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April 9, 2015

Submitted by e-mail to fergas@hq.doe.gov

Jessica Fore
TEL: 202-639-7727
FAX: 202-585-1080
jessica.fore@bakerbotts.com

Mr. Benjamin Nussdorf
Office of Fossil Energy
U.S. Department of Energy
Docket Room 3F-056, FE-50
Forrestal Building
1000 Independence Avenue, S.W.
Washington, DC 20585

Re: Port Arthur LNG, LLC, Docket No. 15-53-LNG
Supplement to Application for Long-Term, Multi-Contract Authorization to
Export Liquefied Natural Gas to Free Trade Agreement Countries

Dear Mr. Nussdorf:

On March 20, 2015, Port Arthur LNG, LLC (“Port Arthur LNG”) filed an application with the U.S. Department of Energy (“DOE”) for long-term, multi-contract authorization to export LNG in an amount up to the equivalent of 517 billion cubic feet of natural gas per year for a term of 25 years to countries with which the United States has a Free Trade Agreement requiring national treatment for trade in natural gas (the “Application”). Pursuant to 10 C.F.R. § 590.204(a), Port Arthur LNG hereby supplements the information submitted with the Application.

As noted in the Application, Port Arthur LNG proposes to export LNG from the natural gas processing, liquefaction and export project it intends to construct, own, and operate in Port Arthur, Texas (the “Project”). The Project will be located at a 2,842-acre site owned in fee by an affiliate of Port Arthur LNG—Port Arthur LNG Holdings, LLC (“Port Arthur Holdings”). Attached as Exhibit 1 is a copy of the deed for the site. Port Arthur LNG intends to lease the site from Port Arthur Holdings.

Port Arthur Holdings is a limited liability company formed under the laws of Delaware. Both Port Arthur LNG and Port Arthur Holdings are wholly owned, indirect subsidiaries of Sempra Energy, a California corporation. Each of Port Arthur Holdings and Sempra Energy has its principal place of business at 101 Ash Street, San Diego, California 92101.

Port Arthur Pipeline, LLC (“Port Arthur Pipeline”), an affiliate of Port Arthur LNG, plans to construct, own, and operate new natural gas pipeline facilities that will connect the Project to multiple interstate and intrastate pipelines. Attached as Exhibit 2 is a copy of the

map, submitted by Port Arthur Pipeline to the Federal Energy Regulatory Commission in connection with its request to initiate its pre-filing review process, indicating the proposed route for the pipeline. Port Arthur Pipeline is a limited liability company formed under the laws of Delaware and a wholly-owned indirect subsidiary of Sempra Energy. Its principal place of business is 101 Ash Street, San Diego, California 92101.

Please do not hesitate to contact the undersigned with any questions regarding this matter.

Very truly yours,

/s/ Jessica Fore

Jessica Fore

Counsel for Port Arthur LNG, LLC

Exhibit 1



20060154-ALM

SPECIAL WARRANTY DEED

RECEIVED
MAY 02 2006
CAROLYN L. GUIDRY, County Clerk
Jefferson County, Texas

DATE: April 28, 2006

GRANTOR: Sempra Energy Production Company,
a California corporation ("Grantor")

GRANTOR'S MAILING

ADDRESS: 101 Ash Street PZ17B
(including county) San Diego, California 92101-3711
(San Diego County)

GRANTEE: Port Arthur LNG Holdings, LLC,
a Delaware limited liability company ("Grantee")

GRANTEE'S MAILING

ADDRESS: 101 Ash Street HQ14A
(including county) San Diego, California 92101-3017
(San Diego County)

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY:

That certain real property comprising approximately 2,842.028 acres located in Jefferson County, Texas and more particularly described in Exhibit A attached hereto and incorporated herein by this reference for all purposes (the "Land"), together with (a) any and all structures, fixtures, and improvements situated in, on or under the Land (collectively, the "Improvements"); and (b) all of Grantor's rights, titles and interest in and to the following: (i) all oil, gas and other minerals in, on, under or that may be produced from the Land, (ii) all strips and gores between the Land and abutting properties, (iii) all rights, titles and interests in and to any portions of the Land which as of the date hereof are submerged lands, tidelands or lands comprising the shores or beds of navigable waters or beyond the lines of bulkhead lines, (iv) all rights in and to easements, air rights, development rights, zoning approvals and permits, water rights, sewer rights and drainage rights incidental to the such Land including, without limitation, all of the water and sanitary sewer discharge treatment capacity allocated to the Land or owned and held by Grantor for the use and benefit thereof and all zoning and development approvals or rights in respect thereto, (v) any and all reversionary interests in and to, and all of Grantor's rights to use, any of the foregoing (collectively, the "Rights and Appurtenances"); and (vi) any and all of Grantor's rights, titles and interests in and to any and all other real property conveyed to Grantor and described in that certain deed recorded in Volume 1591, Page 468 of Deed Records in Jefferson County, Texas (the

“Prior Deed”), or to which Grantor may be entitled under or pursuant to, or by virtue of, the Prior Deed. The Land, the Improvements and the Rights and Appurtenances are referred to herein collectively as the “Property”.

CONVEYANCE AND WARRANTY:

GRANTOR, for the consideration stated above, the receipt and sufficiency of which are hereby acknowledged, and subject to the reservations and exceptions set out in the paragraphs below, hereby grants, sells and conveys the Property to GRANTEE.

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, FOREVER; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

The interest of Grantor hereby granted, sold and conveyed expressly includes (and Grantor hereby waives and disclaims) (1) any and all interest of Grantor in and to any and all oil, gas, minerals and other hydrocarbon substances located in, on or under the Property, (2) any and all rights of Grantor to store, place, locate or situate oil, mineral, gas and/or other hydrocarbon substances below the surface of the Property, (3) any and all rights of Grantor to mine for, excavate, extract or remove oil, gas, minerals and/or other hydrocarbon substances in, on, under or from the Property, and (4) any and all rights of Grantor to conduct any activities on or below the surface of the Property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The interest of Grantor hereby granted, sold and conveyed is expressly made subject to all easements, leases, reservations and other matters of record affecting the Property, including but not limited to, the matters set forth in Exhibit B attached hereto and incorporated herein by this reference, to the extent, but no further, the same are valid and subsisting as of the date hereof and actually affect title to the Land.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor hereby executes this Special Warranty Deed as of the date first above written.

GRANTOR

SEMPRA ENERGY PRODUCTION COMPANY,
a California corporation

By: Michael R. Niggli
Name: Michael R. Niggli
Title: President

STATE OF CALIFORNIA §
 §
COUNTY OF SAN DIEGO §

BEFORE ME, the undersigned authority, on this day personally appeared Michael R. Niggli, the President of Sempra Energy Production Company, a California corporation, known to me or shown to me to be Michael R. Niggli, who acknowledged to me that the foregoing instrument was executed for the purposes and consideration expressed therein and in the capacity stated therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 1ST DAY OF MAY, 2006.

Notary Public, State of _____

Notary's Printed Name:

My Commission Expires: _____

After Recording, Return to:

Sempra Energy
101 Ash Street HQ12
San Diego, California 92101
Attention: Marie E. Lewis, Esq.

ACKNOWLEDGMENT

State of California
County of San Diego

On May 1, 2006 before me, Loida C. Morrison Notary Public
(here insert name and title of the officer)

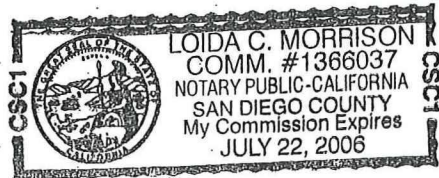
personally appeared Michael R. Niggli

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Loida Morrison



(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

(See attached.)

EXHIBIT B

PERMITTED EXCEPTIONS

Those matters contained in Schedule B of that certain title commitment, issued by Jefferson County Title Company as Commitment No. 20060154 on March 13, 2006 at 8:00 a.m., which are set forth in the attached pages.

(See attached.)

SCHEDULE A - Continued

Commitment No. 20060154

GF No. 20060154

4. Legal description of land:

Surveyor's Field Note Description: 2841.456 Acres of Land (Grid)

2842.028 Acres of Land (Surface)

BEING a 2841.456 acre tract of land (Grid) 2842.028 *acre tract of land (Surface)* described in Seventeen (17) tracts and being out of and a part of those certain tracts of land deeded to The McFaddin Trust, more fully described as the First Tract (2470.7 acres), Second Tract (1064.85 acres), Sixth Tract (640 acres), Seventh Tract (640 acres), Eighteenth Tract (333 acres), Twenty-fourth (580.19 acres), Twenty-fifth (320 acres), One Hundred Fourth Tract (154.84 acres) and One Hundred Sixteenth Tract (684 acres) as recorded in Volume 284, Page 41 of the Deed Records of Jefferson County, Texas and out of and a part of that certain Sempra Energy Production Company tract of land, more fully described as Tracts 27, 28 and 29 recorded in Volume 1591, Page 468 of said Deed Records. Said 2841.456 acre tract of land (Grid) 2842.028 *acre tract of land (Surface)* being out of and a part of the Pedro de la Garza Survey, Abstract No. 438, the I. D. Polk Survey, Abstract No. 770, the T. & N. O. RR. Survey, Section No. 305, Abstract No. 331, the John Wescott Survey, Abstract No. 780, the M. Broussard Survey, Section No. 124, Abstract No. 488, the P. B. O'Conner Survey, Abstract No. 185, the T. & N. O. RR. Survey, Section No. 123, Abstract No. 251, the John Bennett Survey, Abstract No. 71, the N. Coleman Survey, Abstract No. 12, the John Wescott Survey, Section No. 280, Abstract No. 726, the T. & N. O. RR. Survey, Section No. 281, Abstract No. 319 and the J. E. Sparks Survey, Section No. 282, Abstract No. 654, Jefferson County, Texas and being more particularly described as follows:

TRACT 1 - 1140.606 Acre Tract (Grid) 1140.837 Acre Tract (Surface)

COMMENCING at a concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of that certain Premcor Refining Group, Inc. called 120.517 acre tract of land, more fully described as Tract 9 recorded in Clerk's File No. 9505598 of the Official Public Records of said Jefferson County and the M. Broussard Survey, Section No. 122, Abstract No. 486 and being in the West line of that certain Benwine Investments, Inc. called 8,3035 acre tract of land, more fully described and recorded in Clerk's File No. 2000000811 of said Official Public Records and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 87 deg. 02 min. 32 sec. West along and with the North line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the South line of said 120.517 acre tract and said Broussard Survey, Section No. 124, a distance of 356.82 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set in the Southwest line of State Highway No. 87 (public right-of-way) and being at the PLACE OF BEGINNING of the herein described TRACT 1;

THENCE in a Southeasterly direction along and with the Southwest line of said State Highway No. 87 the following courses and distances:

South 21 deg. 40 min. 58 sec. East, a distance of 251.55 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 27 deg. 53 min. 15 sec. East, a distance of 299.79 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

South 23 deg. 40 min. 58 sec. East, a distance of 442.70 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

South 21 deg. 43 min. 52 sec. East, a distance of 2905.27 feet to 1 inch iron pipe with cap stamped "WORTECH" set;

South 21 deg. 32 min. 31 sec. East, a distance of 339.69 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

South 23 deg. 49 min. 57 sec. East, a distance of 500.40 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 21 deg. 32 min. 31 sec. East, a distance of 2968.65 feet to a concrete GSU monument found at the Northeast corner of that certain Gulf States Utilities Company called 0.222 acre tract of land, more fully described and recorded in Volume 809, Page 443 of said Deed Records;

THENCE South 53 deg. 35 min. 38 sec. West along and with the North line of said 0.222 acre tract and the most

SCHEDULE A - Continued

Commitment No. 20060154

GF No. 20060154

Northerly North line of that certain Texas Parks and Wildlife Department called 5.344 acre tract of land, more fully described and recorded in Film Code No. 102-31-1501 of said Official Public Records, a distance of 305.21 feet to a concrete monument with disc stamped "T. P. & W." found at the most Northerly Northwest corner of said 5.344 acre tract;

