

RECEIVE AND ADOPT - AGREEMENT - AUTHORIZE TO SIGN - COUNTY JUDGE -  
TAX ABATEMENT - INVISTA S.A.R.L. - VICTORIA COUNTY:

(9-4:22)

9. December 17, 2018. Dale Fowler with Victoria Economic Development Corporation explained the agreement to the Court. Moved by Gary Burns and seconded by Kevin M. Janak, the Commissioners Court received and adopted the tax abatement agreement between Victoria County and INVISTA S.A.R.L. and authorized the County Judge to sign. Motion adopted.

AGREEMENT

This TAX ABATEMENT AGREEMENT (this "AGREEMENT") is entered into by and between VICTORIA COUNTY, TEXAS, a political subdivision of the State of Texas (the "COUNTY"), and INVISTA S.a' r.l., a private limited company incorporated in Luxembourg ("INVISTA"), formerly known as Arteva Specialties S.a' r.l. ("ARTEVA SPECIALTIES"), having its principal office and place of business at 4123 East 37<sup>th</sup> Street North, Wichita, Kansas 67220.

WITNESSETH:

WHEREAS, pursuant to the terms of Ground Lease between ARTEVA SPECIALTIES and E. I. DUPONT DE NEMOURS AND COMPANY, dated April 30, 2004 and terminating April 20, 2103 (the "LEASE"), INVISTA ground leases certain real property located in Victoria County, more particularly described as follows (the "PREMISES"):

**BEING all of that tract or parcel of land located in Victoria County, Texas containing 4,500 acres of land, more or less, more particularly described on Exhibit "A" attached hereto, being the same property described on Exhibit "A" to Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing made as of November 10, 2011 by INVISTA S.a' r.l. to PRLAP, INC., recorded in Official Instrument No 201111406 of the Official Public Records of Victoria County, Texas, and depicted on that certain E. I. du Pont de Nemours and Company ALTA/ACSM Land Title Survey of Victoria Plantsite, being in the Diego Garcia Survey, Abstract 39, Victoria County, Texas, Job. D2-165, dated January 2004, prepared by Associated Engineers & Surveyors;**

WHEREAS, the PREMISES does not include any property that is owned by a member of any of councils or boards, agencies, commissions, or other governmental bodies approving, or having responsibility for the approval of this Agreement.

WHEREAS, on August 27, 2015, the Office of the Governor, Economic Development and

Tourism designated the PREMISES as a Single Enterprise Project under Chapter 2303 of the Texas Government Code;

WHEREAS, without the necessity of further hearing, designation of the PREMISES as a Single Enterprise Project under Chapter 2303 of the Texas Government Code constitutes designation of the same as Reinvestment Zone for commercial/industrial tax under the Texas Property Redevelopment and Tax Abatement Act V.T.C.A., Texas Tax Code §312.001 et. seq., as amended (the “STATUTE”);

WHEREAS, for purposes hereof, the PREMISES is referred to as INVISTA S.a' r.l. DBA INVISTA S.a' r.l., L.L.C. REINVESTMENT ZONE (the “INVISTA REINVESTMENT ZONE”);

WHEREAS, INVISTA intends to construct and/or modernize certain improvements (the “IMPROVEMENTS”) on its existing nylon intermediate chemicals facility located on the PREMISES in order to retrofit its existing adiponitrile (“ADN”) unit (the “ADN Unit”) by implementing the latest generation in ADN technology with the aim to extend its market-leading ADN technology in several aspects, including improved product yields, reduced energy consumption, lower greenhouse gas emissions, enhanced process stability and reduced capital intensity, and to strengthen INVISTA’s competitive position as a global leader in the manufacturing of nylon intermediate chemicals;

WHEREAS, construction of the IMPROVEMENTS will increase the appraised value of the PREMISES and enhance the stability of employment in the COUNTY by creating temporary construction jobs and enable INVISTA to retain local, full-time employment positions (or their equivalent) in connection with the operation and maintenance of the ADN Unit throughout the duration of this AGREEMENT, which positions might otherwise be at risk.

WHEREAS, INVISTA has filed an application (the "APPLICATION") with the COUNTY requesting tax abatement on the IMPROVEMENTS under the Guidelines and Criteria of Victoria County for Creation of Reinvestment Zones and for Granting Tax Abatement in Reinvestment Zones created in Victoria County, Texas, re-adopted by the Commissioner's Court of Victoria County, Texas, on October 15, 2018, herein referred to the "POLICY STATEMENT;"

WHEREAS, construction of the IMPROVEMENTS, use of the PREMISES, and all other terms and conditions of this AGREEMENT are consistent with encouraging development of INVISTA REINVESTMENT ZONE and will maintain and/or enhance the commercial/industrial economic and employment base of the COUNTY to the long term interests and benefit of the COUNTY in accordance with the STATUTE; and

WHEREAS, the terms of this AGREEMENT are in compliance with the POLICY STATEMENT and the STATUTE; that entering into this AGREEMENT would not have a substantial adverse effect on the provision of governmental service or tax base; that INVISTA has sufficient financial capacity for the construction of the IMPROVEMENTS; and that the planned or potential use of the PREMISES would not constitute a hazard to public safety, health or morals or be in violation of other code or law.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto mutually agree as follows:

1. INVISTA agrees to use commercially reasonable efforts to commence construction of the IMPROVEMENTS having a total Value Eligible for Abatement estimated at TWO HUNDRED MILLION and No/100 Dollars (\$200,000,000.00) on or before March 31,

2019, and thereafter diligently pursue construction so as to substantially complete the same on or before July 31, 2021 (the "COMPLETION DATE"); provided, however, the COMPLETION DATE shall be extended (and INVISTA shall have such additional time to commence and complete the improvements as may be required) in the event of FORCE MAJEURE (as defined below) so long as INVISTA is diligently and faithfully pursuing commencement and/or completion of the IMPROVEMENTS. For this purpose, "FORCE MAJEURE" shall mean any contingency or cause beyond the reasonable control of INVISTA including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, governmental or de facto governmental action (unless caused by acts of omissions of INVISTA), voluntary or involuntary compliance with laws, fires, explosions, adverse, weather, floods, failure of usual sources of supply or transportation, strikes and other labor difficulties. INVISTA agrees that construction of the IMPROVEMENTS will be in accordance with all applicable state and local laws and regulations or valid waiver thereof.

2. INVISTA agrees to create and increase employment by at least three hundred (300) construction jobs at the peak of the construction phase and an estimated eight hundred thousand (800,000) man-hours over the course of construction of the IMPROVEMENTS and retain employment for the equivalent of sixty-five (65) local, full-time employment positions in connection with the operation and maintenance of the ADN Unit throughout the duration of this AGREEMENT, which positions might otherwise be at risk.
3. Within 30 days of the close of each calendar year during the term of this AGREEMENT following the COMPLETION DATE, INVISTA will furnish to the COUNTY an affidavit, signed by an INVISTA official, certifying that it's requirement to retain employment for the equivalent of sixty-five (65) full-time employment positions in connection with the operation and maintenance of the ADN Unit for the preceding calendar year has been satisfied.
4. INVISTA agrees that from the COMPLETION DATE and continuing to the expiration of this AGREEMENT, it will continuously operate and maintain the PREMISES as a nylon intermediate chemicals site in Victoria, Texas; continuously operate and maintain a adiponitrile (ADN) unit within its existing footprint on the PREMISES; and limit use of the PREMISES to the general purpose of encouraging development of the INVISTA REINVESTMENT ZONE.
5. INVISTA agrees that from the date of this AGREEMENT until the expiration of the ABATEMENT PERIOD (as hereinafter defined) or earlier termination of this AGREEMENT, it will not suffer or permit any material default by INVISTA, as tenant under the LEASE, to remain uncured beyond any applicable notice and cure periods set forth in the LEASE and will keep the LEASE in full force and effect.
6. Subject to INVISTA's completion of construction of the IMPROVEMENTS, creation/retention of jobs required hereunder, and satisfaction of all of the other terms and conditions of this AGREEMENT, the POLICY STATEMENT, and STATUTE, the COUNTY agrees, for a term of 10 consecutive years beginning January 1, 2022 and ending

December 31, 2031 (the "ABATEMENT PERIOD"), to abate Victoria County Taxes and Road and Bridge Taxes on the taxable value of the IMPROVEMENTS on the additional value of new Eligible Property in the ADN Unit (estimated to be TWO HUNDRED MILLION and No/100) less any available TECEQ exemption obtained at the rate of Fifty percent (50%) based on the difference between the taxable value of such property as of January 1, 2018 (the "BASE YEAR VALUE") and the then existing taxable value of such property. For purposes of this Section, the term "taxable value" shall be that value assigned in good faith by the Victoria County Appraisal District for each year of the ABATEMENT PERIOD. The taxable value of the ADN Unit, including new Eligible Property, shall never be less than the BASE YEAR VALUE.

The BASE YEAR VALUE of the existing ADN unit, as established by the Victoria County Appraisal Office for tax year 2018 is \$43,024,300. The taxable value of the ADN Unit shall never be less than the BASE YEAR VALUE during the ABATEMENT PERIOD. However, INVISTA shall have the right to protest and/or contest appraisals over and above the Base Value.

The proposed use, nature of construction, time schedule, map, and improvement list are contained in the APPLICATION and are incorporated herein by reference.

7. In the event that (i) the IMPROVEMENTS for which an abatement has been granted are not substantially completed in accordance with this AGREEMENT; (ii) the construction of the IMPROVEMENTS does not result in at least three hundred (300) persons working on the construction and engineering of the IMPROVEMENTS at the peak of the construction phase and an aggregate of at least eight hundred thousand (800,000) man-hours over the course of construction of the IMPROVEMENTS, (iii) following completion of the IMPROVEMENTS and for the duration of the AGREEMENT, the equivalent of full time employment positions in connection with the operation and maintenance of the ADN Unit is less than the equivalent of sixty-five (65) local, full-time employment positions, (iv) INVISTA is in default of any representation, obligation or agreement hereunder; (v) following completion of the IMPROVEMENTS and for the duration of the AGREEMENT INVISTA does not continuously operate and maintain the PREMISES as a nylon intermediate chemicals site in Victoria, Texas and continuously operate and maintain a adiponitrile (ADN) unit on the PREMISES, except for planned and unplanned shutdowns for required maintenance; (vi) INVISTA becomes delinquent in the payment of ad valorem taxes owed to the COUNTY and fails to timely and properly follow the legal procedures for their protest and/or contests; or (vii) there is a violation of Section 6 ("RECAPTURE") or any other provision of the POLICY STATEMENT, then this AGREEMENT shall be in default and the POLICY STATEMENT will govern and control. Notice shall be in writing and shall be delivered by personal delivery or certified mail to INVISTA at the address recited herein. Subject to any notice and cure periods which may be required under the POLICY STATEMENT, this Agreement shall terminate and so shall the abatement of the taxes for the current and any future calendar years. As liquidated damages in the event of default, all taxes previously abated by virtue of every Agreement will be recaptured (without the addition of penalty but with interest at the statutory rate for delinquent taxes as determined by Section 33.01 of the Property Tax Code of the State of Texas) will become a

debt to the COUNTY and shall be due, owing and paid to the COUNTY within sixty (60) days of the termination. The parties acknowledge that actual damages in the event of default and termination would be speculative and difficult to determine. Accordingly, the COUNTY agrees that the damages set forth above are a fair estimate of damages that the COUNTY would incur in the event of a default and termination and as such the County agrees that it shall not be entitled to any damages or to any equitable relief (such as an injunction) in the event of a default or termination.

8. It is understood and agreed among the parties that the provisions, terms and conditions of the POLICY STATEMENT which is made a part of this AGREEMENT shall govern and prevail should a conflict arise between the text of this AGREEMENT and POLICY STATEMENT. Furthermore, the laws of the State of Texas shall govern this AGREEMENT.
9. This AGREEMENT cannot be assigned by INVISTA unless written permission is first granted by the COUNTY, which permission shall be at the sole discretion of the COUNTY; provided, however, INVISTA may assign this AGREEMENT to an affiliate without seeking the permission of the COUNTY, but must, within ten (10) days following such assignment, provide the COUNTY with a copy of duly recorded assignment evidencing same. The terms and conditions of this AGREEMENT are binding upon the successors and assigns of all parties hereto.
10. It is understood and agreed between the parties that INVISTA, in performing its obligations hereunder, is acting independently, and the COUNTY assumes no responsibilities or liabilities in accordance therewith to third parties and INVISTA agrees to indemnify and hold the COUNTY harmless therefrom.
11. INVISTA agrees that the COUNTY, their agents and employees, shall have reasonable right of access to the PREMISES to inspect the IMPROVEMENTS in order to verify that the construction of the IMPROVEMENTS are in accordance with this AGREEMENT and all applicable state and local laws and regulations. After completion of the IMPROVEMENTS, the COUNTY shall have the continuing right to inspect the PREMISES to insure that the PREMISES are thereafter maintained and operated in accordance with this AGREEMENT during the abatement period. Provided, however, prior to accessing the PREMISES, the COUNTY shall provide INVISTA with at least five (5) business days advance written notice and, during any such inspection, the COUNTY shall comply with INVISTA's customary third-party safety, confidentiality and site access procedures. In no event would the COUNTY, its agents or employees have the right to access any confidential or proprietary information of INVISTA.
12. Any notice required under this Agreement must be given in writing sent by certified United States mail, postage prepaid, or by personal delivery.

Notice shall be addressed to the COUNTY as follows:

VICTORIA COUNTY COMMISSIONERS' COURT

115 N. BRIDGE, ROOM 127  
VICTORIA, TEXAS 77901

Notice shall be addressed to INVISTA as follows:

If by personal delivery:  
2695 OLD BLOOMINGTON RD. NORTH  
VICTORIA, TEXAS 77905  
ATTENTION: PLANT MANAGER;

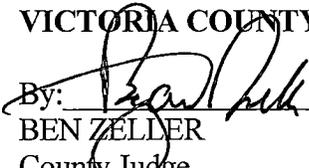
If by mail:  
INVISTA S.a' r.l.  
P.O. Box 2626  
VICTORIA, TEXAS 77902  
ATTENTION: PLANT MANAGER

Each party may change its designated address by written notice to the other party in accordance with the provisions set forth above. Notices shall be deemed to have been received on the earliest of (i) actual receipt; (ii) a party's rejection of delivery; or (iii) three (3) business days after having been deposited in any mail depository regularly maintained by the United States Postal Service, if sent by certified mail, or on the date of personal service, if served by a process server.

13. INVISTA acknowledges and represents that it has all approvals required by applicable law and the full right, power and authority to enter into this AGREEMENT.
14. This AGREEMENT shall constitute a valid and binding agreement between the COUNTY and INVISTA, and their permitted successors and assigns, when executed in accordance herewith.
15. This AGREEMENT constitutes the entire agreement between the parties and no verbal or written representatives have been made a part of this Agreement unless specifically set out herein.
16. This AGREEMENT is performable in Victoria County, Texas.

WITNESS our hands this 12 day of December, 2018.

**VICTORIA COUNTY, TEXAS**

By:   
BEN ZELDER  
County Judge

**INVISTA S.a' r.l.**

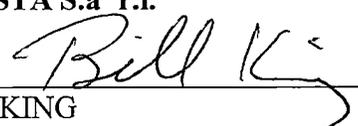
By:   
BILL KING  
Vice President of Operations,  
Intermediates – Americas and Europe

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

[to be attached]

## Exhibit "A "

Real property in the County of Victoria , State of Texas, described as follows:

Tract 1:

Being 7.23 acres utility easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 2:

Being 4.80 acres utility easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 3:

Being existing roads for ingress-egress more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 4:

Being 3.43 acres Sentinel Transportation lease area more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 5:

Being 486.97 acres grazing lease more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 6:

Being Purchase Power One Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 7:

Being Purchase Power Two Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 8:

Being 2.735 acres parking lot easement more fully described in metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 9:

Being a tract or parcel of land containing 486.377 acres, more or less, situated in and a part of the Desiderio Nira Grant, Abstract 91 and the Francisco Ramon Grant, Abstract 95, in Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all Purposes (Tract 1) and a tract or parcel of land containing 149.51 acres, more or less, situated in and a part of the Desiderio Nina Grant, Abstract No. 91 and the Francisco Ramon Grant, Abstract 95, in Victoria County, and being more fully described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Tract 10:

Being a tract or parcel of land containing 635.88 acres, more or less, situated in and a part of the Desiderio Nira Grant, Abstract No. 91 and the Francisco Ramo Grant, Abstract 95, in Victoria County,

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Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 11:

Being a tract or parcel of land containing 417.08 acres tract East of Guadalupe River more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 12:

Being Nitrogen Storage Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 13:

Being Center of 10' Natural Gas Pipeline Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 14:

Being 8.646 McJunkin Lease Area more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 15:

Being 25' wide ingress-egress easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 16:

Being 193.35 Grazing Lease more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 17:

Being 200 Pipe Rack Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 18:

Being 730.31 acre Grazing Lease more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 19:

Being 0.242 acre Pipe Rack Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 20:

Being 70.629 utility and ingress-egress Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 21:

Being a tract or parcel of land containing 33.412 acres, more or less, situated in and a part of the Diego Garcia Survey, Abstract No. 39, in Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 22:

**First American Title Insurance Company**

Being Equistar Foam House Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 23:

Being 20.148 land lease more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 24:

Being 325.54 acre grazing lease East of barge canal more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 25:

Being 10.95 utility easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 26:

Being 1.809 Acre Leased Premises (Laydown Yard) more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Tract 27:

Being Equistar Foam House Easement more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of that area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not not override Item 2 of Schedule B hereof.

(a) Being the same property shown on survey prepared Allen J. Hanslik, registered professional surveyor No. 4012, dated January 12, 2004.

(b) Together with abutter's rights of access to and from physically open streets known as State Highway 185; Bayer Road; Canal Road; St Louis Brownsville & Mexico Railroad; Old Victoria-Bloomington Road; Victoria Barge Canal and Farm to Market 1432.

