

Legend
□ Port Arthur Terminal Boundary (220.55 ac)

Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS.

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The Kansas City Southern Railway Company
KCS Port Arthur Terminal

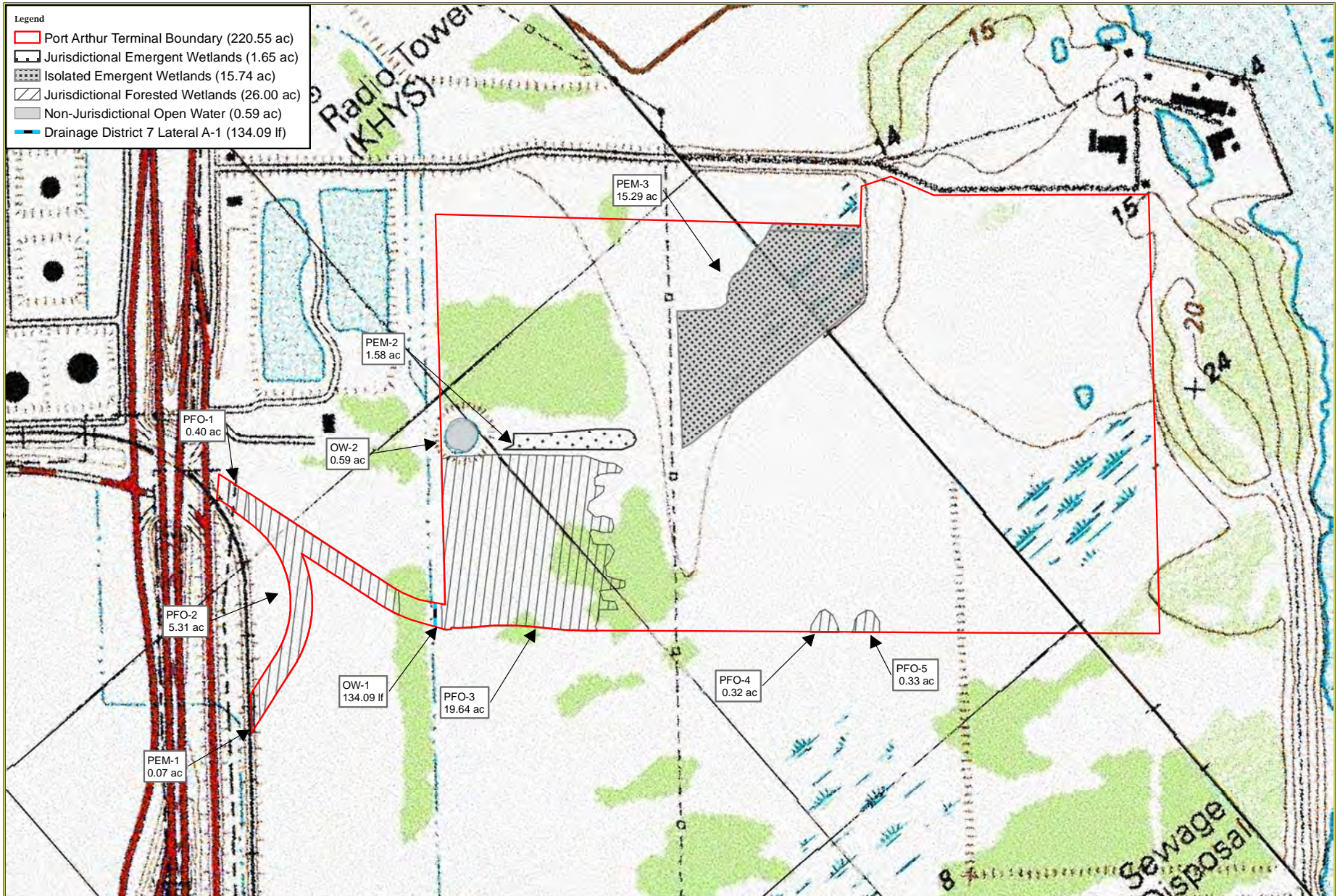
Jefferson County, Texas
Wetland Location Map

0 1,200 2,400 Feet

1:24,000

NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

USDA NAIP 2016 Imagery Basemap



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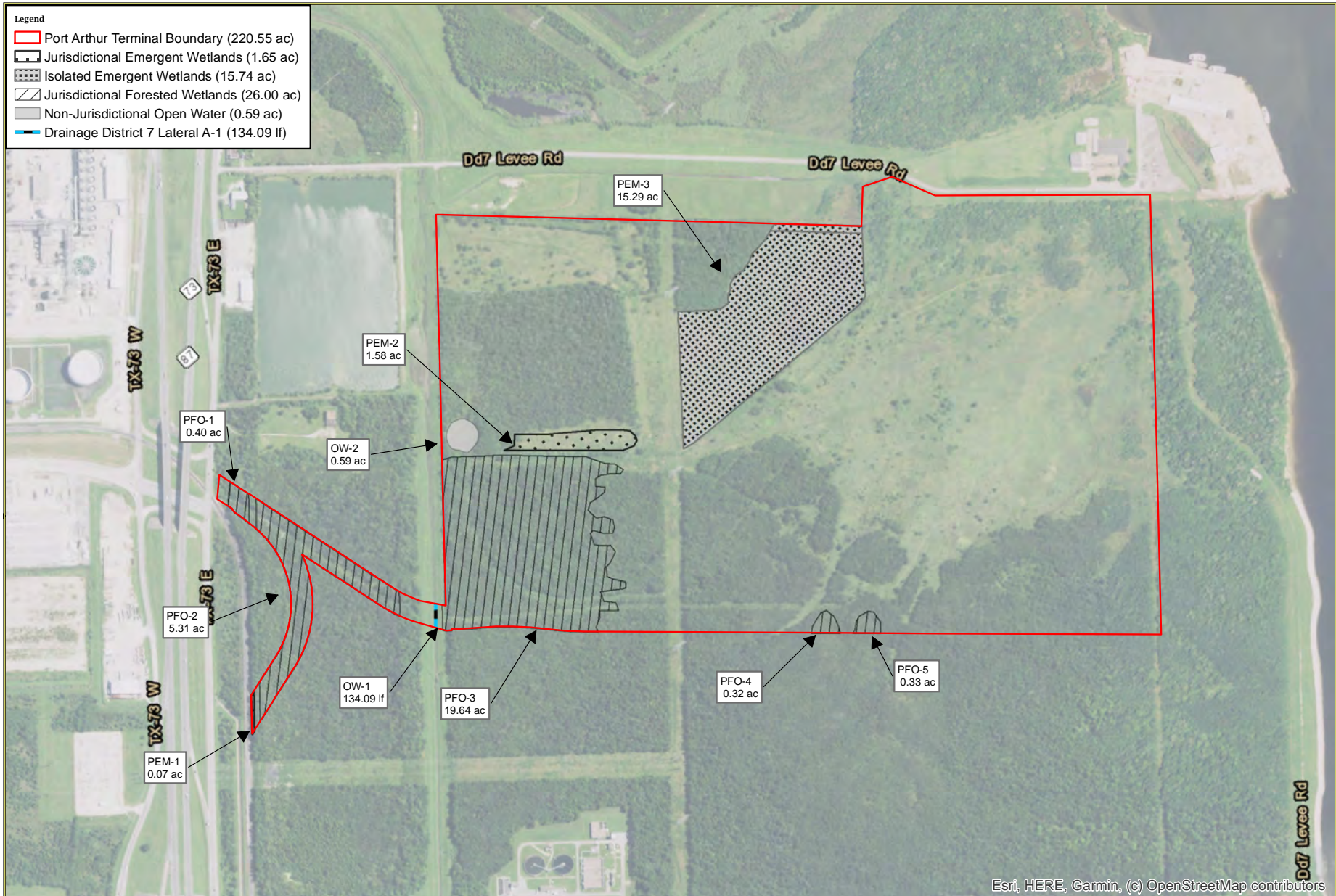
The Kansas City Southern Railway Company
 KCS Port Arthur Terminal

Jefferson County, Texas
Wetland Location Map

0 425 850
 Feet

1:8,500

NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
 USGS Port Arthur North/West of Greens Bayou (TX) Quad



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KCS Port Arthur Terminal

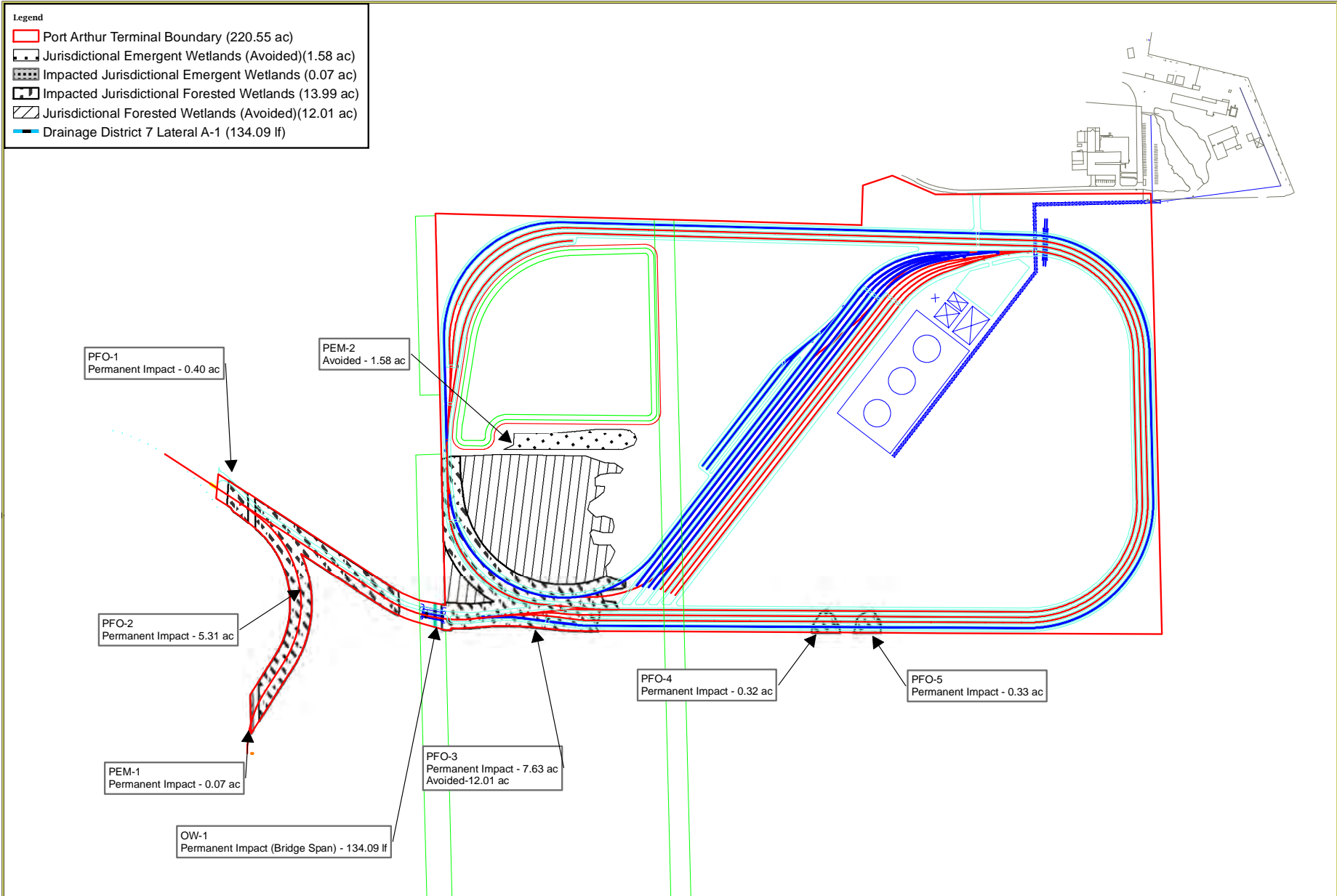
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1:8,500

NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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The Kansas City Southern Railway Company
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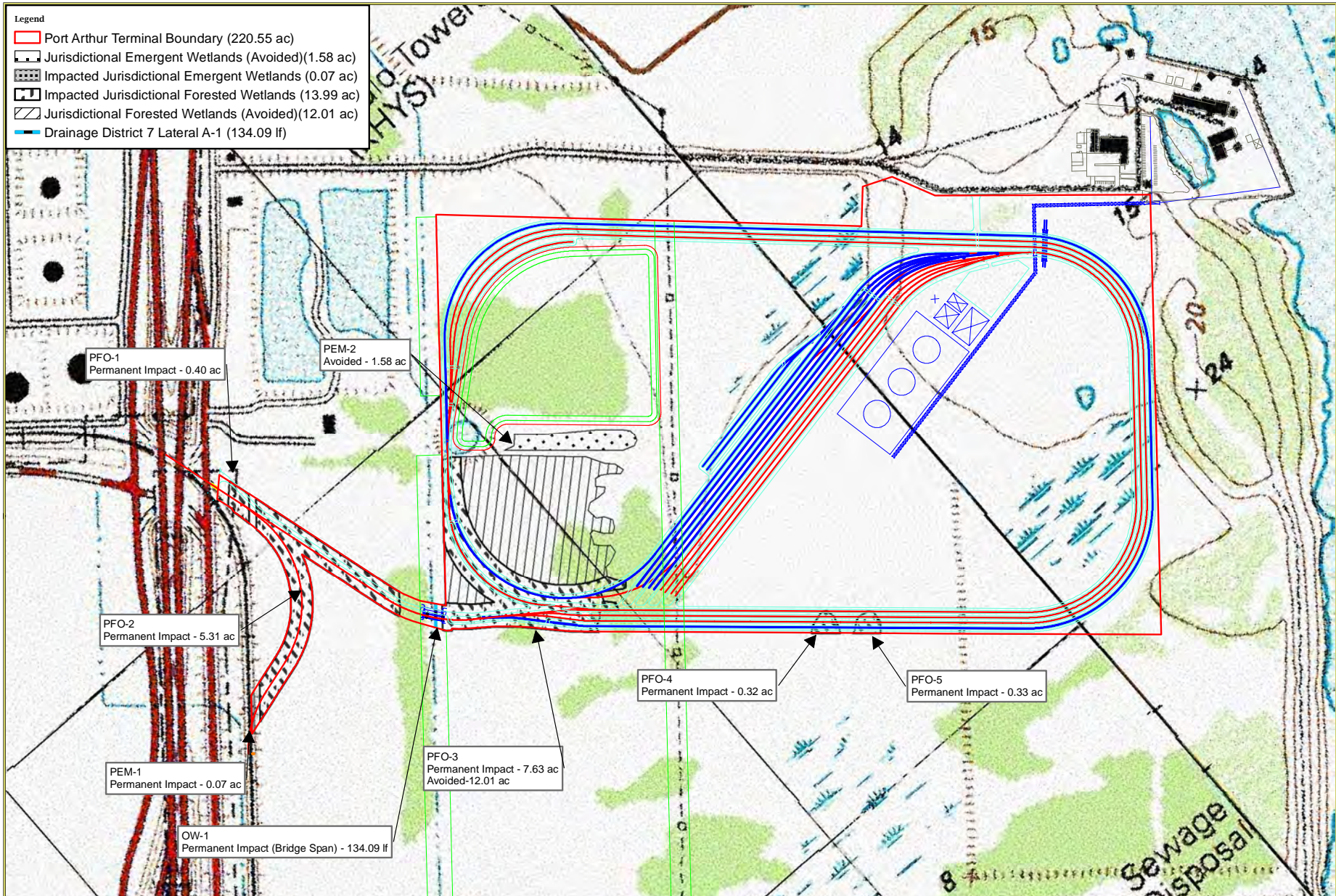
Jefferson County, Texas
Wetland Impact Map

0 425 850
 Feet

1:8,500

NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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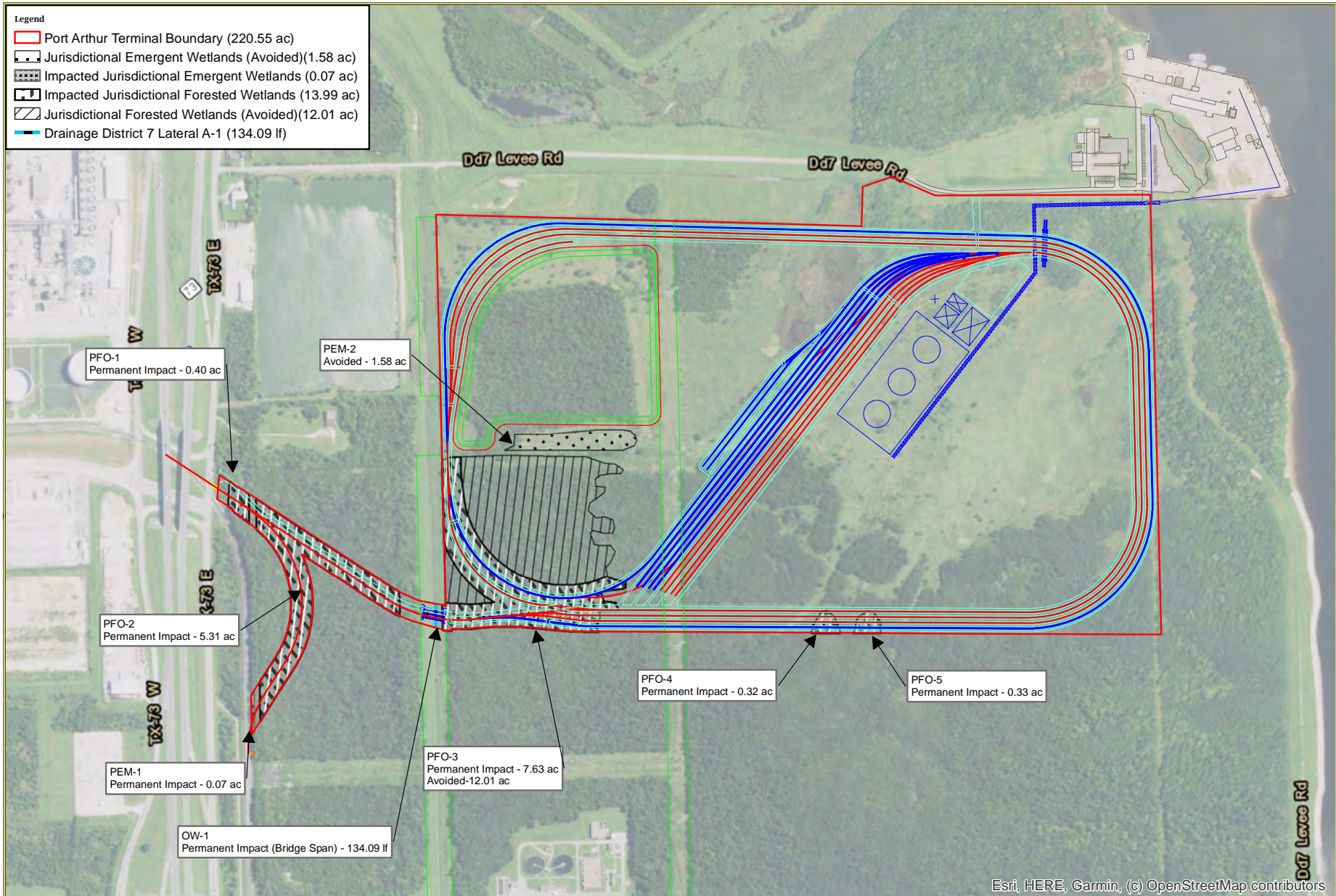
The Kansas City Southern Railway Company
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0 425 850 Feet
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NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
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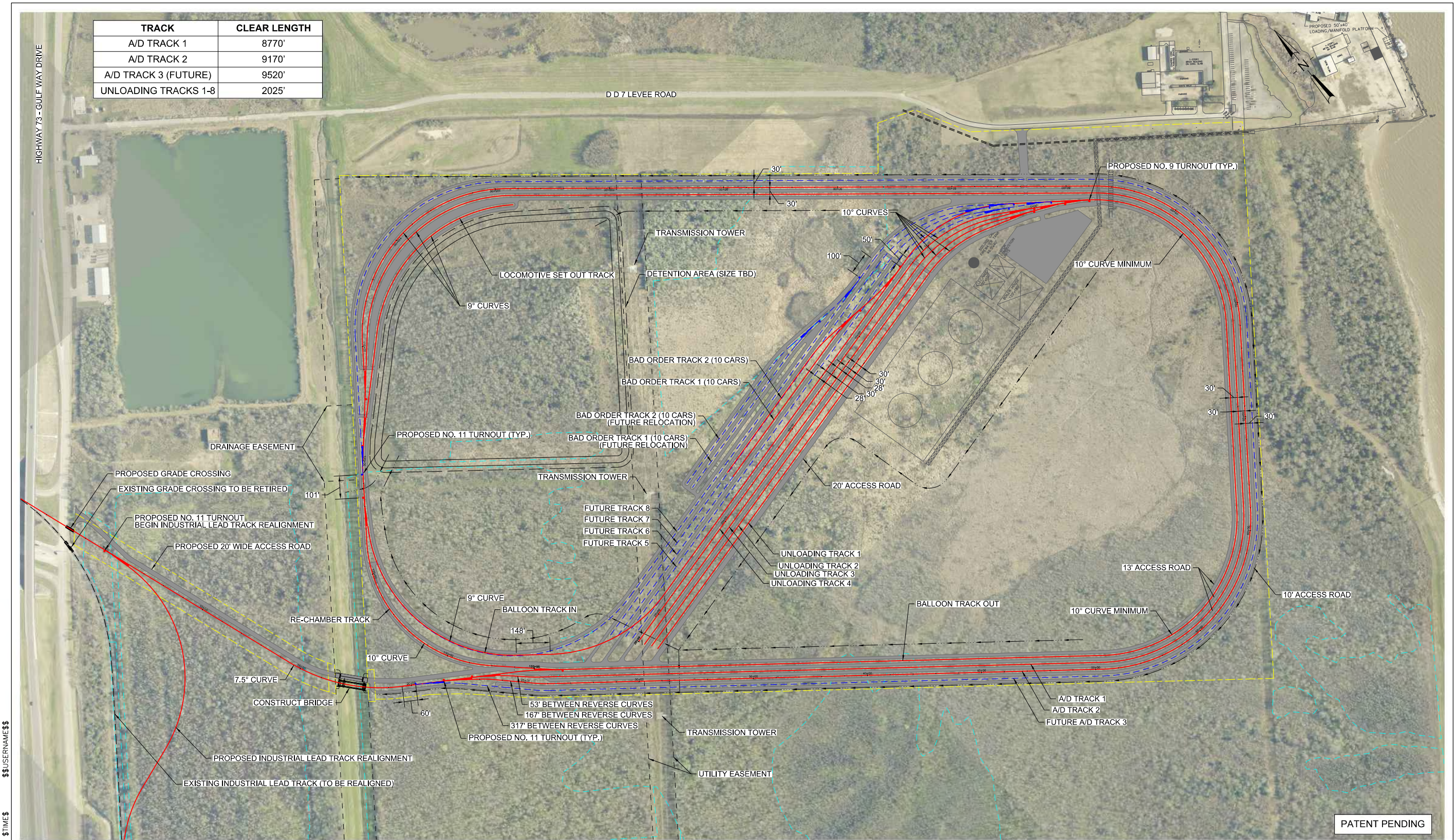
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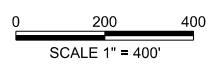
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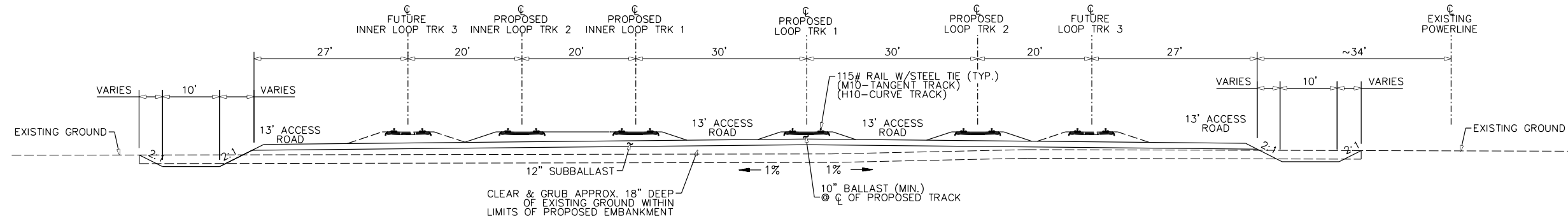


