAS
(__________) COUNTY

BEFORE ME, on this the ___ day of ______, 2014 personally appeared ___________________________ on behalf of the Site Remediation Section of the Oil and Gas Division of the Railroad Commission of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

Signature _____________________________

Notary Public in and for the State of _____________

County of _________________________________

My Commission Expires: _______________________
Accepted as Third Party Beneficiary this ___ day of November, 2014.

Railroad Commission of Texas
By: Kathy Keils
Title: Attorney General Counsel Section

STATE OF TEXAS
(Travis) COUNTY

BEFORE ME, on this the 7th day of November, 2014 personally appeared Kathy Keils, Attorney on behalf of the Site Remediation Section of the Oil and Gas Division of the Railroad Commission of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

Signature Kathy Way
Notary Public in and for the State of Texas
County of Travis
My Commission Expires: July 22, 2017

KATHY WAY
Notary Public, State of Texas
My Commission Expires: July 22, 2017
Notary without Bond
EXHIBIT A

214.168 ACRE SURVEY AND METES AND BOUNDS
EXHIBIT A

Land

Being 214.168 acres of land, more or less, portions of which are submerged, comprised of three tracts, Parcel A and B being out of Survey 960 conveyed to Humble Pipe Line Company by the State of Texas in Letter Patent #313 recorded in Volume 239, Page 45, Deed Records of Nueces County, Texas, and Parcel C being out of Survey 806 conveyed to Humble Oil and Refining Company by the State of Texas in Letter Patent #380 recorded in Volume 175, Page 364, Deed Records of Nueces County, Texas, and Parcel A containing 6.744 acres of land, more or less, being the portion of Survey 960 lying southwest of State Highway 361, Parcel B containing 56.249 acres of land, more or less, being the portion of Survey 960 lying northeast of State Highway 361, and Parcel C containing 151.175 acres of land, more or less, being the portion of Survey 806 lying northeast of State Highway 361, and each tract being more particularly described by metes and bounds as follows:

Parcel A:

Beginning at a found concrete monument for the west corner of this tract and said survey 960;

Thence, N 77°24'39" E, 501.68 feet, to a found concrete monument located on the southwest right-of-way line of State Highway 361 for the north corner of this tract, said right-of-way conveyance recorded as Parcel No. 1 in Volume 806, Page 432, Deed Records of Nueces County, Texas;

Thence, along said southwest right-of-way in a southerly direction with a curve to the left having a central angle of 13°10'27" , a radius of 5939.65 feet, a tangent bearing of S 21°28'17" E, a length of 1365.71 feet, to a found concrete monument for the south corner of this tract lying on the southwest boundary of said Survey 960;

Thence, with said southwest boundary of Survey 960, N 45°57'52" W, 1572.66 feet, to the point of beginning and containing 6.744 acres of land, more or less.

Parcel B:

Beginning at a found concrete monument for the north corner of this tract and said Survey 960, said corner also being the west corner of Survey 961 and the south corner of Survey 970;
Thence, S 45°59'00" E, at 1166.12 feet pass a 5/8-inch iron rod found for the west corner of a 120-foot wide County Road right-of-way, at 1286.12 feet pass a 5/8-inch iron rod found for the south corner of said County Road right-of-way, in all 2000.62 feet to a found concrete monument for the east corner of this tract and said Survey 960, the same being the south corner of Survey 961, the west corner of Survey 653, and the north corner of Survey 806;

Thence, S 77°24'59" W with the southeast boundary of this Tract 2 and said Survey 960, the same being the northwest boundary of said Survey 806, 1788.64 feet, to a set 5/8-inch iron rod for the west corner of this tract lying on the northeast right-of-way line of State Highway 361, said right-of-way conveyance recorded as Parcel No. 1 in Volume 806, Page 432, Deed Records of Nueces County, Texas;

Thence, along said right-of-way, N 36°01'38" W, 367.68 feet, to a found concrete monument at the beginning of a curve to the right;

Thence, along said curve to the right having a central angle of 4°35'59", a radius of 5669.65, a length of 1365.71 to a set 5/8-inch iron rod;

Thence, N 58°34'21" E and still on said right-of-way, 150.00 feet, to a set 5/8-inch iron rod for a corner of this tract and said right-of-way;

Thence, along a curve to the right having a central angle of 9°12'40", a radius of 5519.65 feet, a tangent bearing of N 31°13'34" W, a length of 887.36 feet to a found concrete monument on the northwest boundary of said Survey 960 for the west corner of this tract;

Thence, N 77°24'39" E with the northwest boundary of said Survey 960 and this tract and leaving said State Highway 361 right-of-way, 1070.80 feet, to the point of beginning and containing 56.249 acres of land, more or less.

