

**NOTICE OF PUBLIC HEARINGS
FOR PROPOSED ANNEXATION OF TERRITORY
BY THE CITY OF PORT ARTHUR**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

THE CITY OF PORT ARTHUR, TEXAS PROPOSES TO INSTITUTE ANNEXATION PROCEEDINGS TO ENLARGE AND EXTEND THE BOUNDARY LIMITS OF SAID CITY TO INCLUDE THE FOLLOWING DESCRIBED TERRITORY, TO-WIT:

“BTP” (BASF TOTAL PETROCHEMICALS LLC, TOTAL PETROCHEMICALS & REFINING USA, INC., AND BASF CORPORATION), BASF (OLD SANDOZ), CHEVRON PHILLIPS CHEMICAL COMPANY, LP, CHEVRON USA, FLINT HILLS RESOURCES PORT ARTHUR, LLC (FHR PA), OXBOW CALCINING, LLC, PRAXAIR, INC., (LOCATED ON THE PROPERTY OF THE VALERO REFINERY), PRAXAIR, INC., (LOCATED ON THE PROPERTY OF THE MOTIVA REFINERY), TOTAL PETROCHEMICALS & REFINING USA AND TOTAL PAR, LLC, AND VEOLIA ES TECHNICAL SOLUTIONS, LLC.

THE MAPS AND LEGAL DESCRIPTIONS LISTED BELOW ARE NOT TO SCALE. MORE DETAILED LEGAL DESCRIPTIONS AND MAPS ARE AVAILABLE FOR REVIEW IN THE CITY SECRETARY’S OFFICE AT: 444 4TH STREET, 4TH FLOOR, PORT ARTHUR, TEXAS.

THE FIRST PUBLIC HEARING WILL BE HELD BY AND BEFORE THE CITY COUNCIL OF THE CITY OF PORT ARTHUR, TEXAS, ON THE **14TH DAY OF NOVEMBER, 2016 AT 6:00 O’CLOCK P.M.** IN THE CITY COUNCIL CHAMBER OF THE CITY HALL OF THE CITY OF PORT ARTHUR, TEXAS, LOCATED AT 444 4TH STREET, 5TH FLOOR, FOR ALL PERSONS INTERESTED IN THE ABOVE PROPOSED ANNEXATION PURSUANT TO CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE. AT SAID TIME AND PLACE ALL SUCH PERSONS SHALL HAVE THE RIGHT TO APPEAR AND BE HEARD. OF ALL SAID MATTERS AND THINGS, ALL PERSONS INTERESTED IN THE THINGS AND MATTERS HEREIN MENTIONED, WILL TAKE NOTICE.

A SECOND PUBLIC HEARING WILL BE HELD BY AND BEFORE THE CITY COUNCIL OF THE CITY OF PORT ARTHUR TEXAS ON THE **21ST DAY OF NOVEMBER, 2016 AT 9:00 O’CLOCK A.M.** IN THE CITY COUNCIL CHAMBER OF THE CITY HALL OF THE CITY OF PORT ARTHUR, TEXAS, LOCATED AT 444 4TH STREET, 5TH FLOOR, FOR ALL PERSONS INTERESTED IN THE ABOVE PROPOSED ANNEXATION PURSUANT TO CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE. AT SAID TIME AND PLACE ALL SUCH PERSONS SHALL HAVE THE RIGHT TO APPEAR AND BE HEARD. OF ALL SAID MATTERS AND THINGS, ALL PERSONS INTERESTED IN THE THINGS AND MATTERS HEREIN MENTIONED, WILL TAKE NOTICE.

DURING BOTH PUBLIC HEARINGS, THERE WILL BE AN OPPORTUNITY TO DISCUSS THE IMPLEMENTATION OF SERVICE PLANS FOR THE EXTENSION OF FULL MUNICIPAL SERVICES TO AREAS IN THE CITY OF PORT ARTHUR’S EXTRATERRITORIAL JURISDICTION THAT ARE BEING CONSIDERED FOR ANNEXATION AT WHICH PERSONS INTERESTED IN THE ANNEXATION ARE GIVEN THE OPPORTUNITY TO BE HEARD, WHICH INCLUDES BUT IS NOT LIMITED TO THE PROPERTIES THAT WERE SUBJECT TO THE INDUSTRIAL DISTRICT AGREEMENTS AS DELINEATED BELOW.

THE FOLLOWING COMPANIES HAVE “INDUSTRIAL DISTRICT AGREEMENTS” WITH THE CITY OF PORT ARTHUR THAT EXPIRE ON DECEMBER 31, 2016. THESE PROPERTIES ARE THE SUBJECT OF THE TWO PUBLIC HEARINGS:

“BTP” (BASF TOTAL PETROCHEMICALS LLC, TOTAL PETROCHEMICALS & REFINING USA, INC., AND BASF CORPORATION) (Subject To Res. 13-619)

BASF (OLD SANDOZ) (Subject To Res. 13-620)

CHEVRON PHILLIPS CHEMICAL COMPANY LP (Subject To Res. 13-621)

CHEVRON USA (Subject To Res. 13-622)

FLINT HILLS RESOURCES PORT ARTHUR, LLC (FHR PA) (Subject To Res. 13-623)

OXBOW CALCINING, LLC (Subject To Res. 14-200)

PRAXAIR, INC., (LOCATED ON THE PROPERTY OF THE VALERO REFINERY) (Subject To Res. 13-624)

PRAXAIR, INC., (LOCATED ON THE PROPERTY OF THE MOTIVA REFINERY) (Subject To Res. 13-624)

TOTAL PETROCHEMICALS & REFINING USA AND TOTAL PAR, LLC (Subject To Res. 13-625)

VEOLIA ES TECHNICAL SOLUTIONS, LLC (Subject To Res. 13-593)

ADDITIONALLY, ENERGY HAS METERING LOCATIONS AND SUBSTATIONS IN THE CITY’S EXTRATERRITORIAL JURISDICTION (ETJ) AND IN THESE INDUSTRIAL AREAS THAT THE CITY SEEKS TO ANNEX;

THE CITY OF PORT ARTHUR DESIRES TO ANNEX THE PROPERTIES AS DESCRIBED ABOVE THAT ARE LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY AS WELL AS THE NECESSARY ADJACENT LAND TO CONNECT THERETO SO THAT THE ANNEXED PROPERTY WILL BE CONTIGUOUS TO THE EXISTING CORPORATE LIMITS AND AT LEAST 1000’ IN WIDTH AS DELINEATED IN THE MAP AND FOLLOWING LEGAL DESCRIPTIONS.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF PORT ARTHUR, TEXAS THIS THE 1ST DAY OF NOVEMBER, 2016.

DERRICK FREEMAN, MAYOR

ATTEST:

**SHERRI BELLARD,
CITY SECRETARY**

PUBLICATION DATES: November 2, 2016 and November 9, 2016

The Maps and Legal Descriptions are not to scale. A full legal description and maps are available for review in the City Secretary’s Office at: 444 4th Street, Room 430, Port Arthur, Texas, 77640.

“BTP” (BASF TOTAL PETROCHEMICALS LLC, TOTAL PETROCHEMICALS & REFINING USA, INC., AND BASF CORPORATION)

**TRACT I
1,227± ACRES OF LAND AND WATER
PART OF BLOCKS 4-6, RANGE “A”,
PART OF BLOCKS 4-6, RANGE “Z”,
PORT ARTHUR LAND COMPANY SUBDIVISION, PART OF THE
BURR & CASWELL SURVEY ABSTRACT NO. 405,
THE BURRELL JONES SURVEY ABSTRACT NO. 156,
& THE NATHAN GRIGSBY SURVEY ABSTRACT NO. 125
JEFFERSON COUNTY, TEXAS**

BEING 1227± acres of land and water, part of Lots 1-5 and all of Lots 6-8, Block 4, Range “A”, all of Lots 1-3, part of Lots 4 and 5, and all of Lots 6-8, Block 5, Range “A”, all of Lot 1, part of Lots 2 and 7, and all of Lot 8, Block 6, Range “A”, all of Lots 5 and 6, Block 4, Range “Z”, all of Lots 3-6, Block 5, Range “Z”, and all of Lots 3 and 4, Block 6, Range “Z”, Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; part of the Burr & Caswell Survey, Abstract No. 405, the Burrell Jones Survey Abstract No. 156, and the Nathan Grigsby Survey Abstract No. 125, Jefferson County, Texas; said 1227± acre tract being more fully described by metes and bounds as follows, to wit:

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Note: Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83, Epoch 2011, US Survey Feet. Referenced to SmartNet, North America.

COMMENCING at a point being the common corner of Blocks 5 and 6, Range “A” and Blocks 5 and 6, Range “B”, Port Arthur Land Company Subdivision; said point being on the centerline of a dedicated road FM Highway 366;

THENCE, North 36 deg., 38 min., 09 sec., East, on the common line of said Blocks 5 and 6, Range “A”, a distance of 229.64’ to a brass disc in concrete, found for the POINT OF BEGINNING on the intersection of the East line of a 50’ wide KCS Railroad right of way and the South right of way line of a dedicated road named 32nd Street; having a State Plane Coordinate of N: 13931090.09, E: 3583789.32;

THENCE, North 36 deg., 38 min., 09 sec., East, on the South right of way line of said 32nd Street, a distance of 1305.06’ to a point for corner on the intersection of the South right of way line of said 32nd Street and the centerline of a dedicated road named Grandview Avenue; from which a brass disc in concrete, found for reference point, bears North 36 deg., 38 min., 09 sec., East, a distance of 30.71’;

THENCE, North 53 deg., 21 min., 05 sec., West, on the centerline of said Grandview Avenue, a distance of 2637.78’ to a ½” steel rod in concrete, found for corner, on the intersection of the centerline of said Grandview Avenue and the centerline of a dedicated road name 39th Street;

THENCE, North 38 deg., 30 min., 11 sec., East, a distance of 210.30’ to a brass disc in concrete found for corner;

THENCE, North 79 deg., 02 min., 48 sec., East, a distance of 334.39’ to a brass disc in concrete found for corner;

THENCE, North 89 deg., 48 min., 48 sec., East, a distance of 305.81’ to a brass disc in concrete found for corner;

THENCE, North 57 deg., 46 min., 51 sec., East, a distance of 112.34’ to a brass disc in concrete found for corner;

THENCE, North 73 deg., 47 min., 40 sec., East, a distance of 677.47’ to a brass disc in concrete found for corner;

THENCE, North 73 deg., 47 min., 40 sec., East, a distance of 120.34’ to a brass disc in concrete found for corner;

THENCE, North 54 deg., 53 min., 13 sec., East, a distance of 304.02’ to a brass disc in concrete found for corner;

THENCE, North 33 deg., 32 min., 28 sec., East, a distance of 376.85’ to a brass disc in concrete found for corner;

THENCE, North 09 deg., 10 min., 39 sec., East, a distance of 216.22’ to a brass disc in concrete found for corner;

THENCE, North 00 deg., 19 min., 04 sec., East, a distance of 161.60’ to a brass disc in concrete found for corner;

THENCE, North 10 deg., 33 min., 45 sec., East, a distance of 184.18’ to a 3” steel pipe in concrete found for corner;

THENCE, North 79 deg., 41 min., 55 sec., East, a distance of 186.22’ to a brass disc in concrete found for corner;

THENCE, South 78 deg., 20 min., 48 sec., East, a distance of 288.51’ to a brass disc in concrete found for corner;

THENCE, South 45 deg., 23 min., 38 sec., East, a distance of 118.85’ to a brass disc set in concrete for corner;

THENCE, South 37 deg., 48 min., 03 sec., East, a distance of 97.21’ to a ½” steel pipe found for corner;

THENCE, North 85 deg., 48 min., 13 sec., East, a distance of 698.13’ passing a ½” steel pipe found for reference point; continuing for a total distance of 713.57’ to a brass disc in concrete found for corner;

THENCE, North 12 deg., 58 min., 09 sec., East, a distance of 4452.25’ ± to a point for corner on the present city limits line of the City of Port Arthur as described in Ordinance No. 2738;

THENCE, in an Easterly direction, following the meanders of the present city limit line of the City of Port Arthur as described in Ordinance No. 2738, to a point for corner on the apparent West right of way line of State Highway 87;

THENCE, South 05 deg., 47 min., 09 sec., West, on the apparent West right of way line of State Highway 87, a distance of 386.13’ ± to a point for corner;

THENCE, South 11 deg., 53 min., 10 sec., East, a distance of 43.78’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, North 85 deg., 48 min., 50 sec., West, a distance of 59.62’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 19 min., 21 sec., West, a distance of 268.04’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 21 min., 33 sec., West, a distance of 1224.08’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;
THENCE, South 42 deg., 56 min., 09 sec., West, a distance of 6.70’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 13 deg., 43 min., 47 sec., West, a distance of 198.59’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 06 deg., 43 min., 57 sec., West, a distance of 47.15’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 30 min., 31 sec., West, a distance of 144.15’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 83 deg., 01 min., 30 sec., East, a distance of 3.93’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 21 min., 33 sec., West, a distance of 548.28’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 77 deg., 29 min., 30 sec., East, a distance of 7.98’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 16 deg., 26 min., 49 sec., West, a distance of 288.04’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 11 deg., 34 min., 55 sec., West, a distance of 297.90’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 10 deg., 00 min., 01 sec., West, a distance of 119.35’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 12 min., 33 sec., West, a distance of 241.57’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 82 deg., 35 min., 29 sec., East, a distance of 53.19’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 30 min., 31 sec., West, a distance of 60.20’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, North 82 deg., 38 min., 17 sec., West, a distance of 52.88’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 12 min., 33 sec., West, a distance of 149.93’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 82 deg., 38 min., 17 sec., East, a distance of 52.09’ to a ½” steel rod, capped and marked “SOUTEX”, found for corner;

THENCE, South 12 deg., 30 min., 34 sec., West, a distance of 4672.92’ to a brass disc in concrete found for corner on the North right of way line of a dedicated road name State Highway 87;

THENCE, South 36 deg., 38 min., 09 sec., West, on the North right of way line of said State Highway 87, a distance of 1962.99’ to a brass disc in concrete found for corner;

THENCE, South 40 deg., 22 min., 29 sec., West, on the North right of way line of said State Highway 87, a distance of 602.61’ to a brass disc in concrete found for corner;

THENCE, South 36 deg., 42 min., 20 sec., West, continuing on the North right of way line of said State Highway 87, a distance of 520.97’ to a brass disc in concrete, found for corner, on the intersection of the North right of way line of said State Highway 87 and the East right of way line of said KCS Railroad;

THENCE, on the East right of way line of said KCS Railroad, on the arc of a curve to the left having a radius of 979.93’, an arc length of 347.36’, a chord bearing of North 43 deg., 10 min., 24 sec., West, a chord distance of 345.55’ to a brass disc in concrete found for corner; having a State Plane Coordinate of N: 13928387.27, E: 3587423.90;

THENCE, North 53 deg., 21 min., 51 sec., West, continuing of the East right of way line of said KCS Railroad, a distance of 4529.40’ to the POINT OF BEGINNING and containing 1,227 acres of land and water, more or less.

SAVE & EXCEPT those portions of land and water which already lie within the corporate limits of the City of Port Arthur per Ordinance Nos. 1692, 71-74, and 75-79.

**TRACT II
13.20 ACRES OF LAND
PART OF BLOCKS 4 & 5, RANGE “A”
PORT ARTHUR LAND COMPANY SUBDIVISION
JEFFERSON COUNTY, TEXAS**

BEING 13.20 acres of land, part of Lots 4 and 5, Block 4, Range “A” and part of Lots 4 and 5, Block 5, Range “A”, Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; said 13.20-acre tract being more fully described by metes and bounds as follows, to wit:

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Note: Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83, Epoch 2011, US Survey Feet. Referenced to SmartNet, North America.

COMMENCING at a point being the common corner of Blocks 5 and 6, Range “A” and Blocks 5 and 6, Range “B”, Port Arthur Land Company Subdivision; said point being on the centerline of a dedicated road FM Highway 366;

THENCE, North 36 deg., 38 min., 09 sec., East, on the common line of said Blocks 5 and 6, Range “A”, a distance of (Called 60.00’) to a brass disc in concrete found for the POINT OF BEGINNING on the intersection of the East right of way line of said FM Highway 366 and the South right of way line of a dedicated road name 32nd Street; having a State Plane Coordinate of N: 13930954.18, E: 3583687.79;

THENCE, North 36 deg., 38 min., 09 sec., East, on the South right of way line of said 32nd Street a distance of 120.00’ to a brass disc set in concrete on the intersection of the South right of way line of said 32nd Street and the West line of a 50’ wide KCS Railroad right of way;

THENCE, South 53 deg., 21 min., 51 sec., East, on the West right of way line of said KCS Railroad, a distance of 4530.07’ to a brass disc in concrete found for point of curvature to the right;

THENCE, continuing on the West right of way line of said KCS Railroad, on the arc of a curve to the right having a radius of 929.93’, an arc length of 348.07’, a chord bearing of South 42 deg., 34 min., 54 sec., East, a chord distance of 346.05’ to a brass disc in concrete found on the intersection of the West right of way line of said KCS Railroad, the North right of way line of a dedicated road name State Highway 87, and the East right of way line of said FM Highway 366;

THENCE, South 81 deg., 38 min., 09 sec., West, on the East right of way line of said FM Highway 366, a distance of 50.28’ to a brass disc in concrete found for corner;

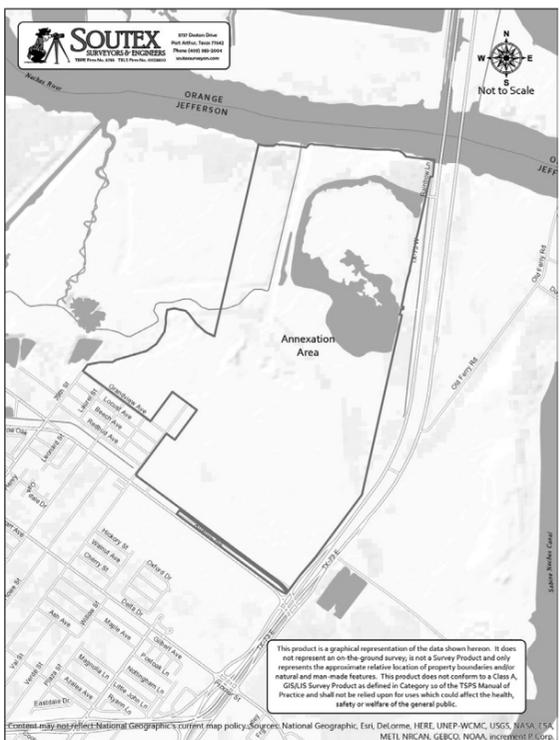
THENCE, North 59 deg., 24 min., 51 sec., West, continuing on the East right of

and from which a Gulf monument found for the intersection of said Port Arthur Branch with the Southwesterly right-of-way of State Highway 82 bears North 37 deg. 16 min. 06 sec. East - 4,125.45 feet;

THENCE North 53 deg., 21 min., 30 sec., West, continuing on the East right of way line of said FM Highway 366, a distance of 4644.07' to the POINT OF BEGINNING and containing 13.20 acres of land, more or less.

SAVE & EXCEPT those portions of land and water which already lie within the corporate limits of the City of Port Arthur per Ordinance No. 2504.