THENCE South 36 deg. 25 min. 08 sec. East along and with the most Northerly West line of said 5.344 acre tract, a distance of 251.01 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set at an Ell corner of said 5.344 acre tract;

THENCE South 53 deg. 33 min. 23 sec. West along and with the most Westerly North line of said 5.344 acre tract, a distance of 3221.96 feet to a point at the most Westerly Northwest corner of said 5.344 acre tract and being in the North line of that certain J. W. Gates called 4.7 acre tract of land, more fully described and recorded in Volume 101, Page 345 of said Deed Records, from which a 1 inch iron pipe set inside a 3 inch iron pipe found for reference bears South 22 deg. 17 min. 27 sec. East a distance of 51.58 feet;

THENCE South 53 deg. 31 min. 23 sec. West along and with the North line of said 4.7 acre tract, a distance of 1717.76 feet to a 3 inch iron pipe with disc stamped "C. A. Kohler" found at the Southeast corner of that certain Texas Parks and Wildlife Department called 1323.84 acre tract of land, more fully described as Tract A recorded in Volume 2409, Page 429 of said Deed Records;

THENCE North 21 deg. 07 min. 15 sec. West along and with the most Southerly East line of said 1323.84 acre tract, a distance of 4111.64 feet to a 1 inch iron pipe found;

THENCE North 21 deg. 41 min. 56 sec. West continuing along and with the most Southerly East line of said 1323.84 acre tract, a distance of 5398.13 feet to a 3 inch iron pipe with disc stamped "C. A. Kohler" found at an Ell corner of said 1323.84 acre tract;

THENCE South 68 deg. 21 min. 13 sec. West along and with the most Easterly North line of said 1323.84 acre tract, a distance of 2634.34 feet to a 3 inch iron pipe with disc stamped "C. A. Kohler" found at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction continuing along and with the most Easterly North line of said 1323.84 acre tract and said curve to the left, having a radius of 4123.49 feet, a central angle of 34 deg. 49 min. 09 sec., a long chord that bears South 50 deg. 56 min. 42 sec. West a distance of 2467.49 feet and an arc distance of 2505.88 feet to a 3 inch iron pipe filled with concrete found at an Ell corner of said 1323.84 acre tract;

THENCE North 56 deg. 21 min. 47 sec. West along and with an East line of said 1323.84 acre tract, at a distance of 1142.19 feet pass a 1 inch iron pipe with cap stamped "WORTECH" set and continue on a total distance of 1450.00 feet to a point at a Northeast corner of said 1323.84 acre tract and being in the South line of that certain United States of America called 37.3 acre tract of land, more fully described and recorded in Volume 330, Page 132 of said Deed Records and being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction along and with the South line of said 37.3 acre tract and said curve to the right, having a radius of 5573.49 feet, a central angle of 34 deg. 47 min. 34 sec., a long chord that bears North 50 deg. 57 min. 30 sec. East a distance of 3332.73 feet and an arc distance of 3384.49 feet to a point at the end of said curve;

THENCE North 68 deg. 21 min. 13 sec. East continuing along and with the South line of said 37.3 acre tract, a distance of 2602.67 feet to a point at the Southwest corner of said 120.517 acre tract and being in the South line of said Broussard Survey, Section No. 122, same being the North line of said Eighteenth Tract (333 acres) and said Broussard Survey, Section No. 124;

THENCE North 87 deg. 02 min. 32 sec. East along and with the North line of said Eighteenth Tract (333 acres) and said Broussard Survey, Section No. 124 and said Twenty-fifth (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the South line of said 120.517 acre tract and said Broussard Survey, Section No. 122, at a distance of 1083.82 feet pass a 5/8 inch iron rod with cap stamped "WORTECH" set and continue on a total

SCHEDULE A - Continued

Commitment No. 20060154

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distance of 5214.76 feet to the PLACE OF BEGINNING, containing 1261.280 acres of land (Grid) 1261.535 acres of land (Surface), more or less, SAVE & EXCEPT that certain Texas Parks and Wildlife Department 120.674 acre tract (called 120.757 acres) of land (Grid) 120.698 acre tract of land (Surface), more fully described and recorded in Film Code No. 102-31-1501 of said Official Public Records and being more particularly described as follows;

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 16 deg. 13 min. 58 sec. East, a distance of 7891.25 feet to a concrete monument with disc stamped "T. P. & W. No. 111" found at the PLACE OF BEGINNING of the herein described SAVE & EXCEPT tract;

THENCE in a circular pattern along and with the lines of said 120.757 acre tract the following courses and distances:

South 23 deg. 07 min. 55 sec. East, a distance of 67.83 feet to a point;
South 79 deg. 40 min. 16 sec. West, a distance of 54.31 feet to a point;
South 79 deg. 32 min. 55 sec. West, a distance of 171.16 feet to a point;
South 04 deg. 58 min. 04 sec. East, a distance of 88.52 feet to a point;
South 60 deg. 10 min. 57 sec. West, a distance of 147.57 feet to a point;
South 51 deg. 13 min. 05 sec. West, a distance of 56.70 feet to a point;
South 67 deg. 11 min. 40 sec. West, a distance of 80.62 feet to a point;
North 89 deg. 48 min. 06 sec. West, a distance of 93.82 feet to a point;
South 74 deg. 51 min. 58 sec. West, a distance of 81.21 feet to a point;
South 60 deg. 52 min. 35 sec. West, a distance of 185.56 feet to a point;
South 59 deg. 28 min. 24 sec. West, a distance of 338.09 feet to a point;
South 86 deg. 05 min. 32 sec. West, a distance of 90.20 feet to a point;
North 73 deg. 56 min. 44 sec. West, a distance of 70.54 feet to a point;
North 67 deg. 32 min. 23 sec. West, a distance of 157.92 feet to a point;
North 82 deg. 24 min. 00 sec. West, a distance of 179.63 feet to a point;
North 76 deg. 24 min. 40 sec. West, a distance of 288.18 feet to a point;
North 56 deg. 08 min. 41 sec. West, a distance of 170.95 feet to a point;
North 38 deg. 50 min. 45 sec. West, a distance of 118.39 feet to a concrete monument with disc stamped "T. P. & W. No. 93" found;
North 47 deg. 54 min. 08 sec. West, a distance of 89.52 feet to a point;
North 36 deg. 59 min. 15 sec. West, a distance of 158.48 feet to a point;
North 33 deg. 54 min. 46 sec. West, a distance of 192.35 feet to a point;
North 24 deg. 06 min. 55 sec. West, a distance of 52.30 feet to a point;
North 18 deg. 58 min. 29 sec. West, a distance of 224.53 feet to a point;
North 27 deg. 54 min. 59 sec. West, a distance of 149.47 feet to a point;
North 19 deg. 06 min. 07 sec. West, a distance of 181.36 feet to a point;
North 11 deg. 19 min. 15 sec. West, a distance of 163.75 feet to a point;
North 01 deg. 56 min. 25 sec. West, a distance of 167.32 feet to a point;
North 13 deg. 46 min. 38 sec. West, a distance of 330.88 feet to a point;
North 14 deg. 06 min. 15 sec. East, a distance of 273.65 feet to a concrete monument with disc stamped "T. P. & W. No. 82" found;
North 37 deg. 55 min. 38 sec. East, a distance of 162.87 feet to a point;
North 49 deg. 46 min. 24 sec. East, a distance of 386.74 feet to a point;
North 65 deg. 21 min. 23 sec. East, a distance of 144.75 feet to a point;
North 71 deg. 55 min. 00 sec. East, a distance of 397.27 feet to a point;
North 63 deg. 25 min. 27 sec. East, a distance of 347.41 feet to a point;
North 84 deg. 58 min. 25 sec. East, a distance of 66.44 feet to a point;
South 68 deg. 25 min. 17 sec. East, a distance of 94.90 feet to a point;
South 45 deg. 20 min. 34 sec. East, a distance of 476.70 feet to a concrete monument with disc stamped "T. P. & W. No. 82" found;

SCHEDULE A - Continued

Commitment No. 20060154

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W. No. 74" found;

South 33 deg. 46 min. 16 sec. East, a distance of 566.27 feet to a point;

South 26 deg. 37 min. 43 sec. East, a distance of 764.31 feet to a point;

South 20 deg. 38 min. 54 sec. East, a distance of 523.17 feet to a point;

South 06 deg. 13 min. 23 sec. East, a distance of 273.78 feet to the PLACE OF BEGINNING, containing 120.674 acres of land, more or less, leaving a net acreage for TRACT 1 being 1140.606 acres of land (Grid) 1140.837 acres of land (Surface), more or less.

TRACT 2 N - 624.700 Acre Tract (Grid) 624.826 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 19 deg. 40 min. 11 sec. East, a distance of 7907.28 feet to a concrete monument with cap stamped "T. P. & W." found at the Southeast corner of said 5.344 acre tract and being in the Southwest line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 2 N;

THENCE in a Southeasterly direction along and with the Southwest line of said State Highway No. 87 the following courses and distances:

South 21 deg. 32 min. 31 sec. East, a distance of 1922.39 feet to a 1 inch iron pipe found;

South 21 deg. 38 min. 24 sec. East, a distance of 2579.32 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 21 deg. 43 min. 24 sec. East, a distance of 2182.44 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set at the beginning of a non-tangent curve to the left;

Southeasterly along and with said curve to the left, having a radius of 2934.79 feet, a central angle of 23 deg. 13 min. 08 sec., a long chord that bears South 33 deg. 24 min. 55 sec. East a distance of 1181.19 feet and an arc distance of 1189.31 feet to a concrete ROW monument found;

South 44 deg. 09 min. 20 sec. East, a distance of 269.09 feet to a 5/8 inch iron rod with cap stamped "WORTECH" found at the North corner of that certain Jefferson County of Texas called 110.418 acres (grid) 110.442 acres (surface) tract of land, more fully described and recorded in Clerk's File No. 2004017255 of said Official Public Records;

THENCE South 52 deg. 15 min. 04 sec. West along and with the Northwest line of said 110.418 acre tract (grid), a distance of 3462.98 feet to a 5/8 inch iron rod with cap stamped "WORTECH" found at the West corner of said 110.418 acre tract (grid) and being in the Northeast line of that certain Texas Parks & Wildlife Department called 2105.69 acre tract of land, more fully described as Tract B recorded in Volume 2409, Page 429 of said Deed Records;

THENCE in a Northwesterly direction along and with the Northeast line of said 2105.69 acre tract the following courses and distances:

North 55 deg. 43 min. 11 sec. West, a distance of 258.91 feet to a 1-1/2 inch iron pipe found;

North 44 deg. 59 min. 56 sec. West, a distance of 279.19 feet to a 1 inch iron pipe found;

North 22 deg. 43 min. 13 sec. West, a distance of 2499.84 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

North 22 deg. 17 min. 27 sec. West, a distance of 5196.06 feet to 1 inch iron pipe set inside a 3 inch iron pipe found at the most Northerly Northeast corner of said 2105.69 acre tract, same being the Southwest corner of said 5.344 acre tract;

THENCE North 53 deg. 33 min. 23 sec. East along and with the South line of said 5.344 acre tract, a distance of 3459.84 feet to the PLACE OF BEGINNING, containing 624.700 acres of land (Grid) 624.826 acres of land (Surface), more or less.

