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SPECIAL WARRANTY DEED

STATE OF TEXAS

COUNTY OF SAN PATRICIO

KNOW ALL MEN BY THESE PRESENTS, that the Port of Corpus Christi Authority of Nueces County, Texas, a political subdivision of the State of Texas, acting herein by and through its Port Commission, (hereinafter referred to as "AUTHORITY"), and the United States of America, ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY, a branch of the Armed Forces of the United States of America (hereinafter referred to as "Navy").

WITNESSETH: That the Authority for and in consideration of the Navy's agreement to locate its Homeport on the conveyed property, the mutual covenants set forth, and other valuable consideration, has granted, bargained, sold and conveyed, by these presents does grant, bargain, sell and convey to the Navy, its successors and assigns forever, subject to the below described conditions, the following described lands consisting of approximately 576.615 acres, more or less, of upland and submerged lands situated in San Patricio and Nueces Counties, Texas, more particularly described as Tracts I and II on Exhibit "A" attached hereto and incorporated herein and shown also on the Real Estate Summary Map, NAVFAC Drawing No. 5177676 which is on file with the Real Estate Division, Southern Division Naval Facilities Engineering Command, 2155 Eagle Drive, Charleston, South Carolina 29411-0068.

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 Navy, its successors and assigns forever.

AND THE AUTHORITY does hereby, covenant that it will forever warrant and defend the title to said lands against all persons claiming the same by, through or under the Authority.

DEED RECORDS

VOL 2081 PAGE 483

Encl. (3)

This conveyance is subject to the following conditions:

A. Prior reservations of oil, gas, and minerals.

B. All easements of record including:

1. Pipeline easement granted by INGLESIDE LAND CO. to HUMBLE LINE COMPANY by instrument dated December 11, 1950 recorded in Volume 168, Page 192 of the Deed Records of San Patricio County, Texas.

2. Right-of-Way easement granted by INGLESIDE LAND CO. to CENTRAL POWER & LIGHT CO. by instrument dated August 11, 1952 recorded in Volume 179, Page 25 of the Deed Records of San Patricio County, Texas.

3. Right-of-Way easement granted by INGLESIDE LAND CO. to TENNESSEE GAS TRANSMISSION CO. by instrument dated July 28, 1950 recorded in Volume 165, Page 352 of the Deed Records of San Patricio County, Texas.

4. Right-of-Way easement granted by INGLESIDE LAND CO. to SUN PIPE LINE CO. by instrument dated January 1, 1947 recorded in Volume 153, Page 253 of the Deed Records of San Patricio County, Texas; and amended by Amendment to Lease dated 4th of June 1973, from NATIONAL STEEL COMPANY, a New Jersey Corporation to SUN PIPE PINE COMPANY and recorded June 7, 1973, in Volume 468, Pages 126-133, Deed Records of San Patricio County, Texas.

5. Right-of-Way easement granted by INGLESIDE LAND CO. to SUN PIPE LINE CO. by instrument dated September 11, 1947 recorded in Volume 153, Page 263 of the Deed Records of San Patricio County, Texas.

6. Right-of-Way easement granted by INGLESIDE LAND CO. to SUN PIPE LINE CO. by instrument dated May 29, 1953 recorded in Volume 182, Page 548 of the Deed Records of San Patricio County, Texas.

7. Unrecorded Right-of-Way easement from INGLESIDE LAND CO. to CAMINO OIL CORPORATION dated January 9, 1962, covering a three inch line over and across Wm. Docker Surveys 1 and 2.

8. Right-of-Way easement granted by SAN PATRICIO COUNTY COMMISSIONERS' COURT to and with SUN PIPE LINE CO. by instrument dated May 10, 1954 recorded in Volume 194, Page 591 of the Deed Records of San Patricio County, Texas. (Tract I).

C. Terms, conditions, restrictions and stipulations set forth in Patent dated January 24, 1950 from the State of Texas to Nueces County Navigation

District No. 1, recorded in Volume 455, Page 586, Deed Records, Nueces County, Texas (as to Tract II).