City of Port Arthur
LS-16-0833-A



BASF (OLD SANDOZ)

490.5 ACRES OF LAND OUT OF THE WM. N. SIGLER SURVEY, ABSTRACT NO. 48, JEFFERSON COUNTY, TEXAS

BEING 490.5 acres of land out of and a part of the Wm. N. Sigler Survey, Abstract No. 48, Jefferson County, Texas; being the same land BASF Corporation, Tract I (Called 200) acres and Tract II (Called 290.5) acres, recorded in File No. 9639343, Official Public Records, Jefferson County, Texas; said 490.5 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a 1" steel pipe found on the intersection of the West right of way line of a dedicated road named West Port Arthur Road (a.k.a. Spur 93) and the South line of a (Called 41.35) acre tract of land conveyed to Socony Mobil Oil Company, Inc., recorded in Volume 1255, Page 168, Deed Records, Jefferson County, Texas; said 1" steel pipe being the most Easterly Northeast corner of the herein described tract; having a State Plane Coordinate of N: 13934487.51, E: 3534018.71;

THENCE, South 30 deg., 57 min., 34 sec., East (Called South 27 deg., 30 min., 00 sec., East), on the West right of way line of said West Port Arthur Road, a distance of 3363.07' to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Northerly corner of a (Called 0.0122) acre tract of land conveyed to Jefferson County, recorded in File No. 9631255, Official Public Records, Jefferson County, Texas; said 1/2" steel rod having a State Plane Coordinate of N: 13931603.58, E: 3535748.78;

THENCE, South 28 deg., 19 min., 46 sec., East (Called South 28 deg., 26 min., 21 sec., East), continuing of the West right of way line of said West Port Arthur Road, a distance of 155.02' (Called 154.68') to a 3/8" steel rod found for the most Southerly corner of the (Called 0.0122) acre tract on the North line of a (Called 49.2591) acre tract of land conveyed to Roy L. Breaux, recorded in File No. 9902260, Official Public Records, Jefferson County, Texas; said 3/8" steel rod being the Southeast corner of the herein described tract; having a State Plane Coordinate of N: 13931467.13, E: 3535822.34; from which a TxDOT monument with a brass disc found bears South 28 deg., 24 min., 51 sec., East (Called South 28 deg., 26 min., 21 sec., East), a distance of 304.66' (Called 305.08'); having a State Plane Coordinate of N: 13931199.17, E: 3535967.31;

THENCE, South 86 deg., 26 min., 17 sec., West (Called South 89 deg., 53 min., 46 sec., West), on the North line of the (Called 49.2591) acre tract and the North line of a (Called 174.00) acre tract of land conveyed to Roy L. Breaux, Jr., recorded in Volume 2001, Page 105, Deed Records, Jefferson County, Texas, a distance of 6881.72' (Called 6882.41') to a 1/2" steel pipe found for the Northwest corner of the (Called 174.00) acre tract on the East right of way line of a dedicated road named Hebert Road (closed to the public by Commissioners Court resolution dated 6/6/1994); said 1/2" steel pipe being the Southwest corner of the herein described tract; having a State Plane Coordinate of N: 13931039.57, E: 3528953.92;

THENCE, North 03 deg., 28 min., 57 sec., West (Called North 00 deg., 01 min., 23 sec., West), on the East right of way line of said Hebert Road, a distance of 3766.18' (Called 3766.54') to a 1/2" steel pipe found for the Southwest corner of a (Called 9.003) acre tract of land conveyed to Gary W. Collins, recorded in File Code 103-29-2426, Official Public Records, Jefferson County, Texas; said 1/2" steel pipe being the Northwest corner of the herein described tract; having a State Plane Coordinate of N: 13934798.79, E: 3528725.14;

THENCE, North 81 deg., 15 min., 55 sec., East (Called North 84 deg., 43 min., 29 sec., East), on the South line of the (Called 9.003) acre tract and the South line of a (Called 90.00) acre tract of land conveyed to GAN, McFaddin and Jean W. Mcfaddin, recorded in File No. 2008017329, Official Public Records, Jefferson County, Texas, a distance of 2890.31' (Called 2890.35') to a 1/2" steel rod, capped and marked "SOUTEX", set for the Southeast corner of the (Called 90.00) acre tract on the West line of the (Called 41.35) acre tract; said 1/2" steel rod being the most Northerly Northeast corner of the herein described tract;

THENCE, South 23 deg., 27 min., 03 sec., East (Called South 19 deg., 59 min., 29 sec., East), on the West line of the (Called 41.35) acre tract, a distance of 952.73' (Called 952.91') to a 5/8" steel rod found for the Southwest corner of the (Called 41.35) acre tract; said 5/8" steel rod being an interior corner of the herein described tract; having a State Plane Coordinate of N: 13934363.68, E: 3531961.08;

THENCE, North 86 deg., 33 min., 21 sec., East (Called South 89 deg., 59 min., 00 sec., East), on the South line of the (Called 41.35) acre tract, a distance of 2061.35' (Called 2061.50') to the POINT OF BEGINNING and containing 490.5 acres of land, more or less.

Note: Bearings, distances, coordinates and acreage given are based on State Plane Coordinate Grid System, Texas-South Central Zone, NAD 83. Scale Factor = 0.999925104. Convergence angle= 02 deg., 25 min., 23 sec., Reference Monument= NOS AJ8221.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on May 15, 2013.

City of Port Arthur
LS-13-0222A



CHEVRON PHILLIPS CHEMICAL COMPANY LP

The property owned and operated by Chevron Phillips Chemical Company LP, as described in Resolution 13-621 and all land that is contiguous to the boundaries of the City of Port Arthur are depicted in the map and legal description in substantially the same form as listed below. Including but not limited to property owned by Premcor.

BEING a 0.858 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of a part of the Chevron U.S.A. - Port Arthur Refinery property described as 279.46 Acres (FIRST TRACT) in deed from the H. A. Phillips to Gulf Refining Company, dated February 26, 1907 and recorded in Volume 95, Page 499 of the Deed Records, Jefferson County, Texas, said 0.858 acre tract being more particularly described as follows:

COMMENCING at a Gulf monument found at the intersection of the Northwesterly right-of-way line of Southern Pacific Railroad (formerly T.&N.O.R.R. - Port Arthur Branch) with the Southwesterly right-of-way line of State Highway 82 (formerly Spur 214) as described in deed from Gulf Refining Company to the County of Jefferson, State of Texas, dated November 25, 1921 and recorded in Volume 212, Page 8 of the Deed Records, Jefferson County, Texas;

THENCE South 37 deg. 16 min. 06 sec. West, along and with the Northwesterly line of said Southern Pacific Railroad right-of-way, for a distance of 2,897.50 feet to a point;

THENCE North 52 deg. 43 min. 54 sec. West for a distance of 2,594.85 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE South 41 deg. 18 min. 39 sec. West for a distance of 279.00 feet to an iron rod set for corner;

THENCE North 48 deg. 41 min. 21 sec. West for a distance of 134.00 feet to an iron rod set for corner;

THENCE North 41 deg. 18 min. 39 sec. East for a distance of 279.00 feet to an iron rod set for corner;

THENCE South 48 deg. 41 min. 21 sec. East for a distance of 134.00 feet to the POINT OF BEGINNING and containing 0.468 acres of land, more or less.

BEING a 0.462 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of a part of the Chevron U.S.A. - Port Arthur Refinery property described as 279.46 acres (FIRST TRACT) in deed from the H. A. Phillips to Gulf Refining Company, dated February 26, 1907 and recorded in Volume 95, Page 499 of the Deed Records, Jefferson County, Texas, said 0.462 acre tract being more particularly described as follows:

COMMENCING at a Gulf monument found at the intersection of the Northwesterly right-of-way line of Southern Pacific Railroad (formerly T.&N.O.R.R. - Port Arthur Branch) with the Southwesterly right-of-way line of State Highway 82 (formerly Spur 214) as described in deed from Gulf Refining Company to the County of Jefferson, State of Texas, dated November 25, 1921 and recorded in Volume 212, Page 8 of the Deed Records, Jefferson County, Texas;

THENCE South 37 deg. 16 min. 06 sec. West, along and with the Northwesterly line of said Southern Pacific Railroad right-of-way, for a distance of 2,916.75 feet to a point;

THENCE North 52 deg. 43 min. 54 sec. West for a distance of 2,322.53 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE South 41 deg. 18 min. 39 sec. West for a distance of 137.00 feet to an iron rod set for corner;

THENCE North 48 deg. 41 min. 21 sec. West for a distance of 147.00 feet to an iron rod set for corner;

THENCE North 41 deg. 18 min. 39 sec. East for a distance of 137.00 feet to an iron rod set for corner;

THENCE South 48 deg. 41 min. 21 sec. East for a distance of 147.00 feet to the POINT OF BEGINNING and containing 0.462 acres of land, more or less.

BEING a 5.914 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of a part of the Chevron U.S.A. - Port Arthur Refinery property described as 279.46 acres (FIRST TRACT) in deed from the H. A. Phillips to Gulf Refining Company, dated February 26, 1907 and recorded in Volume 95, Page 499 of the Deed Records, Jefferson County, Texas, said 5.914 acre tract being more particularly described as follows:

COMMENCING at a Gulf monument found at the intersection of the Northwesterly right-of-way line of Southern Pacific Railroad (formerly T.&N.O.R.R. - Port Arthur Branch) with the Southwesterly right-of-way line of State Highway 82 (formerly Spur 214) as described in deed from Gulf Refining Company to the County of Jefferson, State of Texas, dated November 25, 1921 and recorded in Volume 212, Page 8 of the Deed Records, Jefferson County, Texas;

THENCE South 37 deg. 16 min. 06 sec. West, along and with the Northwesterly line of said Southern Pacific Railroad right-of-way, for a distance of 2,541.16 feet to a point;

THENCE North 52 deg. 43 min. 54 sec. West for a distance of 1,232.17 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE South 41 deg. 19 min. 02 sec. West for a distance of 391.61 feet to an iron rod set for corner;

THENCE North 63 deg. 13 min. 57 sec. West for a distance of 15.26 feet to an iron rod set for corner;

THENCE North 48 deg. 43 min. 41 sec. West for a distance of 498.54 feet to a 60d nail set for corner;

THENCE North 02 deg. 15 min. 32 sec. West for a distance of 39.14 feet to an iron rod set for corner;

THENCE North 41 deg. 15 min. 48 sec. East for a distance of 463.67 feet to an "X" set in concrete for corner;

THENCE North 64 deg. 15 min. 13 sec. East for a distance of 28.16 feet to a 60d nail set for corner;

THENCE South 48 deg. 46 min. 23 sec. East for a distance of 251.91 feet to an 8" Spike set for corner;

THENCE South 03 deg. 59 min. 41 sec. East for a distance of 32.36 feet to an 8" Spike set for corner;

THENCE South 48 deg. 12 min. 12 sec. East for a distance of 24.33 feet to an 8" Spike set for corner;

THENCE South 48 deg. 44 min. 04 sec. East for a distance of 71.40 feet to an iron rod set for corner;

THENCE South 41 deg. 12 min. 43 sec. West for a distance of 99.75 feet to an iron rod set for corner;

THENCE South 48 deg. 43 min. 40 sec. East for a distance of 157.92 feet to the POINT OF BEGINNING and containing 5.914 acres of land, more or less.

BEING a 3.796 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of and a part of the Chevron U.S.A. Port Arthur Refinery property and that same tract of land described as 279.46 acres (FIRST TRACT) in deed from the H. A. Phillips to Gulf Refining Company, dated February 26, 1907 and recorded in Volume 95, Page 499 of the Deed Records, Jefferson County, Texas, said 3.796 acre tract being more particularly described as follows:

COMMENCING at a Gulf monument found at the intersection of the Northwesterly right-of-way line of Southern Pacific Railroad with the Southwesterly right-of-way line of State Highway 82 (formerly Spur 214) as described in deed from Gulf Refining Company to the County of Jefferson, State of Texas, dated November 25, 1921 and recorded in Volume 212, Page 8 of the Deed Records, Jefferson County, Texas;

THENCE South 37 deg. 16 min. 06 sec. West, along and with the Northwesterly right-of-way line of said Southern Pacific Railroad, for a distance of 3,520.63 feet to a point;

THENCE North 52 deg. 43 min. 54 sec. West for a distance of 1,557.47 feet to an 8" Spike set for the POINT OF BEGINNING of the herein described tract;

THENCE South 41 deg. 14 min. 04 sec. West for a distance of 406.87 feet to an 8" Spike set for corner;

THENCE North 48 deg. 00 min. 38 sec. West for a distance of 306.40 feet to an 8" Spike set for corner;

THENCE North 43 deg. 29 min. 09 sec. West for a distance of 234.88 feet to an 8" Spike set for corner;

THENCE North 39 deg. 25 min. 26 sec. West for a distance of 29.62 feet to an 8" Spike set for corner;

THENCE North 39 deg. 01 min. 04 sec. East for a distance of 136.19 feet to an 8" Spike set for corner;

THENCE South 50 deg. 36 min. 29 sec. East for a distance of 248.85 feet to an 8" Spike set for corner;

THENCE North 82 deg. 01 min. 43 sec. East for a distance of 30.50 feet to an 8" Spike set for corner;

THENCE North 41 deg. 07 min. 35 sec. East for a distance of 209.77 feet to an 8" Spike set for corner;

THENCE South 48 deg. 40 min. 08 sec. East for a distance of 306.51 feet to the POINT OF BEGINNING and containing 3.796 acres of land, more or less.

BEING a 1.656 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of a part of the Chevron U.S.A. - Port Arthur Refinery property described as 279.46 acres (FIRST TRACT) in deed from the H. A. Phillips to Gulf Refining Company, dated February 26, 1907 and recorded in Volume 95, Page 499 of the Deed Records, Jefferson County, Texas, said 1.656 acre tract being more particularly described as follows:

COMMENCING at an iron rod set for the intersection of the Easterly line of the Southern Pacific Railroad 100 foot right-of-way (formerly known as the Texas and New Orleans Railroad Company's Dallas-Sabine Main Branch main track) with the Northwesterly line of the Southern Pacific Railroad 100 foot right-of-way (formerly known as the Texas and New Orleans Railroad Company's Port Arthur Branch);

THENCE North 10 deg. 25 min. 24 sec. West, along and with the Easterly line of said former Dallas-Sabine Main Branch right-of-way, for a distance of 658.81 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE continuing North 10 deg. 25 min. 24 sec. West, along and with the Easterly line of said former Dallas-Sabine Main Branch right-of-way, for a distance of 432.13 feet to an iron rod set for the beginning of a curve to the Left;

THENCE continuing along and with said former Dallas-Sabine Main Branch, in a northerly direction along said curve to the Left having a Radius of 1960.08 feet, a Central Angle of 2 deg. 13 min. 31 sec., a chord which bears North 11 deg. 30 min. 10 sec. West-76.13 feet, for an Arc length of 76.13 feet to an iron rod set for corner at the intersection with the Westerly line of the Southern Pacific Railroad transfer line 100 foot right-of-way;

THENCE along and with the Westerly line of said transfer line right-of-way in a southeasterly direction along a curve to the Left having a Radius of 814.04 feet, a Central Angle of 29 deg. 04 min. 42 sec., a chord which bears South 60 deg. 37 min. 30 sec. East-408.72 feet, for an Arc length of 413.17 feet to an iron rod set for corner;

THENCE South 41 deg. 18 min. 11 sec. West for a distance of 398.16 feet to the POINT OF BEGINNING and containing 1.656 acres of land, more or less.

BEING a 4.562 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of a part of the Chevron U.S.A. Port Arthur Refinery property described as 279.46 acres (FIRST TRACT) in deed from the H. A. Phillips to Gulf Refining Company, dated February 26, 1907 and recorded in Volume 95, Page 499 of the Deed Records, Jefferson County, Texas, said 4.562 acre tract being more particularly described as follows:

BEGINNING at an iron rod set for the intersection of the Easterly line of the Southern Pacific Railroad 100 foot right-of-way (formerly known as the Texas and New Orleans Railroad Company's Dallas-Sabine Main Branch main track) with the Northwesterly line of the Southern Pacific Railroad 100 foot right-of-way (formerly known as the Texas and New Orleans Railroad Company's Port Arthur Branch);

THENCE North 10 deg. 25 min. 24 sec. West, along and with the Easterly line of said former Dallas-Sabine Main Branch right-of-way, for a distance of 389.18 feet to an iron rod set corner;

THENCE North 41 deg. 07 min. 07 sec. East for a distance of 714.88 feet to an iron rod set for corner in the Westerly line of the Southern Pacific Railroad transfer line 100 foot right-of-way;

THENCE along and with the Westerly line of said transfer line right-of-way, in a southeasterly direction along a curve to the Left having a Radius of 814.04 feet, a Central Angle of 21 deg. 08 min. 27 sec., a chord which bears North 7 deg. 04 min. 24 sec. East-298.66 feet, for an Arc length of 300.36 feet to an iron rod set for corner at the intersection with the Northwesterly line of said former Port Arthur Branch right-of-way

and from which a Gulf monument found for the intersection of said Port Arthur Branch with the Southwesterly right-of-way of State Highway 82 bears North 37 deg. 16 min. 06 sec. East - 4,125.45 feet;

THENCE South 37 deg. 16 min. 06 sec. West, along and with the Northwesterly line of said former Port Arthur Branch right-of-way for a distance of 909.90 feet to an iron rod set for the beginning of a curve to the Left;

THENCE along and with the Northwesterly line of said former Port Arthur Branch right-of-way, in a southwesterly direction along said curve to the Left having a Radius of 869.56 feet, a Central Angle of 20 deg. 02 min. 46 sec., a chord which bears South 27 deg. 15 min. 07 sec. West-302.68 feet, for an Arc length of 304.23 feet to the POINT OF BEGINNING and containing 4.562 acres of land, more or less.