TRACT 2 S - 142.821 Acre Tract (Grid) 142.850 Acre Tract (Surface)

SCHEDULE A - Continued

Commitment No. 20060154

GF No. 20060154

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 24 deg. 37 min. 23 sec. East, a distance of 17,462.75 feet to a 5/8 inch iron rod found at the Southeast corner of that certain Texas Parks & Wildlife Department called 12.60 acre tract of land, more fully described and recorded in Clerk's File No. 1999014390 of said Official Public Records and being in the Southwest line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 2 S;

THENCE in a Southeasterly direction along and with the Southwest line of said State Highway No. 87 the following courses and distances:

South 46 deg. 44 min. 35 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 44 deg. 35 min. 10 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 42 deg. 25 min. 44 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 40 deg. 16 min. 18 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 38 deg. 06 min. 52 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 35 deg. 57 min. 27 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 33 deg. 47 min. 59 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 31 deg. 38 min. 35 sec. East, a distance of 84.04 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 27 deg. 33 min. 21 sec. East, a distance of 960.85 feet to a 1 inch iron pipe with cap stamped "WORTECH" set at the beginning of a curve to the right;

Southeasterly along and with said curve to the right, having a radius of 2829.45 feet, a central angle of 10 deg. 15 min. 15 sec., a long chord that bears South 22 deg. 25 min. 43 sec. East a distance of 505.71 feet and an arc distance of 506.39 feet to a 1 inch iron pipe with cap stamped "WORTECH" set in the East line of said First Tract (2470.7 acres) and said Pedro de la Garza Survey, same being the West line of that certain C. Doornbos called 1103.5 acre tract of land, more fully described as Division A recorded in Volume 437, Page 613 and Volume 439, Page 147 of said Deed Records and the Dennis Gohagen Survey, Abstract No. 123;

THENCE South 02 deg. 23 min. 27 sec. East along and with the East line of said 2470.7 acre tract and said Pedro de la Garza Survey, same being the West line of said 1103.5 acre tract and said Gohagen Survey, a distance of 2380.62 feet to a 3 inch iron pipe with disc stamped "C. A. Kohler No. 645" found at the most Easterly Northeast corner of that certain Texas Parks and Wildlife Department called 2105.69 acres of land, more fully described as Tract B recorded in said Volume 2409, Page 429;

THENCE in a Northwesterly direction along and with the Northeast line of said 2105.69 acre tract the following courses and distances:

North 74 deg. 52 min. 43 sec. West, a distance of 239.30 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

North 23 deg. 57 min. 03 sec. West, a distance of 352.61 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

North 65 deg. 39 min. 12 sec. West, a distance of 247.49 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

North 29 deg. 37 min. 56 sec. West, a distance of 785.69 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

North 28 deg. 09 min. 21 sec. West, a distance of 832.15 feet to a 1 inch iron pipe with cap stamped

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"WORTECH" set;
South 40 deg. 14 min. 27 sec. West, a distance of 226.71 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;
North 73 deg. 36 min. 31 sec. West, a distance of 727.45 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;
North 73 deg. 17 min. 19 sec. West, a distance of 664.65 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;
North 72 deg. 59 min. 11 sec. West, a distance of 729.64 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;
North 73 deg. 09 min. 25 sec. West, a distance of 38.00 feet to a 5/8 inch iron rod with cap stamped "WORTECH" found at the South corner of said 110.418 acre tract (grid);

THENCE North 52 deg. 32 min. 56 sec. East along and with the most Southerly Southeast line of said 110.418 acre tract (grid), a distance of 2704.20 feet to a 5/8 inch iron rod found at the South corner of said 12.60 acre tract, same being the most Southerly East corner of said 110.418 acre tract (grid);

THENCE North 52 deg. 32 min. 53 sec. East along and with the South line of said 12.60 acre tract, a distance of 364.02 feet to the PLACE OF BEGINNING, containing 142.821 acres of land (Grid) *142.850 acres of land (Surface)*, more or less.

TRACT 3 - 0.347 Acre Tract (Grid) 0.347 Acre Tract (Surface)

BEGINNING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

THENCE South 02 deg. 53 min. 38 sec. East along and with the East line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the West line of said 8.3035 acre tract and said Bennett Survey, a distance of 241.32 feet to a point in the Northeast line of said State Highway No. 87;

THENCE North 30 deg. 19 min. 35 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 271.74 feet to a 1 inch iron pipe with cap stamped "WORTECH" set in the North line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the South line of said 120.517 acre tract and said Broussard Survey, Section No. 122;

THENCE North 87 deg. 02 min. 32 sec. East along and with the North line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the South line of said 120.517 acre tract and said Broussard Survey, Section No. 122, a distance of 125.19 feet to the PLACE OF BEGINNING, containing 0.347 acre of land (Grid) *0.347 acre of land (Surface)*, more or less.

TRACT 4 - 0.008 Acre Tract (Grid) 0.008 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 02 deg. 53 min. 38 sec. East along and with the East line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the West line of said 8.3035 acre tract and said Bennett Survey, a distance of 407.39 feet to a point in the Northeast line of said State Highway No. 87 and being at the PLACE OF BEGINNING of the herein described TRACT 4;

THENCE South 02 deg. 53 min. 38 sec. East along and with the East line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the West line of said 8.3035 acre tract and said Bennett Survey, a distance of 59.74 feet to a point in the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 43 min. 52 sec. West along and with the Northeast line of said State Highway No. 87, a

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distance of 36.92 feet to a concrete ROW monument found;
THENCE North 22 deg. 46 min. 53 sec. East continuing along and with the Northeast line of said State Highway No. 87, a distance of 27.51 feet to the PLACE OF BEGINNING, containing 0.008 acre of land (Grid) 0.008 acre of land (Surface), more or less.

TRACT 5 - 9.675 Acre Tract (Grid) 9.677 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 17 deg. 17 min. 11 sec. East, a distance of 1946.16 feet to a point at the Southwest corner of that certain Houston Marine Services, Inc. called 6.910 acre tract of land, more fully described and recorded in Film Code No. 102-28-0417 of said Official Public Records and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 5, from which a 1 inch iron pipe found for reference bears North 68 deg. 21 min. 37 sec. East a distance of 0.76 feet;

THENCE North 68 deg. 21 min. 37 sec. East along and with the South line of said 6.910 acre tract, a distance of 188.09 feet to a point on the Southwest bank of the existing Port Arthur Ship Channel;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 11 deg. 09 min. 15 sec. East, a distance of 81.25 feet to a point;
South 14 deg. 48 min. 33 sec. East, a distance of 141.27 feet to a point;
South 18 deg. 36 min. 07 sec. East, a distance of 215.83 feet to a point;
South 25 deg. 37 min. 37 sec. East, a distance of 71.04 feet to a point;
South 19 deg. 24 min. 13 sec. East, a distance of 81.06 feet to a point;
South 31 deg. 57 min. 21 sec. East, a distance of 69.42 feet to a point;
South 09 deg. 21 min. 37 sec. East, a distance of 124.26 feet to a point;
South 37 deg. 04 min. 07 sec. East, a distance of 278.90 feet to a point;
South 51 deg. 27 min. 06 sec. East, a distance of 35.86 feet to a point;
South 08 deg. 44 min. 09 sec. West, a distance of 39.20 feet to a point;
South 47 deg. 50 min. 58 sec. West, a distance of 47.53 feet to a point;
North 87 deg. 30 min. 09 sec. West, a distance of 15.76 feet to a point;
South 47 deg. 22 min. 21 sec. West, a distance of 71.25 feet to a point;
South 70 deg. 15 min. 52 sec. West, a distance of 32.91 feet to a point;
North 70 deg. 01 min. 25 sec. West, a distance of 10.78 feet to a point;
South 25 deg. 21 min. 41 sec. East, a distance of 117.90 feet to a point;
South 21 deg. 51 min. 44 sec. East, a distance of 160.97 feet to a point;
South 30 deg. 52 min. 06 sec. East, a distance of 54.11 feet to a point;
South 55 deg. 38 min. 18 sec. East, a distance of 132.01 feet to a point;
North 82 deg. 24 min. 33 sec. East, a distance of 33.42 feet to a point;
North 35 deg. 51 min. 33 sec. East, a distance of 15.27 feet to a point;
South 36 deg. 59 min. 44 sec. East, a distance of 66.81 feet to a point;
South 23 deg. 07 min. 51 sec. East, a distance of 346.82 feet to a point;
South 05 deg. 56 min. 10 sec. West, a distance of 32.19 feet to a point;
South 54 deg. 19 min. 07 sec. West, a distance of 25.36 feet to a point;
South 20 deg. 03 min. 21 sec. East, a distance of 111.80 feet to a point;
South 88 deg. 12 min. 22 sec. East, a distance of 30.93 feet to a point;
South 01 deg. 25 min. 19 sec. West, a distance of 18.36 feet to a point;
South 67 deg. 54 min. 41 sec. West, a distance of 16.26 feet to a point;
South 07 deg. 31 min. 53 sec. West, a distance of 41.23 feet to a point;
South 22 deg. 02 min. 44 sec. East, a distance of 75.65 feet to a point;
South 38 deg. 48 min. 35 sec. East, a distance of 41.24 feet to a point;
North 52 deg. 32 min. 26 sec. East, a distance of 34.36 feet to a point;
South 66 deg. 47 min. 03 sec. East, a distance of 30.12 feet to a point;

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South 17 deg. 56 min. 15 sec. East, a distance of 49.63 feet to a point;
South 08 deg. 02 min. 57 sec. West, a distance of 31.10 feet to a point;
South 37 deg. 21 min. 27 sec. East, a distance of 102.91 feet to a point;
South 13 deg. 56 min. 20 sec. East, a distance of 38.86 feet to a point;
North 86 deg. 58 min. 53 sec. West, a distance of 22.42 feet to a point;
South 22 deg. 32 min. 48 sec. East, a distance of 43.78 feet to a point;
South 69 deg. 59 min. 49 sec. East, a distance of 39.78 feet to a point;
South 53 deg. 14 min. 43 sec. East, a distance of 73.16 feet to a point;
South 88 deg. 20 min. 28 sec. East, a distance of 14.77 feet to a point;
South 22 deg. 21 min. 12 sec. East, a distance of 27.00 feet to a point in the North line of that certain Odsco, Inc. called 2.238 acre tract of land, more fully described and recorded in Film Code No. 102-05-1384 of said Official Public Records from which a 5/8 inch iron rod found for reference bears North 68 deg. 20 min. 11 sec. East a distance of 1.84 feet;
THENCE South 68 deg. 20 min. 11 sec. West along and with the North line of said 2.238 acre tract, a distance of 275.70 feet to a point at the Northwest corner of said 2.238 acre tract and being in the Northeast line of said State Highway No. 87 from which a 3/4 inch iron pipe found for reference bears South 68 deg. 20 min. 11 sec. West a distance of 0.14 feet;
THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 857.54 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;
THENCE North 21 deg. 43 min. 52 sec. West continuing along and with the Northeast line of said State Highway No. 87, a distance of 1842.41 feet to the PLACE OF BEGINNING, containing 9.675 acres of land (Grid) 9.677 acres of land (Surface), more or less.

TRACT 6 - 3.561 Acre Tract (Grid) 3.562 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 19 deg. 56 min. 46 sec. East, a distance of 4967.60 feet to a 1 inch iron pipe found at the Southwest corner of said 2.238 acre tract and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 6;

THENCE North 68 deg. 21 min. 44 sec. East along and with the South line of said 2.238 acre tract, a distance of 223.58 feet to a point on the Southwest bank of said existing Port Arthur Ship Channel from which a 5/8 inch iron rod found for reference bears South 68 deg. 21 min. 44 sec. West a distance of 4.73 feet;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 00 deg. 04 min. 40 sec. East, a distance of 29.90 feet to a point;
South 48 deg. 27 min. 15 sec. East, a distance of 61.71 feet to a point;
South 07 deg. 49 min. 38 sec. East, a distance of 87.41 feet to a point;
South 21 deg. 26 min. 32 sec. East, a distance of 108.03 feet to a point;
South 05 deg. 46 min. 10 sec. East, a distance of 38.55 feet to a point;
South 51 deg. 25 min. 38 sec. West, a distance of 14.00 feet to a point;
South 04 deg. 21 min. 47 sec. West, a distance of 28.40 feet to a point;
South 39 deg. 00 min. 04 sec. East, a distance of 76.87 feet to a point;
South 15 deg. 43 min. 57 sec. East, a distance of 96.57 feet to a point;
South 15 deg. 28 min. 08 sec. East, a distance of 91.96 feet to a point;
South 32 deg. 21 min. 49 sec. East, a distance of 44.24 feet to a point;
South 09 deg. 08 min. 04 sec. West, a distance of 42.49 feet to a point;
South 08 deg. 55 min. 41 sec. East, a distance of 70.42 feet to a point;
South 45 deg. 05 min. 24 sec. West, a distance of 17.70 feet to a point;

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South 75 deg. 42 min. 41 sec. West, a distance of 59.43 feet to a point;
South 00 deg. 56 min. 43 sec. East, a distance of 24.96 feet to a point in the North line of that certain Coastal Incineration Corporation tract of land, more fully described and recorded in Film Code No. 101-92-1649 of said Official Public Records;

THENCE South 68 deg. 21 min. 37 sec. West along and with the North line of said Coastal Incineration Corporation tract, a distance of 74.20 feet to a point in the Northeast line of said State Highway No. 87 from which a 1 inch iron pipe found for reference bears North 68 deg. 21 min. 37 sec. East a distance of 0.37 feet;
THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 774.74 feet to the PLACE OF BEGINNING, containing 3.561 acres of land (Grid) *3.562 acres of land (Surface)*, more or less.

