

DEED WITHOUT WARRANTY CONVEYING LAND  
COVERED BY THE WATERS OF REDFISH BAY;  
SAID LAND BEING SUBJECT TO AN EASEMENT  
IN FAVOR OF THE UNITED STATES OF AMERICA

---

THE STATE OF T E X A S

COUNTY OF SAN PATRICIO ↓

KNOW ALL MEN BY THESE PRESENTS:

That San Patricio County Navigation District No. 1, acting by and through its Commissioners, M. E. Naylor, John C. Adams and D. C. Heath, for and in consideration of the sum of \$984.89, to it in hand paid by the City of Ingleside, Texas, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the City of Ingleside, Texas, EXCEPT AS BELOW STATED, 122.18 acres of land, more or less, situated in San Patricio County, Texas and covered by the waters of Redfish Bay, and described as follows:

BEGINNING at the most northerly corner of a 229.505 acre patent granted by the State of Texas to San Patricio County Navigation District No. 1, said point of beginning also being a corner of a survey made in the name of A. D. Milroy A-408;

THENCE South 67 degrees West with the boundary line of said Milroy survey, 238.5 varas,

THENCE North 83° 15' West 156 varas,

THENCE South 48° West 344.5 varas,

THENCE South 42° West 275.25 varas,

THENCE South 29° West 261.75 varas,

THENCE South 45° West 157.5 varas,

THENCE South 47° West 298 varas,

THENCE South 24° West 541.78 varas,

THENCE Leaving said Milroy survey due East 374.16 varas,

THENCE North 46° East 260.75 varas,

THENCE North 42° East 468.5 varas,



THENCE North 21° 25' East 380 varas,  
 THENCE North 36° East 818 varas, to the point of beginning,  
 and containing 122.18 acres, more or less.

A map of the 229.505 acre patent is attached hereto for further identification of the property covered by this instrument; a line being drawn through said patent to show the division of the land between grantee and grantor; grantor reserving approximately 110.87 acres of the land described in said patent. THIS INSTRUMENT IS SUBJECT TO A SPOIL DISPOSAL EASEMENT, as described in spoil

disposal easement from San Patricio County Navigation District No. 1 to the United States of America, said easement being dated the 12th day of February, 1959 and a copy of said easement being attached hereto and made a part hereof for all pertinent purposes.

San Patricio County Navigation District No. 1 expressly reserves to itself, its successors and assigns, all of the balance of the land covered by said patent, the portion of the land being retained by grantor being 110.87 acres, more or less.

THIS DEED IS EXECUTED AND DELIVERED BY GRANTOR WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED AND WITH THE UNDERSTANDING THAT IF GRANTOR DOES NOT HAVE THE RIGHT TO MAKE THIS CONVEYANCE, GRANTOR SHALL BE UNDER NO OBLIGATION TO GRANTEE OTHER THAN TO RETURN THE CONSIDERATION PAID FOR THIS CONVEYANCE.

EXECUTED this the 12th day of February, 1959.

SAN PATRICIO COUNTY NAVIGATION DISTRICT NO. 1

By M. E. Naylor Commissioner  
 M. E. Naylor

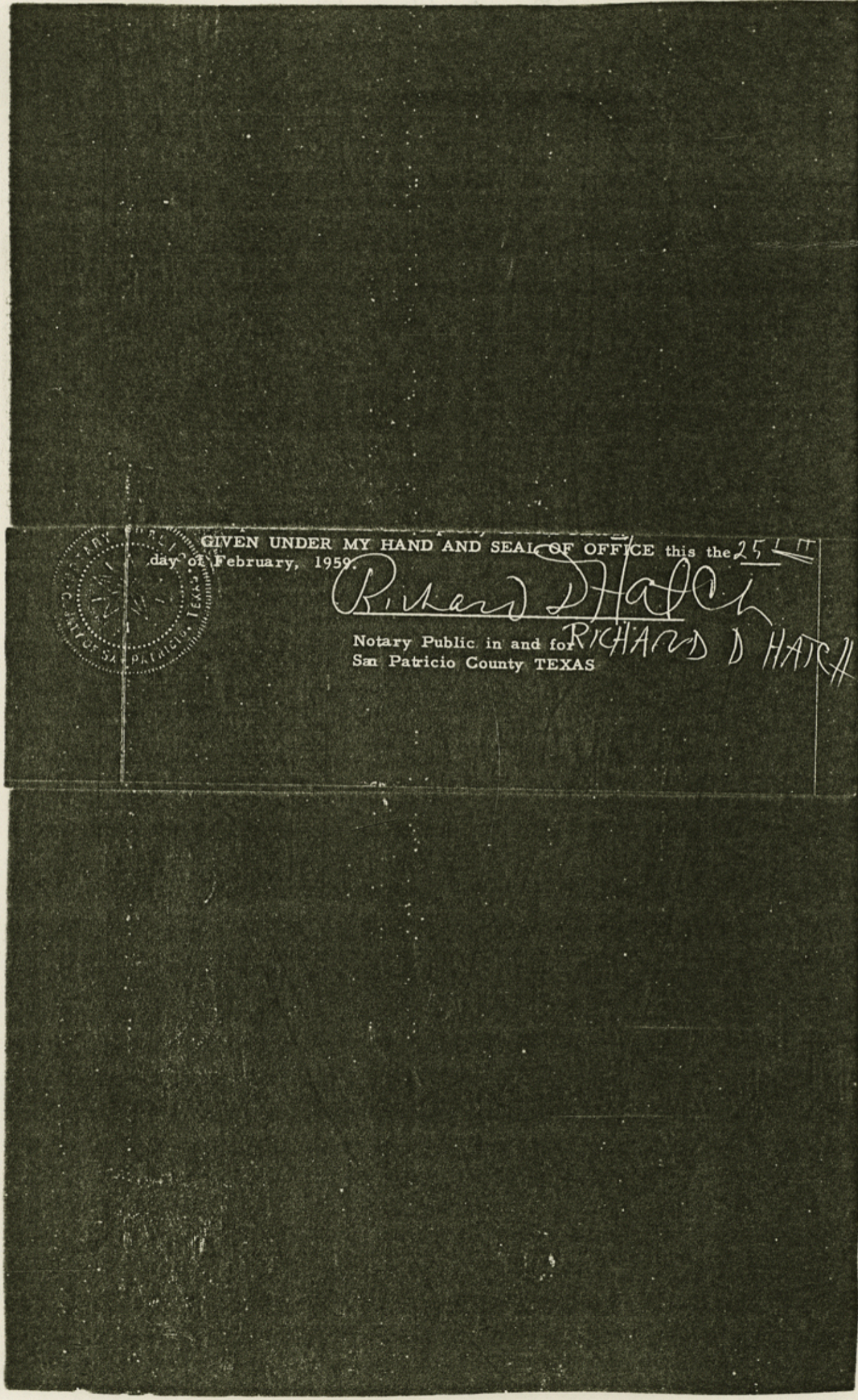
By John C. Adams Commissioner  
 John C. Adams

By D. C. Heath Commissioner  
 D. C. Heath

THE STATE OF TEXAS  
 COUNTY OF SAN PATRICIO } BEFORE ME, the undersigned, a  
 Notary Public in and for San Patricio County, Texas, on this day  
 personally appeared M. E. Naylor, John C. Adams and D. C. Heath,  
 known to me to be the persons and officers whose names are subscribed  
 to the foregoing instrument and acknowledged to me that the same was  
 the act of the said San Patricio County Navigation District Number 1,  
 and that they each executed the same as the act of the San Patricio  
 County Navigation District Number 1 for the purposes and consideration  
 therein expressed and in the capacity therein stated.



Sketch File No. 30  
San Patricio  
April 4 1954



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 <sup>th</sup>  
day of February, 1959.

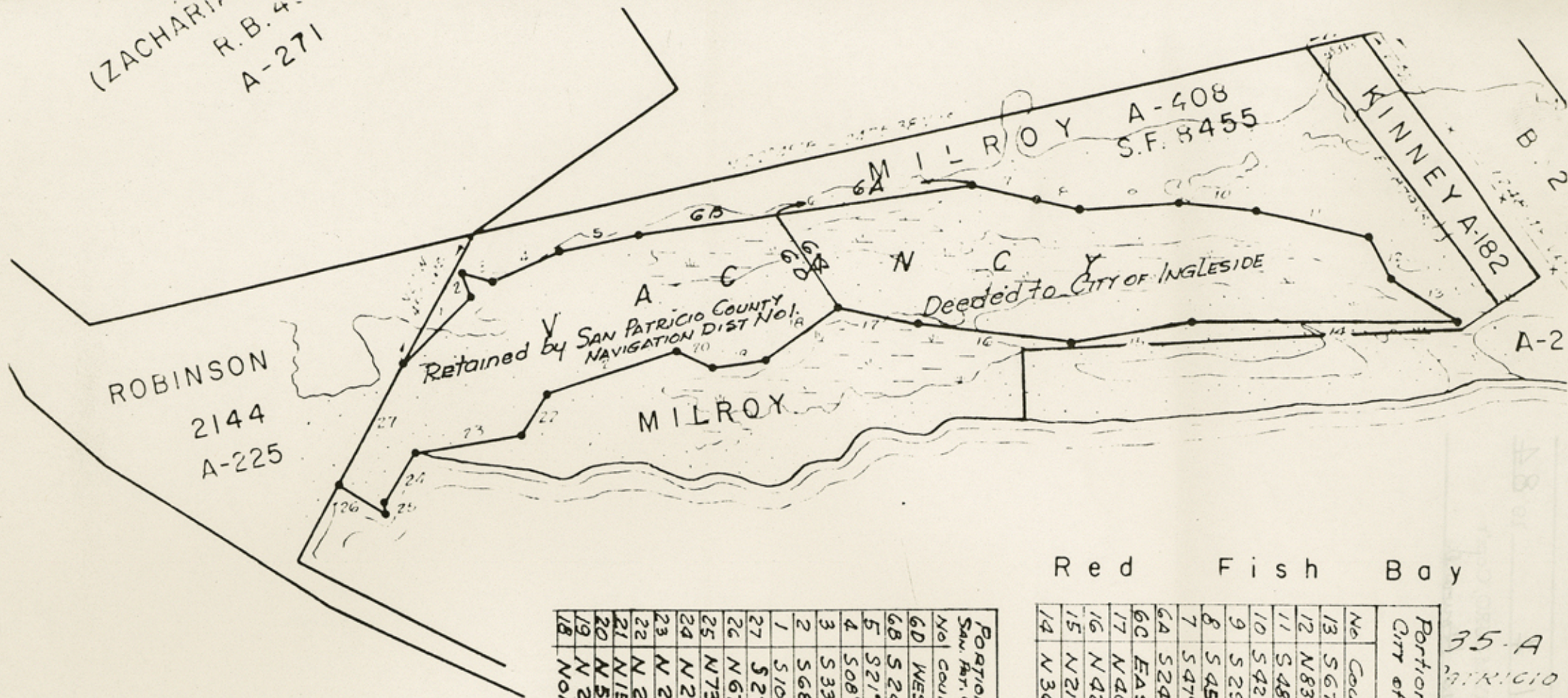
*Richard D Hatch*

Notary Public in and for  
San Patricio County TEXAS

**RICHARD D HATCH**



(ZACHARI,  
R. B. 4-  
A-271



Red Fish Bay

No	COURSE	Dist. Vars
1	S 10° E	257
2	S 68° 30' E	73.5
3	S 33° 30' W	111
4	S 08° 30' W	221.5
5	S 21° 30' W	262
6A	WEST	374.16
6B	S 24° N	416.22
7	S 47° 30' W	298
8	S 45° W	157.5
9	S 29° W	261.75
10	S 42° 30' W	275.25
11	S 48° W	344.5
12	N 83° 15' W	156
13	S 67° W	238.5
14	N 36° E	818
15	N 21° 25' E	380
16	N 42° E	468.5
17	N 46° E	260.75
18	NORTH	295.25
19	N 25° E	165.5
20	N 56° E	130.75
21	N 15° 30' E	414.5
22	N 27° W	191
23	N 25° E	385
24	N 25° W	173
25	N 73° 25' W	36.13
26	N 67° 30' E	145
27	S 27° E	493

No	COURSE	Dist. Vars
13	S 67° W	238.5
12	N 83° 15' W	156
11	S 48° W	344.5
10	S 42° 30' W	275.25
9	S 29° W	261.75
8	S 45° W	157.5
7	S 47° 30' W	298
6A	S 24° W	541.78
6C	EAST	374.16
17	N 46° E	260.75
16	N 42° E	468.5
15	N 21° 25' E	380
14	N 36° E	818

Portion Deeded to City of Ingleside

35-A  
SAN PATRICIO COUNTY

I, T. A. BREME, A LICENSED STATE LAND SURVEYOR OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE ON THE GROUND

PLAT OF ALLEGED VACANCY  
SOUTHEAST SAN PATRICIO COUNTY  
A. D. MILROY AND J. ROBINSON SURVE



Sketch File No. 38  
San Patricio  
April 4 1959  
84

371

SPOIL DISPOSAL EASEMENT

THE STATE OF T E X A S .