BEING a 40.325 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of parts of the Chevron U.S.A. - Port Arthur Refinery property described as 279.46 acres (FIRST TRACT) in deed from the H. A. Phillips to Gulf Refining Company, dated February 26, 1907 and recorded in Volume 95, Page 499 of the Deed Records, Jefferson County, Texas and 70 acres in deed from Port Arthur Land Company to Gulf Refining Company, dated January 11, 1902 and recorded in Volume 56, Page 160, Deed Records, Jefferson County, Texas, said 40.325 acre tract being more particularly described as follows:

COMMENCING at a Gulf monument found at the intersection of the Northwesterly right-of-way line of Southern Pacific Railroad (formerly T.&N.O.R.R. - Port Arthur Branch) with the Southwesterly right-of-way line of State Highway 82 (formerly Spur 214) as described in deed from Gulf Refining Company to the County of Jefferson, State of Texas, dated November 25, 1921 and recorded in Volume 212, Page 8 of the Deed Records, Jefferson County, Texas;

THENCE South 37 deg. 16 min. 06 sec. West, along and with the Southwesterly line of said Southern Pacific Railroad right-of-way, for a distance of 3,611.93 feet to a point;

THENCE South 52 deg. 43 min. 54 sec. East for a distance of 161.80 feet to an iron rod set in the Southeasterly right-of-way line of State Highway 87 for the POINT OF BEGINNING of the herein described tract;

THENCE South 55 deg. 51 min. 48 sec. East for a distance of 48.69 feet to an existing chainlink fence corner post;

THENCE along and with said existing chainlink fence for the following courses and distances:

South 48 deg. 51 min. 53 sec. East - 142.66 feet to corner post,
South 03 deg. 27 min. 08 sec. West - 19.25 feet to corner post,
South 48 deg. 46 min. 07 sec. East - 60.22 feet to corner post,
South 41 deg. 11 min. 11 sec. West - 64.81 feet to corner post,
South 49 deg. 18 min. 21 sec. East - 60.47 feet to corner post,
North 39 deg. 16 min. 19 sec. East - 64.55 feet to corner post,
South 48 deg. 58 min. 29 sec. East - 70.67 feet to corner post,
South 40 deg. 14 min. 13 sec. West - 9.87 feet to corner post,
South 48 deg. 49 min. 29 sec. East - 140.48 feet to corner post,
North 38 deg. 00 min. 27 sec. East - 10.46 feet to corner post,
South 49 deg. 05 min. 52 sec. East - 111.80 feet to corner post;

THENCE South 41 deg. 34 min. 26 sec. West for a distance of 574.05 feet to an 8" Spike set for corner;

THENCE South 49 deg. 29 min. 59 sec. East for a distance of 163.99 feet to an 8" Spike set for corner;

THENCE South 39 deg. 27 min. 05 sec. West for a distance of 63.63 feet to an 8" Spike set for corner;

THENCE South 55 deg. 16 min. 56 sec. East for a distance of 83.68 feet to an 8" Spike set for corner;

THENCE South 54 deg. 16 min. 55 sec. East for a distance of 82.48 feet to an 8" Spike set for corner;

THENCE South 48 deg. 37 min. 25 sec. East for a distance of 67.43 feet to an 8" Spike set for corner;

THENCE South 41 deg. 18 min. 10 sec. West for a distance of 1,597.36 feet to an 8" Spike set for corner;

THENCE North 41 deg. 30 min. 59 sec. West for a distance of 100.88 feet to an 8" Spike set for corner;

THENCE South 46 deg. 26 min. 31 sec. West for a distance of 26.43 feet to an 8" Spike set for corner;

THENCE North 42 deg. 13 min. 22 sec. West for a distance of 46.82 feet to an 8" Spike set for corner;

THENCE North 48 deg. 28 min. 33 sec. East for a distance of 19.23 feet to an 8" Spike set for corner;

THENCE North 43 deg. 05 min. 22 sec. West for a distance of 224.67 feet to an 8" Spike set for corner in an existing chainlink fence line;

THENCE along and with said existing chainlink fence for the following courses and distances:

North 41 deg. 44 min. 19 sec. East - 108.55 feet to corner post,
North 44 deg. 11 min. 43 sec. West - 273.46 feet to corner post,
South 52 deg. 07 min. 14 sec. West - 60.73 feet to corner post,
North 09 deg. 40 min. 05 sec. West - 74.52 feet to an iron rod set for corner in the Southeasterly right-of-way line of State Highway 87;

THENCE North 06 deg. 40 min. 19 sec. East, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 283.02 feet to an iron rod set for corner;

THENCE North 15 deg. 41 min. 50 sec. East, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 44.58 feet to an iron rod set for corner;

THENCE North 18 deg. 30 min. 01 sec. East, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 88.24 feet to a Texas Highway Department concrete monument found for corner;

THENCE North 23 deg. 50 min. 25 sec. East, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 84.93 feet to a 1" iron pipe set for corner;

THENCE North 29 deg. 15 min. 07 sec. East, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 86.59 feet to a 1" iron pipe set for corner;

THENCE North 31 deg. 42 min. 39 sec. East, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 111.68 feet to an iron rod set for corner;

THENCE North 37 deg. 16 min. 06 sec. East, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 1,448.85 feet to the POINT OF BEGINNING and containing 40.325 acres of land, more or less.

BEING a 90.421 acre tract or parcel of land situated in the T. & N.O. R.R., Section No. 121, Abstract No. 250, and the John Wescott (Franklin Baker No. 2), Abstract 725, Jefferson County, Texas and being out of those parts of the Chevron U.S.A. Port Arthur Refinery property described as 470 acres in deed from E. A. Laughlin and N. M. Barrier to Gulf Refining Company, dated October 21, 1916 and recorded in Volume 152, Page 87, 238 acres (Tract No. 4) in deed from W.P.H. McFaddin to Gulf Refining Company, dated July 7, 1917 and recorded in Volume 167, Page 261, and 208 acres in deed from Jno. J. Wescott and wife, May B. Wescott to Gulf Refining Company, dated November 6, 1917 and recorded in Volume 169, Page 88, 111 in the Deed Records of Jefferson County, Texas, said 90.421 acre tract being more particularly described as follows:

COMMENCING at Northwesterly corner of that certain 0.11 acre tract described as Parcel No. 1 in deed from Gulf Refining Company to the State of Texas for right-of-way of Highway 87, dated May 18, 1933 and recorded in Volume 265, Page 626 of the Deed Records, Jefferson County, Texas, said corner being in the former South Bank of Taylors Bayou;

THENCE South 12 deg. 40 min. 24 sec. East, along and with the Westerly right-of-way line of State Highway 87, for a distance of 272.03 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE continuing South 12 deg. 40 min. 24 sec. East, along and with the Westerly right-of-way line of State Highway 87, for a distance of 63.09 feet to an iron rod set for corner;

South 22°49'12" East, for a distance of 336.38 feet to a 5/8" iron rod set for corner;
South 31°37'19" East, for a distance of 73.80 feet to a 5/8" iron rod found for corner;
South 49°36'28" West, for a distance of 109.95 feet to a 5/8" iron rod found for corner;
South 38°30'54" West, for a distance of 426.61 feet to a 5/8" iron rod found for corner;
South 46°21'49" West, for a distance of 141.38 feet to a 5/8" iron rod found for corner;
South 46°33'35" East, for a distance of 31.91 feet to a 5/8" iron rod found for corner;
North 46°44'37" East, for a distance of 41.21 feet to a 5/8" iron rod found for corner;
South 43°45'37" East, for a distance of 25.52 feet to a 5/8" iron rod found for corner;
South 43°09'00" West, for a distance of 109.29 feet to a 5/8" iron rod set for corner;
South 80°34'54" West, for a distance of 102.89 feet to a 5/8" iron rod found for corner;
South 44°08'55" West, for a distance of 207.21 feet to a 5/8" iron rod found for corner;
South 08°07'35" East, for a distance of 79.04 feet to a 5/8" iron rod found for corner;
South 45°25'06" West, for a distance of 435.43 feet to a 5/8" iron rod set for corner;
North 03°43'00" West, for a distance of 120.49 feet to a 5/8" iron rod found for corner;
North 87°46'56" East, for a distance of 26.74 feet to a 5/8" iron rod found for corner;
North 09°21'13" East, for a distance of 82.15 feet to a 5/8" iron rod found for corner;
North 80°09'26" West, for a distance of 34.98 feet to a 5/8" iron rod found for corner;
North 18°29'37" West, for a distance of 61.26 feet to a 5/8" iron rod found for corner;
North 31°19'57" East, for a distance of 56.36 feet to a 5/8" iron rod found for corner;
North 29°29'49" East, for a distance of 24.27 feet to a 5/8" iron rod found for corner;
South 86°32'02" East, for a distance of 33.32 feet to a 5/8" iron rod found for corner;
North 08°17'02" East, for a distance of 49.45 feet to a 5/8" iron rod found for corner;
North 80°11'13" West, for a distance of 63.44 feet to a 5/8" iron rod found for corner;
South 73°26'27" West, for a distance of 227.21 feet to a 5/8" iron rod found for corner;

THENCE North 46°08'53" West, for a distance of 265.02 feet to a 5/8" iron rod set for corner;

THENCE South 13°02'47" West, for a distance of 4314.39 feet to a 5/8" iron rod set for corner;

THENCE South 02°19'42" East, for a distance of 1332.14 feet to a 5/8" iron rod set for corner;
THENCE South 33°51'03" East, for a distance of 1377.72 feet to a 5/8" iron rod set for corner;

THENCE South 64°00'19" East, for a distance of 93.71 feet to a 5/8" iron rod set for corner;

THENCE South 34°55'59" East, for a distance of 576.24 feet to a 5/8" iron rod set for corner;

THENCE South 57°04'36" East, for a distance of 161.44 feet to a 5/8" iron rod set for corner;

THENCE South 88°02'12" East, for a distance of 318.15 feet to a 5/8" iron rod set for corner;

THENCE North 82°27'04" East, for a distance of 177.42 feet to a 5/8" iron rod set for corner;

THENCE North 79°35'15" East, for a distance of 2013.37 feet to a 5/8" iron rod set for corner;

THENCE South 15°49'12" East, for a distance of 847.20 feet to a 5/8" iron rod set for corner;

THENCE south 08°04'38" East, for a distance of 463.07 feet to a 5/8" iron rod set for corner;

THENCE South 13°46'58" East, for a distance of 521.11 feet to a 5/8" iron rod set for corner;

THENCE North 76°11'46" East, passing a 5/8" iron rod set for reference in the Westerly line of that certain Right-of-way Easement to the State of Texas as recorded in Volume 1439, Page 343, Deed Records, Jefferson County, Texas, at a distance of 459.93 feet and continuing for a total distance of 550.38 feet to a point for corner, said corner being in the Westerly right-of-way line of State Highway 87.

THENCE South 18°01'06" East, along and with the Westerly right-of-way line of State Highway 87, for a distance of 100.27 feet to a point for corner;

THENCE South 76°11'46" West, passing a 5/8" iron rod set for reference at a distance of 90.98 feet and continuing for a total distance of 741.51 feet to a 5/8" iron rod set for corner, said corner being in the Easterly line of that certain called 394.130 acre tract of land and described in a "Correction Special Warranty Deed" from the Premcor Refining Group, Inc. to Jefferson County Waterway and Navigation District as recorded in Clerk's File No. 2004007419, Official Public Records of Real Property, Jefferson County Texas;

THENCE North 57°07'21" West, for the boundary between the tract herein described and the said 394.130 acre Jefferson County waterway and Navigation District tract, for a distance of 28.08 feet to a 5/8" iron rod found for corner;

THENCE North 87°19'38" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, for a distance of 88.02 feet to a 5/8" iron rod with a cap stamped "Wortech" found for corner;

THENCE South 74°20'52" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, for a distance of 388.53 feet to a 5/8" iron rod found for corner, said corner also being in the Easterly line of that certain tract of land known as Landfill Tract "G"

THENCE along and with the South and West line of the said Landfill Tract "G", the same being the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, the following courses and distances:

South 04°51'20" East, for a distance of 80.22 feet to a 5/8" iron rod found for corner;
South 03°13'52" West, for a distance of 30.04 feet to a 5/8" iron rod found for corner;
South 29°59'31" West, for a distance of 39.93 feet to a 5/8" iron rod found for corner;
South 46°47'08" West, for a distance of 39.85 feet to a 5/8" iron rod found for corner;
South 58°31'34" West, for a distance of 80.02 feet to a 5/8" iron rod found for corner;
South 63°06'35" West, for a distance of 89.91 feet to a 5/8" iron rod found for corner;
South 71°13'29" West, for a distance of 109.02 feet to a 5/8" iron rod found for corner;
South 76°45'38" West, for a distance of 70.61 feet to a 5/8" iron rod found for corner;
South 86°44'57" West, for a distance of 50.80 feet to a 5/8" iron rod found for corner;
North 87°27'41" West, for a distance of 70.20 feet to a 5/8" iron rod found for corner;
North 02°22'45" West, for a distance of 89.08 feet to a point for corner;
North 51°05'00" West, for a distance of 17.49 feet to a point for corner;
North 08°09'29" West, for a distance of 216.12 feet to a point for corner;
North 55°47'55" West, for a distance of 83.20 feet to a point for corner;
North 10°58'57" West, for a distance of 109.86 feet to a point for corner;
North 10°09'04" West, for a distance of 182.64 feet to a point for corner;
North 08°04'52" West, for a distance of 313.94 feet to a point for corner;
North 35°29'10" West, for a distance of 61.62 feet to a point for corner;
North 49°46'52" West, for a distance of 90.85 feet to a point for corner;
North 17°09'36" West, for a distance of 48.44 feet to a point for corner;

THENCE North 54°51'29" West, for the boundary between the tract herein described and the said 394.130 acre Jefferson County waterway and Navigation District tract, for a distance of 62.16 feet to a point for corner, said corner being the South line of that certain tract of land known as Landfill Tract "H" East;

THENCE along and with the South line of the said Landfill Tract "H" East, the same being the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, the following courses and distances:

South 75°53'20" West, for a distance of 103.87 feet to a point for corner;
South 54°56'53" West, for a distance of 121.53 feet to a point for corner;
South 77°42'41" West, for a distance of 51.10 feet to a point for corner;
North 89°46'52" West, for a distance of 274.38 feet to a point for corner;
North 88°48'57" West, for a distance of 300.31 feet to a point for corner;
North 89°40'49" West, for a distance of 254.28 feet to a point for corner;
South 78°51'09" West, for a distance of 177.82 feet to a point for corner;

THENCE South 78°14'43" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, for the boundary for a distance of 551.31 feet to a 5/8" iron rod (bent) found for corner;

THENCE South 37°51'30" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson county Waterway and Navigation District tract, for a distance of 206.71 feet to a 5/8" iron rod (bent) found for corner;

THENCE South 02°12'58" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson county Waterway and Navigation District tract, for a distance of 99.39 feet to a 5/8" iron rod found for corner;

THENCE South 18°59'25" East, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, for a distance of 239.71 feet to a 5/8" iron rod found for corner;

THENCE South 12°05'21" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, for a distance of 527.06 feet to a 5/8" iron rod found for corner;

THENCE South 05°40'50" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, for a distance of 196.93 feet to a 5/8" iron rod found for corner;

THENCE South 13°25'37" West, continuing for the boundary between the tract herein described and the said 394.130 acre Jefferson County Waterway and Navigation District tract, for a distance of 1003.52 feet to a point for corner, said point being an interior ell corner of the said Clark Refining & Marketing, Inc. TRACT 7 and said corner being an angle point in the West line of said 394.130 acre Jefferson County Waterway and Navigation District tract and being the Northeast corner of that certain called 186.885 acre tract of land as described in a "Special Warranty Deed" from Sempra Energy Production Company to Jefferson County Waterway and Navigation District as recorded in Clerk's File No. 2005043069, Official Public Records of Real Property, Jefferson County, Texas and said corner being in the common line between the said John Wescott Survey and the I. D. Polk Survey, Abstract No. 770, Jefferson County, Texas;

THENCE North 88°06'49" West, for the boundary between the tract herein described and the said 186.885 acre Jefferson County Waterway and Navigation District tract and that certain called 861.738 acre tract of land, identified as TRACT 16, as described in a "Special Warranty Deed" from Sempra Energy Production Company to Port Arthur LNG Holdings, LLC as recorded in Clerk's File No. 2006017390, Official Public Records of Real Property, Jefferson County, Texas, the same being the common line between the said John Wescott Survey and the said I. D. Polk Survey, for a distance of 2169.10 feet to a point for corner, said corner being an exterior ell corner of the said Clark Refining & Marketing, Inc. TRACT 7 and an interior ell corner of the said 861.738 acre Port Arthur LNG Holdings, LLC tract;

THENCE North 09°09'08" East, for the boundary between the tract herein described and the said 861.738 acre Port Arthur LNG Holdings, LLC tract, the same being the West line of the said Clark Refining & Marketing, Inc. TRACT 7, for a distance of 3349.42 feet to a point for corner;

THENCE North 10°41'30" East, continuing for the boundary between the tract herein described and the said 861.738 acre Port Arthur LNG Holdings, LLC tract, the same being the West line of the said Clark Refining & Marketing, Inc.

TRACT 7, for a distance of 2106.88 feet to the POINT OF BEGINNING and containing 630.126 Acres gross, more or less. SAVE AND EXCEPT the following two tracts, thereby leaving 510.424 Acres net, more or less:

SAVE AND EXCEPT

TRACT 1 - "ALLIGATOR POND"

Legal Description: 116.974 Acre Tract or Parcel of Land, Franklin Baker Survey No. 2. Also known as the John Wescott Survey, Abstract No. 725, T. & N. O.R.R. Survey, Section No. 121, Abstract No. 250 Jefferson County, Texas

BEING a 116.974 acre tract being situated in the Franklin Baker Survey No. 2, also known as the John Wescott Survey, Abstract No. 725, Jefferson County, Texas and the T. & N. O.R.R. Survey, Section No. 121, Abstract No 250, Jefferson County, Texas and being out of and part of that certain called 1555.182 acre tract, identified as TRACT 7, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas, said 116.974 acre tract being more particularly described as follows:

COMMENCING AT A Gulf concrete monument found for the Southwest corner of that certain called 0.034 acre tract of land as described in a deed from Port Canal and Dock Co. to Gulf Refining Company as recorded in Volume 219, Page 76, Deed Records, Jefferson County, Texas, and said corner also being the POINT OF BEGINNING in the description of that certain called 103.224 acre tract, identified as TRACT 5, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas;

THENCE South 66°57'03" West, for a distance of 6,036.47 feet to a 5/8" iron rod in the center of a grass road set for the most Easterly corner and the POINT OF BEGINNING of the tract herein described;

THENCE along and with the centerline of a grass road the following courses and distances:

South 38°40'59" West, for a distance of 185.99 feet to a 5/8" iron rod set for corner;
South 32°02'00" West, for a distance of 242.87 feet to a 5/8" iron rod set for corner;
South 36°14'59" West, for a distance of 515.67 feet to a 5/8" iron rod set for corner;
South 21°14'36" West, for a distance of 101.67 feet to a 5/8" iron rod set for corner;
South 12°26'27" East, for a distance of 346.48 feet to a 5/8" iron rod set for corner;
South 11°34'19" West, for a distance of 592.36 feet to a 5/8" iron rod set for corner;
South 54°50'40" West, for a distance of 243.89 feet to a 5/8" iron rod set for corner;
South 66°49'58" West, for a distance of 124.67 feet to a 5/8" iron rod set for corner;
South 80°24'04" west, for a distance of 1838.90 feet to a 5/8" iron rod set for corner;
North 08°06'06" East, for a distance of 1398.88 feet to a 5/8" iron rod set for corner;
North 30°00'46" West, for a distance of 121.83 feet to a 5/8" iron rod set for corner;
North 01°23'01" East, for a distance of 91.10 feet to a 5/8" iron rod set for corner;
North 18°37'20" East, for a distance of 805.54 feet to a 5/8" iron rod set for corner;
North 36°14'08" East, for a distance of 105.82 feet to a 5/8" iron rod set for corner;
North 58°48'12" East, for a distance of 81.23 feet to a 5/8" iron rod set for corner;
North 73°57'14" East, for a distance of 518.04 feet to a 5/8" iron rod set for corner;
North 81°00'04" East, for a distance of 406.17 feet to a 5/8" iron rod set for corner;
South 77°24'40" East, for a distance of 81.65 feet to a 5/8" iron rod set for corner;
South 56°53'48" East, for a distance of 211.39 feet to a 5/8" iron rod set for corner;
South 77°37'46" East, for a distance of 65.25 feet to a 5/8" iron rod set for corner;
North 79°16'56" East, for a distance of 441.60 feet to a 5/8" iron rod set for corner;
South 87°26'32" East, for a distance of 118.97 feet to a 5/8" iron rod set for corner;
South 66°15'11" East, for a distance of 80.38 feet to a 5/8" iron rod set for corner;

THENCE South 52°04'19" East, continuing along and with the centerline of a grass road, for a distance of 487.65 feet to the POINT OF BEGINNING, and containing 116.974 Acres, more or less.

