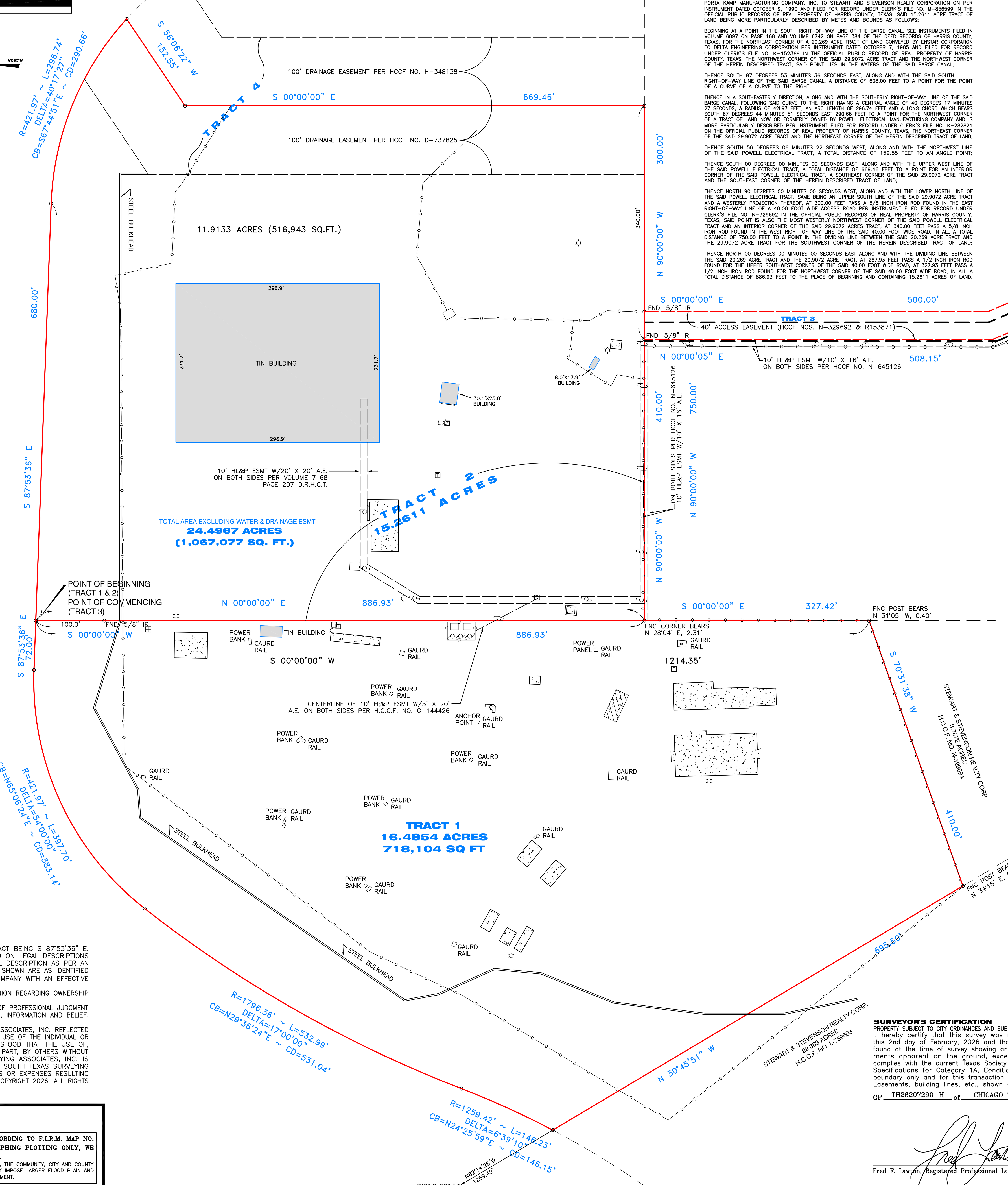


LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—/— WOOD FENCE
—//— WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.54'	50.00	90°00'00"	N 44°59'55" W	70.71'
C2	141.37'	89.99	90°00'16"	N 45°00'05" W	127.28'
C3	40.20'	1482.40	1°33'14"	S 72°42'12" W	40.20'