(c) Together with improvements shown thereon known as Du Pont Facilities, Bloomington Road, Victoria, Texas.

7.23 acre utility easement

Fieldnote Description of a 7.23 acre utility easement being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being partially across the Northeast portion of that certain 134.61 acre tract conveyed to E.I. DuPont de Nemours & Company (1197-19) and that certain 0.3402 acre tract conveyed to E.I. DuPont de Nemours & Company (0259-89) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and depicted on sheets 12 and 16 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont de Nemours and Company" dated April 2003:

Beginning at the East corner of said 0.3402 acre tract in the Northwest margin of Canal Road, same being the Southwest right-of-way line of the St. Louis, Brownsville, & Mexico Railroad (see sheet 16);

Thence, along said Northwest right-of-way line, S 53 degrees, 06 minutes 17 seconds W, 100.53 feet to point for South corner of this easement;

Thence, N 42 degrees 47 minutes 06 seconds W, 3271.56 feet to point for West corner of this easement in the South right-of-way line of a railroad spur to DuPont plant in a curve at this point, and which bears

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N 14 degrees 11 minutes 08 seconds E, 523.14 from its radius point (see sheet 12);

Thence, along said South right-of-way line along a curve to the right, Delta = 26 degrees 17 minutes 05 seconds, Radius = 523.14', Chord bears S 62 degrees 40 minutes 20 seconds E, 237.99 feet to point for end of said curve;

Thence, continuing along the southwesterly right-of-way line of said railroad, S 49 degrees 25 minutes 56 seconds E, 164.80 feet to angle point;

Thence, continuing along said right-of-way line, S 42 degrees, 47 minutes 06 seconds E, 2894.48 feet to the Place of Beginning; Containing within these metes and bounds 7.23 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### 4.80 acre utility easement

Fieldnote Description of a 4.80 acre utility easement being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 9.649 acre tract (1088-430) and that certain 13.89 (Tract 2 1197-19), all conveyed to E.I. DuPont de Nemours & Company, Inc. and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and being depicted on sheets 8 and 12 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at the East corner of said 13.89 acre tract at the intersection of the Southwest right-of-way line of the St. Louis, Brownsville, & Mexico Railroad with the North right-of-way line of a railroad spur going in to the DuPont plant (see sheet 12) ;

Thence, along a curve to the left along said North right-of-way line, Delta = 15 degrees 06 minutes 17 seconds, Radius point bears S 17 degrees 07 minutes 08 seconds W, 623.14 feet, Chord bears N 80 degrees 26 minutes 00 seconds W, 163.80', and along its arc for a distance of 164.28 feet to a point for the easterly South corner of this easement:

Thence, N 42 degrees 48 minutes 29 seconds W, 775.47 feet to angle point;

Thence, N 42 degrees 49 minutes 11 seconds W, 860.31 feet to point for corner;

Thence, S 47 degrees 06 minutes 08 seconds W, 197.75 feet to point for the westerly South corner of this easement in the northeasterly right-of-way line of Old Victoria-Bloomington Road (60' R.O.W.);

Thence, along said Northeast right-of-way line, N 19 degrees 02 minutes 13 seconds W, 164.02 feet to point for corner;

Thence, N 47 degrees 06 minutes 08 seconds E, 231.60 feet to point for North corner of this easement in the Southwest right-of-way line of the St. Louis, Brownsville & Mexico Railroad;

Thence, along said Southwest right-of-way line, S 42 degrees 49 minutes 11 seconds, E 1010.50 feet to angle point;

Thence, continuing along said Southwest right-of-way line, S 42 degrees 48 minutes 29 seconds E, 905.17 feet to the Place of Beginning; Containing within these metes and bounds 4.80 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### Existing Roads for Ingress-Egress

Fieldnote Description of existing roads to be used for ingress-egress in the E.I. DuPont De Nemours &

First American Title Insurance Company.

Co., Inc. 948 acre tract (242-112), 388.8 acre First Tract (241-169), and 207.5 acre tract (241-172) and being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas, the center of said roads being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone and is shown on sheets 7, 8, 11, and 15 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a 2" steel pipe found in concrete at the North corner of said 948 acre tract (see sheet 8) in the Southwest right-of-way line of Old Victoria-Bloomington Road (60' R.O.W.), thence along said Southwest right-of-way line, S 19 degrees 00 minutes 21 seconds E, 284.32 feet to the Place of Beginning at the East end of the center of First Street;

Thence, along the center of First Street, S 52 degrees 43 minutes 09 seconds W, 6024.70 feet to its intersection with the center of Avenue "C" ;

Thence, along the center of Avenue "C", S 37 degrees 16 minutes 51 seconds E, 821.37 feet to its intersection with the center of Second Street;

Thence, along the center of Second Street, N 52 degrees 43 minutes 09 seconds E, 1100.00 feet to its intersection with the center of Avenue "D";

Thence, along the center of Avenue "D", S 37 degrees 16 minutes 51 seconds E, 665.98 feet to its intersection with the center of C.D. Street;

Thence, along the center of C.D. Street, N 52 degrees 43 minutes 09 seconds E, at 2804.07 feet pass the North end of a limestone road going in a southerly direction being described at end of this document and continuing for an overall distance of 4433.52 feet to its East end in the Southwest right-of-way line of Old Victoria-Bloomington Road, along with the following streets within this configuration listed as follows:

Second Street from its intersection with Avenue "D" easterly to the Southwest right-of-way line of Old Victoria-Bloomington Road;

Third Street from its intersection with the center of Avenue "D" East to its intersection with Avenue "F";

Avenue "F" from its intersection with Third Street northerly to its intersection with Second Street;

Alathon Avenue from its intersection with Third Street northerly to its intersection with Second Street;

Avenue "E" from its intersection with Third Street northerly to its intersection with Second Street.

Along the center of said limestone road (called for in fifth course of this document), S 37 degrees 16 minutes 51 seconds E, 3390.66 feet to its intersection with the center of construction road (see sheet 11);

Thence, along the center of said construction road, N 52 degrees 56 minutes 47 seconds E, 507.44 feet to its intersection with the southwesterly right-of-way line of Old Victoria-Bloomington Road.

All roads described herein are to be 40-foot wide with the exception of First Street (the Main Entrance Road) which will be 60 feet. All roads are Private Plant Roads.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF.No. 021841-V and is accompanied by a plat of even survey date.

3. acre Sentinel Transportation lease area

Fieldnote Description of a 3.43 acre tract of land being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being partially out of the residue of a 128.06 acre tract conveyed by Choyce A. Rutledge (1199-131) and a 0.2841 acre tract conveyed by the County of Victoria (0259-89), all to E.I. DuPont de Nemours & Company and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone and totally depicted on sheets

**First American Title Insurance Company**

Valid Only if Schedule A, B and Cover are attached

16 and 19 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a 5/8" steel rod found at the East corner of said 0.2841 acre tract, same being the intersection of the Southwest right-of-way line of F.M. 404 with the Northwest right-of-way line of Canal Road (see sheets 16 and 19), thence, along said Northwest right-of-way line, S 53 degrees 06 minutes 37 seconds W, 660.35 feet to a 5/8" steel rebar set with three-quarter inch yellow and black polypropylene barricade flagging at East corner of this description and the Place of Beginning;

Thence, continuing along said Northwest right-of-way line, S 53 degrees 06 minutes 37 seconds W, 315.30 feet to a 5/8" steel rebar set with three-quarter inch yellow and black polypropylene barricade flagging for South corner of this tract;

Thence, N 45 degrees 14 minutes 34 seconds W, 435.14 feet to a 5/8" steel rebar set with three-quarter inch yellow and black polypropylene barricade flagging for West corner;

Thence, N 52 degrees 06 minutes 24 seconds E, 373.54 feet to a 5/8" steel rebar set with three-quarter inch yellow and black polypropylene barricade flagging for North corner of this in the Southwest line of a 8.646 acre lease area, this day described;

Thence, along the common line of these leases, S 37 degrees 32 minutes 58 seconds E (plat reads N 37 degrees 32 minutes 58 seconds W), 437.10 feet to the Place of Beginning; Containing within these metes and bounds 3.43 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 15, 28, 29 October and 8 November 2002 with final corners set on 29 August 2003 with the aid of Chicago Title Insurance Company Title Commitment GF No. 21841-V and is accompanied by a plat of even survey date.

Fieldnote Description of a 486.97 acre grazing lease between the barge canal and the river and being partially in the Desiderio Garcia Survey, A-38 and the Diego Garcia Survey, A-39, all in Victoria County, Texas and being out of the following tracts of land conveyed to E.I. DuPont de Nemours & Company (1) a portion of that certain First Tract of 388.8 acres being a portion of Subdivision Number One Hundred Twenty-Three (123) of the A. Levi's & Company Subdivision and a portion of that Second Tract of 180 acres conveyed by W.C. Tracy et ux (241-169); (2) a portion of that 948 acre tract conveyed by Jessie H. Whitney et vir (242-112), (3) a portion of that certain 682.8788 acre tract conveyed by Nancy M. Stoner et al (812-670), (4) and a portion of that certain 265.54 acre tract conveyed by Fred L. Evans et al (1132-745), and being more fully described by metes and bounds as follows with bearings based on the Texas State Plain Coordinate System, South Central Zone as follows:

Beginning at a point for corner in the Southeast line of said 388.8 acre tract, which bears S53 degrees 22 minutes 02 seconds W, 9417.59 feet from a concrete monument with 2 inches steel pipe found at East corner of said 388.8 acre tract;

Thence, continuing along said Southeast line, S53 degrees 22 minutes 02 seconds W, 1210.37 feet to a point on the Northeast bank of the Guadalupe River for South corner of this and said 388.8 acre tract;

Thence, along the Northeast bank of said river as follows :

N01 degrees 01 minutes 48 seconds E, 55.76 feet to angle point;  
N00 degrees 35 minutes 40 seconds W, 161.02 feet to angle point;  
N04 degrees 12 minutes 20 seconds W, 93.57 feet to angle point;  
N16 degrees 17 minutes 29 seconds W, 100.54 feet to angle point;  
N11 degrees 10 minutes 02seconds W, 113.60 feet to angle point;  
N21 degrees 02 minutes 09 seconds W, 109.41 feet to angle point;  
N02 degrees 37 minutes 19 seconds W, 121.40 feet to angle point;  
N03 degrees 29 minutes 35 seconds E, 190.15 feet to angle point;  
N19 degrees 41 minutes 10 seconds E, 146.46 feet to angle point;  
N07 degrees 13 minutes 46 seconds E, 130.57 feet to angle point;

N13 degrees 17 minutes 27 seconds E, 141.84 feet to angle point;

**First American Title Insurance Company**

N13 degrees 18 minutes 55 seconds E, 176.31 feet to angle point;  
N04 degrees 39 minutes 50 seconds W, 138.09 feet to angle point;  
N13 degrees 17 minutes 03 seconds W, 126.84 feet to angle point;  
N22 degrees 17 minutes 00 seconds W, 118.80 feet to angle point;  
N30 degrees 57 minutes 43 seconds W, 86.45 feet to angle point;  
N41 degrees 53 minutes 12 seconds W, 117.09 feet to angle point;  
N54 degrees 12 minutes 48 seconds W, 104.89 feet to angle point;  
N62 degrees 35 minutes 28 seconds W, 148.33 feet to angle point;  
N61 degrees 00 minutes 14 seconds W, 193.03 feet to angle point;

N64 degrees 48 minutes 24 seconds W, 61.47 feet to angle point;  
S87 degrees 11 minutes 13 seconds W, 40.04 feet to angle point;  
N39 degrees 40 minutes 34 seconds W, 75.06 feet to angle point;  
N25 degrees 35 minutes 20 seconds W, 36.74 feet to angle point;  
N43 degrees 42 minutes 50 seconds W, 110.50 feet to angle point;  
N36 degrees 29 minutes 17 seconds W, 38.85 feet to angle point;  
N38 degrees 04 minutes 52 seconds W, 99.95 feet to angle point;  
N17 degrees 24 minutes 24 seconds W, 88.59 feet to angle point;  
N09 degrees 36 minutes 08 seconds W, 113.58 feet to angle point;  
N25 degrees 35 minutes 46 seconds W, 73.48 feet to angle point;

N09 degrees 31 minutes 44 seconds W, 91.86 feet to angle point;  
N16 degrees 59 minutes 41 seconds W, 95.69 feet to angle point;  
N11 degrees 10 minutes 40 seconds W, 84.42 feet to angle point;  
N24 degrees 45 minutes 24 seconds W, 75.12 feet to angle point;  
N44 degrees 28 minutes 05 seconds W, 70.06 feet to angle point;  
N74 degrees 35 minutes 56 seconds W, 65.25 feet to angle point;  
N73 degrees 21 minutes 58 seconds W, 48.57 feet to angle point;  
S63 degrees 43 minutes 35 seconds W, 86.06 feet to angle point;  
S65 degrees 59 minutes 30 seconds W, 147.29 feet to angle point;  
S54 degrees 39 minutes 20 seconds W, 138.87 feet to angle point;

S42 degrees 12 minutes 19 seconds W, 92.03 feet to angle point;  
S28 degrees 01 minutes 10 seconds W, 99.97 feet to angle point;  
S31 degrees 43 minutes 29 seconds W, 82.24 feet to angle point;  
S44 degrees 13 minutes 14 seconds W, 77.38 feet to angle point;  
S44 degrees 20 minutes 49 seconds W, 130.79 feet to angle point;  
S49 degrees 20 minutes 03 seconds W, 95.18 feet to angle point;  
S89 degrees 02 minutes 05 seconds W, 83.59 feet to angle point;  
S83 degrees 25 minutes 27 seconds W, 52.86 feet to angle point;  
N52 degrees 17 minutes 04 seconds W, 66.33 feet to angle point;  
N24 degrees 30 minutes 45 seconds W, 46.81 feet to angle point;

N21 degrees 03 minutes 08 seconds E, 90.51 feet to angle point;  
N10 degrees 27 minutes 26 seconds E, 87.40 feet to angle point;  
N05 degrees 24 minutes 03 seconds E, 54.06 feet to angle point;  
N20 degrees 20 minutes 50 seconds E, 86.25 feet to angle point;  
N05 degrees 15 minutes 06 seconds E, 68.82 feet to angle point;  
N12 degrees 03 minutes 36 seconds E, 79.65 feet to angle point;  
N00 degrees 48 minutes 28 seconds E, 147.58 feet to angle point;  
N11 degrees 04 minutes 28 seconds W, 122.91 feet to angle point;  
N18 degrees 16 minutes 59 seconds W, 106.63 feet to angle point;  
N34 degrees 17 minutes 18 seconds W, 72.21 feet to angle point;

N54 degrees 55 minutes 55 seconds W, 105.31 feet to angle point;  
N64 degrees 05 minutes 29 seconds W, 104.91 feet to angle point;  
N85 degrees 19 minutes 02 seconds W, 73.78 feet to angle point;  
N86 degrees 24 minutes 43 seconds W, 126.03 feet to angle point;  
S87 degrees 01 minutes 29 seconds W, 138.23 feet to angle point;  
S89 degrees 01 minutes 35 seconds W, 107.47 feet to angle point;  
N83 degrees 14 minutes 37 seconds W, 97.22 feet to angle point;

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N72 degrees 27 minutes 41 seconds W, 87.44 feet to angle point;  
N52 degrees 08 minutes 39 seconds W, 72.05 feet to angle point;  
N31 degrees 21 minutes 43 seconds W, 108.67 feet to angle point;

N22 degrees 56 minutes 48 seconds W, 77.08 feet to angle point;  
N00 degrees 32 minutes 03 seconds E, 112.97 feet to angle point;  
N10 degrees 22 minutes 38 seconds E, 121.77 feet to angle point;  
N08 degrees 39 minutes 35 seconds E, 77.58 feet to angle point;  
N01 degrees 19 minutes 15 seconds E, 86.07 feet to angle point;  
N44 degrees 37 minutes 32 seconds W, 39.25 feet to angle point;  
N07 degrees 28 minutes 59 seconds E, 107.97 feet to angle point;  
N04 degrees 36 minutes 37 seconds W, 120.93 feet to angle point;  
N08 degrees 13 minutes 14 seconds W, 126.05 feet to angle point;  
N16 degrees 00 minutes 05 seconds W, 122.95 feet to angle point;

N24 degrees 13 minutes 13 seconds W, 97.99 feet to angle point;  
N27 degrees 38 minutes 16 seconds W, 63.19 feet to angle point;  
N72 degrees 02 minutes 34 seconds W, 47.76 feet to angle point;  
N50 degrees 00 minutes 05 seconds W, 71.36 feet to angle point;  
N62 degrees 12 minutes 41 seconds W, 41.59 feet to angle point;  
N81 degrees 30 minutes 24 seconds W, 25.49 feet to angle point;  
S66 degrees 02 minutes 59 seconds W, 38.43 feet to angle point;  
N36 degrees 03 minutes 05 seconds W, 46.70 feet to angle point;  
S83 degrees 07 minutes 35 seconds W, 70.27 feet to angle point;  
S26 degrees 56 minutes 46 seconds W, 34.14 feet to angle point;

S83 degrees 50 minutes 22 seconds W, 65.96 feet to angle point;  
N82 degrees 15 minutes 19 seconds W, 75.58 feet to angle point;  
N85 degrees 02 minutes 28 seconds W, 79.65 feet to angle point;  
N70 degrees 22 minutes 58 seconds W, 117.03 feet to angle point;  
N59 degrees 55 minutes 12 seconds W, 128.16 feet to angle point;  
N41 degrees 35 minutes 51 seconds W, 78.02 feet to angle point;  
N38 degrees 58 minutes 44 seconds W, 63.89 feet to angle point;  
N25 degrees 18 minutes 41 seconds W, 114.57 feet to angle point;  
N18 degrees 32 minutes 00 seconds W, 103.57 feet to angle point;  
N08 degrees 33 minutes 04 seconds W, 130.38 feet to angle point;