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 \$TIME\$
 \$DATE\$

PATENT PENDING

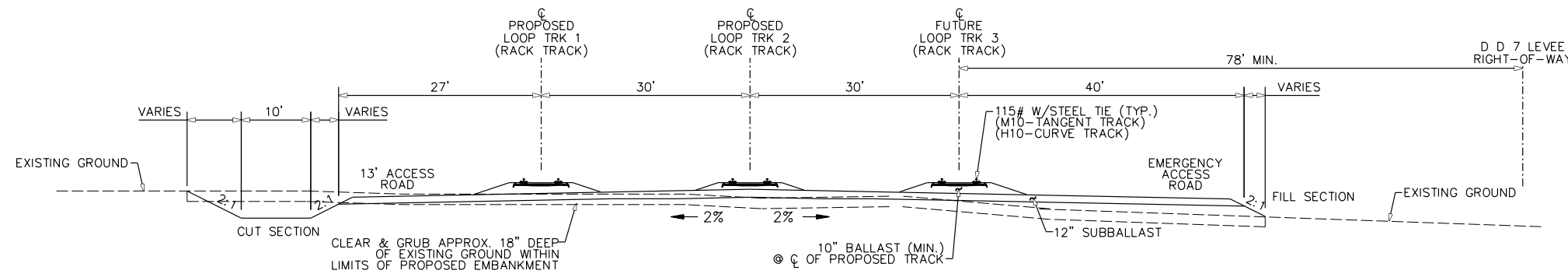
	REMARKS: 1.) WETLAND BOUNDARIES ARE APPROXIMATE AND ARE BASED ON [SWG.2013.00399 WETLAND MAP 8.13.19] PDF. 2.) EXISTING GROUND IS BASED ON PRELIMINARY SURFACE DATA.	LEGEND PROPOSED TRACK — FUTURE TRACK - - - EXISTING WETLAND - - - RIGHT OF WAY - - - PROPOSED DRAINAGE PATTERN - - - PROPOSED ACCESS ROAD 	REVISIONS				KANSAS CITY SOUTHERN RAILWAY				
			ITEM	BY	DATE		DES/CHK	DATE	VAL SEC:	N/A	PORT ARTHUR TERMINAL
						DCB/KWR	10/11/2019	DRAWING:	EX01	CONCEPT LAYOUT FOR DISCUSSION ONLY	
						DRW/CHK	SCALE	SHEET:			
						MMQ/KWR	AS NOTED	FILE:			





TYPICAL SECTION A-A

SCALE: NONE



TYPICAL SECTION B-B



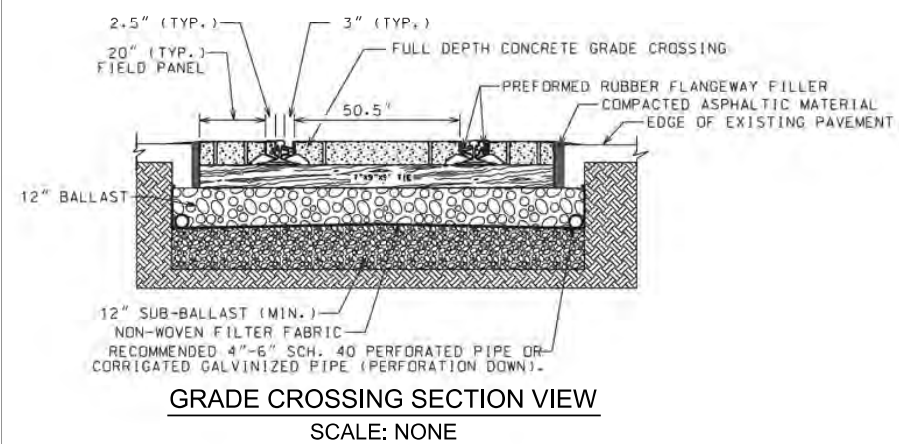
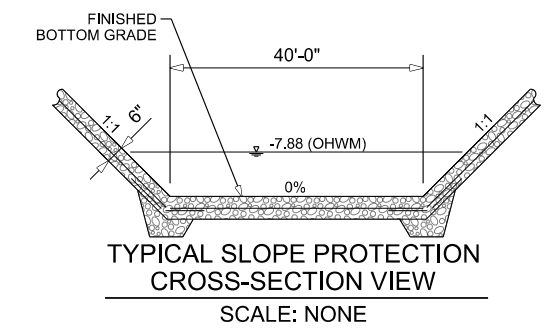
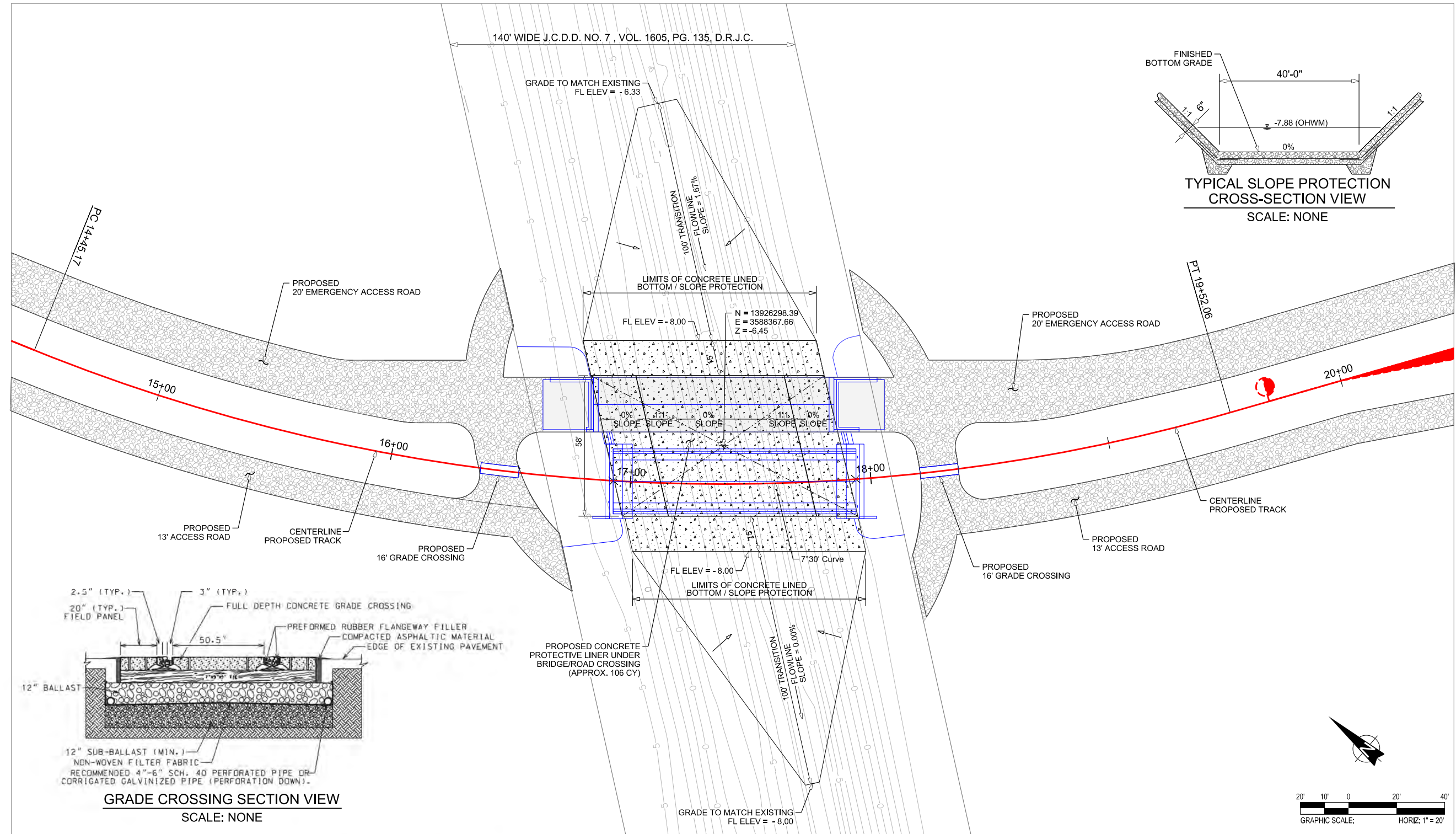
REV	DATE	DESCRIPTION	BY	SUB	APP
FOR REVIEW PURPOSES ONLY					



