



TRACT "A"
5.6696 ACRES OF LAND AND WATER
OUT OF THE T. & N.O.R.R. SURVEY, SECTION NO. 122, ABSTRACT NO. 486,
JEFFERSON COUNTY, TEXAS

BEING 5.6696 acres of land and water out of and a part of the T. & N.O.R.R. Survey No. 122, Abstract No. 486, Jefferson County, Texas; being part of a (Called 11.110) acre tract of land conveyed to L.A. Ash, Inc., recorded in File No. 2006050071, Official Public Records, Jefferson County, Texas; said 5.6696 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a point for corner for the Southwest corner of a (Called 2.715) acre tract of land conveyed to B. J. J. Enterprises, LLC, recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas; said point for corner being on the North line of the herein described tract;

THENCE, North 65 deg., 48 min., 04 sec., East (Called North 68 deg., 36 min., 54 sec., East), on the South line of the (Called 2.715) acre tract, a distance of 304.71' (Called 304.65') passing a 1/2" steel rod found for reference point; continuing for a total distance of 462.40' to a point for corner being the Southeast corner of the (Called 2.715) acre tract in the waters of Port Arthur West Turning Basin; said point for corner being the Northeast corner of the herein described tract;

THENCE, South 45 deg., 29 min., 00 sec., East (Called South 42 deg., 56 min., 25 sec., East), on the West line of said Port Arthur West Turning Basin, a distance of 300.66' (Called 300.51') to a point for corner in the water for the Northeast corner of a (Called 29.0522) acre tract of land conveyed to KMCO, Inc., recorded as Tract 2 in File No. 9519107, Official Public Records, Jefferson County, Texas; said point for corner being the Southeast corner of the herein described tract;

THENCE, South 65 deg., 55 min., 40 sec., West (Called South 68 deg., 45 min., 58 sec., West), on the North line of the (Called 29.0522) acre tract, a distance of 363.03' to a 1/2" steel rod, capped and marked "SOUTEX", found for the Southeast corner of a (Called 1.708) acre tract of land conveyed to KMCO Port Arthur, Inc., recorded in File No. 2006017962, Official Public Records, Jefferson County, Texas; said point for corner being an exterior corner of the herein described tract;

THENCE, North 24 deg., 11 min., 55 sec., West (Called North 21 deg., 16 min., 40 sec., West), on the East line of the (Called 1.708) acre tract, a distance of 46.75' (Called 46.73') to a 1/2" steel rod, capped and marked "SOUTEX", found for the Northeast corner of the (Called 1.708) acre tract; said 1/2" steel rod being an interior corner of the herein described tract;

THENCE, South 65 deg., 52 min., 55 sec., West (Called South 68 deg., 43 min., 20 sec., West), on the North line of the (Called 1.708) acre tract, a distance of 536.95' (Called 537.08') to a 1/2" steel rod, capped and marked "SOUTEX", found for corner; having a State Plane Coordinate of N: 13883474.76, E: 3564625.75;

THENCE, continuing on the North line of the (Called 1.708) acre tract on the arc of a curve to the right having a radius of 500.00', an arc length of 170.80', a chord bearing of South 75 deg., 57 min., 16 sec., West, a chord distance of 169.97' to a point for corner being the Southwest corner of the herein described tract;

THENCE, North 23 deg., 57 deg., 55 min., West, a distance of 200.66' to a point for corner being the Northwest corner of the herein described tract;

THENCE, North 65 deg., 48 min., 04 sec., East (Called North 68 deg., 36 min., 54 sec., East), a distance of 493.30' to the **POINT OF BEGINNING** and containing 5.6696 acres of land, more or less.

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.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on April 21, 2016.

LS-16-0241-1

TRACT "A-1"
EASEMENT ESTATE
0.8161 ACRE OF LAND
FOR INGRESS/EGRESS PURPOSES
OUT OF THE T. & N.O.R.R. SURVEY, SECTION NO. 122, ABSTRACT NO. 486,
JEFFERSON COUNTY, TEXAS

BEING 0.8161 acre of land out of and a part of the T. & N.O.R.R. Survey, Section No. 122, Abstract No. 486, Jefferson County, Texas; being part of (Called 0.967 and 11.110) acre tracts of land conveyed to L.A. Ash, Inc., recorded in File No. 2006050071 and File No. 2006050073 Official Public Records, Jefferson County, Texas; said 0.8161 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a 2" steel pipe found for the Northwest corner of the (Called 0.967) acre tract on the Easterly right of way line of a dedicated road named State Highway 87; said 2" steel pipe being the Southwest corner of a (Called 0.85) acre tract of land conveyed to TDI Halter, recorded in File No. 9505316, Official Public Records, Jefferson County, Texas; also being Northwest corner of the herein described tract;