AND SAVE AND EXCEPT

TRACT 2 - "WATER TREATMENT FACILITY"

Legal Description: 2.728 Acre Tract or Parcel of Land, Franklin Baker Survey No. 2. Also known as the John Wescott Survey, Abstract No. 725, Jefferson County, Texas

BEING a 2.728 acre tract being situated in the Franklin Baker Survey No. 2, also known as the John Wescott Survey, Abstract No. 725, Jefferson County, Texas and being out of and part of that certain called 1555.182 acre tract, identified as TRACT 7, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas, said 2.728 acre tract being more particularly described as follows:

COMMENCING at a Gulf concrete monument found for the Southwest corner of that certain called 0.034 acre tract of land as described in a deed from Port Canal and Dock Co. to Gulf Refining Company as recorded in Volume 219, Page 76, Deed Records, Jefferson County, Texas, and said corner also being to POINT OF BEGINNING in the description of that certain called 103.224 acre tract, identified as TRACT 5, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas;

THENCE North 71°16'25" West, for a distance of 7136.92 feet to a 5/8" iron rod set for the Southeast corner and the POINT OF BEGINNING of the tract herein described;

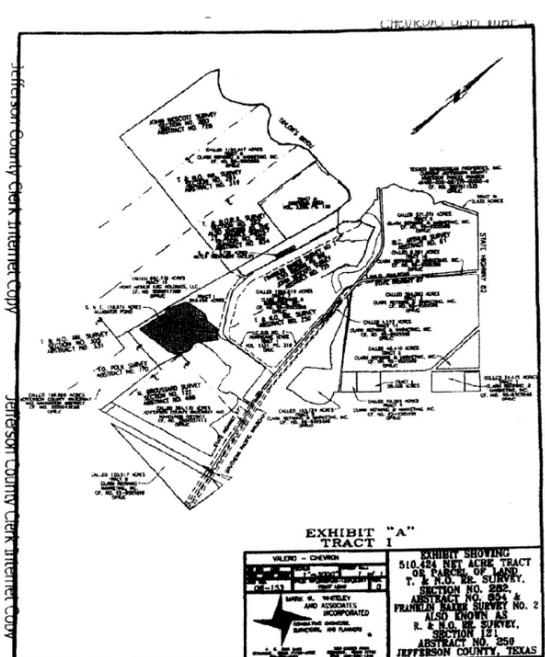
THENCE North 80°09'23" West, for a distance of 120.31 feet to a 5/8" iron rod set for corner;

THENCE North 11°47'48" East, for a distance of 959.47 feet to a 5/8" iron rod set for corner;

THENCE South 70°08'06" East, for a distance of 91.29 feet to a 5/8" iron rod set for corner;

THENCE South 16°18'19" East, for a distance of 89.65 feet to a 5/8" iron rod set for corner;

THENCE South 12°37'06" West, for a distance of 863.57 feet to the POINT OF BEGINNING and continuing 2.728 Acres, more or less.



TRACT II

Legal Description: 28.036 Acre Tract or Parcel of Land, B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas

BEING a 28.036 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of and part of that certain called 40.511 acre tract, identified as TRACT 4, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas, said 28.036 acre tract being more particularly described as follows:

COMMENCING at a Gulf concrete monument found for the Southwest corner of that certain called 0.034 acre tract of land as described in a deed from Port Canal and Dock Co. to Gulf Refining Company as recorded in Volume 219, Page 76, Deed Records, Jefferson county, Texas, and said corner also being the POINT OF BEGINNING in the description of that certain called 103.224 acre tract, identified as TRACT 5, as described in "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas and said corner being in the Northwesterly line of that certain called 259.02 acre tract, identified as "Parcel C", as described in a "Special Warranty Deed" from J. S. Hollyfield, Trustee, to Rice-Carden Corporation as recorded in Volume 1729, Page 345, Deed Records, Jefferson County, Texas;

THENCE North 41°13'00" East, along and with the Southeasterly line of the said TRACT 5 and the Northwesterly line of the said 259.02 acre Rice-Carden Corporation tract, for a distance of 110.93 feet to a Gulf concrete monument found for the most Southerly corner of the said Clark Refining & Marketing, Inc. TRACT 4;

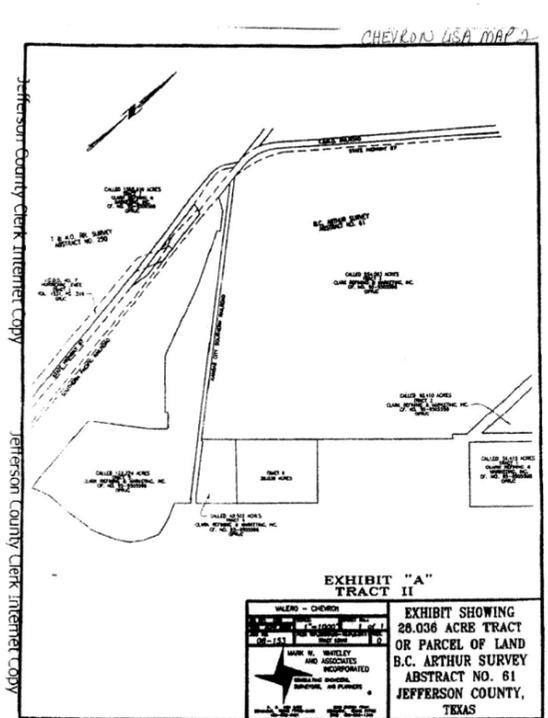
THENCE North 41°13'45" East, for the boundary between the said TRACT 4 and the said 259.02 acre Rice-Carden Corporation tract, for a distance of 601.47 feet to the POINT OF BEGINNING of the tract herein described, and from said corner of a chainlink fence post bears North 49°35'50" West, for a distance of 0.41 feet;

THENCE North 49°35'50" West, over and across the said TRACT 4, for a distance of 989.77 feet to a 5/8" iron rod set for corner, said corner being in the common line between the said TRACT 4 and that certain called 554.093 acre tract, identified as TRACT 3, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas, the same being the Northwesterly right-of-way line of that portion of the abandoned West Seventh Street;

THENCE North 41°17'24" East, for the boundary between the said TRACT 3 and TRACT 4, for a distance of 1242.47 feet to a scribed "X" in concrete found for corner, said corner being the most Northerly corner of the said TRACT 4;

THENCE South 48°42'36" East, along and with the Northeasterly line of the said TRACT 4 and the Southwesterly right-of-way line of a 60 foot wide County Road, for a distance of 988.35 feet to a point for corner, said corner being the most Easterly corner of the said TRACT 4 and the most Northerly corner of the said 259.02 acre Rice-Carden Corporation tract and from said corner a found Gulf concrete monument (leaning) bears South 74°04'04" West a distance of 0.75 feet;

THENCE South 41°13'45" West, for the boundary between the tract herein described and the said 259.02 acre Rice-Carden Corporation tract, the same being the Southeasterly line of said TRACT 4, for a distance of 1227.15 feet to the POINT OF BEGINNING and continuing 28.036 Acres, more or less.



TRACT III

BEING a 2.632 acre tract or parcel of land situated in the B. C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of and part of that certain called 371.719 acre tract, identified as TRACT 6, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas, said 2.632 acre tract being more particularly described as follows:

COMMENCING at a Gulf Concrete monument found for the Southwest corner of that certain called 0.034 acre tract of land as described in a deed from Port Canal and Dock Co. to Gulf Refining Company as recorded in Volume 219, Page 76, Deed Records, Jefferson County, Texas, and said corner also being a point of beginning in the description of that certain called 103.224 acre tract, identified as TRACT 5, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas and said corner being in the Northwesterly line of that certain called 259.02 acre tract, identified as "Parcel C", as described in a "Special Warranty Deed" from J. S. Hollyfield, Trustee, to Rice-Carden Corporation as recorded in Volume 1729, Page 345, Deed Records, Jefferson County, Texas;

THENCE North 12°57'34" West for a distance of 10543.01 feet to a 5/8" iron rod found for the most Easterly corner and the POINT OF BEGINNING of the tract herein described;

THENCE South 62°48'34" West, for a distance of 1453.79 feet to a 5/8" iron rod set for corner;

THENCE South 21°06'40" West, for a distance of 376.93 feet to a 5/8" iron rod set for corner;

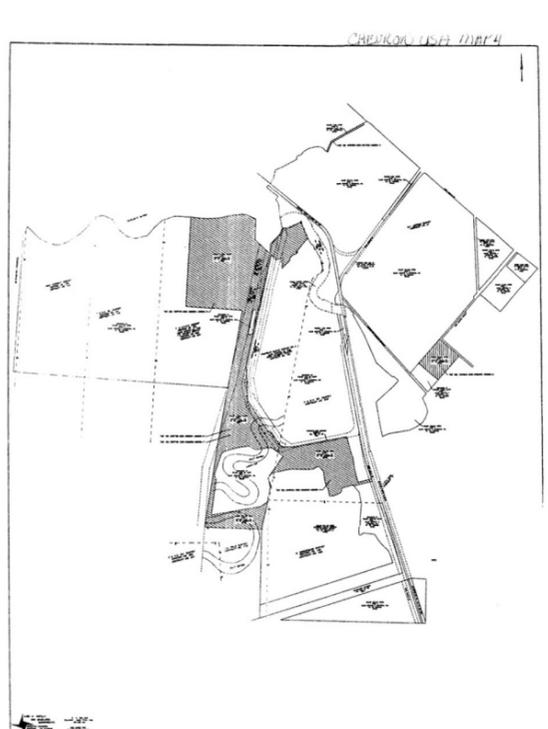
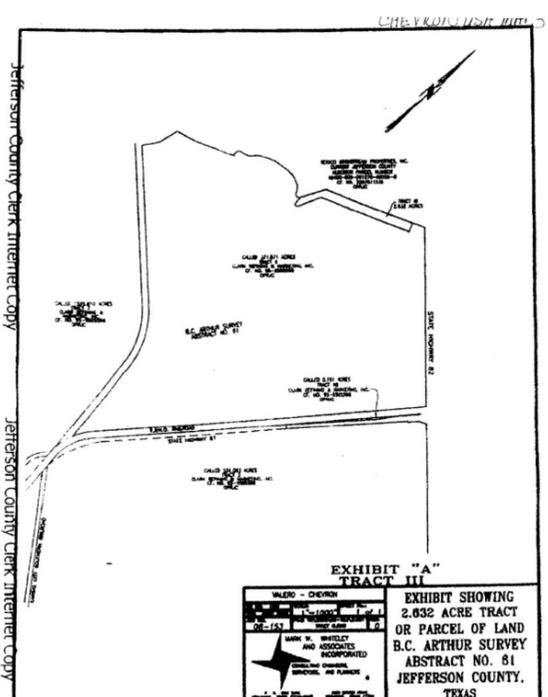
THENCE South 66°03'15" West, for a distance of 51.92 feet to a 5/8" iron rod set for corner;

THENCE North 05°50'18" East, for a distance of 75.79 feet to a point for corner, said corner being the Northwesterly line of the said TRACT 6 and in the Southeasterly line of that certain tract of land identified as "Current Jefferson County Assessor Parcel Number" 49400-000-061270-00000-0 as described in a "Correction Deed" from Chevron U.S.A. to Texaco Downstream Properties, Inc. as recorded in Clerk's File No. 2007011535, Official Public Records of Real Property, Jefferson County, Texas;

THENCE North 24°44'30" East, for the boundary between the tract herein described and the said Texaco Downstream Properties, Inc. tract, the same being the Northwesterly line of said TRACT 6, for a distance of 398.67 feet to a point for corner;

THENCE North 62°26'24" East, continuing for the boundary between the tract herein described and the said Texaco Downstream Properties, Inc. tract, the same being the Northwesterly line of the said TRACT 6, for a distance of 1432.33 feet to a point for corner, from said corner the most Northerly corner of the said TRACT 6 bears North 62°26'24" East a distance of 184.54 feet;

THENCE South 26°51'54" East, over and across the said TRACT 6, passing at a distance of 9.93 feet a 2" iron pipe found for reference and continuing for a total distance of 70.60 feet to the POINT OF BEGINNING and containing 2.632 Acres, more or less.



BEING 424.7± acres of land and water, part of Block 7, Range "M", Blocks 6 & 7, Range "N", Blocks 6 & 7, Range "O", and Block 6 & 7, Range "P", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being all of that (Called 9.373) acre tract of land conveyed to Motiva Enterprises LLC, recorded in File No. 9840877, Official Public Records, Jefferson County, Texas, and all of those (Called 209.466, 34.794, 94.881, & 76.207) acre tracts of land conveyed to Flint Hills Resources, LP, recorded in File

No. 2007043283, Official Public Records, Jefferson County, Texas; said 424.7± acre tract being more fully described by metes and bounds as follows, to wit:

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

BEGINNING at a point for corner on the intersection of the Southeast right of way line of State Highway 73 and the Southwest right of way line of Savannah Avenue, also known as TX-Spur 215, same being the present city limit line of the City of Port Arthur as described in Ordinance No. 75-78, for the most Northerly corner of the (Called 9.373) acre tract, and the most Northerly corner of the herein described tract;

THENCE, (Called South 53 deg., 26 min., 12 sec., East), on the Southwest right of way line of said Savannah Avenue, a distance of (Called 256.83') to a point for corner, being the most Easterly corner of the (Called 9.373) acre tract, and the most Northerly corner of the (Called 34.794) acre tract;

THENCE, (Called South 50 deg., 57 min., 19 sec., East), continuing on the Southwest right of way line of said Savannah Avenue, a distance of (Called 2.67') to a point for corner;

THENCE, (Called South 62 deg., 53 min., 56 sec., East), continuing on the Southwest right of way line of said Savannah Avenue, a distance of (Called 144.94') to a point for corner;

THENCE, (Called South 50 deg., 56 min., 42 sec., East), continuing on the Southwest right of way line of said Savannah Avenue, a distance of (Called 470.99') to a point for corner, being the most Northerly common corner of the (Called 34.794 and 209.466) acre tracts;

THENCE, (Called South 50 deg., 57 min., 26 sec., East), continuing on the Southwest right of way line of said Savannah Avenue, a distance of (Called 72.99') to a point for corner;

THENCE, (Called South 50 deg., 56 min., 37 sec., East), continuing on the Southwest right of way line of said Savannah Avenue, a distance of (Called 381.11') to a point for corner, being the most Easterly corner of the (Called 209.466) acre tract;

THENCE, (Called South 38 deg., 53 min., 42 sec., West), a distance of (Called 106.78') to a point for corner;

THENCE, (Called North 49 deg., 32 min., 17 sec., West), a distance of (Called 112.12') to a point for corner;

THENCE, (Called North 88 deg., 23 min., 40 sec., West), a distance of (Called 134.95') to a point for corner;

THENCE, (Called South 42 deg., 23 min., 12 sec., West), a distance of (Called 97.57') to a point for corner;

THENCE, (Called North 50 deg., 52 min., 42 sec., West), a distance of (Called 75.00') to a point for corner;

THENCE, (Called South 66 deg., 23 min., 55 sec., West), a distance of (Called 80.10') to a point for corner;

THENCE, (Called South 39 deg., 03 min., 59 sec., West), a distance of (Called 772.35') to a point for corner;

THENCE, (Called South 40 deg., 33 min., 20 sec., West), a distance of (Called 745.03') to a point for corner;

THENCE, (Called South 50 deg., 37 min., 54 sec., East), a distance of (Called 1110.20') to a point for corner;

THENCE, (Called South 38 deg., 59 min., 16 sec., West), a distance of 758.60'± to a point for corner for the most Northerly corner of the (Called 76.207) acre tract;

THENCE, (Called South 50 deg., 07 min., 24 sec., East), a distance of (Called 903.84') to a point for corner;

THENCE, (Called South 32 deg., 42 min., 46 sec., East), a distance of (Called 752.56') to a point for corner, for the most Easterly corner of the (Called 76.207) acre tract, and the most Easterly corner of the herein described tract;

THENCE, (Called South 62 deg., 26 min., 00 sec., West), a distance of (Called 403.98') to a point for corner;

THENCE, (Called South 25 deg., 07 min., 41 sec., East), a distance of (Called 120.90') to a point for corner;

THENCE, (Called South 01 deg., 02 min., 59 sec., East), a distance of (Called 145.04') to a point for corner;

THENCE, (Called South 42 deg., 29 min., 00 sec., West), a distance of (Called 325.19') to a point for corner;

THENCE, (Called South 30 deg., 07 min., 22 sec., West), a distance of (Called 204.17') to a point for corner;

THENCE, (Called South 73 deg., 27 min., 41 sec., West), a distance of (Called 164.37') to a point for corner;

THENCE, (Called South 65 deg., 46 min., 33 sec., West), a distance of (Called 665.15') to a point for corner;

THENCE, (Called South 72 deg., 54 min., 25 sec., West), a distance of (Called 518.37') to a point for corner;

THENCE, (Called North 50 deg., 25 min., 51 sec., West), a distance of (Called 915.58') to a point for corner on the Southeast line of the (Called 209.466) acre tract;

THENCE, (Called South 39 deg., 07 min., 54 sec., West), on the Southeasterly line of the (Called 209.466) acre tract, a distance of 40.36'± to a point for corner for the most Northerly corner of the (Called 94.881) acre tract;

THENCE, (Called South 50 deg., 46 min., 21 sec., East), a distance of (Called 1014.30') to a point for corner being the most Easterly corner of the (Called 94.881) acre tract;

THENCE, (Called South 39 deg., 44 min., 29 sec., West), a distance of (Called 546.95') to a point for corner;

THENCE, (Called South 79 deg., 19 min., 37 sec., West), a distance of (Called 152.17') to a point for corner;

THENCE, (Called South 39 deg., 00 min., 42 sec., West), a distance of (Called 388.82') to a point for corner;

THENCE, (Called South 06 deg., 06 min., 07 sec., West), a distance of (Called 183.70') to a point for corner;

THENCE, (Called South 40 deg., 00 min., 32 sec., West), a distance of (Called 89.73') to a point for corner;

THENCE, (Called South 39 deg., 18 min., 56 sec., West), a distance of (Called 2863.23') to a point for corner being the most Southerly corner of the (Called 94.881) acre tract, and the most Southerly corner of the herein described tract;

THENCE, (Called North 50 deg., 23 min., 14 sec., West), a distance of (Called 1001.09') to a point for corner being the most Westerly corner of the (Called 94.881) acre tract;

THENCE, (Called North 39 deg., 07 min., 54 sec., East), a distance of (Called 2857.28') to a point for corner;

THENCE, (Called North 39 deg., 07 min., 54 sec., East), a distance of (Called 349.85') to a point for corner being the most Southerly corner of the (Called 209.466) acre tract;

THENCE, (Called North 50 deg., 28 min., 45 sec., West), a distance of (Called 347.35') to a point for corner;

THENCE, (Called North 39 deg., 10 min., 27 sec., East), a distance of (Called 107.92') to a point for corner;

THENCE, (Called North 51 deg., 44 min., 48 sec., West), a distance of (Called 190.50') to a point for corner;

THENCE, (Called North 39 deg., 12 min., 22 sec., East), a distance of (Called 1000.74') to a point for corner;

THENCE, (Called North 51 deg., 19 min., 35 sec., West), a distance of (Called 308.19') to a point for corner;

THENCE, (Called North 38 deg., 55 min., 56 sec., East), a distance of (Called 92.29') to a point for corner;

THENCE, (Called North 50 deg., 50 min., 51 sec., West), a distance of (Called 56.76') to a point for corner;

THENCE, (Called North 38 deg., 32 min., 59 sec., East), a distance of (Called 6.19') to a point for corner;

THENCE, (Called North 50 deg., 50 min., 23 sec., West), a distance of (Called 154.20') to a point for corner;

THENCE, (Called South 40 deg., 07 min., 38 sec., West), a distance of (Called 37.17') to a point for corner;

THENCE, on the arc of a curve to the right, having a radius of (Called 287.78'), a chord bearing of (Called North 89 deg., 26 min., 55 sec., West), a chord distance of (Called 100.72'), an arc length of (Called 101.24') to a point for corner;

THENCE, (Called North 49 deg., 58 min., 52 sec., West), a distance of (Called 106.21') to a point for corner;

THENCE, (Called North 38 deg., 58 min., 32 sec., East), a distance of (Called 203.22') to a point for corner;

THENCE, (Called North 50 deg., 18 min., 48 sec., West), a distance of (Called 703.30') to a point for corner;

