

Deed Records of Matagorda County, Texas, in Volume 498, Page 665, conveying the following described property situated in Matagorda County, Texas, described as follows: All that certain 4.502 acres of land, out of the Luke Lessassier League, Abstract No. 58, in Matagorda County, Texas, described as follows: BEGINNING at a ½ inch steel rod set in the southwest right of way line of the Old River Road for the northeast corner of this tract, and which point of beginning is set N. 67 degrees 25' W. 60.87 feet from the northwest corner of the land described in a deed from Adelaide Zipprian to Pete Banyansco dated June 3, 1966, and recorded in Volume 448, on page 91, Deed Records of Matagorda County, Texas; THENCE S. 32 degrees 18' W. 431.19 feet, along a line parallel to and 60 feet right angles from the west line of the above mentioned Pete Banyansco land, to a ½ inch steel rod, set for the southeast corner of this tract; THENCE N. 67 degrees 25' W. 425.0 feet to a ½ inch steel rod set for the Southwest corner of this tract; THENCE N. 22 degrees 35' E. 425.0 to a ½ inch steel rod, set in the southwest right of way line of the Old River Road, for the northwest corner of this tract; THENCE S. 67 degrees 25' E. 497.77 feet, along the southwest right of way line of the above mentioned Old River Road, to the place of beginning; being also delineated and described on survey plat prepared by John F. Rother, Registered Public Surveyor, under date of June 26, 1971, attached thereto; save and except all oil, gas and other minerals.

MATAGORDA COUNTY, TEXAS

VALVE SITE

That certain lot or parcel of land conveyed to the Company by Deed from Cities Service Oil Company dated February 23, 1972, recorded in the Deed of Records of Matagorda County, Texas, in Volume 505, Page 877, described as follows, to-wit: That certain 0.43 acre tract or parcel of land located in Section 10, Block 9, I&GN RR Survey, A-329, Matagorda County, Texas, being more particularly described as follows: Beginning at a ¾" iron pipe at the southeast corner of that certain 15.99 acre tract acquired by Cities Service Oil Company from Marathon Oil Company by Deed dated December 28, 1971, and recorded in Volume 505 at Page 149-152 of the Deed of Records of Matagorda County, Texas: Thence N. 28° 45' 30" W. along the east line of said 15.99 acre tract 75 feet; Thence S. 61° 03' 30" W.