TRACT 7 - 0.313 Acre Tract (Grid) 0.313 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 20 deg. 16 min. 20 sec. East, a distance of 6242.24 feet to a point at the Southwest corner of said Coastal Incineration Corporation tract and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 7, from which a 5/8 inch iron rod found for reference bears North 68 deg. 21 min. 37 sec. East a distance of 0.76 feet;

THENCE North 68 deg. 21 min. 37 sec. East along and with the South line of said Coastal Incineration Corporation tract, a distance of 91.98 feet to point on the Southwest bank of said existing Port Arthur Ship Channel;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 24 deg. 37 min. 29 sec. East, a distance of 62.42 feet to a point;

South 08 deg. 39 min. 16 sec. West, a distance of 189.54 feet to a point in the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 225.99 feet to the PLACE OF BEGINNING, containing 0.313 acre of land (Grid) *0.313 acre of land (Surface)*, more or less.

TRACT 8 - 0.376 Acre Tract (Grid) 0.376 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 20 deg. 21 min. 44 sec. East, a distance of 6718.33 feet to a point on the Southwest bank of said existing Port Arthur Ship Channel and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 8;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 49 deg. 55 min. 02 sec. East, a distance of 48.11 feet to a point;

South 33 deg. 09 min. 21 sec. East, a distance of 188.30 feet to a point;

South 21 deg. 43 min. 52 sec. East, a distance of 80.55 feet to a point;

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South 12 deg. 02 min. 02 sec. West, a distance of 74.65 feet to a point;
South 06 deg. 55 min. 35 sec. East, a distance of 78.29 feet to a point in the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 445.28 feet to the PLACE OF BEGINNING, containing 0.376 acre of land (Grid) *0.376 acre of land (Surface)*, more or less.

TRACT 9 – 0.099 Acre Tract (Grid) 0.099 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 20 deg. 27 min. 50 sec. East, a distance of 7353.15 feet to a point on the Southwest bank of said existing Port Arthur Ship Channel and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 9;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 36 deg. 47 min. 40 sec. East, a distance of 56.93 feet to a point;
South 19 deg. 53 min. 23 sec. East, a distance of 519.37 feet to a point in the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 574.08 feet to the PLACE OF BEGINNING, containing 0.099 acre of land (Grid) *0.099 acre of land (Surface)*, more or less.

TRACT 10 – 0.128 Acre Tract (Grid) 0.128 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 20 deg. 37 min. 07 sec. East, a distance of 8583.65 feet to a point on the Southwest bank of said existing Port Arthur Ship Channel and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 10;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 34 deg. 53 min. 43 sec. East, a distance of 93.21 feet to a point;
South 26 deg. 44 min. 10 sec. East, a distance of 122.59 feet to a point;
South 00 deg. 50 min. 48 sec. West, a distance of 85.66 feet to a point in the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 291.98 feet to the PLACE OF BEGINNING, containing 0.128 acre of land (Grid) *0.128 acre of land (Surface)*, more or less.

TRACT 11 – 0.254 Acre Tract (Grid) 0.254 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said

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Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 20 deg. 44 min. 07 sec. East, a distance of 9826.34 feet to a point on the Southwest bank of said existing Port Arthur Ship Channel and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 11;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 21 deg. 55 min. 30 sec. East, a distance of 337.03 feet to a point;

South 21 deg. 38 min. 55 sec. East, a distance of 756.04 feet to a point;

South 22 deg. 49 min. 15 sec. East, a distance of 501.99 feet to a point;

South 20 deg. 56 min. 01 sec. East, a distance of 984.23 feet to a point in the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 38 min. 24 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 2579.11 feet to the PLACE OF BEGINNING, containing 0.254 acre of land (Grid) *0.254 acre of land (Surface)*, more or less.

TRACT 12 - 3.519 Acre Tract (Grid) 3.520 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 20 deg. 55 min. 24 sec. East, a distance of 12,405.20 feet to a point on the Southwest bank of said existing Port Arthur Ship Channel and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 12;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 22 deg. 34 min. 21 sec. East, a distance of 630.02 feet to a point;

South 21 deg. 13 min. 02 sec. East, a distance of 707.34 feet to a point;

South 21 deg. 35 min. 46 sec. East, a distance of 730.83 feet to a point;

South 23 deg. 45 min. 07 sec. East, a distance of 361.06 feet to a point;

South 62 deg. 44 min. 55 sec. East, a distance of 74.12 feet to a point;

South 46 deg. 23 min. 04 sec. East, a distance of 137.54 feet to a point;

South 53 deg. 16 min. 14 sec. East, a distance of 109.09 feet to a point;

South 39 deg. 23 min. 54 sec. East, a distance of 109.68 feet to a point;

South 61 deg. 08 min. 05 sec. East, a distance of 76.81 feet to a point;

North 13 deg. 04 min. 49 sec. East, a distance of 33.45 feet to a point;

South 80 deg. 52 min. 43 sec. East, a distance of 25.21 feet to a point;

South 36 deg. 52 min. 11 sec. East, a distance of 139.80 feet to a point;

South 24 deg. 51 min. 19 sec. East, a distance of 57.24 feet to a point;

North 51 deg. 36 min. 35 sec. West, a distance of 34.90 feet to a point;

South 60 deg. 23 min. 10 sec. West, a distance of 38.60 feet to a point;

South 30 deg. 15 min. 47 sec. East, a distance of 290.23 feet to a point;

South 15 deg. 45 min. 09 sec. East, a distance of 118.11 feet to a point;

South 37 deg. 33 min. 18 sec. East, a distance of 73.89 feet to a point;

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South 89 deg. 36 min. 50 sec. East, a distance of 97.73 feet to a point;
South 71 deg. 11 min. 30 sec. East, a distance of 41.90 feet to a point;
South 43 deg. 20 min. 10 sec. East, a distance of 16.31 feet to a point;
South 07 deg. 45 min. 02 sec. East, a distance of 54.62 feet to a point;
South 47 deg. 41 min. 50 sec. East, a distance of 534.52 feet to a point in the Northeast line of said State Highway No. 87;

THENCE in a Northwesterly direction along and with the Northeast line of said State Highway No. 87 the following courses and distances:

North 52 deg. 13 min. 26 sec. West, a distance of 579.60 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set at the beginning of a curve to the right;

Northwesterly along and with said curve to the right, having a radius of 2814.79 feet, a central angle of 30 deg. 27 min. 00 sec., a long chord that bears North 37 deg. 01 min. 51 sec. West a distance of 1478.39 feet, and an arc distance of 1495.93 feet to a point at the end of said curve;

North 21 deg. 43 min. 24 sec. West, a distance of 2182.18 feet to the PLACE OF BEGINNING, containing 3.519 acres of land (Grid) *3.520 acres of land (Surface)*, more or less.

TRACT 13 - 3.990 Acre Tract (Grid) 3.991 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 25 deg. 32 min. 59 sec. East, a distance of 18,237.87 feet to a point at the South corner of that certain United States of America tract of land, more fully described as Parcel 8 recorded in Volume 549, Page 14 of said Deed Records and being in the Northeast line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 13, from which a 5/8 inch iron rod with cap stamped "WORTECH" set bears North 27 deg. 33 min. 21 sec. West, a distance of 93.30 feet;

THENCE North 62 deg. 26 min. 39 sec. East along and with the Southeast line of said Parcel 8, a distance of 93.00 feet to a point at the East corner of said Parcel 8;

THENCE North 27 deg. 33 min. 21 sec. West along and with the Northeast line of said Parcel 8, a distance of 92.94 feet to a point on the Southwest bank of said existing Port Arthur Ship Channel;

THENCE in a Southeasterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

South 79 deg. 46 min. 52 sec. East, a distance of 152.97 feet to a point;

South 62 deg. 28 min. 15 sec. East, a distance of 123.60 feet to a point;

South 20 deg. 26 min. 16 sec. East, a distance of 85.38 feet to a point;

South 46 deg. 20 min. 08 sec. East, a distance of 80.29 feet to a point;

South 11 deg. 15 min. 02 sec. East, a distance of 29.68 feet to a point;

South 37 deg. 15 min. 51 sec. West, a distance of 69.42 feet to a point;

South 10 deg. 44 min. 28 sec. West, a distance of 116.19 feet to a point;

South 20 deg. 12 min. 23 sec. East, a distance of 62.49 feet to a point;

South 29 deg. 46 min. 20 sec. East, a distance of 66.29 feet to a point;

South 51 deg. 27 min. 38 sec. East, a distance of 44.91 feet to a point;

South 32 deg. 32 min. 19 sec. East, a distance of 33.77 feet to a point in the East line of said First Tract (2470.7 acres) and said Pedro de la Garza Survey, same being the West line of 1103.5 acre tract and said Gohagen Survey from which a concrete monument with disc stamped "G-89" found bears North 02 deg. 23 min. 34 sec. West a distance of 18.80 feet;

THENCE South 02 deg. 23 min. 34 sec. East along and with the East line of said First Tract (2470.7 acres) and said Pedro de la Garza Survey, same being the West line of 1103.5 acre tract and said Gohagen Survey, a

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distance of 415.99 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set in a non-tangent curve to the left in the Northeast line of said State Highway No. 87;

THENCE in a Northwesterly direction along and with the Northeast line of said State Highway No. 87 the following courses and distances:

Northwesterly along and with said curve to the left, having a radius of 2949.45 feet, a central angle of 03 deg. 08 min. 17 sec., a long chord that bears North 25 deg. 59 min. 12 sec. West a distance of 161.52 feet and an arc distance of 161.54 feet to a 1 inch iron pipe with cap stamped "WORTECH" set at the end of said curve;

North 27 deg. 33 min. 21 sec. West, a distance of 830.02 feet to the PLACE OF BEGINNING, containing 3.990 acres of land (Grid) *3.991 acres of land (Surface)*, more or less.