Parcel C:

Beginning at a concrete monument found for the north corner of this tract and Survey 806, the same being the west corner of survey 653, the south corner of Survey 961, and the east corner of Survey 960;

Thence S 45°59'00" E with the northeast boundary of this tract and said Survey 806, the same being the southwest boundary of Survey 653, at 3142.73 feet pass a found concrete monument, at 3532.86 feet pass another found concrete monument, in all 4000.00 feet to the east corner of this tract and said Survey 806, the same being the south corner of said Survey 653;
Thence, S 77°20'56" W along the southeast boundary of this tract and said Survey 806, 2004.40 feet, to the south corner of both this tract and said Survey 806;

Thence, N 45°55'19" W along the southwest boundary of both this tract and Survey 806, at 357.13 feet, pass a drill hole and cross on a concrete bulkhead, in all 2376.10 feet, to a 5/8-inch iron rod found on the northeast right-of-way of State Highway 361 at the beginning of a curve to the right;

Thence, along said right-of-way and leaving the southwest boundary of Survey 806 with said curve to the right having a central angle of 10°00'03", a radius of 5669.65 feet, a tangent bearing of N 45°55'32" W, a length of 989.63 feet to a set 5/8-inch iron rod;

Thence, N 36°01'38" W and still with said northeast right-of-way, 530.58 feet, to a set 5/8-inch iron rod on the boundary line between Survey 960 and Survey 806 for the west corner of this tract;

Thence, N 77°24'59" E, with the northwest boundary of both this tract and Survey 806 and the southeast boundary of Survey 960 and leaving said right-of-way, 1788.64 feet, to the point of beginning and containing 151.175 acres of land, more or less.
STATE OF TEXAS
TRACT 2
SURVEY 560
V-133 P-140 DIRECT.
SURVEY 961
V-144 P-327 DIRECT.
SURVEY 653
BOOK 93, MCL SERIES, P-291
SURVEYS RECORDS, MCLLES COUNTY, TEXAS

SURVEY OF
214.165 ACRES OF LAND
BEING 214.165 ACRES OF LAND, MORE OR LESS, PORTIONS OF WHICH ARE SUBTRACTED FROM 3 TRACTS: TRACT 1 AND 2 BEING OUT OF SURVEY 560, DESIGNED TO HUMBLE PIPELINE COMPANY BY THE STATE OF TEXAS BY LETTER PATENT, RECORDED IN VOLUME 1813, PAGE 10, DEPARTMENT OF RECORDS, AND 3RD TRACT BEING OUT OF SURVEY 961, DESIGNED TO HUMBLE PIPELINE COMPANY BY THE STATE OF TEXAS BY LETTER PATENT, RECORDED IN VOLUME 133, PAGE 264, DEPARTMENT OF RECORDS. THIS LINE IS BASE FOR BUILDINGS

CURVE DATA

DESCRIPTIONS

1. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1143 P+634 DIRECT.
2. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
3. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
4. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
5. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
6. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
7. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
8. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
9. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.
10. WATERFRONT PIPE EASEMENT FROM EXXON PIPELINE COMPANY TO ENXON CORPORATION, V+1183 P+264 DIRECT.

AGREEMENTS & EASEMENTS, UNRECORDED OR NOT FOUND

1. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
2. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
3. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
4. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
5. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
6. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
7. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
8. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
9. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.
10. LICENSE AGREEMENT WITH JACOB FROST, DATED OCTOBER 17, 1986, FOR A WATER PIPELINE.

NOTE: BEARING AND DISTANCES IN PARENTHESES ARE AS PER REEL RECORDS.