THENCE, (Called South 03 deg., 07 min., 25 sec., West), a distance of (Called 37.88') to a point for corner;

THENCE, (Called South 22 deg., 07 min., 46 sec., West), a distance of (Called 30.94') to a point for corner;

THENCE, (Called South 11 deg., 39 min., 02 sec., West), a distance of (Called 27.26') to a point for corner;

THENCE, (Called South 05 deg., 28 min., 40 sec., East), a distance of (Called

28.69') to a point for corner;

THENCE, (Called South 18 deg., 44 min., 11 sec., East), a distance of (Called 24.93') to a point for corner;

THENCE, (Called South 26 deg., 53 min., 08 sec., East), a distance of (Called 45.02') to a point for corner;

THENCE, (Called South 23 deg., 19 min., 47 sec., East), a distance of (Called 49.91') to a point for corner;

THENCE, (Called South 03 deg., 14 min., 44 sec., West), a distance of (Called 28.50') to a point for corner;

THENCE, (Called South 29 deg., 02 min., 39 sec., West), a distance of (Called 20.85') to a point for corner;

THENCE, (Called South 45 deg., 50 min., 58 sec., West), a distance of (Called 58.61') to a point for corner;

THENCE, (Called North 77 deg., 11 min., 45 sec., West), a distance of (Called 138.98') to a point for corner;

THENCE, (Called North 81 deg., 06 min., 05 sec., West), a distance of (Called 33.93') to a point for corner;

THENCE, (Called North 85 deg., 15 min., 39 sec., West), a distance of (Called 29.03') to a point for corner;

THENCE, (Called North 89 deg., 13 min., 13 sec., West), a distance of (Called 29.65') to a point for corner;

THENCE, (Called South 89 deg., 09 min., 31 sec., West), a distance of (Called 28.29') to a point for corner;

THENCE, (Called South 86 deg., 23 min., 54 sec., West), a distance of (Called 27.03') to a point for corner;

THENCE, (Called South 83 deg., 31 min., 00 sec., West), a distance of (Called 26.47') to a point for corner;

THENCE, (Called South 78 deg., 48 min., 03 sec., West), a distance of (Called 27.30') to a point for corner;

THENCE, (Called South 69 deg., 55 min., 27 sec., West), a distance of (Called 26.64') to a point for corner;

THENCE, (Called South 39 deg., 06 min., 59 sec., West), a distance of (Called 830.70') to a point for corner;

THENCE, (Called North 50 deg., 34 min., 34 sec., West), a distance of (Called 62.29') to a point for corner;

THENCE, (Called North 50 deg., 36 min., 06 sec., West), a distance of (Called 241.68') to a point for corner on the Southeasterly right of way line of said State Highway 73, for the most Westerly corner of the (Called 209.466) acre tract and the most Westerly corner of the herein described tract;

THENCE, (Called North 39 deg., 09 min., 31 sec., East), on the Southeasterly right of way line of said State Highway 73, a distance of (Called 4484.44') to a point for corner, for the most Westerly corner of the (Called 9.373) acre tract;

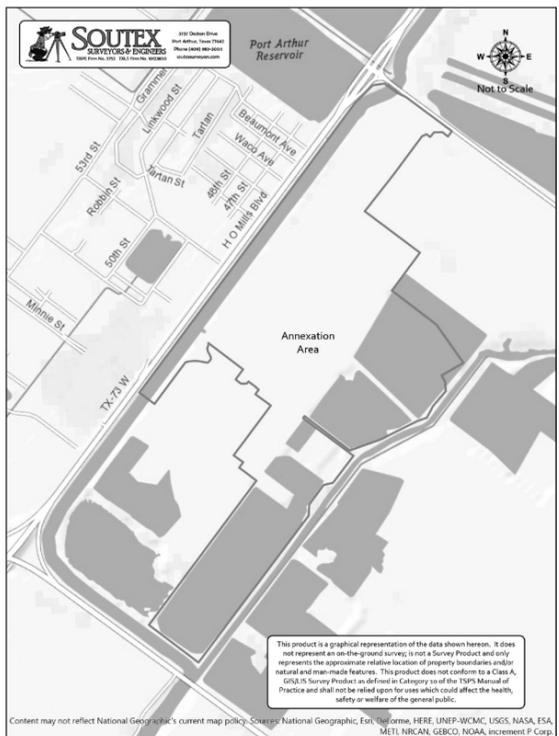
THENCE, (Called North 36 deg., 40 min., 47 sec., East), continuing on the Southeasterly right of way line of said State Highway 73, a distance of (Called 1340.36') to a point for corner;

THENCE, (Called North 45 deg., 00 min., 35 sec., East), continuing on the Southeasterly right of way line of said State Highway 73, a distance of (Called 390.30') to a point for corner;

THENCE, (Called North 81 deg., 34 min., 47 sec., East), continuing on the Southeasterly right of way line of said State Highway 73, a distance of (Called 193.85') to the POINT OF BEGINNING and containing 424.7 acres of land and water, more or less.

SAVE & EXCEPT those portions of land and water which already lie within the corporate limits of the City of Port Arthur per Ordinance No. 98-86.

**City of Port Arthur
LS-16-0833-B**



**OXBOW CALCINING, LLC
113.2 ACRES OF LAND
OUT OF THE B. C. ARTHUR SURVEY, ABSTRACT NO. 61,
THE W. H. THAXTON SURVEY, ABSTRACT NO. 831,
& THE JOHN BENNETT SURVEY, ABSTRACT NO. 70,
CITY OF PORT ARTHUR,
JEFFERSON COUNTY, TEXAS**

BEING 113.2 acres of land out of and a part of the B. C. Arthur Survey, Abstract No. 61, the W. H. Thaxton Survey, Abstract No. 831 and the John Bennett Survey, Abstract No. 70, City of Port Arthur, Jefferson County, Texas; being the same land described in Amended and Restated Memorandum of Lease between the Kansas City Southern Railway Company and Great Lakes Carbon, LLC, recorded in File No. 2004033339, Official Public Records, Jefferson County, Texas and a portion of an abandoned roadway known as Coke Dock Road, recorded in Film Code 104-81-0396 and File No. 2004030565, Official Public Records, Jefferson County, Texas; said 113.2 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a point on the intersection of the West line of a 50' wide roadway easement named Coke Dock Road, recorded in Film Code 101-48-0758, Official Public Records, Jefferson County, Texas and the Southeasterly line of a Kansas City Southern Railway Company right of way as shown in said roadway document; said point being the Northeast corner of the herein described tract; having a State Plane Coordinate of N: 13888791.79', E: 3566934.08;

THENCE, South 26 deg., 04 min., 19 sec., West, on the West line of said Coke Dock Road, a distance of 813.71' to a point for corner being an angle point on the Easterly line of the herein described tract;

THENCE, South 26 deg., 43 min., 03 sec., West, continuing on the West line of said Coke Dock Road, a distance of 1346.79' to a point for corner being the Northeast corner of a (Called 12.390) acre tract of land recorded as Tract 1 to Chevron Phillips Chemical Company, LP, recorded in File No. 2004000578, Official Public Records, Jefferson County, Texas;

THENCE, the following bearings and distances on the perimeter of the (Called 12.390) acre tract:

North 57 deg., 34 min., 52 sec., West, a distance of 450.97' to a point for corner;
South 27 deg., 01 min., 45 sec., West, a distance of 107.86' to a point for corner;
North 57 deg., 47 min., 43 sec., West, a distance of 358.47' to a point for corner;
South 27 deg., 05 min., 48 sec., West, a distance of 409.60' to a point for corner;
South 57 deg., 42 min., 23 sec., East, a distance of 360.30' to a point for corner;
South 26 deg., 50 min., 35 sec., West, a distance of 354.87' to a point for corner;
South 57 deg., 34 min., 47 sec., East, a distance of 453.19' to a point for corner on the West line of said Coke Dock Road;

THENCE, North 57 deg., 34 min., 08 sec., East, a distance of 50.27' to a point for corner on the West line of a (Called 7.419) acre tract of land recorded as Tract 2 in said File No. 2004000578, Official Public Records, Jefferson County, Texas;

THENCE, the following bearings and distances on the West line of the (Called 7.419) acre tract:

South 26 deg., 44 min., 09 sec., West, a distance of 170.10' to a point for corner;
South 20 deg., 22 min., 11 sec., East, a distance of 68.21' to a point for corner;
South 65 deg., 22 min., 11 sec., East, a distance of 97.16' to a point for corner;
South 23 deg., 37 min., 56 sec., West, a distance of 214.97' to a point for corner;
South 38 deg., 56 min., 11 sec., West, a distance of 169.85' to a point for corner;
South 16 deg., 28 min., 43 sec., East, a distance of 150.65' to a point for corner;
South 08 deg., 39 min., 15 sec., East, a distance of 59.77' to a point for corner;
South 00 deg., 50 min., 01 sec., West, a distance of 80.48' to a point for corner;
South 08 deg., 25 min., 38 sec., East, a distance of 66.51' to a point for corner;
South 63 deg., 05 min., 35 sec., West, a distance of 83.05' to a point for corner;

THENCE, South 63 deg., 24 min., 43 sec., East, a distance of 131.88' to a point for corner on the (Called common line) of the John Bennett Survey Abstract No. 70 and the B. C. Arthur Survey, Abstract No. 61;

THENCE, South 07 deg., 02 min., 16 sec., West, a distance of 82.94' to a point

for corner;

THENCE, South 16 deg., 36 min., 09 sec., West, a distance of 102.77' to a point for corner;

THENCE, South 22 deg., 26 min., 02 sec., East, a distance of 60.90' to a point for corner;

THENCE, South 59 deg., 42 min., 14 sec., West, a distance of 66.47' to a point for corner;

THENCE, South 19 deg., 33 min., 27 sec., West, a distance of 38.73' to a point for corner;

THENCE, South 33 deg., 58 min., 15 sec., West, a distance of 24.32' to a point for corner;

THENCE, South 57 deg., 37 min., 11 sec., East, a distance of 40.00' to a point for corner;

THENCE, South 32 deg., 22 min., 52 sec., West, a distance of 52.22' to a point for corner on the North line of the West Turning Basin; said point for corner being the Southeast corner of the herein described tract; having a State Plane Coordinate of N: 13884626.28, E: 3565601.66;

THENCE, North 57 deg., 37 min., 20 sec., West, on the North line of said West Turning Basin, a distance of 669.59' to a point for corner;

THENCE, North 57 deg., 37 min., 22 sec., West, on the North line of said West Turning Basin, a distance of 1645.54' to a point for corner;

THENCE, North 06 deg., 06 min., 47 sec., West, continuing on the North line of said Turning Basin, a distance of 218.40' to a point for corner;

THENCE, North 14 deg., 58 min., 51 sec., West, continuing on the North line of said Basin, a distance of 355.20' to a point for corner;

THENCE, North 03 deg., 40 min., 15 sec., West, continuing on the North line of said Basin, a distance of 242.76' to a point for corner;

THENCE, North 44 deg., 20 min., 29 sec., East, a distance of 119.34' to a point for corner on the East line of a tract of land conveyed to Clark Refining and Marketing, Inc., recorded in File No. 9505598, Official Public Records, Jefferson County, Texas; said point for corner being the Southwest corner of the herein described tract;

THENCE, the following bearings and distances on the East line of said Clark Refining tract:

North 64 deg., 46 min., 29 sec., East, a distance of 199.30' to a point for corner;
North 76 deg., 15 min., 19 sec., East, a distance of 799.75' to a point for corner;
North 61 deg., 52 min., 47 sec., East, a distance of 200.00' to a point for corner;
North 56 deg., 44 min., 20 sec., East, a distance of 201.90' to a point for corner;
North 44 deg., 46 min., 22 sec., East, a distance of 198.10' to a point for corner;
North 32 deg., 32 min., 19 sec., East, a distance of 199.85' to a point for corner;
North 15 deg., 52 min., 42 sec., East, a distance of 200.02' to a point for corner;
North 10 deg., 37 min., 30 sec., East, a distance of 64.31' to a point for corner;
North 13 deg., 29 min., 51 sec., East, a distance of 92.08' to a point for corner;
North 19 deg., 07 min., 03 sec., East, a distance of 103.17' to a point for corner;
North 25 deg., 26 min., 15 sec., East, a distance of 103.90' to a point for corner;
North 34 deg., 28 min., 43 sec., East, a distance of 103.98' to a point for corner;
North 41 deg., 37 min., 37 sec., East, a distance of 103.79' to a point for corner;
North 49 deg., 22 min., 38 sec., East, a distance of 103.98' to a point for corner;

THENCE, North 57 deg., 41 min., 37 sec., East, a distance of 34.20' to a point for corner on the Southeasterly right of way line of said Kansas City Southern Railway Company;

THENCE, North 88 deg., 50 min., 38 sec., East, on the Southeasterly right of way line of said Kansas City Southern Railway Company, a distance of 64.26' to a point for corner;

THENCE, North 82 deg., 24 min., 43 sec., East, continuing on the Southeasterly right of way line of said Kansas City Southern Railway Company, a distance of 106.72' to a point for corner;

THENCE, North 74 deg., 16 min., 46 sec., East, continuing on the Southeasterly right of way line of said Kansas City Southern Railway Company, a distance of 107.40' to a point for corner;

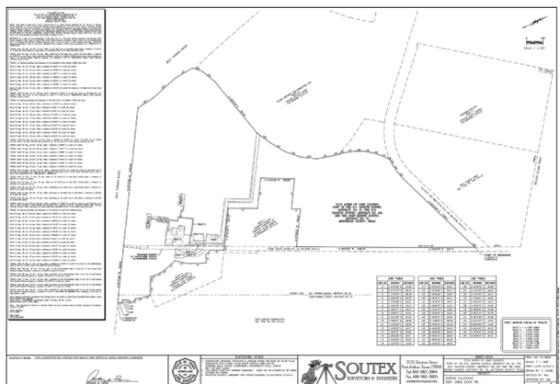
THENCE, North 69 deg., 23 min., 49 sec., East, continuing on the Southeasterly right of way line of said Kansas City Southern Railway Company, a distance of 1135.11' to a point for corner;

THENCE, North 67 deg., 58 min., 10 sec., East, continuing on the Southeasterly right of way line of said Kansas City Southern Railway Company, a distance of 51.14' to the **POINT OF BEGINNING** and containing 113.2 acres of land, more or less.

Note: Bearings, distances, coordinates and acreage shown are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83. Scale Factor = 0.999906809, Convergence Angle = 02 deg., 28 min., 15 sec. Reference Monument = NGS AJ8221.

Note: This description is based on recorded Deeds and prior surveys made by Soutex Surveyors & Engineers. October 16, 2013.

**Oxbow Calcining
LS-13-0645
RPLS #5481
TBPLS #10213800**



**PRAXAIR, INC.,
(LOCATED ON THE PROPERTY OF
THE MOTIVA REFINERY)**

The property owned and operated by Praxair, Inc., with regard to the tract located at Motiva as described in Resolution 13-624 and all land that is contiguous to the boundaries of the City of Port Arthur are depicted in the map and legal description in substantially the same form as listed below.
PRAXAIR

The Hydrogen Facility will lie on a portion of Motiva's property within the parcel bounded north of W. 11th Street to the south, east of South "W" Road to the west, west of South "T" Road to the east, and south of Townsend Road to the east, and south of Townsend Road (also known as Chemical Plant Road) to the north. The dimensions of such parcel are approximately 400' (N-S) by 500' (E-W), together with part of the parcel bounded by W. 11th Street to the south, South "W" Road to the east, Townsend Road to the north, and the storm water drainage canal to the west. The approximate dimensions of such partial parcel are 400' (N-S) by 130' (E-W).

A portion of the Hydrogen Facility will also lie on a portion of Motiva's property within the parcel bounded north of Townsend Road to the south, east of South "W" Road to the

PRAXAIR, INC.
(LOCATED ON THE PROPERTY OF
THE VALERO REFINERY)

The property owned and operated by Praxair, Inc., with regard to the tract located at Premcor / Valero as described in Resolution 13-624 and all land that is contiguous to the boundaries of the City of Port Arthur are depicted in the map and legal description in substantially the same form as listed below.

TRACT 1

Being a 34.475 acre tract of parcel of land situated in the B.C. Arthur Survey, No. 227 and in Range 1, Block Number 2 and Range Q, Block Number Two (2), Jefferson County, Texas and being out of a 49.57 acre tract or parcel of land described in deed from Joe Stewts, Will Stewts, Mrs. Orialla Dupont, and her husband John Dupont, and David E. O'Fiel to Gulf Refining Company, dated July 3, 1914, recorded in Volume 658, Page 112, Deed Records, Jefferson County, Texas, said 34.475 acre tract being more particularly described as follows:

COMMENCING at Gulf monument found for the southwest corner of a 0.034 acre tract as described in Volume 219, Page 76, of the Deed Records, Jefferson County, Texas;

THENCE, North 41°13'45" East for a distance of 1939.55 feet to a found Gulf monument in the west line of a sixty (60) foot county roadway;

THENCE, North 48°42'36" West for a distance of 928.35 feet to a found Gulf monument in the south line of West Seventh Street;

THENCE, North 41°24'00" East for a distance of 2301.30 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE, South 48°34'25" East, a distance of 998.81 feet to a point for corner;

THENCE, North 41°16'34" East, a distance of 1469.56 feet to a point for corner;

THENCE, North 48°44'04" West, a distance of 945.01 feet to a point for corner;

THENCE, North 41°16'41" East, a distance of 668.38 feet to a point for corner in the westerly right-of-way line of State Highway Spur 214;

THENCE, North 51°30'58" West, a distance of 53.36 feet to a point for corner in the westerly right-of-way line of State Highway Spur 214;

THENCE, South 41°17'24" West, along and with the southerly right-of-way line of county roadway a distance of 2132.54 feet to the POINT OF BEGINNING and containing 34.475 acres of land, more or less.

TRACT 2

Being a 40.410 acre tract or parcel of land situated in the B.C. Arthur Survey, No. 227, and being part of Blocks Two and Three (2 & 3) Range P and Block Two (2) Range Q, Jefferson County, Texas and being out of 44.88 acre tract or parcel of land described in deed from Holland Texas Hypotheek Bank to Gulf Refining Company, dated November 11, 1915, recorded in Volume 151, Page 627, Deed Records, Jefferson County, Texas, said 40.410 acre tract being more particularly described as follows:

COMMENCING, at Gulf monument found for the southwest corner of a 0.034 acre tract as described in Volume 219, Page 76, of the Deed Records, Jefferson County, Texas;

THENCE, North 41°13'45" East for a distance of 1939.55 feet to a found Gulf monument in the west line of a sixty (60) foot county roadway;

THENCE, North 48°42'36" West for a distance of 928.35 feet to a found Gulf monument in the south line of West Seventh Street;

THENCE, North 41°24'00" East for a distance of 2301.30 feet to a point for corner; said point also being the northwest corner of the 34.475 acre tract described as Tract 1;

THENCE, North 04°37'19" East for a distance of 231.49 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE, North 02°02'37" West, along and with the southerly right-of-way of a sixty(60) foot roadway, for a distance of 2655.73 feet to a point for corner in the westerly right-of-way line of State Highway Spur 214;

THENCE, South 48°42'36" East, along and with the westerly right-of-way line of State Highway Spur 214; for a distance of 1822.48 feet to a point for corner in the westerly right-of-way line of State Highway Spur 214;

THENCE, South 41°17'24" West, along and with the northerly right-of-way line of county roadway; for a distance of 1931.70 feet to the POINT OF BEGINNING and containing 40.410 acres of land, more or less.

