



**1111 Bayou Road
La Marque, Texas
409-938-9202**

Mayor Bobby Hocking

Mayor Pro- Tem Keith Bell- District A

Councilmember Chris Lane- District B

Councilmember Chris Lane- District B

Councilmember Robert Michetich-District C

Councilmember Clent Brown- District D

OFFICIALLY POSTED ON THE WEB: DATE: 5.26.17 TIME: 3:15 p.m.

**CITY OF LA MARQUE
PUBLIC HEARING AND SPECIAL CALLED
CITY COUNCIL
AGENDA
of
May 30, 2017**

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a Public Hearing and Special Called Meeting on Tuesday, May 30, 2017, beginning at 3:00 p.m. at 1109-B Bayou Road for the purpose of considering the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) PUBLIC HEARING

- a. Conduct a Public Hearing to hear public input regarding the issuance of a Conditional Use Permit to the Texas City Terminal Railway Company (TCTRR) for certain tracts of land lying and situated in the John D. Moore League, Abstract 50, Galveston, County, Texas, being Lot 6, Block 28, Lots 7, 8 and 9, Block 29, all of Block 32, all of Block 33, all of Block 39, all of Block 40, all of Block 41, all of Block 45, Lots 1 through 6, Lots 10 through 12 and Lots 14 through 18, Block 46, Lots 1 through 5 and 7 through 11, Block 50, all of Block 51, all of Block 52, all of Block 57, all of Block 58, all of Block 59, Lots 1 through 5, all of Block 60, all of Block 61, all of Block 62, all of Block 63 and all of Block 64, of Highland Park and Highland Park Annex, according to the map or plat thereof recorded in Volume 7, Page 54 of the Galveston County Plat Records together with those portions of Lanham Avenue, Sayers Avenue, Lubbock Avenue, Culberson Avenue, 3rd Street, 4th Street and 5th Street, the 20 foot wide alley, in Block 32, Block 33, Block 39, Block 40, Block 45, Block 52, Block 57, Block 61, Block 62, Block 63 and Block 64, of said Highland Park and Highland Park Annex, abandoned and vacated

by the City of La Marque Ordinance No. 320, recorded in Volume 2253, Page 157 of the Galveston County Deed Records, a portion of Campbell Avenue, Lanham Avenue, Hogg Avenue, Houston Avenue, Lubbock Avenue, Culberson Avenue, Galveston Avenue, 3rd Street, 4th Street 5th Street, 6th Street and 7th Street, and the 20 foot wide alleys located in Block 41, Block 46, Block 50, Block 51, Block 58, Block 59 and Block 60 of said Highland Park and Highland Park Annex; **AND ALL THE CERTAIN 53.2017 ACRE** tract, lying and situated in the John D. Moore League, Abstract 50, Galveston County, Texas being all of Block 10, all of Block 11, all of Block 12, all of Block 13, a portion of Lots 2 and 3, all of Lots 4 and 5, and a portion of Lot 6, Block 14, all of Block 17, all of Block 18, all of Block 19, all of Block 20, all of Block 21, Lots 1 through 9, Block 22, all of Block 27, Lots 1 through 5 Lots 7 through 10, Block 28, Lots 1 through 3 and Lot 10, Block 30, all of Block 34, all of Block 35, Lots 1 through 14, Block 37, all of Block 38, Lots 1 through 9, Block 47, all of Block 48, all of Block 49, Lot 6, Block 60 of Highland Park and Highland Park Annex, according to the map or plat thereof recorded in Volume 7, Page 54 of the Galveston County Plat Records together with those portions of Lanham Avenue, Sayers Avenue, Lubbock Avenue, 6th Street, 4th Street, 3rd Street, and Junction Street, 4th Street and 6th Street, the 20 foot alley in Block 10, Block 11, Block 17, Block 19, Block 20, Block 21, Block 27, Block 28, Block 30, Block 31, Block 34. Block 35, Block 37, Block 38, and Block 48 of said Highland Park and Highland Park Annex, abandoned and vacated by the City of La Marque Ordinance No. 320, Volume 2253, Page 157 of the Galveston County Deed Records, a portion of Campbell Avenue, Lanham Avenue, Sayers Avenue, Hogg Avenue, Houston Avenue, Culberson Avenue, Junction Street, 2nd Street, 3rd Street, 4th Street, and 5th Street and the 20 foot wide alleys located in Block 12, Block 13, Block 14, Block 18, Block 22, Block 37, Block 47 and Block 49 of said Highland Park and Highland Park Annex; **AND ALL THE CERTAIN 307.2157 ACRE** tract of land lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being all that certain called 212.487 acre tract. Being a portion of Division "N" and "O" and "P" of the Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, conveyed by deed recorded on May 4, 2010 from LOA Holdings, LLC to Robert Greig as recorded in Clerk's File No. 2-10-020792 of the Galveston County Official Records (G.C.O.R.), being a portion of Blocks 14, 15, and 22 through 24 and a portion of 20 foot waterway and 70.5 foot wide Palm Avenue Division "P" of said Cook and Stewart Subdivision, conveyed by deed recorded on June 19, 2007 from Stewart Title Subdivision, Map of Highland, less and except a portion of Block 53, 57, 58 and 62, conveyed by deed recorded on April 27, 2007 from Stewart Title Guaranty Company to Robert Greig, as recorded in Clerk's File No. 2007-027320 of the G.C.O.R., a portion of Division "W" of said Cook and Stewart Subdivision, Map of Highland, being all that certain called 10 acre tract conveyed by deed recorded on February 10, 2006 from Galveston county, et al to Robert Greig as recorded in Clerk's File No. 2006-008700 of the G.C.O.R. and that

certain tract conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R. being all of Blocks 55, 56, 65 and 66 of Division "N" of said Cook and Stewart Subdivision, Map of Highland, **AND ALL THE CERTAIN 4.1281 ACRE** tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas being Block 9 of Division "X" Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in clerk's File No. 2008-045280 of the G.C.O.R., **AND ALL THE CERTAIN 4.7950 ACRE** tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being a portion of Block 5,6, and 7 Division "X" Cook and Stewart Subdivision of the Galveston County Deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R. **AND ALL THE CERTAIN 0.0456 ACRE** tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston county, Texas, being a portion of Block 7 of Division "X" Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in volume 81, Page 256 of the Galveston County Deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 6 8, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R.