D. Mineral Deed dated December 28, 1938, from Ingleside Land Company to Mike Hogg, et al, recorded in Volume 32, Page 526, Oil and Gas Records of San Patricio County, Texas, in which Grantors convey unto Grantees all of the oil, gas and other minerals in and under said land, and conveys all right of ingress and egress thereto.

E. Mineral Deed dated December 22, 1958, from Ingleside Land Company to Ima Hogg, et al, recorded in Volume 240, Page 473 Deed Records of San Patricio County, Texas, in which Grantor conveys unto Grantees all of the oil, gas and other minerals in and under said land, and conveys all right of ingress and egress thereto.

F. Mineral Deed dated August 12, 1981, from NS Land Company to Natland Corporation, in which Grantor conveys to Grantee 1/2 of all oil, gas and other minerals in and under said land together with all rights to the use of the surface and ingress and egress thereto, said Deed recorded in Volume 308, Page 359, Oil and Gas Records of San Patricio County, Texas.

G. Mineral Deed dated August 26, 1981, from Natland Corporation to Baker's Port, Inc., in which Grantor conveys to Grantee all of it's undivided one-half (1/2) interest in and to all oil, gas and other minerals in and under said land, and conveys all of Grantors rights to the use of the surface and egress and ingress thereto, said Deed recorded in Volume 308, Page 377, Oil and Gas Records of San Patricio, Texas.

It is hereby understood and stipulated that if on January 1, 1992, the Navy shall have failed to commence construction of the Homeport on the subject property, the title to the subject property shall revert to Authority but if on such date the Navy has commenced construction of Homeport facilities on subject property, the title to subject property shall revert to Authority at such time as it is no longer used for maritime purposes by the Department of Defense, subject only to the payment by Authority to the Navy as set out in the following paragraph of this deed.

It is hereby understood and stipulated that prior to the reversion previously set forth above, the Authority shall pay to the Navy the fair market value of subject property as improved less the fair market value of the subject property as though vacant and less the contributory value of any improvements on subject property paid for by funds of the State or Authority in excess of the Navy's cost of design of those improvements. The amount of such payment shall be determined by a single appraisal contracted for by the Navy and made by three appraisers as set forth in the Memorandum of Agreement for Donation of Land and Establishment of Homeport (Memorandum) dated June 8, 1987.

It is hereby understood and stipulated that the reverter set forth above shall terminate and be of no further force and effect if the State or the Authority shall have failed to make available the Capital Contribution or upon failure of the Authority to pay the fair market value as set forth in the Memorandum within 270 days of the date of the determination of the amount of such payment by the Navy.

IN WITNESS WHEREOF, this 15th day of September 1987.
 SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES:

PORT OF CORPUS CHRISTI AUTHORITY OF
 NUECES COUNTY, TEXAS

By: James C. Storm
 JAMES C. STORM

EDDIE GALVAN

Mack B. Norris
 MACK B. NORRIS

Richard R. Nalls
 RICHARD R. NALLS

Joe Galvan Jr.
 JOE GALVAN

Joe R. Fulton
 JOE R. FULTON

J. L. Laird
 J. L. LAIRD

ITS PORT COMMISSION

1596

ACKNOWLEDGMENT

TEXAS
OF NUECES

This instrument was acknowledged before me on the 15th day of September
by James C. Storm, ~~Eddie Galvan~~, Mack B. Norris, Richard R. Valls, Joe
A, Joe R. Fulton, and J. L. Laird.

WITNESS my hand and official seal in the County and State last said
s 15th day of September 1987:



Donna S. Weiss

Notary Public, State of Texas

My commission expires: 12-14-87

DONNA S. WEISS
Notary Public, in and for the State of Texas

REC-108 1987

Part of Corpus Christi Authority
Quevas Co,
to
United States of America

FILED FOR RECORD

at 4:48 o'clock P M.