TRACT 3

Being a 554.093 acre tract or parcel of land situated in the B.C. Arthur Survey, No. 227 and in Ranges P and Q, Blocks 2, 3, and 4 (2,3 & 4), Jefferson County, Texas and being a tract or parcel of land described in deed from Port Arthur Land Company to Gulf Refining Company, dated November 11, 1913, recorded in Volume 140, Page 216, Deed Records, Jefferson County, Texas, and also being a tract or parcel of land described in deed from Port Arthur Land Company to J. M. Guffey, dated April 3, 1901, recorded in Volume 49, Page 632, Deed Records, Jefferson County, Texas, and a tract or parcel of land described in deed from Port Arthur Land Company to Gulf Refining Company, dated January 11, 1902, recorded in Volume 56, Page 160, Deed Records, Jefferson County, Texas, said 554.093 acre tract being more particularly described as follows:

COMMENCING, at a Gulf monument found for the southwest corner of a 0.034 acre tract as described in Volume 219, Page 76 of the Deed Records, Jefferson County, Texas;

THENCE, North 37°29'18" West for a distance of 1009.73 to a point for corner; said point also being the POINT OF BEGINNING of the herein described tract;

THENCE, North 41°40'36" West along and with the easterly line of Kansas City Southern railroad right-of-way; for a distance of 3988.28 feet to a point for corner;

THENCE, North 10°25'06" West for a distance of 95.85 feet to a point for corner;

THENCE, North 06°46'55" West for a distance of 46.73 feet to a point for corner for the beginning of a curve to the right;

THENCE, continuing along and with right-of-way line of State Highway 87, in a northerly direction along said curve to the Right having a Radius of 768.52 feet, a Central Angle of 50°37'47", a chord which bears South 11°54'24" West 657.23 feet, for an Arc length of 679.11 feet to a point for corner in the south right-of-way line of State Highway 87;

THENCE, North 37°14'24" East, along and with the south right-of-way line of State Highway 87; for a distance of 2662.95 feet to a point for corner in the south right-of-way line of State Highway 87;

THENCE, North 38°17'24" East, along and with the south right-of-way line of State Highway 87; for a distance of 229.19 feet to a point for corner in the south right-of-way line of State Highway 87;

THENCE, South 49°46'16" East, along and with the south right-of-way line of State Highway 87; for a distance of 60.01 feet to a point for corner in the south right-of-way line of State Highway 87;

THENCE, North 38°17'24" East, along and with the south right-of-way line of State Highway 87; for a distance of 1850.06 feet to a point for corner in the south right-of-way line of State Highway 87;

THENCE, South 51°42'36" East, along and with the south right-of-way line of State Highway 87; for a distance of 13.99 feet to a point for corner in the south right-of-way line of State Highway 87;

THENCE, North 38°17'24" East, along and with the south right-of-way line of State Highway 87; for a distance of 172.65 feet to a point for corner in the south right-of-way line of State Highway 87 and the west right-of-way line of State Highway Spur 214;

THENCE, North 60°27'30" East, for a distance of 109.17 feet to a point for corner;

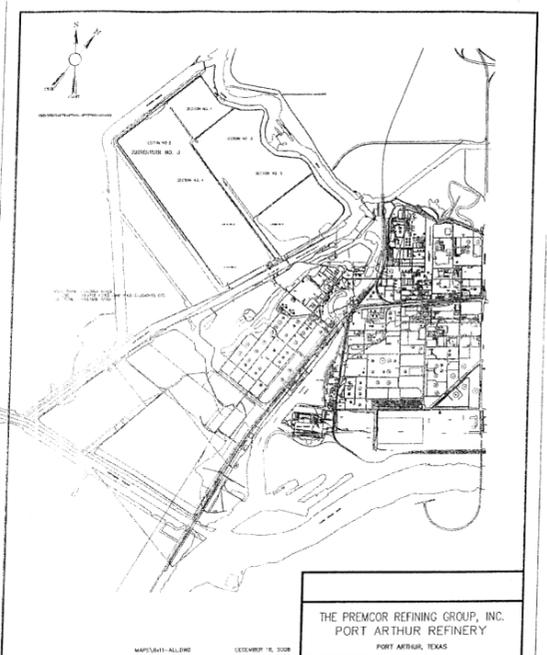
THENCE, South 49°42'36" East, along and with the west right-of-way line of State Highway Spur 214; for a distance of 2486.13 feet to a point for corner;

THENCE, South 02°02'36" East, along and with the westerly right-of-way line of an 80 foot Texaco Pipeline Right-of-Way; for a distance 2965.02 feet to a point for corner in the north right-of-way line of West Seventh Street;

THENCE, South 41°17'24" West, along and with the north right-of-way line of West Seventh Street; for a distance of 218.00 feet to a point for corner in the north right-of-way line of West Seventh Street;

THENCE, South 48°42'36" East, along and with the north right-of-way line of West Seventh Street; for a distance of 66.00 feet to point for corner;

THENCE, North 41°17'24" East, along and with the north right-of-way line of West Seventh Street and the north line of Tract 4; for a distance of 3787.05 feet to the POINT OF BEGINNING and containing 554.093 Acres, more or less.



TRACT 4

Being a 40.511 acre tract or parcel of land described in that certain deed from Port Arthur Canal and Dock Company to Gulf Refining Company dated June 28, 1922, recorded in Volume 213, Page 269, Deed Records, Jefferson County, Texas, and also a Quitclaim Deed from Port Arthur Land Company to Gulf Oil Corporation dated November 9, 1937, recorded in Volume 442, Page 93, Deed Records, Jefferson County, Texas said 40.511 acre tract being more particularly described as follows:

COMMENCING, at a Gulf monument found for the southwest corner of a 0.034 acre tract as described in Volume 219, Page 76 of the Deed Records, Jefferson County, Texas;

THENCE, North 41°13'00" East, for a distance of 110.93 feet to a point for the POINT OF BEGINNING of the herein described tract;

THENCE, continuing in a northerly direction along a curve to the Right having a Radius of 714.50 feet, a Central Angle of 12°02'10", a chord which bears North 47°56'09" West, for an Arc length of 150.10 feet to a point for corner;

THENCE, North 41°40'38" West, along and with Kansas City Southern Right-of-Way for a distance of 816.85 feet to a point for corner;

THENCE, South 41°17'24" West, a distance of 20.15 feet to a point for corner;

THENCE, North 41°40'36" West, a distance of 30.00 feet to a point for corner; in the north line of the abandoned West Seventh Street;

THENCE, North 41°17'24" East, along the north right-of-way line of the abandoned West Seventh Street and the south line of Tract 3 a distance of 1743.05 feet to a point for corner;

THENCE, South 48°42'36" East, a distance of 988.35 feet to a point for corner;

THENCE, South 41°13'45" West, a distance of 1828.62 feet to the POINT OF BEGINNING and containing 40.502 acres of land, more or less.

TRACT 5

Being a 103.224 acre tract of parcel of land out of and part of that certain tract or parcel of land described by Deed dated 1-11-12 recorded in Volume 126, Page 194, Deed Records, Jefferson County, executed by the Texas New Orleans Railroad Co. in favor of Gulf Refining Co., also that 16.17 acres described by Deed dated 12-3-46 recorded in Volume 651, Page 74, Deed Records, Jefferson County, executed by Port Arthur Canal and Dock Co. in favor of Gulf Oil Co., also that 37.06 acres described by Deed dated 6-1-22 recorded in Volume 222, Page 483, Deed Records, Jefferson County, executed by G. N. Bliss in favor of Gulf Refining Co., also that certain parcel known as Tract 2 in Deed dated 6-28-22 recorded in Volume 219, Page 76, Deed Records, Jefferson County, executed by Port Canal and Dock Co. in favor of Gulf Refining Co., also that 2.50 acres described in Deed dated 7-13-14 recorded in Volume 145, Page 120, Deed Records, Jefferson County, executed by Joe Stewts, et al, in favor of Gulf Refining Co., also that certain 7.40 acre tract described by Deed dated 1-16-22 recorded in Volume 213, Page 269, Deed Records, Jefferson County, executed by Port Arthur Rice Milling Co. in favor of Gulf Refining Co., also that certain 0.43 acre Quitclaim Deed dated 6-28-22 recorded in Volume 222, Page 328, Deed Records, Jefferson County, executed by the Trustees of The Port Arthur Land Co. in favor of Gulf Refining Co., also that certain Tract know as Tract 3 as described in Volume 95, Page 499, Deed Records, Jefferson County, also that certain 45.80 acre as described by Deed dated 2-7-02 recorded in Volume 57, Page 166, Deed Records, Jefferson County, executed by J. M. Guffey Petroleum Co. in favor of Gulf Refining Co., also out of and part of that 70.00 acre tract or parcel as described by Deed dated 1-11-02 recorded in Volume 56, Page 160, Deed Records, Jefferson County, also out of and part of that certain 19.50 acre tract as described by Deed dated 12-14-01 recorded in Volume 55, Page 344, Deed Records, Jefferson County, executed by the Trustees for the Port Arthur Land Co. in favor of J. M. Guffey Petroleum Co., also that certain 1.11 acre tract described as "SECOND TRACT" in that certain Deed dated 2-26-07 recorded in Volume 95, Page 499, Deed Records, Jefferson County, executed by H. A. Phillips in favor of Gulf Refining Co., said 103.244 acres being more particularly described as follows:

BEGINNING at a Gulf Oil monument found for the southwest corner of said 0.034 acre tract;

THENCE, North 41°13'00" East, a distance of 30.39 feet to a point for corner in the Southerly Right-of-Way line of the Kansas City Southern Railroad;

THENCE, a curve to the Right, along said Southerly Right-of-Way line, from whose the chord bears North 48°28'13" West, a distance of 138.90 feet, along the curve concave to the northeast, having a radius of 794.50 feet and a central angle of 10°01'01"

THENCE, North 41°40'36" West, a distance of 4754.97 feet to a point for the intersection of said Southerly Right-of-Way and the Easterly Right-of-Way line of State Highway 87;

THENCE, South 10°25'06" East, along said Highway Right-of-Way line, a distance of 277.39 feet to a point for corner in the Northerly Bank of the Turning Basin;

THENCE, South 72°55'22" East, along the North side of said Turning Basin, a distance of 42.98 feet, to a point on the existing Headwall for corner;

THENCE, South 65°29'15" East, a distance of 95.85 feet, to a point on the existing Headwall for corner;

THENCE, South 59°07'53" East, a distance of 44.54 feet, to a point on the existing Headwall for corner;

THENCE, South 77°14'26" East, a distance of 25.61 feet, to a point on the existing Headwall for corner;

THENCE, South 42°21'32" East, a distance of 318.57 feet, to a point on the existing Headwall for corner;

THENCE, South 59°44'46" West, a distance of 50.68 feet, to a point on the existing Headwall for corner;

THENCE, South 29°36'07" East, a distance of 849.33 feet, to a point on the existing Headwall for corner;

THENCE, South 23°47'44" East, a distance of 1208.02 feet, to a point on the existing Headwall for corner;

THENCE, South 48°53'15" East, a distance of 850.91 feet, to a point on the existing Headwall for corner;

THENCE, North 39°58'06" East, a distance of 49.69 feet, to a point on the existing Headwall for corner;

THENCE, South 48°32'56" East, a distance of 234.76 feet to an iron rod found for corner;

THENCE, South 02°16'15" West, a distance of 30.72 feet to an iron rod found for corner;

THENCE, South 42°06'26" West, a distance of 273.86 feet to an iron rod found for corner;

THENCE, South 48°40'11" West, a distance of 850.45 feet to an iron rod found for corner;

THENCE, South 37°13'59" West, a distance of 58.96 feet to an iron rod found for corner;

THENCE, South 09°12'18" East, a distance of 809.79 feet to an iron rod found for corner;

THENCE, South 10°27'44" East, a distance of 246.66 feet to an iron rod found for corner;

THENCE, South 11°47'42" East, a distance of 273.53 feet to an iron rod found for corner;

THENCE, North 54°48'49" East, a distance of 88.17 feet to an iron rod found for corner;

THENCE, North 69°06'30" East, a distance of 199.73 feet to an iron rod found for corner;

THENCE, North 80°47'47" East, a distance of 166.13 feet to an iron rod found for corner;

THENCE, North 80°39'45" East, a distance of 633.29 feet to an iron rod found for corner;

THENCE, North 65°42'07" East, a distance of 197.89 feet to an iron rod found for corner;

THENCE, North 61°12'28" East, a distance of 201.96 feet to an iron rod found for corner;

THENCE, North 52°05'05" East, a distance of 198.63 feet to an iron rod found for corner;

THENCE, North 34°20'04" East, a distance of 201.39 feet to an iron rod founds for corner;

THENCE, North 20°41'05" East, a distance of 201.24 feet to an iron rod found for corner;

THENCE, North 14°08'03" East, a distance of 63.15 feet to an iron rod found for corner;

THENCE, North 16°51'40" West, a distance of 230.63 feet to an iron rod found for corner;

THENCE, North 25°48'00" West, a distance of 300.34 feet to an iron rod found for corner;

THENCE, North 41°13'00" East, a distance of 214.93 feet to the POINT OF BEGINNING. Containing 103.224 Acres, more or less.

TRACT 6

Being a 371.719 acre tract or parcel of land out of and part of that certain 279.46 acres of land described as "FIRST TRACT" by Deed dated 2-26-07 recorded in Volume 95, Page 499, Deed Records, Jefferson County, executed by H. A. Phillips in favor of Gulf Refining Co., also that certain tract known as "Tract 1" as described in Deed dated 11-14-80 recorded in Volume 2276, Page 267, Deed Records, Jefferson County, executed by Texaco, Inc. in favor of Gulf Oil Co., also that certain 27.20 acre tract as described by Deed dated 6-28-13 recorded in Volume 139, Page 44, Deed Records, Jefferson County, also that certain 40 foot strip of land being more particularly described as "Tract 1" by Deed dated 12-28-21 recorded in Volume 212, Page 6, Deed Records, Jefferson County, executed by the County of Jefferson in favor of Gulf Refining Co., also that 175.09 acres as described by Deed dated 10-30-15 recorded in Volume 153, Page 11, Deed Records, Jefferson County, executed by The Texas Co. in favor of Gulf Refining Co., also part of that 1.17 acre tract described by Deed dated 3-29-15 recorded in Volume 149, Page 89, Deed Records, Jefferson County, executed by the Trustees of The Port Arthur Land Co., in favor of Gulf Refining Co., said 371.719 acres being more particularly described as follows:

COMMENCING, at a Gulf Oil monument found for the southwest corner of a 0.034 acre tract as described in Volume 219, Page 76;

THENCE, North 01°15'31" West, a distance of 8630.63 feet to a point for corner at the Northwesterly corner of the intersection of the Southern Pacific Railroad and Spur 214 for the POINT OF BEGINNING

THENCE, North 48°42'36" West, a distance of 2719.16 feet to a point for corner in the Southwesterly Right-of-Way line of Spur 214;

THENCE, South 62°26'24" West, along the centerline of Alligator Bayou, a distance of 1616.87 feet to a point for corner;

THENCE, South 24°44'30" West, a distance of 398.67 feet to a point for corner in the beginning of a curve tangent to said line;

THENCE, southwestly, westerly, northwesterly and northerly a distance of 120.69 feet to a point for corner along the curve concave to the north, having a radius of 50.00 feet and a central angle of 138°18'20"

THENCE, North 16°57'10" West, tangent to said curve, a distance of 24.05 feet to a point for corner in said "Tract 1"

THENCE, North 45°50'47" West, along the North Line of said "Tract 1" a distance of 88.00 feet to a point for corner;

THENCE, North 71°53'59" West, a distance of 126.04 feet to a point for corner;

THENCE, North 87°42'24" West, a distance of 60.09 feet to a point for corner;

THENCE, South 85°17'12" West, a distance of 80.91 feet to a point for corner;

THENCE, South 80°30'52" West, a distance of 100.96 feet to a point for corner;

THENCE, South 76°32'31" West, a distance of 123.41 feet to a point for corner;

THENCE, South 66°14'21" West, a distance of 91.21 feet to a point for corner;

THENCE, South 59°56'40" West, a distance of 156.61 feet to a point for corner;

THENCE, South 48°48'06" West, a distance of 70.05 feet to a point for corner;

THENCE, South 32°46'13" West, a distance of 107.22 feet to a point for corner;

THENCE, South 70°06'37" West, a distance of 159.21 feet to a point for corner;

THENCE, South 50°10'53" West, a distance of 33.21 feet to a point for corner;

THENCE, South 01°46'02" West, a distance of 68.28 feet to a point for corner;

THENCE, South 53°22'42" East, a distance of 27.65 feet to a point for corner;

THENCE, South 59°00'03" West, a distance of 109.15 feet to a point for corner;

THENCE, South 61°58'50" West, a distance of 541.26 feet to a point for corner; THENCE, South 68°46'16" West, a distance of 295.50 feet to a point for corner;

THENCE, South 10°25'56" West, a distance of 318.66 feet to a point for corner;

THENCE, South 32°01'59" West, a distance of 255.23 feet to a point for corner in the Northerly Right-of-Way line of the Southern Pacific Railroad (based on the 100' Right-of-Way);

THENCE, South 51°05'32" East, along and with the said Northerly line, a distance of 2232.22 feet to a point for corner to the beginning of a curve tangent to said line;

THENCE, southeasterly and southerly a distance of 1381.00 feet to a point for corner along the curve concave to the southwest, having a radius of 1945.36 feet and a central angle of 40°40'26"

THENCE, South 10°25'06" East, tangent to said curve, a distance of 1131.47 feet to a point for corner to a point for cusp on a curve concave to the southeast having a radius of 868.52 feet and a central angle of 20°08'54" and being subtended by a chord which bears North 27°08'55" East 303.85 feet, said rod also being at the intersection of said Northerly line and the Westerly Right-of-Way line of the Southern Pacific Railroad;

THENCE, northerly and northeasterly along said curve, a distance of 305.42 feet to a point for corner;

THENCE, North 37°14'24" East, along and with said Southern Pacific Railroad, a distance of 5029.71 feet to the POINT OF BEGINNING. Containing 371.719 Acres, more or less.