LEGAL DESCRIPTION
TRACT 2:

ALL OF THAT 15.2611 ACRES TRACT OF LAND LOCATED IN THE HARRIS AND CARPENTER SURVEY, ABSTRACT NO. 28, HARRIS COUNTY, TEXAS, ALSO BEING OM OF AND A PART OF A 29.9072 ACRE TRACT CONVEYED BY PORTA-KAMP MANUFACTURING COMPANY, INC. TO STEWART AND STEVENSON REALTY CORPORATION ON PER INSTRUMENT DATED OCTOBER 9, 1990 AND FILED FOR RECORD UNDER CLERK'S FILE NO. M-856599 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID 15.2611 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF THE BARGE CANAL, SEE INSTRUMENTS FILED IN VOLUME 6097 ON PAGE 168 AND VOLUME 6742 ON PAGE 384 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF A 20.269 ACRE TRACT OF LAND CONVEYED BY ENSTAR CORPORATION TO DELTA ENGINEERING CORPORATION PER INSTRUMENT DATED OCTOBER 7, 1985 AND FILED FOR RECORD UNDER CLERK'S FILE NO. K-152369 IN THE OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, THE NORTHWEST CORNER OF THE SAID 29.9072 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LIES IN THE WATERS OF THE SAID BARGE CANAL;

THENCE SOUTH 87 DEGREES 53 MINUTES 36 SECONDS EAST, ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE SAID BARGE CANAL, A DISTANCE OF 608.00 FEET TO A POINT FOR THE POINT OF A CURVE OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID BARGE CANAL, FOLLOWING SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 17 MINUTES 27 SECONDS, A RADIUS OF 421.97 FEET, AN ARC LENGTH OF 296.74 FEET AND A LONG CHORD WHICH BEARS SOUTH 67 DEGREES 44 MINUTES 51 SECONDS EAST 290.66 FEET TO A POINT FOR THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY POWELL ELECTRICAL MANUFACTURING COMPANY AND IS MORE PARTICULARLY DESCRIBED PER INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. K-282821 ON THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, THE NORTHEAST CORNER OF THE SAID 29.9072 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 56 DEGREES 06 MINUTES 22 SECONDS WEST, ALONG AND WITH THE NORTHWEST LINE OF THE SAID POWELL ELECTRICAL TRACT, A TOTAL DISTANCE OF 152.55 FEET TO AN ANGLE POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG AND WITH THE UPPER WEST LINE OF THE SAID POWELL ELECTRICAL TRACT, A TOTAL DISTANCE OF 669.46 FEET TO A POINT FOR AN INTERIOR CORNER OF THE SAID POWELL ELECTRICAL TRACT, A SOUTHEAST CORNER OF THE SAID 29.9072 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG AND WITH THE LOWER NORTH LINE OF THE SAID POWELL ELECTRICAL TRACT, SAME BEING AN UPPER SOUTH LINE OF THE SAID 29.9072 ACRE TRACT AND A WESTERLY PROJECTION THEREOF, AT 300.00 FEET PASS A 5/8 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF A 40.00 FOOT WIDE ACCESS ROAD PER INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. N-329692 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAID POINT IS ALSO THE MOST WESTERLY NORTHWEST CORNER OF THE SAID POWELL ELECTRICAL TRACT AND AN INTERIOR CORNER OF THE SAID 29.9072 ACRES TRACT, AT 340.00 FEET PASS A 5/8 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF THE SAID 40.00 FOOT WIDE ROAD, IN ALL A TOTAL DISTANCE OF 750.00 FEET TO A POINT IN THE DIVIDING LINE BETWEEN THE SAID 20.269 ACRE TRACT AND THE 29.9072 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG AND WITH THE DIVIDING LINE BETWEEN THE SAID 20.269 ACRE TRACT AND THE 29.9072 ACRE TRACT, AT 287.93 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE UPPER SOUTHWEST CORNER OF THE SAID 40.00 FOOT WIDE ROAD, AT 327.93 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 40.00 FOOT WIDE ROAD, IN ALL A TOTAL DISTANCE OF 886.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.2611 ACRES OF LAND.