THENCE, North 65 deg., 30 min., 28 sec., East (Called North 68 deg., 20 min., 57 sec., East), on the North line of the (Called 0.967) acre tract and the South line of the (Called 0.85) acre tract, a distance of 79.90' to a point for corner being the Southeast corner of the (Called 0.85) acre tract on the Westerly line of a 100' wide Santa Fe Railroad right of way; said point for corner being an angle point on the North line of the herein described tract;

THENCE, North 66 deg., 14 min., 37 sec., East (Called North 69 deg., 06 min., 46 sec., East), crossing said Santa Fe Railroad right of way, a distance of 99.75' (Called 99.79') to a 2" steel pipe found for the Northwest corner of the (Called 11.110) acre tract; said 2" steel pipe being the Southwest corner of a (Called 4.6) acre tract of land conveyed to TDI Halter, recorded in File No. 9505316, Official Public Records, Jefferson County, Texas;

THENCE, North 65 deg., 52 min., 59 sec., East (Called North 68 deg., 45 min., 52 sec., East), on the South line of the (Called 4.6) acre tract, same being the North line of the (Called 11.110) acre tract, a distance of 731.65' (Called 732.03') to a 2" steel pipe found for the Northwest corner of a tract of land conveyed to BJJ Enterprises, recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas; said 2" steel pipe being the most Northerly Northeast corner of the (Called 11.110) acre tract and the Northeast corner of the herein described tract;

THENCE, South 24 deg., 08 min., 59 sec., East, on the Westerly line of said BJJ Enterprises tract and Easterly line of the (Called 11.110) acre tract, a distance of 25.00' to a point for corner;

THENCE, South 65 deg., 52 min., 59 sec., West, a distance of 74.10' to a point for corner;

THENCE, South 24 deg., 07 min., 01 sec., East (Called South 21 deg., 14 min., 08 sec., East, a distance of 253.55' (Called 253.56') to a point for corner on the North line of a 5.6696 acre tract of land and water surveyed this date;

THENCE, South 65 deg., 43 min., 59 sec., West, on the North line of the 5.6696 acre tract, a distance of 25.00' to a point for corner;

THENCE, North 24 deg., 07 min., 01 sec., West (Called North 21 deg., 14 min., 08 sec., West), a distance of 253.62' to a point for corner;

THENCE, South 65 deg., 52 min., 59 sec., West (Called South 68 deg., 45 min., 52 sec., West), a distance of 316.24' (Called 316.67') to a point for corner;

THENCE, South 24 deg., 07 min., 01 sec., East, (Called South 21 deg., 14 min., 08 sec., East), a distance of 254.45' to a point for corner on the North line of the 5.6696 acre tract;

THENCE, South 65 deg., 43 min., 59 sec., West, on the North line of the 5.6672 acre tract, a distance of 25.00' to a point for corner;

THENCE, North 24 deg., 07 min., 01 sec., West (Called North 21 deg., 14 min., 08 sec., West), a distance of 254.51' to a point for corner;

THENCE, South 65 deg., 52 min., 59 sec., West (Called South 68 deg., 45 min., 52 sec., West), a distance of 471.65' to a point for corner on the Easterly right of way line of said State Highway 87, same being the West line of the (Called 0.967) acre tract; said point for corner being the Southwest corner of the herein described tract;

THENCE, North 22 deg., 34 min., 00 sec., West, on the Easterly right of way line of said State Highway 87, same being the West line of the (Called 0.967) acre tract, a distance of 25.11' to the **POINT OF BEGINNING** and containing 0.8161 acre of land, more or less.

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.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on April 21, 2016.

LS-16-0241-2

TRACT "B"
0.9658 (CALLED 0.967) ACRE OF LAND
OUT OF THE T. & N.O.R.R. SURVEY, SECTION NO. 122, ABSTRACT NO. 486,
JEFFERSON COUNTY, TEXAS

BEING 0.9658 (Called 0.967) acre of land out of and a part of the T. & N.O.R.R. Survey, Section No. 122, Abstract No. 486, Jefferson County, Texas; being the same land conveyed to L.A. Ash, Inc., recorded in File No. 2006050071, Official Public Records, Jefferson County, Texas; said 0.9658 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a 2" steel pipe found on the Easterly right of way line of a dedicated road named State Highway 87; said 2" steel pipe being the Southwest corner of a (Called 0.85) acre tract of land conveyed to TDI Halter, recorded in File No. 9505316, Official Public Records, Jefferson County, Texas; said ½" steel rod being the Northwest corner of the herein described tract;

THENCE, North 65 deg., 30 min., 28 sec., East (Called North 68 deg., 20 min., 57 sec., East), on the South line of the (Called 0.85) acre tract, a distance of 79.90' to a point for corner being the Southeast corner of the (Called 0.85) acre tract on the Westerly line of a 100' wide Santa Fe Railroad right of way; said point for corner being the Northeast corner of the herein described tract;