TRACT 7

Being an 1161.0954 acre Tract or Parcel of land out of and a part of that certain called 1555.182 acre tract of land out of the T. & N. O. R.R. Co. Survey, Section No. 122, Abstract No. 486, the T. & N. O. R.R. Co. Survey, Section No. 121, Abstract No. 250, and the Franklin Baker Survey No. 2, being also called the John Wescott Survey, Abstract No. 725, Jefferson County, Texas, and being more particularly described as TRACT 7 in a SPECIAL WARRANTY DEED dated February 29, 1995, from Chevron U.S.A., Inc., a Pennsylvania corporation to Clark Refining & Marketing, Inc., a Delaware corporation, recorded in Clerk's File No. 95-9505598, Official Public Records, Jefferson County, Texas, and also being out of and part of that certain 533.61 acre or tract of land out of the T. & N. O. R.R. Co Survey, Section No. 122, Abstract No. 486, Jefferson County, Texas, and being more particularly described in that certain Deed dated 5-10-24 recorded in Volume 240 Page 620, executed by W.P.H. McFaddin in favor of Gulf Refining Co., out of and part of that certain 470.00 acre or tract of land out of the T. & N. O. R.R. Co Survey, Section No. 121, Abstract No. 250, Jefferson County, Texas, and being more particularly described in that certain Deed dated 10-21-16 recorded in Volume 152 Page 97, executed by E. A. Laughlin and N. M. Barrier in favor of Gulf Refining Co., Save and Except that 0.127 acres as described as "Parcel No. 1 and Parcel No. 2", in that certain Right-of-Way deed dated 5-18-33 recorded in Volume 365 Page 626, Deed Records Jefferson County, Texas, also being part of that certain 142.839 acre tract out of and part of the Franklin Baker Survey No. 2, being also called the John Wescott Survey, Abstract No. 725, and being described in that deed dated 2-25-48 recorded in Volume 689 Page 557, Deed Records, Jefferson County, executed by the McFaddin Trust in favor of Gulf Refining Co., also that certain 20.00 acre tract out of the John Wescott Survey, Abstract No. 725, as described in deed dated 7-6-77 recorded in Volume 2022 Page 220 Deed records Jefferson County, executed by Dan Benson, et al, in favor of Gulf Refining Co., also that 120.00 acre "Second Tract" out of the Franklin Baker survey No. 2 described in deed dated 11-6-17 as recorded in Volume 169 Page 88 Deed Records Jefferson, executed by John J. Wescott and wife, May B. Wescott in favor of Gulf Refining Co. also that certain 88.00 acre "First Tract" out of the Franklin Baker No. 2 as described in deed dated 11-6-17 as recorded in Volume 169 Page 88 Deed Records Jefferson County, executed by John J. Wescott and May B. Wescott in favor of Gulf Refining Co., also that certain 39.8074 acre tract as described in deed dated 12-1-82 recorded in County Clerks Film Code No. 100-01-1572 Real Property Records Jefferson County, executed by W. P. Clements, Jr. Governor of the State of Texas and Bob Armstrong, Commissioner of the General Land office in favor of Gulf Oil Co., also that certain 10,0630 acre described as "Tract 2" in that certain deed dated 11-14-80 recorded in Volume 2276 Page 267 Deed Records Jefferson County, executed by Texaco Inc. in favor of Gulf Oil Co., also that certain 24.00 acres out of the B.C. Arthur Survey, Abstract No. 61, Jefferson County being more fully described as "Second" in that certain deed dated 11-19-40 recorded in Volume 487 Page 72, Deed Records Jefferson County, executed by Texas and New Orleans Railroad Co. in favor of Gulf Oil Co., also 16.54 acres out of the T. & N. O. R.R. Co. Survey No. 121, Abstract No. 250, as described in deed dated 4-4-51 recorded in Volume 806 Page 102 Deed Records Jefferson County

NORTH 49°44'36" WEST for a distance of 90.83 feet to a 5/8 inch iron rod;
NORTH 17°07'21" WEST for a distance of 48.40 feet to a 5/8 inch iron rod;
NORTH 54°41'54" WEST for a distance of 60.16 feet to a 5/8 inch iron rod;

THENCE, in a Southwesterly direction along the common line between the said 394.130 acre tract and the said tract herein described the following courses and distances:

SOUTH 76°01'58" WEST for a distance of 103.86 feet to a 5/8 inch iron rod;
SOUTH 54°54'20" WEST for a distance of 121.59 feet to a 5/8 inch iron rod;
SOUTH 77°50'38" WEST for a distance of 51.01 feet to a 5/8 inch iron rod;
NORTH 89°42'04" WEST for a distance of 274.48 feet to a 5/8 inch iron rod;
NORTH 88°44'59" WEST for a distance of 300.25 feet to a 5/8 inch iron rod;
NORTH 89°38'01" WEST for a distance of 254.18 feet to a 5/8 inch iron rod;
SOUTH 78°59'08" WEST for a distance of 179.32 feet to a 5/8 inch iron rod;
SOUTH 78°14'29" WEST for a distance of 549.57 feet to a 5/8 inch iron rod with cap stamped "WORTECH"
SOUTH 37°56'28" WEST for a distance of 206.57 feet to a 5/8 inch iron rod with cap stamped "WORTECH"
SOUTH 02°10'39" WEST for a distance of 99.85 feet to a 5/8 inch iron rod with cap stamped "WORTECH"
SOUTH 18°54'55" EAST for a distance of 239.18 feet to a 5/8 inch iron rod with cap stamped "WORTECH"
SOUTH 12°09'33" WEST for a distance of 527.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH"
SOUTH 05°40'11" WEST for a distance of 196.89 feet to a 5/8 inch iron rod with cap stamped "WORTECH"
SOUTH 13°33'14" WEST for a distance of 1004.20 feet to a 5/8 inch iron rod with cap stamped "WORTECH" located in a Westerly line of the said TRACT 7 and also being in the Westerly line of the said Tract;

THENCE, NORTH 01°41'46" EAST, along the said Westerly line of the said TRACT 7, the said Tract 2 and the tract herein described, for a distance of 496.50 feet to a Gulf monument for corner;

THENCE, NORTH 88°06'49" WEST, along and with a Southerly line of said TRACT 7 and the said tract herein described, a distance of 2169.10 feet, to a point for corner in the Southeastery line of the Jefferson County Drainage District No. 7 Main Outfall Canal, said point also being in a Southwesterly corner of that certain Tract 3 of said 142.839 acres;

THENCE, NORTH 09°09'08" EAST, along and with the West line of said Tract 3, the said TRACT 7 and the said tract herein described, a distance of 3349.42 feet, to a point for corner, said corner also being in said Southeastery line of D.D.7 Outfall Canal;

THENCE, NORTH 10°41'30" EAST, along and with the West line of said TRACT 7 and the said tract herein described, a distance of 7819.98 feet, to a point for corner in the Northwesterly line of said Outfall Canal;

THENCE, SOUTH 46°43'29" EAST, along and with a Northeasterly line of said TRACT 7 and the said tract herein described, a distance of 769.40 feet to a point for corner;

THENCE, in a Northerly direction along and with a Westerly line of said TRACT 7 and the said tract herein described the following courses and distances:

NORTH 01°06'04" EAST, a distance of 358.89 feet to a point for corner;
NORTH 44°18'04" EAST, a distance of 548.06 feet to a point for corner;
NORTH 19°44'31" EAST, a distance of 252.95 feet to a point for corner for the most Southwesterly corner of said 10.0630 acre Tract 2;

THENCE, NORTH 18°06'28" WEST, along and with a Westerly line of said 10.06030 acre tract and a Westerly line of the said TRACT 7 and the said tract herein described, a distance of 100.26 feet to a point for corner;

THENCE, continuing in a Northerly direction along and with a Westerly line of the said TRACT 7 and the said tract herein described the following courses and distances:

NORTH 07°21'41" WEST, a distance of 109.29 feet to a point for corner;
NORTH 13°26'58" WEST, a distance of 169.19 feet to a point for corner;
NORTH 06°35'24" WEST, a distance of 120.91 feet to a point for corner;
NORTH 04°45'47" WEST, a distance of 121.92 feet to a point for corner;
NORTH 06°20'31" WEST, a distance of 87.61 feet to a point for corner;
NORTH 03°48'09" WEST, a distance of 106.37 feet to a point for corner;
NORTH 08°13'01" WEST, a distance of 99.75 feet to a point for corner;
NORTH 26°44'50" EAST, a distance of 104.69 feet to a 5/8 inch iron rod for corner;
NORTH 35°24'15" WEST, a distance of 110.78 feet to a 2 inch iron pipe for corner;
NORTH 38°54'28" EAST, a distance of 147.09 feet to a point for corner;
NORTH 51°05'32" WEST, a distance of 568.96 feet to a point for corner;
NORTH 38°54'28" EAST, a distance of 100.00 feet to a point for corner in the Southerly Right-of-Way line of the Southern Pacific Railroad (based on a 100 foot Right-of-Way and the most Northerly corner of the said TRACT 7 and the said tract herein described);

THENCE, SOUTH 51°05'31" EAST, along and with a Southerly Right-of-Way line and the Northerly line of said TRACT 7 and the said tract herein described, a distance of 2261.48 feet to the beginning of a curve concave to the Southwest having a radius of 1845.36 feet and a central angle of 40°40'25" and being subtended by a chord which bears South 30°45'19" East 1282.67 feet, to a point for corner;

THENCE, Southeasterly and Southerly along said curve in said Southerly Right-of-Way and the Northerly line of said TRACT 7 and the said tract herein described, a distance of 1310.00 feet to a point for corner;

THENCE, SOUTH 10°25'06" EAST, continuing along said Southerly Right-of-way and the Northerly line of said TRACT 7 and the said tract herein described, a distance of 1496.20 feet, to a point for corner in the Westerly line of a Road Easement from the State of Texas to Gulf Oil Co. as recorded in Volume 1436 Page 97, Deed Records, Jefferson County, Texas;

THENCE, SOUTH 28°03'49" WEST, along the Easterly line of the said TRACT 7 and the said tract herein described, a distance of 66.07 feet to a point for corner;

THENCE, SOUTH 15°39'21" WEST, along the Easterly line of the said TRACT 7 and the said tract herein described, a distance of 37.20 feet to a point for corner;

THENCE, SOUTH 29°49'24" WEST, along the Easterly line of the said TRACT 7 and the said tract herein described, a distance of 100.86 feet to a point for corner in the Westerly line of State Highway 87 for the beginning of a curve tangent to said line;

THENCE, Southwesterly and Southerly, along said Westerly line of State Highway 87 and the Easterly line of the said TRACT 7 and the said tract herein described, a distance of 248.10 feet to a point for corner along a curve concave to the east, having a radius of 354.34 feet, and a central angle of 40°07'00"

THENCE, along the said Westerly line of State Highway 87 and the Easterly line of the said TRACT 7 and the said tract herein described, the following courses and distances:

SOUTH 10°17'36" EAST tangent to said curve, a distance of 147.00 feet, to an iron rod for corner;
SOUTH 07°27'08" EAST, a distance of 333.63 feet, to a Texas Department of Transportation Highway Monument for corner;
SOUTH 12°42'33" EAST, a distance of 548.48 feet to a point for corner;
SOUTH 10°25'06" EAST, a distance of 4577.81 feet, to an iron rod for beginning of a curve tangent to said line;

THENCE, Southerly along the said Westerly line of State Highway 87 and the Easterly line of the said TRACT 7 and the said tract herein described, a distance of 766.64 feet to a point for corner along the curve concave to the east, having a radius of 5779.64 feet, and a central angle of 07°36'00"

THENCE, SOUTH 18°01'06" EAST, along the said Westerly line of State Highway 87 and the Easterly line of the said TRACT 7 and the said tract herein described, tangent to said curve a distance of 1601.58 feet to a point for corner;

THENCE, SOUTH 17°59'37" EAST, along the said Westerly line of State Highway 87 and the Easterly line of the said TRACT 7 and the said tract herein described, a distance of 1803.26 feet to a point for corner;

THENCE, SOUTH 17°07'06" EAST, along the said Westerly line of State Highway 87 and the Easterly line of the said TRACT 7 and the said tract herein described, a distance of 988.17 feet to the POINT OF BEGINNING, containing 1161.0954 Acres, more or less.

TRACT 8

Being a 1151.947 acre tract or parcel out of the T.&N. O. R.R. Survey Abstract No. 's 279, 280, 281, and 282, and part of that certain 1158.220 acre tract as conveyed by Correction Deed, dated 06-15-1954, described in Volume 946, Page 461, Deed Records, Jefferson County, Texas, executed by W. P. H. McFaddin, et al, in favor of Gulf Refining Co.,

COMMENCING, at gulf monument found for the southwest corner of a 0.034 acre tract, as described in volume 219, Page 76, of the Deed Records, Jefferson County, Texas;

THENCE, North 88°02'57" West, for a distance of 7,651.85 feet to the POINT OF BEGINNING of the Tract herein described;

THENCE, North 10°41'30" East, along the Easterly line of said Survey No. 282, a distance of 5,713 feet, to a point for corner;

THENCE, North 01°41'54" East, along the Easterly bank of Taylor's Bayou, a distance of 795.29 feet to a point for corner;

THENCE, along and with the meanders of Taylor's Bayou, the following courses and distances:

North 65°50'55" West, a distance of 185.16 feet;
North 65°16'37" West, a distance of 214.32 feet;
North 82°52'05" West, a distance of 157.57 feet;
North 83°24'08" West, a distance of 224.05 feet;
South 83°05'41" West, a distance of 210.07 feet;
South 78°30'24" West, a distance of 272.02 feet;
South 85°22'58" West, a distance of 242.25 feet;
South 89°26'42" West, a distance of 224.77 feet;
North 88°05'59" West, a distance of 170.97 feet;
North 83°33'43" West, a distance of 201.28 feet;
North 83°24'04" West, a distance of 214.13 feet;
South 89°57'31" West, a distance of 189.34 feet;
North 85°44'59" West, a distance of 217.24 feet;
North 88°22'46" West, a distance of 210.22 feet;
South 76°06'18" West, a distance of 137.90 feet;
South 67°39'43" West, a distance of 143.32 feet;
South 74°17'17" West, a distance of 205.93 feet;
South 49°47'10" West, a distance of 425.16 feet;
South 39°13'21" West, a distance of 268.89 feet;
South 43°33'35" West, a distance of 185.95 feet;
North 71°02'32" West, a distance of 39.25 feet;
South 75°08'56" West, a distance of 413.98 feet;

North 75°30'55" West, a distance of 318.06 feet;
North 56°19'55" West, a distance of 143.87 feet;
North 49°05'38" West, a distance of 248.38 feet;
North 37°15'09" West, a distance of 236.94 feet;
North 27°28'11" West, a distance of 188.22 feet;
North 43°56'45" West, a distance of 95.94 feet;
North 72°11'56" West, a distance of 116.30 feet;
North 66°09'59" West, a distance of 197.27 feet;
South 84°00'38" West, a distance of 121.65 feet;
South 79°42'42" West, a distance of 175.86 feet;
South 41°59'51" West, a distance of 188.18 feet;
South 38°34'02" West, a distance of 364.43 feet;
South 46°36'31" West, a distance of 326.13 feet;
South 57°39'38" West, a distance of 602.21 feet;
South 69°00'56" West, a distance of 286.48 feet;
South 84°04'18" West, a distance of 191.78 feet;
North 72°36'35" West, a distance of 373.97 feet;
North 63°04'55" West, a distance of 253.47 feet;
North 48°15'22" West, a distance of 227.17 feet;
North 45°23'38" West, a distance of 371.40 feet;
North 52°54'54" West, a distance of 83.38 feet;
South 19°06'33" West, a distance of 196.66 feet;
South 28°05'08" West, a distance of 175.59 feet;

THENCE, South 03°55'30" West, a distance of 5,167.17 feet to a point for corner;

THENCE, South 86°05'57" East, a distance of 8,203.37 feet to the POINT OF BEGINNING. Containing 1,151.947 Acres, more or less.

TRACT 9

Being a 120.517 acre tract or parcel of land situated in the Texas and New Orleans Railroad survey, Section 122, Jefferson County, Texas, and being out of a 533.61 acre tract or parcel of land described in deed from W. P. H. McFaddin to Gulf Refining Company, dated June 11, 1924, recorded in Volume 240, Page 620, Deed Records, Jefferson County, Texas, and also the remainder of a 57.00 acre tract or parcel of land described in deed from W.P.H. McFaddin to Gulf Refining Company, dated January 30, 1923, recorded in volume 223, Page 286, Deed Records, Jefferson County, Texas, said 120.517 acre tract being more particularly described as follows:

COMMENCING, at a Gulf monument found for the Southwest corner of a 0.034 acre tract, as described in Volume 219, Page 76, Deed Records, Jefferson County, Texas;

THENCE, South 33°30'21" West, a distance of 10,372.12 feet to a point for the POINT OF BEGINNING;

THENCE, South 88°19'06" East, a distance of 5,595.70 feet to a Gulf monument found;

THENCE, North 01°28'44" East, a distance of 31.96 feet to a point for corner;

THENCE, North 01°42'37" East, a distance of 1,656.50 feet to a point for corner;

THENCE, North 86°43'18" West, a distance of 570.31 feet to a point for corner;

THENCE, South 72°57'22" West, a distance of 100.00 feet to a point for corner;

THENCE, South 72°57'02" West, a distance of 5,207.42 feet to the POINT OF BEGINNING and containing 120.517 acres, more or less.

TRACT 10

Being a 0.761 acre tract or parcel of land situated in the B.C. Arthur Survey, Abstract No. 61 and also out of Block Two, Three, and Four (2, 3, & 4), in Ranges P and Q of the lands of the Port Arthur Land Company, Jefferson County, Texas and being described in deed from Port Arthur Land Company to Gulf Refining Company, dated November 11, 1913, recorded in Volume 140, Page 216, Deed Records, Jefferson County, Texas, said 0.761 acre tract being more particularly described as follows:

COMMENCING, at Gulf Monument, found for the southwest corner of a 0.034 acre tract, as described in volume 219, Page 76, of the Deed Records, Jefferson County, Texas;

THENCE, North 12°59'34" West, a distance of 6,859.46 feet to a point for the POINT OF BEGINNING of the herein described tract;

THENCE, North 37°14'24" East, a distance of 2,284.66 feet to a point for corner;

THENCE, South 29°38'43" West, a distance of 75.66 feet to a point for corner;

THENCE, South 37°14'23" West, a distance of 350.00 feet to a point for corner;

THENCE, South 31°24'41" West, a distance of 201.05 feet to a point for corner;

THENCE, South 38°17'23" West, a distance of 1,659.94 feet to the POINT OF BEGINNING and containing 0.761 Acres, more or less.

TRACT 11

Being a 4.123 acre tract or parcel of land situated in the Texas and New Orleans Railroad Company Survey 121, Patent #433, Volume 13, Jefferson County, Texas, and described in Deed from Texas and New Orleans Railroad Company to gulf Oil Corporation, dated November 19, 1940, recorded in Volume 487, Page 72, Deed Records, Jefferson County, Texas, said 4.123 acre tract being more particularly described as follows:

COMMENCING, at Gulf monument found for the southwest corner of a 0.034 acre tract, as described in Volume 219, Page 76, of the Deed Records, Jefferson County, Texas;

THENCE, North 56°42'06" West, a distance of 7,792.78 feet to a point for the POINT OF BEGINNING of the herein described tract;

THENCE, North 71°40'55" West, a distance of 72.59 feet to a point for corner;

THENCE, North 85°42'30" West, a distance of 94.38 feet to a point for corner;

THENCE, South 11°09'05" East, a distance of 1,558.28 feet to a point for corner;

THENCE, North 04°23'03" East, a distance of 310.32 feet to a point for a corner;

THENCE, North 10°25'51" West, a distance of 204.78 feet to a point for corner;

THENCE, North 21°07'49" East, a distance of 106.56 feet to a point for a corner;

THENCE, North 10°25'07" West, a distance of 903.68 feet to the POINT OF BEGINNING and containing 4.123 Acres, more or less.

TOTAL PETROCHEMICALS & REFINING AND TOTAL PAR, LLC

TRACT I
1,227± ACRES OF LAND AND WATER
PART OF BLOCKS 4-6, RANGE "A",
PART OF BLOCKS 4-6, RANGE "Z",
PORT ARTHUR LAND COMPANY SUBDIVISION, PART OF THE
BURR & CASWELL SURVEY ABSTRACT NO. 405,
THE BURRELL JONES SURVEY ABSTRACT NO. 156,
& THE NATHAN GRIGSBY SURVEY ABSTRACT NO. 125
JEFFERSON COUNTY, TEXAS

BEING 1227± acres of land and water, part of Lots 1-5 and all of Lots 6-8, Block 4, Range "A", all of Lots 1-3, part of Lots 4 and 5, and all of Lots 6-8, Block 5, Range "A", all of Lot 1, part of Lots 2 and 7, and all of Lot 8, Block 6, Range "A", all of Lots 5 and 6, Block 4, Range "Z", all of Lots 3-6, Block 5, Range "Z", and all of Lots 3 and 4, Block 6, Range "Z", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; part of the Burr & Caswell Survey, Abstract No. 405, the Burrell Jones Survey Abstract No. 156, and the Nathan Grigsby Survey Abstract No. 125, Jefferson County, Texas; said 1227± acre tract being more fully described by metes and bounds as follows, to wit:

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Note: Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83, Epoch 2011, US Survey Feet. Referenced to SmartNet, North America.