COUNTY OF SAN PATRICIO |

This instrument made this the 12th day of February, 1959, between San Patricio County Navigation District No. One, acting herein by and through its Commissioners M. E. Naylor, John C. Adams and D. C. Heath, party of the first part, and the United States of America, party of the second part

WITNESSETH:

WHEREAS, in the River and Harbor Act of Congress approved July 24, 1946, provision was made for the improvement of the Gulf Intra-coastal Waterway in the vicinity of Aransas Pass, in accordance with a project set forth in House Document No. 700, 79th Congress, Second Session, subject to the condition that local interests furnish free of cost to the United States all lands, easements and rights-of-way needed for the improvement, and

WHEREAS, the party of the first part is the owner of some 229.505 acres of land situated and being in San Patricio County, covered by the waters of Red Fish Bay, such land being fully described in Patent 125163 from Price Daniel, Governor of the State of Texas, to San Patricio County Navigation District No. 1, said patent having been duly filed for record on September 19, 1958 in the office of the County Clerk of San Patricio County, Texas and recorded in the deed records of said county, to which a reference is here made for all purposes; and

WHEREAS, the party of the second part desires to use said land for the purposes of depositing spoil from dredging operations and other uses incident thereto,

NOW, THEREFORE, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged and the benefits to the party



of the first part that will result from the proposed improvement of the Gulf Intracoastal Waterway in the Vicinity of Aransas Pass, the party of the first part does hereby grant, sell and convey unto the party of the second part, and its assigns, the perpetual right and privilege to deposit on the hereinbefore described land or any part thereof any and all spoil and other matter excavated in the improvement and maintenance of the aforesaid improvement. RESERVING HOWEVER, to the party of the first part, its successors and assigns, all such rights and privileges in said land as may be used and enjoyed without interfering with or abridging the rights and easements hereby conveyed to the party of the second part.

The said party of the first part hereby expressly and fully releases the United States of America, its officers, agents, servants and contractors from liability for any and all damages done or caused to be done and from any claim or demand whatsoever for injuries suffered by or done to the said premises by reason of the deposit of the spoil or other material.

TO HAVE AND TO HOLD the said rights and easements unto the party of the second part, the United States of America, and its assigns, for the purposes aforesaid, forever.

EXECUTED on the day and year first above written.

SAN PATRICIO COUNTY NAVIGATION DISTRICT  
NUMBER ONE

By \_\_\_\_\_ Commissioner  
M. E. Naylor

By \_\_\_\_\_ Commissioner  
John C. Adams

By \_\_\_\_\_ Commissioner  
D. C. Heath



THE STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for San Patricio County, Texas, on this day personally appeared M. E. NAYLOR, JOHN C. ADAMS and D. C. HEATH, known to me to be the Commissioners of San Patricio County Navigation District Number One, and whose names are subscribed to the foregoing instrument, and each acknowledged to me that the same was the act of the said San Patricio County Navigation District Number One, and that they each executed the same as the act of San Patricio County Navigation District Number One, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of February, 1959.

Notary Public in and for San Patricio County, TEXAS

128134

Book

San Patricio County

Nav. Dist No. 1

to

City of Angleside

FILED FOR RECORD

at 9 o'clock P. M.

MAR 6 - 1959

Velma Sherman  
CLERK COUNTY COURT SAN PATRICIO CO., TEXAS

By Deputy

4.50 chg. + Ret.  
City of Angleside  
Angleside Texas

Filed for Record

Recorded

Volume No. 242 Page No. 367-373

Freddie Kay Comer

Deputy.

6 day of March 1959 at 9 A. M.  
10 day of March 1959 at 10:30 A.M.

VELMA SHERMAN, County Clerk,  
San Patricio County, Texas



File No. Sketch File No. 38

San Patricio County

Filed April 4 19 84

GARRY MAURO, Com'r

By Douglas Howard



Sketch File No. 32  
San Patricio  
April 4 1973  
Douglas Howard

WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN PATRICIO AND NUECES

§

THAT WHEREAS, the Commissioners of the San Patricio County Navigation District Number One, one and the same as San Patricio Navigation District No. 1, and the City Council of the City of Ingleside, Texas did at regular and special meetings, (a quorum being present) on the 5th day of March, 1973 and the 31st day of January, 1973 respectively, appoint the undersigned, Virgil E. Doggette, Chairman of the Commissioners of the San Patricio County Navigation District and Jim Bownds, Mayor of the City of Ingleside to sell and dispose of the tract and parcel of land hereinafter described, at public auction, reference being made to the Resolutions passed at the above meetings, a certified copy of same being attached to this Deed as Exhibits "A" and "B" respectively from said Navigation District and City, and incorporated herein by reference, the same as if copied in full and recited at this point; and

WHEREAS, the undersigned, Virgil E. Doggette, and Jim Bownds, the persons so appointed to sell and dispose of said land, did advertise notice of said public auction as required by the laws of this State for two consecutive weeks, to-wit: on March 14 and March 21, 1973 in the Aransas Pass Progress, Aransas Pass, Texas and on March 14 and March 21, 1973 in the Ingleside Index, Ingleside, Texas, newspapers of general circulation in San Patricio County, in San Patricio County Navigation District Number One, and in the City of Ingleside, in which county and district said land is located; and

The said City of Ingleside by an election held on April 7, 1973 did approve the sale of the interest of the City of Ingleside in and to the hereinafter described tract of land at public sale; and

WHEREAS, the undersigned, Virgil E. Doggette and Jim Bownds, did thereafter at the time, date and place specified in said Notice of Sale, being April 11, 1973 at 10 o'clock a.m. at 110 South 11th Street, Aransas Pass, Texas open all bids received pursuant to the above described notice and did then and there sell the hereinafter described real estate at public auction on sealed bids to National Steel Company, a corporation organized and existing under the laws of the State of New Jersey as Purchaser for the sum of Three Hundred Forty-Four Thousand Two Hundred Fifty-Seven Dollars and 50/100 (\$344,257.50),



85 Sketch File No. 38  
San Patricio  
April 4, 1958  
Houston, Texas

it being the highest and best bidder therefore and said sum being the highest and best bid for the same and in compliance with the bid specifications and notice described above; and

NOW THEREFORE, in consideration of the said sum of Three Hundred Forty-Four Thousand Two Hundred Fifty-Seven Dollars 50/100 (\$344,257.50) cash to the San Patricio County Navigation District Number One and the City of Ingleside, Texas, in hand paid as follows, \$160,987.50 to San Patricio County Navigation District Number One and \$183,270.00 to the City of Ingleside, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed on behalf of the San Patricio County Navigation District Number One and the City of Ingleside, Texas, the undersigned Chairman of the Commissioners of San Patricio County Navigation District Number One and Mayor of the City of Ingleside, Texas, the persons so appointed as aforesaid, in conformity to such Resolutions, for and on behalf of the San Patricio County Navigation District Number One and the City of Ingleside respectively, and by virtue of the authority vested in the undersigned, do by these presents bargain, grant, sell and convey unto National Steel Company, a corporation organized and existing under the laws of the State of New Jersey, all of the right, title and interest of the San Patricio County Navigation District Number One and the City of Ingleside in and to the following described lot, tract or parcel of land being situated in the County of San Patricio and the County of Nueces, State of Texas described as follows, to-wit:

Two Hundred Twenty Nine & Five Hundred & Five One Thousandths (229.505) acres of land situated and described as follows: In San Patricio County, covered by the waters of Red Fish Bay to be used by said district for the purposes authorized by law with the rights to dredge out or fill in and reclaim said lands or otherwise improve the same, about 24 1/2 miles South 55° East from Sinton, Texas. On the application of San Patricio County Navigation District No. 1, by its Board of Navigation and Canal Commissioners filed in the General Land Office May 10, 1958, under the provisions of Article 8225, V.A.C.S. and amendments thereto.

Beginning at the most Southerly corner of a survey made in the name of A. D. Milroy, Abstract 408, San Patricio County, Texas, said point of beginning in the boundary line between said Milroy Survey and a survey made in the name of John Robinson, Abstract No. 225, from which said point of beginning a corner common to the John Robinson Survey, Abstract No. 225, the Lewis Von Zacharius Survey, Abstract No. 271, the Lewis Von Zacharius Survey, Abstract No. 272, and the A. D. Milroy Survey, Abstract No. 408, bears North 27° West 450 varas;

Thence North 10° West with the boundary of said A. D. Milroy Survey, 257 varas;



Sketch File No. 38  
San Antonio  
April 4, 1884  
Darius Howard

- Thence North 68° 30' West with the boundary of said A. D. Milroy Survey, 73.5 varas;
- Thence North 33° 30' East with the boundary of said A. D. Milroy Survey, 111 varas;
- Thence North 8° 30' East with the boundary of said A. D. Milroy Survey, 221.5 varas;
- Thence North 21° 30' East with the boundary of said A. D. Milroy Survey, 262 varas;
- Thence North 24° East with the boundary of said A. D. Milroy Survey, 958 varas;
- Thence North 47° 30' East with the boundary of said A. D. Milroy Survey, 298 varas;
- Thence North 45° East with the Boundary of said A. D. Milroy Survey, 157.5 varas;
- Thence North 29° East with the boundary of said A. D. Milroy Survey, 261.75 varas;
- Thence North 42° 30' East with the boundary of said A. D. Milroy Survey, 275.25 varas;
- Thence North 48° East with the boundary of said A. D. Milroy Survey, 344.5 varas;
- Thence South 83° 15' East with the boundary of said A. D. Milroy Survey, 156 varas;
- Thence North 67° East at 146 varas, the boundary line of the Edmund St. John Survey, Abstract No. 250, and continuing at 238.5 varas, a corner of this survey;
- Thence South 36° West, 818 varas;
- Thence South 21° 25' West, 380 varas;
- Thence South 42° West at 139 varas, the boundary line of the Edmund St. John Survey and continuing at 468.5 varas, a corner of this survey;
- Thence South 46° West, 260.75 varas;
- Thence South 296.25 varas;
- Thence South 25° West, 165.5 varas;
- Thence South 56° West, 130.75 varas;
- Thence South 15° 30' West, 414.5 varas;
- Thence South 27° East, 191 varas;
- Thence South 25° West, 385 varas to a point on the margin of Red Fish Bay;
- Thence South 25° East with the shoreline of Red Fish Bay, 173 varas;
- Thence South 73° 25' West with the shoreline of Red Fish Bay, 36.13 varas;



85  
San Patricio  
April 1884  
George Howard

Thence South 67° 30' East, 145 varas to a boundary line of the John Robinson Survey, Abstract No. 225;

Thence North 27° West, 493 varas with the boundary line of said John Robinson Survey to the point of beginning.