THENCE, South 21 deg., 40 min., 17 sec., East (Called South 18 deg., 49 min., 54 sec., East), on the Westerly line of said Santa Fe Railroad right of way, a distance of 557.73' (Called 557.69') to a point for corner being the Northeast corner of a (Called 2.4662) acre tract of land known as Tract 2A conveyed to KMCO, Inc., recorded in File No. 9519107, Official Public Records, Jefferson County, Texas; said point for corner being the Southeast corner of the herein described tract;

THENCE, South 65 deg., 43 min., 07 sec., West (Called South 68 deg., 33 min., 43 sec., West), on the North line of said Tract 2A, a distance of 71.17' to a ½" steel rod found on the Easterly right of way line of said State Highway 87; said ½" steel rod being the Southwest corner of the herein described tract;

THENCE, North 22 deg., 34 min., 00 sec., West (Called North 19 deg., 43 min., 40 sec., West), on the Easterly right of way line of said State Highway 87, a distance of 557.11' (Called 557.06') to the **POINT OF BEGINNING** and containing 0.9658 acre of land, more or less.

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.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on April 21, 2016.

TRACT "B-1"
5.4404 ACRES OF LAND
OUT OF THE T. & N.O.R.R. SURVEY, SECTION NO. 122, ABSTRACT NO. 486,
JEFFERSON COUNTY, TEXAS

BEING 5.4404 acres of land out of and a part of the T. & N.O.R.R. Survey, Section No. 122, Abstract No. 486, Jefferson County, Texas; being part of a (Called 11.110) acre tract of land conveyed to L.A. Ash, Inc., recorded in File No. 2006050071, Official Public Records, Jefferson County, Texas; said 5.4404 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a 2" steel pipe found for the Northwest corner of the (Called 11.110) acre tract, same being the Southwest corner of a (Called 4.6) acre tract of land conveyed to TDI Halter, recorded in File No. 9505316, Official Public Records, Jefferson County, Texas; said 2" steel pipe being on the Easterly line of a 100' wide Santa Fe Railroad right of way; also being the Northwest corner of the herein described tract; having a State Plane Coordinate of N: 13883774.66, E: 3564047.40;

THENCE, North 65 deg., 52 min., 59 sec., East (Called North 68 deg., 45 min., 52 sec., East), on the North line of the (Called 11.110) acre tract, same being the South line of the (Called 4.6) acre tract, a distance of 731.65' (Called 732.03') to a 2" steel pipe found for the most Northerly Northeast corner of the (Called 11.110) acre tract; said 2" steel pipe being the Northwest corner of a (Called 2.715) acre tract of land conveyed to BJJ Enterprises, LLC, recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas;

THENCE, South 24 deg., 08 min., 59 sec., East (Called South 21 deg., 18 min., 41 sec., East), on the West line of the (Called 2.715) acre tract, a distance of 278.36' to a point for corner being the Southwest corner of the (Called 2.715) acre tract and an interior corner of the (Called 11.110) acre tract;

THENCE, South 65 deg., 48 min., 04 sec., West (Called South 68 deg., 36 min., 54 sec., West), a distance of 493.30' to a point for corner;

THENCE, South 23 deg., 57 min., 55 sec., East, a distance of 200.66' to a point for corner on the North line of a (Called 1.708) acre tract of land conveyed to KMCO, Port Arthur Inc., recorded in File No. 2006017962, Official Public Records, Jefferson County, Texas; said point for corner being the most Southerly Southeast corner of the herein described tract;

THENCE, on the North line of the (Called 1.708) acre tract on the arc of a curve to the right having a radius of 500.00', an arc length of 325.38', a chord bearing of North 75 deg., 37 min., 00 sec., West, a chord distance of 319.67' to a ½" steel rod, capped and marked "SOUTEX", found on the Easterly line of said Santa Fe Railroad right of way; same being the West line of the (Called 11.110) acre tract and the most Westerly Southwest corner of the herein described tract;

THENCE, North 21 deg., 38 min., 08 sec., West (Called North 18 deg., 49 min., 54 sec., West), on the Easterly line of said Santa Fe Railroad right of way, same being the West line of the (Called 11.110) acre tract, a distance of 281.57' to the **POINT OF BEGINNING** and containing 5.4404 acres of land, more or less.

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.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on April 21, 2016.