DESIGNED	.
CHECKED	.
DRAWN	.
APPROVED	.
FIRM NO.	.
PROJECT	19R001
DATE	9/19/2019

KANSAS CITY SOUTHERN
 NECHES BRANCH - JEFFERSON COUNTY
 PORT ARTHUR, TEXAS - MP 786.1
 BEAUMONT SUBDIVISION
 TYPICAL SECTIONS

CONTRACT NO.		JRR-190001
DRAWING NO.		TYP-01
REVISION	SHEET NO.	OF .
SCALE		AS SHOWN



PLAN

SURVEY NOTES
 1. COORDINATES, BEARINGS, DISTANCES & ACREAGE ARE BASED ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS-SOUTH CENTRAL ZONE NAD83 (NA2011) EPOCH; VERTICAL DATUM: NAVD88 (GEOID 12A), COMBINED SCALE FACTOR: 0.999920909, CONVERGENCE ANGLE: 2'30"38" REF. NGS MON. AJ8221
 2. THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
 3. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE 'B, C, A10, AH (ELEV. 4.0)'. LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP DATED 4/17/84, PANEL NO. 485499-0015-E

JOHN YARBROUGH - Consultant
 RAILROAD DESIGN/CONSTRUCTION, LLC
 982-365-1171
 jyarbrough01@gmail.com

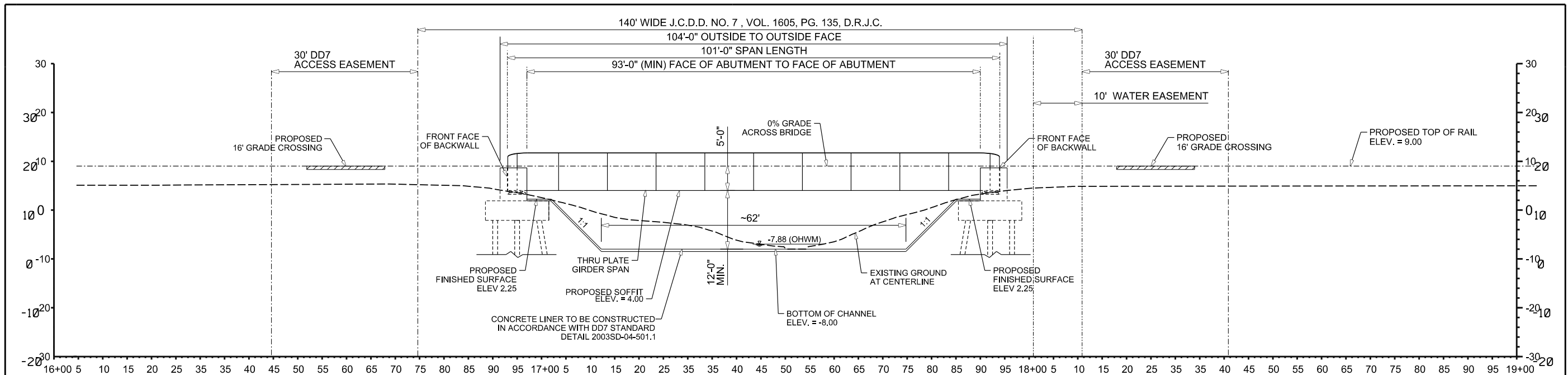
FOR REVIEW
 PURPOSES ONLY



DESIGNED .
 CHECKED .
 DRAWN .
 APPROVED .
 FIRM NO. .
 PROJECT 19R001
 DATE 9/19/2019

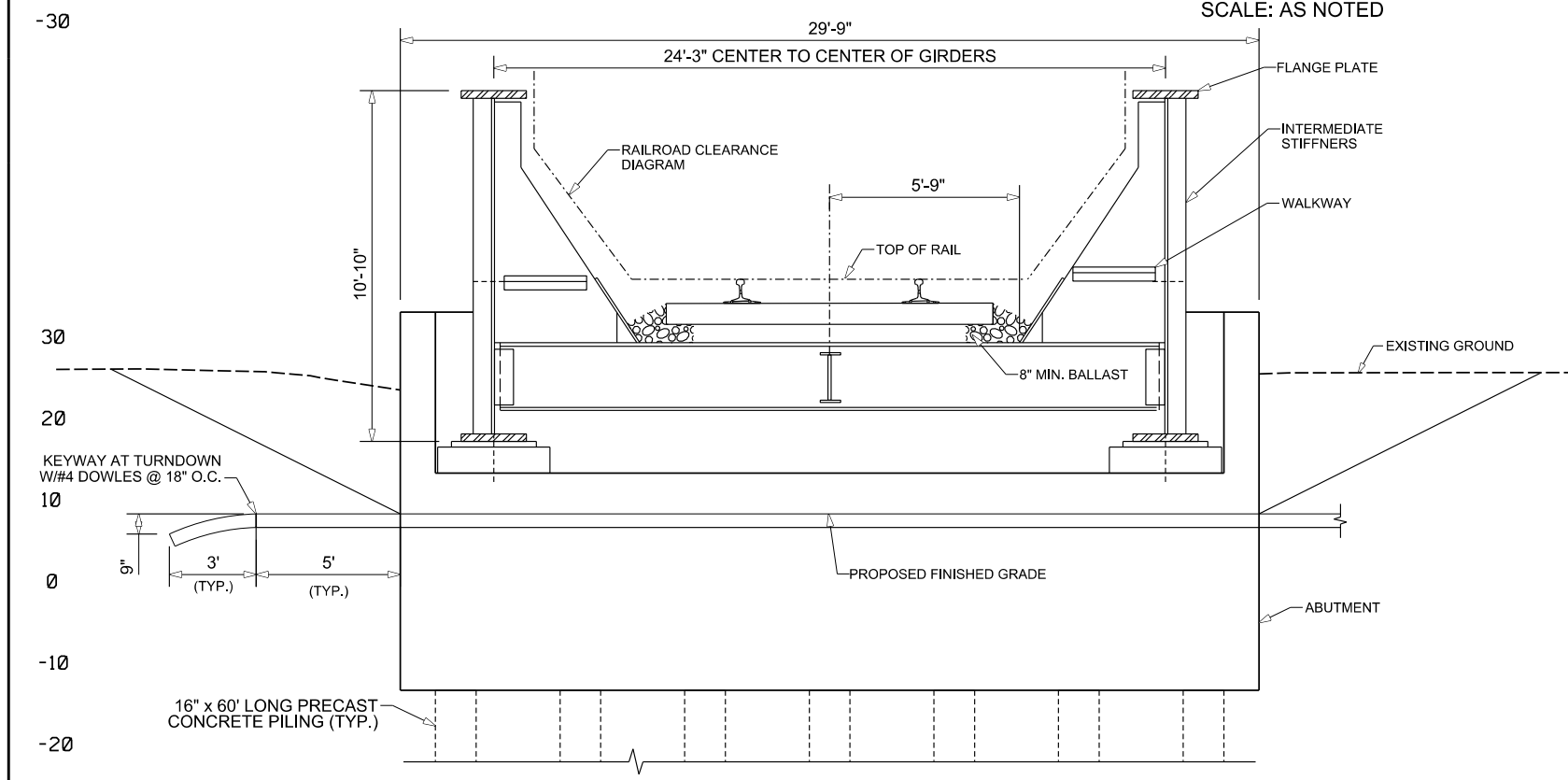
KANSAS CITY SOUTHERN
 NECHES BRANCH - JEFFERSON COUNTY
 PORT ARTHUR, TEXAS - MP 786.1
 BEAUMONT SUBDIVISION
 EXHIBIT SHOWING
 PROPOSED BRIDGE/ACCESS ROAD CROSSING
 AT J.C.D.D. NO.7 DRAINAGE CHANNEL

