

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: April 26, 2021

Grantor: Tenaris Bay City, Inc., a Delaware Corporation
4000 Avenue F, Suite A
Bay City, Texas 77414

Grantee: City of Bay City
1901 5th Street
Bay City, Texas 77414

Consideration: Terms of the Economic Development and Non-Annexation Agreement between City of Bay City, Texas and Maverick Tube Corporation and its affiliate Tenaris Bay City, Inc., each a Delaware Corporation dated June 5, 2014.

Property (including any improvements):

Being 2.00 acre tract of land in the M. O'Connell Survey, Abstract 476, and the J. Duncan Survey, Abstract 150, Matagorda County, Texas, being out of and a part of that certain called 1,010.23 acre tract recorded under County Clerk's File Number 20133675, Official Records, Matagorda County, Texas. Said 2.00 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT to any and all easements, restrictions, reservations, and documents appearing of record affecting the hereinabove described property.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: None, except all easements, restrictions, reservations or any other documents appearing of record affecting the above described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and/or assigns forever. Grantor binds Grantor and Grantor's successors and/or assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This Deed was prepared with information provided by the parties. Roberts, Odefey, Witte & Wall, LLP, Attorneys at Law, did not perform any title research. Our preparation of these documents did not include research as to ownership of the property, encroachments, taxes, judgments or other liens, or access to the property. This law firm has undertaken no duty with respect to the quality or quantity of the title or other interest. This law firm will not act as the reporting agent for IRS 1099 S reporting requirements.

GRANTOR:

TENARIS BAY CITY, INC., a Delaware Corporation

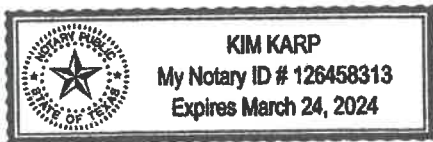
L. Venta
By: Laura Venta
Title: Legal Senior Director & Secretary

STATE OF TEXAS §
COUNTY OF MATAGORDA §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Tenaris Bay City, Inc., a Delaware Corporation, by Laura Venta, its Legal Sr Dir & Secretary, who is personally known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he/she executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this 18th day of May, 2021.



Kim Karp
Notary Public in and for the State of Texas

AGREED TO AND ACCEPTED BY:

CITY OF BAY CITY

By: Robert K. Nelson, Mayor

STATE OF TEXAS §
COUNTY OF MATAGORDA §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Robert K. Nelson, Mayor of City of Bay City, who is personally known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this _____ day of _____, 2021.

Notary Public in and for the State of Texas

PREPARED IN THE OFFICE OF:
Roberts, Odefey, Witte & Wall, LLP
P. O. Box 9
Port Lavaca, Texas 77979

RETURN TO:
Roberts, Odefey, Witte & Wall, LLP
P. O. Box 9
Port Lavaca, Texas 77979

2.00 Acre Water Plant Site

J. Duncan Survey, Abstract 150
M. O'Connell Survey, Abstract 476
Matagorda County, Texas

STATE OF TEXAS §
COUNTY OF MATAGORDA §

A METES & BOUNDS description of a 2.00 acre tract of land in the M. O'Connell Survey, Abstract 476, and the J. Duncan Survey, Abstract 150, Matagorda County, Texas, being out of and a part of that certain called 1,010.23 acre tract recorded under County Clerk's File Number 20133675, Official Records, Matagorda County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based on GPS observations.

BEGINNING at a brass disc found in concrete stamped "6251" for the upper west corner of said called 1,010.23 acre tract, same being the north corner of an adjoining called 23.04 acre tract recorded under County Clerk's File Number 027501, Official Records, Matagorda County, Texas, for the west corner and Place of Beginning of the herein described tract, said point being in the southeast right-of-way line of State Highway 35 (190-foot wide);

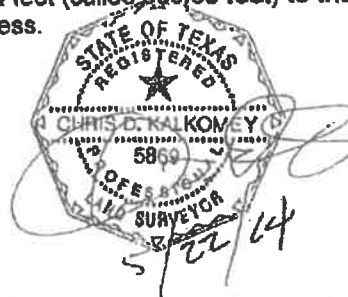
Thence North 54 degrees 40 minutes 13 seconds East (called North 54 degrees 37 minutes 02 seconds East) along the northwest line of the herein described tract and said called 1,010.23 acre tract, same being the southeast right-of-way line of State Highway 35, 289.49 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the north corner of the herein described tract;