N02 degrees 59 minutes 03 seconds W, 112.11 feet to angle point;  
N07 degrees 07 minutes 29 seconds E, 161.00 feet to angle point;  
N17 degrees 00 minutes 46 seconds E, 132.99 feet to angle point;  
N22 degrees 27 minutes 32 seconds E, 134.51 feet to angle point;  
N34 degrees 10 minutes 47 seconds E, 83.87 feet to angle point;  
N38 degrees 28 minutes 16 seconds E, 282.21 feet to angle point;  
N34 degrees 31 minutes 42 seconds E, 226.12 feet to angle point;  
N26 degrees 22 minutes 06 seconds E, 121.70 feet to angle point;  
N21 degrees 31 minutes 05 seconds E, 104.76 feet to angle point;  
N03 degrees 53 minutes 48 seconds W, 124.85 feet to angle point;

N21 degrees 59 minutes 36 seconds W, 127.56 feet to angle point;  
N40 degrees 30 minutes 29 seconds W, 79.30 feet to angle point;  
N44 degrees 59 minutes 45 seconds W, 122.07 feet to angle point;  
N53 degrees 21 minutes 30 seconds W, 143.54 feet to angle point;  
N87 degrees 13 minutes 52 seconds W, 121.20 feet to angle point;  
N36 degrees 53 minutes 54 seconds W, 90.65 feet to angle point;  
N16 degrees 15 minutes 13 seconds W, 84.29 feet to angle point;  
N25 degrees 51 minutes 49 seconds W, 90.36 feet to angle point;  
N31 degrees 05 minutes 19 seconds W, 103.14 feet to angle point;  
N22 degrees 54 minutes 15 seconds W, 41.40 feet to angle point;

N52 degrees 33 minutes 14 seconds W, 105.42 feet to angle point;  
N57 degrees 23 minutes 40 seconds W, 81.70 feet to angle point;

N74 degrees 39 minutes 50 seconds W, 74.13 feet to angle point;  
N85 degrees 43 minutes 44 seconds W, 92.20 feet to angle point;  
S86 degrees 24 minutes 00 seconds W, 140.54 feet to angle point;  
N44 degrees 06 minutes 20 seconds W, 21.00 feet to angle point;  
N72 degrees 02 minutes 34 seconds W, 71.64 feet to angle point;  
N77 degrees 27 minutes 41 seconds W, 97.40 feet to angle point;  
N80 degrees 55 minutes 13 seconds W, 95.21 feet to angle point;  
S82 degrees 44 minutes 58 seconds W, 79.55 feet to angle point;

S71 degrees 24 minutes 19 seconds W, 94.84 feet to angle point;  
S58 degrees 30 minutes 02 seconds W, 111.50 feet to angle point;  
S38 degrees 19 minutes 56 seconds W, 100.70 feet to angle point;  
S31 degrees 34 minutes 21 seconds W, 100.29 feet to angle point;  
S23 degrees 21 minutes 00 seconds W, 107.76 feet to angle point;  
S47 degrees 17 minutes 11 seconds W, 76.82 feet to angle point;  
S80 degrees 38 minutes 49 seconds W, 60.84 feet to angle point;  
N66 degrees 37 minutes 05 seconds W, 80.22 feet to angle point;  
N62 degrees 46 minutes 46 seconds W, 122.27 feet to angle point;  
N59 degrees 29 minutes 47 seconds W, 99.50 feet to angle point;

N72 degrees 27 minutes 41 seconds W, 87.44 feet to angle point;  
N84 degrees 36 minutes 07 seconds W, 72.74 feet to angle point;  
S87 degrees 12 minutes 57 seconds W, 80.08 feet to angle point;  
S59 degrees 25 minutes 16 seconds W, 119.11 feet to angle point;  
S36 degrees 41 minutes 34 seconds W, 110.27 feet to angle point;  
S17 degrees 07 minutes 10 seconds W, 105.29 feet to angle point;  
S08 degrees 48 minutes 39 seconds E, 125.35 feet to angle point;  
S27 degrees 00 minutes 38 seconds E, 59.09 feet to angle point;  
S25 degrees 23 minutes 11 seconds E, 65.03 feet to angle point;  
S05 degrees 21 minutes 33 seconds E, 61.62 feet to angle point;

S13 degrees 21 minutes 54 seconds E, 102.59 feet to angle point;  
S11 degrees 36 minutes 16 seconds W, 110.16 feet to angle point;  
S23 degrees 14 minutes 10 seconds W, 114.92 feet to angle point;  
S42 degrees 38 minutes 31 seconds W, 139.97 feet to angle point;  
S52 degrees 52 minutes 20 seconds W, 118.07 feet to angle point;  
S65 degrees 05 minutes 01 seconds W, 103.42 feet to angle point;  
S82 degrees 06 minutes 21 seconds W, 121.81 feet to angle point;  
S79 degrees 43 minutes 14 seconds W, 68.92 feet to angle point;  
S62 degrees 35 minutes 00 seconds W, 105.48 feet to angle point;  
S71 degrees 41 minutes 03 seconds W, 102.27 feet to angle point;

N86 degrees 04 minutes 54 seconds W, 85.75 feet to angle point;  
N64 degrees 51 minutes 40 seconds W, 99.34 feet to angle point;  
N64 degrees 44 minutes 06 seconds W, 85.01 feet to angle point;  
N58 degrees 37 minutes 56 seconds W, 103.33 feet to angle point;  
N64 degrees 16 minutes 43 seconds W, 53.05 feet to angle point;  
N42 degrees 21 minutes 16 seconds W, 94.82 feet to angle point;  
N26 degrees 50 minutes 45 seconds W, 74.65 feet to angle point;  
N13 degrees 51 minutes 18 seconds W, 72.16 feet to angle point;  
N17 degrees 41 minutes 20 seconds W, 92.42 feet to angle point;  
N28 degrees 27 minutes 35 seconds W, 72.11 feet to angle point;

N60 degrees 01 minutes 46 seconds E, 85.17 feet to angle point;  
N82 degrees 59 minutes 48 seconds E, 36.72 feet to angle point;  
S59 degrees 55 minutes 27 seconds E, 111.87 feet to angle point;  
S66 degrees 38 minutes 31 seconds E, 88.33 feet to angle point;  
S72 degrees 08 minutes 57 seconds E, 114.40 feet to angle point;  
S71 degrees 39 minutes 35 seconds E, 93.07 feet to angle point;  
S89 degrees 09 minutes 27 seconds E, 103.00 feet to angle point;  
N64 degrees 06 minutes 49 seconds E, 90.43 feet to angle point;

N52 degrees 49 minutes 26 seconds E, 111.07 feet to angle point;  
N37 degrees 16 minutes 09 seconds E, 104.60 feet to angle point;

N10 degrees 24 minutes 41 seconds E, 119.78 feet to angle point;  
N04 degrees 49 minutes 34 seconds E, 75.71 feet to angle point;  
N16 degrees 53 minutes 04 seconds W, 86.98 feet to angle point;  
N26 degrees 15 minutes 30 seconds W, 101.47 feet to angle point;  
N39 degrees 04 minutes 51 seconds W, 122.24 feet to angle point;  
N40 degrees 12 minutes 38 seconds W, 131.68 feet to angle point;  
N62 degrees 01 minutes 16 seconds W, 93.43 feet to angle point;  
N35 degrees 32 minutes 53 seconds W, 85.97 feet to angle point;  
N23 degrees 58 minutes 01 seconds W, 89.55 feet to angle point;  
N02 degrees 11 minutes 17 seconds W, 27.63 feet to angle point;

N36 degrees 29 minutes 38 seconds W, 17.28 feet to angle point;  
N02 degrees 49 minutes 16 seconds W, 27.55 feet to angle point;  
N28 degrees 34 minutes 23 seconds W, 20.37 feet to angle point;  
N21 degrees 47 minutes 15 seconds W, 40.85 feet to angle point;  
N13 degrees 07 minutes 41 seconds W, 17.39 feet to angle point;  
N26 degrees 03 minutes 23 seconds W, 31.08 feet to angle point;  
N28 degrees 25 minutes 28 seconds W, 59.53 feet to angle point;  
N38 degrees 38 minutes 40 seconds W, 56.22 feet to angle point;  
N50 degrees 10 minutes 32 seconds W, 76.39 feet to angle point;  
N60 degrees 37 minutes 34 seconds W, 64.63 feet to angle point;

N71 degrees 33 minutes 22 seconds W, 65.27 feet to angle point;  
N84 degrees 46 minutes 03 seconds W, 59.50 feet to angle point;  
S72 degrees 56 minutes 35 seconds W, 50.03 feet to angle point;  
S58 degrees 11 minutes 54 seconds W, 95.60 feet to angle point;  
S35 degrees 40 minutes 34 seconds W, 131.26 feet to angle point;  
S28 degrees 28 minutes 25 seconds W, 140.96 feet to angle point;  
S40 degrees 07 minutes 52 seconds W, 144.11 feet to angle point;  
S24 degrees 16 minutes 26 seconds W, 229.78 feet to angle point;  
S25 degrees 37 minutes 25 seconds W, 183.77 feet to angle point;  
S39 degrees 15 minutes 28 seconds W, 90.27 feet to angle point;

S56 degrees 01 minutes 42 seconds W, 94.50 feet to angle point;  
S73 degrees 45 minutes 55 seconds W, 124.27 feet to angle point;  
S77 degrees 09 minutes 24 seconds W, 85.31 feet to angle point;  
N77 degrees 03 minutes 14 seconds W, 74.75 feet to angle point;  
N67 degrees 17 minutes 50 seconds W, 92.13 feet to angle point;  
N63 degrees 04 minutes 44 seconds W, 83.85 feet to angle point;  
N58 degrees 30 minutes 16 seconds W, 85.27 feet to angle point;  
N53 degrees 34 minutes 32 seconds W, 132.12 feet to angle point;  
N49 degrees 40 minutes 18 seconds W, 158.19 feet to angle point;  
N49 degrees 37 minutes 40 seconds W, 189.56 feet to angle point;

N53 degrees 53 minutes 31 seconds W, 97.40 feet to angle point;  
N22 degrees 28 minutes 14 seconds W, 34.32 feet to angle point;  
N51 degrees 14 minutes 57 seconds W, 299.85 feet to angle point;  
N09 degrees 59 minutes 18 seconds W, 37.32 feet to angle point;  
N45 degrees 38 minutes 33 seconds W, 130.20 feet to angle point;  
N39 degrees 44 minutes 09 seconds W, 123.67 feet to angle point;  
N08 degrees 34 minutes 08 seconds E, 104.13 feet to angle point;  
N56 degrees 40 minutes 33 seconds E, 100.04 feet to angle point;  
N61 degrees 38 minutes 18 seconds E, 117.85 feet to angle point;  
N77 degrees 40 minutes 12 seconds E, 88.21 feet to angle point;

N88 degrees 54 minutes 46 seconds E, 100.54 feet to angle point;  
S70 degrees 09 minutes 06 seconds E, 60.09 feet to angle point;  
S23 degrees 58 minutes 37 seconds E, 102.30 feet to angle point;

S19 degrees 36 minutes 39 seconds E, 129.08 feet to angle point;  
S30 degrees 49 minutes 32 seconds E, 116.72 feet to angle point;  
S45 degrees 06 minutes 46 seconds E, 110.81 feet to angle point;  
S65 degrees 50 minutes 33 seconds E, 101.96 feet to angle point;  
S72 degrees 03 minutes 05 seconds E, 107.44 feet to angle point;  
N84 degrees 49 minutes 43 seconds E, 112.15 feet to angle point;  
N68 degrees 56 minutes 35 seconds E, 67.74 feet to angle point;

N63 degrees 49 minutes 59 seconds E, 115.83 feet to angle point;  
N46 degrees 04 minutes 20 seconds E, 107.84 feet to angle point;  
N32 degrees 03 minutes 05 seconds E, 98.45 feet to angle point;  
N11 degrees 57 minutes 23 seconds E, 81.62 feet to angle point;  
N13 degrees 01 minutes 24 seconds E, 87.68 feet to angle point;  
N08 degrees 29 minutes 35 seconds E, 100.07 feet to angle point;  
N01 degrees 58 minutes 51 seconds E, 112.81 feet to angle point;  
N36 degrees 14 minutes 48 seconds E, 23.28 feet to angle point;  
N02 degrees 03 minutes 25 seconds E, 44.42 feet to angle point;  
N59 degrees 26 minutes 53 seconds E, 91.29 feet to angle point;

N49 degrees 28 minutes 45 seconds E, 55.15 feet to angle point;  
N79 degrees 58 minutes 58 seconds E, 108.93 feet to angle point;  
N61 degrees 47 minutes 23 seconds E, 164.20 feet to angle point;  
N54 degrees 41 minutes 54 seconds E, 131.94 feet to angle point;  
N36 degrees 08 minutes 48 seconds E, 93.02 feet to angle point;  
N34 degrees 58 minutes 05 seconds E, 56.34 feet to point for corner of this tract and said 265.54 acre tract, same being the South corner of the Robert Ramirez et ux et at 191.39 acre tract (200302108);

Thence along the common line of the this said Ramirez tracts, North 53 degrees 31 minutes 42 seconds East, at 39.04 feet pass a 5/8" steel rebar found, at 2804.35 feet pass a second 5/8" steel rebar found at East corner of said Ramirez tract, same being the South corner of the Victoria County Navigation District tract (696-374), at 4130.27 feet pass a point from which a 2" steel pipe with lead plug below surface bears 0.25 feet left, and continuing for an overall distance of 4569.10 feet to point for North corner at West edge of barge canal;

Thence along the West edge of canal as follows:

S09 degrees 33 minutes 19 seconds E, 393.80 feet to angle point;  
S07 degrees 54 minutes 56 seconds E, 1011.75 feet to angle point;  
S07 degrees 23 minutes 32 seconds E, 875.73 feet to angle point;  
S07 degrees 59 minutes 47 seconds E, 790.02 feet to angle point;  
S08 degrees 19 minutes 32 seconds E, 1095.05 feet to angle point;  
S08 degrees 39 minutes 58 seconds E, 658.31 feet to angle point;  
S17 degrees 36 minutes 15 seconds E, 438.80 feet to angle point;  
S27 degrees 47 minutes 24 seconds E, 811.61 feet to angle point;  
S36 degrees 47 minutes 30 seconds E, 754.05 feet to angle point;  
S36 degrees 10 minutes 23 seconds E, 797.72 feet to angle point;

S36 degrees 05 minutes 03 seconds E, 669.13 feet to angle point;  
S35 degrees 59 minutes 36 seconds E, 479.78 feet to angle point;  
S36 degrees 00 minutes 06 seconds E, 780.63 feet to angle point;  
S36 degrees 33 minutes 48 seconds E, 1196.47 feet to angle point;  
S36 degrees 07 minutes 16 seconds E, 880.38 feet to angle point;  
S37 degrees 32 minutes 55 seconds E, 459.92 feet to point for East corner of this lease in the Southeast property line of said DuPont Property;

Thence, S53 degrees 22 minutes 02 seconds W, 54.96 feet to point for corner;

Thence, N36 degrees 39 minutes 43 seconds W, 46.14 feet to point for corner;

Thence, S55 degrees 24 minutes 51 seconds W, 37.10 feet to angle point;

Thence, S85 degrees 16 minutes 39 seconds W, 138.55 feet to angle point;

Thence, S54 degrees 30 minutes 02 seconds W, 62.88 feet to angle point;

Thence, N79 degrees 53 minutes 39 seconds W, 62.21 feet to angle point;

Thence, S32 degrees 41 minutes 27 seconds W, 107.73 feet to angle point;

Thence, S30 degrees 38 minutes 19 seconds W, 69.97 feet to angle point;

Thence, S04 degrees 15 minutes 39 seconds E, 111.07 feet to angle point;

Thence, N81 degrees 07 minutes 16 seconds E, 261.77 feet to angle point;

Thence, N54 degrees 02 minutes 22 seconds E, 188.53 feet to point for corner;

Thence, S42 degrees 50 minutes 10 seconds E, 48.40 feet to the Place of Beginning; Containing within these metes and bounds 486.97 acres of land

#### Purchase Power One Easement

Fieldnote Description of an electrical power easement from Purchase Power One (1) to 200 Pipe Rack being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract of land conveyed to E.I. DuPont de Nemours & Company, Inc. (242-112) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone as follows and totally depicted on sheet 11 of 23 sheets of the that certain ALTA/ACSM survey entitled "E.I. DU PONT DE NEMOURS AND COMPANY" dated April 2003;

Beginning (see sheet 11) at a point in chain link fence at Southeast line of Purchase Power One which bears S52 degrees 44 minutes 01 seconds W, 4575.22 feet and South 37 degrees 15 minutes 59 seconds E, 531.63 feet from a 2" steel pipe found in concrete monument at the North corner of said 948 acre tract in the Southwest margin of Old Victoria-Bloomington Road (see sheet 8);

Thence, S37 degrees 16 minutes 51 seconds E, 22.87 to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, 13.61 feet passing from property of DuPont Textiles, Inc. into DuPont leased property, and continuing for an overall distance of 124.00 feet to most northerly of this easement;

Thence, S37 degrees 16 minutes 51 seconds E, 480.16 feet to angle point;

Thence, S43 degrees 47 minutes 15 seconds E, 44.12 feet to angle point;

Thence, S37 degrees 16 minutes 51 seconds E, at 41.00 feet pass the center of Second St., and continuing for an overall distance of 109.00 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 30.85 feet to point for corner;

Thence, S37 degrees 16 minutes 51 seconds E, 32.00 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 17.15 feet to point for corner;

Thence, S37 degrees 16 minutes 51 seconds E, 257.99 feet to point for corner; in the northwesterly line of the 200 Pipe Rack easement, this day described;