(4) OLD BUSINESS

- a. Discussing/possible action regarding the issuance of a Conditional Use Permit to the Texas City Terminal Railway Company (TCTRR) for for certain tracts of land lying and situated in the John D. Moore League, Abstract 50, Galveston, County, Texas, being Lot 6, Block 28, Lots 7, 8 and 9, Block 29, all of Block 32, all of Block 33, all of Block 39, all of Block 40, all of Block 41, all of Block 45, Lots 1 through 6, Lots 10 through 12 and Lots 14 through 18, Block 46, Lots 1 through 5 and 7 through 11, Block 50, all of Block 51, all of Block 52, all of Block 57, all of Block 58, all of Block 59, Lots 1 through 5, all of Block 60, all of Block 61, all of Block 62, all of Block 63 and all of Block 64, of Highland Park and Highland Park Annex, according to the map or plat thereof recorded in Volume 7, Page 54 of the Galveston County Plat Records together with those portions of Lanham Avenue, Sayers Avenue, Lubbock Avenue, Culberson Avenue, 3rd Street, 4th Street and 5th Street, the 20 foot wide alley, in Block 32, Block 33, Block 39, Block 40, Block 45, Block 52, Block 57, Block 61, Block 62, Block 63 and Block 64, of said Highland Park and Highland Park Annex, abandoned and vacated by the City of La Marque Ordinance No. 320, recorded in Volume 2253, Page 157 of the Galveston County Deed Records, a portion of Campbell Avenue, Lanham Avenue, Hogg Avenue, Houston Avenue, Lubbock Avenue, Culberson Avenue, Galveston Avenue, 3rd Street, 4th Street 5th Street, 6th Street and 7th Street, and the 20 foot wide alleys

located in Block 41, Block 46, Block 50, Block 51, Block 58, Block 59 and Block 60 of said Highland Park and Highland Park Annex; **AND ALL THE CERTAIN 53.2017 ACRE** tract, lying and situated in the John D. Moore League, Abstract 50, Galveston County, Texas being all of Block 10, all of Block 11, all of Block 12, all of Block 13, a portion of Lots 2 and 3, all of Lots 4 and 5, and a portion of Lot 6, Block 14, all of Block 17, all of Block 18, all of Block 19, all of Block 20, all of Block 21, Lots 1 through 9, Block 22, all of Block 27, Lots 1 through 5 Lots 7 through 10, Block 28, Lots 1 through 3 and Lot 10, Block 30, all of Block 34, all of Block 35, Lots 1 through 14, Block 37, all of Block 38, Lots 1 through 9, Block 47, all of Block 48, all of Block 49, Lot 6, Block 60 of Highland Park and Highland Park Annex, according to the map or plat thereof recorded in Volume 7, Page 54 of the Galveston County Plat Records together with those portions of Lanham Avenue, Sayers Avenue, Lubbock Avenue, 6th Street, 4th Street, 3rd Street, and Junction Street, 4th Street and 6th Street, the 20 foot alley in Block 10, Block 11, Block 17, Block 19, Block 20, Block 21, Block 27, Block 28, Block 30, Block 31, Block 34, Block 35, Block 37, Block 38, and Block 48 of said Highland Park and Highland Park Annex, abandoned and vacated by the City of La Marque Ordinance No. 320, Volume 2253, Page 157 of the Galveston County Deed Records, a portion of Campbell Avenue, Lanham Avenue, Sayers Avenue, Hogg Avenue, Houston Avenue, Culberson Avenue, Junction Street, 2nd Street, 3rd Street, 4th Street, and 5th Street and the 20 foot wide alleys located in Block 12, Block 13, Block 14, Block 18, Block 22, Block 37, Block 47 and Block 49 of said Highland Park and Highland Park Annex; **AND ALL THE CERTAIN 307.2157 ACRE** tract of land lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being all that certain called 212.487 acre tract. Being a portion of Division "N" and "O" and "P" of the Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, conveyed by deed recorded on May 4, 2010 from LOA Holdings, LLC to Robert Greig as recorded in Clerk's File No. 2-10-020792 of the Galveston County Official Records (G.C.O.R.), being a portion of Blocks 14, 15, and 22 through 24 and a portion of 20 foot waterway and 70.5 foot wide Palm Avenue Division "P" of said Cook and Stewart Subdivision, conveyed by deed recorded on June 19, 2007 from Stewart Title Subdivision, Map of Highland, less and except a portion of Block 53, 57, 58 and 62, conveyed by deed recorded on April 27, 2007 from Stewart Title Guaranty Company to Robert Greig, as recorded in Clerk's File No. 2007-027320 of the G.C.O.R., a portion of Division "W" of said Cook and Stewart Subdivision, Map of Highland, being all that certain called 10 acre tract conveyed by deed recorded on February 10, 2006 from Galveston county, et al to Robert Greig as recorded in Clerk's File No. 2006-008700 of the G.C.O.R. and that certain tract conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R. being all of Blocks 55, 56, 65 and 66 of Division "N" of said Cook and Stewart Subdivision, Map of Highland, **AND ALL THE CERTAIN 4.1281 ACRE** tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas being Block 9 of Division "X" Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume

81, Page 526 of the Galveston County deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in clerk's File No. 2008-045280 of the G.C.O.R., **AND ALL THE CERTAIN 4.7950 ACRE** tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being a portion of Block 5,6, and 7 Division "X" Cook and Stewart Subdivision of the Galveston County Deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R. **AND ALL THE CERTAIN 0.0456 ACRE** tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston county, Texas, being a portion of Block 7 of Division "X" Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in volume 81, Page 256 of the Galveston County Deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 6 8, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R.

(5) EXECUTIVE SESSION

The City Council for the City of La Marque, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized the Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development)

- a. Section 551.072 (Deliberations about Real Property) and Section 551.071 (Consultation with Attorney) – Discuss negotiations involving property proposed for development.

(7) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before May 26, 2017, before 5:30 p.m.

Robin Eldridge, TRMC
City Clerk

• • • • • This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or
• • • • • interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (409) 938-
• • • • • 9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.
• • • • •

STATE OF TEXAS

COUNTY OF GALVESTON

CONDITIONAL USE PERMIT

WHEREAS, the tract of land described in Exhibit "A" attached hereto and made a part hereof is zoned I-1 Light Industrial; and

WHEREAS, Texas City Terminal Railway Company has requested a conditional use permit to install petrochemical storage tanks on such tract; and

WHEREAS, the tract of land described in Exhibit "B" attached hereto and made a part hereof is zoned commercial; and

WHEREAS, Texas City Terminal Railway Company has requested a conditional use permit for the purpose of installing railroad tracks for unloading and switching of rail cars on such tract.

Section 1. Findings.

The City Council finds that the above are true and correct and further finds:

- (1) That the establishment, maintenance, or operation of the conditional use will not be materially detrimental to, or endanger, the public health, safety, morals, or general welfare;
- (2) That the uses, values and enjoyment of other property in the neighborhood, for purposes already permitted, shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the special use;
- (3) That the establishment of the conditional use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
- (5) That adequate measures have been or will be taken to provide ingress or egress, so designed as to minimize traffic congestion in the public streets; and

Section 2. Permit for Exhibit “A”.

