VOL 649 PAGE 330

186958

DEED

DEED RECORDS
VOL 1746 PAGE 698

PLAINTIFF'S EXHIBIT

SUN-191

THE STATE OF TEXAS }
COUNTY OF NUECES } KNOW ALL MEN BY THESE PRESENTS:

That I, J. PATRICK McGLOIN, Trustee, of the County of Nueces, State of Texas, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to me in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto SUNTIDE REFINING COMPANY, a Delaware corporation, the following described real property situated in Nueces County, Texas, to-wit:

All that certain tract or parcel of land situated in Nueces County, Texas, being a part of Survey No. 421, patented to T. W. Shaeffer, Assignee of Beatty, Seale and Forwood, Land Scrip #1/1047, State Abstract #572 and described by metes and bounds as follows, to-wit:

BEGINNING at the most Westerly Northwest corner of a 2.20 acre tract owned by McCampbell Estate on the centerline of Hearn's Ferry Road for the Southwest corner of this tract;

THENCE with the centerline of Hearn's Ferry Road, North 34 degrees 10 minutes West, 160.00 feet; North 27 degrees 00 minutes West, 713.89 feet and North 21 degrees 30 minutes East, 53.00 feet for the Northwest corner of this tract;

THENCE South 89 degrees 58 minutes 30 seconds East, 840.99 feet to a fence corner post for the Northeast corner of this tract;

THENCE South 0 degrees 09 minutes 50 seconds West, 816.73 feet to an inside corner of said 2.20 acre tract for the Southeast corner of this tract;

THENCE with the North boundary of said 2.20 acre tract South 89 degrees 55 minutes 0 seconds West, 443.77 feet to the PLACE OF BEGINNING, containing 12.62 acres of land, more or less, of which 0.64 acres lies within the 1/2 width (30') of Hearn's Ferry Road.

This conveyance is expressly made subject to that certain royalty deed dated October 10, 1973, from J. Patrick McGloin, Trustee, to Helen Taylor, et al, recorded in Volume 300, Pages 867-869 of the Oil and Gas Records of 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 the said Grantee, its successors and assigns forever; and I do hereby bind myself, my successors and assigns to WARRANT and

FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under me only, except as above stated.

EXECUTED this the 10th day of October, 1974.

J. Patrick McGloin

J. Patrick McGloin, Trustee

THE STATE OF TEXAS }

COUNTY OF NUECES }

BEFORE ME, the undersigned authority, on this day personally appeared J. PATRICK McGLOIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of October, 1974.

Esperanza G. Guerra

NOTARY PUBLIC in and for
Nueces County, T E X A S

ESPERANZA G. GUERRA
Notary Public, in and for Nueces County, Texas
My Commission Expires June 1, 19 75

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

JUL 11 1980

Marion Hollinger

COUNTY CLERK,
NUECES COUNTY, TEXAS

5.00

FILED FOR RECORD
JUL 11 12 45 PM '80

DEED RECORDS
VOL 1746 PAGE 699

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