Thence, along said northwesterly line, S52 degrees 43 minutes 09 seconds W, 7.00 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, 272.00 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds W, 15.00 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, 18.00 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 20.00 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, 19.00 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, 44.00 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, at 76.00 feet pass the center of Second Street, and continuing for an overall distance of 90.00 feet to angle point;

Thence, N35 degrees 58 minutes 27 seconds W, 43.85 feet to angle point;

Thence, N37 degrees 16 minutes 51 seconds W, 465.16 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 100.40 feet passing from DuPont leased parcel into DuPont Textiles, Inc. and continuing for an overall distance of 128.00 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, 37.87 feet to point for corner in corner in fenceline along the Southeast line of Purchase Power One;

Thence, along fenceline, N52 degrees 43 minutes 09 seconds E, 14.00 feet to the Place of Beginning; Containing within these metes and bounds 0.287 acres of lands.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### Purchase Power Two Easement

Fieldnote Description of an electrical power easement from Purchase Power Two (2) across Equistar tract (1437-778) to DuPont Textiles, Inc. being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract conveyed to E.I. DuPont de Nemours & Company, Inc. (242-112) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and totally depicted on sheet 11 (detail "B") of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a point for Southeast corner of this description which bears N37 degrees 16 minutes 55 seconds W, 25.50 feet from a chain link fence corner being a northerly interior corner of said Equistar tract (terminating point of fifteenth course 1437-778);

Thence, S54 degrees 08 minutes 49 seconds W, 203.21 feet to angle point;

Thence, S52 degrees 43 minutes 09 seconds W, 341.08 feet to point for corner in the Southwest line of Equistar tract;

Thence, along said Southwest line of said Equistar tract, N37 degrees 27 minutes 22 seconds W, 22.50 feet to point for corner which bears S37 degrees 27 minutes 22 seconds E, 36.54 feet from a 5/8" Steel rod found at the terminating point of the eleventh course of said Equistar Tract;

Thence, N51 degrees 19 minutes 38 seconds E, 203.21 feet to point for North corner in the Northeast line of said Equistar tract;

Thence, along said Northeast line, S37 degrees 16 minutes 55 seconds E, 32.50 feet to the Place of Beginning; Containing within these metes and bounds 0.304 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

**First American Title Insurance Company**

## 2.735 acre Parking Lot Easement

Fieldnote Description for an parking lot easement off of First Street being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract of land conveyed to E.I. DuPont Nemours & Co., Inc. (242-112) and being described by metes and bounds as follows with bearings based of the Texas State Plain Coordinate System, South Central Zone and being shown on sheets 8, 11, and 12 of 23 sheets of that certain ALTA/ACSM entitle "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a concrete monument with steel pipe found at Northeast corner of said 948 acre tract (see sheet 8) in the Southwest right-of-way line of Old Victoria-Bloomington Road (60' R.O.W.), thence along said right-of-way line, S19 degrees 00 minutes 21 seconds E, 315.91 feet, and thence, S52 degrees 44 minutes 01 seconds W, 3189.19 feet to a point for the Northeast corner of this description and the Place of Beginning (see sheet 11);

Thence, S38 degrees 08 minutes 27 seconds E, 330.87 feet to point for Southeast corner;

Thence, S52 degrees 43 minutes 45 seconds W, 362.67 feet to a point for Southwest corner;

Thence, N37 degrees 15 minutes 59 seconds W, 330.86 feet to a point for Northwest corner;

Thence, 30 feet parallel to and Southeast of the center of First Street; N52 degrees 44 minutes 01 seconds E, 357.62 feet to the Place of Beginning; containing within these metes and bounds 2.735 acres of land.

The foregoing metes and bound description is prepared from an on-the-ground survey in October and November 2002 and computation from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

## 486.77 Acre Tract (Tract 1)

Fieldnote Description of a 486.377 acre tract of land being partially in the Desiderio Nira Grant, A-91 and the Francisco Ramon Grant, A-95, all in Victoria County, Texas, and being the southwesterly portion of that certain 633 acre tract conveyed to E.I. DuPont de Nemours & Company (1501-382) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and totally depicted on sheet 17 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont de Nemours and Company" dated April 2003:

Beginning at a concrete monument with steel rod found on South side of fence corner for South corner of this description;

Thence, North 36 degrees 28 feet 32 inches West, at 4394.06 feet pass a point from which a 5/8 inch steel rod bears 0.15 foot left, at 5366.77 feet pass a 5/8 inch steel rod found in the northeasterly end of a 60 foot wide ingress-egress easement allowing this tract access to U.S. Highway 77 (1501-387 and 1501-398), and continuing for an overall distance of 7764.03 feet to a concrete monument with steel rod found on West side of fence corner post for West corner of this tract;

Thence along the Northwest line of said 633 acre tract, North 53 degrees 31 feet 06 inches East, 3016.82 feet to a 5/8 inch steel rebar set with 3/4 inch yellow and black polypropylene barricade flagging attached for North corner of this tract, same being the West corner of a 149.51 acre tract, this day described;

Thence, along the common line of this and said 149.51 acre tracts, South 32 degrees 13 feet 49 inches East, 7789.69 feet to a 5/8 inch steel rebar set for their common corner in the Southeast line of said 633 acre tract;

Thence, along said Southeast line, South 53 degrees 46 feet 49 inches West, 1181.13 feet to center of a 34 inches live oak tree;

Thence, continuing along said Southeast line, South 53 degrees 27 feet 52 inches West, 1259.10 feet to the place of beginning; Containing within these metes and bounds 486.377 acres of land.

**First American Title Insurance Company**

The forgoing metes and bounds description is prepared from an on-the-ground survey on 10 through 12 February 2003 with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

149.51 Acre Tract (Tract 2)

Fieldnote Description of a 149.51 acre tract of land being partially in the Desiderio Nira Grant, A-91 and the Francisco Ramon Grant, A-95, all in Victoria County, Texas and being a portion of that certain 633 acre tract of land conveyed to E.I. DuPont De Nemours & Company (1501-382) lying along the Guadalupe River and being more fully described by metes and bounds as follows with bearings based on the Texas State Plain Coordinate System, South Central Zone and being shown on sheets 5, 9, 13, 14, and 17 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. DU Pont De Nemours And Company" dated April 2003:

Beginning at a 5/8 inch steel rebar set with 3/4 inch yellow and black polypropylene barricade flagging attached for the West corner of this description, same being the North corner of a 486.377 acre tract being the southwesterly portion of said 633 acre tract, and which bears North 53 degrees 31 inches 06 East, 3016.82 feet from a concrete monument found at West corner of said 633 acre tract (see sheet 17 Detail "B");

Thence, along the Northwest line of said 633 acre tract, North 53 degrees 31 feet 06 inches East, at 152.73 feet pass a 5/8 inch steel rod found and continuing for an overall distance of 158.68 feet to a point for North corner on the southwesterly bank of the Guadalupe River;

Thence, along the southwesterly edge of said river as follows:

South 30 degrees 28 feet 45 inches East, 117.36 feet to angle point;  
South 40 degrees 05 feet 01 inch East, 90.02 feet to angle point;  
South 52 degrees 11 feet 17 inches East, 195.87 feet to angle point;  
South 80 degrees 15 feet 02 inches East, 85.57 feet to angle point;  
South 55 degrees 35 feet 11 inches East, 31.41 feet to angle point;  
South 72 degrees 58 feet 04 inches East, 109.93 feet to angle point;  
North 89 degrees 30 feet 17 inches East, 179.03 feet to angle point;  
South 83 degrees 32 feet 12 inches East, 117.21 feet to angle point;  
South 85 degrees 27 feet 38 inches East, 46.89 feet to angle point;  
South 53 degrees 09 feet 14 inches East, 73.12 feet to angle point;

South 33 degrees 56 feet 57 inches East, 93.54 feet to angle point;  
South 25 degrees 04 feet 26 inches East, 116.63 feet to angle point;  
South 01 degrees 50 feet 08 inches East, 185.57 feet to angle point;  
South 01 degrees 46 feet 39 inches West, 183.82 feet to angle point;  
South 03 degrees 27 feet 12 inches East, 132.43 feet to angle point;  
South 07 degrees 44 feet 25 inches West, 143.31 feet to angle point;  
South 13 degrees 09 feet 39 inches East, 118.99 feet to angle point;  
South 14 degrees 56 feet 13 inches East, 113.40 feet to angle point;  
South 38 degrees 55 feet 50 inches East, 130.55 feet to angle point;  
South 56 degrees 47 feet 07 inches East, 136.12 feet to angle point;

South 74 degrees 59 feet 05 inches East, 138.29 feet to angle point;  
South 84 degrees 05 feet 16 inches East, 218.12 feet to angle point;  
South 82 degrees 02 feet 03 inches East, 213.97 feet to angle point;  
South 74 degrees 50 feet 22 inches East, 152.17 feet to angle point;  
South 57 degrees 52 feet 26 inches East, 68.56 feet to angle point;  
South 14 degrees 00 feet 05 inches East, 174.22 feet to angle point;  
South 17 degrees 10 feet 37 inches West, 182.69 feet to angle point;  
South 14 degrees 59 feet 06 inches West, 209.42 feet to angle point;  
South 09 degrees 10 feet 00 inches West, 174.71 feet to angle point;  
South 22 degrees 26 feet 41 inches East, 125.88 feet to angle point;

South 44 degrees 47 feet 43 inches East, 134.63 feet to angle point;  
South 75 degrees 45 feet 21 inches East, 103.44 feet to angle point;

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Valid Only if Schedule A, B and Cover are attached

South 88 degrees 08 feet 34 inches East, 84.98 feet to angle point;  
North 84 degrees 04 feet 30 inches East, 70.95 feet to angle point;  
North 53 degrees 30 feet 12 inches East, 58.32 feet to angle point;  
North 39 degrees 05 feet 53 inches East, 200.69 feet to angle point;  
North 53 degrees 30 feet 25 inches East, 86.09 feet to angle point;  
North 37 degrees 59 feet 28 inches East, 207.49 feet to angle point;  
North 80 degrees 03 feet 33 inches East, 80.72 feet to angle point;  
North 36 degrees 19 feet 11 inches East, 122.08 feet to angle point;

North 74 degrees 56 feet 42 inches East, 83.52 feet to angle point;  
South 78 degrees 14 feet 16 inches East, 137.64 feet to angle point;  
South 08 degrees 24 feet 13 inches East, 94.37 feet to angle point;  
South 18 degrees 02 feet 40 inches East, 131.65 feet to angle point;  
South 01 degree 05 feet 31 inches West, 136.58 feet to angle point;  
South 25 degrees 56 feet 48 inches East, 121.39 feet to angle point;  
South 38 degrees 20 feet 31 inches East, 172.15 feet to angle point;  
South 44 degrees 35 feet 11 inches East, 174.61 feet to angle point;  
South 55 degrees 56 feet 30 inches East, 200.14 feet to angle point;  
South 58 degrees 45 feet 00 inches East, 197.92 feet to angle point;

South 60 degrees 46 feet 44 inches East, 155.28 feet to angle point;  
South 51 degrees 57 feet 48 inches East, 135.34 feet to angle point;  
South 57 degrees 03 feet 08 inches East, 71.14 feet to angle point;  
South 26 degrees 42 feet 21 inches East, 81.67 feet to angle point;  
South 18 degrees 02 feet 47 inches East, 96.54 feet to angle point;  
South 02 degrees 01 feet 30 inches West, 156.07 feet to angle point;  
South 04 degrees 13 feet 13 inches West, 183.06 feet to angle point;  
South 20 degrees 50 feet 34 inches West, 174.82 feet to angle point;  
South 18 degrees 36 feet 16 inches West, 179.46 feet to angle point;  
South 18 degrees 03 feet 15 inches East, 43.88 feet to angle point;

South 14 degrees 14 feet 10 inches West, 118.37 feet to angle point;  
South 11 degrees 14 feet 49 inches West, 82.55 feet to angle point;  
South 07 degrees 48 feet 18 inches East, 216.33 feet to angle point;  
South 13 degrees 54 feet 47 inches East, 231.43 feet to angle point;  
South 09 degrees 54 feet 57 inches East, 186.19 feet to angle point;  
South 04 degrees 52 feet 03 inches East, 169.49 feet to angle point;  
South 01 degree 17 feet 41 inches East, 207.16 feet to angle point;  
South 02 degrees 20 feet 03 inches West, 163.87 feet to angle point;  
South 07 degrees 42 feet 29 inches East, 161.49 feet to angle point;  
South 14 degrees 24 feet 53 inches East, 195.78 feet to angle point;

South 12 degrees 49 feet 24 inches East, 440.47 feet to angle point;  
South 02 degrees 02 feet 43 inches West, 91.36 feet to angle point;  
South 10 degrees 51 feet 06 inches West, 77.51 feet to corner of this tract;

Thence, along the southeasterly line of said 633 acre tract, South 53 degrees 46 feet 49 inches West, at 50.00 feet pass a 5/8 inch steel rod found and continuing for an overall distance of 200.50 feet to a 5/8 inch steel rebar set with 3/4 inch yellow and black polypropylene barricade flagging attached for South corner of this tract, same being the East corner of said 486.377 acre tract;

Thence along the common line of this and said 486.377 acre tracts, North 32 degrees 13 feet 49 inches West (plat reads South 32 degrees 13 feet 49 inches East), 7789.69 feet to the Place of beginning;  
Containing within these metes and bounds 149.51 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 10 through 12 February 2003 with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date. The meanders of the river were ascertained from a scaled aerial photograph taken on 10 February 2003 by LandData Geo Services from control panel points placed on the ground by Urban Surveying, Inc. This is not intended to reflect an ALTA/ACSM survey.

Fieldnote Description of a 635.88 acre grazing lease being partially in the Desiderio Nira Grant, A-91 and the Francisco Ramon Grant, A-95, all in Victoria County, Texas, and being all of that certain 633 acre tract conveyed to E.I. DuPont de Nemours & Company (1501-382) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone as follows:

Beginning at a concrete monument with steel rod found on South side of fence corner for South corner of this description;

Thence, N 36 degrees 28 minutes 32 seconds W, at 4394.06 feet pass a point from which a 5/8" steel rod bears 0.15 feet left, at 5366.77 feet pass a 5/8" steel rod found in the northeasterly end of a 60 foot wide ingress-egress easement allowing this tract access to U.S. Highway 77 (1501-387 and 1501-398), and continuing for an overall distance of 7764.03 feet to a concrete monument with steel rod found on West side of fence corner post for West corner of this tract;

Thence, along the Northwest line of said 633 acre tract, N 53 degrees 31 minutes 06 seconds E, 3175.50 feet to a point for North corner on the southwesterly bank of the Guadalupe River;

Thence, along the southwesterly edge of said river as follow:

S30 degrees 28 minutes 45 seconds E, 117.36 feet to angle point;  
S40 degrees 05 minutes 01 second E, 90.02 feet to angle point;  
S52 degrees 11 minutes 17 seconds E, 195.87 feet to angle point;  
S80 degrees 15 minutes 02 seconds E, 85.57 feet to angle point;  
S55 degrees 35 minutes 11 seconds E, 31.41 feet to angle point;  
S72 degrees 58 minutes 04 seconds E, 109.93 feet to angle point;  
N89 degrees 30 minutes 17 seconds E, 179.03 feet to angle point;  
S83 degrees 32 minutes 12 seconds E, 117.21 feet to angle point;  
S85 degrees 27 minutes 38 seconds E, 46.89 feet to angle point;  
S53 degrees 09 minutes 14 seconds E, 73.12 feet to angle point;

S33 degrees 56 minutes 57 seconds E, 93.54 feet to angle point;  
S25 degrees 04 minutes 26 seconds E, 116.63 feet to angle point;  
S01 degrees 50 minutes 08 seconds E, 185.57 feet to angle point;  
S01 degrees 46 minutes 39 seconds W, 183.82 feet to angle point;  
S03 degrees 27 minutes 12 seconds W, 132.43 feet to angle point;  
S07 degrees 44 minutes 25 seconds W, 143.31 feet to angle point;  
S13 degrees 09 minutes 39 seconds E, 118.99 feet to angle point;  
S14 degrees 56 minutes 13 seconds E, 113.40 feet to angle point;  
S38 degrees 55 minutes 50 seconds E, 130.55 feet to angle point;  
S56 degrees 47 minutes 07 seconds E, 136.12 feet to angle point;

S74 degrees 59 minutes 05 seconds E, 138.29 feet to angle point;  
S84 degrees 05 minutes 16 seconds E, 218.12 feet to angle point;  
S82 degrees 02 minutes 03 seconds E, 213.97 feet to angle point;  
S74 degrees 50 minutes 22 seconds E, 152.17 feet to angle point;  
S57 degrees 52 minutes 26 seconds E, 68.56 feet to angle point;  
S14 degrees 00 minutes 05 seconds E, 174.22 feet to angle point;  
S17 degrees 10 minutes 37 seconds W, 182.69 feet to angle point;  
S14 degrees 59 minutes 06 seconds W, 209.42 feet to angle point;  
S09 degrees 10 minutes 00 seconds W, 174.71 feet to angle point;  
S22 degrees 26 minutes 41 seconds E, 125.88 feet to angle point;

S44 degrees 47 minutes 43 seconds E, 134.63 feet to angle point;  
S75 degrees 45 minutes 21 seconds E, 103.44 feet to angle point;  
S88 degrees 08 minutes 34 seconds E, 84.98 feet to angle point;  
N84 degrees 04 minutes 30 seconds E, 70.95 feet to angle point;  
N53 degrees 30 minutes 12 seconds E, 58.32 feet to angle point;  
N39 degrees 05 minutes 53 seconds E, 200.69 feet to angle point;  
N53 degrees 30 minutes 25 seconds E, 86.09 feet to angle point;  
N37 degrees 59 minutes 28 seconds E, 207.49 feet to angle point;

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N80 degrees 03 minutes 33 seconds E, 80.72 feet to angle point;  
N36 degrees 19 minutes 11 seconds E, 122.08 feet to angle point;