LEGAL DESCRIPTION
TRACT 1:

ALL OF THAT CERTAIN 16.4854 ACRE TRACT OF LAND LOCATED IN THE HARRIS AND CARPENTER SURVEY, ABSTRACT NO. 28, HARRIS COUNTY, TEXAS, ALSO BEING OUT OF AND A PART OF A 20.269 ACRE TRACT OF LAND CONVEYED BY ENSTAR CORPORATION TO DELTA ENGINEERING CORPORATION PER INSTRUMENT DATED OCTOBER 7, 1985 AND FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. K251369 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAID 16.4854 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF THE BARGE CANAL, SEE INSTRUMENTS FILED IN VOLUME 6097 ON PAGE 168 AND VOLUME 6742 ON PAGE 384 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS FOR THE NORTHWEST CORNER OF A 11.9133 ACRE TRACT OUT OF A 29.9072 ACRE TRACT CONVEYED BY PORTA-KAMP MANUFACTURING COMPANY, INC. TO STEWART AND STEVENSON REALTY CORPORATION PER INSTRUMENT DATED OCTOBER 9, 1990 AND FILED FOR RECORD UNDER CLERK'S FILE NO. M856599 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, THE NORTHEAST CORNER OF THE SAID 20.269 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT LIES IN THE WATERS OF THE SAID BARGE CANAL;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG AND WITH THE WEST LINE OF THE ABOVE MENTIONED 29.9072 ACRE TRACT, AT 100.00 FEET PASS A 5/8 INCH IRON ROD FOUND ON LINE FOR REFERENCE, AT 559.00 FEET PASS A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE SAID 11.9133 ACRE TRACT, AT 599.00 FEET PASS A 1/2 INCH IRON ROD FOUND ON LINE FOR THE UPPER SOUTHWEST CORNER OF A 40.00 FOOT WIDE ROAD, SAME BEING THE NORTHWEST CORNER OF A 2.6978 ACRE TRACT, AT 886.93 FEET PASS THE SOUTHWEST CORNER OF THE SAID 2.6978 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1214.35 FEET TO THE NORTHEAST CORNER OF A 3.7872 ACRE TRACT CONVEYED TO STEWART AND STEVENSON OUT OF SAID 20.269 ACRE TRACT PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. N329694 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH THE CHAIN LINK FENCE CORNER BEARS NORTH 31 DEGREES 05 MINUTES WEST, 0.40 FEET;

THENCE SOUTH 70 DEGREES 31 MINUTES 38 SECONDS WEST, ALONG AND WITH THE NORTHERLY LINE OF THE SAID 3.7872 ACRE TRACT, A TOTAL DISTANCE OF 410.00 FEET TO A POINT IN THE EASTERLY LINE OF A 29.363 ACRE TRACT CONVEYED TO STEWART AND STEVENSON REALTY CORPORATION PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. L-739603 FOR THE COMMON WESTERLY CORNER OF THE SAID 3.7872 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH A CHAIN LINK FENCE CORNER BEARS NORTH 34 DEGREES 15 MINUTES EAST, 0.37 FEET;

THENCE NORTH BEARS 30 DEGREES 45 MINUTES 51 SECONDS WEST, ALONG AND WITH THE SAID EASTERLY LINE OF THE SAID 29.363 ACRE TRACT, AT 271.09 FEET PASS A POINT FOR THE SOUTHWESTERLY CORNER OF A 3.2077 ACRE TRACT, AT 550.00 FEET PASS A 5/8 INCH IRON ROD FOUND ON LINE FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 695.50 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SAID BARGE CANAL FOR THE COMMON NORTH CORNER OF THE SAID 29.363 ACRE TRACT, THE 3.2077 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT IS ALSO IN A CURVE WHOSE CENTER IS LOCATED NORTH 62 DEGREES 14 MINUTES 26 SECONDS WEST 1259.42 FEET;

