

ROLL 160 IMAGE 1839

THE STATE OF TEXAS X

828190

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF NUECES X

That Champlin Petroleum Company, hereinafter called "Champlin", a corporation which is successor to Pontiac Refining Corp., for and in consideration of the sum of One Dollar (\$1) and other valuable consideration, the receipt of which is acknowledged, hereby grants, sells and conveys unto Southwestern Oil & Refining Company, hereinafter called "Southwestern", a corporation, Tract E, consisting of 8.992 acres out of the Pontiac Tracts, as shown by the map of the Pontiac Tracts recorded in Volume 31, at Page 94 of the Map Records of Nueces County, Texas, to which reference is here made for all purposes, and which is more particularly described in Exhibit "A" attached to and made a part hereof; subject, however, to any outstanding oil, gas and/or mineral interests, easements, conditions and restrictive covenants affecting said land and now of record in Nueces County, Texas.

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

EXECUTED this 21st day of October, 1970.



CHAMPLIN PETROLEUM COMPANY

By

President

Secretary

THE STATE OF TEXAS X

COUNTY OF TARRANT X

BEFORE ME, the undersigned authority, on this day personally appeared ROGER S. PLUMMER, JR., President of Champlin Petroleum 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 the same was the act of said corporation, and that he executed the same as the act of said corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 19th day of November, 1970.

BILLIBERT HOLDEN
NOTARY PUBLIC IN AND FOR
TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1972

DEED RECORDS

VOL 1382 PAGE 325

Notary Public in and for TARRANT
County, Texas.

An 8,992-acre tract of land in Nueces County, Texas, about 1 1/2 miles west of the County Courthouse, out of the P. W. Humphrey 100-acre tract and the Rice tract therein, together with the north portion of Lot 229, Baymoor, a subdivision shown by map of record in the office of the County Clerk in Map Book 4 at page 42. Said 8,992-acre tract embraces all of Tract E, Pontiac Tracts, as shown by map of record in said office of the County Clerk, in Map Book 31 at page 94, a large portion of former Blocks 22 and 23 of the now abandoned Meuly Subdivision of the Humphrey Tract, shown by map of record in said office of the County Clerk in Map Book A at page 9, excludes a tract known as the Alamo Express tract, and is more particularly described my metes and bounds, as compiled from actual surveys, as follows:

Beginning at a 1-inch iron pipe flush with the ground in the southeast boundary line of said former Humphrey 100-acre tract and northwest margin of 80-foot width of public road known as Nueces Bay Boulevard, the east corner of said Rice 10.73-acre tract, described in partition deed of record in the Deed Records of Nueces County, Texas, in Volume 396 at page 313 and south corner of portion of Southwestern Oil & Refining Co. tract, for the east corner of this tract,-

Thence S. 31° 15' W., with southeast boundary line of former Rice tract, and along said margin of Nueces Bay Boulevard, 454.83 feet to a 1-inch iron pipe flush with the ground, the east corner of said Alamo Express tract, for a corner of this tract,-

Thence N. 55° 53' W., crossing a portion of said former Block 23 of Meuly Subdivision, and a portion of said Rice tract out of Humphrey tract, 300.38 feet to a 1-inch iron pipe flush with the ground, the north corner of said Alamo Express tract, for a corner of this tract,-

Thence, crossing portions of said former Block 23 of Meuly Subdivision, and of said former Rice tract, along the northwest boundary line of said Alamo Express tract, S. 31° 15' W. 171.81 feet to an iron pipe flush with the ground and S. 35° 00' W. 98.42 feet to an iron pipe flush with the ground in the northeast boundary line of Baymoor, a subdivision, and of Lot 234 therein, and southwest boundary line of said Humphrey tract, and of Rice tract and of Blocks 23 and 22 therein, and on the present City Limits line of Corpus Christi, the west corner of said Alamo Express tract, for a corner of this tract,-

Thence N. 55° 53' W., with said northeast boundary line of Baymoor, and of Lots 234, 233, 232, 231 and 230 therein, and southwest boundary line of said former Humphrey tract and of Rice tract therein, and along said City Limits line, 250.00 feet to a 1-inch iron pipe flush with the ground, the north common corner of Lots 229 and 230, in Baymoor, for a corner of this tract,-

Thence, following the present boundaries of said Lot 229, Baymoor, S. 35° 03' 20" W. 102.69 feet to an iron pipe, for corner, on the margin of an interregional highway designated Interstate 35, N. 69° 04' W. 51.56 feet to an iron pipe, corner, and N. 35° 03' 20" E. 114.50 feet to an iron pipe, flush with the ground, the north common corner of Lots 229 and 228, in Baymoor, for a corner of this tract,-

Thence N. 55° 53' W., with said northeast boundary line of Baymoor, and of Lots 228 and 227 therein, and southwest boundary line of said former Humphrey tract and of Rice tract therein, and along said City Limits line, 54.00 feet to a drillhole in concrete base of fence corner post, for the west corner of this tract,-

Thence N. 31° 15' E., along the general line of a chain-link fence, with west boundary line of former Rice tract, and of said former Block 22, Meuly Subdivision, and southeast boundary line of a portion of Southwestern Oil & Refining Co. tract, 692.13 feet to a fence corner post, the north corner of said former Block 22, and of said former Rice tract, and a corner of said Southwestern Oil & Refining Co. tract, for the north corner of this tract,-

Thence S. 58° 45' E., along the line of a chain-link fence, on northeast boundary line of said former Blocks 22 and 23, Meuly Subdivision, and of said former Rice tract, and southwest boundary line of portion of Southwestern Oil & Refining Co. tract, -at 645.00 feet, a 4-inch by 4-inch concrete monument, in all, 660.00 feet to the place of beginning,-

Containing an area of 8,992 acres.

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me, and was duly
RECORDED. In the Volume and Page of the named RECORDS
of Nueces County, Texas, as stamped hereon by me, on

DEC 2 1970



Mark D. Coover
COUNTY CLERK,
NUECES COUNTY, TEXAS

828190 ✓	CHAMPLIN PETROLEUM COM- PANY to SOUTHWESTERN OIL & REFINING COMPANY	FILED FOR RECORD DEC 1 8 52 AM '70 <i>Mr. D. Coover</i> COUNTY CLERK, NUECES COUNTY, TEX. DEED <i>Return to:</i>	HEAD & KENDRICK ATTORNEYS AT LAW 707 WILSON TOWER CORPUS CHRISTI, TEXAS 78401 352	LAW OFFICE DAVID M. COOVER JONES BUILDING CORPUS CHRISTI, TEXAS
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