N74 degrees 56 minutes 42 seconds E, 83.52 feet to a angle point;  
S78 degrees 14 minutes 16 seconds E, 137.64 feet to angle point;  
S08 degrees 24 minutes 13 seconds E, 94.37 feet to angle point;  
S18 degrees 02 minutes 40 seconds E, 131.65 feet to angle point;  
S01 degrees 05 minutes 31 seconds W, 136.58 feet to angle point;  
S25 degrees 56 minutes 48 seconds E, 121.39 feet to angle point;  
S38 degrees 20 minutes 31 seconds E, 172.15 feet to angle point;  
S44 degrees 35 minutes 11 seconds E, 174.61 feet to angle point;  
S55 degrees 56 minutes 30 seconds E, 200.14 feet to angle point;  
S58 degrees 45 minutes 00 seconds E, 197.92 feet to angle point;

S60 degrees 46 minutes 44 seconds E, 155.25 feet to angle point;  
S51 degrees 57 minutes 48 seconds E, 135.34 feet to angle point;  
S57 degrees 03 minutes 08 seconds E, 71.14 feet to angle point;  
S26 degrees 42 minutes 21 seconds E, 81.67 feet to angle point;  
S18 degrees 02 minutes 47 seconds E, 96.54 feet to angle point;  
S02 degrees 01 minutes 30 seconds W, 156.07 feet to angle point;  
S04 degrees 13 minutes 13 seconds W, 183.06 feet to angle point;  
S20 degrees 50 minutes 34 seconds W, 174.82 feet to angle point;  
S18 degrees 36 minutes 16 seconds W, 179.46 feet to angle point;  
S18 degrees 03 minutes 15 seconds E, 43.88 feet to angle point;

S14 degrees 14 minutes 10 seconds W, 118.37 feet to angle point;  
S11 degrees 14 minutes 49 seconds W, 82.55 feet to angle point;  
S07 degrees 48 minutes 18 seconds E, 216.33 feet to angle point;  
S13 degrees 54 minutes 47 seconds E, 231.43 feet to angle point;  
S09 degrees 54 minutes 57 seconds E, 186.19 feet to angle point;  
S04 degrees 52 minutes 03 seconds E, 169.49 feet to angle point;  
S01 degrees 17 minutes 41 seconds E, 207.16 feet to angle point;  
S02 degrees 20 minutes 03 seconds E, 163.87 feet to angle point;  
S07 degrees 42 minutes 29 seconds E, 161.49 feet to angle point;  
S14 degrees 24 minutes 53 seconds E, 195.78 feet to angle point;

S12 degrees 49 minutes 24 seconds E, 440.47 feet to angle point;  
S02 degrees 02 minutes 43 seconds W, 91.36 feet to angle point;  
S10 degrees 51 minutes 06 seconds W, 77.51 feet to angle point;

Thence, along the southeasterly line of said 633 acre tract, S 53 degrees 46 minutes 49 seconds W, at 50.50 feet pass a 5/8" steel rod found and continuing for an overall distance of 1381.63 feet to center of a 34" live oak tree;

Thence, continuing along said Southeast line, S 53 degrees 27 minutes 52 seconds W, 1259.10 feet to the Place of Beginning; Containing within these metes and bounds 635.88 acres of land.

417.08 acre tract East of Guadalupe River

Fieldnote Description of a 417.08 acre tract of land being partially in the Desiderio Garcia Survey, A-38 and the Diego Garcia Survey, A-39, all in Victoria County, Texas and being out of the following tracts of land conveyed to E.L. DuPont de Nemours & Company (1) a portion of that certain First Tract of 388.8 acres being a portion of Subdivision Number One Hundred Twenty-Three (123) of the A. Levi's & Company Subdivision and a portion of that Second Tract of 180 acres conveyed by W.C. Tracy et ux (241-169), (2) a portion of that 948 acre tract conveyed by Jessie H. Whitney et vir (242-112), (3) a portion of that certain 682.8788 acre tract conveyed by Nancy M. Stoner et al (812-670), (4) and a portion of that certain 265.54 acre tract conveyed by Fred L. Evans et al (1132-745), and being more fully described by metes and bounds as follows with bearings based on the Texas State Plain Coordinate System, South Central Zone and depicted on sheets 1, 2, 5, 6, 9, 10, 13, and 14 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for East corner of this tract in the Southeast line of said 388.8 acre tract, same being the South corner of a 2660.054 acre tract, this day described and which bears S 53 degrees 22 minutes 02 seconds W, 9413.44 feet from a concrete monument with 2" steel pipe found at East corner of said 388.8 acre tract (see sheet 14);

Thence, continuing along said Southeast line, S 53 degrees 22 minutes 02 seconds W, 1214.53 feet to a point on the Northeast bank of the Guadalupe River for South corner of this and said 388.8 acre tract;

Thence, along the Northeast bank of said river as follows :

N 01 degrees 01 minutes 48 seconds E, 55.76 feet to angle point;  
N 00 degrees 35 minutes 40 seconds W, 161.02 feet to angle point;  
N 04 degrees 12 minutes 20 seconds W, 93.57 feet to angle point;  
N 16 degrees 17 minutes 29 seconds W, 100.54 feet to angle point;  
N 11 degrees 10 minutes 02 seconds W, 113.60 feet to angle point;  
N 21 degrees 02 minutes 09 seconds W, 109.41 feet to angle point;  
N 02 degrees 37 minutes 19 seconds W, 121.40 feet to angle point;  
N 03 degrees 29 minutes 35 seconds E, 190.15 feet to angle point;  
N 19 degrees 41 minutes 10 seconds E, 146.46 feet to angle point;  
N 07 degrees 13 minutes 46 seconds E, 130.57 feet to angle point;

N 13 degrees 17 minutes 27 seconds E, 141.84 feet to angle point;  
N 17 degrees 18 minutes 55 seconds E, 176.31 feet to angle point;  
N 04 degrees 39 minutes 50 seconds W, 138.09 feet to angle point;  
N 13 degrees 17 minutes 03 seconds W, 126.84 feet to angle point;  
N 22 degrees 17 minutes 00 seconds W, 118.80 feet to angle point;  
N 30 degrees 57 minutes 43 seconds W, 86.45 feet to angle point;  
N 41 degrees 56 minutes 12 seconds W, 117.09 feet to angle point;  
N 54 degrees 12 minutes 48 seconds W, 104.89 feet to angle point;  
N 62 degrees 35 minutes 28 seconds W, 148.33 feet to angle point;  
N 61 degrees 00 minutes 24 seconds W, 193.03 feet to angle point;

N 64 degrees 48 minutes 24 seconds W, 61.47 feet to angle point;  
S 87 degrees 11 minutes 13 seconds W, 40.04 feet to angle point;  
N 39 degrees 40 minutes 34 seconds W, 75.06 feet to angle point;  
N 25 degrees 35 minutes 20 seconds W, 36.74 feet to angle point;  
N 43 degrees 42 minutes 50 seconds W, 110.50 feet to angle point;  
N 36 degrees 29 minutes 17 seconds W, 35.85 feet to angle point;  
N 38 degrees 04 minutes 52 seconds W, 99.95 feet to angle point;  
N 17 degrees 24 minutes 24 seconds W, 88.59 feet to angle point;  
N 09 degrees 36 minutes 08 seconds W, 113.58 feet to angle point;  
N 25 degrees 35 minutes 46 seconds W, 73.48 feet to angle point;

N 09 degrees 31 minutes 44 seconds W, 91.86 feet to angle point;  
N 16 degrees 59 minutes 41 seconds W, 95.69 feet to angle point;  
N 11 degrees 10 minutes 40 seconds W, 84.42 feet to angle point;  
N 24 degrees 45 minutes 24 seconds W, 75.12 feet to angle point;  
N 44 degrees 28 minutes 05 seconds W, 70.06 feet to angle point;  
N 74 degrees 35 minutes 56 seconds W, 65.25 feet to angle point;  
N 73 degrees 21 minutes 58 seconds W, 48.57 feet to angle point;  
S 63 degrees 43 minutes 35 seconds W, 86.06 feet to angle point;  
S 65 degrees 59 minutes 30 seconds W, 147.29 feet to angle point;  
S 54 degrees 39 minutes 20 seconds W, 138.87 feet to angle point;

S 42 degrees 12 minutes 19 seconds W, 92.03 feet to angle point;  
S 28 degrees 01 minutes 10 seconds W, 99.97 feet to angle point;  
S 31 degrees 43 minutes 29 seconds W, 82.24 feet to angle point;  
S 44 degrees 13 minutes 14 seconds W, 77.38 feet to angle point;  
S 44 degrees 20 minutes 49 seconds W, 130.79 feet to angle point;  
S 44 degrees 20 minutes 03 seconds W, 95.18 feet to angle point;

S89 degrees 02 minutes 05 seconds W, 83.59 feet to angle point;  
S83 degrees 25 minutes 27 seconds W, 52.86 feet to angle point;  
S83 degrees 25 minutes 27 seconds W, 52.86 feet to angle point;  
N52 degrees 17 minutes 04 seconds W, 66.33 feet to angle point;  
N24 degrees 30 minutes 45 seconds W, 46.81 feet to angle point;

N21 degrees 03 minutes 08 seconds E, 90.51 feet to angle point;  
N10 degrees 27 minutes 26 seconds E, 87.40 feet to angle point;  
N05 degrees 24 minutes 03 seconds E, 54.06 feet to angle point;  
N20 degrees 20 minutes 50 seconds E, 86.25 feet to angle point;  
N05 degrees 15 minutes 06 seconds E, 68.82 feet to angle point;  
N12 degrees 03 minutes 36 seconds E, 79.65 feet to angle point;  
N00 degrees 48 minutes 28 seconds E, 147.58 feet to angle point;  
N11 degrees 04 minutes 28 seconds W, 122.91 feet to angle point;  
N18 degrees 16 minutes 18 seconds W, 106.63 feet to angle point;  
N34 degrees 17 minutes 18 seconds W, 72.21 feet to angle point;

N54 degrees 55 minutes 55 seconds W, 105.31 feet to angle point;  
N64 degrees 05 minutes 29 seconds W, 104.91 feet to angle point;  
N85 degrees 19 minutes 02 seconds W, 73.78 feet to angle point;  
N86 degrees 24 minutes 43 seconds W, 126.03 feet to angle point;  
S87 degrees 01 minutes 29 seconds W, 138.23 feet to angle point;  
S89 degrees 01 minutes 35 seconds W, 107.47 feet to angle point;  
N83 degrees 14 minutes 37 seconds W, 97.22 feet to angle point;  
N72 degrees 27 minutes 41 seconds W, 87.44 feet to angle point;  
N52 degrees 08 minutes 39 seconds W, 72.05 feet to angle point;  
N31 degrees 21 minutes 43 seconds W, 108.67 feet to angle point;

N22 degrees 56 minutes 48 seconds W, 77.08 feet to angle point;  
N00 degrees 32 minutes 03 seconds E, 112.97 feet to angle point;  
N10 degrees 22 minutes 38 seconds E, 121.77 feet to angle point;  
N08 degrees 39 minutes 35 seconds E, 77.58 feet to angle point;  
N01 degrees 19 minutes 15 seconds E, 86.07 feet to angle point;  
N44 degrees 37 minutes 32 seconds W, 39.25 feet to angle point;  
N07 degrees 28 minutes 59 seconds E, 107.97 feet to angle point;  
N04 degrees 36 minutes 37 seconds W, 120.93 feet to angle point;  
N08 degrees 13 minutes 14 seconds W, 126.05 feet to angle point;  
N16 degrees 00 minutes 05 seconds W, 122.95 feet to angle point;

N24 degrees 13 minutes 13 seconds W, 97.99 feet to angle point;  
N27 degrees 38 minutes 16 seconds W, 63.19 feet to angle point;  
N72 degrees 02 minutes 34 seconds W, 47.76 feet to angle point;  
N50 degrees 00 minutes 05 seconds W, 71.36 feet to angle point;  
N62 degrees 12 minutes 41 seconds W, 41.59 feet to angle point;  
N81 degrees 30 minutes 24 seconds W, 25.49 feet to angle point;  
S66 degrees 02 minutes 59 seconds W, 38.43 feet to angle point;  
N36 degrees 03 minutes 05 seconds W, 46.70 feet to angle point;  
S83 degrees 07 minutes 35 seconds W, 70.27 feet to angle point;  
S26 degrees 56 minutes 46 seconds W, 34.14 feet to angle point;

S83 degrees 50 minutes 22 seconds W, 65.96 feet to angle point;  
N82 degrees 15 minutes 19 seconds W, 75.58 feet to angle point;  
N85 degrees 02 minutes 28 seconds W, 79.65 feet to angle point;  
N70 degrees 22 minutes 58 seconds W, 117.03 feet to angle point;  
N59 degrees 55 minutes 12 seconds W, 128.16 feet to angle point;  
N41 degrees 35 minutes 51 seconds W, 78.02 feet to angle point;  
N38 degrees 58 minutes 44 seconds W, 63.89 feet to angle point;  
N25 degrees 18 minutes 41 seconds W, 114.57 feet to angle point;  
N18 degrees 32 minutes 00 seconds W, 103.57 feet to angle point;  
N08 degrees 33 minutes 04 seconds W, 130.38 feet to angle point;

N02 degrees 59 minutes 03 seconds W, 112.11 feet to angle point;  
N07 degrees 07 minutes 29 seconds E, 161.00 feet to angle point;  
N17 degrees 00 minutes 46 seconds E, 132.99 feet to angle point;  
N22 degrees 27 minutes 32 seconds E, 134.51 feet to angle point;  
N34 degrees 10 minutes 47 seconds E, 83.87 feet to angle point;  
N38 degrees 28 minutes 16 seconds E, 282.21 feet to angle point;  
N34 degrees 31 minutes 42 seconds E, 226.12 feet to angle point;  
N26 degrees 22 minutes 06 seconds E, 121.70 feet to angle point;  
N21 degrees 31 minutes 05 seconds E, 104.76 feet to angle point;  
N03 degrees 53 minutes 48 seconds W, 124.85 feet to angle point;

N21 degrees 59 minutes 36 seconds W, 127.56 feet to angle point;  
N40 degrees 30 minutes 29 seconds W, 79.30 feet to angle point;  
N44 degrees 59 minutes 45 seconds W, 122.07 feet to angle point;  
N53 degrees 21 minutes 30 seconds W, 143.54 feet to angle point;  
N87 degrees 13 minutes 52 seconds W, 121.20 feet to angle point;  
N36 degrees 53 minutes 54 seconds W, 90.65 feet to angle point;  
N16 degrees 15 minutes 13 seconds W, 84.29 feet to angle point;  
N25 degrees 51 minutes 49 seconds W, 90.36 feet to angle point;  
N31 degrees 05 minutes 19 seconds W, 103.14 feet to angle point;  
N22 degrees 54 minutes 15 seconds W, 41.40 feet to angle point;

N52 degrees 33 minutes 14 seconds W, 105.42 feet to angle point;  
N57 degrees 23 minutes 40 seconds W, 81.70 feet to angle point;  
N74 degrees 39 minutes 50 seconds W, 74.13 feet to angle point;  
N85 degrees 43 minutes 44 seconds W, 92.20 feet to angle point;  
S86 degrees 24 minutes 00 seconds W, 140.54 feet to angle point;  
N44 degrees 06 minutes 20 seconds W, 21.00 feet to angle point;  
N72 degrees 02 minutes 34 seconds W, 71.64 feet to angle point;  
N77 degrees 27 minutes 41 seconds W, 97.40 feet to angle point;  
N80 degrees 55 minutes 13 seconds W, 95.21 feet to angle point;  
S82 degrees 44 minutes 58 seconds W, 79.55 feet to angle point;

S71 degrees 24 minutes 19 seconds W, 94.84 feet to angle point;  
S58 degrees 30 minutes 02 seconds W, 111.50 feet to angle point;  
S38 degrees 19 minutes 56 seconds W, 100.70 feet to angle point;  
S31 degrees 34 minutes 21 seconds W, 100.29 feet to angle point;  
S23 degrees 21 minutes 00 seconds W, 107.76 feet to angle point;  
S47 degrees 17 minutes 11 seconds W, 76.82 feet to angle point;  
S80 degrees 38 minutes 49 seconds W, 60.84 feet to angle point;  
N66 degrees 37 minutes 05 seconds W, 80.22 feet to angle point;  
N62 degrees 46 minutes 46 seconds W, 122.27 feet to angle point;  
N59 degrees 29 minutes 47 seconds W, 99.50 feet to angle point;

N72 degrees 27 minutes 41 seconds W, 87.44 feet to angle point;  
N84 degrees 36 minutes 07 seconds W, 72.74 feet to angle point;  
S87 degrees 12 minutes 57 seconds W, 80.08 feet to angle point;  
S59 degrees 25 minutes 16 seconds W, 119.11 feet to angle point;  
S36 degrees 41 minutes 34 seconds W, 110.27 feet to angle point;  
S17 degrees 07 minutes 10 seconds W, 105.29 feet to angle point;  
S08 degrees 48 minutes 39 seconds E, 125.35 feet to angle point;  
S27 degrees 00 minutes 38 seconds E, 59.09 feet to angle point;  
S25 degrees 23 minutes 11 seconds E, 65.03 feet to angle point;  
S05 degrees 21 minutes 33 seconds E, 61.62 feet to angle point;

S13 degrees 21 minutes 54 seconds E, 102.59 feet to angle point;  
S11 degrees 36 minutes 16 seconds W, 110.16 feet to angle point;  
S23 degrees 14 minutes 10 seconds W, 114.92 feet to angle point;  
S42 degrees 38 minutes 31 seconds W, 139.97 feet to angle point;  
S52 degrees 52 minutes 20 seconds W, 118.07 feet to angle point;  
S65 degrees 05 minutes 01 seconds W, 121.81 feet to angle point;