THENCE ALONG AND WITH THE SOUTHEASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID BARGE CANAL AS FOLLOWS:

NORTHEASTERLY, FOLLOWING SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06 DEGREES 39 MINUTES 10 SECONDS A RADIUS OF 1259.42 FEET, AN ARE LENGTH OF 146.23 FEET AND A LONG CHORD WHICH BEARS NORTH 24 DEGREES 25 MINUTES 59 SECONDS EAST 146.15 FEET TO THE POINT OF REVERSE CURVE;

NORTHEASTERLY FOLLOWING SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 1796.36 FEET, AN ARC LENGTH OF 532.99 FEET AND A LONG CHORD WHICH BEARS NORTH 29 DEGREES 36 MINUTES 24 SECONDS EAST 531.04 FEET TO THE POINT OF COMPOUND CURVE;

NORTHEASTERLY FOLLOWING SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 421.97 FEET, AN ARC LENGTH OF 397.70 FEET AND A LONG CHORD WHICH BEARS NORTH 65 DEGREES 06 MINUTES 24 SECONDS EAST 383.14 FEET TO THE POINT OF COMPOUND CURVE;
SOUTH 87 DEGREES 53 MINUTES 36 SECONDS EAST, A TOTAL DISTANCE OF 72.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.4854 ACRES OF LAND;

SCHEDULE 'B' ITEMS

1.THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 392, PAGE 100 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BY INSTRUMENTS FILED FOR RECORD UNDER CLERK'S FILE NO(S). D737825, E603455, N329689, N329692, AND 20120359075 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

10C. AN EASEMENT AND RIGHT-OF-WAY 30 FEET WIDE FOR ROADWAYS, RAILWAYS, PIPELINES, AND PUBLIC UTILITY PURPOSES LOCATED ALONG THE APPROXIMATE SOUTH 550 FEET OF THE EAST PROPERTY LINE, RESERVED BY JACINTOPORT CORPORATION IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. E603455 AND D737825 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. (AS TO TRACTS 1 AND 2) AS SHOWN HEREON.

10D. AN EASEMENT AND RIGHT-OF-WAY 20 FEET WIDE FOR RAILROAD AND RELATED UTILITY PURPOSES, LOCATED ALONG THE WEST LINE OF THE ABOVE-DESCRIBED ROADWAY EASEMENT, RESERVED BY JACINTOPORT CORPORATION IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. E603455 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. (AS TO TRACT 1). UNABLE TO PLOT BASED ON DESCRIPTION OF SAID DOCUMENT.

10E. AN EASEMENT FOR POWER LINES AND RELATED PURPOSES 10 FEET WIDE LOCATED OVER AND ACROSS TRACTS 1 AND 3 OF THE SUBJECT LAND, TOGETHER WITH UNOBSTRUCTED AERIAL EASEMENTS 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ON BOTH SIDES OF AND ADJOINING THE ABOVE 10 FOOT EASEMENT, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT DATED JUNE 8, 1979 FILED FOR RECORD UNDER CLERK'S FILE NO. G144426 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. (AS TO TRACTS 1 AND 3) AS SHOWN HEREON.

10F. AN EASEMENT FOR POWER LINES AND RELATED PURPOSES, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT AND RIGHT OF WAY 10 FEET IN WIDTH FROM A PLANE 27 FEET ABOVE GROUND, AS SET FORTH AND FURTHER DEFINED THEREIN IN THE INSTRUMENT RECORDED UNDER CLERK'S FILE NO. C504770, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (AS TO TRACT 2). UNABLE TO PLOT BASED ON DESCRIPTION OF SAID DOCUMENT.