CONTRACT NO. JRR-190001	
DRAWING NO. BR-01	
REVISION	SHEET NO.
	OF
SCALE AS SHOWN	

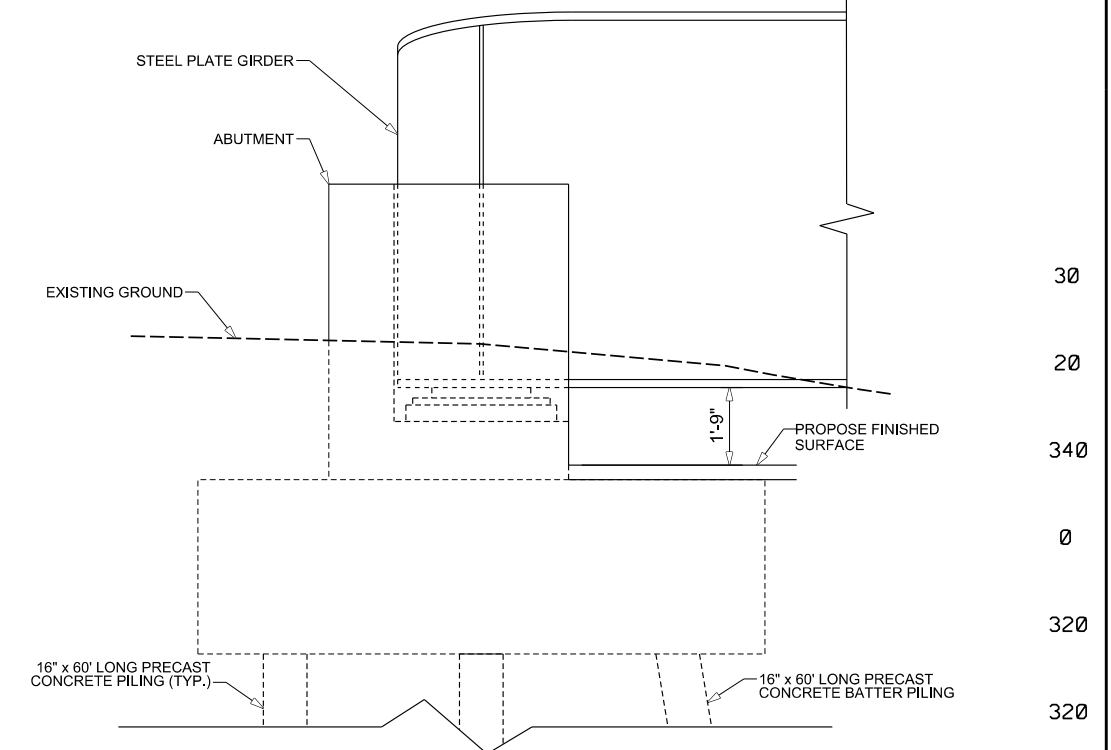


GENERAL ELEVATION
 SCALE: AS NOTED

PROFILE SCALE
 VERTICAL= 1:1
 HORIZONTAL= 1:1



TYPICAL SECTION AT ABUTMENT
 SCALE: NONE



TYPICAL ELEVATION AT ABUTMENT
 SCALE: NONE

**ATLANTIC MAIN
 LATERAL 1-A**



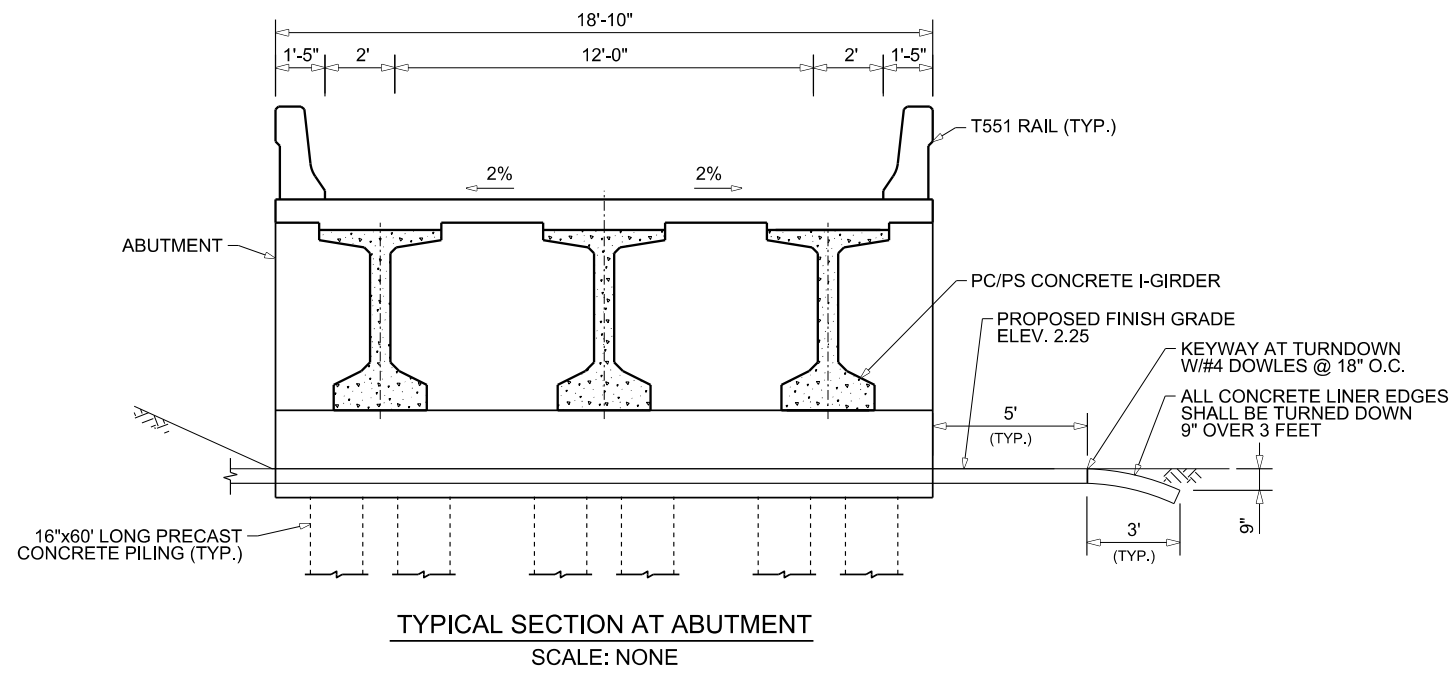
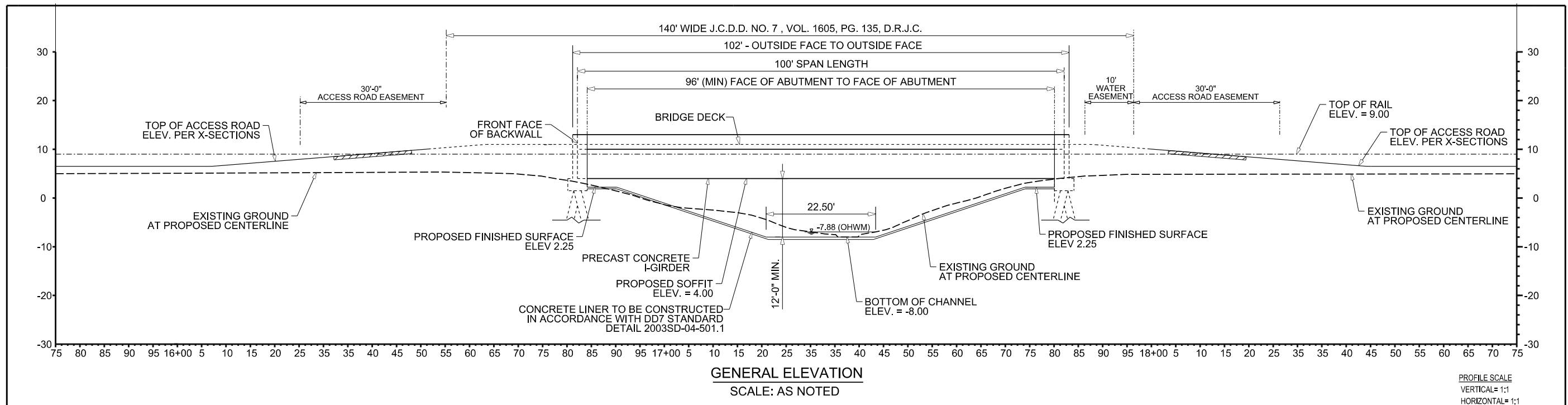
REV	DATE	DESCRIPTION	BY	SUB	APP





DESIGNED .
 CHECKED .
 DRAWN .
 APPROVED .
 FIRM NO. .
 PROJECT 19R001
 DATE 9/20/2019

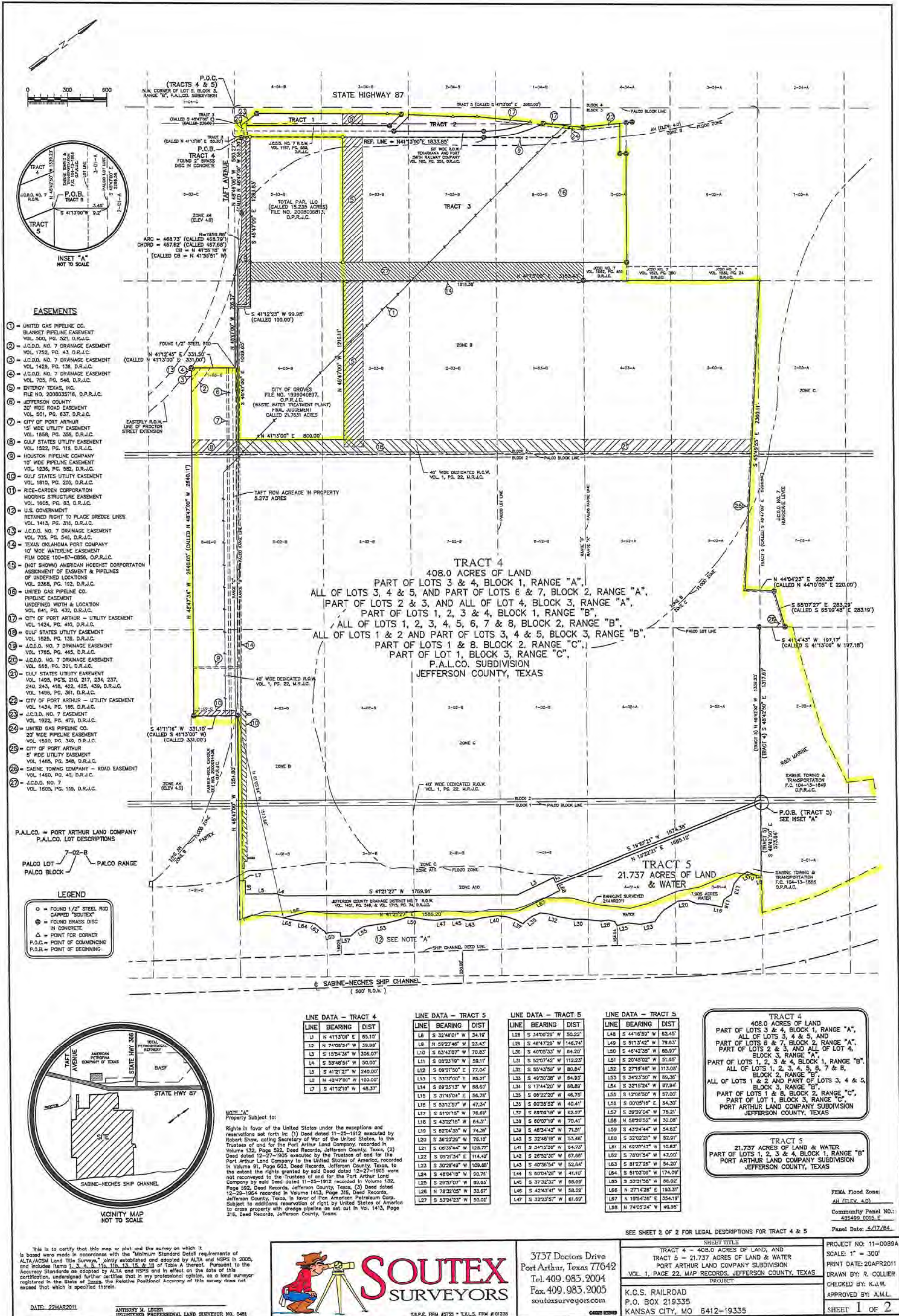
KANSAS CITY SOUTHERN
 NECHES BRANCH - JEFFERSON COUNTY
 PORT ARTHUR, TEXAS - MP 786.1
 BEAUMONT SUBDIVISION
 EXHIBIT SHOWING
 PROPOSED BRIDGE ELEVATION
 AT J.C.D.D. NO.7 DRAINAGE CHANNEL

CONTRACT NO. JRR-190001	
DRAWING NO. BR-02	
REVISION	SHEET NO.
SCALE AS SHOWN	



ATLANTIC MAIN
 LATERAL 1-A

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>SUB</th> <th>APP</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	SUB	APP																																																														DESIGNED . CHECKED . DRAWN . APPROVED . FIRM NO. . PROJECT 19R001 DATE 9/23/2019	KANSAS CITY SOUTHERN NECHES BRANCH - JEFFERSON COUNTY PORT ARTHUR, TEXAS - MP 786.1 BEAUMONT SUBDIVISION PROPOSED ACCESS ROAD BRIDGE AT J.C.D.D. NO.7 DRAINAGE CHANNEL	CONTRACT NO. JRR-190001 DRAWING NO. RD-01 REVISION SHEET NO. OF . SCALE AS SHOWN
REV	DATE	DESCRIPTION	BY	SUB	APP																																																																		

