

DEED

THE STATE OF TEXAS X
X KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BRAZORIA X

THAT TEXACO INC., a Delaware corporation, (hereinafter referred to as "GRANTOR"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by C. A. MOLLER, JR., whose address is Box 6, Angleton, Texas, 77515, (hereinafter referred to as "GRANTEE"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto GRANTEE, the surface only in that certain tract of land in Brazoria County, Texas, more particularly described as follows, to-wit:

74.61 acres, more or less in the Thomas W. Grayson 1/3rd League, A-196, being the same land covered and described in deed dated July 11, 1919, from R. E. Breeding to The Texas Company, recorded in Volume 156, Page 258, Deed Records of Brazoria County, Texas, reference to which is here made for all purposes, SAVE and EXCEPT 3.0 acres of land in the form of a square out of the southwest corner of said 74.61 acres, said 3.0 acres being more fully described as follows:

Beginning at the stake marking the southwest corner of said 74.61 acres; thence North 361.497 feet to a point for the northwest corner of this 3.0 acre tract; thence East 361.497 feet to a point for the northeast corner of this 3.0 acre tract; thence South 361.497 feet to a point for the southeast corner of this 3.0 acre tract; thence West 361.497 feet to a point for the southwest corner of this 3.0 acre tract and being the Place of Beginning.

GRANTOR expressly SAVES and EXCEPTS from this conveyance, and reserves unto itself and its successors and assigns, all of the oil, gas and other minerals in, on and under and that may be produced from the tract of land conveyed hereby. GRANTOR hereby waives any right of ingress and egress on or across the surface of the tract conveyed hereby for the purpose of exploring, drilling, mining for or producing the oil, gas and/or other minerals reserved hereunder; provided, however, that such waiver shall not be construed as prohibiting GRANTOR'S development and production of said oil, gas and/or other minerals by means of directional drilling or other similar operations or by pooling or unitization procedures, all of which rights GRANTOR expressly reserves.

This conveyance is executed subject to any and all easements, leases and other rights heretofore granted and now existing and affecting the lands conveyed hereby, whether or not recorded.

All 1982 ad valorem property taxes shall be prorated between Grantor and Grantee as of the effective date hereof.

TO HAVE AND TO HOLD all of said surface herein conveyed, together with all and singular the rights and appurtenances thereto in anywise belonging unto said GRANTEE, his heirs, assigns, executors and administrators forever and GRANTOR does

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