

ATTACHED TO AND MADE A PART OF THAT CERTAIN SPECIAL WARRANTY DEED BY AND BETWEEN TEXACO EXPLORATION AND PRODUCTION INC., AS GRANTOR, AND VICTORIA COMMERCE PARTNERSHIP, AS GRANTEE, DATED EFFECTIVE April 20, 1993

That certain property located in County of Victoria, State of Texas, more particularly described as follows:

Being a tract of 1.3239 acres of land situated partly in Farm Lot 2 and partly in Farm Lot 3, Block 3, Range 4, East Above Town, in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, such tract being composed of that certain 1.286 acre tract of land conveyed to Crossroads Investment, Co. by deed dated April 20, 1981, and recorded in Volume 1108, Page 681 of the Deed Records of Victoria County, Texas and that 0.0379 acre tract of land conveyed to Crossroads Investments, Co. by deed dated November 11, 1982, and recorded in Volume 1146, Page 489 of the Deed Records of Victoria County, Texas, said 1.3239 acre tract of land being described in resurvey, dated April 5, 1993, by Terry T. Ruddick, by metes and bounds as follows:

BEGINNING at a concrete monument found in the east right-of-way line of Commerce Street (55.6' R.O.W.), marking the southwest corner of said 0.0379 acre tract of land;

THENCE with said right-of-way line North 04° 33' 00" West a distance of 175.00 feet to an iron rod set for corner;

THENCE North 85° 09' 30" East a distance of 329.55 feet to an iron rod set for corner;

THENCE South 04° 33' 00" East a distance of 175.00 feet to a concrete monument found for corner;

THENCE South 85° 09' 30" West a distance of 329.55 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 1.3239 acres of land, more or less.

The foregoing field notes are based on an actual survey performed on the ground on April 5, 1993, under the supervision of Terry T. Ruddick, Registered Professional Land Surveyor, Texas No. 4943.

FILED

'93 APR 22 P4 52

STATE OF TEXAS

COUNTY OF VICTORIA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of Victoria County, Texas as stamped hereon by me

APR 22 1993

Val W. Hines
COUNTY CLERK
VICTORIA COUNTY, TEXAS



Val W. Hines
COUNTY CLERK, Victoria County, Texas

Rep Marguerite Hill,
Deputy

20