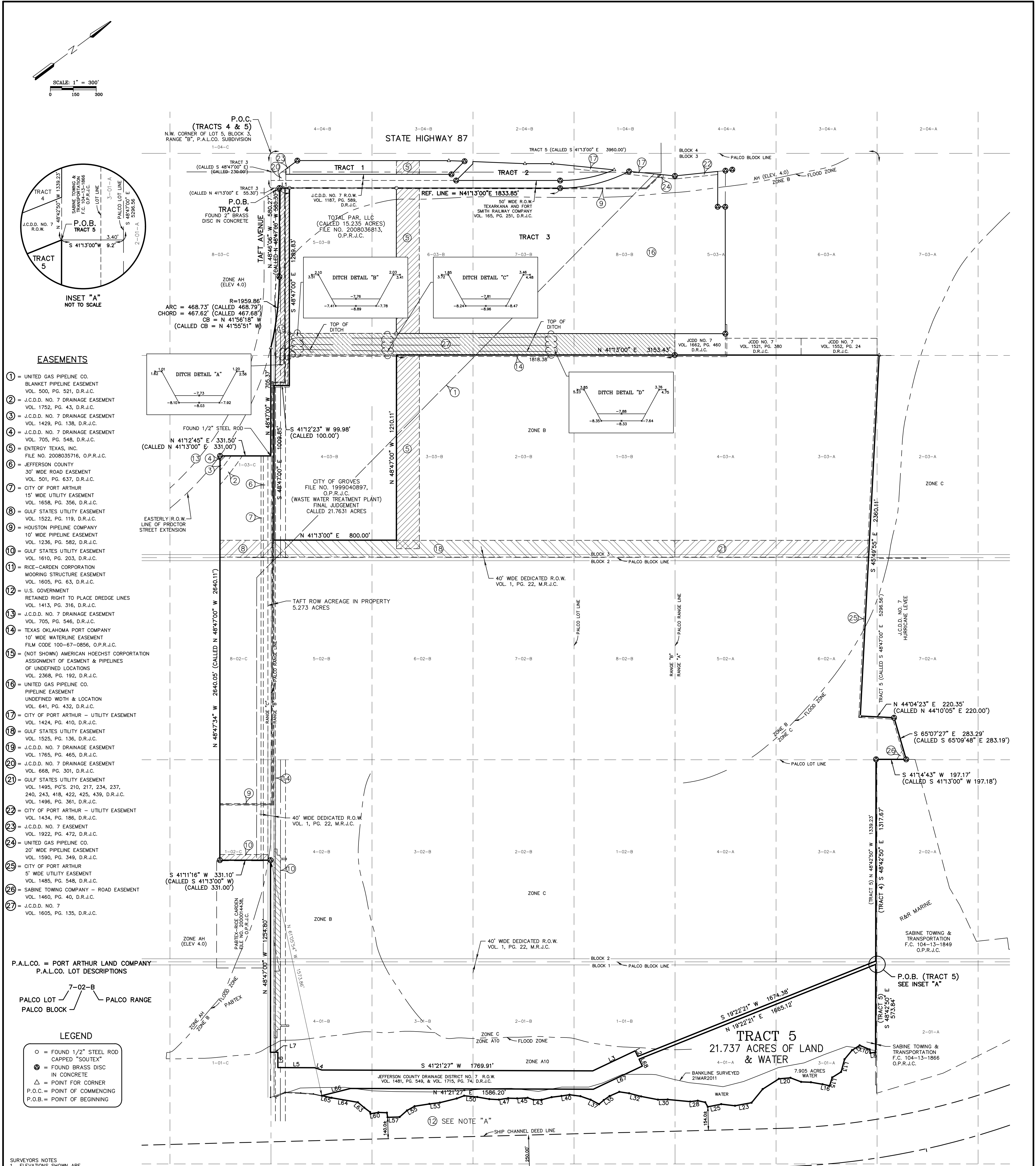


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DATE: 22MAR2011
ANTHONY M. LEIDER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6481

This is to certify that this map or plot and the survey on which it is based were made in accordance with the Minimum Standard Detail requirements of ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 3, 5, 8, 11b, 11c, 13, 16, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



- EASEMENTS**
- 1 = UNITED GAS PIPELINE CO. BLANKET PIPELINE EASEMENT VOL. 500, PG. 521, D.R.J.C.
 - 2 = J.C.D.D. NO. 7 DRAINAGE EASEMENT VOL. 1752, PG. 43, D.R.J.C.
 - 3 = J.C.D.D. NO. 7 DRAINAGE EASEMENT VOL. 1429, PG. 138, D.R.J.C.
 - 4 = J.C.D.D. NO. 7 DRAINAGE EASEMENT VOL. 705, PG. 548, D.R.J.C.
 - 5 = ENTERGY TEXAS, INC. FILE NO. 2008035716, O.P.R.J.C.
 - 6 = JEFFERSON COUNTY 30' WIDE ROAD EASEMENT VOL. 501, PG. 637, D.R.J.C.
 - 7 = CITY OF PORT ARTHUR 15' WIDE UTILITY EASEMENT VOL. 1658, PG. 356, D.R.J.C.
 - 8 = GULF STATES UTILITY EASEMENT VOL. 1522, PG. 119, D.R.J.C.
 - 9 = HOUSTON PIPELINE COMPANY 10' WIDE PIPELINE EASEMENT VOL. 1236, PG. 582, D.R.J.C.
 - 10 = GULF STATES UTILITY EASEMENT VOL. 1610, PG. 203, D.R.J.C.
 - 11 = RICE-CARDEN CORPORATION MOORING STRUCTURE EASEMENT VOL. 1605, PG. 63, D.R.J.C.
 - 12 = U.S. GOVERNMENT RETAINED RIGHT TO PLACE DREDGE LINES VOL. 1413, PG. 316, D.R.J.C.
 - 13 = J.C.D.D. NO. 7 DRAINAGE EASEMENT VOL. 705, PG. 546, D.R.J.C.
 - 14 = TEXAS OKLAHOMA PORT COMPANY 10' WIDE WATERLINE EASEMENT FILM CODE 100-67-0856, O.P.R.J.C.
 - 15 = (NOT SHOWN) AMERICAN HOECHST CORPORATION ASSIGNMENT OF EASEMENT & PIPELINES OF UNDEFINED LOCATIONS VOL. 2368, PG. 192, D.R.J.C.
 - 16 = UNITED GAS PIPELINE CO. PIPELINE EASEMENT UNDEFINED WIDTH & LOCATION VOL. 641, PG. 432, D.R.J.C.
 - 17 = CITY OF PORT ARTHUR - UTILITY EASEMENT VOL. 1424, PG. 410, D.R.J.C.
 - 18 = GULF STATES UTILITY EASEMENT VOL. 1525, PG. 136, D.R.J.C.
 - 19 = J.C.D.D. NO. 7 DRAINAGE EASEMENT VOL. 1765, PG. 465, D.R.J.C.
 - 20 = J.C.D.D. NO. 7 DRAINAGE EASEMENT VOL. 668, PG. 301, D.R.J.C.
 - 21 = GULF STATES UTILITY EASEMENT VOL. 1495, PGS. 210, 217, 234, 237, 240, 243, 418, 422, 425, 439, D.R.J.C.
 - 22 = CITY OF PORT ARTHUR - UTILITY EASEMENT VOL. 1434, PG. 186, D.R.J.C.
 - 23 = J.C.D.D. NO. 7 EASEMENT VOL. 1922, PG. 472, D.R.J.C.
 - 24 = UNITED GAS PIPELINE CO. 20' WIDE PIPELINE EASEMENT VOL. 1590, PG. 349, D.R.J.C.
 - 25 = CITY OF PORT ARTHUR 5' WIDE UTILITY EASEMENT VOL. 1485, PG. 548, D.R.J.C.
 - 26 = SABINE TOWING COMPANY - ROAD EASEMENT VOL. 1460, PG. 40, D.R.J.C.
 - 27 = J.C.D.D. NO. 7 VOL. 1605, PG. 135, D.R.J.C.

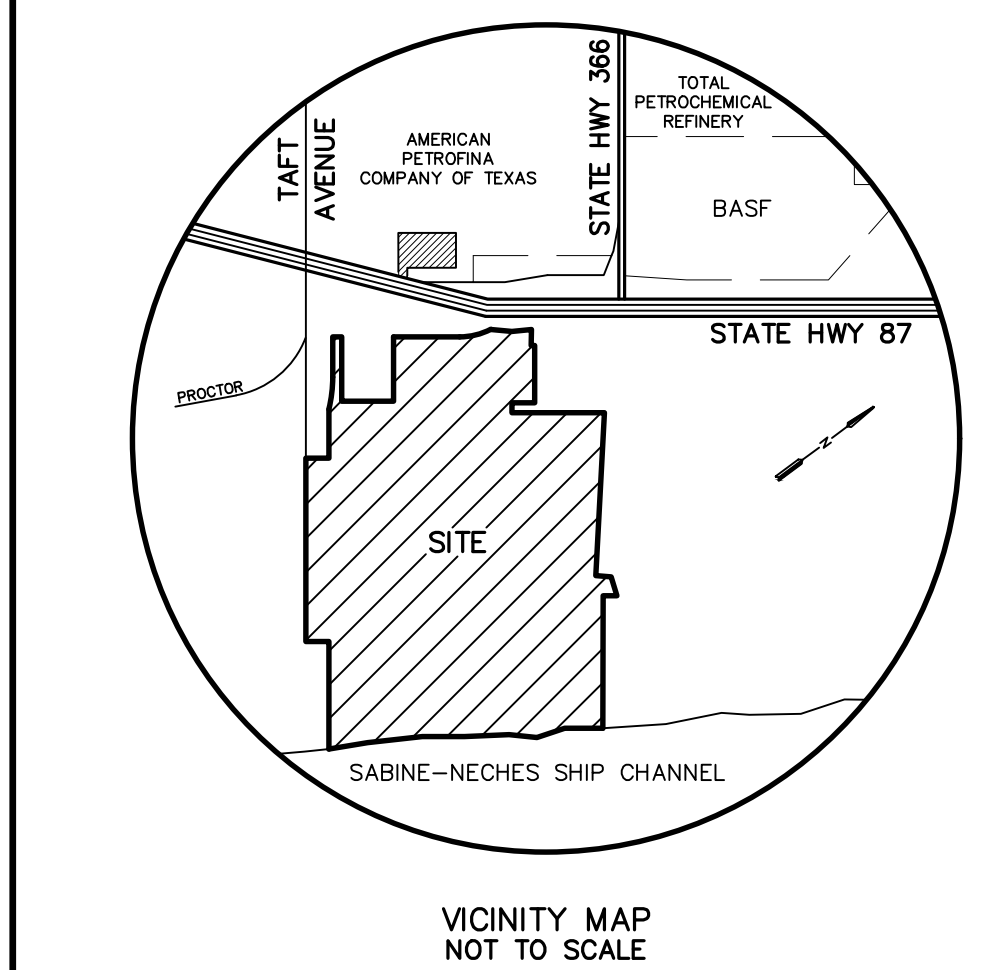
P.A.L.CO. = PORT ARTHUR LAND COMPANY
P.A.L.CO. LOT DESCRIPTIONS

PALCO LOT
PALCO RANGE
PALCO BLOCK

- LEGEND**
- = FOUND 1/2" STEEL ROD CAPPED "SOUTEX"
 - = FOUND BRASS DISC IN CONCRETE
 - △ = POINT FOR CORNER
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING

SURVEYORS NOTES

1. ELEVATIONS SHOWN ARE REFERENCED TO GEOD 12A NAVD 88 DATUM



NOTE "A"
Property Subject to:
Rights in favor of the United States under the exceptions and reservations set forth in: (1) Deed dated 11-25-1912 executed by Robert Shaw, acting Secretary of War of the United States, to the Trustees of and for the Port Arthur Land Company, recorded in Volume 132, Page 592, Deed Records, Jefferson County, Texas; (2) Deed dated 12-27-1905 executed by the Trustees of and for the Port Arthur Land Company to the United States of America, recorded in Volume 91, Page 603, Deed Records, Jefferson County, Texas; to the extent the rights granted by said Deed dated 12-27-1905 were not recovered to the Trustees of and for the Port Arthur Land Company by said Deed dated 11-25-1912 recorded in Volume 132, Page 592, Deed Records, Jefferson County, Texas; (3) Deed dated 12-29-1964 recorded in Volume 1413, Page 316, Deed Records, Jefferson County, Texas, in favor of Pan American Petroleum Corp. Subject to additional reservation of right by United States of America to said property with dredge pipeline as set out in Vol. 1413, Page 316, Deed Records, Jefferson County, Texas.