10G. A GROUND EASEMENT FOR ELECTRIC POWER DISTRIBUTION PURPOSES WITH THREE DOWNGUY EASEMENTS APPURTENANT THERETO, SAID EASEMENT BEING 10 FEET WIDE LOCATED OVER AND ACROSS TRACT 2 OF SUBJECT LAND, AND AN UNOBSTRUCTED AERIAL EASEMENT 20 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD CENTERED ON THE CENTER LINE OF THE 10 FOOT GROUND EASEMENT, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT DATED MARCH 29, 1968 RECORDED IN VOLUME 7168, PAGE 207 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, THE LOCATIONS OF SAID EASEMENTS BEING SHOWN BY AN EXHIBIT ATTACHED TO SAID INSTRUMENT. (AS TO TRACT 2) AS SHOWN HEREON.

10H. A GROUND EASEMENT 10 FEET WIDE FOR ELECTRIC POWER DISTRIBUTION PURPOSES LOCATED ON OR NEAR, AND PARALLEL TO, THE SOUTH PROPERTY LINE OF TRACT 2 OF SUBJECT LAND, AND UNOBSTRUCTED AERIAL EASEMENTS 10 FEET WIDE FROM A PLANE 16 FEET ABOVE THE GROUND UPWARD, LOCATED ON BOTH SIDES OF AND ADJOINING THE ABOVE MENTIONED GROUND EASEMENT, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT DATED MARCH 7, 1992 FILED FOR RECORD UNDER CLERK'S FILE NO. N645126 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, THE LOCATIONS OF SAID EASEMENTS BEING SHOWN BY AN EXHIBIT ATTACHED TO SAID INSTRUMENT. (AS TO TRACT 2) AS SHOWN HEREON.

10I. EASEMENT AND AGREEMENT FOR CHANNEL AND SLIP PURPOSES 100 FEET WIDE LOCATED ALONG THE EASTERLY LINES OF TRACT 2 OF SUBJECT LAND, EXECUTED BY AND BETWEEN JACINTOPORT CORPORATION AND PORTA-KAMP MANUFACTURING COMPANY, INC., CONTAINED IN THE DEED TO PORTA-KAMP MANUFACTURING COMPANY, INC. FILED FOR RECORD UNDER CLERK'S FILE NO. D737825 (WEST 100 FEET OF SLIP) AND BY INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. H348138 (EAST 100 FEET OF SLIP LOCATED ON ADJOINING PROPERTY). (AS TO TRACTS 2 AND 4) AS SHOWN HEREON.

10J. AN EASEMENT AND RIGHT-OF-WAY 30 FEET WIDE FOR ROADWAY, PIPELINES, RAILWAYS AND UTILITY PURPOSES, LOCATED ALONG THE SOUTH END OF THE WEST PROPERTY LINE OF SUBJECT LAND, RESERVED BY JACINTOPORT CORPORATION IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D737825 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS (AS TO TRACT2) UNABLE TO PLOT BASED ON DESCRIPTION OF SAID DOCUMENT.

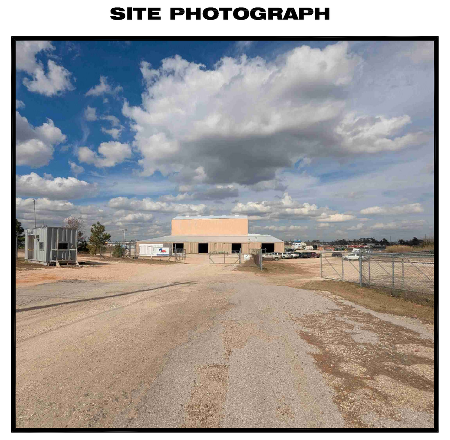
10K. RIGHT OF WAY AND EASEMENT 10 FEET WIDE FOR DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. K761712, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (AS TO TRACT 3) UNABLE TO LOCATE FROM DESCIPTION IN SAID DOCUMENT

10L. TERMS, CONDITIONS AND STIPULATIONS OF AN EASEMENT AND AGREEMENT FOR ACCESS PURPOSES TO JACINTOPORT BOULEVARD AND PARTLY LOCATED OVER A STRIP OF LAND 40 FEET WIDE GRANTED BY STEWART & STEVENSON REALTY CORPORATION TO DELTA ENGINEERING CORPORATION BY INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. N329692 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. AMENDMENT TO ACCESS EASEMENT DATED NOVEMBER 14, 1994, FILED FOR RECORD NOVEMBER 17, 1994, UNDER CLERK'S FILE NO. R153871 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. (AS TO TRACT 3) BLANKET NOT PLOTTABLE.