That Texas City Terminal Railway Company is hereby granted a conditional use permit for the installation of petrochemical storage tanks on the tract of land described in Exhibit “A” with the following conditions:

- (1) Painting of coastal scenes on tanks, as approved by the city council.
- (2) Screening, if necessary, with plans as approved by the city council.
- (3) Spacing shall follow applicable requirements as mandated by State or Federal regulations. Spacing, berms and/or levees will be required as necessary for the safety of the community and potential environmental concerns.
- (4) Such other measures as will secure and protect public health, safety, morals, and general welfare.

Section 3. Permit for Exhibit “B”.

That Texas City Terminal Railway Company is hereby granted a conditional use permit for the installation of railroad tracks on the land described in Exhibit “B” with the following conditions:

- (1) No long term storage of rail cars. Storage of rail cars for a period longer than 72 hours shall be considered as long term, as documented by logged entries, as regulated by City of La Marque audit.
- (2) Railroad tracks shall be screened from public view from any public roadway.

Section 4. Duration.

The term of duration of the conditional use permit granted herein shall be fifty (50) years, unless further extended by all parties.

Section 5. Conditional Use Permit Fee.

The Texas City Terminal Railway Company shall pay to the City of La Marque, Texas, an annual conditional use permit fee in the amount of \$1,000,000.00, payable on January 31st of each year commencing January 31, 2018, provided however, commencing 2023 the permit fee amount shall be \$1,000,000.00 or revenue from appraised ad valorem taxes, whichever is greater.

Section 6. Abatement of City of La Marque, Texas, Ad Valorem Taxes.

The City of La Marque, Texas, hereby agrees to abate ad valorem taxes for the real property described in Exhibits "A" and "B" for the tax years 2018, 2019, 2020, 2021 and 2022.

GRANTED this the ____ day of _____, 2017.

ATTEST:

Bobby Hocking, Mayor
City of La Marque, Texas

Robin Eldridge, TRMC,
City Clerk

Texas City Railway Company
Karol A. Chapman
President

Secretary

APPROVED AS TO FORM:

Ellis J. Ortego, City Attorney

ao;3/13/17;Z:\Cities\La Marque\TCTRRpermit.doc

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the ____ day of _____, 2017, by
BOBBY HOCKING, as Mayor of the CITY OF LA MARQUE, TEXAS.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the ____ day of _____, 2017, by
ROBIN ELDRIDGE as City Clerk of the CITY OF LA MARQUE, TEXAS.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the ____ day of _____, 2017, by
KAROL A. CHAPMAN, as President of TEXAS CITY TERMINAL RAILWAY COMPANY.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the ____ day of _____, 2017, by
_____, as Secretary of TEXAS CITY TERMINAL RAILWAY
COMPANY.

Notary Public, State of Texas

**ADDENDUM
TO UNIMPROVED PROPERTY CONTRACT**

This Addendum is expressly made part of the Unimproved Property Contract dated and effective JAN. 11, 2017, entered into by and between the La Marque Economic Development Corporation and the City of La Marque (collectively "Seller") and Texas City Terminal Railway Corp. ("Buyer") (the "Contract"). This Addendum modifies the Contract as specifically provided herein. Except as otherwise stated, all references to Paragraphs and Sections are to those provisions in the Contract. To the extent inconsistencies arise between this Addendum and the Contract, Seller and Buyer agree this Addendum shall control.

In addition to the deletions and additions to the Contract form, the following additions are hereby made part of the Contract for all purposes.

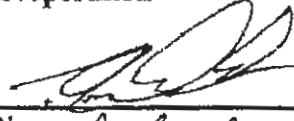
1. The Closing Date for Lots 7, 8 and 9 of Block 29 and any other portion of the Property owned by the City of La Marque as of or following the Effective Date and shown on the survey attached hereto as Exhibit 1, shall be extended until May 31, 2017. Thirty Six Percent (36%) of the Sale Price will be held in Escrow pending the extended closing.
2. Prior to the closing referenced above, the City of La Marque shall abandon and vacate the roads and alleys within the properties shown on Exhibits 1 and 2 attached hereto. The City of La Marque may except any easements necessary for existing city facilities.
3. The City of La Marque shall have a continuing obligation to provide a Special or Conditional Use Permit allowing for the erection of Petrochemical Storage Tanks on the Property shown on Exhibit 1.
4. The City of La Marque shall have a continuing obligation to provide Buyer with a Special or Conditional Use Permit allowing for railroad unloading and switching of rail cars on the property shown on Exhibits 1 and 2.

Items 3 and 4 set forth above shall be continuing obligations of Seller and shall survive Closing and the execution and acceptance of the deed(s).

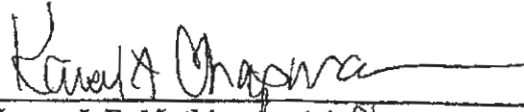
[Signature page to follow]

Agreed and Accepted Addendum to Unimproved Property Contract

La Marque Economic Development
Corporation

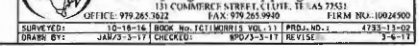

Name: Ron Crowder
Title: President

Texas City Terminal Railway Company


Name: ~~J. B. Mathis~~ Karol A. Chapman
Title: President

City of La Marque


Name: Carol Jo Butler
Title: City Manager





Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**TEXAS CITY TERMINAL RAILWAY COMPANY 56.1219 ACRE TRACT,
J. D. MOORE SURVEY, ABSTRACT 50
GALVESTON COUNTY, TEXAS
PAGE 1 OF 2**

BEING ALL THAT CERTAIN 56.1219 ACRE tract, lying and situated in the John D. Moore League, Abstract 50, Galveston County, Texas, being Lot 6, Block 28, Lots 7, 8 and 9, Block 29, all of Block 32, all of Block 33, all of Block 39, all of Block 40, all of Block 41, all of Block 45, Lots 1 through 6, Lots 10 through 12 and Lots 14 through 18, Block 46, Lots 1 through 5 and 7 through 11, Block 50, all of Block 51, all of Block 52, all of Block 57, all of Block 58, all of Block 59, Lots 1 through 5, all of Block 60, all of Block 61, all of Block 62, all of Block 63 and all of Block 64, of Highland Park and Highland Park Annex, according to the map or plat thereof recorded in Volume 7, Page 54 of the Galveston County Plat Records together with those portions of Lanham Avenue, Sayers Avenue, Lubbock Avenue, Culberson Avenue, 3rd Street, 4th Street and 5th Street, the 20 foot wide alley, in Block 32, Block 33, Block 39, Block 40, Block 45, Block 52, Block 57, Block 61, Block 62, Block 63 and Block 64, of said Highland Park and Highland Park Annex, abandoned and vacated by the City of LaMarque Ordinance No. 320, recorded in Volume 2253, Page 157 of the Galveston County Deed Records, a portion of Campbell Avenue, Lanham Avenue, Hogg Avenue, Houston Avenue, Lubbock Avenue, Culberson Avenue, Galveston Avenue, 3rd Street, 4th Street 5th Street, 6th Street and 7th Street, and the 20 foot wide alleys located in Block 41, Block 46, Block 50, Block 51, Block 58, Block 59 and Block 60 of said Highland Park and Highland Park Annex, said herein described 56.1219 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths, (S.F. = 0.9998672347) as follows:

BEGINNING at a set 5/8" iron rod with survey cap marked "WPD 4467" at the intersection of the centerline of 70.5 foot wide 7th Street with the westerly extension of the southern boundary line of a 20 foot wide alley in Block 29 of said Highland Park and Highland Park Annex, for northwest corner of the herein described 56.1219 acre tract, at position X=3256949.54 and Y=13698537.12;

THENCE North 87°15'24" East, at a distance of 35.25 feet pass the northwest corner of Lot 7, Block 29, continuing coincident with the southern boundary line of said 20 foot wide alley, for a total distance of 439.15 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" at the intersection of the southern right-of-way boundary line of said 20 foot wide alley with the southwestern boundary line of that certain 100 foot wide Centerpoint right-of-way, (a.k.a., the Houston Galveston Interurban Railway, as shown on the map or plat of said Highland Park and Highland Park Annex), being the same called 4.254 acre tract conveyed by deed on September 10, 1955 from the Galveston-Houston Company to Houston Lighting & Power Company as recorded in Volume 1121, Page 649 of the Galveston County Deed Records (G.C.D.R.), for the northeast corner of the herein described 56.1219 acre tract, at position X=3257388.13 and Y=13698558.14;

THENCE South 42°26'42" East, coincident with the southwestern boundary line of said Houston Lighting & Power Company called 4.254 acre tract and the southwestern boundary line of all that certain called 3.980 acre tract conveyed by deed on September 10, 1955 from the Galveston-Houston Company to Houston Lighting & Power Company as recorded in Volume 1121, Page 643 of the G.C.D.R., a distance of 2901.69 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" at the intersection of the southwestern boundary line of said Houston Lighting & Power Company called 3.980 acre tract with the centerline of 80 foot wide Galveston Avenue, for the southeast corner of the herein described 56.1219 acre tract, at position X=3259346.17 and Y=13696417.19;

131 Commerce Street • Clute, Texas 77531-5601

Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com

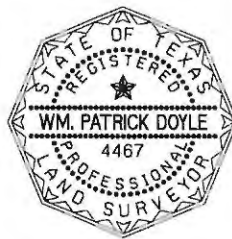
**TEXAS CITY TERMINAL RAILWAY COMPANY 56.1219 ACRE TRACT,
J. D. MOORE SURVEY, ABSTRACT 50
GALVESTON COUNTY, TEXAS
PAGE 2 OF 2**

THENCE South 87°15'24" West, coincident with the centerline of said 80 foot wide Galveston Avenue, a distance of 1872.22 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" at the intersection of the centerline of said 80 foot wide Galveston Avenue with centerline of 70.5 foot wide 6th Street, for the southwest corner of the herein described 56.1219 acre tract, at position X=3257476.34 and Y=13696327.60 ;

THENCE North 2°44'36" West, coincident with the centerline of said 70.5 foot wide 6th Street, a distance of 1380.00 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", at the intersection of the centerline of said 70.5 foot wide 6th Street with the centerline of 80 foot wide Hogg Avenue, for an interior corner of the herein described 56.1219 acre tract, at position X=3257410.30 and Y=13697705.84;

THENCE South 87°15'24" West, coincident with the centerline of said 80 foot wide Hogg Avenue, a distance of 420.50 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", at the intersection of said 50 foot wide Hogg Avenue with the centerline of 70.5 foot wide 7th Street, for an exterior corner of the herein described 56.1219 acre tract, at position X=3256990.33 and Y=13697685.71;

THENCE North 2°44'36" West, coincident with the centerline of 70.5 foot wide 7th Street,, a distance of 852.50 feet to the **POINT OF BEGINNING**, containing 56.6843 acres of land within this description, less and except 0.5624 acre of land, being Lots 7, 8, 9, and 13, Block 46 of said Highland Park and Highland Park Annex Subdivision, leaving a net acreage of 56.1219 acres of land, more or less.



A handwritten signature in black ink, appearing to read "Wm. Patrick Doyle".

**Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
December 23, 2016
Revised: March 6, 2017**

*This description is based on a survey, a plat of which, dated December 23, 2016 is on file in the office of Doyle & Wachtstetter, Inc.
V:\Pat\TC Terminal Port of Texas City\TC Terminal 56.1219 acres (West tract) - LaMarque Economic. Rev1.doc*



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**TEXAS CITY TERMINAL RAILWAY COMPANY 53.2017 ACRE TRACT,
J. D. MOORE SURVEY, ABSTRACT 50
GALVESTON COUNTY, TEXAS
PAGE 1 OF 4**

BEING ALL THAT CERTAIN 53.2017 ACRE tract, lying and situated in the John D. Moore League, Abstract 50, Galveston County, Texas, being all of Block 10, all of Block 11, all of Block 12, all of Block 13, a portion of Lots 2 and 3, all of Lots 4 and 5, and a portion of Lot 6, Block 14, all of Block 17, all of Block 18, all of Block 19, all of Block 20, all of Block 21, Lots 1 through 9, Block 22, all of Block 27, Lots 1 through 5 and Lots 7 through 10, Block 28, Lots 1 through 3 and Lot 10, Block 30, all of Block 34, all of Block 35, Lots 1 through 14, Block 37, all of Block 38, Lots 1 through 9, Block 47, all of Block 48, all of Block 49, Lot 6, Block 60 of Highland Park and Highland Park Annex, according to the map or plat thereof recorded in Volume 7, Page 54 of the Galveston County Plat Records together with those portions of Lanham Avenue, Sayers Avenue, Lubbock Avenue, 6th Street, 4th Street, 3rd Street and Junction Street, 4th Street and 6th Street, the 20 foot alley in Block 10, Block 11, Block 17, Block 19, Block 20, Block 21, Block 27, Block 28, Block 30, Block 31, Block 34, Block 35, Block 37, Block 38 and Block 48 of said Highland Park and Highland Park Annex, abandoned and vacated by the City of LaMarque Ordinance No. 320, recorded in Volume 2253, Page 157 of the Galveston County Deed Records, a portion of Campbell Avenue, Lanham Avenue, Sayers Avenue, Hogg Avenue, Houston Avenue, Culberson Avenue, Junction Street, 2nd Street, 3rd Street, 4th Street, and 5th Street and the 20 foot wide alleys located in Block 12, Block 13, Block 14, Block 18, Block 22, Block 37, Block 47 and Block 49 of said Highland Park and Highland Park Annex, said herein described 53.2017 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths, (S.F. = 0.9998672347) as follows:

BEGINNING at a set 5/8" iron rod with survey cap marked "WPD 4467" at the intersection of the southern right-of-way boundary line of 80 foot wide Poplar Street, with the northeastern boundary line of all that certain 100 foot wide Centerpoint Energy right-of-way (a.k.a., the Houston Galveston Interurban Railway, as shown on the map or plat of said Highland Park and Highland Park Annex), being the same called 4.254 acre tract conveyed by deed on September 10, 1955 from the Galveston-Houston Company to Houston Lighting & Power Company as recorded in Volume 1121, Page 649 of the Galveston County Deed Records (G.C.D.R.), located on the northern boundary line of said Block 30, said Point of Beginning being located at Texas State Plane coordinate position X=3257091.47 and Y=13699032.06;

THENCE North 87°15'24" East, coincident with the southern right-of-way boundary line of said 80 foot wide Poplar Street, a distance of 640.38 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" for the northeast corner of said Block 31, located on the western right-of-way boundary line of 70.5 foot wide 5th Street, for an angle corner of the herein described 53.2017 acre tract, at position X=3257729.93 and Y=13699062.51;

**TEXAS CITY TERMINAL RAILWAY COMPANY 53.2017 ACRE TRACT,
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THENCE North $2^{\circ}44'36''$ West, coincident with the eastern right-of-way boundary line of said 70.5 foot wide 2nd Street a distance of 385.00 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" located at the intersection of the eastern right-of-way boundary line of said 2nd Street with the centerline of 80 foot wide Lanham Street, for an angle corner of the herein described 53.2017 acre tract, at position X=3259091.33 and Y=13698477.08;

THENCE North $87^{\circ}15'24''$ East, coincident with the centerline of said 80 foot wide Lanham Street, a distance of 231.72 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the southwestern right-of-way boundary line of 120 foot wide Texas State Highway #3, for an angle corner of the herein described 53.2017 acre tract, at position X=3259322.76 and Y=13698488.17;

THENCE South $41^{\circ}10'00''$ East, coincident with the southwestern right-of-way boundary line of 120 foot wide Texas State Highway #3, a distance of 270.78 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the eastern boundary line of said Lot 6, Block 14, same being the western boundary line of Lot 7, Block 14, for an angle corner of the herein described 53.2017 acre tract, at position X=3259500.97 and Y=13698284.36;

THENCE South $2^{\circ}44'36''$ East, coincident with the eastern boundary line of said Lot 6, Block 14, same being the western boundary line of Lot 7, Block 14, a distance of 172.86 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" for the northeast corner of said Lot 5, Block 13 and the northwest corner of said Lot 4, Block 13, located on the southern right-of-way boundary line of 70.5 foot wide Sayers Avenue, for an angle corner of the herein described 53.2017 acre tract, at position X=3259509.25 and Y=13698111.72;

THENCE North $87^{\circ}15'24''$ East, coincident with the southern right-of-way boundary line of 70.5 foot wide Sayers Avenue, a distance of 125.00 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" for the northeast corner of Lot 1, Block 13, located on the western right-of-way boundary line of 70.5 foot wide 1st Street, for an angle corner of the herein described 53.2017 acre tract, at position X=3259634.09 and Y=13698117.70;

THENCE South $2^{\circ}44'36''$ East, coincident with the western right-of-way boundary line of 70.5 foot wide 1st Street, a distance of 1645.00 feet to set 5/8" iron rod with survey cap marked "WPD 4467" for the southeast corner of Lot 11, Block 22, located on the northern right-of-way boundary line of a 80 foot wide Galveston Avenue, for an angle corner of the herein described 53.2017 acre tract, at position X=3259712.81 and Y=13696474;

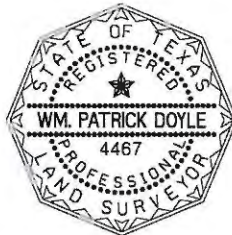
THENCE South $87^{\circ}15'24''$ West, coincident with the northern right-of-way boundary line of 80 foot wide Galveston Avenue, a distance of 271.67 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" at the intersection of the northern right-of-way boundary line of said 80 foot wide Galveston Avenue with the northeastern right-of-way boundary line of said 100 foot wide Centerpoint Energy right-of-way, for an angle corner of the herein described 53.2017 acre tract, at position X=3259441.49 and Y=13696461.80;

**TEXAS CITY TERMINAL RAILWAY COMPANY 53.2017 ACRE TRACT,
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THENCE North 42°27'09" West, coincident with northeastern right-of-way boundary line of all that certain 100 foot wide Centerpoint Energy right-of-way (a.k.a., the Houston Galveston Interurban Railway, as shown on the map or plat of said Highland Park and Highland Park Annex), being the same called 3.980 acre tract conveyed by deed on September 10, 1955 from the Galveston-Houston Company to Houston Lighting & Power Company as recorded in Volume 1121, Page 643 of the G.C.D.R. and the northeastern right-of-way boundary line of said Centerpoint Energy 100 foot wide right-of-way (Houston Lighting & Power Company called 4.254 acre tract), a distance of 3483.70 feet to the **POINT OF BEGINNING**, containing within this description 54.1757 acres of land, less and except, 0.9740 acres being Lot 10 and 11, Block 22, a portion of Lot 9 and all of Lot 10, Block 31 and Lot 10, Block 47 of said Highland Park and Highland Park Annex Subdivision, leaving a net acreage of 53.2017 acres of land, more or less.



Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
December 23, 2016
March 6, 2017



This description is based on a survey, a plat of which, dated December 23, 2016 is on file in the office of Doyle & Wachtstetter, Inc.
V:\Pat\TC Terminal Port of Texas City\TC Terminal 53.2017 acres (East Tract)- LaMarque Economic Rev1.doc



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**307.2157 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY
J. D. MOORE SURVEY, ABSTRACT 50
GALVESTON COUNTY, TEXAS
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ALL THE CERTAIN 307.2157 ACRE tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being all that certain called 212.487 acre tract, being a portion of Division "N", "O" and "P" of the Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, conveyed by deed recorded on May 4, 2010 from LOA Holdings, LLC to Robert Greig as recorded in Clerk's File No. 2010-020792 of the Galveston County Official Records (G.C.O.R.), being a portion of Blocks 14, 15, and 22 through 24 and a portion of 20 foot waterway and 70.5 foot wide Palm Avenue of Division "P" of said Cook and Stewart Subdivision, conveyed by deed recorded on June 19, 2007 from Stewart Title Guaranty Company to Robert Greig, as recorded in Clerk's File No. 2007-039612 of the G.C.O.R., being all of Blocks 43, 44, 51, 52, 53, 57, 58, 59, 60, 61 and 62 of Division "O", of the said Cook and Stewart Subdivision, Map of Highland, less and except a portion of Block 53, 57, 58 and 62, conveyed by deed recorded on April 27, 2007 from Stewart Title Guaranty Company to Robert Greig, as recorded in Clerk's File No. 2007-027320 of the G.C.O.R., a portion of Division "W" of said Cook and Stewart Subdivision, Map of Highland, being all that certain called 10 acre tract conveyed by deed recorded on February 10, 2006 from Galveston County, et al to Robert Greig as recorded in Clerk's File No. 2006-008700 of the G.C.O.R. and that certain tract conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R., being all of Blocks 55, 56, 65 and 66 of Division "N" of said Cook and Stewart Subdivision, Map of Highland, said herein described 307.2157 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths, (S.F. = 0.9998672347) as follows:

BEGINNING at the ½" iron rod found marking the northwest corner of Lot 9 and the southwest corner of Lot 8 of said Division "P", of the Cook & Stewart Subdivision, Map of Highland, same being the northwest corner of said Robert Greig called 212.487 acre tract, same being the southwest corner of all that certain called 3.811 acre tract conveyed by deed recorded on June 29, 2004 from Patrick G. Hardy, Sr. to Artie L. Cloud, as recorded in Clerk's File No. 2004-042861 of the G.C.O.R., located on the East right-of-way boundary line of 70.5 foot wide Bayou Road, from which a found 1" iron pipe bears North 66°30'05" East – 0.35 feet, said Point of Beginning being located at Texas State Plane coordinate position X=3251478.05 and Y=13699149.29;

THENCE North 87°16'30" East, coincident with the North boundary line of said Lot 9 and Lot 10, the South boundary line of Lots 8 through 1, of said Division "P" of the Cook & Stewart Subdivision, Map of Highland, same being the North boundary line of said Robert Greig called 212.487 acre tract, a distance of 2528.49 feet to a found ½" iron rod marking an interior corner of said Robert Greig called 212.487 acre tract, located on the East right-of-way boundary line of 70.5 foot wide Palm Avenue, for an interior corner of the herein described 307.2157 acre tract, at position X=3254003.34 and Y=13699269.48;

307.2157 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY

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THENCE North 2°42'14" West, coincident with the East right-of-way boundary line of said 70.5 foot wide Palm Avenue, a distance of 305.03 feet to ½" iron rod found marking the northwest corner of Lot 7 of said Division "O" of the Cook & Stewart Subdivision, Map of Highland, same being the northwest corner of said Robert Greig called 212.487 acre tract, located at the intersection of the East right-of-way boundary line of said 70.5 foot wide Palm Avenue with the South right-of-way boundary line of 80 foot wide Walnut Street, for the northwest of the herein described 307.2157 acre tract, at position X=3253988.95 and Y=13699574.13;

THENCE North 87°15'24" East, coincident with the South right-of-way boundary line of said 80 foot wide Walnut Street, same being the North boundary line of Blocks 7 through 12, a distance of 2365.32 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the southwest right-of-way boundary line of the 100 foot wide right-of way conveyed by deed recorded on October 10, 1955 from Galveston-Houston Company to Houston Lighting and Power Company, as recorded in Volume 1121, Page 649 of the Galveston County Deed Records, for the northeast corner of the herein described 307.2157 acre tract, at position X=3256355.24 and Y=13699687.51;

THENCE South 42°26'42" East, coincident with the southwest right-of-way boundary line of said 100 foot wide Houston Lighting and Power Company right-of-way, a distance of 788.01 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the West right of way boundary line of 70.5 foot wide 6th Avenue as shown on said plat of the Cook & Stewart Subdivision, Map of Highland, for an angle corner of said Robert Greig called of the herein described 307.2157 acre tract, at position X=3256886.99 and Y=13699106.09;;

THENCE South 2°44'36"" East, coincident with the West right-of-way boundary line of said 70.5 foot wide 6th Avenue, same being the East boundary line of Blocks 18, 19, 30, 31 and 42, a distance of 1463.88 feet to a 5/8" iron rod found marking the northeast corner of Block 43 of said Cook & Stewart Subdivision, Map of Highland, at the intersection of the West right-of-way line of said 70.5 foot wide 6th Avenue and the South right-of-way boundary line of 80 foot wide Hogg Avenue, for an angle corner of the herein described 307.2157 acre tract, at position X=3256957.04 and Y=13697644.08;

THENCE North 87°15'24" East, coincident with the South right-of-way boundary line of said 80 foot wide Hogg Avenue, same being the North boundary line of Block 44, of said Cook & Stewart Subdivision, Map of Highland, a distance of 420.50 feet to a 5/8" iron rod found marking the northeast corner of Block 44, at the intersection of the West right-of-way line of said 70.5 foot wide 5th Avenue and the South right-of-way boundary line of 80 foot wide Hogg Avenue, for an angle corner of the herein described 307.2157 acre tract, at position X=3257377.01 and Y=13697664.20;

THENCE South 2°44'36" East, coincident with the West right-of-way boundary line of said 70.5 foot wide 5th Ave, same being the East boundary line of Blocks 44, 53, 56 and 65 of said Cook & Stewart Subdivision, Map of Highland,, a distance of 1380.0 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the South right-of-way boundary line of 80 foot wide Galveston Avenue (a.k.a. Sycamore Street), for an angle corner of the herein described 307.2157 acre tract, at position X=3257443.04 and Y=13696285.96;

307.2157 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY

J. D. MOORE SURVEY, ABSTRACT 50

GALVESTON COUNTY, TEXAS

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THENCE North 87°15'24" East, coincident with the South right-of-way boundary line of 80 foot wide Galveston Avenue (a.k.a. Sycamore Street), a distance of 1682.00 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located at the intersection of the South right-of-way boundary line of 80 foot wide Galveston Avenue (a.k.a. Sycamore Street) and the West right-of-way boundary line of 70.5 foot wide 1st Avenue, for an angle corner of the herein described 307.2157 acre tract, at position X=3259122.89 and Y=13696366.45;