There being excepted from this conveyance all of that right, title and interest reserved to the State of Texas being all mines and minerals and mineral rights, including oil and gas, in and under the said land, together with the right to enter thereon for the purpose of development, and further, this conveyance is subject to any valid oil, gas or other mineral leases heretofore given by the State on said land; and there is further reserved from this conveyance all of the right, title and privileges heretofore reserved to the State of Texas for the benefit of the general public the right to use that portion of the above described land which shall actually be covered by water for hunting, fishing or other recreational purposes, insofar as such use does not interfere with the function of the Grantor Navigation District as provided by law, its successors and assigns, it being fully understood that the above described land has been sold to the Navigation District for the purposes stated in Article 8225 of Vernon's Annotated Texas Statutes, and that this sale is being made by the Navigation District pursuant to Article 8225 (now Sections 61.115, 61.116, and 61.117 of the Texas Water Code) and that the provisions of said Article (Water Code) and the rights, privileges, limitations described therein are incorporated into this conveyance by reference the same as if they were specifically set out herein insofar as they pertain to the conveyance of this property by the Navigation District to the Grantee herein, together with any and all and singular the rights, members and appurtenances thereto in anywise belonging.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said National Steel Company, its successors and assigns forever and the said San Patricio County Navigation District Number One and the City of Ingleside, Texas do hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the said premises unto the said National Steel Company,



its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said San Patricio County Navigation District Number One and the City of Ingleside, Texas have caused these presents to be signed by the duly authorized officers and to be sealed with the seal of the said City this 16<sup>th</sup> day of April, 1973.

SAN PATRICIO COUNTY NAVIGATION DISTRICT NUMBER ONE, one and the same as San Patricio Navigation District No. 1

BY Virgil E. Doggette  
Virgil E. Doggette, Chairman

ATTEST:

James W. Bean  
Secretary



CITY OF INGLESIDE

BY Jim Bownds  
Jim Bownds, Mayor

ATTEST:

Sanathy Layton  
City Secretary

THE STATE OF TEXAS     §

COUNTY OF SAN PATRICIO     §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Virgil E. Doggette, Chairman of the San Patricio County Navigation District Number One; known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act and deed of the said San Patricio County Navigation District Number One and that he executed the same as the act and Deed of such Navigation District for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19<sup>th</sup> day of April, 1973.



Wanda M. [Signature]  
NOTARY PUBLIC, San Patricio County, Texas



THE STATE OF TEXAS    X  
COUNTY OF SAN PATRICIO   X

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Jim Bowns, Mayor of the City of Ingleside, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act and deed of the said City of Ingleside and that he executed the same as the act and Deed of such City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16<sup>th</sup> day of April, 1973.



Martin C. Washett  
NOTARY PUBLIC in and for  
San Patricio County, Texas

*W.D.*  
203094  
San Patricio County  
Navigation District  
Number One et al  
TO  
National Steel  
Company

FILED FOR RECORD  
at 3:30 P.M. APR 19 1973  
Velma Sherman  
CLERK COUNTY CLERK SAN PATRICIO CO., TEXAS  
By: Velma Sherman Deputy

6.50 chg let.  
Lumber & Lumber Co.

246

Filed for Record..... 19<sup>th</sup> day of April ..... 1973 at 3:30 P.M.  
Recorded..... 23<sup>rd</sup> day of April ..... 1973 at 4:00 P.M.  
Volume No..... 469 ..... Page 394-399..

VELMA SHERMAN, County Clerk  
San Patricio County, Texas

By..... Eva Garcia..... Deputy



Sketch File No. 38  
San Patricio

AS 4 1904

Don't sign

WARRANTY DEED

THE STATE OF TEXAS            )  
  )        KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF SAN PATRICIO        )

THAT NATIONAL STEEL COMPANY, a New Jersey corporation, (hereinafter referred to as "Grantor"), acting herein by and through its officers duly authorized thereunto, for and in consideration of the sum of One Hundred Eighty-Three Thousand Two Hundred Seventy (\$183,270.00) Dollars in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell and convey unto CITY OF INGLESIDE the surface only of the following described tract or parcel of land situate in the County of San Patricio, State of Texas, more particularly described as follows:

Beginning at a concrete monument marking the Northeast corner of the L. J. and A. Hatch Pre-Emption Abstract No. 163 covered by Letters Patent issued November 22, 1862, said corner also being an internal corner of a survey in the name of Wm. McDonough Abstract No. 184, by Patent issued March 15th, 1870;

Thence S. 01 Deg. 32 Min. 07 Sec. East with the East line of said Hatch Pre-Emption at 2012.5 feet the most Southerly Southwest corner of the said Wm. McDonough Survey Abstract No. 184, at 2640 feet the Southeast corner of the said Hatch Pre-Emption and continuing along same course a total distance of 3746.23 feet set a 1 inch pipe for the Southeast corner of this tract;

Thence S. 88 Deg. 27 Min. 53 Sec. West 2595.7 feet set a 1 inch pipe for the most Westerly Southwest corner of the tract herein described;

Thence N. 01 Deg. 33 Min. 18 Sec. West with a fence line 1202.04 feet to a corner marked by a concrete monument with top broken off at a fence corner;

Thence N. 88 Deg. 27 Min. 57 Sec. East along a fence line 896.65 feet to a concrete monument at a fence corner;



Sketch File No. 38  
San Patricio County  
April 4, 1969  
Boufford Harwood

Thence N. 01 Deg. 03 Min. 55 Sec. West along a fence line 393.22 feet set a 5/8 inch iron rod for a corner;

Thence N. 88 Deg. 10 Min. 22 Sec. East along a fence line 595.5 feet to a corner marked by a capped 2 inch iron pipe;

Thence N. 0 Deg. 50 Min. 58 Sec. West with a fence line 783.75 feet set a 1 inch pipe for a corner;

Thence N. 88 Deg. 30 Min. 34 Sec. East 83.6 feet set a 1 inch pipe for a corner;

Thence N. 01 Deg. 29 Min. 26 Sec. West 490 feet set a 1 inch pipe for a corner;

Thence S. 88 Deg. 30 Min. 34 Sec. West 83.6 feet set a 3/4 inch iron rod for a corner;

Thence N. 01 Deg. 29 Min. 26 Sec. West 874.27 feet with a fence line to an 8 inch cedar post for the most Northerly Northwest corner of this tract in the North line of the said Hatch Pre-Emption;

Thence N. 88 Deg. 27 Min. 53 Sec. East with a fence line and the North line of said Hatch Pre-Emption 1090.3 feet to the point of beginning. Containing 140 acres more or less, and being 74.076 acres out of the L. J. and A. Hatch Survey and 65.924 acres out of the R. S. Williamson Survey Abstract No. 283 as called for by Letters Patent issued Oct. 16, 1879.

There being excepted from this conveyance all of the oil, gas and other minerals and mineral rights of every kind and character in and under the said tract or parcel of land.

This conveyance being subject to all valid easements, rights-of-way, limitations, exceptions and restrictions pertaining to said tract or parcel of land as are set forth of record in that certain deed from Ingleside Land Company to National Steel Corporation, dated January 15, 1969 and recorded in Volume 382, Page 452 of the San Patricio County Deed Records.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any wise belonging unto the said City of Ingleside, its successors and

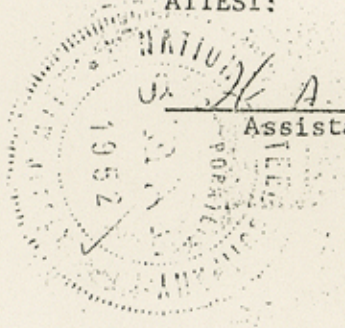


84 April 4  
Bouffes Howard

assigns, forever, and the Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the said premises unto the said City of Ingleside, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, NATIONAL STEEL COMPANY has caused these presents to be signed by its duly authorized officers and its corporate seal to be affixed hereto, this 1st day of June 1973.

ATTEST:



W. A. Lichte  
Assistant Secretary

NATIONAL STEEL COMPANY

By [Signature]  
Vice President



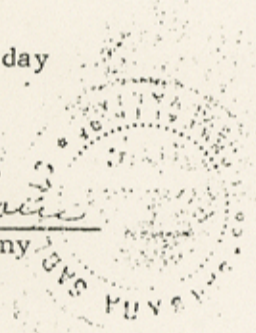
COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

Before me, the undersigned Notary Public in and for the Commonwealth and County aforesaid, personally appeared W. S. Schwachell, Vice President of National Steel Company, a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said corporation for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of June 1973.

Barbara Sablaric  
NOTARY PUBLIC in and for Allegheny  
County, Pennsylvania

BARBARA SABLARIC, Notary Public  
Pittsburgh, Allegheny Co. 17, Penna.  
My Commission Expires  
February 3, 1978





Recorded

Volume

Page

229123

WARRANTY DEED

From

NATIONAL STEEL COMPANY

To

CITY OF INGLESIDE

Dated: June 1, 1973

FILED FOR RECORD  
at 11:35 a.m. June 1, 1973

JUN 4 1973  
Velma Sherman  
CLERK COUNTY COURT SAN PATRICK CO, TEXAS  
By Edith Quise Deputy

450 City St  
Lynchville Co.  
#4320

82-41 213-1030  
WARRANTY DEED  
48 JUN 4 1973  
WARRANTY DEED

Filed for Record..... 4 ..... day of June ..... 1973 ..... at 4:35 P.M.  
Recorded..... 6 ..... day of June ..... 1973 ..... at 9 ..... M.  
Volume No..... 468 ..... Page..... 28-32 .....

VELMA SHERMAN, County Clerk  
San Patricio County, Texas

By: *Edith Quise* Deputy



Sketch File No. 38  
San Patricio  
April 4, 1908  
County of San Patricio  
San Patricio

WARRANTY DEED

THE STATE OF TEXAS            )  
                                  )    KNOW ALL MEN BY THESE PRESENTS  
COUNTIES OF SAN PATRICIO    )  
AND NUECES                    )

THAT NATIONAL STEEL COMPANY, a New Jersey corporation,  
(hereinafter referred to as "Grantor"), acting herein by and  
through its officers duly authorized thereunto, for and in  
consideration of the sum of One Hundred Sixty Thousand Nine  
Hundred Eighty-Seven and 50/100 (\$160,987.50) Dollars in hand  
paid, the receipt and sufficiency of which is hereby acknowledged,  
does hereby grant, sell and convey unto SAN PATRICIO COUNTY  
NAVIGATION DISTRICT NUMBER ONE the surface only of the following  
described tract or parcel of land situate in the County of  
San Patricio and the County of Nueces, State of Texas, more  
particularly described as follows:

Beginning in the North line of a survey in the name of  
Wm. Docker Assignee of Lewis Von Zacharias as called for  
by Letters Patent issued Feb. 7th, 1842, Abstract No.  
272, said point being in the Southeast line of State  
F. M. Road No. 2725;

Thence with the North line of said Wm. Dockers Survey,  
Abstract No. 272, N. 88 Deg. 27 Min. 53 Sec. East 1013.81  
feet set a 2 inch iron pipe and a cedar post for the  
Northeast corner of said Wm. Docker Survey and a corner  
of this tract;

Thence S. 21 Deg. 12 Min. 53 Sec. West 166.67 feet along  
the Southeast line of said Docker Survey to the Northwest  
corner of a survey made in the name of Samuel Kenney,  
Abstract No. A-182 as called for in Letters Patent dated  
Dec. 4th, 1907;

Thence N. 88 Deg. 27 Min. 53 Sec. East along the North  
line of said Samuel Kenney Survey at 2247.22 feet the  
Northeast corner of said Kenney Survey and an internal  
corner of the Edmond St. John Survey Abstract No. 250



as called for by Letters Patent dated July 17th, 1880 and continuing along same course a total distance of 3533.19 feet to the East line of said Edmond St. John Survey in the shoreline of Red Fish Bay for the Northeast corner of this tract;

Thence S. 35 Deg. 27 Min. 53 Sec. West along the shoreline 1089.37 feet;

Thence S. 01 Deg. 32 Min. 07 Sec. West along the shoreline 305.55 feet;

Thence S. 30 Deg. 27 Min. 53 Sec. West along the shoreline 26.41 feet to the Southeast corner of this tract;

Thence S. 88 Deg. 27 Min. 53 Sec. West 2905.53 feet to the most Southerly Southwest corner of this tract;

Thence N. 01 Deg. 32 Min. 07 Sec. East 1097.95 feet to a corner in the Southeast line of said Wm. Docker Abstract No. 272;

Thence N. 46 Deg. 02 Min. 07 Sec. West 215.5 feet to a corner;

Thence S. 88 Deg. 27 Min. 53 Sec. West 829.05 feet to a corner, the most Westerly Southwest corner of this tract in the Southeast boundary line of State F. M. Road No. 2725;

Thence N. 34 Deg. 28 Min. 19 Sec. East along said road boundary line 123.62 feet to the point of beginning, containing 89.5288 acres more or less and being partly out of the Wm. Docker Survey Abstract No. 272, partly out of the Edmond St. John Survey Abstract No. 250 and partly out of the Samuel Kenney Survey Abstract No. 182.