LINE DATA - TRACT 4

LINE	BEARING	DIST
L1	N 41°13'00" E	65.10'
L2	S 32°48'01" W	34.19'
L3	N 74°05'24" W	39.98'
L4	S 15°54'36" W	306.07'
L5	S 58°48'54" W	50.00'
L6	S 41°21'27" W	240.00'
L7	S 41°21'10" W	48.37'

LINE DATA - TRACT 5

LINE	BEARING	DIST
L8	S 32°48'01" W	34.19'
L9	N 59°23'46" W	23.43'
L10	S 63°43'07" W	70.83'
L11	S 08°23'19" W	59.11'
L12	S 09°07'50" E	77.04'
L13	S 33°37'00" E	85.21'
L14	S 09°23'13" W	68.60'
L15	S 31°45'04" E	56.78'
L16	S 53°12'57" W	47.34'
L17	S 51°01'15" W	76.69'
L18	S 43°22'15" W	64.31'
L19	S 62°04'35" W	74.39'
L20	S 36°20'29" W	76.10'
L21	S 08°36'44" W	125.77'
L22	S 09°21'34" E	114.40'
L23	S 30°28'49" W	109.68'
L24	S 48°04'18" W	90.76'
L25	S 29°57'07" W	89.63'
L26	N 78°32'05" W	33.67'
L27	S 53°24'23" W	50.02'

LINE DATA - TRACT 5

LINE	BEARING	DIST
L28	S 34°00'29" W	50.22'
L29	S 46°47'29" W	146.74'
L30	S 40°05'33" W	64.20'
L31	S 52°07'42" W	112.23'
L32	S 55°43'59" W	80.84'
L33	S 49°30'38" W	64.93'
L34	S 17°44'20" W	68.89'
L35	S 06°22'20" W	46.75'
L36	S 02°38'52" W	40.41'
L37	S 69°09'18" W	62.27'
L38	S 60°07'19" W	70.41'
L39	S 48°34'43" W	71.51'
L40	S 32°48'18" W	53.46'
L41	S 34°15'36" W	64.73'
L42	S 26°52'30" W	67.66'
L43	S 40°36'54" W	52.64'
L44	S 60°04'28" W	41.10'
L45	S 37°32'32" W	68.69'
L46	S 42°43'41" W	58.29'
L47	S 32°23'57" W	61.69'

LINE DATA - TRACT 5

LINE	BEARING	DIST
L48	S 44°16'59" W	62.45'
L49	S 51°13'42" W	79.63'
L50	S 46°42'35" W	85.97'
L51	S 20°45'02" W	51.95'
L52	S 27°19'48" W	113.08'
L53	S 34°23'50" W	69.36'
L54	S 32°15'24" W	97.94'
L55	S 12°06'50" W	57.00'
L56	S 00°05'16" E	64.30'
L57	S 39°39'04" W	78.21'
L58	S 58°20'52" W	30.08'
L59	S 43°24'44" W	54.62'
L60	S 32°02'21" W	52.91'
L61	N 62°37'47" W	10.83'
L62	S 78°01'54" W	47.90'
L63	S 81°27'26" W	54.20'
L64	S 51°03'09" W	174.09'
L65	S 53°31'58" W	66.02'
L66	N 27°14'26" E	193.31'
L67	N 15°54'36" E	354.19'
L68	N 74°05'24" W	49.98'

TRACT 4
408.0 ACRES OF LAND
PART OF LOTS 3 & 4, BLOCK 1, RANGE "A", ALL OF LOTS 3, 4 & 5, AND PART OF LOTS 6 & 7, BLOCK 2, RANGE "A", PART OF LOTS 2 & 3, AND ALL OF LOT 4, BLOCK 3, RANGE "A", PART OF LOTS 1, 2, 3 & 4, BLOCK 1, RANGE "B", ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 & 8, BLOCK 2, RANGE "B", ALL OF LOTS 1 & 2 AND PART OF LOTS 3, 4 & 5, BLOCK 3, RANGE "B", PART OF LOTS 1 & 8, BLOCK 2, RANGE "C", PART OF LOT 1, BLOCK 3, RANGE "C", PORT ARTHUR LAND COMPANY SUBDIVISION JEFFERSON COUNTY, TEXAS

TRACT 5
21.737 ACRES OF LAND & WATER
PART OF LOTS 1, 2, 3 & 4, BLOCK 1, RANGE "B" PORT ARTHUR LAND COMPANY SUBDIVISION JEFFERSON COUNTY, TEXAS

FEMA Flood Zone:
B, C, A10, AH (ELEV. 4.0)
Community Panel No.:
485499.0015 E
Panel Date: 4/17/84

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS FOR TRACT 4 & 5

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements of ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1a, 3a, 4, 5, 11a, 11b, 13, 15, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

DATE: 22MAR2011
ANTHONY M. LECER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

SOUTEX SURVEYORS
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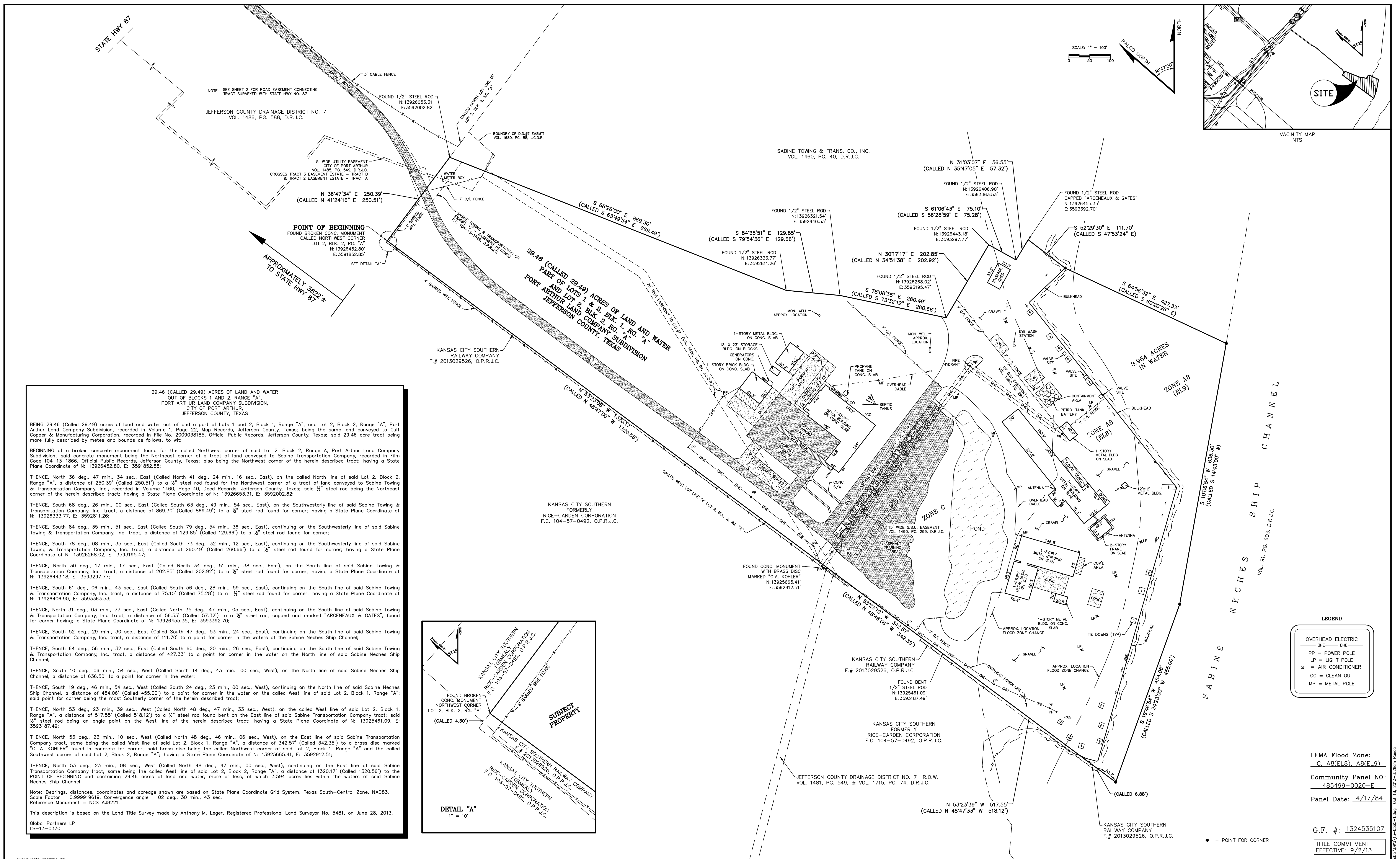
T.B.P.E. FIRM #5755 • T.X.L.S. FIRM #101238

SHEET TITLE
TRACT 4 - 408.0 ACRES OF LAND, AND TRACT 5 - 21.737 ACRES OF LAND & WATER
PORT ARTHUR LAND COMPANY SUBDIVISION
VOL. 1, PAGE 22, MAP RECORDS, JEFFERSON COUNTY, TEXAS
PROJECT

K.C.S. RAILROAD
P.O. BOX 219335
KANSAS CITY, MO 6412-19335

PROJECT NO: 11-0089A
SCALE: 1" = 300'
PRINT DATE: 20APR2011
DRAWN BY: R. COLLIER
CHECKED BY: K.J.W.
APPROVED BY: A.M.L.