TRACT 14 - 44.487 Acre Tract (Grid) 44.496 Acre Tract (Surface)

COMMENCING at a concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of that certain Premcor Refining Group, Inc. called 120.517 acre tract of land, more fully described as Tract 9 recorded in Clerk's File No. 9505598 of the Official Public Records of said Jefferson County and the M. Broussard Survey, Section No. 122, Abstract No. 486 and being in the West line of that certain Benwine Investments, Inc. called 8.3035 acre tract of land, more fully described and recorded in Clerk's File No. 2000000811 of said Official Public Records and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 87 deg. 02 min. 32 sec. West along and with the North line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the South line of said 120.517 acre tract and said Broussard Survey, Section No. 124, a distance of 356.82 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set in the Southwest line of State Highway No. 87 (public right-of-way) and being at the PLACE OF BEGINNING of the herein described TRACT 1;

THENCE in a Southeasterly direction along and with the Southwest line of said State Highway No. 87 the following courses and distances:

South 21 deg. 40 min. 58 sec. East, a distance of 251.55 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 27 deg. 53 min. 15 sec. East, a distance of 299.79 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

South 23 deg. 40 min. 58 sec. East, a distance of 442.70 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

South 21 deg. 43 min. 52 sec. East, a distance of 2905.27 feet to 1 inch iron pipe with cap stamped "WORTECH" set;

South 21 deg. 32 min. 31 sec. East, a distance of 339.69 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

South 23 deg. 49 min. 57 sec. East, a distance of 500.40 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 21 deg. 32 min. 31 sec. East, a distance of 2968.65 feet to a concrete GSU monument found at the Northeast corner of that certain Gulf States Utilities Company called 0.222 acre tract of land, more fully described and recorded in Volume 809, Page 443 of said Deed Records;

THENCE North 68 deg. 27 min. 29 sec. East, a distance of 70.00 feet to a point in the centerline of said State Highway No. 87;

THENCE South 21 deg. 32 min. 49 sec. East along and with the centerline of said State Highway No. 87, a distance of 311.29 feet to a point;

THENCE South 68 deg. 27 min. 29 sec. West, a distance of 70.03 feet to a monument with cap stamped "T. P. & W." found at the Southeast corner of said 5.344 acre tract and being in the Southwest line of said State Highway No. 87;

THENCE in a Southeasterly direction along and with the Southwest line of said State Highway No. 87 the

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following courses and distances:

South 21 deg. 32 min. 34 sec. East, a distance of 1922.36 feet to a 1 inch iron pipe found;

South 21 deg. 38 min. 22 sec. East, a distance of 2579.36 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 21 deg. 43 min. 24 sec. East, a distance of 2182.44 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set at the beginning of a non-tangent curve to the left;

Southeasterly along and with said curve to the left, having a radius of 2934.79 feet, a central angle of 23 deg. 13 min. 08 sec., a long chord that bears South 33 deg. 24 min. 55 sec. East a distance of 1181.19 feet and an arc distance of 1189.31 feet to a concrete ROW monument found;

South 44 deg. 09 min. 20 sec. East, a distance of 269.09 feet to a 5/8 inch iron rod with cap stamped "WORTECH" found at the North corner of that certain Jefferson County of Texas called 110.418 acres (grid) 110.442 acres (surface) tract of land, more fully described and recorded in Clerk's File No. 2004017255 of said Official Public Records;

THENCE North 52 deg. 12 min. 54 sec. East, a distance of 88.52 feet to a point at the beginning of a non-tangent curve to the left in the centerline of said State Highway No. 87;

THENCE in a Southeasterly direction along and with the centerline of said State Highway No. 87 the following courses and distances:

Southeasterly along and with said curve to the left, having a radius of 2864.79 feet, a central angle of 01 deg. 37 min. 04 sec., a long chord that bears South 51 deg. 26 min. 48 sec. East a distance of 80.88 feet and an arc distance of 80.89 feet to a point at the end of said curve;

South 52 deg. 13 min. 26 sec. East continuing along and with the centerline of said State Highway No. 87, a distance of 579.59 feet to a point;

THENCE North 37 deg. 46 min. 34 sec. East, a distance of 50.00 to a point in the Northeast line of said State Highway No. 87;

THENCE in a Northwesterly direction along and with the Northeast line of said State Highway No. 87 the following courses and distances:

North 52 deg. 13 min. 26 sec. West, a distance of 579.60 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set at the beginning of a curve to the right;

Northwesterly along and with said curve to the right, having a radius of 2814.79 feet, a central angle of 30 deg. 27 min. 00 sec., a long chord that bears North 37 deg. 01 min. 51 sec. West a distance of 1478.39 feet, and an arc distance of 1495.93 feet to a point at the end of said curve;

North 21 deg. 43 min. 24 sec. West, a distance of 2182.18 feet to a point;

North 21 deg. 38 min. 24 sec. West, a distance of 2579.11 feet to a point;

North 21 deg. 32 min. 31 sec. West, a distance of 1242.83 feet to a point at its intersection with the Southwest bank of said existing Port Arthur Ship Channel;

THENCE in a Northwesterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

North 34 deg. 53 min. 43 sec. West, a distance of 24.52 feet to a point;

North 25 deg. 38 min. 46 sec. West, a distance of 183.44 feet to a point;

North 05 deg. 15 min. 50 sec. West, a distance of 28.99 feet to a point;

North 21 deg. 45 min. 53 sec. West, a distance of 46.04 feet to a point;

North 19 deg. 53 min. 23 sec. West, a distance of 376.08 feet to a point at its intersection with the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 574.08 feet to a point at its intersection with the Southwest bank of said existing Port Arthur Ship Channel;

THENCE in a Northwesterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

North 33 deg. 55 min. 05 sec. West, a distance of 87.95 feet to a point;

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North 12 deg. 11 min. 27 sec. West, a distance of 86.54 feet to a point;
North 06 deg. 55 min. 35 sec. West; a distance of 18.98 feet to a point at its intersection with the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 445.28 feet to a point at its intersection with the Southwest bank of said existing Port Arthur Ship Channel;

THENCE in a Northwesterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

North 38 deg. 28 min. 35 sec. West, a distance of 70.37 feet to a point;

North 19 deg. 53 min. 34 sec. West, a distance of 155.43 feet to a point;

North 08 deg. 39 min. 16 sec. East, a distance of 31.86 feet to a point at its intersection with the Northeast line of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 225.99 feet to a point from which a 5/8 inch iron rod found for reference bears North 68 deg. 21 min. 37 sec. East a distance of 0.76 feet;

THENCE South 68 deg. 21 min. 37 sec. West, a distance of 50.00 feet to a point in the centerline of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the centerline of said State Highway No. 87, a distance of 500.30 feet to a point;

THENCE North 68 deg. 21 min. 37 sec. East, a distance of 50.00 feet to a point in the Northeast line of said State Highway No. 87, from which a 1 inch iron pipe found for reference bears North 68 deg. 21 min. 37 sec. East a distance of 0.37 feet;

THENCE North 21 deg. 32 min. 31 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 774.74 feet to a 1 inch iron pipe found at the Southwest corner of said 2.238 acre tract;

THENCE South 68 deg. 21 min. 44 sec. West, a distance of 50.00 feet to a point in the centerline of said State Highway No. 87;

THENCE North 21 deg. 32 min. 31 sec. West along and with the centerline of said State Highway No. 87, a distance of 324.92 feet to a point;

THENCE North 68 deg. 20 min. 11 sec. East, a distance of 50.00 feet to a point at the Northwest corner of said 2.238 acre tract and being in the Northeast line of said State Highway No. 87, from which a 3/4 inch iron pipe found for reference bears North 68 deg. 20 min. 11 sec. West a distance of 0.14 feet;

THENCE in a Northwesterly direction along and with the Northeast line of said State Highway No. 87 the following courses and distances:

North 21 deg. 32 min. 31 sec. West, a distance of 857.54 feet to a 1 inch iron pipe with cap stamped "WORTECH" set;

North 21 deg. 43 min. 52 sec. West, a distance of 1842.41 feet to point at the Southwest corner of said 6.910 acre tract, from which a 1 inch iron pipe found for reference bears North 68 deg. 21 min. 37 sec. East a distance of 0.76 feet;

THENCE South 68 deg. 21 min. 37 sec. West, a distance of 50.00 feet to a point in the centerline of said State Highway No. 87;

THENCE North 21 deg. 43 min. 52 sec. West along and with the centerline of said State Highway No. 87, a distance of 1498.12 feet to a point;

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THENCE North 68 deg. 16 min. 07 sec. East, a distance of 50.00 feet to a point at the intersection of the Northeast line of said State Highway No. 87 with the East line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the West line of said 8.3035 acre tract and said Bennett Survey; THENCE North 21 deg. 43 min. 52 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 36.92 feet to a concrete ROW monument found;

THENCE North 22 deg. 46 min. 53 sec. East continuing along and with the Northeast line of said State Highway No. 87, a distance of 27.51 feet to a point at the intersection of the Northeast line of said State Highway No. 87 with the East line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the West line of said 8.3035 acre tract and said Bennett Survey;

THENCE South 68 deg. 16 min. 07 sec. West, a distance of 69.29 feet to a point in the centerline of said State Highway No. 87;

THENCE North 21 deg. 43 min. 52 sec. West along and with the centerline of said State Highway No. 87, a distance of 157.17 feet to a point;

THENCE North 68 deg. 16 min. 07 sec. East, a distance of 122.91 feet to a point at the intersection of the Northeast line of said State Highway No. 87 with the East line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the West line of said 8.3035 acre tract and said Bennett Survey; THENCE North 30 deg. 19 min. 35 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 271.74 feet to a 1 inch iron pipe with cap stamped "WORTECH" set in the North line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the South line of said 120.517 acre tract and said Broussard Survey, Section No. 122;

THENCE South 87 deg. 02 min. 32 sec. West along and with the North line of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the South line of said 120.517 acre tract and said Broussard Survey, Section No. 122, a distance of 231.63 feet to the PLACE OF BEGINNING, containing 44.487 acres of land (Grid) *44.496 acres of land (Surface)*, more or less.

TRACT 15 - 5.005 Acre Tract (Grid) 5.006 Acre Tract (Surface)

COMMENCING at said concrete monument found stamped "Gulf Oil Corp." at the Northeast corner of said Twenty-fifth Tract (320 acres) and said T. & N. O. RR. Survey, Section No. 123, same being the Southeast corner of said 120.517 acre tract and said Broussard Survey, Section No. 122 and being in the West line of said 8.3035 acre tract and said Bennett Survey. Said concrete monument has a Texas State Plane Coordinate of Y=13,879,643.6820 and X=3,565,680.6840;

Thence South 24 deg. 37 min. 23 sec. East, a distance of 17,462.75 feet to a 5/8 inch iron rod found at the Southeast corner of that certain Texas Parks & Wildlife Department called 12.60 acre tract of land, more fully described and recorded in Clerk's File No. 1999014390 of said Official Public Records and being in the Southwest line of said State Highway No. 87 and at the PLACE OF BEGINNING of the herein described TRACT 2 S;

THENCE in a Southeasterly direction along and with the Southwest line of said State Highway No. 87 the following courses and distances:

South 46 deg. 44 min. 35 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 44 deg. 35 min. 10 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 42 deg. 25 min. 44 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 40 deg. 16 min. 18 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 38 deg. 06 min. 52 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 35 deg. 57 min. 27 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH"

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set;

South 33 deg. 47 min. 59 sec. East, a distance of 84.03 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 31 deg. 38 min. 35 sec. East, a distance of 84.04 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set;

South 27 deg. 33 min. 21 sec. East, a distance of 960.85 feet to a 1 inch iron pipe with cap stamped "WORTECH" set at the beginning of a curve to the right;

Southeasterly along and with said curve to the right, having a radius of 2829.45 feet, a central angle of 10 deg. 15 min. 15 sec., a long chord that bears South 22 deg. 25 min. 43 sec. East a distance of 505.71 feet and an arc distance of 506.39 feet to a 1 inch iron pipe with cap stamped "WORTECH" set in the East line of said First Tract (2470.7 acres) and said Pedro de la Garza Survey, same being the West line of that certain C. Doornbos called 1103.5 acre tract of land, more fully described as Division A recorded in Volume 437, Page 613 and Volume 439, Page 147 of said Deed Records and the Dennis Gohagen Survey, Abstract No. 123;

THENCE North 02 deg. 23 min. 34 sec. West along and with the East line of said 2470.7 acre tract and said Pedro de la Garza Survey, same being the West line of said 1103.5 acre tract and said Gohagen Survey, a distance of 378.11 feet to a 5/8 inch iron rod with cap stamped "WORTECH" set in a non-tangent curve to the left in the Northeast line of said State Highway No. 87;

THENCE in a Northwesterly direction along and with the Northeast line of said State Highway No. 87 the following courses and distances:

Northwesterly along and with said curve to the left, having a radius of 2949.45 feet, a central angle of 03 deg. 08 min. 17 sec., a long chord that bears North 25 deg. 59 min. 12 sec. West a distance of 161.52 feet and an arc distance of 161.54 feet to a 1 inch iron pipe with cap stamped "WORTECH" set at the end of said curve;

North 27 deg. 33 min. 21 sec. West along and with the Northeast line of said State Highway No. 87, a distance of 830.02 feet to a point at the South corner of that certain United States of America tract of land, more fully described as Parcel 8 recorded in Volume 549, Page 14 of said Deed Records, from which a 5/8 inch iron rod with cap stamped "WORTECH" set bears North 27 deg. 33 min. 21 sec. West, a distance of 93.30 feet;