There being excepted from this conveyance all of the oil, gas and other minerals and mineral rights of every kind and character in and under the said tract or parcel of land.

This conveyance being subject to all valid easements, rights-of-way, limitations, exceptions and restrictions pertaining to said tract or parcel of land as are set forth of record in that certain deed from Ingleside Land Company to National Steel Corporation, dated January 15, 1969 and recorded in Volume 382,



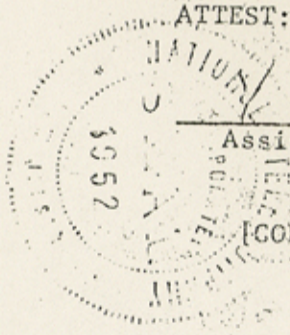
Sketch File No 38  
San Patricio  
April 16 1973  
Grantor  
BY [Signature]

Page 452 of the San Patricio County Deed Records, and that certain deed from San Patricio County Navigation District Number One and the City of Ingleside to Grantor, dated April 16, 1973 and recorded in Volume 465, Page 394 of the San Patricio County Deed Records.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any wise belonging unto the said San Patricio County Navigation District Number One, its successors and assigns, forever, and the Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the said premises unto the said San Patricio County Navigation District Number One, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, NATIONAL STEEL COMPANY has caused these presents to be signed by its duly authorized officers and its corporate seal to be affixed hereto, this 16th day of June 1973.

ATTEST:



A. L. L. L.  
Assistant Secretary

[CORPORATE SEAL]

NATIONAL STEEL COMPANY

By [Signature]  
Vice President



38  
Son Pricis  
April 4  
Barbara Sublaic

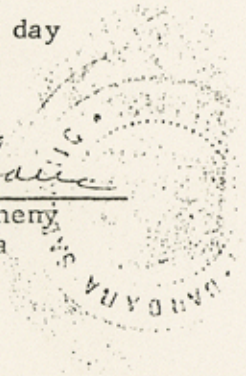
COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

Before me, the undersigned Notary Public in and for the Commonwealth and County aforesaid, personally appeared W. S. Schwachel, Vice President of National Steel Company, a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said corporation for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of June 1973.

Barbara Sublaic  
NOTARY PUBLIC in and for Allegheny  
County, Pennsylvania

Barbara Sublaic, Notary Public  
Allegheny County, Penna.  
My Commission Expires  
February 3, 1976





Recorded

Volume

Page

228024

WARRANTY DEED

From

NATIONAL STEEL COMPANY,  
a New Jersey corporation,

To

SAN PATRICIO COUNTY  
NAVIGATION DISTRICT  
NUMBER ONE

Dated: June 1, 1973

FILED FOR RECORD  
 JUN 4 1973  
*Velma Sherman*  
 CLERK COUNTY COURT SAN PATRICIO CO, TEXAS  
 By: *Chad Chase*  
 H. SO. CHASE, Deputy  
*Lority Galt*  
 # 621

88-01-11-11-11-11  
 10-21-73  
 11-21-73  
 12-21-73

Filed for Record.....4.....day of June.....1973.....at 4:35 P.M.  
 Recorded.....6.....day of June.....1973.....at 9 A.M.  
 Volume No.....468.....Page 33-37

VEIMA SHERMAN, County Clerk  
 San Patricio County, Texas

By... *E. Chase* ...Deputy



*Chg Name*

CERTIFICATE OF AMENDMENT TO THE  
CERTIFICATE OF INCORPORATION OF  
NATIONAL STEEL COMPANY

To: The Secretary of State  
State of New Jersey

Pursuant to the provisions of Section 14A:9-2(f) and Section 14A:9-4(3), Corporations, General, of the New Jersey Statutes, the undersigned corporation executes the following Certificate of Amendment to its Certificate of Incorporation:

1. The name of the corporation is National Steel Company.
2. The following amendment to the Certificate of Incorporation was approved by the directors and thereafter duly adopted by the shareholders of the corporation on the 27th day of July, 1976:

Resolved, that Article I of the Certificate of Incorporation be amended to read as follows:

The name of the corporation is NS Land Company

3. The number of shares entitled to vote upon the amendment was 1000.

4. That in lieu of a meeting and vote of the shareholders and in accordance with the provisions of Section 14A:5-6, the amendment was adopted by the shareholders without a meeting pursuant to the written consents of the shareholders and the number of shares represented by such consents is 1000 shares.

Dated this 27th day of July, 1976.

NATIONAL STEEL COMPANY

By

*[Handwritten Signature]*

W. S. Schwoebel, Vice President

*counter 36200*



CERTIFICATE OF AMENDMENT  
TO THE  
CERTIFICATE OF INCORPORATION  
OF  
NATIONAL STEEL COMPANY

of 19043

FILED & RECORDED

AUG 4 1976

*B. Zawal*  
SECRETARY OF STATE

300594

LICENSE FEE

None

FILING FEE

\$35.00

RECORDING

CERTIFYING COPY

10.00

SEC. OF STATE

845.00

C T CORPORATION SYSTEM  
MR. J. L. RIVERA  
28 W. STATE STREET  
TRENTON, N. J. 08608



259372

C. C. Certificate of  
Change of Corporate Name

National Steel Co.  
to  
NS Lard Co.

**FILED FOR RECORD**

at 8 o'clock A.M.

MAY 26 1977

*Velma Sherman*  
CLERK COUNTY COURT SAN PATRICK CO, TEXAS

By \_\_\_\_\_ Deputy

3.50 chg + net

**WILLIAM BOOKER FERGUSON**  
ATTORNEY AT LAW  
08 FIRST CITY NATIONAL BANK BUILDING  
HOUSTON, TEXAS 77002

*88-011717-1076*  
*20101019-002*  
*4/11/77*  
*WMS*  
*10/26/77*  
*10/26/77*  
*10/26/77*

Filed for Record... *26<sup>th</sup>* day of *May*... 19*77*... at *8:00* a.m.  
Recorded... *27<sup>th</sup>* day of *May*... 19*77*... at *4:15* p.m.  
Volume... *554*... Page No... *404-406*...

By... *Velma Sherman*... Deputy

VEIMA SHERMAN, County Clerk,  
San Patricio County, Texas

*County 36202*

*106*



THE STATE OF TEXAS )  
COUNTIES OF ARANSAS )  
AND SAN PATRICIO )

KNOW ALL MEN BY THESE PRESENTS:

THAT, NS LAND COMPANY, a New Jersey corporation, (herein-  
after referred to as "Grantor"), acting herein by and through  
its officers duly authorized in the premises, for and in  
consideration of the sum of Ten Dollars (\$10.00) and other good  
and valuable consideration paid to Grantor, the receipt and  
sufficiency of which is hereby acknowledged, does hereby grant,  
sell, convey and assign to Natland Corporation, a Delaware  
corporation, (hereinafter referred to as "Grantee"), its successors  
and assigns, the lands and interests in lands in Aransas and  
San Patricio Counties, Texas described in Exhibit A attached hereto  
and hereby made a part hereof, and all of the right, title and  
interest of Grantor in and to all other land or interest in land  
situated in Aransas, San Patricio or Nueces Counties, Texas,  
whether or not described in said Exhibit A; subject, however, to  
the leases, easements, rights of way and other rights and interests  
described or referred to in said Exhibit A.

TO HAVE AND TO HOLD the above-described premises, together  
with all and singular the rights and appurtenances thereto  
belonging, unto Grantee, its successors and assigns, forever; and  
Grantor does hereby bind itself, its successors and assigns, to  
warrant and forever defend, all and singular, the same unto Grantee,  
its successors and assigns, against every person whomsoever lawfully  
claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this deed is executed and delivered this  
12th day of August 1981.

NS LAND COMPANY

By

J. J. Rust  
Vice President

ATTEST:

J. J. Rust  
Secretary



COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

BEFORE ME, the undersigned authority, on this day personally appeared W. J. RUST, Vice President of NS LAND COMPANY, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said NS LAND COMPANY, a corporation, and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of August 1981.

*Barbara Sablaric*  
\_\_\_\_\_  
Notary Public in and for Allegheny  
County, Pennsylvania

BARBARA SABLARIC, NOTARY PUBLIC  
Pittsburgh, Allegheny County, Pa.  
My Commission Expires February 3, 1984



Exhibit A  
to  
Deed from  
NS Land Company  
to  
Natland Corporation  
Dated: August 12, 1981

ARANSAS COUNTY, TEXAS

I.

Surface estate only in and to Lot 13, Block 253 and Lot 8, Block 254 situated in the Burton & Danforth Subdivision of the Schweickheimer Tracts, as shown by plat recorded in Volume 1, page 28 of the Map Records of Aransas County, Texas.

II.

Surface estate only in and to Lot 14, Block 763 situated in the City of Aransas Pass.

SAN PATRICIO COUNTY, TEXAS

I.

Surface estate only in and to a certain tract of land of 2,800 acres, more or less, said tract of land being all or portions of the following Patent Surveys of San Patricio County, Texas:

T. T. Williamson L.S. 47 Survey, Patent No. 555, Volume 2, Abstract No. 295;

Robert S. Williamson Survey, Patent No. 87, Volume 16, Abstract No. 283;

John Robinson Survey, Patent No. 210, Volume 19, Abstract No. 225;

John Robinson Survey, Patent No. 436, Volume 9, Abstract No. 226;

Caswell R. Clifton, assignee of Wm. McDonough, Survey, Patent No. 789, Volume 18, Abstract No. 184;

T. H. Judson Survey, Patent No. 63, Volume 13, Abstract No. 177;

Edmund St. John Survey, Patent No. 142, Volume 16, Abstract No. 250;

Wm. Docker, assignee of Louis Von Zacharias, Survey No. 1, Patent No. 382, Volume 1, Abstract No. 271;

Wm. Docker, assignee of Louis Von Zacharias, Survey No. 2, Patent No. 383, Volume 1, Abstract No. 272;



Samuel Kenney Survey, Patent No. 620, Volume 16,  
Abstract No. 182;

A. D. Milroy Survey, Patent No. 611, Volume 37,  
Abstract No. 408; and

San Patricio County Navigation District No. 1,  
Patent No. 198, Volume 28-B, page 198,

said tract being more particularly bounded and described as follows:

BEGINNING at a concrete monument marking the North-east corner of the A. S., J. C. and L. S. Hatch Preemption Survey, Patent No. 454, Volume 36, Abstract No. 163;

THENCE, South  $65^{\circ} 40' 34''$  East, a distance of 4984.22 feet;

THENCE, South  $37^{\circ} 47' 34''$  East, a distance of 2268.62 feet;

THENCE, North  $88^{\circ} 00' 33''$  East, a distance of 6011.03 feet to a point on the westerly right-of-way line of the Intracoastal Canal;

THENCE, South  $28^{\circ} 34' 54''$  West, along said westerly right-of-way line, a distance of 11,945.05 feet;

THENCE, South  $72^{\circ} 49' 45''$  West, a distance of 1758.65 feet;

THENCE, South  $3^{\circ} 27' 34''$  West, a distance of 152.96 feet to a point on the shoreline of Corpus Christi Bay;