THENCE South 2°44'36" East, coincident with the West right-of-way boundary line of 70.5 foot wide 1st Avenue, a distance of 1098.74 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the northwestern right-of-way boundary line of the 100 foot wide Texas City Terminal Railway Company right-of-way, being the same tract conveyed by deed recorded on January 12, 1907 from Laura Stewart, et al to the Texas City Terminal Company, as recorded in Volume 220, Page 105 of the G.C.D.R., for the an angle corner of the herein described 307.2157 acre tract, at position X=3259175.47 and Y=13695269.12;

THENCE South 49°50'40" West, coincident with the northwestern boundary line of said Texas City Terminal Company 100 foot wide right-of-way, a distance of 560.28 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the northeastern right-of-way boundary line of U.S. Interstate 45, right-of-way varies, for the South corner of the herein described 307.2157 acre tract, at position X=3258747.31 and Y=13694907.86;

THENCE North 49°57'53" West, coincident with the northeastern right-of-way boundary line of U.S. Interstate 45, right-of-way varies, a distance of 858.52 feet to a point of curvature to the left, having a radius of 2292.00 feet for a corner of the herein described 307.2157 acre tract, at position X=3258090.07 and Y=13695460.04;

THENCE in a northwesterly direction, coincident with the northeastern right-of-way boundary line of U.S. Interstate 45, right-of-way varies, along said curve to the left, having a radius of 2292.00, a central angle of 15°26'00", an arc length of 617.38 feet, a chord bearing and distance of North 57°40'53" West – 615.52 feet to a found TxDot monument, for a point of tangency, at position X=3257569.98 and Y=13695789.06;

THENCE North 65°23'56" West, coincident with the northeastern right-of-way boundary line of U.S. Interstate 45, right-of-way varies, a distance of 983.23 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" on the East right-of-way boundary line of 70.5 foot wide 7th Avenue, for an angle corner of the herein described 307.2157 acre tract, at position X=3256676.11 and Y=13696198.33;

THENCE North 2°44'36" West, coincident with East right-of-way boundary line of 70.5 foot wide 7th Avenue, a distance of 30.84 feet to the southwest corner of Block 66 of Division "N" of said Cook & Stewart Subdivision, Map of Highland, located on the North right-of-way boundary line of 80 foot wide Sycamore Street, for an angle corner of the herein described 307.2157 acre tract, at position X=

THENCE South 87°15'24" West, coincident with the North right-of-way boundary line of 80 foot wide Sycamore Street, a distance of 253.15 feet to a point located on the northeastern right-of-way boundary line of the northeastern right-of-way boundary line of 300 foot wide U.S. Interstate 45, from which a found ½" iron rod bears North 87°33'45" East – 6.04 feet, for an angle corner of the herein described 307.2157 acre tract, at position X=3256417.02 and Y=13696316.88;



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**4.1281 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY
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ALL THE CERTAIN 4.1281 ACRE tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being Block 9 of Division "X" Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R., said herein described 4.1281 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths, (S.F. = 0.9998672347) as follows:

BEGINNING at a set 5/8" iron rod with survey cap marked "WPD 4467" for the northwest corner of said Block 9 of Division "X" of said Cook and Stewart Subdivision, Map of Highland, located at the intersection of the South right-of-way boundary line of 80 foot wide Galveston Avenue (a.k.a Sycamore Street) and the East right-of-way boundary line of 70.5 foot wide 1st Avenue, for the northwest corner of the herein described 4.1281 acre tract, at position X=3259193.30 and Y=13696369.83;

THENCE North 87°15'24" East, coincident with the South right-of-way boundary line of said 80 foot wide Galveston Avenue (a.k.a Sycamore Street), a distance of 188.19 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the southwest right-of-way boundary line of the 100 foot wide right-of way conveyed by deed recorded on October 10, 1955 from Galveston-Houston Company to Houston Lighting and Power Company, as recorded in Volume 1121, Page 649 of the Galveston County Deed Records (G.C.D.R.), for the northeast corner of the herein described 4.1281 acre tract, at position X=3259381.25 and Y=13696378.83; ;

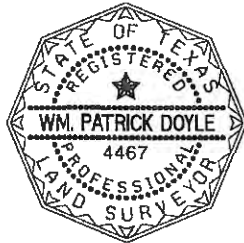
THENCE South 42°26'42" East, coincident with the southwest right-of-way boundary line of said Houston Lighting and Power Company 100 foot right-of-way, a distance of 152.18 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" set on the East boundary line of said Block 9, of Division "X" of said of said Cook and Stewart Subdivision, Map of Highland, same being the West boundary line of Block 8, being the same tract conveyed by deed recorded on January 17, 1990 from Ella Kathryn Sharp Bailey to Allan A. Bailey, Jr. as recorded in Clerk's File No. 1990-01672 of the G.C.O.R., for an angle corner of the herein described 4.1281 acre tract, at position X=3259483.94 and Y=13696266.55;

THENCE South 2°44'36" East, coincident with the East boundary line of said Block 9, Division "X", same being the West boundary line of Block 8, Division X, a distance of 532.91 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" , located on the North boundary line of Block 10, Division "X", for the southwest corner of said Block 8, Division "X" and the southeast corner of said Block 9, Division "X" and the herein described 4.1281 acre tract, at position X=3259509.44 and Y=13695734.32;

**4.1281 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY
J. D. MOORE SURVEY, ABSTRACT 50
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THENCE South $87^{\circ}15'24''$ West, coincident with the South boundary line of said Block 9, Division "X", same being the North boundary line of said Block 10, Division "X", a distance of 285.40 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the East right-of-way boundary line of said 70.5 foot wide 1st Avenue, for the northwest corner of said Block 10, Division "X" and the southwest corner of said Block 9, Division "X" and the herein described 4.1281 acre tract, at position X=3259224.41 and Y=13695720.66;

THENCE North $2^{\circ}44'36''$ West, coincident with the East right-of-way boundary line of said 70.5 foot wide 1st Avenue, a distance of 650.00 feet to the **POINT OF BEGINNING**, containing 4.1281 acres of land, more or less.



A handwritten signature in blue ink, appearing to read "Wm. Patrick Doyle", written over a horizontal line.

Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
December 5, 2015

*This description is based on a survey, a plat of which, dated December 5, 2015 is on file in the office of Doyle & Wachtstetter, Inc.
V:\Pat\TC Terminal Port of Texas City\TC Terminal to Greig 4.1281 acre tract.doc*



Doyle & Wachtstetter, Inc

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**4.7950 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY
J. D. MOORE SURVEY, ABSTRACT 50
GALVESTON COUNTY, TEXAS
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ALL THE CERTAIN 4.7950 ACRE tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being a portion of Block 5, 6 and 7 of Division "X" Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R., said herein described 4.7950 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths, (S.F. = 0.9998672347) as follows:

BEGINNING at a set 5/8" iron rod with survey cap marked "WPD 4467" for the northwest corner of said Block 7 of Division "X" of said Cook and Stewart Subdivision, Map of Highland, same being the northeast corner of Tract 8 of Division "X", being the same tract conveyed by deed recorded on January 17, 1990 from Ella Kathryn Sharp Bailey to Allan A. Bailey, Jr. as recorded in Clerk's File No. 1990-01672 of the G.C.O.R., located on the South right-of-way boundary line of 80 foot wide Galveston Avenue (a.k.a Sycamore Street), for the northwest corner of the herein described 4.1281 acre tract, at position X=3259793.34 and Y=13696398.58;

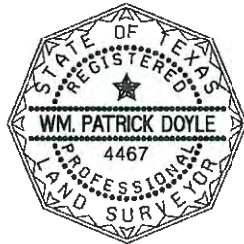
THENCE North 87°15'24" East, coincident with the South right-of-way boundary line of 80 foot wide Galveston Avenue (a.k.a Sycamore Street), same being the North boundary line of said Block 5, 6, and 7, a distance of 765.63 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the northwestern right-of-way boundary line of the 100 foot wide Texas City Terminal Railway Company right-of-way, being the same tract conveyed by deed recorded on January 12, 1907 from Laura Stewart, et al to the Texas City Terminal Company, as recorded in Volume 220, Page 105 of the Galveston County Deed Records (G.C.D.R.), for the northeast corner of the herein described 4.7950 acre tract, at position X=3260557.99 and Y=13696435.22;

THENCE South 49°51'13" West, coincident with the northwestern right-of-way boundary line of said 100 foot wide Texas City Terminal Railway Company right-of-way, a distance of 807.17 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", at the intersection of said northwestern 100 foot wide Texas City Terminal Railway Company right-of-way and the northeastern right-of-way boundary line of the 100 foot wide Houston Lighting and Power Company right-of-way conveyed by deed recorded on October 10, 1955 from Galveston-Houston Company to Houston Lighting and Power Company, as recorded in Volume 1121, Page 649 of the G.C.D.R., for the South corner of the herein described 4.7950 acre tract, at position X=3259941.07 and Y=13695914.87;

**4.7950 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY
J. D. MOORE SURVEY, ABSTRACT 50
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THENCE North 42°26'42" West, coincident with the northeastern 100 foot wide Houston Lighting and Power Company right-of-way boundary line, a distance of 194.79 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", located on the East boundary line of said Block 8, Division "X", same being the West boundary line of said Block 7 of the Division "X", for the southwest corner of the herein described 4.7950 acre tract, at position X=3259809.63 and Y=13696058.59;

THENCE North 2°44'36" West, coincident with the East boundary line of said Block 8, Division "X", same being the West boundary line of said Block 7 of the Division "X", a distance of 340.42 feet to the **POINT OF BEGINNING**, containing 4.7950 acre of land, more or less.



A handwritten signature in blue ink, appearing to read "Wm. Patrick Doyle", written over a horizontal line.

**Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
December 5, 2015**

*This description is based on a survey, a plat of which, dated December 5, 2015 is on file in the office of Doyle & Wachtstetter, Inc.
V:\Pat\TC Terminal Port of Texas City\TC Terminal to Greig 4.1281 acre tract.doc*



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**0.0456 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY
J. D. MOORE SURVEY, ABSTRACT 50
GALVESTON COUNTY, TEXAS
PAGE 1 OF 2**

ALL THE CERTAIN 0.0456 ACRE tract of land, lying and situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, being a portion of Block 7 of Division "X" Cook and Stewart Subdivision, Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, being a portion of that certain tract of land conveyed by partition deed recorded on August 4, 2008 between Robert Brian Greig and Bret Floyd, et al, as recorded in Clerk's File No. 2008-045280 of the G.C.O.R., said herein described 0.0456 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths, (S.F. = 0.9998672347) as follows:

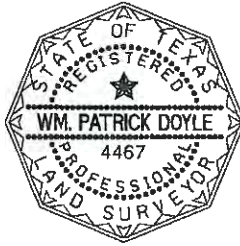
BEGINNING at a set 5/8" iron rod with survey cap marked "WPD 4467", located at the intersection of the northeastern right-of-way boundary line of the 100 foot wide Houston Lighting and Power Company right-of-way conveyed by deed recorded on October 10, 1955 from Galveston-Houston Company to Houston Lighting and Power Company, as recorded in Volume 1121, Page 649 of the Galveston County Deed Records (G.C.D.R.) and the West boundary line of said Block 7 of Division "X" of said Cook and Stewart Subdivision, Map of Highland, same being the East boundary line of Block 8 of Division "X", being the same tract conveyed by deed recorded on January 17, 1990 from Ella Kathryn Sharp Bailey to Allan A. Bailey, Jr. as recorded in Clerk's File No. 1990-01672 of the G.C.O.R., at Texas State Plane Coordinate position X=3259817.12 and Y=13695902.25;

THENCE South 42°26'42" East, coincident with the northeastern right-of-way boundary line of said 100 foot wide Houston Lighting and Power Company right-of-way, a distance of 70.33 feet to a set 5/8" iron rod with survey cap marked "WPD 4467", at the intersection of the northwestern right-of-way boundary line of the 100 foot wide Houston Lighting and Power Company right-of-way and the 100 foot wide Texas City Terminal Railway Company right-of-way, being the same tract conveyed by deed recorded on January 12, 1907 from Laura Stewart, et al to the Texas City Terminal Company, as recorded in Volume 220, Page 105 of the G.C.D.R., for the East corner of the herein described 0.0456 acre tract, at position X=3259864.58 and Y=13695850.35;

THENCE South 49°51'13" West, coincident with the northwest right-of-way boundary line of said 100 foot wide Texas City Terminal Railway Company right-of-way, a distance of 56.56 feet to a set 5/8" iron rod with survey cap marked "WPD 4467" on the West boundary line of said Block 7, Division "X", same being the East boundary line of Block 8, Division "X", for the South corner of the herein described 0.0456 acre tract, at position X=3259821.35 and Y=13695813.89;

**0.0456 ACRE TRACT, TEXAS CITY TERMINAL RAILWAY COMPANY
J. D. MOORE SURVEY, ABSTRACT 50
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THENCE North 2°44'36" West, coincident with the West boundary line of said Block 7, Division "X", same being the East boundary line of Block 8, Division "X", a distance of 88.47 feet to the **POINT OF BEGINNING**, containing 0.0456 acre of land, more or less.




Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
December 5, 2015

*This description is based on a survey, a plat of which, dated December 5, 2015 is on file in the office of Doyle & Wachtstetter, Inc.
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