S82 degrees 06 minutes 21 seconds E, 68.92 feet to angle point;  
S62 degrees 35 minutes 00 seconds E, 105.48 feet to angle point;  
S71 degrees 41 minutes 03 seconds E, 102.27 feet to angle point;

N86 degrees 04 minutes 54 seconds W, 85.75 feet to angle point;  
N64 degrees 51 minutes 40 seconds W, 99.34 feet to angle point;  
N64 degrees 44 minutes 06 seconds W, 85.01 feet to angle point;  
N58 degrees 37 minutes 56 seconds W, 103.33 feet to angle point;  
N64 degrees 16 minutes 43 seconds W, 53.05 feet to angle point;  
N42 degrees 21 minutes 16 seconds W, 94.82 feet to angle point;  
N26 degrees 50 minutes 45 seconds W, 74.65 feet to angle point;  
N13 degrees 51 minutes 18 seconds W, 72.16 feet to angle point;  
N17 degrees 41 minutes 20 seconds E, 92.42 feet to angle point;  
N28 degrees 27 minutes 35 seconds E, 72.11 feet to angle point;

N60 degrees 01 minutes 46 seconds E, 85.17 feet to angle point;  
N82 degrees 59 minutes 48 seconds E, 36.72 feet to angle point;  
S59 degrees 55 minutes 27 seconds E, 111.87 feet to angle point;  
S66 degrees 38 minutes 31 seconds E, 88.33 feet to angle point;  
S72 degrees 08 minutes 57 seconds E, 114.40 feet to angle point;  
S71 degrees 39 minutes 35 seconds E, 93.07 feet to angle point;  
S89 degrees 09 minutes 27 seconds E, 103.00 feet to angle point;  
N64 degrees 06 minutes 49 seconds E, 90.43 feet to angle point;  
N52 degrees 49 minutes 26 seconds E, 111.07 feet to angle point;  
N37 degrees 16 minutes 09 seconds E, 104.60 feet to angle point;

N10 degrees 24 minutes 41 seconds E, 119.78 feet to angle point;  
N04 degrees 49 minutes 34 seconds E, 75.71 feet to angle point;  
N16 degrees 53 minutes 04 seconds W, 86.98 feet to angle point;  
N26 degrees 15 minutes 30 seconds W, 101.47 feet to angle point;  
N39 degrees 04 minutes 51 seconds W, 122.24 feet to angle point;  
N40 degrees 12 minutes 38 seconds W, 131.68 feet to angle point;  
N62 degrees 01 minutes 16 seconds W, 93.43 feet to angle point;  
N35 degrees 32 minutes 53 seconds W, 85.97 feet to angle point;  
N23 degrees 58 minutes 01 seconds W, 89.55 feet to angle point;  
N02 degrees 11 minutes 17 seconds W, 27.63 feet to angle point;

N36 degrees 39 minutes 38 seconds W, 17.28 feet to angle point;  
N02 degrees 49 minutes 16 seconds W, 27.55 feet to angle point;  
N28 degrees 34 minutes 23 seconds W, 20.37 feet to angle point;  
N21 degrees 47 minutes 15 seconds W, 40.85 feet to angle point;  
N13 degrees 07 minutes 41 seconds W, 17.39 feet to angle point;  
N26 degrees 03 minutes 23 seconds W, 31.08 feet to angle point;  
N28 degrees 25 minutes 28 seconds W, 59.53 feet to angle point;  
N38 degrees 38 minutes 40 seconds W, 56.22 feet to angle point;  
N50 degrees 10 minutes 32 seconds W, 76.39 feet to angle point;  
N60 degrees 37 minutes 34 seconds W, 64.63 feet to angle point;

N71 degrees 33 minutes 22 seconds W, 65.27 feet to angle point;  
N84 degrees 46 minutes 03 seconds W, 59.50 feet to angle point;  
S72 degrees 56 minutes 35 seconds W, 50.03 feet to angle point;  
S58 degrees 11 minutes 54 seconds W, 95.60 feet to angle point;  
S35 degrees 40 minutes 34 seconds W, 131.26 feet to angle point;  
S28 degrees 28 minutes 25 seconds W, 140.96 feet to angle point;  
S40 degrees 07 minutes 52 seconds W, 144.11 feet to angle point;  
S24 degrees 16 minutes 26 seconds W, 229.78 feet to angle point;  
S25 degrees 37 minutes 25 seconds W, 183.77 feet to angle point;  
S39 degrees 15 minutes 28 seconds W, 90.27 feet to angle point;

S56 degrees 01 minutes 42 seconds W, 94.50 feet to angle point;  
S73 degrees 45 minutes 55 seconds W, 124.27 feet to angle point;

S77 degrees 09 minutes 24 seconds W, 85.31 feet to angle point;  
N77 degrees 03 minutes 14 seconds W, 74.75 feet to angle point;  
N67 degrees 17 minutes 50 seconds W, 92.13 feet to angle point;  
N63 degrees 04 minutes 44 seconds W, 83.85 feet to angle point;  
N58 degrees 30 minutes 16 seconds W, 85.27 feet to angle point;  
N53 degrees 34 minutes 32 seconds W, 132.12 feet to angle point;  
N49 degrees 40 minutes 18 seconds W, 158.19 feet to angle point;  
N49 degrees 37 minutes 40 seconds W, 189.56 feet to angle point;

N53 degrees 53 minutes 31 seconds W, 97.40 feet to angle point;  
N22 degrees 28 minutes 14 seconds W, 34.32 feet to angle point;  
N51 degrees 14 MINUTES 57 seconds W, 299.85 feet to angle point;  
N09 degrees 59 minutes 18 seconds W, 37.32 feet to angle point;  
N45 degrees 38 minutes 33 seconds W, 130.20 feet to angle point;  
N39 degrees 44 minutes 09 seconds W, 123.67 feet to angle point;  
N08 degrees 34 minutes 08 seconds W, 104.13 feet to angle point;  
N56 degrees 40 minutes 33 seconds W, 100.04 feet to angle point;  
N61 degrees 38 minutes 18 seconds W, 117.85 feet to angle point;  
N77 degrees 40 minutes 12 seconds W, 88.21 feet to angle point;

N88 degrees 54 minutes 46 seconds E, 100.54 feet to angle point;  
S70 degrees 09 minutes 06 seconds E, 60.09 feet to angle point;  
S23 degrees 58 minutes 37 seconds E, 102.30 feet to angle point;  
S19 degrees 36 minutes 39 seconds E, 129.08 feet to angle point;  
S30 degrees 49 minutes 32 seconds E, 116.72 feet to angle point;  
S45 degrees 06 minutes 46 seconds E, 110.81 feet to angle point;  
S65 degrees 50 minutes 33 seconds E, 101.96 feet to angle point;  
S72 degrees 03 minutes 05 seconds E, 107.44 feet to angle point;  
N84 degrees 49 minutes 43 seconds E, 112.15 feet to angle point;  
N38 degrees 56 minutes 35 seconds E, 67.74 feet to angle point;

N63 degrees 49 minutes 59 seconds E, 115.83 feet to angle point;  
N46 degrees 04 minutes 20 seconds E, 107.84 feet to angle point;  
N32 degrees 03 minutes 05 seconds E, 98.45 feet to angle point;  
N11 degrees 57 minutes 23 seconds E, 81.62 feet to angle point;  
N13 degrees 01 minutes 24 seconds E, 87.68 feet to angle point;  
N08 degrees 29 minutes 35 seconds E, 100.07 feet to angle point;  
N01 degrees 58 minutes 51 seconds W, 112.81 feet to angle point;  
N36 degrees 14 minutes 48 seconds E, 23.28 feet to angle point;  
N02 degrees 03 minutes 25 seconds E, 44.42 feet to angle point;  
N59 degrees 26 minutes 53 seconds E, 91.29 feet to angle point;

N49 degrees 28 minutes 45 seconds E, 55.15 feet to angle point;  
N79 degrees 58 minutes 58 seconds E, 108.93 feet to angle point;  
N61 degrees 47 minutes 23 seconds E, 164.20 feet to angle point;  
N54 degrees 41 minutes 54 seconds E, 131.94 feet to angle point;  
N36 degrees 08 minutes 48 seconds E 93.02 feet to angle point;  
N34 degrees 58 minutes 05 seconds E, 56.34 to the point for corner of this tract and said 265.54 acre tract, same being the South corner of the Robert Ramirez et ux et al 191.39 acre tract (200302108);

Thence, along the common line of this and said Ramirez tracts, N53 degrees 31 minutes 42 seconds East, at 39.04 feet pass a 5/8" steel rebar found, at 2804.35 feet pass a second 5/8" steel rebar found at East corner of said Ramirez tract, same being the South corner of the Victoria County Navigation District tract (696-374), at 4130.27 feet pass a point from which a 2" steel pipe with lead plug below surface bears 0.25 feet left, and continuing for an overall distance of 4280.40 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for North corner of this tract, same being the West corner of said 2660.054 acre tract;

Thence, along the common line of this and said 2660.054 acre tracts, S07 degrees 41 minutes 22 seconds E, 4527.35 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for angle point;

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Thence, continuing along said common line, S22 degrees 15 minutes 52 seconds E (plat reads N22 degrees 15 minutes 52 seconds W), 1361.76 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for angle point;

Thence, continuing along said common line, S36 degrees 15 minutes 05 seconds E (plat reads N36 degrees 15 minutes 05 seconds W), 6195.51 feet to the Place of Beginning; Containing within these metes and bounds 417.08 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date. The meanders of the river were ascertained from a scaled aerial photograph taken on 10 February 2003 by LandData Geo Services from control points placed on the ground by Urban Surveying, Inc. and is not intended to reflect an ALTA/ACSM survey.

#### Nitrogen Storage Easement

Fieldnote Description of the nitrogen storage easement being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract of land conveyed to E.I. DuPont de Nemours & Company, Inc. (242-112) and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone as follows and totally depicted on sheet 11 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a point for Southeast corner of this easement 20.00 feet westerly of the center of Alathon Avenue and which bears S 51 degrees 23 minutes 21 seconds W, 6.22 feet from a 5/8" steel rod found for the beginning point of the eleventh course of the Equistar tract (1437-778) (see sheet 11 Detail "D")

Thence, S52 degrees 43 minutes 09 seconds W, 54.00 feet to a point for Southwest corner of this easement;

Thence N37 degrees 16 minutes 51 seconds W, 129.00 feet to point for the Northwest corner;

Thence, N52 degrees 43 minutes 09 seconds E, 64.00 feet to point for Northeast corner;

Thence, S37 degrees 16 minutes 51 seconds E, 10.00 feet westerly of and parallel to the center of Alathon Avenue, 45.00 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 10.00 feet to point for easterly interior corner of this easement;

Thence, S37 degrees 16 minutes 51 seconds E 20 feet westerly of and parallel to the center of Alathon Avenue, 84.00 feet to the Place of Beginning; Containing within these metes and bounds 0.17 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### Center 10' Natural Gas Pipeline easement

Fieldnote Description for the center of a 10 foot wide natural gas pipeline being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain E.I. DuPont de Nemours & Company, Inc. 948 acre tract (242-112) and being more fully described by metes and bounds as follows with bearings based on the Texas State of Plain Coordinate System, South Central Zone and totally depicted on sheet 11 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a 2" steel pipe found in concrete monument at the North corner of said 948 acre tract in the Southwest right-of-way line of Old Victoria- Bloomington Road (60' R.O.W.) (see sheet 8), thence,

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S52 degrees 44 minutes 01 seconds W, 4963.19 feet (N8300) along the North line of said 948 acre tract to point, thence, S37 degrees 12 minutes 29 seconds E, 460.00 to the Place of Beginning and Northeast end of this description (N7840, E8136.81) (see sheet 11) ;

Thence, S52 degrees 44 minutes 01 seconds W, 84.81 feet to point for corner (N7840, E8052) ;

Thence, S37 degrees 15 minutes 59 seconds E, 1039.00 feet to point for corner (N6801, E8052) ;

Thence, S52 degrees 44 minutes 01 seconds W, at 43.1 feet pass the pipeline coming out of the ground, and continuing for an overall distance of 48.00 feet to the Southwest end of this centerline description (N6801, E2019);

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment No. GF No. 021841-V and is accompanied by a plat of even survey date.

#### 8.646 acre McJunkin lease area

Fieldnote Description of a 8.646 acre tract of land being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being partially out of the residue of a 128.06 acre tract conveyed by Choyce A. Rutledge (1199-131) and a 0.2841 acre tract conveyed by the County of Victoria (0259-89), all to E.I. DuPont de Nemours & Company and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone and depicted on sheets 16 and 19 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a 5/8" steel rod found at the East corner of said 0.2841 acre tract, same being the intersection of the Southwest right-of-way line of F.M. 404 with the Northwest right-of-way line of Canal Road;

Thence, along said Northwest right-of-way line, S53 degrees 06 minutes 37 seconds W, 660.35 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for South corner of this tract, same being the East corner of a 3.43 acre lease area, this day described;

Thence, N37 degrees 32 minutes 58 seconds W, at 437.10 feet pass a 5/8" steel rebar for North corner of said 3.43 acre lease and continuing for an overall distance of 557.85 feet to a 5/8" steel rebar set with 1/4" yellow and black polypropylene barricade flagging for West corner;

Thence, N53 degrees 08 minutes 15 seconds E, 691.48 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for North corner of this in the Southwest right-of-way line of F.M. 404;

Thence, along said right-of-way line, S34 degrees 13 minutes 32 seconds E, 408.26 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for the beginning of a curve to the left whose radius point bears N55 degrees 40 minutes 28 seconds E, 11503.33';

Thence, continuing along said right-of-way line along said curve to the left, Delta = 00 degrees 44 minutes 46 seconds, Radius = 11503.33', Chord bears S34 degrees 41 minutes 54 seconds E, 149.77', and along its arc for a distance of 149.78 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 8.646 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 15, 28, 29 October and 8 November 2002 with final corners set on 29 August 2003 with the aid of Chicago Title Insurance Company Title Commitment GF No. 21841-V and is accompanied by a plat of even survey date.

25' wide ingress-egress easement along Southwest line of DuPont  
16.646 acre lease (0.33 acres)

Fieldnote Description of a 25 foot wide ingress-egress easement being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract of land conveyed to E.I. DuPont

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de Nemours & Company, Inc. (242-112), and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and totally depicted on sheet 11 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a 5/8" steel rebar set for West corner of a 16.646 acre tract of land, this day described (see sheet 111), and which bears N19 degrees 00 minutes 21 seconds W, 1817.97 feet, S52 degrees 41 minutes 20 seconds W, 1762.47 feet, and S52 degrees 41 minutes 20 seconds W, 1752.57 feet from a 2" steel capped pipe found in concrete monument leaning southerly at the East corner of said 948 acre tract in the Southwest right-of-way line of Old Victoria-Bloomington Road (see sheet 12), thence, along the West line of said 16.646 acre tract of land, S37 degrees 18 minutes 23 seconds E, 7.34 feet to the Place of Beginning (see sheet 11);

Thence, along said 16.646 acre tract, S37 degrees 18 minutes 23 seconds E (plat reads N37 degrees 18 minutes 23 seconds W) 476.55 feet to a 5/8" steel rebar set with 1/4" yellow and black polypropylene barricade flagging attached for corner;

Thence, continuing along said 16.646 acre tract, N52 degrees 57 minutes 53 seconds E (plat reads S52 degrees 57 minutes 53 seconds W), 81.68 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for corner;

Thence, S37 degrees 02 minutes 07 seconds E, 25.00 feet to point for corner;

Thence, S52 degrees 57 minutes 53 seconds W, 106.56 feet to point for South corner of this easement;

Thence, N37 degrees 18 minutes 23 seconds W, 501.44 feet to a point for West corner 20.00 feet Southeast of the center of C.D. Street;

Thence, 20.00 feet southeasterly of an parallel to C.D. Street, N52 degrees 43 minutes 09 seconds E, 25.00 feet to the Place of Beginning; Containing within these metes and bounds 0.33 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### Acre Grazing Lease

Fieldnote Description of a 193.35 acre grazing lease being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being all of those two (2) tracts of land conveyed to E.I. DuPont de Nemours & Company, Inc. (16.97 acres Tract II 1168-805 and a 176.38 acre tract, Tract 1 1197-19) and being more fully described by metes and bounds as follows:

BEGINNING at the West corner of said 16.97 acre tract at the intersection of the Southeast right-of-way line of F.M. 1686 (120' R.O.W.) with the Northeast right-of-way line of the St. Louis, Brownsville, & Mexican Railroad (100' R.O.W.);

Thence, along said Southeast right-of-way line, N49 degrees 55 minutes 07 seconds E, 1869.27 feet to North corner of said 16.97 acre tract;

Thence, S35 degrees 39 minutes 15 seconds E, 449.89 feet to East corner of said 16.97 acre tract;

Thence, S52 degrees 55 minutes 54 seconds W, 809.40 feet to point for corner, same being the westerly North corner of said 176.38 acre tract;

Thence, S35 degrees 51 minutes 29 seconds E, 1325.19 feet to point for corner;

Thence, N56 degrees 27 minutes 37 seconds E, 404.17 feet to point for corner;

Thence, S35 degrees 47 minutes 23 seconds E, 207.00 feet to point for corner;

Thence, N53 degrees 17 minutes 31 seconds E, 2087.24 feet to the easterly North corner of said 176.38

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acre tract;

Thence, S35 degrees 37 minutes 14 seconds E, 1923.91 feet to the East corner of said 176.38 acre tract;

Thence, S52 degrees 59 minutes 24 seconds W, 3073.49 feet to South corner of said 176.38 acre tract in the Northeast right-of-way line of said railroad;

Thence, along said railroad Northeast right-of-way line, N42 degrees 44 minutes 55 seconds W, 3860.47 feet to the Place of Beginning; Containing within these metes and bounds 193.35 acres of land.