THENCE South 62 deg. 26 min. 39 sec. West, a distance of 50.00 feet to a point in the centerline of said State Highway No. 87;

THENCE North 27 deg. 33 min. 21 sec. West along and with the centerline of said State Highway No. 87, a distance of 93.30 feet to a point at the beginning of a curve to the left;

THENCE in a Northwesterly direction along and with the centerline of said State Highway No. 87 and said curve to the left, having a radius of 2296.83 feet, a central angle of 01 deg. 48 min. 40 sec., a long chord that bears North 28 deg. 27 min. 41 sec. West a distance of 72.59 feet and an arc distance of 72.60 feet to a point at the end of said curve;

THENCE North 62 deg. 26 min. 39 sec. East, a distance of 50.02 feet to a point at the intersection of the West line of said United States of America (Parcel 8), same being the Northeast right-of-way line of said State Highway No. 87 with the Southwest bank of said existing Port Arthur Ship Channel;

THENCE in a Northwesterly direction along and with Southwest bank of said existing Port Arthur Ship Channel with its meanders as follows:

North 79 deg. 46 min. 52 sec. West, a distance of 26.91 feet to a point;

North 35 deg. 49 min. 43 sec. West, a distance of 36.56 feet to a point;

North 15 deg. 12 min. 10 sec. West, a distance of 33.37 feet to a point;

North 37 deg. 27 min. 00 sec. West, a distance of 380.76 feet to a point;

North 42 deg. 41 min. 04 sec. West, a distance of 112.98 feet to a point;

North 85 deg. 45 min. 25 sec. West, a distance of 40.73 feet to a point;

North 46 deg. 43 min. 29 sec. West, a distance of 48.29 feet to a point;

THENCE South 52 deg. 32 min. 53 sec. West, a distance of 90.55 feet to the PLACE OF BEGINNING, containing 5.005 acres of land (Grid) 5.006 acres of land (Surface), more or less.

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TRACT 16 – 861.567 Acre Tract (Grid) 861.738 Acre Tract (Surface)

BEGINNING at a 4 inch iron pipe found at an Angle corner in the East line of said Sempra tract and Sparks Survey, same being an Angle corner in the West line of that certain Clark Refining and Marketing, Inc. tract of land, more fully described as Tract 7 recorded in Clerks File No. 9505598 of the Official Public Records of said Jefferson County and West line of the John Wescott Survey, Section No. 2, Abstract No. 725 (also known as Franklin Baker Survey No. 2). Said 4 inch pipe has a U.S. State Plane Coordinate of Y=13,884,661.294 feet and X=3,557,098.378 feet;

THENCE South 02 deg. 55 min. 41 sec. East along and with the East line of said Sempra tract and Sparks Survey, same being the West line of said Clark Refining tract (Tract 7) and Wescott Survey, Abstract No. 725, a distance of 2009.05 feet to a 3/4 inch iron rod found at the Southwest corner of said Clark Refining tract (Tract 7) and Wescott Survey, Abstract No. 725, same being the Northwest corner of the I. D. Polk Survey, Section No. 1, Abstract No. 770 and being in the North line of that certain Jefferson County Waterway and Navigation District called 186.885 acre tract of land, more fully described and recorded in Clerks File No. 20051438 of said Official Public Records;

THENCE South 87 deg. 06 min. 12 sec. West along and with the North line of said 186.885 acre tract, a distance of 127.24 feet to a point for corner on the existing East bank of that certain Jefferson County Drainage District No. 7 called 280 feet wide easement (Outfall Canal), more fully described as Tract 1 recorded in Volume 668, Page 634 of said Deed Records;

THENCE in a Southerly direction along and with the existing East bank of said Outfall Canal with its meanders as follows:

South 22 deg. 22 min. 41 sec. West, a distance of 56.62 feet;

South 00 deg. 29 min. 18 sec. West, a distance of 266.97 feet;

South 07 deg. 01 min. 24 sec. East, a distance of 69.02 feet;

South 09 deg. 29 min. 01 sec. West, a distance of 121.90 feet;

South 11 deg. 18 min. 35 sec. West, a distance of 86.77 feet;

South 01 deg. 18 min. 57 sec. East, a distance of 42.87 feet to a point for corner in the most Southerly South line of said Sempra tract and the South line of said Sparks Survey, same being the North line of T. & N. O. RR. Survey, Section No. 305, Abstract No. 331, from which a 5/8 inch iron rod found with cap stamped "WORTECH SURVEYORS" at the Southeast corner of said Sparks Survey, same being the most Northerly Southwest corner of said Polk Survey bears North 87 deg. 07 min. 29 sec. East, a distance of 211.18 feet;

THENCE South 87 deg. 07 min. 29 sec. West along and with the most Southerly South line of said Sempra tract and the South line of said Sparks Survey, same being the North line of said Section No. 305, a distance of 328.66 feet to a point for corner in the recognized East line of that certain State of Texas called 4500 acre tract of land, more fully described and recorded in Volume 1168, Page 444 of said Deed Records, from which a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS SL SEC. 282" set for reference bears South 87 deg. 07 min. 29 sec. West, a distance of 271.34 feet;

THENCE North 00 deg. 34 min. 42 sec. East along and with a recognized East line of said 4500 acre tract, a distance of 214.18 feet to a point for corner at a Northeast corner of said 4500 acre tract, from which a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS PL SEC. 282" set for reference bears South 87 deg. 27 min. 32 sec. West, a distance of 271.34 feet;

THENCE South 87 deg. 27 min. 32 sec. West along and with a recognized North line of said 4500 acre tract, a distance of 1625.06 feet to a 2 inch iron pipe found for corner at a Ell corner of said 4500 acre tract;

THENCE North 02 deg. 07 min. 29 sec. West along and with a recognized East line of said 4500 acre tract, a distance of 1414.45 feet to a 2 inch iron pipe found for corner at a Northeast corner of said 4500 acre tract;

THENCE South 87 deg. 28 min. 21 sec. West along and with a recognized North line of said 4500 acre tract, a distance of 5265.67 feet to a 2 inch iron pipe found for corner at a Northwest corner of said 4500 acre tract, same

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being in the recognized East line of that certain J. B. Paulus Subdivision recorded in Volume 3, Page 183 of the Map Records of Jefferson County;

THENCE North 02 deg. 21 min. 01 sec. West along and with the recognized East line of said Paulus Subdivision, the East line of that certain R.A. Shmit Subdivision recorded in Volume 69, Page 20 of said Deed Records and the East line of that certain Charles A. Howell and David L. Broadus called 40 acre tract of land, more fully described and recorded in Volume 639, Page 16 and Volume 638, Page 229 of said Deed Records, a distance of 4668.64 feet to a point for corner in the South line of that certain Clark Refining and Marketing, Inc. tract of land, more fully described as Tract 8 recorded in said Clerks File No. 9505598, from which a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS PL SEC. 280" set for reference bears South 02 deg. 21 min. 01 sec. East, a distance of 600.00 feet and another 2 inch iron pipe with cap stamped "WORTECH SURVEYORS I" set for reference bears North 89 deg. 16 min. 48 sec. East, a distance of 156.36 feet;

THENCE North 89 deg. 16 min. 48 sec. East along and with the North line of said Sempra tract, same being the South line of said Clark Refining tract (Tract 8), a distance of 7895.05 feet to a point for corner at the Northeast corner of said Sempra tract, same being the Southeast corner of said Clark Refining tract (Tract 8) and being in the East line of said Sparks Survey, same being the West line of said Clark Refining tract (Tract 7) and Wescott Survey, Abstract No. 725, from which a 4 inch iron pipe found (leaning) for reference bears South 89 deg. 16 min. 48 sec. West, a distance of 52.37 feet;

THENCE South 06 deg. 04 min. 48 sec. West along and with the East line of said Sempra tract and Sparks Survey, same being the West line of said Clark Refining tract (Tract 7) and Wescott Survey, Abstract No. 725, a distance of 3441.30 feet to the PLACE OF BEGINNING, containing 861.567 acres of land (Grid) *861.738 acres of land (Surface)*, more or less.

TRACT 16A – 86.330 Acre Tract (Grid) 86.347 Acre Tract (Surface)
Encroachment Area – Not included in total acreage on this survey

BEING an 86.330 acre tract of land (Grid) *86.347 acres of land (Surface)* out of and a part of that certain Sempra Energy Production Company tract of land, more fully described as Tracts 27, 28 and 29 recorded in Volume 1591, Page 468 of the Deed Records of Jefferson County, Texas. Said 86.330 acre tract of land being situated in the John Wescott Survey, Section No. 280, Abstract No. 726, the T. & N. O. RR. Survey, Section No. 281, Abstract No. 319 and the J. E. Sparks Survey, Section No. 282, Abstract No. 654, Jefferson County, Texas and being more particularly described as follows:

COMMENCING at a 4 inch iron pipe found at an Angle corner in the East line of said Sempra tract and Sparks Survey, same being an Angle corner in the West line of that certain Clark Refining and Marketing, Inc. tract of land, more fully described as Tract 7 recorded in Clerks File No. 9505598 of the Official Public Records of said Jefferson County and the West line of the John Wescott Survey, Section No. 2, Abstract No. 725 (also known as the Franklin Baker Survey No. 2). Said 4 inch pipe has a U.S. State Plane Coordinate of Y=13,884,661.294 feet and X=3,557,098.378 feet;

Thence South 02 deg. 55 min. 41 sec. East along and with the East line of said Sempra tract and Sparks Survey, same being the West line of said Clark Refining tract (Tract 7) and Wescott Survey, Abstract No. 725, a distance of 2641.73 feet to a 5/8 inch iron rod with cap stamped "WORTECH SURVEYORS" found at the Southeast corner of said Sempra tract and Sparks Survey, same being the most Northerly Southwest corner of the I. D. Polk Survey, Section No. 1, Abstract No. 770 and being in the North line of the T. & N. O. RR. Survey, Section No. 305, Abstract No. 331;

Thence South 87 deg. 07 min. 29 sec. West along and with the most Southerly South line of said Sempra tract and the South line of said Sparks Survey, same being the North line of said Section No. 305, a distance of 539.84 feet to a point for corner in the recognized East line of that certain State of Texas called 4500 acre tract of land, more fully described and recorded in Volume 1168, Page 444 of said Deed Records, from which a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS SL SEC. 282" set for reference bears South 87 deg. 07 min. 29 sec. West, a distance of 271.34 feet and being at the PLACE OF BEGINNING of the tract of land herein described;

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THENCE South 87 deg. 07 min. 29 sec. West continuing along and with the most Southerly South line of said Sempra tract and the South line of said Sparks Survey, same being the North line of said Section No. 305, a distance of 1900.63 feet to a point for corner at the most Southerly Southwest corner of said Sempra tract and Southwest corner of said Sparks Survey, same being the most Easterly Northwest corner of said Section No. 305 and being in the East line of said Section No. 281, from which a 2 inch iron pipe found bears North 49 deg. 23 min. 19 sec. East, a distance of 364.80 feet;

THENCE North 02 deg. 42 min. 47 sec. West along and with the most Easterly West line of said Sempra tract and the West line of said Sparks Survey, same being the East line of said Section No. 281, a distance of 1389.89 feet to a point for corner at an Ell corner of said Sempra tract, from which a 2 inch iron pipe found bears North 47 deg. 52 min. 00 sec. East, a distance of 391.44 feet;

THENCE South 87 deg. 10 min. 52 sec. West along and with the most Westerly South line of said Sempra tract and the South line of said Wescott Survey, Abstract No. 726, same being the most Northerly North line of T. & N. O. RR. Survey, Section No. 303, Abstract No. 330, a distance of 5277.49 feet to a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS SWC SEC. 280" set for corner at the most Westerly Southwest corner of said Sempra tract and the Southwest corner of said Wescott Survey, Abstract No. 726, same being the most Northerly Northwest corner of said Section No. 303 and being in the East line of the R. A. Shmit Survey, Abstract No. 774, from which a 2 inch iron pipe found bears North 46 deg. 03 min. 31 sec. East, a distance of 417.81 feet;