SHEET 1 OF 2



29.46 (CALLED 29.49) ACRES OF LAND AND WATER
OUT OF BLOCKS 1 AND 2, RANGE "A",
PORT ARTHUR LAND COMPANY SUBDIVISION,
CITY OF PORT ARTHUR,
JEFFERSON COUNTY, TEXAS

BEING 29.46 (Called 29.49) acres of land and water out of and a part of Lots 1 and 2, Block 1, Range "A", and Lot 2, Block 2, Range "A", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being the same land conveyed to Gulf Copper & Manufacturing Corporation, recorded in File No. 2009038185, Official Public Records, Jefferson County, Texas; said 29.46 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a broken concrete monument found for the called Northwest corner of said Lot 2, Block 2, Range A, Port Arthur Land Company Subdivision; said concrete monument being the Northeast corner of a tract of land conveyed to Sabine Towing & Transportation Company, Inc. tract, a distance of 56.55' (Called 57.32') to a 1/2" steel rod found for corner; having a State Plane Coordinate of N: 13926653.31, E: 3592002.82;

THENCE, North 36 deg., 47 min., 34 sec., East (Called North 41 deg., 24 min., 16 sec., East), on the called North line of said Lot 2, Block 2, Range "A", a distance of 250.39' (Called 250.51') to a 1/2" steel rod found for the Northwest corner of a tract of land conveyed to Sabine Towing & Transportation Company, Inc. tract, a distance of 869.30' (Called 869.49') to a 1/2" steel rod found for corner; having a State Plane Coordinate of N: 13926333.77, E: 3592811.26;

THENCE, South 68 deg., 26 min., 00 sec., East (Called South 63 deg., 49 min., 54 sec., East), on the Southwesterly line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 260.49' (Called 260.66') to a 1/2" steel rod found for corner; having a State Plane Coordinate of N: 13926268.02, E: 3593195.47;

THENCE, South 84 deg., 35 min., 51 sec., East (Called South 79 deg., 54 min., 36 sec., East), continuing on the Southwesterly line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 129.85' (Called 129.66') to a 1/2" steel rod found for corner;

THENCE, South 78 deg., 08 min., 35 sec., East (Called South 73 deg., 32 min., 12 sec., East), continuing on the Southwesterly line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 202.85' (Called 202.92') to a 1/2" steel rod found for corner; having a State Plane Coordinate of N: 13926443.18, E: 3593297.77;

THENCE, North 30 deg., 17 min., 17 sec., East (Called North 34 deg., 51 min., 38 sec., East), on the South line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 202.85' (Called 202.92') to a 1/2" steel rod found for corner; having a State Plane Coordinate of N: 13926443.18, E: 3593297.77;

THENCE, South 61 deg., 06 min., 43 sec., East (Called South 56 deg., 28 min., 59 sec., East), continuing on the South line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 75.10' (Called 75.28') to a 1/2" steel rod found for corner; having a State Plane Coordinate of N: 13926406.90, E: 3593363.53;

THENCE, North 31 deg., 03 min., 77 sec., East (Called North 35 deg., 47 min., 05 sec., East), continuing on the South line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 56.55' (Called 57.32') to a 1/2" steel rod, capped and marked "ARCENEUX & GATES", found for corner having a State Plane Coordinate of N: 13926455.35, E: 3593392.70;

THENCE, South 52 deg., 29 min., 30 sec., East (Called South 47 deg., 53 min., 24 sec., East), continuing on the South line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 111.70' to a point for corner in the waters of the Sabine Neches Ship Channel;

THENCE, South 64 deg., 56 min., 32 sec., East (Called South 60 deg., 20 min., 26 sec., East), continuing on the South line of said Sabine Towing & Transportation Company, Inc. tract, a distance of 427.33' to a point for corner in the water on the North line of said Sabine Neches Ship Channel;

THENCE, South 10 deg., 06 min., 54 sec., West (Called South 14 deg., 43 min., 00 sec., West), on the North line of said Sabine Neches Ship Channel, a distance of 636.50' to a point for corner in the water;

THENCE, South 19 deg., 46 min., 54 sec., West (Called South 24 deg., 23 min., 00 sec., West), continuing on the North line of said Sabine Neches Ship Channel, a distance of 454.06' (Called 455.00') to a point for corner in the water on the called West line of said Lot 2, Block 1, Range "A"; said point for corner being the most Southerly corner of the herein described tract;

THENCE, North 53 deg., 23 min., 39 sec., West (Called North 48 deg., 47 min., 33 sec., West), on the called West line of said Lot 2, Block 1, Range "A", a distance of 517.55' (Called 518.12') to a 1/2" steel rod found bent on the East line of said Sabine Transportation Company tract; said 1/2" steel rod being on an angle point on the West line of the herein described tract; having a State Plane Coordinate of N: 13925461.09, E: 3593187.49;

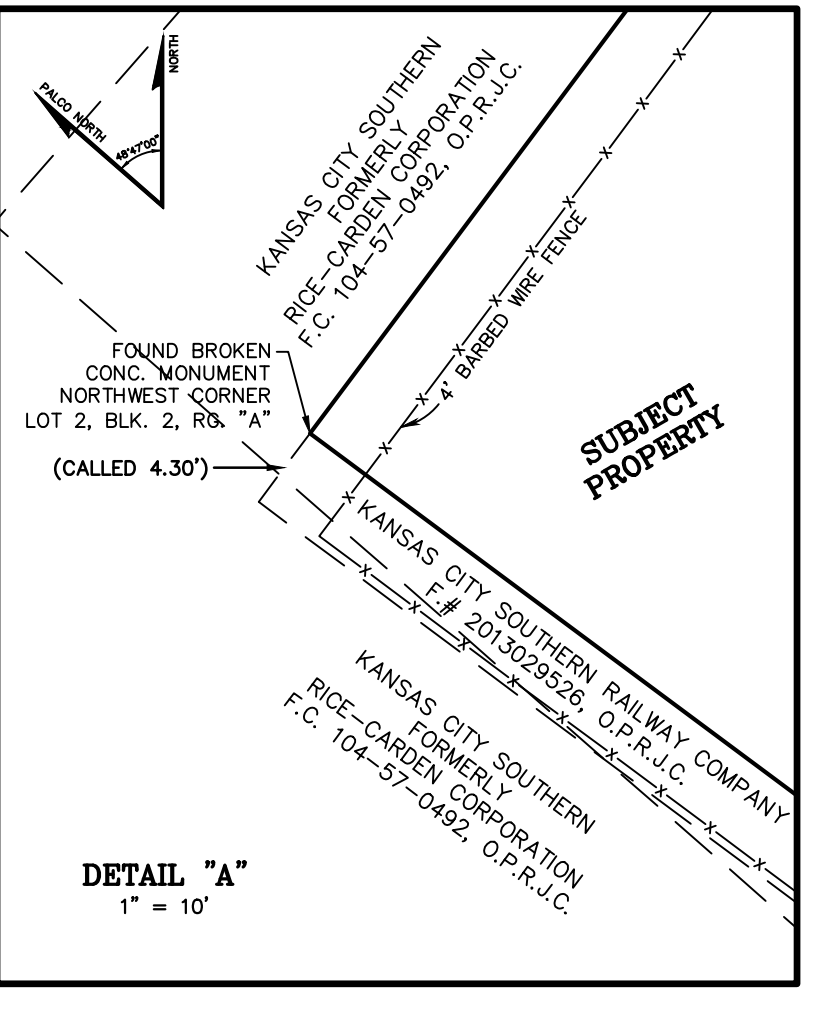
THENCE, North 53 deg., 23 min., 10 sec., West (Called North 48 deg., 46 min., 06 sec., West), on the East line of said Sabine Transportation Company tract, same being the called West line of said Lot 2, Block 1, Range "A", a distance of 342.57' (Called 342.35') to a brass disc marked "C. A. KOHLER" found in concrete for corner; said brass disc being the called Northwest corner of said Lot 2, Block 1, Range "A" and the called Southwest corner of said Lot 2, Block 2, Range "A"; having a State Plane Coordinate of N: 13925665.41, E: 3592912.51;

THENCE, North 53 deg., 23 min., 08 sec., West (Called North 48 deg., 47 min., 00 sec., West), continuing on the East line of said Sabine Transportation Company tract, same being the called West line of said Lot 2, Block 2, Range "A", a distance of 1320.17' (Called 1320.56') to the POINT OF BEGINNING and containing 29.46 acres of land and water, more or less, of which 3.954 acres lies within the waters of said Sabine Neches Ship Channel.

Note: Bearings, distances, coordinates and acreage shown are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD83. Scale Factor = 0.999919619. Convergence angle = 02 deg., 30 min., 43 sec. Reference Monument = NGS AUB221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 28, 2013.

Global Partners LP
LS-13-0370



SURVEYOR'S CERTIFICATE
To: Global Partners LP, and Stewart Title Guaranty Company;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 6(b), 8, 11(a), 11(b) of Table A thereof. The field work was completed on 6/28/2013.
Date of Plat or Map: 9/9/2013

PRELIMINARY. THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

SURVEYOR'S NOTES

- NO EVIDENCE WAS OBSERVED OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- SUBJECT PROPERTY IS ZONED INDUSTRIAL. SEE SHEET 2 FOR REQUIREMENTS.
- COORDINATES, BEARINGS, DISTANCES AND ACREAGE ARE BASED ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS-SOUTH CENTRAL ZONE NAD 83, HAVING A SCALE FACTOR OF 0.999919619 AND A CONVERGENCE ANGLE OF 02°30'43".
- THIS SURVEY DOES NOT WARRANT OWNERSHIP, THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
- IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE NOTED. LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.
- 64 REGULAR PARKING SPACES AND 12 COVERED SPACES WERE OBSERVED.
- VOL. 1460, PG. 40, D.R.J.C. - GRANITOR RESERVES THE RIGHT TO ONE DRILL SITE LOCATION, SIZE AND LOCATION TO BE DETERMINED BY GRANTEE.

SOUTEX
SURVEYORS & ENGINEERS

T.B.P.E. FIRM #5755 • T.X.L.S. FIRM #10123800

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Port Arthur, Texas 77642
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SHEET TITLE
29.46 (CALLED 29.49) ACRES OF LAND AND WATER
PART OF LOTS 1 & 2, BLK. 1, RG. "A", AND LOT 2, BLK. 2, RG. "A"
PORT ARTHUR LAND COMPANY SUBDIVISION, VOL. 1, PG. 22
MAP RECORDS, JEFFERSON COUNTY, TEXAS

PROJECT
GLOBAL PARTNERS LP
7200 STATE HIGHWAY 87
PORT ARTHUR, TEXAS 77642

PROJ. NO: 13-0565-1
SCALE: 1" = 100'
PRINT DATE: 10/18/13
DRAWN BY: R. CREEL
CHECKED BY: BL
APPROVED BY: AML

SHEET 1 OF 2

C:\Users\p\Documents\2013\13-0565-1.dwg Oct 18, 2013 8:26am rmlm