10M. RIGHT-OF-WAY FOR PIPELINE PURPOSES TEN (10) FEET WIDE, GRANTED TO OILTANKING HOUSTON, LP AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. Z549338 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. (AS TO TRACT 3) AS SHOWN HEREON.

10N. RIGHT OF WAY AGREEMENT FOR PIPELINE BETWEEN GE PACKAGED POWER, L.P., AND OILTANKING HOUSTON, L.P., DATED OCTOBER 9, 2006, FILED FOR RECORD UNDER CLERK'S FILE NO. 20060138407, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (AS TO TRACT 2) BLANKET NOT PLOTTABLE.

SITE PHOTOGRAPH



NOTES:

1. BASIS OF BEARING IS THE NORTH LINE OF SUBJECT TRACT BEING S 87°53'36" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. TH26207290-H OF CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 26, 2026, ISSUED FEBRUARY 10, 2026.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2026. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X,X-SHADED & AE, ACCORDING TO F.I.R.M. MAP NO. 48201C 0740M, DATE 01-06-2017, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I, hereby certify that this survey was made on the ground and completed on this 2nd day of February, 2026 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF TH26207290-H of CHICAGO TITLE INSURANCE COMPANY

Fred F. Lawton, Registered Professional Land Surveyor No. 5530

STATE OF TEXAS · REGISTERED · FRED F. LAWTON · 5530 · PROFESSIONAL · LAND SURVEYOR

SURVEY OF

TRACT I

ALL OF THAT CERTAIN 16.4854 ACRE TRACT OF LAND LOCATED IN THE HARRIS AND CARPENTER SURVEY, ABSTRACT NO. 28, HARRIS COUNTY, TEXAS, ALSO BEING OUT OF AND A PART OF A 20.269 ACRE TRACT OF LAND CONVEYED BY ENSTAR CORPORATION TO DELTA ENGINEERING CORPORATION PER INSTRUMENT DATED OCTOBER 7, 1985 AND FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. K251369 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

TRACT 2

ALL OF THAT 15.2611 ACRES TRACT OF LAND LOCATED IN THE HARRIS AND CARPENTER SURVEY, ABSTRACT NO. 28, HARRIS COUNTY, TEXAS, ALSO BEING OM OF AND A PART OF A 29.9072 ACRE TRACT CONVEYED BY PORTA-KAMP MANUFACTURING COMPANY, INC. TO STEWART AND STEVENSON REALTY CORPORATION ON PER INSTRUMENT DATED OCTOBER 9, 1990 AND FILED FOR RECORD UNDER CLERK'S FILE NO. M-856599 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

TRACT 3

NON-EXCLUSIVE ACCESS 40 FEET WIDE LOCATION DESCRIBED BY METES AND BOUNDS THEREIN, TOGETHER WITH ALL PROVISIONS SET OUT THEREIN, ALL AS SET FORTH, DESCRIBED AND DEDICATED IN INSTRUMENT DATED SEPTEMBER 19, 1991 RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. N329692.

TRACT 4

NON-EXCLUSIVE BOAT SLIP 200 FEET WIDE OF WHICH THE WEST 100 FEET IS LOCATED ALONG THE MOST EASTERLY EAST PROPERTY LINE DEDICATED BY INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. D737825 AND H348138.

ADDRESS: 16425 JACINTOPORT BOULEVARD
CHANNELVIEW, TEXAS 77530

JOB NO: 0252-26 SCALE: 1" = 80'
DATE: 02-02-26 SHEET 1 OF 1

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	02-10-26	COMMENTS
2.	02-16-26	COMMENTS
3.	02-20-26	COMMENTS
4.	03-05-26	COMMENTS
5.	03-09-26	COMMENTS
6.	03-11-26	COMMENTS

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 0252-26