



Coastal Bend Bays & Estuaries Program, Inc.

1305 N. Shoreline, Suite 205, Corpus Christi, Texas 78401 • 361-885-6202 • 361-881-5168 (fax)

Date: August 25, 2010

To: CBBEP Board of Directors

From: Jake Herring, Project Manager

RE: City of Corpus Christi Oso Nature Center

Under guidelines for property acquisition using funds from the General Land Office the grant recipient is required to place a conservation easement on the properties that have purchased with the use of the state funds. The City of Corpus Christi has approached the CBBEP about holding a conservation easement on two tracts owned by the City.

The two tracts were initially purchased by the CBBEP and then held for the City to use as match for grant applications to develop a system of trails and also to build a Nature Center for area students to use as part of an environmental education program. The development of that center has not started construction but the City owns the Land where the center will be built.

The city plans to keep the two tracts in their natural state besides the building of the center and associated trails and parking.

The CBBEP is seeking permission from the Board to accept conservation easements:

- On a 48.91 acre tract purchased from the Trust for Public Land in March of 2009. CBBEP sold this tract of land to the City in November of 2009.
- On a 77.07 acre tract of land CBBEP purchased from the Carr Family in January 2005. CBBEP transferred this tract of land to the City in November of 2009.

A copy of the deed has been provided showing transfer of ownership from the CBBEP to the City of Corpus Christi.

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

WARRANTY DEED

Effective Date: November 16 , 2009

Grantor: COASTAL BEND BAYS & ESTUARIES PROGRAM, INC., a Texas non-profit corporation

Grantor's Mailing Address

(Including County): 1305 N. Shoreline, Suite 205
Corpus Christi, Nueces County, Texas 78401

Grantee: CITY OF CORPUS CHRISTI

Grantee's Mailing Address

(Including County): P.O. Box 9277
Corpus Christi, Nueces County, Texas 78469

Consideration: Ten and No/100 Dollars and other good and valuable consideration

Property (Including Any Improvements):

TRACT 1:

Being a 48.91 acre tract of land situated partially in Lot Three (3), Lot Four (4), Lot Eleven (11), Lot Twelve (12), Lot Seventeen (17), and Lot Eighteen (18), Section Thirty-Two (32), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS of record in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, and being a portion of that certain tract of land conveyed by George B. Gaines, Jr., et ux to The George B. Gaines, Jr. Family Limited Partnership, LTD. according to Document Number 842209 of the Official Records of Nueces County, Texas, and a portion of that certain tract of land conveyed by George B. Gaines, Jr., et ux to The George B. Gaines, Jr. Family Limited Partnership, LTD. according to Document No. 842210 of the Official Records of Nueces County, Texas, said 48.91 acre tract of land being more fully described by metes and bounds in **Exhibit A** attached hereto to which reference is here made for all pertinent purposes;

TRACT 2:

Being a 77.707 acre tract of land out of portions of Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10), Section Thirty-Two (32), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, a map of which is recorded in Volume "A", Pages 41 thru 43, of the Map Records of Nueces County, Texas, inclusive of that certain forty foot (40') wide railroad right-of-way (now abandoned), described in Volume 292, Page 221, of the Deed Records of Nueces County, Texas, this tract being more particularly described by metes and bounds in **Exhibit A** attached hereto to which reference is here made for all pertinent purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Reservations:

None.

2. Exceptions:

- a) Any and all restrictions, covenants, easements, conditions, rights-of-way, mineral grants and reservations, and mineral leases, if any, relating to the Property, but only to the extent they are still in effect and shown of record;
- b) All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they relate to the Property and are still in effect; and
- c) Standby fees, taxes and assessments by any taxing authority for the year 2010 and all subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

**COASTAL BEND BAYS & ESTUARIES
PROGRAM, INC., a Texas non-profit
corporation**

By: 

Its: Robert B. Walling, President

ACCEPTED AND AGREED TO BY GRANTEE:

CITY OF CORPUS CHRISTI

By: 

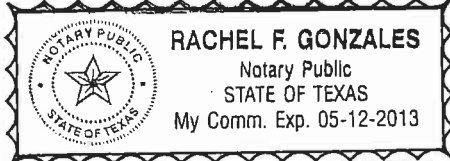
Name: Angel R. Escobar

Its: City Manager

THE STATE OF TEXAS §
COUNTY OF Wilkes §

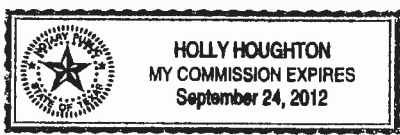
This instrument was acknowledged before me on this 16th day of November, 2009, by Robert B. Walker II, President of COASTAL BEND BAYS & ESTUARIES PROGRAM, INC., a Texas non-profit corporation, in said capacity and on behalf of said entity.

Rachel F. Gonzales
Notary Public, State of Texas



THE STATE OF TEXAS §
COUNTY OF Milces §

This instrument was acknowledged before me on this 18th day of November, 2009, by Angel R. Escobar, City Manager of CITY OF CORPUS CHRISTI, in said capacity and on behalf of said entity.



Holly Houghton
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

SAN JACINTO TITLE SERVICES
OF CORPUS CHRISTI, TEXAS
5926 South Staples, Suite A
Corpus Christi, Texas 78413
GF#091343135-JJ

PREPARED IN THE LAW OFFICE OF:

Bradley A. Smith
NICOLAS, MORRIS, GILBREATH
& SMITH, L.L.P.
5926 S. Staples, Suite A-2
Corpus Christi, Texas 78413

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WARRANTY DEED

FROM

COASTAL BEND BAYS & ESTUARIES PROGRAM, INC.,
a Texas non-profit corporation

TO

CITY OF CORPUS CHRISTI