THENCE, following the meanders of said shoreline, the following approximate courses and distances:

South  $68^{\circ} 3' 5''$  West, 1039.69 feet;

South  $82^{\circ} 22' 39''$  West, 503.82 feet;

South  $81^{\circ} 9' 21''$  West, 707.40 feet;

North  $68^{\circ} 34' 15''$  West, 208.92 feet;

South  $87^{\circ} 55' 34''$  West, 742.54 feet;

North  $87^{\circ} 13' 35''$  West, 1300.83 feet;

North  $83^{\circ} 43' 36''$  West, 1507.47 feet; and

North  $74^{\circ} 24' 55''$  West, 922.76 feet;

THENCE, North  $1^{\circ} 14' 56''$  West, a distance of 582.37 feet;

THENCE, North  $53^{\circ} 28' 26''$  West, a distance of 2425.20 feet;



THENCE, along the East line of Austin Avenue in the Town of Ingleside, North  $36^{\circ} 31' 38''$  East, a distance of 350 feet;

THENCE, along the North line of Seventeenth Street in said Town of Ingleside, North  $53^{\circ} 28' 26''$  West, a distance of 350 feet;

THENCE, along the East line of Houston Avenue in said Town of Ingleside, North  $36^{\circ} 31' 34''$  East, a distance of 3232.81 feet;

THENCE, North  $1^{\circ} 14' 56''$  West, a distance of 503.79 feet to a point in the North line of Farm-to-Market Road No. 1069;

THENCE, along said North line of said road South  $88^{\circ} 19' 53''$  West, a distance of 577.69 feet;

THENCE, North  $40^{\circ} 49' 25''$  West, a distance of 377.36 feet;

THENCE, North  $68^{\circ} 28' 35''$  East, a distance of 317.70 feet;

THENCE, North  $40^{\circ} 24' 50''$  West, a distance of 53.00 feet;

THENCE, South  $68^{\circ} 28' 35''$  West, a distance of 147.00 feet;

THENCE, North  $40^{\circ} 49' 25''$  West, a distance of 173.00 feet;

THENCE, North  $61^{\circ} 19' 35''$  East, a distance of 143.70 feet;

THENCE, North  $40^{\circ} 24' 50''$  West a distance of 576.19 feet;

THENCE, North  $51^{\circ} 47' 22''$  East, a distance of 50.18 feet;

THENCE, North  $42^{\circ} 00' 50''$  West, a distance of 158.82 feet;

THENCE, North  $2^{\circ} 22' 40''$  East, a distance of 165.11 feet;

THENCE, North  $34^{\circ} 28' 56''$  West, a distance of 67.01 feet;

THENCE, South  $50^{\circ} 40' 34''$  West, a distance of 166.58 feet;

THENCE, North  $40^{\circ} 46' 30''$  West, a distance of 450.81 feet;

THENCE, South  $49^{\circ} 28' 18''$  West, a distance of 642.93 feet;

THENCE, along the North line of Farm-to-Market Road No. 106 North  $24^{\circ} 58' 52''$  West, a distance of 218.51 feet;

THENCE, North  $2^{\circ} 20' 56''$  West, a distance of 227.40 feet;



THENCE, North 57° 46' 53" East, a distance of 301.25 feet;

THENCE, North 32° 42' 16" West, a distance of 229.57 feet;

THENCE, North 57° 29' 8" East, a distance of 1748.27 feet;

THENCE, North 48° 24' 38" West, a distance of 483.30 feet;

THENCE, North 61° 16' 47" East, a distance of 881.31 feet;

THENCE, North 1° 19' 4" West, a distance of 1134.48 feet;

THENCE, South 88° 37' 4" East, a distance of 75.44 feet;

THENCE, North 1° 33' 18" West, a distance of 611.64 feet;

THENCE, North 88° 27' 53" East, a distance of 2595.70 feet;

THENCE, North 1° 32' 7" West, a distance of 3746.23 feet, to the POINT OF BEGINNING.

SAVE AND EXCEPT THEREFROM, however, the following:

(a) The area contained in Lot 12, Block 52; Lots 1, 2, 3, 4, 6, 7, 8 and 11, Block 86; Lots 1, 2, 5, 6 and 12, Block 93; Lot 1, Block 415; Lot 1, Block 416; Lots 8 and 9, Block 423; and Lots 1, 2, 3, 4, 5 and 6, Block 105, all in the Town of Ingleside, according to P. L. Telford's map or plat of Ingleside and Harbor City recorded in Volume 2, pages 5 and 6, of the Map Records of San Patricio County, Texas.

(b) The area contained in the following lots situated in the Ingleside Oil Subdivision, according to map or plat thereof by Geo. W. King, recorded in Volume 2, page 25, of the Map Records of San Patricio County, Texas:

Lots 3, 4 and 5, Block 480;

Lot 12, Block 482;

Lots 11, 68 and 69, Block 483;

Lots 1, 13, 14 and 15, Block 484;

Lots 1, 13 and 14, Block 485;

Lots 16 and 18, Block 486;

Lots 2, 4, 5, 7, 8, 15 and 19, Block 487;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 18, 19 and 20, Block 488;



Lots 1 and 4, Block 489;

Lots 4, 5, 13, 14 and 15, Block 490;

Lot 11, Block 491;

Lots 1, 2, 3, 4, 5, 6, 7 and 11, Block 494;

Lot 13, Block 495;

Lots 5, 13, 14 and 20, Block 496;

Lots 13, 14, 15, 16, 18, 19, 23 and 24, Block 497;

Lots 12 and 13, Block 499;

Lots 1 and 13, Block 500;

Lots 16, 17, 18, 19, 20 and 21, Block 501;

Lots 1, 2, 13, 14, 15, 16, 20, 21, 22, 23 and 24,  
Block 502; and

Lots 14, 15 and 16, Block 503.

(c) The area contained in the tract of land of 378 acres conveyed by NS Land Company to Natural Gas Pipeline Company of America by deed dated May 29, 1973, and recorded in Volume 468, page 134, Deed Records, San Patricio County, Texas.

(d) The area contained in the tract of land of 89.5 acres conveyed by NS Land Company to San Patricio County Navigation District No. 1 by deed dated June 1, 1973, and recorded in Volume 468, page 33, Deed Records, San Patricio County, Texas.

(e) The area contained in two (2) tracts of land aggregating 100 acres conveyed by NS Land Company to Tipperary Corporation by deeds dated February 21, 1977 and November 6, 1979, respectively, and recorded in Volume 547, page 492, and in Volume 616, page 404, Deed Records, San Patricio County, Texas.

(f) All that land contained within the right-of-way of Farm-to-Market Road No. 1069 and Farm-to-Market Road No. 2725.

SUBJECT TO the following:

(a) Surface lease from Ingleside Land Company to Mrs. George H. Haskins, dated August 1, 1962, recorded in Volume 283, page 70, Deed Records, San Patricio County, Texas.

(b) Surface lease from Ingleside Land Company to Sun Pipe Line Company, dated January 1, 1947, recorded in Volume 153, page 253, Deed Records, San Patricio County, Texas, together with Amendment thereto between NS Land Company and Sun Pipe Line Company, dated June 4, 1973, recorded in Volume 468, page 126, of said Deed Records.

(c) Surface lease from NS Land Company to Baker Marine Corporation, dated July 31, 1977, recorded in



Volume \_\_\_\_, pages \_\_\_\_, Deed Records, San Patricio County, Texas.

(d) Surface lease from NS Land Company to Chicago Bridge and Iron Company, dated July 1, 1977, recorded in Volume 563, pages 330, Deed Records, San Patricio County, Texas.

(e) Waiver of surface rights from NS Land Company to City of Ingleside, dated May 6, 1980, recorded in Volume 625, page 904, Deed Records, San Patricio County, Texas.

(f) Grant of directional drilling rights from Ingleside Land Company to Heep Oil Corporation, dated October 17, 1951, recorded in Volume 173, page 468, Deed Records, San Patricio County, Texas, as amended by instruments dated September 15, 1953, recorded in Volume 14, page 327, Mechanic's Lien Records of said County, and dated April 16, 1954, recorded in Volume 188, page 293, Deed Records of said County.

(g) Spoil Disposal Easement from NS Land Company to Natural Gas Pipeline Company of America, dated October 22, 1973, recorded in Volume \_\_\_\_, page \_\_\_\_, Deed Records, San Patricio County, Texas.

(h) Surface lease from Ingleside Land Company to Arkansas Fuel Corporation, dated December 17, 1958, recorded in Volume 240, page 296, Deed Records, San Patricio County, Texas.

(i) Easements for channel and harbor purposes granted by Ingleside Land Company to Ingleside Channel & Dock Company by instrument dated May 28, 1953, recorded in Volume 183, pages 567-569, Deed Records, San Patricio County, Texas, and by instrument dated December 7, 1955, recorded in Volume 206, pages 371-374, of said Deed Records.

(j) Grant of directional drilling rights from Ingleside Land Company to H. L. Dillon, Jr., dated June 28, 1963, recorded in Volume \_\_\_\_, page \_\_\_\_, Deed Records, San Patricio County, Texas.

(k) Surface lease from Ingleside Land Company to Shell Oil Company, dated February 2, 1962, recorded in Volume 275, page 123, Deed Records, San Patricio County, Texas.

(l) Surface lease from Ingleside Land Company to Sunray Oil Corporation, dated May 23, 1951, recorded in Volume 171, page 448, Deed Records, San Patricio County, Texas.

(m) Surface lease from Ingleside Land Company to The Atlantic Refining Company, dated June 30, 1953, recorded in Volume 185, page 98, Deed Records, San Patricio County, Texas.



(n) Easement granted by Ingleside Land Company to United States of America, dated September 11, 1958, for Gulf Intracoastal Canal.

(o) The following easements for pipe lines, telephone, telegraph, electric power lines, roadways and channels:

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Recorded</u>
IS Land Company	United Gas Pipe Line Company of America	May 29, 1973	Vol. 468 page 140
IS Land Company	Tipperary Refining Company	Jan. 11, 1980	Vol. 616 page 404
Ingleside Land Company	Humble Pipe Line Company	May 7, 1928	Vol. 89, page 75
Ingleside Land Company	Humble Pipe Line Company	December 11, 1950	Vol. 168, page 92
Ingleside Land Company	Sun Pipe Line Company	January 1, 1947	Vol. 153, page 253
Ingleside Land Company	Sun Pipe Line Company	September 11, 1947	Vol. 153, page 263
Ingleside Land Company	Sun Pipe Line Company	May 29, 1953	Vol. 182, page 548
Ingleside Land Company	Sun Pipe Line Company	March 28, 1962	Vol. 276, page 413
Ingleside Land Company	Sun Pipe Line Company	September 19, 1963	Vol. 295, page 412
Ingleside Land Company	Central Power and Light Company	February 5, 1947	Vol. 151, page 118
Ingleside Land Company	Central Power and Light Company	August 11, 1952	Vol. 179, page 25
Ingleside Land Company	Central Power and Light Company	January 27, 1954	Vol. 187, page 61
Ingleside Land Company	Tennessee Gas Transmission Company	July 28, 1950	Vol. 165, page 352
Ingleside Land Company	Tennessee Gas Transmission Company	August 21, 1952	Vol. 177, page 637
Ingleside Land Company	Tennessee Gas Transmission Company	September 10, 1952	Vol. 179, page 128
Ingleside Land Company	Sunray Oil Corporation	May 23, 1951	Vol. 171, page 45
Ingleside Land Company	Sunray Mid-Continent Oil Company	December 28, 1955	Vol. 208, page 19
Ingleside Land Company	United Gas Pipe Line Company	March 12, 1959	Vol. 243, page 51



<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Recorded</u>
Ingleside Land Company	Arkansas Fuel Oil Corporation	March 19, 1959	Vol. 243, page 25
Ingleside Land Company	Renwar Oil Corporation	April 30, 1958	Vol. 234, page 83
Ingleside Land Company	Renwar Oil Corporation	March 31, 1959	Vol. 243, page 29
Ingleside Land Company	Shell Oil Company	June 8, 1965	Vol. 318, page 14
Ingleside Land Company	Suntide Pipe Line Company	January 18, 1967	Vol. 349, page 43
J. D. Richmond, et al.	Sunray Mid-Continent Oil Company	January 24, 1956	Vol. 208, page 20
James Kapp	Humble Pipe Line Company	April 21, 1928	Vol. 89, page 8
James Kapp	Humble Pipe Line Company	May 21, 1928	Vol. 89, page 12
J. B. Victor	Tennessee Gas Transmission Company	July 10, 1952	Vol. 177, page 35
J. J. Conn	Humble Pipe Line Company	January 15, 1929	Vol. 91, page 31
MS Land Company	Central Power and Light Company	March 24, 1981	Vol. 634 page 502

## II.

Surface estate only in and to Lot 7, Block 742 situated in the City of Aransas Pass, San Patricio County, Texas, as shown by map or plat thereof recorded in Volume 3, page 41, of the Map Records of San Patricio County, Texas.