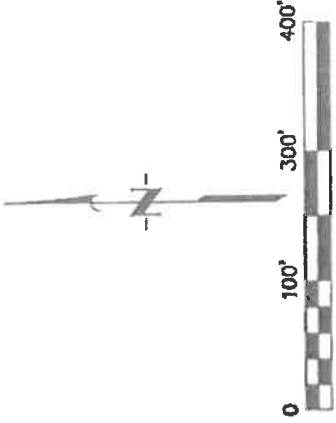
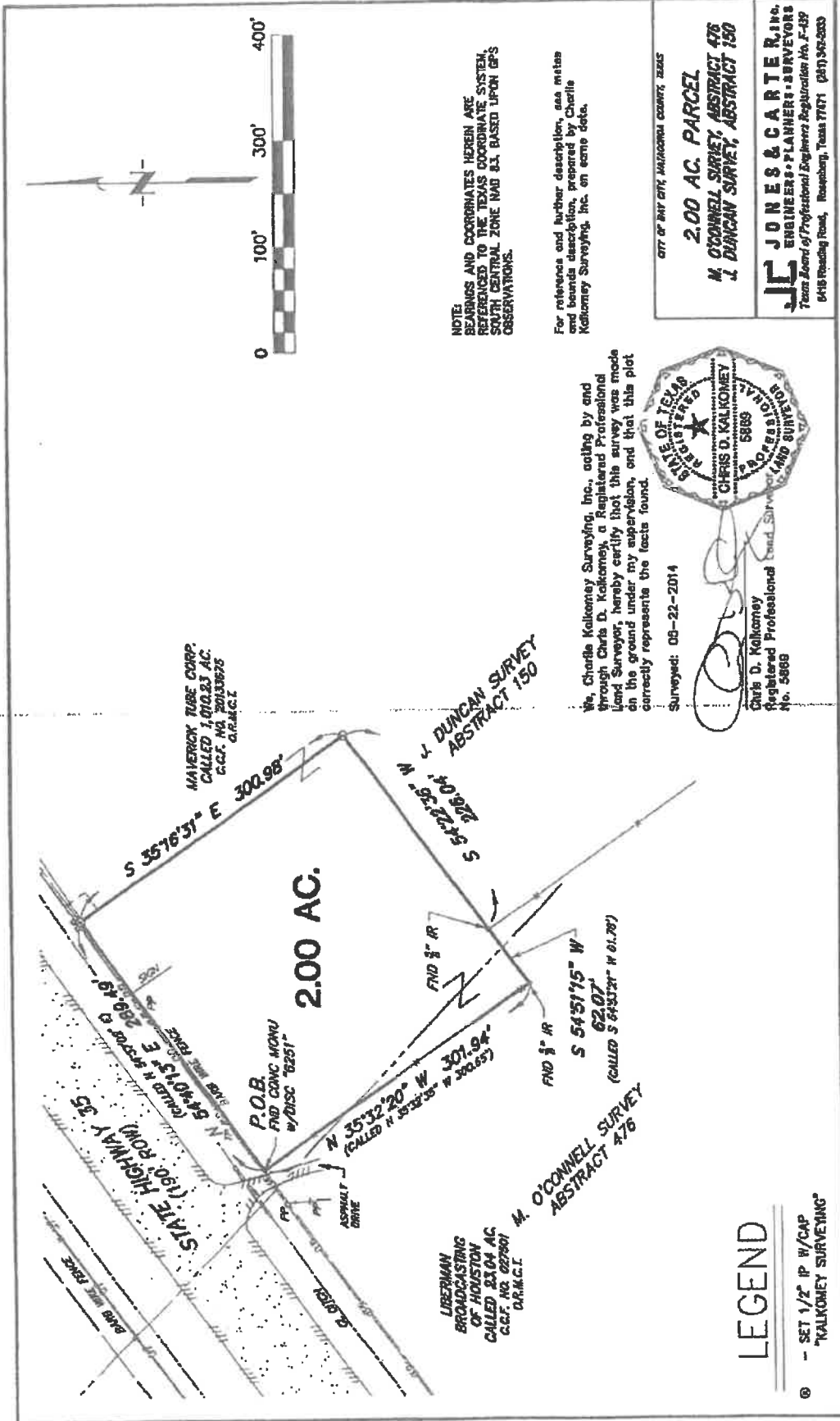
Thence South 35 degrees 16 minutes 31 seconds East establishing the northeast line of the herein described tract, 300.98 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the east corner of the herein described tract;

Thence South 54 degrees 22 minutes 36 seconds West establishing the southeast line of the herein described tract, 226.04 feet to a 5/8 inch iron rod found for angle point, said point being the lower north corner of the aforementioned adjoining called 23.04 acre tract, and being a reentry corner to said called 1010.23 acre tract;

Thence South 54 degrees 51 minutes 15 seconds West (called South 54 degrees 53 minutes 21 seconds West) along the common line of the herein described tract and said adjoining called 23.04 acre tract, 62.07 feet (called 61.78 feet) to a 5/8 inch iron rod found for the south corner of the herein described tract and a south corner of said called 1,010.23 acre tract, same being a reentry corner to said adjoining called 23.04 acre tract;

Thence North 35 degrees 32 minutes 20 seconds West (called North 35 degrees 32 minutes 35 seconds West) continuing along said common line, 301.94 feet (called 300.65 feet) to the Place of Beginning and containing 2.00 acres of land, more or less.





NOTE: BEARINGS AND COORDINATES HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83, BASED UPON GPS OBSERVATIONS.

For reference and further description, see notes and bounda description, prepared by Cherie Kalkomey Surveying, Inc. on same date.

We, Cherie Kalkomey Surveying, Inc., acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision, and that this plot correctly represents the facts found.



Surveyed: 09-22-2014

LEGEND

- ⊙ - SET 1/2" IP W/CAP "KALKOMEY SURVEYING"

2.00 AC. PARCEL
M. O'CONNELL SURVEY, ABSTRACT 476
J. DUNCAN SURVEY, ABSTRACT 150

JC JONES & CARTER, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 Texas Board of Professional Engineers Registration No. F-439
 6418 Peachtree Road, Rossmore, Texas 77071 (281) 562-2003