TO KOCIA PIPELINE COMPANY, L.P., THE PORT OF CORPUS CHRISTI AUTHORITY, AND SAN JACINTO TITLE COMPANY: We hereby certify that this Title Survey was made on the ground from July 1 to Aug 20, 1986, for a water pipeline agreement between TEXAS GATHERING SYSTEMS AND THE PORT OF CORPUS CHRISTI AUTHORITY. THAT THE EASEMENTS THEREON REPRESENT THE WATER LINES AT THE TIME OF SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT OF MINOR AMOUNTS WHICH ARE IN THE BASE OF RECORDS AND WHICH ARE NOT MATERIAL IN THE BASE OF RECORDS. THAT THE SURVEY COMPLIES WITH THE SURVEYING STANDARDS OF THE FEDERAL MARITIME COMMISSION.
EXHIBIT B

AFFECTED PROPERTIES PARCELS METES AND BOUNDS
PARCEL SWW-2A

0.0459 ACRE SURVEY PLAT AND METES AND BOUNDS
ALL THAT CERTAIN 0.0459 ACRE tract of land lying and situated in the Humble Oil Company Survey, Section 806, Abstract 2674, Nueces County, Texas, being a portion of all that certain called 151.175 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-032464 of the Nueces County Official Records, said 0.0459 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F. = 1.0000072341) as follows:

COMMENCING at a 5/8” iron rod found marking the northeast corner of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southeast corner of all that certain called 56.249 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-032464 of the Nueces County Official Records, located in the southwestern boundary line of all that certain called 75.126 acre tract conveyed by deed recorded on February 1, 1996 from Fin-Tex Pipe Line Company to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-004298 of the Nueces County Official Records, said Point of Commencement being located at Texas State Plane Coordinate position X=1445818.97 and Y=17201180.99;

THENCE South 77°42'09" West, coincident with the northern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southern boundary line of Port of Corpus Christi Authority of Nueces County, Texas called 56.249 acre tract, a distance of 1073.77 feet to a point for corner;

THENCE South 12°17'51" East, a distance of 1276.58 feet to the POINT OF BEGINNING, for the North corner of the herein described 0.0459 acre tract, at position X=1445041.72 and Y=17199704.99;

THENCE South 45°05'48" East, a distance of 100.00 feet to a point for the East corner of the herein described 0.0459 acre tract, at position X=1445112.55 and Y=17199634.40;

THENCE South 44°54'12" West, a distance of 20.00 feet to a point for the South corner of the herein described tract, at position X=1445098.43 and Y=17199620.24;

THENCE North 45°05'48" West, a distance of 20.00 feet to a point for the West corner of the herein described tract, at position X=1445027.61 and Y=17199690.83;

THENCE North 44°54'12" East, a distance of 0.00 feet to the POINT OF BEGINNING, containing 0.0459 acre of land, more or less.

Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
August 6, 2013

This description is based on a survey, a plat of which, dated June 21, 2013, is on file in the office of Doyle & Wachtstetter, Inc.
PARCEL TT-1A

0.1010 ACRE SUREY PLAT AND METES AND BOUNDS
HARBOR ISLAND STATION
PARCEL TT-1A – 0.1010 ACRES
HUMBLE OIL COMPANY SURVEY, SECTION 806, ABSTRACT 2674
NUECES COUNTY, TEXAS
PAGE 1 OF 1

ALL THAT CERTAIN 0.1010 ACRE tract of land lying and situated in the Humble Oil Company Survey, Section 806, Abstract 2674, Nueces County, Texas, being a portion of all that certain called 151.175 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-032464 of the Nueces County Official Records, said 0.1010 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F. = 1.0000072341) as follows:

COMMENCING at a 5/8” iron rod found marking the northeast corner of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southeast corner of all that certain called 56.249 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-032464 of the Nueces County Official Records, located in the southwestern boundary line of all that certain called 75.126 acre tract conveyed by deed recorded on February 1, 1996 from Fin-Tex Pipe Line Company to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-004298 of the Nueces County Official Records, said Point of Commencement being located at Texas State Plane Coordinate position X=1445818.97 and Y=17201180.99;

THENCE South 45°39 ’19” East, coincident with the northeastern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southwestern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 75.126 acre tract, a distance of 599.91 feet to a point for corner;

THENCE South 44°20’41” West, a distance of 704.89 feet to the POINT OF BEGINNING, for the North corner of the herein described 0.1010 acre tract, at position X=1446879.08 and Y=17199159.19;

THENCE South 24°27’04” East, a distance of 40.00 feet to a point for the East corner of the herein described 0.1010 acre tract, at position X=1446895.64 and Y=17199122.78;

THENCE South 65°32’56” West, a distance of 110.00 feet to a point for the South corner of the herein described 0.1010 acre tract, at position X=1446795.51 and Y=17199077.25;

THENCE North 24°27’04” West, a distance of 40.00 feet to a point for the West corner of the herein described tract, at position X=1446778.95 and Y=17199113.66;

THENCE North 65°32’56” East, a distance of 110.00 feet to the POINT OF BEGINNING, containing 0.1010 acre of land, more or less.

Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
August 6, 2013

This description is based on a survey, a plat of which, dated June 21, 2013, is on file in the office of Doyle & Wachtstetter, Inc.
PARCEL TT-1B

0.0413 ACRE SURVEY PLAT AND METES AND BOUNDS
NUECES COUNTY
TENAS
HUMBLE OIL CO. SURVEY #960
ABSTRACT 2679
PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY, TEXAS
PARCEL B - CALLED 56.249 ACRE TRACT
C.F. NO. 1996-032464
N.C.O.R.
FND. 58’ L.R.
PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY, TEXAS
PARCEL C - CALLED 151.175 ACRE TRACT
C.F. NO. 1996-032464
N.C.O.R.
FND. 58’ L.R.
HUMBLE OIL CO. SURVEY #806
ABSTRACT 2674
PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY, TEXAS
PARCEL C - CALLED 151.175 ACRE TRACT
C.F. NO. 1996-032464
N.C.O.R.
FND. 58’ L.R.
POINT OF COMMENCEMENT
FND. 58’ L.R.
X = 1449519.97
Y = 17201186.99
POINT OF BEGINNING
X = 14472036.44
Y = 17199122.88
SURVEY PLAT OF
PARCEL TT-18
0.0413 ACRE TRACT
BEING A PORTION OF ALL THAT CERTAIN
PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY, TEXAS
CALLED 151.175 ACRE TRACT
AS RECORDED IN
C.F. NO. 1996-032464
OF THE
NUECES COUNTY DEED RECORDS
IN THE
HUMBLE OIL CO. SURVEY #806
ABSTRACT 2674
NUECES COUNTY, TEXAS.
FOR
GROUNDWATER & ENVIRONMENTAL
SERVICES, INC.

LEGEND

\* FOUND INDN PIPE/ROD
O LIGHT POLE
\* CHAIN LINK FENCE
\* SURVEY LINE
\* PROPERTY LINE

NOTES:
1) ALL COORDINATES AND Bearings ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
2) ALL DISTANCES ARE HORIZONTAL SURFACE LENGTHS. (2022.08274544) 2022.08274544
3) INFORMATION CONTAINED IN THIS SURVEY IS FROM THE MONTGOMERY COUNTY COURTHOUSE AND PRIVATE RECORDS RESEARCH BY AUCTION & PROVIDED BY OWNER. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS (RECORDED), RESTRICTIVE COVENANTS, MORTGAGE HABITATION TITLE EVIDENCE THAT A SEARCH AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THIS PLAT IS ACCOMPANIED BY A NOTE AND BURDEN DESCRIPTION ON FILE IN THE OFFICE OF HUMBLE & WACHTSTEIN, INC.
ALL THAT CERTAIN 0.0413 ACRE tract of land lying and situated in the Humble Oil Company Survey, Section 806, Abstract 2674, Nueces County, Texas, being a portion of all that certain called 151.175 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk's File No. 1996-032464 of the Nueces County Official Records, said 0.0413 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refer to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F. = 1.0000072341) as follows:

COMMENCING at a 5/8" iron rod found marking the northeast corner of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southeast corner of all that certain called 56.249 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk's File No. 1996-032464 of the Nueces County Official Records, located in the southwestern boundary line of all that certain called 75.126 acre tract conveyed by deed recorded on February 1, 1996 from Pin-Tex Pipe Line Company to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk's File No. 1996-004298 of the Nueces County Official Records, said Point of Commencement being located at Texas State Plane Coordinate position X=1445818.97 and Y=17201180.99;  

THENCE South 45°39'19" East, coincident with the northeasterly boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southeasterly boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 75.126 acre tract, a distance of 2309.221 feet to a point for corner;  

THENCE South 44°20'41" West, a distance of 620.87 feet to the POINT OF BEGINNING, for the North corner of the herein described 0.0413 acre tract, at position X=1446879.08 and Y=17199159.19;  

THENCE South 43°24'38" East, a distance of 40.00 feet to a point for the East corner of the herein described 0.0413 acre tract, at position X=1447063.93 and Y=17199093.82;  

THENCE South 46°35'22" West, a distance of 45.00 feet to a point for the South corner of the herein described 0.0413 acre tract, at position X=1447031.24 and Y=17199062.90;  

THENCE North 43°24'38" West, a distance of 40.00 feet to a point for the West corner of the herein described tract, at position X=1447003.75 and Y=17199091.95;  

THENCE North 46°35'22" East, a distance of 45.00 feet to the POINT OF BEGINNING, containing 0.0413 acre of land, more or less.