## III.

Surface estate only in and to Lot 10, Block H; Lots 9, 10, 11 and 12, Block I; Lots 5, 6, 8, 13 and 14, Block K; and Lot 7, Block N in the Burton & Danforth Farm Tracts, according to map or plat made by P. L. Telford and recorded in Volume 1, pages 62-63 of the Map Records of Aransas County, Texas.

## IV.

Surface estate only in and to that certain tract or parcel of land situated in the John G. Hatch Survey, Patent No. 506, Volume 10, Abstract No. 373, San Patricio County, bounded and described as follows:

Beginning at a point in the Southwesterly shoreline of Corpus Christi Bay 800 feet South 66° 14' 46" West from the Nueces County Navigation District No. 1 North Bulkhead line which crosses Ingleside Point, said point also marking



the intersection of said shoreline of Corpus Christi Bay with the common boundary line between this 125.72 acres tract and that certain 48.33 acres tract out of said John G. Hatch Survey, Patent No. 506, Volume 10, Abstract No. 373, the surface estate in and to which is described in deed from Ingleside Land Company to Nueces County Navigation District No. 1 dated April 22, 1952, recorded in Volume 177, pages 307-312 of the Deed Records of San Patricio County, Texas, said point also being in the common boundary line between this 125.72 acres tract and land patented by the State of Texas to Nueces County Navigation District No. 1, and being the point marking the most southeasterly corner of this 125.72 acres tract;

Thence in a Northwesterly direction with the meanders of the shoreline of said Corpus Christi Bay and along the common boundary line between the said Nueces County Navigation District No. 1's patented land and this 125.72 acres tract North 65° 39' West 77.76 varas, more or less, North 67° 38' West 180 varas, North 61° 28' West 442.87 varas, North 62° 55' West 581.58 varas, North 60° 13' West 102.46 varas, North 60° 50' West 144.65 varas, North 65° 54' West 120.49 varas, North 59° 57' West 170.39 varas, North 58° 01' West 317.84 varas; and North 48° 23' West 158.29 varas to the most Westerly point of Ingleside Point peninsula and this 125.72 acres tract.

Thence in an Easterly direction with the meanders of the shoreline of said Corpus Christi Bay and along the common boundary line between the said Nueces County Navigation District No. 1's patented land and this 125.72 acres tract South 85° 16' East 216.40 varas, South 88° 16' East 183.42 varas, North 84° 29' East 180.83 varas, South 66° 23' East 168.84 varas, South 59° 31' East 212.29 varas, South 69° 42' East 160 varas, South 79° 06' East 155.95 varas, and South 86° 16' East 443.16 varas, more or less, to a point in the common boundary line between the above-mentioned 48.33 acres tract and this 125.72 acres tract, and being the point marking the most Northeasterly corner of this 125.72 acres tract;

Thence in a Southeasterly direction along said common boundary line between said 48.33 acres tract and this 125.72 acres tract and parallel with and 800 feet from the Nueces County Navigation District No. 1 North Bulkhead line South 23° 43' 54" East 885.6 varas, more or less, to place of beginning.

SAVE AND EXCEPT THEREFROM, however, the following:

(a) The area contained in Lots 1 and 2, Block 162 in the Town of Ingleside, according to map or plat thereof by P. L. Telford recorded in Volume 1, page 11, of the Map Records of San Patricio County, Texas.

(b) The area contained in Lots 23 and 24, Block 164 and Lots 19 and 20, Block 178, according to map or plat of Ingleside Beach Subdivision, recorded in Volume 2, page 15, of the Map Records of San Patricio County, Texas.



SUBJECT TO the following:

(a) Spoils disposal easement granted by Ingleside Land Company to Nueces County Navigation District No. 1 by instrument dated April 22, 1952, recorded in Volume 177, pages 307-312, Deed Records, San Patricio County, Texas.

(b) Surface lease granted by Ingleside Land Company to Arkansas Fuel Oil Corporation, dated September 17, 1958, recorded in Volume 240, page 296, Deed Records, San Patricio County, Texas.

(c) Surface lease granted by NS Land Company to Jake L. Hamon, dated May 4, 1978, recorded in Volume \_\_\_\_, page \_\_\_\_, Deed Records, San Patricio County, Texas.

V.

Surface only in and to that portion of the John Robinson Survey, Patent No. 210, Volume 19, Abstract No. 225, San Patricio County, Texas, situated East of the West bulkhead line of the Intracoastal Waterway and being generally known as Dagger Island, and any accretions thereto.

VI.

The possibility of reverter retained unto grantor in that certain deed from Ingleside Land Company to San Patricio County, Texas, dated November 22, 1954, recorded in Volume 195, pages 276-278, Deed Records, San Patricio County, Texas, covering certain lands on the shore of Ingleside Cove out of the T. T. Williamson L.S. 47 Survey, Patent No. 555, Volume 2, Abstract No. 295, San Patricio County, Texas.

The surface estate tracts and parcels of land hereinabove described are subject to the rights of the owners of the mineral estate therein to the use of the surface thereof in exploring for, producing, saving, treating and marketing the oil, gas and other minerals therein and thereunder, all as more fully set forth in the several conveyances of said minerals.

BEING and intended to be the same lands and interests in lands conveyed by Ingleside Land Company to National Steel Corporation by deed dated January 15, 1959, recorded in Volume 141, pages 440 et seq., Deed Records, Aransas County, Texas, and Volume 382, pages 452 et seq., Deed Records, San Patricio County, Texas, and conveyed by National Steel Corporation to NS Land Company (formerly National Steel Company) by deed dated February 25, 1969, save and except those portions thereof and rights therein which were thereafter conveyed or granted by NS Land Company as hereinabove described.

2000



Seed  
300444

M S Land Co.  
To  
Natland Corp.

**FILED FOR RECORD**  
\* 4 o'clock P M  
SEP 2 1981  
DOTTIE MALEY  
CLERK COUNTY COURT SAN PATRICIO CO, TEX.  
By Rose Mary Tolson Deputy

25.00 chg.  
ret.  
Capeau Marine Co.  
P.O. Box 190  
Ingleside, Texas 78362

FILED FOR RECORD ..... 4:38 ..... DAY OF ..... Sept ..... 1981 at ..... 4 P. M  
RECORDED ..... 4 ..... DAY OF ..... 1981 at ..... 4 P. M  
VOLUME ..... 638 ..... PAGE NO. 368-380

DOTTIE MALEY COUNTY CLERK  
San Patricio County, Texas

By Rose Mary Tolson Deputy

counter 36215 380

RECEIVED  
SEP 2 1981  
COUNTY CLERK  
SAN PATRICIO COUNTY  
TEXAS  
A B  
K... ..  
...



5  
COUNTIES OF ARANSAS )  
AND SAN PATRICIO )

KNOW ALL MEN BY THESE PRESENTS:

THAT, NATLAND CORPORATION, a Delaware corporation, in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by Baker's Port, Inc., of the County of San Patricio and State of Texas, has bargained, sold, quitclaimed and released, and by these presents does bargain, sell, quitclaim and release, unto the said Baker's Port, Inc., all its right, title and interest and estate, if any, in and to the surface of the following described tracts or parcels of land situated in San Patricio County, Texas, to-wit:

(a) Lot 12, Block 52; Lots 1, 2, 3, 4, 6, 7, 8 and 11, Block 86; Lots 1, 2, 5, 6 and 12, Block 93; Lot 1, Block 415; Lot 1, Block 416; Lots 8 and 9, Block 423; and Lots 1, 2, 3, 4, 5 and 6, Block 105; all in the Town of Ingleside, according to P. L. Telford's map or plat of Ingleside and Harbor City, recorded in Volume 2, pages 5 and 5, of the Map Records of San Patricio County, Texas.

(b) The following lots situated in the Ingleside Oil Subdivision according to map or plat thereof by George W. King, recorded in Volume II, page 25 of the Map Records of San Patricio County, Texas:

Lots 3, 4 and 5, Block 480;

Lot 12, Block 482;

Lots 11, 68 and 69, Block 483;

Lots 1, 13, 14 and 15, Block 484;

Lots 1, 13 and 14, Block 485;

Lots 16 and 18, Block 486;

Lots 2, 4, 5, 7, 8, 15 and 19, Block 487;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 18, 19 and 20, Block 488;

Lots 1 and 4, Block 489;

Lots 4, 5, 13, 14 and 15, Block 490;

Lot 11, Block 491;

Lots 1, 2, 3, 4, 5, 6, 7 and 11, Block 494;

Lot 13, Block 495;

Lots 5, 13, 14 and 20, Block 496;

Lots 13, 14, 15, 16, 18, 19, 23 and 24, Block 497;

Lots 12 and 13, Block 499;



Lots 1 and 13, Block 500;  
 Lots 16, 17, 18, 19, 20 and 21, Block 501;  
 Lots 1, 2, 13, 14, 15, 16, 20, 21, 22, 23  
 and 24, Block 502; and  
 Lots 14, 15 and 16, Block 503.

(c) Lots 1 and 2, Block 162 in the Town of Ingleside, according to map or plat thereof by P. L. Telford, recorded in Volume 1, page 11, of the Map Records of San Patricio County, Texas.

(d) Lots 23 and 24, Block 164 and Lots 19 and 20, Block 178, according to map or plat of Ingleside Beach Subdivision, recorded in Volume 2, page 15, of the Map Records of San Patricio County, Texas.

TO HAVE AND TO HOLD the above described premises unto said Baker's Port, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, this deed is executed and delivered this 26th day of August 1981.

NATLAND CORPORATION  
 By *A. J. Rust* x  
 Vice President

ATTEST:  
*[Signature]*  
 Secretary

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
 COUNTY OF ALLEGHENY )

BEFORE ME, the undersigned authority, on this day personally appeared W. J. RUST, Vice President of NATLAND CORPORATION, known to me to be the person and officer whose name is subscribed to the foregoing instrument; and acknowledged to me that the same was the act of the said NATLAND CORPORATION, a corporation, and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of August 1981.

*Barbara Sablaric*  
 Notary Public in and for Allegheny  
 County, Pennsylvania.

BARBARA SABLARIC, NOTARY PUBLIC  
 Pittsburgh, Allegheny County, Pa.  
 My Commission Expires February 3, 1984

counter 36217



300448

*Natlend Corp.*  
*to*  
*Baker's Bart, Inc.*

**FILED FOR RECORD**

at 4 o'clock P M.

SEP 2 1981

**DOTTIE MALEY**

CLERK COUNTY COURT SAN PATRICIO CO, TEX.