THENCE North 02 deg. 42 min. 32 sec. West along and with the most Westerly West line of said Sempra tract and the West line of said Wescott Survey, Abstract No. 726, same being the East line of said Shmit Survey and the T. & N. O. RR. Survey, Section No. 279, Abstract No. 318, a distance of 4955.85 feet to a point for corner at the Northwest corner of said Sempra tract, same being the Southwest corner of that certain Clark Refining and Marketing, Inc. tract of land, more fully described as Tract 8 recorded in said Clerks File No. 9505598, from which a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS WL SEC. 280" set for reference bears South 02 deg. 42 min. 32 sec. East, a distance of 500.00 feet and another 2 inch iron pipe with cap stamped "WORTECH SURVEYORS 1" set for reference bears North 89 deg. 16 min. 48 sec. East, a distance of 500.00 feet;

THENCE North 89 deg. 16 min. 48 sec. East along and with the North line of said Sempra tract, same being the South line of said Clark Refining tract (Tract 8), a distance of 343.64 feet to a point for corner in the recognized East line of that certain Charles A. Howell and David L. Broadus called 40 acre tract of land, more fully described and recorded in Volume 639, Page 16 and Volume 638, Page 229 of said Deed Records, from which a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS PL SEC. 280" set for reference bears South 02 deg. 21 min. 01 sec. East, a distance of 600.00 feet and another 2 inch iron pipe with cap stamped "WORTECH SURVEYORS 1" set for reference bears North 89 deg. 16 min. 48 sec. East, a distance of 156.36 feet;

THENCE South 02 deg. 21 min. 01 sec. East along and with the recognized East line of said Howell and Broadus 40 acre tract, the East line of that certain R.A. Shmit Subdivision recorded in Volume 69, Page 20 of said Deed Records and the East line of that certain J. B. Paulus Subdivision recorded in Volume 3, Page 183 of the Map Records of Jefferson County, a distance of 4668.64 feet to a 2 inch iron pipe found at a Northwest corner of said 4500 acre tract;

THENCE North 87 deg. 28 min. 21 sec. East along and with a recognized North line of said 4500 acre tract, a distance of 5265.67 feet to a 2 inch iron pipe found for corner at a Northeast corner of said 4500 acre tract;

THENCE South 02 deg. 07 min. 29 sec. East along and with a recognized East line of said 4500 acre tract, a distance of 1414.45 feet to a 2 inch iron pipe found for corner at an Ell corner of said 4500 acre tract;

THENCE North 87 deg. 27 min. 32 sec. East along and with a recognized North line of said 4500 acre tract, a distance of 1625.06 feet to a point for corner at a Northeast corner of said 4500 acre tract, from which a 2 inch iron pipe with cap stamped "WORTECH SURVEYORS PL SEC. 282" set for reference bears South 87 deg. 27 min. 32 sec. West, a distance of 271.34 feet;

THENCE South 00 deg. 34 min. 42 sec. West along and with a recognized East line of said 4500 acre tract, a

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distance of 214.18 feet to the PLACE OF BEGINNING, containing 86.330 acres of land (Grid) 86.347 acres of land (Surface), more or less.

(This description is based upon a survey made on the ground under my direct supervision on October 29, 2003 and is being submitted along with a survey plat showing the property and facts found as described herein for all tracts and also a report covering Tract 16 and 16A. All the horizontal control is referenced to the Texas State Plane Coordinate System, Lambert Projection, North American Datum of 1983 (NAD83), South Central Zone. All bearings, distances and acreages are grid. The theta convergence factor for the concrete monument stamped "Gulf Oil Corp." found at the Northeast corner T. & N.O. RR. Survey, Section No. 123 for Tracts 1 through 15 in this survey is 02 deg. 28 min. 06 sec. and the grid scale factor is 0.99989878. The theta convergence factor for the 4 inch iron pipe found at the point of beginning of Tract 16 in this survey is 02 deg. 27 min. 20 sec. and the grid scale factor is 0.99990099. To obtain surface acres divide the grid acres by the scale factor squared.)

EXHIBIT B

PERMITTED EXCEPTIONS

Those matters contained in Schedule B of that certain title commitment, issued by Jefferson County Title Company as Commitment No. 20060154 on March 13, 2006 at 8:00 a.m., which are set forth in the attached pages.

(See attached.)

SCHEDULE B

Commitment No. 20060154

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EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Covenants, Conditions, Licenses and Restrictions as set forth in Warranty Deed from Sempra Energy Production Company to insured, recorded under County Clerk's File No. _____, Official Public Records of Real Property of Jefferson County, Texas, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping or improvements. Shortages in area.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2006, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2006 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgagee Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R).
 - a. Subject to the terms, conditions and stipulations of any unrecorded lease agreements, if any, and rights of tenants in possession, if any.

Jefferson County Title Company

Fidelity National Title

SCHEDULE B - Continued

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10. As to Road Easements affecting said tracts:

- a. Easement for highway purposes, dated 10/8/1932, executed by The McFaddin Trust to State of Texas, of record in Volume 370, Page 586, Deed Records of Jefferson County, Texas. (Affects Tract Nos. 1,2-N and 2-S.)
- b. Easement for highway purposes, dated 12/11/1953, executed by The McFaddin Trust to State of Texas, of record in Volume 950, Page 403, Deed Records of Jefferson County, Texas. (Affects Tract Nos. 2-N and 2-S.)
- c. Easement for highway purposes, dated 12/21/1962, executed by Cee-Cross Company, et al to State of Texas, of record in Volume 1347, Page 100 Deed Records of Jefferson County, Texas. (Affects Tract No. 2-S)
- d. Easement for highway purposes, dated 12/21/1962, executed by Cee-Cross Company, et al to State of Texas, of record in Volume 1347, Page 102 Deed Records of Jefferson County, Texas. (Affects Tract No. 2-S)
- e. Easement for highway purposes, dated 12/21/1962, executed by Cee-Cross Company, et al to State of Texas, of record in Volume 1347, Page 105 Deed Records of Jefferson County, Texas. (Affects Tract No. 2-S)
- f. Easement for highway purposes, dated 6/24/1966, executed by Bar-C Ranch Company, et al to State of Texas, of record in Volume 1476, Page 476 Deed Records of Jefferson County, Texas. (Affects Tract No. 1)
- g. Easement for highway purposes, dated 6/24/1966, executed by Bar-C Ranch Company, et al to State of Texas, of record in Volume 1476, Page 468 Deed Records of Jefferson County, Texas. (Affects Tract No. 1)
- h. Easement for oil field road purposes, excluded from Partial Release dated 6/21/1969, executed by Shell Oil Company to Mamie McFaddin Ward, et al of record in Volume 1613, Page 199 Deed Records of Jefferson County, Texas. (Affects Tract No. 2-N)
- i. Easement for road purposes, dated 4/19/1978, executed by Sabine Production Company to Texas Eastern Transmission Co., of record in Volume 2078, Page 326 Deed Records of Jefferson County, Texas. (Affects Tract No. 2-N)
- j. Easement for road purposes, dated 7/7/1982, executed by Sabine Production Company to Jefferson County Drainage District No. 6, 50' wide of record in Volume 2397, Page 238 Deed Records of Jefferson County, Texas. (Affects Tract No. 2-N)
- k. Easement for road purposes, dated 5/12/1983, executed by Sabine Production Company to Coalinga Corporation, 50' wide of record under Film Code No. 100-17-1027 Deed Records of Jefferson County, Texas. (Affects Tract No. 2-N)
- l. Easement for boat access to Round Lake purposes through two canals, dated 6/27/1988, executed by Sabine Corporation to Texas Parks & Wildlife Department, of record under Film Code No. 102-31-1497, Deed Records of Jefferson County, Texas. (Affects Tract No. 1)

11. As to Utility Easements affecting said tracts:

- a. Easement for utility purposes, dated 8/24/1936, executed by The McFaddin Trust to Gulf States Utilities Company, of record in Volume 446, Page 537, Deed Records of Jefferson County, Texas.
- b. Easement for utility purposes, dated 5/4/1942, executed by The McFaddin Trust to Gulf States Utilities Company, of record in Volume 510, Page 193, Deed Records of Jefferson County, Texas. (Affects Tract Nos. 1, 2-N and 2-S)

SCHEDULE B - Continued

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- c. Easement for utility purposes, dated 4/14/1961, executed by Mamie McFaddin Ward, et al to Gulf States Utilities Company, of record in Volume 1263, Page 65, Deed Records of Jefferson County, Texas.(Affects Tract No. 2-S)
 - d. This exception has been deleted.
 - e. Easement for utility purposes, dated 4/8/1927, executed by W.P.H. McFaddin to Southwestern Bell Telephone Company, of record in Volume 283, Page 524, Deed Records of Jefferson County, Texas.(Affects Tract Nos. 1, 2-N and 2-S)
 - f. Easement for utility purposes, dated 8/24/1936, executed by The McFaddin Trust to Southwestern Bell Telephone Company, of record in Volume 446, Page 537, Deed Records of Jefferson County, Texas.(Affects Tract No. 2-N)
 - g. Easement for utility purposes, dated 11/19/1976, executed by Sabine Production Company to Southwestern Bell Telephone Company, of record in Volume 1985, Page 234, Deed Records of Jefferson County, Texas.(Affects Tract Nos. 1, 2-N and 2-S)
 - h. This exception has been deleted.
 - i. Easement for waterline purposes, condemned by USA from The McFaddin Trust by Judgment dated 10/14/1942, of record in Volume 520, Page 225 and Volume 549, Page 14, Deed Records of Jefferson County, Texas. (Affects Tract Nos. 1, 2-N and 2-S) located along the east side of State Hwy 87.
 - j. Easement for utility purposes, dated 06/23/2005, executed by Sempra energy Production Company to Entergy Gulf States, Inc., of record under Instrument Number 2005026806, Official Public Records of Real Property in the office of the county clerk of Jefferson County, Texas.(Affects Tract Nos. 2-S, 13, and 15)
12. As to Pipeline Easements affecting said tracts:
- a. This exception has been deleted.
 - b. Easement for pipeline purposes, dated 7/7/1976, executed by Dalco Oil Company (30" wide) to Natural Gas Pipeline Company of America, of record in Volume 1946, Page 199, Deed Records of Jefferson County, Texas.(Affects Tract No. 1)
 - c. Easement for pipeline purposes, dated 11/14/1977, executed by Sabine Production Company (50' wide) to Texas Eastern Transmission Company, of record in Volume 2050, Page 241, Deed Records of Jefferson County, Texas.(Affects Tract Nos. 1, 2-N and 2-S)
 - d. Easement for pipeline purposes, dated 1/11/1982, executed by Sabine Production Company to Texas Eastern Transmission Company, of record in Volume 2364, Page 186, Deed Records of Jefferson County, Texas.(Affects Tract Nos. 2-N and 2-S)
 - e. Easement for pipeline purposes, dated 3/21/1979, executed by Sabine Production Company to Tejas Gas Company (30' wide) of record in Volume 2146, Page 204, Deed Records of Jefferson County, Texas.(Affects Tract Nos. 1, 2-N and 2-S)
 - f. Easement for pipeline purposes, dated 4/10/1981, executed by Sabine Production Company to Seagull Petrochemical Pipeline Corp., (10' wide) of record in Volume 2315, Page 161, Deed Records of Jefferson County, Texas.(Affects Tract Nos. 1, 2-N and 2-S)
 - g. Easement for pipeline purposes, dated 12/30/1983, executed by Sabine Production Company to Coalinga Corporation (20' wide, 5 year term) of record in Film Code No. 100-46-0640, Deed Records of Jefferson County, Texas.(Affects Tract No. 2-N)

