PLAINTIFF'S EXHIBIT

SUN-235

509113

P. Phillip R Vance

to

CC Underwood

Warranty Deed

FILED FOR RECORD
NUECES COUNTY, TEXAS
1958 JUL 9 PM 4 10

MRS. HENRY E. GOUGER
COUNTY CLERK
DEPUTY

Charge To
CORPUS CHRISTI TITLE COMPANY

RETURN TO

NAME C.C. Underwood

ADDRESS 1049 Delaware
Corpus Christi, Texas

1.50

RECORDED the 11 day of July A. D. 1958 at 11:30 o'clock A. M.

MRS. HENRY E. GOUGER, County Clerk, By Lanton Wait Deputy.

THE STATE OF TEXAS

COUNTY OF NUECES

509115

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KNOW ALL MEN BY THESE PRESENTS: That I, MRS. CLARA RICE, a feme sole of Aransas Pass, Texas, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to me in hand paid by PONTIAC REFINING CORP., a Texas corporation with principal offices in Corpus Christi, Texas, have GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto the said PONTIAC REFINING CORP. all that certain tract, piece or parcel land, lying and being situated in the County of Nueces, State of Texas, and more particularly described as follows, to-wit:

A tract of land containing 5.365 acres, situated in Nueces County, Texas, about 1 1/2 miles west of the County Courthouse, out of the P. W. Humphrey 100-acre tract, as conveyed to Mrs. Clara Rice by R. R. Rice by partition deed dated April 30, 1948, and recorded in the Deed Records of Nueces County, Texas, in Volume 396 at page 313. Said 5.365-acre tract is the north half of a 10.73-acre tract of land commonly known as the Rice tract, composed of Blocks 22 and 23 of the now abandoned Meuly Subdivision of the Humphrey tract, a subdivision shown by map of record in the office of the County Clerk of Nueces County, Texas, in Map Book A on page 9, and is described by metes and bounds, as surveyed, as follows:

Beginning at a 1-inch iron pipe set flush with the ground in the southeast boundary line of the P. W. Humphrey 100-acre tract and of said Rice tract and northwest margin of an 80-foot public road known as Nueces Bay Boulevard, the south corner of said north half, or Clara Rice portion of the Rice tract and east corner of south half, or R. R. Rice portion of said tract, for the south corner of this tract, whence a point, the south corner of said P. W. Humphrey 100-acre tract and of said Rice tract therein, is reached by running S. 31° 15' W. 272.56 feet and thence S. 35° 00' W. 98.42 feet;

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Thence N. 58° 45' W., with the southwest boundary line of said north half of Rice tract and northeast boundary line of south half of Rice tract, 660.00 feet to a 1-inch iron pipe set flush with the ground in the northwest boundary line of said Rice tract and in the southeast boundary line of a portion of an 87.22 acre tract out of said Humphrey 100-acre tract, conveyed to Barnsdall Oil Company by West Securities Company by deed dated February 10, 1937, and recorded in the Deed Records of said Nueces County in Volume 228 at page 153, the west corner of said north half of Rice tract and north corner of south half of Rice tract, for the west corner of this tract;

Thence N. 31° 15' E., with the northwest boundary line of said north half of Rice tract and southeast boundary line of portion of 87.22-acre tract, 354.08 feet to a cyclone fence corner post 6 feet high, the north corner of said north half of Rice tract and a corner of said 87.22-acre tract, for the north corner of this tract;

Thence S. 58° 45' E., with the northeast boundary line of said north half of Rice tract and southwest boundary line of a portion of said 87.22-acre tract, at 645.00 feet a 4-inch concrete monument, in all, 660.00 feet to a 1-inch iron pipe set flush with the ground, in said southeast boundary line of Humphrey 100-acre tract and northwest margin of Nueces Bay Boulevard, the east corner of said north half of Rice tract and a corner of said 87.22 acre tract, for the east corner of this tract;

Thence S. 31° 15' W., with said southeast boundary line of Humphrey 100-acre tract and of said north half of Rice tract and northwest margin of Nueces Bay Boulevard, 354.08 feet to the place of beginning;

Containing an area of 5.365 acres.

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 PONTIAC REFINING CORP., its successors and assigns, forever; and I hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said PONTIAC REFINING CORP., its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to taxes for the year 1958 which are assumed by the Grantee herein.

WITNESS MY HAND this the 7th day of July, 1958.

Mrs Clara Rice

Mrs. Clara Rice

STATE OF TEXAS

COUNTY OF Nueces

BEFORE ME, the undersigned authority, on this day personally appeared MRS. CLARA RICE, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of July, 1958.

Mary A. Page
MARY A. PAGE

Notary Public, Nueces County, Texas

GF 78,646 - PDMC
509115

MRS. CLARA RICE

WHEN RECORDED RETURN TO:
Guaranty Title and Trust
P.O.Box 2020
Corpus Christi, Texas