By Rose Mary Kolata Deputy

*5.00 chq*  
*ret:*  
*Bakers Marine Corp.*

FILED FOR RECORD	..... 2	DAY OF	..... Sept	1981	at	..... 4 P	M
RECORDED	..... 4	DAY OF	.....	1981	at	..... 7 A	M
VOLUME	..... 638	PAGE NO.	..... 394-396	1981	at	..... 7 A	M

DOTTIE MALEY, COUNTY CLERK  
San Patricio County, Texas

By Rose Mary Kolata Deputy



THE STATE OF TEXAS )  
 )  
COUNTIES OF ARANSAS )  
AND SAN PATRICIO )

KNOW ALL MEN BY THESE PRESENTS:

THAT, Natland Corporation, a Delaware corporation, (hereinafter referred to as "Grantor"), acting herein by and through its officers duly authorized in the premises, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and assign to Baker's Port, Inc., a Texas corporation, (hereinafter referred to as "Grantee"), its successors and assigns, the lands and interests in lands in Aransas and San Patricio Counties, Texas described in Exhibit A attached hereto and hereby made a part hereof, and all of the right, title and interest of Grantor in and to all other land or interest in land situated in Aransas, San Patricio or Nueces Counties, Texas, whether or not described in said Exhibit A; subject, however, to the leases, easements, rights of way and other rights and interests described or referred to in said Exhibit A.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto belonging, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the same unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this deed is executed and delivered this 26th day of August 1981.

NATLAND CORPORATION  
By *H. J. Ruet*  
Vice President

ATTEST:  
*[Signature]*  
Secretary



COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

BEFORE ME, the undersigned authority, on this day personally appeared W. J. RUST, Vice President of NATLAND CORPORATION, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said NATLAND CORPORATION, a corporation, and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26th day of August 1981.

*Barbara Sablaric*  
Notary Public in and for Allegheny  
County, Pennsylvania

BARBARA SABLARIC, NOTARY PUBLIC  
Pittsburgh, Allegheny County, Pa.  
My Commission Expires February 3, 1984



Exhibit A  
to  
Deed from  
Natland Corporation  
to  
Baker's Port, Inc.  
Dated August 26, 1981

ARANSAS COUNTY, TEXAS

I.

Surface estate only in and to Lot 13, Block 253 and Lot 8, Block 254 situated in the Burton & Danforth Subdivision of the Schweickheimer Tracts, as shown by plat recorded in Volume 1, page 28 of the Map Records of Aransas County, Texas.

II.

Surface estate only in and to Lot 14, Block 763 situated in the City of Aransas Pass.

SAN PATRICIO COUNTY, TEXAS

I.

Surface estate only in and to a certain tract of land of 2,800 acres, more or less, said tract of land being all or portions of the following Patent Surveys of San Patricio County, Texas:

T. T. Williamson L.S. 47 Survey, Patent No. 555, Volume 2, Abstract No. 295;

Robert S. Williamson Survey, Patent No. 87, Volume 16, Abstract No. 283;

John Robinson Survey, Patent No. 210, Volume 19, Abstract No. 225;

John Robinson Survey, Patent No. 436, Volume 9, Abstract No. 226;

Caswell R. Clifton, assignee of Wm. McDonough, Survey, Patent No. 789, Volume 18, Abstract No. 184;

T. H. Judson Survey, Patent No. 63, Volume 13, Abstract No. 177;

Edmund St. John Survey, Patent No. 142, Volume 16, Abstract No. 250;

Wm. Docker, assignee of Louis Von Zacharias, Survey No. 1, Patent No. 382, Volume 1, Abstract No. 271;

Wm. Docker, assignee of Louis Von Zacharias, Survey No. 2, Patent No. 383, Volume 1, Abstract No. 272;



Samuel Kenney Survey, Patent No. 620, Volume 16,  
Abstract No. 182;

A. D. Milroy Survey, Patent No. 611, Volume 37,  
Abstract No. 408; and

San Patricio County Navigation District No. 1,  
Patent No. 198, Volume 28-B, page 198,

said tract being more particularly bounded and described as  
follows:

BEGINNING at a concrete monument marking the North-  
east corner of the A. S., J. C. and L. S. Hatch Preemption  
Survey, Patent No. 454, Volume 36, Abstract No. 163;

THENCE, South  $65^{\circ} 40' 34''$  East, a distance of  
4984.22 feet;

THENCE, South  $37^{\circ} 47' 34''$  East, a distance of 2268.62  
feet;

THENCE, North  $88^{\circ} 00' 33''$  East, a distance of 6011.03  
feet to a point on the westerly right-of-way line of  
the Intracoastal Canal;

THENCE, South  $28^{\circ} 34' 54''$  West, along said westerly  
right-of-way line, a distance of 11,945.05 feet;

THENCE, South  $72^{\circ} 49' 45''$  West, a distance of  
1758.65 feet;

THENCE, South  $3^{\circ} 27' 34''$  West, a distance of 152.96  
feet to a point on the shoreline of Corpus Christi Bay;

THENCE, following the meanders of said shoreline,  
the following approximate courses and distances:

South  $68^{\circ} 3' 5''$  West, 1039.69 feet;

South  $82^{\circ} 22' 39''$  West, 503.82 feet;

South  $81^{\circ} 9' 21''$  West, 707.40 feet;

North  $68^{\circ} 34' 15''$  West, 208.92 feet;

South  $87^{\circ} 55' 34''$  West, 742.54 feet;

North  $87^{\circ} 13' 35''$  West, 1300.83 feet;

North  $83^{\circ} 43' 36''$  West, 1507.47 feet; and

North  $74^{\circ} 24' 55''$  West, 922.76 feet;

THENCE, North  $1^{\circ} 14' 56''$  West, a distance of 582.37  
feet;

THENCE, North  $53^{\circ} 28' 26''$  West, a distance of 2425.20  
feet;



THENCE, along the East line of Austin Avenue in the Town of Ingleside, North  $36^{\circ} 31' 38''$  East, a distance of 350 feet;

THENCE, along the North line of Seventeenth Street in said Town of Ingleside, North  $53^{\circ} 28' 26''$  West, a distance of 350 feet;

THENCE, along the East line of Houston Avenue in said Town of Ingleside, North  $36^{\circ} 31' 34''$  East, a distance of 3232.81 feet;

THENCE, North  $1^{\circ} 14' 56''$  West, a distance of 503.79 feet to a point in the North line of Farm-to-Market Road No. 1069;

THENCE, along said North line of said road South  $88^{\circ} 19' 53''$  West, a distance of 577.69 feet;

THENCE, North  $40^{\circ} 49' 25''$  West, a distance of 377.36 feet;

THENCE, North  $68^{\circ} 28' 35''$  East, a distance of 317.70 feet;

THENCE, North  $40^{\circ} 24' 50''$  West, a distance of 53.00 feet;

THENCE, South  $68^{\circ} 28' 35''$  West, a distance of 147.00 feet;

THENCE, North  $40^{\circ} 49' 25''$  West, a distance of 173.00 feet;

THENCE, North  $61^{\circ} 19' 35''$  East, a distance of 143.70 feet;

THENCE, North  $40^{\circ} 24' 50''$  West a distance of 576.19 feet;

THENCE, North  $51^{\circ} 47' 22''$  East, a distance of 50.18 feet;

THENCE, North  $42^{\circ} 00' 50''$  West, a distance of 158.82 feet;

THENCE, North  $2^{\circ} 22' 40''$  East, a distance of 165.11 feet;

THENCE, North  $34^{\circ} 28' 56''$  West, a distance of 67.01 feet;

THENCE, South  $50^{\circ} 40' 34''$  West, a distance of 166.58 feet;

THENCE, North  $40^{\circ} 46' 30''$  West, a distance of 450.81 feet;

THENCE, South  $49^{\circ} 28' 18''$  West, a distance of 642.93 feet;

THENCE, along the North line of Farm-to-Market Road No. 1069 North  $24^{\circ} 58' 52''$  West, a distance of 218.51 feet;

THENCE, North  $2^{\circ} 20' 56''$  West, a distance of 227.40 feet;



THENCE, North 57° 46' 53" East, a distance of 301.25 feet;

THENCE, North 32° 42' 16" West, a distance of 229.57 feet;

THENCE, North 57° 29' 8" East, a distance of 1748.27 feet;

THENCE, North 48° 24' 38" West, a distance of 483.30 feet;

THENCE, North 61° 16' 47" East, a distance of 881.31 feet;

THENCE, North 1° 19' 4" West, a distance of 1134.48 feet;

THENCE, South 88° 37' 4" East, a distance of 75.44 feet;

THENCE, North 1° 33' 18" West, a distance of 611.64 feet;

THENCE, North 88° 27' 53" East, a distance of 2595.70 feet;

THENCE, North 1° 32' 7" West, a distance of 3746.23 feet, to the POINT OF BEGINNING.

SAVE AND EXCEPT THEREFROM, however, the following:

(a) The area contained in Lot 12, Block 52; Lots 1, 2, 3, 4, 6, 7, 8 and 11, Block 86; Lots 1, 2, 5, 6 and 12, Block 93; Lot 1, Block 415; Lot 1, Block 416; Lots 8 and 9, Block 423; and Lots 1, 2, 3, 4, 5 and 6, Block 105, all in the Town of Ingleside, according to P. L. Telford's map or plat of Ingleside and Harbor City recorded in Volume 2, pages 5 and 6, of the Map Records of San Patricio County, Texas.

(b) The area contained in the following lots situated in the Ingleside Oil Subdivision, according to map or plat thereof by Geo. W. King, recorded in Volume 2, page 25, of the Map Records of San Patricio County, Texas:

Lots 3, 4 and 5, Block 480;

Lot 12, Block 482;

Lots 11, 68 and 69, Block 483;

Lots 1, 13, 14 and 15, Block 484;

Lots 1, 13 and 14, Block 485;

Lots 16 and 18, Block 486;

Lots 2, 4, 5, 7, 8, 15 and 19, Block 487;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 18, 19 and 20, Block 488;



Lots 1 and 4, Block 489;  
Lots 4, 5, 13, 14 and 15, Block 490;  
Lot 11, Block 491;  
Lots 1, 2, 3, 4, 5, 6, 7 and 11, Block 494;  
Lot 13, Block 495;  
Lots 5, 13, 14 and 20, Block 496;  
Lots 13, 14, 15, 16, 18, 19, 23 and 24, Block 497;  
Lots 12 and 13, Block 499;  
Lots 1 and 13, Block 500;  
Lots 16, 17, 18, 19, 20 and 21, Block 501;  
Lots 1, 2, 13, 14, 15, 16, 20, 21, 22, 23 and 24,  
Block 502; and  
Lots 14, 15 and 16, Block 503.

(c) The area contained in the tract of land of 378 acres conveyed by NS Land Company to Natural Gas Pipeline Company of America by deed dated May 29, 1973, and recorded in Volume 468, page 134, Deed Records, San Patricio County, Texas.

(d) The area contained in the tract of land of 89.5 acres conveyed by NS Land Company to San Patricio County Navigation District No. 1 by deed dated June 1, 1973, and recorded in Volume 468, page 33, Deed Records, San Patricio County, Texas.

(e) The area contained in two (2) tracts of land aggregating 100 acres conveyed by NS Land Company to Tipperary Corporation by deeds dated February 21, 1977 and November 6, 1979, respectively, and recorded in Volume 547, page 492, and in Volume 616, page 404, Deed Records, San Patricio County, Texas.

(f) All that land contained within the right-of-way of Farm-to-Market Road No. 1069 and Farm-to-Market Road No. 2725.

SUBJECT TO the following:

(a) Surface lease from Ingleside Land Company to Mrs. George H. Haskins, dated August 1, 1962, recorded in Volume 283, page 70, Deed Records, San Patricio County, Texas.

(b) Surface lease from Ingleside Land Company to Sun Pipe Line Company, dated January 1, 1947, recorded in Volume 153, page 253, Deed Records, San Patricio County, Texas, together with Amendment thereto between NS Land Company and Sun Pipe Line Company, dated June 4, 1973, recorded in Volume 468, page 126, of said Deed Records.

(c) Surface lease from NS Land Company to Baker Marine Corporation, dated July 31, 1977, recorded in



Volume \_\_\_\_, pages \_\_\_\_, Deed Records, San Patricio County, Texas.

(d) Surface lease from NS Land Company to Chicago Bridge and Iron Company, dated July 1, 1977, recorded in Volume 563, pages 326, Deed Records, San Patricio County, Texas.