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- h. Easement for dual gas sales pipelines for transportation of gases produced, dated 6/27/2000, executed by Sempra Energy Production Company to Thorp Petroleum Corporation, of record under County Clerk's File No. 2000024230, Official Public Records of Real Property of Jefferson County, Texas. (Affects Tract No. 2-N) **NOTE:** Right of way not to exceed 150' along either side of centerline describe; terminates in the event no longer used for such purposes for a period exceeding one year.
- i. Easement for pipeline purposes, dated 10/21/2002, executed by Sempra Energy Production Company to Manta Ray Gathering Company, LLC, of record under County Clerk's File No. 2002042815, Official Public Records of Real Property of Jefferson County, Texas. (Affects Tract Nos. 1, 2-N and 2-S) **NOTE:** 25 year term, plus 25 year renewal term upon payment of \$50,000.00.
- j. Easement for pipeline purposes, dated 4/28/2003, executed by Sempra Energy Production Company to Manta Ray Gathering Company, LLC, of record under County Clerk's File No. 2003017973, Official Public Records of Real Property of Jefferson County, Texas. (Affects Tract Nos. 1 and 2-N)

13. As to Spoil Deposit Easements affecting said tracts:

- a. Easement for excavation of Intracoastal Waterway and Spoil Deposit purposes dated 10/3/1928 executed by The McFaddin Trust to USA, of record in Volume 330, Page 132, Deed Records of Jefferson County, Texas. (Affects Tract No. 1)
- b. Easement for Spoil Deposit purposes dated 2/29/1960 executed by J.L.C. McFaddin, et al to USA, of record in Volume 1230, Page 67, Deed Records of Jefferson County, Texas. **NOTE:** Grantors reserved the right to terminate all or part of said easements at time after the expiration of three years, upon 90 days written notice. (S D Tract No. 4 affects Tract Nos. 2-N and 2-S; S D Tract No. S D 5 affects Tract No. 1)
- c. Easement for Spoil Deposit purposes dated 12/20/1965 executed by Mamie McFaddin Ward, et al to Beaumont Navigation District, of record in Volume 1584, Page 439, Deed Records of Jefferson County, Texas. (Affects Tract No. 2-N) **NOTE:** Fifteen (15) year term easement.
- d. Easement for Spoil Deposit purposes dated 7/7/1982 executed by Sabine Production Company to Jefferson County Drainage District No. 6, of record in Volume 2397, Page 230, Deed Records of Jefferson County, Texas. (Affects Tract No. 1) **NOTE:** Five (5) year term easement.
- e. Easement for Channel and Waterway improvement purposes dated 7/7/1982 executed by Sabine Production Company to Jefferson County Drainage District No. 6, of record in Volume 2397, Page 196, Deed Records of Jefferson County, Texas. (Affects Tract No. 1)
- f. This exception has been deleted.
- g. Easement for deposit of spoil adjacent to Outfall Canal dated 10/16/1947, executed by Jefferson County Drainage District No. 7, of record in Volume 679, Page 338, Deed Records of Jefferson County, Texas.

14. As to Surface Use Leases:

- a. Surface Use Lease dated 12/30/1983, executed by Sabine Corporation to Coalinga Corporation, containing 5 acres, of record under Film Code No. 100-46-0638, Deed Records of Jefferson County, Texas. (Affects Tract No. 2-N; subject to Life Estate of Geo. Broussard, et.ux)
- b. Surface Use Lease dated 12/30/1983, executed by Sabine Corporation to Coalinga Corporation, containing 5 acres, of record under Film Code No. 100-47-2021, Deed Records of Jefferson County, Texas. (Affects Tract No. 1)
- c. Surface Use Agreement and Easement dated 6/27/2000, executed by Sempra Energy Production Company to Thorp Petroleum Corporation containing 2.21 acres, more or less, of record under County Clerk's File No.

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2000024229, Official Public Records of Real Property of Jefferson County, Texas.(Affects Tract No. 2-N)
NOTE: Drill site and access easement; 1 year term, and so long thereafter as oil and gas are produced and saved.

- d. Geophysical Permit and Option to Acquire Oil and Gas Lease, dated 5/10/2001, executed by Sempra Energy Production Company to Duncan Oil Partners, of record under Clerk's File No. 2001024972, Official Public Records of Real Property of Jefferson County, Texas.(Affects Tract No. 1, 2-N and 2-S)

15. As to Oil, Gas and other Minerals:

- a. The oil, gas and other minerals excepted from conveyance as being outstanding in Grantor's predecessors in title in the deed dated 4/29/1969 from Mamie McFaddin Ward, et al to Planet Oil and Mineral Corporation and Horizon Sales Corporation, of record in Volume 1591, Page 468, Deed Records of Jefferson County, Texas.
- b. The oil, gas and other minerals excepted from conveyance and reserved unto Grantors in the deed dated 4/29/1969 from Mamie McFaddin Ward, et al to Planet Oil and Mineral Corporation and Horizon Sales Corporation, of record in Volume 1591, Page 468, Deed Records of Jefferson County, Texas.
- c. Undivided 1/2 of Grantor's interests in mineral leasehold estates reserved by Grantors in General Conveyance, Assignment and Transfer dated 4/29/1969, from Mamie McFaddin Ward, et al to Planet Oil and Mineral Corporation and Horizon Sales Corporation, of record in Volume 1591, Page 443, Deed Records of Jefferson County, Texas.
- d. All of the grantor's oil, gas and other mineral royalties in and under and that may be produced from the lands described in the Mineral Deed dated 10/5/1982 from Sabine Production Company to Sabine Corporation, of record in Volume 2420, Page 2, Deed Records of Jefferson County, Texas.(Affects all surveys included in subject site)
- e. Exploration Contract and Oil and Gas Lease dated 10/19/1982, executed by Sabine Corporation to Huffco Petroleum Corporation, of record in Volume 2421, Page 460, Deed Records of Jefferson County, Texas.
- f. Oil, Gas and Mineral Lease dated 12/31/1992, executed by Pacific Enterprises Oil Company, et al to Plains Resources, Inc., of record under Film Code No. 104-71-1796, Deed Records of Jefferson County, Texas.
- g. Oil, Gas and Mineral Lease dated 05/10/2001, executed by Sempra Energy Production Company to Duncan Oil Partners, of record under Clerk's File No. 2001024972, Official Public Records of Real Property of Jefferson County, Texas.
- h. Any and all valid and subsisting oil, gas and mineral leases, assignments, working interests, overriding royalty interests, joint operating agreements, unit designations or other regulatory approvals affecting all or any portions of the herein described property.

16. As to other Exceptions:

- a. Any and all easements, encroachments, conflicts, protrusions, overlapping improvements shown on Survey Plat prepared by WORTECH Land Surveyors, Inc., dated 1/7/2006.(4 pages)
- b. "Conflict Area" shown on Tract 4, Sheet 2 of 4 of Survey Plat prepared by WORTECH Land Surveyors, Inc., showing Conflict Areas containing 52.970 acres out of 947.366 acres; Being an area of land between survey patent lines and apparent property lines evidenced by occupation of adjacent property owners or other parties. Company shall not be liable for any loss, costs or damages related to the conflict area and does not insure title to any of said conflict area.
- c. Boundary Agreement executed by Sabine Corporation and Est. Udo A. Schulz, et al, dated 2/25/1988, of record in FC 102-31-1478, Deed Records.(Affects Tract 2-N)

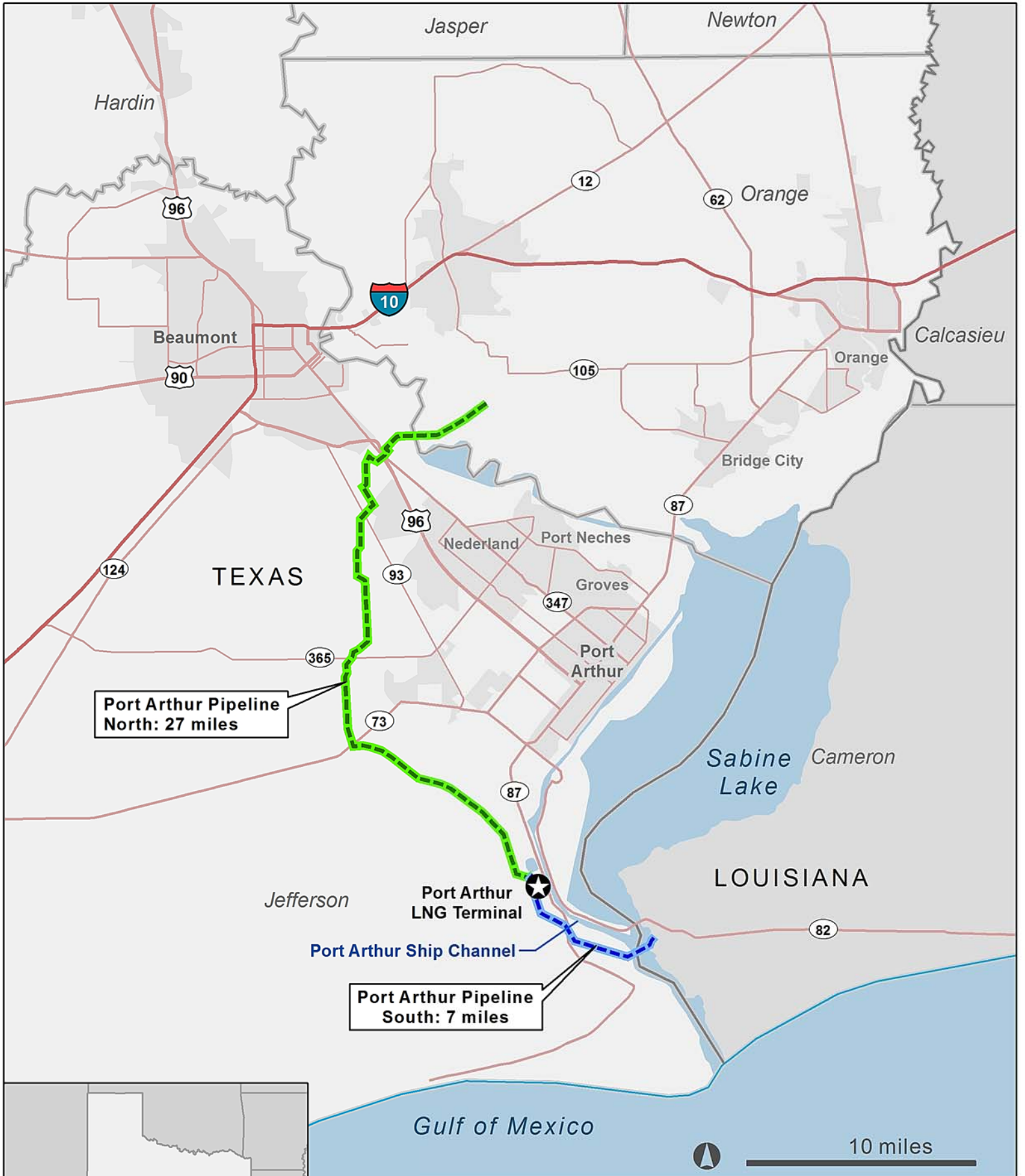
SCHEDULE B - Continued

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- d. Easement for Diversion Channel, dated 7/7/1982, executed by Sabine Corporation to Jefferson County DD6, of record in Volume 2397, Page 196, Deed Records of Jefferson County, Texas.(Affects T N O Sec. 280, 281 and 282)
- e. Easement for levee dated 7/7/1982, executed by Sabine Corporation to Jefferson County DD6, of record in Volume 2397, Page 208, Deed Records of Jefferson County, Texas.(Affects Tract 1)
- f. Easement for canals and levees dated 7/20/1915, executed by W.P.H. McFaddin to Beaumont Navigation District, of record in Volume 1560, Page 435, Deed Records of Jefferson County, Texas.(Affects T N O Sections 280, 281 and 282)
- g. Easement for Outfall Canal, dated 7/11/1947, executed by The McFaddin Trust to Jefferson County DD7 of record in Volume 668, Page 634, Deed Records of Jefferson County, Texas.(Affects Sec. T N O 282)

Exhibit 2



**Port Arthur Pipeline
North: 27 miles**

**Port Arthur Pipeline
South: 7 miles**



Port Arthur Pipeline Project Project Location Map