LS-16-0241-4

TRACT "B-2"
DOCK EASEMENT
1.4141 ACRES OF LAND AND WATER FOR EASEMENT PURPOSES
OUT OF THE T. & N.O.R.R. SURVEY, SECTION NO. 122, ABSTRACT NO. 486,
JEFFERSON COUNTY, TEXAS

BEING 1.4141 acres of land and water out of and a part of the T. & N.O.R.R. Survey, Section No. 122, Abstract No. 486, Jefferson County, Texas; being part of a (Called 11.110) acre tract of land conveyed to L.A. Ash, Inc., recorded in File No. 2006050071, Official Public Records, Jefferson County, Texas; said 1.4141 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a point for corner being the Southwest corner of a tract of land conveyed to BJJ Enterprises, recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas; said point for corner being an angle point on the Northerly line of the (Called 11.110) acre tract and the North line of the herein described tract;

THENCE, North 65 deg., 48 min., 04 sec., East (Called North 68 deg., 36 min., 54 sec., East), on the South line of said BJJ Enterprises tract, same being the Northerly line of the (Called 11.110) acre tract, a distance of 304.71' (Called 304.65') passing a ½" steel rod found for reference point; continuing for a total distance of 462.40' to a point for corner in the water of Port Arthur West Turning Basin; said point for corner being the most Northeasterly corner of the (Called 11.110) acre tract and the Northeast corner of the herein described tract;

THENCE, South 45 deg., 49 min., 00 sec., East (Called South 42 deg., 56 min., 25 sec., East), on the Easterly line of the (Called 11.110) acre tract, a distance of 300.66' (Called 300.51') to a point for corner in the water for the Northeast corner of a (Called 29.0522) acre tract of land conveyed to KMCO Inc., recorded in File No. 9519107, Official Public Records, Jefferson County, Texas; said point for corner being the Southeast corner of the herein described tract;

THENCE, South 65 deg., 55 min., 40 sec., West (Called South 68 deg., 45 min., 58 sec., West), on the North line of the (Called 29.0522) acre tract, a distance of 176.96' to a point for corner being the most Southerly Southwest corner of the herein described tract;

THENCE, North 24 deg., 16 min., 50 sec., West, a distance of 169.39' to a point for corner being an interior corner of the herein described tract;

THENCE, South 65 deg., 29 min., 16 sec., West, a distance of 30.00' to a point for corner being an exterior corner of the herein described tract;

THENCE, North 24 deg., 16 min., 50 sec., West, a distance of 79.90' to a point for corner being an interior corner of the herein described tract;

THENCE, South 65 deg., 35 min., 51 sec., West, a distance of 806.99' to a point for corner being the most Westerly Southwest corner of the herein described tract;

THENCE, North 24 deg., 06 min., 43 sec., West, a distance of 30.00' to a point for corner being the Northwest corner of the herein described tract;

THENCE, North 65 deg., 43 min., 59 sec., East (Called North 68 deg., 36 min., 54 sec., East, a distance of 441.09' to the **POINT OF BEGINNING** and containing 1.4141 acres of land and water, more or less.

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.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on April 21, 2016.

LS-16-0241-5

TRACT "B-3"
SCALE EASEMENT
0.0871 ACRE OF LAND
OUT OF THE T. & N. O. R. R. SURVEY,
SECTION NO. 122, ABSTRACT NO. 486,
JEFFERSON COUNTY, TEXAS

BEING 0.0871 acre of land out of and a part of the T. & N. O. R. R. Survey, Section No. 122, Abstract No. 486, Jefferson County, Texas; being part of a (Called 11.110) acre tract of land conveyed to L.A. Ash, Inc., recorded in File No. 2006050071, Official Public Records, Jefferson County, Texas; said 0.0871 acre tract being more fully described by metes and bounds as follows, to wit:

COMMENCING at a point for corner being the Southwest corner of a tract of land conveyed to BJJ Enterprises, recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas; said point for corner being an angle point on the Northerly line of the (Called 11.110) acre tract

THENCE, North 24 deg., 08 min., 59 sec., West (Called North 21 deg., 18 min., 41 sec., West), on the common line of said BJJ Enterprises tract and the (Called 11.110) acre tract, a distance of 12.07' (Called 17.85') to a point;

THENCE, South 65 deg., 48 min., 04 sec., West (Called South 68 deg., 41 min., 19 sec., West), a distance of 99.24' (Called 99.40') to a point for corner for the **POINT OF BEGINNING** and Southeast corner of the herein described tract;

THENCE, South 65 deg., 48 min., 04 sec., West a distance of 316.24' to a point for corner being the Southwest corner of the herein described tract;

THENCE, North 24 deg., 07 min., 01 sec., West, a distance of 12.00' to a point for corner being the Northwest corner of the herein described tract;

THENCE, North 65 deg., 48 min., 04 sec., East, a distance of 316.24' to a point for corner being the Northeast corner of the herein described tract;

THENCE, South 24 deg., 07 min., 01 sec., East, a distance of 12.00' to the **POINT OF BEGINNING** and containing 0.0871 acre of land, more or less.

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.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on April 21, 2016.

LS-16-0241-6