COMMENCING at a point being the common corner of Blocks 5 and 6, Range "A" and Blocks 5 and 6, Range "B", Port Arthur Land Company Subdivision; said point being on the centerline of a dedicated road FM Highway 366;

THENCE, North 36 deg., 38 min., 09 sec., East, on the common line of said Blocks 5 and 6, Range "A", a distance of 229.64' to a brass disc in concrete, found for the **POINT OF BEGINNING** on the intersection of the East line of a 50' wide KCS Railroad right of way and the South right of way line of a dedicated road named 32nd Street; having a State Plane Coordinate of N: 13931090.09, E: 3583789.32;

THENCE, North 36 deg., 38 min., 09 sec., East, on the South right of way line of said 32nd Street, a distance of 1305.06' to a point for corner on the intersection of the South right of way line of said 32nd Street and the centerline of a dedicated road named Grandview Avenue; from which a brass disc in concrete, found for reference point, bears North 36 deg., 38 min., 09 sec., East, a distance of 30.71';

THENCE, North 53 deg., 21 min., 05 sec., West, on the centerline of said Grandview Avenue, a distance of 2637.78' to a ½" steel rod in concrete, found for corner, on the intersection of the centerline of said Grandview Avenue and the centerline of a dedicated road name 39th Street;

THENCE, North 38 deg., 30 min., 11 sec., East, a distance of 210.30' to a brass disc in concrete found for corner;

THENCE, North 79 deg., 02 min., 48 sec., East, a distance of 334.39' to a brass disc in concrete found for corner;

THENCE, North 89 deg., 48 min., 48 sec., East, a distance of 305.81' to a brass disc in concrete found for corner;

THENCE, North 57 deg., 46 min., 51 sec., East, a distance of 112.34' to a brass disc in concrete found for corner;

THENCE, North 73 deg., 47 min., 40 sec., East, a distance of 677.47' to a brass disc in concrete found for corner;

THENCE, North 73 deg., 47 min., 40 sec., East, a distance of 120.34' to a brass disc in concrete found for corner;

THENCE, North 54 deg., 53 min., 13 sec., East, a distance of 304.02' to a brass disc in concrete found for corner;

THENCE, North 33 deg., 32 min., 28 sec., East, a distance of 376.85' to a brass disc in concrete found for corner;

THENCE, North 09 deg., 10 min., 39 sec., East, a distance of 216.22' to a brass disc in concrete found for corner;

THENCE, North 00 deg., 19 min., 04 sec., East, a distance of 161.60' to a brass disc in concrete found for corner;

THENCE, North 10 deg., 33 min., 45 sec., East, a distance of 184.18' to a 3" steel pipe in concrete found for corner;

THENCE, North 79 deg., 41 min., 55 sec., East, a distance of 186.22' to a brass disc in concrete found for corner;

THENCE, South 78 deg., 20 min., 48 sec., East, a distance of 288.51' to a brass disc in concrete found for corner;

THENCE, South 45 deg., 23 min., 38 sec., East, a distance of 118.85' to a brass disc set in concrete for corner;

THENCE, South 37 deg., 48 min., 03 sec., East, a distance of 97.21' to a ½" steel pipe found for corner;

THENCE, North 85 deg., 48 min., 13 sec., East, a distance of 698.13' passing a ½" steel pipe found for reference point; continuing for a total distance of 713.57' to a brass disc in concrete found for corner;

THENCE, North 12 deg., 58 min., 09 sec., East, a distance of 4452.25'± to a point for corner on the present city limits line of the City of Port Arthur as described in Ordinance No. 2738;

THENCE, in an Easterly direction, following the meanders of the present city limit line of the City of Port Arthur as described in Ordinance No. 2738, to a point for corner on the apparent West right of way line of State Highway 87;

THENCE, South 05 deg., 47 min., 09 sec., West, on the apparent West right of way line of State Highway 87, a distance of 386.13'± to a point for corner;

THENCE, South 11 deg., 53 min., 10 sec., West, a distance of 43.78' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, North 85 deg., 48 min., 50 sec., West, a distance of 59.62' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 12 deg., 19 min., 21 sec., West, a distance of 268.04' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 12 deg., 21 min., 33 sec., West, a distance of 1224.08' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 42 deg., 56 min., 09 sec., West, a distance of 6.70' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 13 deg., 43 min., 47 sec., West, a distance of 198.59' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 06 deg., 43 min., 57 sec., West, a distance of 47.15' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 12 deg., 30 min., 31 sec., West, a distance of 144.15' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 83 deg., 01 min., 30 sec., East, a distance of 3.93' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 12 deg., 21 min., 33 sec., West, a distance of 548.28' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 77 deg., 29 min., 30 sec., East, a distance of 7.98' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 16 deg., 26 min., 49 sec., West, a distance of 288.04' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 11 deg., 34 min., 55 sec., West, a distance of 297.90' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 10 deg., 00 min., 01 sec., West, a distance of 119.35' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 12 deg., 12 min., 33 sec., West, a distance of 241.57' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 82 deg., 35 min., 29 sec., East, a distance of 53.19' to a ½" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 12 deg., 30 min., 31 sec., West, a distance of 60.20' to a ½" steel rod, capped and marked "SOUTEX", found for corner;



VEOLIA ES TECHNICAL SOLUTIONS, LLC

TRACT I

1450± ACRES OF LAND AND WATER, PART OF THE E. BROUSSARD SURVEY, T.&N.O.R.R. SECTION 288, ABSTRACT NO. 458, & THE T.&N.O.R.R. SECTION 285, ABSTRACT NO. 321, & ALL OF THE E. BROUSSARD SURVEY, T.&N.O.R.R. SECTION 286, ABSTRACT NO. 457, THE C. BROUSSARD SURVEY, ABSTRACT NO. 388, & THE E. BROUSSARD SURVEY, ABSTRACT NO. 387, JEFFERSON COUNTY, TEXAS ALSO APPLICABLE TO ANY PROPERTY ON THIS TRACT OWNED BY: ONYX ENVIRONMENTAL SERVICES AND CHEMICAL WASTE MANAGEMENT, INC.

BEING 1450± acres of land and water, part of the E. Broussard Survey, T.&N.O.R.R. Section 288, Abstract No. 458, and the T.&N.O.R.R. Section 285, Abstract No. 321, and all of the E. Broussard Survey, T.&N.O.R.R. Section 286, Abstract No. 457, the C. Broussard Survey, Abstract No. 388, and the E. Broussard Survey, Abstract No. 387, Jefferson County, Texas; being a portion State Highway 73, and all of those (Called 648.628, 441.752, and 322.212) acre tracts of land conveyed to Onyx Environmental Services, L.L.C., and all of those (Called 285.213, and 2.010) acre tracts of land saved and excepted by Chemical Waste Management, Inc, recorded in File No. 2002025155, Official Public Records, Jefferson County, Texas; said 1450± acre tract being more fully described by metes and bounds as follows, to wit:

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

BEGINNING at the Northwest corner of Abstract No. 457, being the Northwest corner of the (Called 648.628) acre tract, and the Northwest corner of the herein described tract;

THENCE, (Called North 87 deg., 10 min., 27 sec., East), on the North line of said Abstract No. 457, a distance of (Called 5319.05') to a point for corner, being the Northeast corner of the (Called 648.628) acre tract, the Northeast corner of said Abstract No. 457, and the Northeast corner of the herein described tract;

THENCE, (Called South 02 deg., 43 min., 43 sec., East), on the East line of said Abstract No. 457, a distance of (Called 4669.32') to a point on the North right of way line of State Highway 73, for the Southeast corner of the (Called 648.628) acre tract;

THENCE, in a Southeasterly direction, continuing on the East line of said Abstract No. 457, crossing said State Highway 73, a distance of 317.04'± to a point on the South right of way line of State Highway 73, for the most Northerly corner of the (Called 441.752) acre tract;

THENCE, (Called South 04 deg., 04 min., 40 sec., East), on the most Northerly East line of the (Called 441.752) acre tract, and the East line of said Abstract No. 457, a distance of (Called 128.91') to a point for corner;

THENCE, (Called North 87 deg., 11 min., 45 sec., East), a distance of (Called 2457.07') to a point for corner, being the Northeast corner of the (Called 441.752) acre tract;

THENCE, (Called South 02 deg., 43 min., 18 sec., East), a distance of (Called 2834.34') to a point for corner on the North line of Abstract No. 458, same being the North line of the (Called 322.212) acre tract, for the Southeast corner of the (Called 441.752) acre tract;

THENCE, (Called North 87 deg., 11 min., 22 sec., East), on the North line of said Abstract No. 458, a distance of 2108.99'± to a point for the Northeast corner of said Abstract No. 458, same being the Northeast corner of the (Called 322.212) acre tract;

THENCE, (Called South 02 deg., 43 min., 11 sec., East), on the East line of said Abstract No. 458, a distance of (Called 2648.33') to a point for the Southeast corner of the (Called 322.212) acre tract, and the Southeast corner of the herein described tract;

THENCE, (Called South 87 deg., 11 min., 30 sec., West), on the South line of the (Called 322.212) acre tract, a distance of 2108.99'± to a point on the West line of said Abstract No. 458, for the Southwest corner of the (Called 322.212) acre tract, and the most Southerly Southwest corner of the herein described tract;

THENCE, (Called North 02 deg., 42 min., 19 sec., West), on the West line of the (Called 322.212) acre tract, and the West line of said Abstract No. 458, a distance of (Called 2648.13') to a point on the South line of Abstract No. 387, and the South line of the (Called 441.752) for the Northwest corner of the (Called 322.212) acre tract, and the Northwest corner of said Abstract No. 458;

THENCE, (Called South 87 deg., 11 min., 14 sec., West), on the South line of the (Called 441.752) acre tract, and the South line of Abstract Nos. 387 & 388, a distance of (Called 4556.24') to a point on the East line of Abstract No. 447, for the Southwest corner of the (Called 441.752) acre tract, the Southwest corner of Abstract No. 388, and the most Westerly Southwest corner of the herein described tract;

THENCE, (Called North 02 deg., 56 min., 53 sec., West), on the West line of the (Called 441.752) acre tract, and the West line of said Abstract No. 388, a distance of (Called 1674.37') to a point on the South right of way line of State Highway 73, for the Northwest corner of the (Called 441.752) acre tract;

THENCE, in a Northwesterly direction, continuing on the West line of said Abstract No. 388, crossing said State Highway 73, a distance of 308.59'± to a point on the North right of way line of said State Highway 73, for the Southwest corner of the (Called 648.628) acre tract;

THENCE, (Called North 02 deg., 57 min., 38 sec., West), on the West line of the (Called 648.628) acre tract, and the West line of said Abstract Nos. 388 & 457, a distance of (Called 5299.59') to the POINT OF BEGINNING and containing 1450 acres of land and water, more or less.

SAVE & EXCEPT those portions of land and water which already lie within the corporate limits of the City of Port Arthur per Ordinance No. 03-057.

**TRACT II
1506± ACRES OF LAND AND WATER,
PART OF THE H. DECROW SURVEY, ABSTRACT NO. 113,
THE N.W. SMITH SURVEY, ABSTRACT NO. 201,
THE T.&N.O.R.R. SECTION 283, ABSTRACT NO. 320,
THE T. BROUSSARD SURVEY, T.&N.O.R.R. SECTION 284,
ABSTRACT NO. 448,
THE W. RUTLEDGE SURVEY, ABSTRACT NO. 467,
& THE N. GRIMES SURVEY, ABSTRACT NO. 860,
JEFFERSON COUNTY, TEXAS
ALSO APPLICABLE TO ANY PROPERTY ON THIS
TRACT OWNED BY: ONYX ENVIRONMENTAL SERVICES**

BEING 1506± acres of land and water, part of the H. Decrow Survey, Abstract No. 113, the N.W. Smith Survey, Abstract No. 201, the T.&N.O.R.R. Section 283, Abstract No. 320, the T. Broussard Survey, T.&N.O.R.R. Section 284, Abstract No. 448, the W. Rutledge Survey, Abstract No. 467, & the N. Grimes Survey, Abstract No. 860, Jefferson County, Texas; being a portion State Highway 73, and all of those (Called 1417.369, and 80.00) acre tracts of land conveyed to Onyx Environmental Services, L.L.C., recorded in File No. 2002024493, Official Public Records, Jefferson County, Texas; said 1506± acre tract being more fully described by metes and bounds as follows, to wit:

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

BEGINNING at the Northwest corner of Abstract No. 448, same being the Southwest corner of Abstract No. 113;

THENCE, (Called North 02 deg., 52 min., 22 sec., West), on the West line of said Abstract No. 113, a distance of (Called 353.27') to a point for corner on the South right of way line of State Highway 73, for the most Westerly corner of the (Called 1417.369) acre tract;

THENCE, in a Northwesterly direction, crossing said State Highway 73, a distance of 325.00'± to a point on its North right of way line, same being the present city limit line of the City of Port Arthur, per Ordinance No. 97-23, for the most Westerly corner of the herein described tract;

THENCE, the following bearings and distances on the North right of way line of State Highway 73, as described in Volume 1584, Page 77, Deed Records, Jefferson County, Texas, same being the present city limit line of the City of Port Arthur, to points for corner;

(Called North 48 deg., 27 min., 18 sec., East), 6108.23'±;
(Called North 31 deg., 45 min., 21 sec., East), (Called 469.81');
(Called North 48 deg., 27 min., 18 sec., East), (Called 510.00');
(Called North 63 deg., 58 min., 45 sec., East), (Called 467.04');
(Called North 48 deg., 27 min., 18 sec., East), 319.77'±;

THENCE, in a Southeasterly direction, crossing said State Highway 73, a distance of 350.00'± to a point for corner on the South right of way line of said State Highway 73, for the most Westerly corner of a (Called 4.279) acre tract of land conveyed to XL Trucking, LLC, recorded in File No. 2008002894, Official Public Records, Jefferson County, Texas;

THENCE, (Called South 41 deg., 32 min., 42 sec., East), on the Southwesterly line of the (Called 4.279) acre tract, a distance of (Called 178.70') to a point for its most Southerly corner;

THENCE, (Called North 48 deg., 27 min., 18 sec., East), a distance of (Called 417.42') to a point for corner;

THENCE, (Called North 41 deg., 32 min., 42 sec., West), a distance of (Called 88.71') to a point for corner;

THENCE, (Called North 48 deg., 27 min., 18 sec., East), a distance of (Called 1089.00') to a point for the most Easterly corner of the (Called 4.279) acre tract;

THENCE, (Called North 87 deg., 36 min., 25 sec., East), a distance of 134.58'± to a point on the Southwesterly line of a (Called 1.15) acre tract of land conveyed to Jefferson County Drainage District No. 6, recorded in Film Code 101-35-0428, Official Public Records, Jefferson County, Texas, for the most Northerly corner of the herein described tract;

THENCE, (Called South 65 deg., 16 min., 46 sec., East), on the South line of the (Called 1.15) acre tract, a distance of 1443.02'± to a point for corner;

THENCE, continuing on the South line of the (Called 1.15) acre tract, on the arc of a curve to the left, having a radius of (Called 1712.39'), an approximate chord bearing of South 71 deg., 25 min., 23 sec., East, a chord distance of 364.15'±, a distance of 364.84'± to a point for corner on the East line of the (Called 1417.369) acre tract;

THENCE, (Called South 02 deg., 26 min., 29 sec., East), a distance of 3119.10'± to a point on the North common line of Abstract Nos. 113 & 860, for the Southwest corner of the East one-half of Abstract No. 860;

THENCE, (Called North 85 deg., 31 min., 46 sec., West), on a Northerly line of a (Called 74.613) acre tract of land conveyed to Jefferson County Drainage District No. 6, recorded in Film Code 101-35-0432, Official Public Records, Jefferson County, Texas, a distance of (Called 55.28') to a point for corner;

THENCE, (Called North 57 deg., 22 min., 50 sec., West), on a Northerly line of the (Called 74.613) acre tract of land, a distance of (Called 3250.97') to a point for the most Northerly corner of the (Called 74.613) acre tract;

THENCE, (Called South 49 deg., 23 min., 09 sec., East), a distance of (Called 365.97') to a point for the most Westerly corner of the (Called 74.613) acre tract;

THENCE, (Called South 34 deg., 31 min., 30 sec., East), on a Southerly line of the (Called 74.613) acre tract, a distance of (Called 2205.04') to a point for corner;

THENCE, (Called South 70 deg., 07 min., 37 sec., East), on a Southerly line of the (Called 74.613) acre tract, a distance of (Called 1102.03') to a point for corner;

THENCE, (Called South 72 deg., 59 min., 22 sec., East), on a Southerly line of the (Called 74.613) acre tract, a distance of (Called 813.98') to a point for the most Southerly corner of the (Called 74.613) acre tract;

THENCE, (Called South 87 deg., 07 min., 38 sec., West), a distance of 1159.31'± to a point for corner;

THENCE, (Called South 02 deg., 52 min., 22 sec., West), a distance of (Called 1280.19') to a point for corner on the North line of Abstract No. 320;

THENCE, (Called North 87 deg., 07 min., 38 sec., East), on the North line of Abstract No. 320, a distance of (Called 2679.46') to a point for the Northwest corner of said Abstract No. 320;

THENCE, (Called South 02 deg., 52 min., 22 sec., East), on the East line of Abstract No. 320, a distance of (Called 5280.00') to a point for the Southeast corner of said Abstract No. 320, and the Southeast corner of the herein described tract;

THENCE, (Called South 87 deg., 07 min., 38 sec., West), on the South line of Abstract No. 320, a distance of (Called 2640.00') to a point for corner;

THENCE, (Called North 02 deg., 52 min., 22 sec., West), a distance of (Called 2640.00') to a point for corner;

THENCE, (Called South 87 deg., 07 min., 38 sec., West), a distance of (Called 1320.00') to a point for the Northeast corner of the (Called 80.00) acre tract;

THENCE, (Called South 02 deg., 52 min., 22 sec., East), on the East line of the (Called 80.00) acre tract, a distance of (Called 2640.00') to a point on the South line of Abstract No. 320, for the Southeast corner of the (Called 80.00) acre tract;

THENCE, (Called South 87 deg., 07 min., 38 sec., West), on the South line of the (Called 80.00) acre tract, same being the South line of Abstract No. 320, a distance of (Called 1320.00') to a point for the Southwest corner of said Abstract No. 320, Southwest corner of the (Called 80.00) acre tract, and the most Southerly corner of the herein described tract;

THENCE, (Called North 02 deg., 52 min., 22 sec., West), on the West line of the (Called 80.00) acre tract, and the West line of Abstract No. 320, a distance of (Called 1760.00') to a point for corner;

THENCE, (Called South 87 deg., 07 min., 38 sec., West), a distance of (Called 1760.00') to a point for the corner;

THENCE, (Called North 02 deg., 52 min., 22 sec., West), a distance of (Called 1760.00') to a point for corner;

THENCE, (Called South 87 deg., 08 min., 38 sec., West), a distance of (Called 1760.00') to a point for the corner;

THENCE, (Called North 02 deg., 52 min., 22 sec., West), a distance of (Called 1760.00') to a point for corner on the South line of Abstract No. 113;

THENCE, (Called South 87 deg., 07 min., 38 sec., West), on the South line of Abstract No. 113, a distance of (Called 1760.00') to the POINT OF BEGINNING and containing 1506 acres of land and water, more or less.

**City of Port Arthur
LS-16-0833-C**