SEP 21 1987

DOTTIE MALEY
CLERK COUNTY COURT SAN PATRICK CO., TEX.
By Janis Foerster Deputy

Chy 1100

Ret. Stewart Deke
Aransas Pass



THE STATE OF TEXAS
COUNTY OF SAN PATRICK
I HEREBY CERTIFY
THAT THIS INSTRUMENT WAS FILED ON THE DATE AND
AT THE PLACE INDICATED AND WAS DULY RECORDED
ON THE DAY OF 1987
FILE NO.
DOTTIE MALEY
COUNTY CLERK
SAN PATRICK
COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF SAN PATRICK
I HEREBY CERTIFY
THAT THIS INSTRUMENT WAS FILED ON THE DATE AND
AT THE PLACE INDICATED AND WAS DULY RECORDED
ON THE DAY OF 1987
FILE NO.
OF THE REAL PROPERTY RECORDS
SAN PATRICK COUNTY, TEXAS
DOTTIE MALEY
COUNTY CLERK
SAN PATRICK
COUNTY, TEXAS
BY Janis Foerster DEPUTY

DOTTIE MALEY
COUNTY CLERK SAN PATRICK CO., TEX.
BY

EXHIBIT "A"

TRACT I:

A tract or parcel of land containing 483.158 acres, more or less, situated on Corpus Christi Bay and being a part of the L. Von Zacharias Survey No. 1, Abstract No. 271 (William Docker, Assignee) and the T. H. Judson Survey, Patent No. 63, Abstract No. 177, and said 483.158 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at concrete monument #305, set in the west right-of-way line of Texas Farm to Market Road 1069 located at the intersection of FM Roads 1069 and 2725, said monument located at the point of tangency of a curve to the right having a Delta = 112 deg. 57' 40", radius = 266.26'; tangent = 401.98', length = 524.94' (Texas Lambert Projection, South Zone, coordinates X = 2,422,300.1803 Y = 790,985.3708) for the northeast corner of this tract;

THENCE, S 21 deg., 18' 45" W, 1,216.17 feet to a point;
 THENCE, S 21 deg., 09' 10" W, 541.46 feet to a point;
 THENCE, S 21 deg., 09' 10" W, 1,068.69 feet for a corner;
 THENCE, N 68 deg., 51' 00" W, 249.35 feet for a corner;
 THENCE, S 21 deg., 08' 35" W, 191.54 feet for a corner;
 THENCE, N 68 deg., 54' 55" W, 86.04 feet for a corner;
 THENCE, S 21 deg., 08' 40" W, 2,525.43 feet for a corner;
 THENCE, N 68 deg., 51' 30" W, 272.02 feet for a corner;
 THENCE, S 21 deg., 08' 50" W, 799.37 feet for a corner;
 THENCE, S 68 deg., 55' 15" E, 272.75 feet for a corner;
 THENCE, S 02 deg., 38' 06" E, 167.43 feet for a corner;
 THENCE, S 87 deg., 21' 54" W, 104.68 feet to a point;
 THENCE, N 85 deg., 01' 07" W, 262.82 feet to a point;
 THENCE, N 80 deg., 48' 00" W, 272.64 feet to a point;
 THENCE, N 84 deg., 59' 17" W, 457.87 feet to a point;
 THENCE, N 83 deg., 14' 31" W, 188.65 feet to a point;
 THENCE, N 78 deg., 09' 01" W, 164.51 feet to a point;
 THENCE, N 80 deg., 41' 51" W, 168.15 feet to a point;
 THENCE, N 76 deg., 26' 32" W, 212.14 feet to a point;
 THENCE, N 81 deg., 32' 23" W, 134.86 feet to a point;
 THENCE, S 87 deg., 33' 37" W, 139.84 feet for a corner;
 THENCE, S 01 deg., 38' 39" E, 68.59 feet for a corner;
 THENCE, S 83 deg., 51' 13" W, 138.40 feet to a point;
 THENCE, S 85 deg., 52' 59" W, 208.75 feet to a point;
 THENCE, S 87 deg., 25' 17" W, 179.23 feet to a point;
 THENCE, N 86 deg., 24' 41" W, 177.99 feet to a point;
 THENCE, S 85 deg., 05' 00" W, 203.02 feet to a point;
 THENCE, S 84 deg., 40' 28" W, 204.86 feet to a point;
 THENCE, S 82 deg., 36' 19" W, 130.45 feet for a corner;
 THENCE, N 21 deg., 09' 21" E, 6,571.90 feet for a corner;
 THENCE, N 88 deg., 21' 05" E, 705.12 feet to a point;
 THENCE, N 88 deg., 21' 05" E, 2,586.11 feet for a corner;
 THENCE, along a curve having a radius of 266.26 feet, a distance of 524.94 feet, to the POINT OF BEGINNING:

TRACT II:

Being 93.457 acres of submerged land situated in Corpus Christi Bay, Nueces County, Texas, along the north shore of said bay, all within the boundaries of the 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County

Continued on next page

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Navigation District No. 1 by Patent No. 217, dated January 24, 1950, and recorded in Volume 455, Pages 586 to 588 inclusive in the Deed Records of Nueces County; said tract being located bayward of and along the Mean High Tide Line of a 378.00 acre upland tract conveyed to Natural Gas Pipeline Company of America by National Steel Company on May 29, 1973, and recorded in Volume 468, Pages 134-138 inclusive in the Deed Records of San Patricio County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument set in the southwest corner of the upland tract:

- THENCE, S 02 deg. 38' 06" E, 167.43 feet to a point for a POINT OF BEGINNING of this tract;
- THENCE, S 02 deg. 38' 06" E. 633.51 feet for a corner;
- THENCE, S 77 deg. 33' 29" W. 3,116.60 feet for a corner;
- THENCE, N 80 deg. 00' 18" W. 808.62 feet for a corner;
- THENCE, N 21 deg. 09' 21" E. 1,355.09 feet for a corner;
- THENCE, N 82 deg. 36' 19" E. 130.45 feet to a point;
- THENCE, N 84 deg. 40' 28" E. 204.86 feet to a point;
- THENCE, N 85 deg. 05' 00" E. 203.02 feet to a point;
- THENCE, S 86 deg. 24' 41" E. 177.99 feet to a point;
- THENCE, N 87 deg. 25' 17" E. 179.23 feet to a point;
- THENCE, N 85 deg. 52' 59" E. 208.75 feet to a point;
- THENCE, N 83 deg., 51' 13" E. 138.40 feet for a corner;
- THENCE, N 01 deg., 38' 39" W. 68.59 feet for a corner;
- THENCE, N 87 deg., 33' 37" E. 139.84 feet to a point;
- THENCE, S 81 deg., 32' 23" E. 134.86 feet to a point;
- THENCE, S 76 deg., 26' 32" E. 212.14 feet to a point;
- THENCE, S 80 deg., 41' 51" E. 168.15 feet to a point;
- THENCE, S 78 deg., 09' 01" E. 164.51 feet to a point;
- THENCE, S 83 deg., 14' 31" E. 188.65 feet to a point;
- THENCE, S 84 deg., 59' 17" E. 457.87 feet to a point;
- THENCE, S 80 deg., 48' 00" E. 272.64 feet to a point;
- THENCE, S 85 deg., 01' 07" E. 262.82 feet to a point;
- THENCE, N 87 deg., 21' 54" E. 104.68 feet to the POINT OF BEGINNING.

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

OCT 2 1987



Marion Hollings
COUNTY CLERK
NUECES COUNTY, TEXAS

FILED FOR RECORD

Oct 2 1 27 PM '87

Marion Hollings

COUNTY CLERK NUECES COUNTY TX

K.P.5

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CHARGE - STEWART TITLE

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COMPARED