(e) Waiver of surface rights from NS Land Company to City of Ingleside, dated May 6, 1980, recorded in Volume 625, page 904, Deed Records, San Patricio County, Texas.

(f) Grant of directional drilling rights from Ingleside Land Company to Heep Oil Corporation, dated October 17, 1951, recorded in Volume 173, page 468, Deed Records, San Patricio County, Texas, as amended by instruments dated September 15, 1953, recorded in Volume 14, page 327, Mechanic's Lien Records of said County, and dated April 16, 1954, recorded in Volume 188, page 293, Deed Records of said County.

(g) Spoil Disposal Easement from NS Land Company to Natural Gas Pipeline Company of America, dated October 22, 1973, recorded in Volume \_\_\_\_, page \_\_\_\_, Deed Records, San Patricio County, Texas.

(h) Surface lease from Ingleside Land Company to Arkansas Fuel Corporation, dated December 17, 1958, recorded in Volume 240, page 296, Deed Records, San Patricio County, Texas.

(i) Easements for channel and harbor purposes granted by Ingleside Land Company to Ingleside Channel & Dock Company by instrument dated May 28, 1953, recorded in Volume 183, pages 567-569, Deed Records, San Patricio County, Texas, and by instrument dated December 7, 1955, recorded in Volume 206, pages 371-374, of said Deed Records.

(j) Grant of directional drilling rights from Ingleside Land Company to H. L. Dillon, Jr., dated June 28, 1963, recorded in Volume \_\_\_\_, page \_\_\_\_, Deed Records, San Patricio County, Texas.

(k) Surface lease from Ingleside Land Company to Shell Oil Company, dated February 2, 1962, recorded in Volume 275, page 123, Deed Records, San Patricio County, Texas.

(l) Surface lease from Ingleside Land Company to Sunray Oil Corporation, dated May 23, 1951, recorded in Volume 171, page 448, Deed Records, San Patricio County, Texas.

(m) Surface lease from Ingleside Land Company to The Atlantic Refining Company, dated June 30, 1953, recorded in Volume 185, page 98, Deed Records, San Patricio County, Texas.



(n) Easement granted by Ingleside Land Company to United States of America, dated September 11, 1958, for Gulf Intracoastal Canal.

(o) The following easements for pipe lines, telephone, telegraph, electric power lines, roadways and channels:

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Recorded</u>
Land Company	United Gas Pipe Line Company of America	May 29, 1973	Vol. 468 page 140
Land Company	Tipperary Refining Company	Jan. 11, 1980	Vol. 616 page 404
Ingleside Land Company	Humble Pipe Line Company	May 7, 1928	Vol. 89, page 75
Ingleside Land Company	Humble Pipe Line Company	December 11, 1950	Vol. 168, page 92
Ingleside Land Company	Sun Pipe Line Company	January 1, 1947	Vol. 153, page 253
Ingleside Land Company	Sun Pipe Line Company	September 11, 1947	Vol. 153, page 263
Ingleside Land Company	Sun Pipe Line Company	May 29, 1953	Vol. 182, page 548
Ingleside Land Company	Sun Pipe Line Company	March 28, 1962	Vol. 276, page 413
Ingleside Land Company	Sun Pipe Line Company	September 19, 1963	Vol. 295, page 412
Ingleside Land Company	Central Power and Light Company	February 5, 1947	Vol. 151, page 118
Ingleside Land Company	Central Power and Light Company	August 11, 1952	Vol. 179, page 25
Ingleside Land Company	Central Power and Light Company	January 27, 1954	Vol. 187, page 61
Ingleside Land Company	Tennessee Gas Transmission Company	July 28, 1950	Vol. 165, page 352
Ingleside Land Company	Tennessee Gas Transmission Company	August 21, 1952	Vol. 177, page 637
Ingleside Land Company	Tennessee Gas Transmission Company	September 10, 1952	Vol. 179, page 128
Ingleside Land Company	Sunray Oil Corporation	May 23, 1951	Vol. 171, page 45
Ingleside Land Company	Sunray Mid-Continent Oil Company	December 28, 1955	Vol. 208, page 19
Ingleside Land Company	United Gas Pipe Line Company	March 12, 1959	Vol. 243, page 51



<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Recorded</u>
Ingleside Land Company	Arkansas Fuel Oil Corporation	March 19, 1959	Vol. 243, page 25
Ingleside Land Company	Renwar Oil Corporation	April 30, 1958	Vol. 234, page 83
Ingleside Land Company	Renwar Oil Corporation	March 31, 1959	Vol. 243, page 29
Ingleside Land Company	Shell Oil Company	June 8, 1965	Vol. 318, page 14
Ingleside Land Company	Suntide Pipe Line Company	January 18, 1967	Vol. 349, page 43
E.D. Richmond, et al.	Sunray Mid-Continent Oil Company	January 24, 1956	Vol. 208, page 20
James Kapp	Humble Pipe Line Company	April 21, 1928	Vol. 89, page 8
James Kapp	Humble Pipe Line Company	May 21, 1928	Vol. 89, page 124
D. B. Victor	Tennessee Gas Transmission Company	July 10, 1952	Vol. 177, page 35
S. J. Conn	Humble Pipe Line Company	January 15, 1929	Vol. 91, page 310
NS Land Company	Central Power and Light Company	March 24, 1981	Vol. 634 <u>page</u> 502

## II.

Surface estate only in and to Lot 7, Block 742 situated in the City of Aransas Pass, San Patricio County, Texas, as shown by map or plat thereof recorded in Volume 3, page 41, of the Map Records of San Patricio County, Texas.

## III.

Surface estate only in and to Lot 10, Block H; Lots 9, 10, 11 and 12, Block I; Lots 5, 6, 8, 13 and 14, Block K; and Lot 7, Block N in the Burton & Danforth Farm Tracts, according to map or plat made by P. L. Telford and recorded in Volume 1, pages 62-63 of the Map Records of Aransas County, Texas.

## IV.

Surface estate only in and to that certain tract or parcel of land situated in the John G. Hatch Survey, Patent No. 506, Volume 10, Abstract No. 373, San Patricio County, bounded and described as follows:

Beginning at a point in the Southwesterly shoreline of Corpus Christi Bay 800 feet South 66° 14' 46" West from the Nueces County Navigation District No. 1 North Bulkhead line which crosses Ingleside Point, said point also marking



the intersection of said shoreline of Corpus Christi Bay with the common boundary line between this 125.72 acres tract and that certain 48.33 acres tract out of said John G. Hatch Survey, Patent No. 506, Volume 10, Abstract No. 373, the surface estate in and to which is described in deed from Ingleside Land Company to Nueces County Navigation District No. 1 dated April 22, 1952, recorded in Volume 177, pages 307-312 of the Deed Records of San Patricio County, Texas, said point also being in the common boundary line between this 125.72 acres tract and land patented by the State of Texas to Nueces County Navigation District No. 1, and being the point marking the most southeasterly corner of this 125.72 acres tract;

Thence in a Northwesterly direction with the meanders of the shoreline of said Corpus Christi Bay and along the common boundary line between the said Nueces County Navigation District No. 1's patented land and this 125.72 acres tract North 65° 39' West 77.76 varas, more or less, North 67° 38' West 180 varas, North 61° 28' West 442.87 varas, North 62° 55' West 581.58 varas, North 60° 13' West 102.46 varas, North 60° 50' West 144.65 varas, North 65° 54' West 120.49 varas, North 59° 57' West 170.39 varas, North 58° 01' West 317.84 varas; and North 48° 23' West 158.29 varas to the most Westerly point of Ingleside Point peninsula and this 125.72 acres tract.

Thence in an Easterly direction with the meanders of the shoreline of said Corpus Christi Bay and along the common boundary line between the said Nueces County Navigation District No. 1's patented land and this 125.72 acres tract South 85° 16' East 216.40 varas, South 88° 16' East 183.42 varas, North 84° 29' East 180.83 varas, South 66° 23' East 168.84 varas, South 59° 31' East 212.29 varas, South 69° 42' East 160 varas, South 79° 06' East 155.95 varas, and South 86° 16' East 443.16 varas, more or less, to a point in the common boundary line between the above-mentioned 48.33 acres tract and this 125.72 acres tract, and being the point marking the most Northeasterly corner of this 125.72 acres tract;

Thence in a Southeasterly direction along said common boundary line between said 48.33 acres tract and this 125.72 acres tract and parallel with and 800 feet from the Nueces County Navigation District No. 1 North Bulkhead line South 23° 43' 54" East 885.6 varas, more or less, to place of beginning.

SAVE AND EXCEPT THEREFROM, however, the following:

(a) The area contained in Lots 1 and 2, Block 162 in the Town of Ingleside, according to map or plat thereof by P. L. Telford recorded in Volume 1, page 11, of the Map Records of San Patricio County, Texas.

(b) The area contained in Lots 23 and 24, Block 164 and Lots 19 and 20, Block 178, according to map or plat of Ingleside Beach Subdivision, recorded in Volume 2, page 15, of the Map Records of San Patricio County, Texas.



SUBJECT TO the following:

(a) Spoils disposal easement granted by Ingleside Land Company to Nueces County Navigation District No. 1 by instrument dated April 22, 1952, recorded in Volume 177, pages 307-312, Deed Records, San Patricio County, Texas.

(b) Surface lease granted by Ingleside Land Company to Arkansas Fuel Oil Corporation, dated September 17, 1958, recorded in Volume 240, page 296, Deed Records, San Patricio County, Texas.

(c) Surface lease granted by NS Land Company to Jake L. Hamon, dated May 4, 1978, recorded in Volume \_\_\_\_\_, page \_\_\_\_\_, Deed Records, San Patricio County, Texas.

V.

Surface only in and to that portion of the John Robinson Survey, Patent No. 210, Volume 19, Abstract No. 225, San Patricio County, Texas, situated East of the West bulkhead line of the Intracoastal Waterway and being generally known as Dagger Island, and any accretions thereto.

VI.

The possibility of reverter retained unto grantor in that certain deed from Ingleside Land Company to San Patricio County, Texas, dated November 22, 1954, recorded in Volume 195, pages 276-278, Deed Records, San Patricio County, Texas, covering certain lands on the shore of Ingleside Cove out of the T. T. Williamson L.S. 47 Survey, Patent No. 555, Volume 2, Abstract No. 295, San Patricio County, Texas.

The surface estate tracts and parcels of land hereinabove described are subject to the rights of the owners of the mineral estate therein to the use of the surface thereof in exploring for, producing, saving, treating and marketing the oil, gas and other minerals therein and thereunder, all as more fully set forth in the several conveyances of said minerals.

BEING and intended to be the same lands and interests in lands conveyed by Ingleside Land Company to National Steel Corporation by deed dated January 15, 1959, recorded in Volume 141, pages 440 et seq., Deed Records, Aransas County, Texas, and Volume 382, pages 452 et seq., Deed Records, San Patricio County, Texas, and conveyed by National Steel Corporation to NS Land Company (formerly National Steel Company) by deed dated February 25, 1969, save and except those portions thereof and rights therein which were thereafter conveyed or granted by NS Land Company as hereinabove described.



Deed

300446

Wattland Corp.  
to  
Baker's Port, Inc.

FILED FOR RECORD

\* 4 o'clock P M.

SEP 2 1981

DOTTIE MALEY

CLERK COUNTY COURT SAN PATRICIO CO, TEX.

By Kase Mary Kotson Deputy

25.00 chg.  
ret:  
Baker Marine Corp.

*Handwritten notes:*  
83-11417-10402  
debt of 1000  
4/1/81  
Mary Kotson

FILED FOR RECORD	.....	2	DAY OF	.....	Sept	1981	at	.....	4:10 P	M
RECORDED	.....	4	DAY OF	.....	Sept	1981	at	.....	9:45	M
VOLUME	.....	638	PAGE NO.	.....	381-393	1981	at	.....	9:45	M

DOTTIE MALEY COUNTY CLERK  
San Patricio County, Texas

By Norma Shackelford Deputy

County 36231

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