Wm. Patrick Doyle  
Registered Professional Land Surveyor  
Texas Registration Number 4467  
August 6, 2013

This description is based on a survey, a plat of which, dated June 21, 2013, is on file in the office of Doyle & Wachtstetter, Inc.
PARCEL TT-2A/TT-2B

0.5223 ACRE SURVEY PLAT AND METES AND BOUNDS
HARBOR ISLAND STATION  
PARCEL TT-2A/TT-2B - 0.5223 ACRES  
HUMBLE OIL COMPANY SURVEY, SECTION 806, ABSTRACT 2674  
NUECES COUNTY, TEXAS  
PAGE 1 OF 2

ALL THAT CERTAIN 0.5223 ACRE tract of land lying and situated in the Humble Oil Company Survey, Section 806, Abstract 2674, Nueces County, Texas, being a portion of all that certain called 151.175 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk's File No. 1996-032464 of the Nueces County Official Records, said 0.5223 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F. = 1.0000072341) as follows:

COMMENCING at a 5/8" iron rod found marking the northeast corner of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southeast corner of all that certain called 56.249 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-032464 of the Nueces County Official Records, located in the southwestern boundary line of all that certain called 75.126 acre tract conveyed by deed recorded on February 1, 1996 from Fin-Tex Pipe Line Company to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-004298 of the Nueces County Official Records, said Point of Commencement being located at Texas State Plane Coordinate position X=1445818.97 and Y=17201180.99;

THENCE South 45°39'19" East, coincident with the northeastern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southwestern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 75.126 acre tract, a distance of 2848.57 feet to a point for corner;

THENCE South 44°20'41" West, a distance of 419.34 feet to the POINT OF BEGINNING, for the North corner of the herein described 0.5223 acre tract, at position X=1447563.02 and Y=17198890.01;

THENCE South 28°53'52" West, a distance of 150.51 feet to a point for the southeast corner of the herein described 0.5223 acre tract, at position X=1447490.29 and Y=17198775.24;

THENCE North 82°38'32" West, a distance of 135.00 feet to a point for the West corner of the herein described 0.5223 acre tract, at position X=1447356.40 and Y=17198775.83;

THENCE North 7°27'54" East, a distance of 140.00 feet to a point for the northwest corner of the herein described 0.5223 acre tract, at position X=1447374.59 and Y=17198914.35;

THENCE South 82°38'32" East, a distance of 190.00 feet to the POINT OF BEGINNING, containing 0.5223 acre of land, more or less.

Wm. Patrick Doyle  
Registered Professional Land Surveyor  
Texas Registration Number 4467  
August 6, 2013

This description is based on a survey, a plat of which, dated June 21, 2013, is on file in the office of Doyle & Wachtstetter, Inc.

LegalPlat/OnWorld Harbor Island Station Parcel TT-2B & TT-2A.pdf
PARCEL TT-2E

0.0367 ACRE SURVEY PLAT AND METES AND BOUNDS
HARBOR ISLAND STATION
PARCEL TT-2E - 0.0367 ACRES
HUMBLED OIL COMPANY SURVEY, SECTION 806, ABSTRACT 2674
NUECES COUNTY, TEXAS
PAGE 1 OF 1

ALL THAT CERTAIN 0.0367 ACRE tract of land lying and situated in the Humble Oil Company Survey, Section 806, Abstract 2674, Nueces County, Texas, being a portion of all that certain called 151.175 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-032464 of the Nueces County Official Records, said 0.0367 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F. = 1.0000072341) as follows:

COMMENCING at a 5/8” iron rod found marking the northeast corner of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southeast corner of all that certain called 56.249 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-004298 of the Nueces County Official Records, said Point of Commencement being located at Texas State Plane Coordinate position X=1445818.97 and Y=177201180.99;

THENCE South 45°39'19" East, coincident with the northeastern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southwestern boundary line of all that certain called 75.126 acre tract conveyed by deed recorded on February 1, 1996 from Fin-Tex Pipe Line Company to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-004298 of the Nueces County Official Records, said Point of Commencement being located at Texas State Plane Coordinate position X=1445818.97 and Y=177201180.99;

THENCE North 46°03'17" West, a distance of 80.00 feet to the POINT OF BEGINNING, containing 0.0367 acre of land, more or less.

Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
August 6, 2013

This description is based on a survey, a plat of which, dated June 21, 2013, is on file in the office of Doyle & Wachtstetter, Inc.
PARCEL TT-5A

0.0367 ACRE SURVEY PLAT AND METES AND BOUNDS
PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY, TEXAS
CALLED 74.126 ACRE TRACT
C.F. NO. 1996-004298
N.C.O.R.

PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY, TEXAS
CALLED 71.126 ACRE TRACT
C.F. NO. 1996-004298
N.C.O.R.

ARANSAS PASS CHANNEL &
DOCK CO. SURVEY #653
ABSTRACT 2523

DO HEREBY CERTIFY
THAT THE
ABOVE ANO FOREGOING PLAT IS
TRUE
AND THAT THERE ARE
NO EXCESSES NOR INTRUSIONS ON
THIS PROPERTY.

NOTES:
1) ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE (NAD83).
2) ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS, [F.F. = 1.0000072341.
3) INFORMATION CONTAINED ON THIS SURVEY IS FROM THE MONTGOMERY COUNTY
COURTHOUSE AND PRIVATE RECORDS. RESEARCH BY AUTHOR & PROVIDED BY OWNER.
SITES DO NOT REPRESENT A COMPLETE DESCRIPTION OF THE PROPERTY AND MAY BE
SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE Covenants,
OR ONSURCHY TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH
MAY DISCLOSE.
4) THIS PLAN IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION ON FILE IN
THE OFFICE OF DOYLE & WACHSTETTER, INC.
HARBOR ISLAND STATION
PARCEL TT-SA – 0.0367 ACRES
HUMBLE OIL COMPANY SURVEY, SECTION 806, ABSTRACT 2674
NUECES COUNTY, TEXAS
PAGE 1 OF 1

ALL THAT CERTAIN 0.0367 ACRE tract of land lying and situated in the Humble Oil Company Survey, Section 806, Abstract 2674, Nueces County, Texas, being a portion of all that certain called 151.175 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-002464 of the Nueces County Official Records, said 0.0367 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F. = 1.0000072341) as follows:

COMMENCING at a 5/8” iron rod found marking the northeast corner of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southeast corner of all that certain called 56.249 acre tract conveyed by deed recorded on June 21, 1996 from Koch Pipeline Company, L.P. to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-002464 of the Nueces County Official Records, located in the southwestern boundary line of all that certain called 75.126 acre tract conveyed by deed recorded on February 1, 1996 from Fin-Tex Pipe Line Company to Port of Corpus Christi Authority of Nueces County, Texas, as recorded in Clerk’s File No. 1996-004298 of the Nueces County Official Records, said Point of Commencement being located at Texas State Plane Coordinate position X=1445818.97 and Y=17201180.99;

THENCE South 45°39'19" East, coincident with the northeastern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 151.175 acre tract, same being the southwestern boundary line of said Port of Corpus Christi Authority of Nueces County, Texas called 75.126 acre tract, a distance of 2411.971 feet to a point for corner;

THENCE South 44°20'41" West, a distance of 354.39 feet to the POINT OF BEGINNING, for the North corner of the herein described 0.0367 acre tract, at position X=1447296.19 and Y=17199241.63;

THENCE South 45°18'38" East, a distance of 80.00 feet to a point for the East corner of the herein described 0.0367 acre tract, at position X=1447353.06 and Y=17199185.37;

THENCE South 44°41'22" West, a distance of 20.00 feet to a point for the South corner of the herein described 0.0367 acre tract, at position X=1447338.99 and Y=17199171.15;

THENCE North 45°18'38" West, a distance of 80.00 feet to a point for the West corner of the herein described tract, at position X=1447282.12 and Y=17199227.41;

THENCE North 44°41'22" East, a distance of 20.00 feet to the POINT OF BEGINNING, containing 0.0367 acre of land, more or less.

Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
August 6, 2013

This description is based on a survey, a plat of which, dated June 21, 2013, is on file in the office of Doyle & Wachtstetter, Inc.
LegalPlots/Map World Harbor Island Station Parcel TT-SA 0.0367 acre.pdf

131 Commerce Street • Clute, Texas 77531-5603
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com
Please return to:
Port of Corpus Christi Authority
Atten: Sarah Garza
PO Box 1541
Corpus Christi, TX 78403

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 herein by me and was duly RECORDED in the Official Public Records of Nueces County, Texas

[Signature]