#### 200 Pipe Rack easement

Fieldnote Description of a easement of a portion of 200 Pipe Rack across DuPont and DuPont Textile, Inc. tracts in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948-acre tract of land conveyed to E.I. DuPont de Nemours & Company, Inc. (242-112) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and totally depicted on sheet 11 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a point in the Southeast line of the Equistar tract (1437-778) which bears N37 degrees 23 minutes 27 seconds W, 33.07 feet from a 5/8" steel rod found at the most South corner of said Equistar tract, said rod being the beginning point of the ninth course of said Equistar description;

Thence, S52 degrees 43 minutes 09 seconds W, at 12.34 feet crossing Alathon Ave., and continuing for an overall distance of 552.34 feet to point for corner in the center of Avenue "E";

Thence, along said center of Avenue "E", S37 degrees 16 minutes 52 seconds E, 2.00 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 48.00 feet to point for corner;

Thence, S37 degrees 16 minutes 51 seconds E, 21.10 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 20.00 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, 21.10 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, at 89.08 feet passing from DuPont Leased Premises into DuPont Textiles, Inc. property and continuing for an overall distance of 159.75 feet to point for corner;

Thence, S37 degrees 16 minutes 51 seconds E, 10.00 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 434.75 feet pass the center of Avenue "D", and continuing for an overall distance of 760.38 feet to point for corner;

Thence, S37 degrees 16 minutes 51 seconds E, at 100.0 feet pass the center of Third Street, and continuing for an overall distance of 246.14 feet to point for corner;

Thence, S52 degrees 43 minutes 09 seconds W, 301.74 feet to point for South most corner of this easement;

Thence, N37 degrees 16 minutes 51 seconds W, 26.00 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, 287.74 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, at 124.14 feet pass the center of Third Street, and continuing for an overall distance of 244.14 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, at 339.63 feet pass the center of Avenue "D", and continuing for an overall distance of 845.06 feet to point for corner at the property line of said DuPont Leased Premises and DuPont Textiles, Inc.;

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Thence, along said property line, N37 degrees 14 minutes 01 seconds W, 5.00 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, at 157.06 feet pass the center of Avenue "E", and continuing for an overall distance of 362.66 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, 23.37 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, 20.00 feet to point for corner;

Thence, S37 degrees 16 minutes 51 seconds E, 23.37 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, 206.26 feet to point for corner;

Thence, N37 degrees 16 minutes 51 seconds W, 26.05 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, 22.00 feet to point for corner;

Thence, S37 degrees 16 minutes 51 seconds E, 26.05 feet to point for corner;

Thence, N52 degrees 43 minutes 09 seconds E, at 86.14 feet pass the center of Alathon Avenue, and continuing for an overall distance of 98.45 feet to point for corner in the Southwest line of said Equistar tract;

Thence, along said Southwest line, S37 degrees 23 minutes 27 seconds E, 17.00 feet to the Place of Beginning; Containing within these metes and bounds 1.018 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### 730.31 Acre Grazing Lease

Fieldnote Description of a 730.31 acre grazing lease being partially in the Desiderio Garcia Survey, A-38 and the Diego Garcia Survey, A-39, all in Victoria County, Texas and being more fully described by metes and bounds as follows:

Beginning at a concrete monument found at the East corner of the E.I. DuPont de Nemours 682.777 acre tract (812-670) and being in the Southwest right-of-way line of the Old Victoria-Bloomington Road;

Thence, S52 degrees 43 minutes 38 seconds W, 7198.72 feet to fence corner on the northeasterly side of the North Plant Entrance Road;

Thence, along the northeasterly side of the North Plant Entrance Road as follows:

N37 degrees 21 minutes 28 seconds W, 2297.68 feet;  
N27 degrees 12 minutes 28 seconds W, 278.57 feet;  
N21 degrees 03 minutes 21 seconds W, 193.98 feet;  
N21 degrees 56 minutes 46 seconds W, 130.66 feet;  
N37 degrees 11 minutes 17 seconds W, 819.66 feet;  
N23 degrees 12 minutes 05 seconds W, 348.19 feet;  
N05 degrees 46 minutes 49 seconds E, 350.08 feet;  
N47 degrees 04 minutes 53 seconds E, 498.71 feet;  
N49 degrees 27 minutes 11 seconds E, 298.54 feet;  
N77 degrees 55 minutes 51 seconds E, 151.67 feet;  
N55 degrees 22 minutes 17 seconds E, 286.77 feet;  
N16 degrees 01 minutes 31 seconds W, 186.94 feet;  
N28 degrees 10 minutes 01 seconds W, 221.66 feet to fence corner in the southeasterly margin of F.M. 1432;

Thence, along said southeasterly margin of F.M. 1432, N53 degrees 29 minutes 07 seconds E, 1888.81

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feet to corner post at the North corner of the E.I. DuPont de Nemours 288.8342 acre tract (830-152), same being the West corner of the E.I. DuPont de Nemours 155.97 acre tract (1483-909);

Thence, continuing along said southeasterly margin, N53 degrees 29 minutes 59 seconds E, 3080.21 feet to a railroad tie for corner post at the North corner of said 155.97 acre tract;

Thence, along the Northeast line of said 155.97 acre tract, S36 degrees 22 minutes 58 seconds E, 2195.91 feet to a railroad tie for fence corner at the East corner of said 155.97 acre tract, same being the Northwest line of said 682.8777 acre tract;

Thence, N53 degrees 17 minutes 08 seconds E, 618.48 feet to fence corner for corner of this lease;

Thence, S32 degrees 50 minutes 41 seconds E, 485.22 feet to fence corner in the Northwest line of the C.P. & L. 2.7 acre tract;

Thence, along the perimeter of said 2.7 acre tract;  
S52 degrees 42 minutes 48 seconds W, 321.00 feet;  
S37 degrees 17 minutes 12 seconds E, 310.00 feet;  
N52 degrees 42 minutes 48 seconds E, 380.00 feet;  
N37 degrees 17 minutes 12 seconds W, 310.00 feet;

Thence, N52 degrees 42 minutes 48 seconds E, 51.50 feet to fence corner on the southwesterly side of railroad tract;

Thence, along the southwesterly side of said railroad as follows:

S34 degrees 16 minutes 55 seconds E, 406.32 feet;  
S40 degrees 36 minutes 50 seconds E, 666.86 feet;  
S53 degrees 35 minutes 14 seconds E, 61.28 feet;  
S35 degrees 39 minutes 46 seconds W, 17.05 feet;

S50 degrees 28 minutes 24 seconds E, 65.32 feet to fence corner in the Southwest side of the Old Victoria-Bloomington Road;

Thence, S18 degrees 59 minutes 41 seconds E, 766.68 feet to the Place of Beginning; Containing within these metes and bounds 730.31 acres of land.

#### 0.242 Acre Pipe Rack Easement

Fieldnote Description of a pipe rack easement being in the Desiderio Garcia Survey, A-39 in Victoria County, Texas and being out of that certain 948 acre tract conveyed by Jessie H. Whitney et vir to E.I. DuPont De Nemours and Company (242-112) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and totally depicted on sheet 11 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Dupont De Nemours and Company" dated April 2003:

Commencing at a concrete monument with 2n steel pipe found leaning southerly at the East corner of said 948 acre tract of land same being the North corner of the E.I. DuPont De Nemours and Company 207.5 acre tract (241-1721, and being in the westerly right-of-way line of Old Victoria-Bloomington Road (60' R.O.W.), thence along said westerly right-of-way line, N19 degrees 00 minutes 21 seconds W, 1817.97 feet, thence, S52 degrees 41 minutes 20 seconds W, 3469.84 to a point for the Southeast corner of this tract and the Place of Beginning;

Thence, S52 degrees 41 minutes 20 seconds W, at 25.5 feet pass the center of an aerial pipe rack and continuing for an overall distance of 45.20 feet to a 5/8" steel rebar set for South corner of this easement;

Thence, N37 degrees 18 minutes 23 seconds W, 8.58 feet to point for corner;

Thence, S52 degrees 38 minutes 59 seconds W, 34.91 feet to point for corner;

Thence, N37 degrees 17 minutes 49 seconds W, at 4.15 feet pass the center of C. D. Street at 160.11 feet pass the center of Third Street and continuing for an overall distance of 170.06 feet to point for West corner of this tract;

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Thence, N52 degrees 43 minutes 09 seconds E, 51.00 feet to point for North corner;

Thence, S37 degrees 71 minutes 49 seconds E, at 9.95 feet pass the center of Second Street and continuing for an overall distance of 118.00 feet to point for corner;

Thence, N52 degrees 38 minutes 59 seconds E, 29.07 feet to point for corner;

Thence, S 37 degrees 20 minutes 01 seconds B, at 47.95 feet pass the center of C. D. Street and continuing for an overall distance of feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.242 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### 70.629 acre utility and ingress-egress easement

Fieldnote Description of a utility and ingress-egress easement being partially in the Desiderio Garcia Survey, A-38 and the Diego Garcia Survey, A-39, all in Victoria County, Texas and being across Subdivision Number One Hundred Sixteen (116) of the A. Levi & Company Subdivision which is a part of a 388.8 acre tract (241-1691, across that 207.5 acre tract (241-172), and across that 948 acre tract (242-1121, as conveyed to E.I. DuPont De Nemours & Co. and being more fully described by metes and bounds as follows with bearings based on the Texas State Plane Coordinate System, South Central Zone and shown on sheets 7, 8, 11, 12, and 15 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a 2" steel pipe found in concrete monument at the East corner of said 388.8 acre tract for East corner of this description;

Thence, along the Southeast line of said 388.8 acre tract, S53 degrees 22 minutes 02 seconds W, 200.37 feet to point for easterly South corner of this description;

Thence, N18 degrees 45 minutes 08 seconds W, 3475.33 feet to angle point;

Thence, N19 degrees 06 minutes 24 seconds W, 3229.84 feet to angle point;

Thence, N36 degrees 21 minutes 06 seconds W, 105.03 feet to point for southeasterly interior corner of this description, and being 30.00 feet southwesterly of the center of Main Entrance Road;

Thence, parallel to said road, S52 degrees 44 minutes 01 seconds W, 1773.61 feet to angle point;

Thence, S37 degrees 16 minutes 01 seconds E, 755.98 feet to angle point;

Thence, S52 degrees 44 minutes 09 seconds W, 448.23 feet to angle point;

Thence, S37 degrees 40 minutes 13 seconds E, 126.38 feet to angle point;

Thence, S52 degrees 46 minutes 02 seconds W, 152.84 feet to angle point;

Thence, N37 degrees 13 minutes 59 seconds W, 41.84 feet to angle point;

Thence, N52 degrees 46 minutes 02 seconds E, 127.52 feet to angle point;

Thence, N37 degrees 40 minutes 14 seconds W, 109.52 feet to angle point;

Thence, N52 degrees 44 minutes 09 seconds E, 448.41 feet to angle point;

Thence, N37 degrees 16 minutes 01 seconds W, 730.98 feet to angle point 30.00 feet Southeast of the center of Main Entrance Road;

Thence, parallel to said road, S52 degrees 44 minutes 01 seconds W, 957.36 feet to angle point;

Thence, S37 degrees 15 minutes 59 seconds E, 542.97 feet to angle point;

Thence, S52 degrees 39 minutes 35 seconds W, 199.93 feet to angle point;

Thence, N37 degrees 16 minutes 52 seconds W, 0.55 feet to angle point;

Thence, S52 degrees 31 minutes 58 seconds W, 4.78 feet to angle point;

Thence, S36 degrees 05 minutes 58 seconds E, 35.69 feet to angle point;

Thence, S53 degrees 06 minutes 42 seconds W, 126.71 feet to angle point at face of Equistar Building;

Thence, N36 degrees 53 minutes 09 seconds W, 10.00 feet to angle point;

Thence, N53 degrees 06 minutes 40 seconds E, 116.85 feet to angle point;

Thence, N36 degrees 05 minutes 50 seconds W, 35.59 feet to angle point;

Thence, N52 degrees 31 minutes 58 seconds E, 17.15 feet to angle point;

Thence, N37 degrees 21 minutes 08 seconds W, 192.84 feet to angle point;

Thence, S52 degrees 43 minutes 45 seconds W, 1031.64 feet to angle point;

Thence, N37 degrees 13 minutes 36 seconds W, 98.01 feet to angle point;

Thence, S52 degrees 46 minutes 57 seconds W, 250.31 feet to angle point;

Thence, N37 degrees 14 minutes 47 seconds W, 5.70 feet to angle point;

Thence, N53 degrees 16 minutes 51 seconds E, 87.69 feet to angle point;

Thence, N37 degrees 14 minutes 10 seconds W, 5.06 feet to angle point;

Thence, N52 degrees 46 minutes 57 seconds E, 172.63 feet to angle point;

Thence, S37 degrees 13 minutes 36 seconds E, 98.00 feet to angle point;

Thence, N52 degrees 43 minutes 45 seconds E, (plat reads S52 degrees 43 minutes 45 seconds W) 1018.21 feet to angle point;

Thence, N38 degrees 08 minutes 27 seconds W, 329.87 feet to angle point 30.00 feet southeasterly of the center of Main Entrance Road;

Thence, parallel to said road, S52 degrees 44 minutes 01 seconds W, 1012.94 feet to angle point;

Thence, S37 degrees 13 minutes 37 seconds E, 50.94 feet to a 5/8" steel rebar set with 1/4" yellow and black polypropylene barricade flagging attached for angle point, same being the most westerly North corner of a 20.148 acre tract, this day described;

Thence, along said 20.148 acre tract, S52 degrees 36 minutes 22 seconds W, 172.66 feet to a 5/8" steel rebar set with 1/4" yellow and black polypropylene barricade flagging attached for West corner of said 20.148 acre tract;

Thence, N37 degrees 14 minutes 11 seconds W, 51.33 feet to angle point 30.00 feet southeasterly of the center of Main Entrance Road;

Thence, parallel to said road, S52 degrees 44 minutes 01 seconds W, 397.02 feet to angle point;

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Thence, S37 degrees 08 minutes 11 seconds E, at 26.48 feet pass the North corner of a chain link fenced area and continuing for an overall distance of 280.80 feet to East corner of a fenced area;

Thence, S52 degrees 35 minutes 29 seconds W, 91.98 feet to South corner of fenced area;

Thence, N37 degrees 09 minutes 33 seconds W, at 254.87 feet pass the West corner of fenced area and continuing for an overall distance of 281.03 feet to angle point 30.00 feet southeasterly of the center of said Main Entrance Road;

Thence, parallel to said road, S52 degrees 44 minutes 01 seconds W, 397.27 feet to an angle point;

Thence, S37 degrees 15 minutes 59 seconds E, 339.25 feet to angle point;

Thence, S59 degrees 55 minutes 18 seconds E, 77.41 feet to angle point in the Northwest line of the reverse osmosis unit and which bears S 52 degrees 43 minutes 09 seconds W, 316.67 feet from a 5/8" steel rebar set with 3/4 yellow and black polypropylene barricade flagging attached for North corner of said reverse osmosis unit;

Thence, N59 degrees 55 minutes 30 seconds W, 75.24 feet to angle point;

Thence, N37 degrees 15 minutes 9 seconds W, 341.26 feet to angle point 30.00 feet southeasterly of the center of Main Plant Entrance Road;

Thence, parallel to said road, S52 degrees 44 minutes 01 seconds W, at 743.62 feet pass the center of Avenue "C" and continuing for an overall distance of 1160.65 feet to angle point;

Thence, S36 degrees 56 minutes 02 seconds E, 218.09 feet to angle point;

Thence, N55 degrees 45 minutes 03 seconds E, 138.29 feet to point for corner at West face of Building 1;

Thence, S34 degrees 14 minutes 58 seconds E, 20.00 feet to angle point;

Thence, S55 degrees 45 minutes 04 seconds W, 157.38 feet to most South corner of this description;

Thence, N36 degrees 56 minutes 01 seconds W, 327.06 feet to West most corner of this description;

Thence, 60.00 feet northwesterly of and parallel to the center of Main Entrance Road, N52 degrees 44 minutes 01 seconds E, 1587.56 feet to angle point;

Thence, N37 degrees 15 minutes 59 seconds W, 210.00 feet to angle point in Northwest line of said 948 acre tract;

Thence, along Northwest line of said 948 acre tract, N52 degrees 44 minutes 01 seconds E, 4962.72 feet to a 2" steel pipe found in concrete monument at North corner of said 948 acre tract, same being in the Southwest right-of-way line of Old Victoria-Bloomington Road (60' R.O.W.);

Thence, along said Southwest right-of-way line, S19 degrees 00 minutes 21 seconds E, 3680.03 feet (see sheet 11) to a 2" steel pipe found in concrete monument leaning southerly for angle point;

Thence, continuing along said southwesterly right-of-way line, S18 degrees 57 minutes 16 seconds E, 3451.75 feet to the Place of Beginning; Containing within these metes and bounds 70.629 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 with computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### 33.412 Acre Tract

Fieldnote Description of a 33.412 acre tract of land being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract conveyed by Jessie H. Whitney et vir to E.I.

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Valid Only if Schedule A, B and Cover are attached

DuPont De Nemours and Company (242-112)  
and being more fully described by metes and bounds with bearings based off of the Texas State Plain  
Coordinate System, South Central Zone and shown on sheets 8, 11, and 12 of 23 sheets of that certain  
ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a 2" steel capped pipe found in concrete at the North corner of said 948 acre tract (see  
sheet 8), same being in the Southwest right-of-way line of the Old Victoria-Bloomington Road (60'  
R.O.W.), thence, S19 degrees 00 minutes 21 seconds E, 1129.57 feet to a 5/8" steel rebar set with 3/4"  
yellow and black polypropylene barricade flagging attached for the North corner of this description and  
the Place of Beginning and which bears S52 degrees 53 minutes 56 seconds W, 0.45 feet from a 5/8"  
steel rod  
found (see sheet 12) ;

Thence, S52 degrees 53 minutes 55 seconds W, 1256.51 feet to a 5/8" steel rod found for interior  
corner;

Thence, N37 degrees 27 minutes 22 seconds W, 421.31 feet to a 5/8" steel rod found for exterior corner;

Thence, S52 degrees 32 minutes 37 seconds W, 487.60 feet to a 5/8" steel rod found for exterior corner;

Thence, S37 degrees 11 minutes 12 seconds E, 423.03 feet to a 5/8" steel rod found for interior corner of  
this tract;

Thence, S52 degrees 32 minutes 32 seconds W, 981.84 feet to a 5/8" steel rod found for interior corner;

Thence, N37 degrees 16 minutes 55 seconds W, 33.36 feet to a chain link fence corner post for exterior  
corner of this parcel;

Thence, S52 degrees 45 minutes 21 seconds W, 200.07 feet to a chain link fence corner post for interior  
corner of this tract;

Thence, N37 degrees 16 minutes 55 seconds W, 233.92 feet to a 5/8" steel rod found for exterior corner;

Thence, S52 degrees 31 minutes 47 seconds W (plat reads N 52 degrees 31 minutes 47 seconds E),  
586.85 feet to a 5/8" steel rod found for West corner of this tract;

Thence, S37 degrees 26 minutes 47 seconds E (plat reads N 37 degrees 26 minutes 47 seconds W),  
142.50 feet to a 5/8" steel rod found for exterior corner;

Thence, N52 degrees 32 minutes 30 seconds E (plat reads S 52 degrees 32 minutes 30 seconds ), 42.03  
feet to a 5/8" steel rod found for interior corner;

Thence, S37 degrees 27 minutes 22 seconds E (plat reads N 37 degrees 27 minutes 22 seconds W), at  
139.54 feet pass the center of Second St., and continuing for an overall distance of 484.86 feet to a 5/8"  
steel rod found for exterior corner;

Thence, N52 degrees 32 minutes 04 seconds E (plat reads S 52 degrees 32 minutes 04 seconds W),  
13.78 feet (see Detail "D" sheet 11) pass the center of Alathon Avenue and continuing for an overall  
distance of 26.01 feet to a 5/8" steel rod found for interior corner;

Thence, S37 degrees 23 minutes 27 seconds E (plat reads N 37 degrees 23 minutes 27 seconds W),  
89.83 feet to a 5/8" steel rod found for South corner of this tract (see Detail "D" Sheet 11);

Thence, N52 degrees 42 minutes 15 seconds E, at 978.60 feet pass the center of Ave. "F" and continuing  
for an overall distance of 1049.16 feet to a 5/8" steel rod found for interior corner;

Thence, S37 degrees 19 minutes 32 seconds E, 69.90 feet to a 5/8" steel rebar set with 3/4 yellow and  
black polypropylene barricade flagging attached for exterior corner of this parcel;

Thence, N52 degrees 32 minutes 00 seconds E, 1375.04 feet to a 5/8" steel rod found for exterior  
corner;

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Thence, N37 degrees 29 minutes 50 seconds W, 69.96 feet to a 5/8" steel rod found for exterior corner of this tract;

Thence, S52 degrees 31 minutes 52 seconds W, 364.89 feet to a 5/8" steel rod found for interior corner of this tract;

Thence, N37 degrees 27 minutes 32 seconds W, 414.33 feet to a 5/8" steel rod found for interior corner;

Thence, N52 degrees 53 minutes 13 seconds E, 1373.75 feet to a 5/8" steel rebar set with 3/4 yellow and black polypropylene barricade flagging attached for Northeast corner of this tract in the southwesterly right-of-way line of Old Victoria-Bloomington Road and which bears S52 degrees 53 minutes 13 seconds W, 0.45 feet from a 5/8" steel rod found;

Thence, along said right-of-way line, N 19 degrees 00 minutes 21 seconds W, 42.04 feet to the Place of Beginning; Containing within these metes and bounds 33.412 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### Equistar Foam House easement

Fieldnote Description of the Equistar Foam House easement being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract of land conveyed to E.I. DuPont de Nemours & Company, Inc. (242-112) and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone and being totally depicted on sheet 11 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a point for North corner of this easement 20.00 feet westerly of the center of Alathon Avenue and which bears S 30 degrees 38 minutes 23 seconds E, 53.80 feet from a 5/8" steel rod found for the beginning point of the eleventh course of the Equistar tract (1437-778) (see Detail "D" );

Thence, parallel and 20 feet westerly of said street centerline, S 37 degrees 16 minutes 51 seconds E, 38.63 feet to point for East corner of this easement;

Thence, S 52 degrees 43 minutes 09 seconds W, 41.27 feet to point for South corner of this easement;

Thence, N 36 degrees 01 minute 37 seconds W, 38.64 feet to point for West corner;

Thence, N 52 degrees 43 minutes 09 seconds E, 40.42 feet to the Place of Beginning; Containing within these metes and bounds 0.036 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### 20.148 acre land lease to Dupont

Fieldnote Description of a 20.148 acre tract of land being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract conveyed by Jessie H. Whitney et vir to E.I. DuPont De Nemours and Company (242-112) and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone and being shown on sheets 8, 11 and 12 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a 2" steel capped pipe found in concrete at the North corner of said 948 acre tract (see sheet 8), same being in the Southwest right-of-way line of the Old Victoria-Bloomington Road (60 minutes R.O.W.), thence S 19 degrees 00 minutes 21 seconds E, 1129.57 feet, S 52 degrees 53 minutes 55 seconds W, 1256.51 feet, N 37 degrees 27 minutes 22 seconds W, 421.31 feet, S 52 degrees 32

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minutes 37 seconds W, 487.60 feet, S 37 degrees 11 minutes 12 seconds E, 423.03 feet, S 52 degrees 32 minutes 32 seconds W, 981.84 feet, N 37 degrees 16 minutes 55 seconds W, 33.36 feet, S 52 degrees 45 minutes 21 seconds W, 200.07 feet, and N 37 degrees 16 minutes 55 seconds W, 233.92 feet to a 5/8" steel rod found for the Place of Beginning (see sheet 11);

Thence, N 37 degrees 37 minutes 41 seconds W, 177.5 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging set for North most corner of this tract;

Thence, S 52 degrees 43 minutes 45 seconds W, 1018.22 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for interior corner of this tract;

Thence, N 37 degrees 13 minutes 36 seconds W, 279.96 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for westerly North corner of this tract;

Thence, S 52 degrees 36 minutes 22 seconds W, 172.66 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for exterior of this tract;

Thence, S 37 degrees 14 minutes 10 seconds E, 185.49 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for interior corner of this tract;

Thence, S 53 degrees 16 minutes 51 seconds W, 87.69 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for exterior corner of this tract;

Thence, S 37 degrees 14 minutes 47 seconds E, 499.03 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for exterior corner of this tract;

Thence, N 52 degrees 44 minutes 09 seconds E, 53.98 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for interior corner of this tract;

Thence, S 37 degrees 14 minutes 01 second E, 57.47 feet pass the corner of Second St. and containing for an overall distance of 494.71 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for interior corner of this tract;

Thence, S 44 degrees 48 minutes 35 seconds W, 245.17 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for exterior corner;

Thence, S 37 degrees 16 minutes 51 seconds E, 19.01 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for exterior corner and being 20 feet northwesterly of the center of Third St.;

Thence, 20 feet northwesterly of and parallel to said Third St., N 52 degrees 43 minutes 09 seconds E, 534.93 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for interior corner;

Thence, entering Third Street right-of-way, S 37 degrees 16 minutes 51 seconds E, 10.05 feet to a 12" bridge spike set with 3/4" yellow and black polypropylene barricade flagging attached for exterior corner of this tract;

Thence, N 52 degrees 43 minutes 09 seconds E, 145.51 feet to a 12" bridge spike set with 3/4" yellow and black polypropylene barricade flagging attached for exterior corner of this tract;

Thence, N 37 degrees 16 minutes 51 seconds W, 10.05 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for interior corner of this tract in the Northwest right-of-way line of Third Street, (area of this tract in street right-of-way is 0.033 acres);

Thence, 20 feet northwesterly of and parallel to the center of Third Street, N 52 degrees 43 minutes 09 seconds E, 1094.00 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging for exterior corner of this tract;

Thence, N 37 degrees 16 minutes 51 seconds W, 55.14 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade in Southeast line of a 33.412 acre tract;

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Thence, along said 33.412 acre tract S 52 degrees 42 minutes 15 seconds W, 822.10 feet to a 5/8" steel rebar found;

Thence, along said 33.412 acre tract N 37 degrees 23 minutes 27 seconds W, 89.83 feet to a 5/8" steel rebar found;

Thence, along said 33.412 acre tract S 52 degrees 32 minutes 04 seconds W, at 12.23 feet pass the center of Alathon Avenue, and continuing for an overall distance of 26.0 feet to a 5/8" steel rebar found;

Thence, along said 33.412 acre tract N 37 degrees 27 minutes 22 seconds W, at 345.32 feet pass the center of Second Street, and continuing for an overall distance of 484.86 feet to a 5/8" steel rebar found;

Thence, along said 33.412 acre tract N 52 degrees 32 minutes 30 seconds W, 42.03 feet to a 5/8" steel rebar found;

Thence, along said 33.412 acre tract N 37 degrees 26 minutes 47 seconds W, 142.50 feet to a 5/8" steel rebar found;

Thence, along said 33.412 acre tract, N 52 degrees 31 minutes 47 seconds E, 586.85 feet to the Place of Beginning; Containing within these metes and bounds 20.148 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

Fieldnote Description of a 325.54 acre grazing lease lying East of the barge canal and being in the Desiderio Garcia Survey, A-38 and the Diego Garcia Survey, A-39, all in Victoria County, Texas and being out of that 948 acre tract (242-112), that 682.8777 acre tract (812-670), and that 288.8342 acre tract (830-152) as conveyed to E.I. DuPont De Nemours & Company, Inc. and being more fully described by metes and bounds with bearings based off the Texas State Plain Coordinate System, South Central Zone as follows:

Beginning at the commencing point of the eleventh course (830-152) in the northwesterly perimeter of said DuPont property;

Thence, N53 degrees 21 minutes 47 seconds E, 1374.43 feet to point of North corner of this description;

Thence, S04 degrees 59 minutes 27 seconds E, 787.98 feet to angle point;

Thence, S33 degrees 50 minutes 12 seconds E, 322.46 feet to angle point;

Thence, S27 degrees 45 minutes 53 seconds W, 184.36 feet to angle point;

Thence, S31 degrees 50 minutes 46 seconds E, 308.22 feet to angle point;

Thence, S34 degrees 59 minutes 14 seconds E, 282.13 feet to angle point;

Thence, S51 degrees 56 minutes 35 seconds E, 307.36 feet to angle point;

Thence S37 degrees 13 minutes 46 seconds E, 2774.71 feet to East corner of this description;

Thence, S52 degrees 05 minutes 39 seconds W, 1457.30 feet to angle point;

Thence, S16 degrees 58 minutes 24 seconds W, 186.08 feet to angle point;

Thence, S04 degrees 33 minutes 02 seconds W, 194.10 feet to angle point;

Thence, S00 degrees 03 minutes 32 seconds E, 1528.72 feet to angle point;

Thence, S11 degrees 37 minutes 21 seconds E, 173.93 feet to angle point;

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Thence, S34 degrees 07 minutes 12 seconds E, 120.85 feet to angle point;  
Thence, S52 degrees 31 minutes 51 seconds W, 563.27 feet to angle point;  
Thence, S37 degrees 15 minutes 58 seconds E, 731.80 feet to angle point;  
Thence, S52 degrees 27 minutes 45 seconds W, 125.33 feet to angle point;  
Thence, S33 degrees 05 minutes 18 seconds E, 447.45 feet to angle point;  
Thence, S65 degrees 25 minutes W, 251.41 feet to angle point for South corner of this parcel;  
Thence, N35 degrees 17 minutes 40 seconds W, 1017.00 feet to angle point;  
Thence, N35°51'13.5"W, 1103.26 feet to angle point;  
Thence, N28 degrees 43 minutes 22 seconds W, 561.02 feet to angle point;  
Thence, N23 degrees 57 minutes 13 seconds W, 436.80 feet to angle point;  
Thence, N12 degrees 42 minutes 24 seconds W, 738.41 feet to angle point;  
Thence, N08 degrees 25 minutes 09 seconds W, 831.33 feet to angle point;  
Thence, N08 degrees 21 minutes 11 seconds W, 428.99 feet to angle point;  
Thence, N07 degrees 55 minutes 32 seconds W, 1244.19 feet to angle point;  
Thence, N07 degrees 50 minutes 57 seconds W, 1425.63 feet to angle point;  
Thence, N06 degrees 57 minutes 57 seconds W, 570.62 feet to point for West corner;  
Thence, N53 degrees 21 minutes 54 seconds E, 181.77 feet to angle point;  
Thence, S07 degrees 57 minutes 18 seconds E, 68.33 feet to the Place of Beginning; Containing within these metes and bounds 325.54 acres of land.

#### 10.95 acre utility easement

Fieldnote Description of a 10.95 acre utility easement lying, situate, and being across the southeasterly portions of Lot Numbers One Hundred-Thirteen (113), One Hundred-Fourteen (114), and One Hundred-Fifteen (115) of the A. Levi's & Company Subdivision (2-64 PR) in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being across the southeasterly portion of the residue of that certain 105.16 acre tract of land conveyed to E.I. DuPont De Nemours & Company (1078-653) and being more fully described by metes and bounds as follows with bearings based off of the Texas State Plain Coordinate System, South Central Zone and depicted on sheets 15 and 16 of 23 sheets of that certain Alta/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Beginning at a 5/8" steel rod found for South corner of said 105.16 acre tract in the Northeast right-of-way line of the Old Victoria-Bloomington Road (see sheet 15);

Thence, along said Northeast right-of-way line, N 18 degrees 56 minutes 43 seconds W, 193.86 feet to point for southerly West corner of this easement;

Thence, N 74 degrees 47 minutes 51 seconds E, 226.28 feet to angle point;

Thence, N 53 degrees 12 minutes 54 seconds E, 2732.35 feet to point for interior corner of this easement;

Thence, N 05 degrees 09 minutes 47 seconds E, 53.60 feet to angle point for interior corner of this

easement;

Thence, 100.00 feet westerly of the northeasterly line of said 105.16 acre tract, N42 degrees 47 minutes 40 seconds W, 1451.36 feet to point for northerly West corner in the Northwest line of said 105.16 acre tract (see sheet 16);

Thence, along said northwesterly line, S53 degrees 09 minutes 08 seconds W, 100.54 feet to North corner of said 105.16 acre tract;

Thence, along said Northeast line of said 105.16 acre tract, S42 degrees 47 minutes 40 seconds E, 1593.41 feet to 6 seconds concrete monument with top broken off and 5/8" steel rod leaning from top of concrete for East corner of this and said 105.16 acre tract;

Thence, along the Southeast line of said 105.16 acre tract, S53 degrees 12 minutes 54 seconds W, 3153.39 feet to the Place of Beginning; Containing within these metes and bounds 10.95 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### 1.809 Acre Leased Premises (Laydown Yard)

Fieldnote Description of a 1.809 acre tract of land being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract conveyed by Jessie H. Whitney et vir to E.I. DuPont De Nemours and Company (242-112) and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone and shown on sheets 8, 11, and 12 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

Commencing at a 2" steel capped pipe found in concrete at the North corner of said 948 acre tract (see sheet a), same being in the Southwest right-of-way line of the Old Victoria-Bloomington Road (60' R.O.W.), thence, S19 degrees 00 minutes 21 seconds E, 1129.57 feet, S52 degrees 53 minutes 55 seconds W, 1256.51 feet, N37 degrees 27 minutes 22 seconds W, 421.31 feet, S52 degrees 32 minutes 37 seconds W, 487.60 feet, S37 degrees 11 minutes 12 seconds E, 423.03 feet, and S52 degrees 32 minutes 32 seconds W, 237.75 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging set for Place of Beginning and East corner of this tract (see sheet 11);

Thence, S52 degrees 32 minutes 32 seconds W, 503.08 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging set for South corner of this tract;

Thence, N04 degrees 16 minutes 48 seconds W, 213.54 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging set for West corner;

Thence, N52 degrees 32 minutes 31 seconds E, 378.81 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging set for North corner of this tract;

Thence, S39 degrees 50 minutes 01 seconds E, 178.88 feet to the Place of Beginning; Containing within these metes and bounds 1.809 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.

#### Equistar Foam House easement

Fieldnote Description of the Equistar Foam House easement being in the Desiderio Garcia Survey, A-38 in Victoria County, Texas and being out of that certain 948 acre tract of land conveyed to E.I. DuPont de Nemours & Company, Inc. (242-112) and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone and being totally depicted on sheet 11 of 23 sheets of that certain ALTA/ACSM survey entitled "E.I. Du Pont De Nemours and Company" dated April 2003:

**First American Title Insurance Company**

Beginning at a point for North corner of this easement 20.00 feet westerly of the center of Alathon Avenue and which bears S30°03'23"E, 53.80 feet from a 5/8" steel rod found for the beginning point of the eleventh course of the Equistar tract (1437-778) (see Detail "D") ;

Thence, parallel and 20 feet westerly of said street centerline, S37 degrees 16 minutes 51 seconds E, 38.63 feet to point for East corner of this easement;

Thence, S52 degrees 43 minutes 09 seconds W, 41.27 feet to point for South corner of this easement;

Thence, N36 degrees 01 minutes 37 seconds W, 38.64 feet to point for West corner;

Thence, N52 degrees 43 minutes 09 seconds E, 40.42 feet to the Place of Beginning; Containing within these metes and bounds 0.036 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey in October and November 2002 and computations from that survey with the aid of Chicago Title Insurance Company Title Commitment GF No. 021841-V and is accompanied by a plat of even survey date.