

EXHIBIT A

A SURVEY OF A TRACT OF LAND OUT OF THE H. B. LITTLEFIELD, GEORGE PREACHER, JOHN GRANT, AND SYLVESTER BOWEN SURVEYS, SAID TRACT BEING THAT PORTION OF THE TEXAS CITY TERMINAL RAILROAD COMPANY TRACT LYING EAST OF THE 1850 SHORELINE OF GALVESTON BAY AS ESTABLISHED IN 1965 BY J. S. BOYLES AND W. H. WILSON FOR THE U. S. CORPS OF ENGINEERS AND THE WEST LINE OF THE U. S. HARBOR AS APPROVED IN SEPTEMBER OF 1921 BY J. M. WAINWRIGHT, ASSISTANT SECRETARY OF WAR, UNDER THE PROVISIONS OF SECTION 11 OF THE RIVER AND HARBOR ACT OF MARCH, 1899, AND SHOWN ON U. S. CORPS OF ENGINEERS DRAWING, GALV 306 - 16 SHEET 2, DATED MAY, 1939, AND APPROVED FOR THE PORT OF TEXAS CITY, SEPTEMBER, 1939, BY THE SECRETARY OF WAR, HARRY WOODRING, IN GALVESTON COUNTY, TEXAS.

Being more particularly described by metes and bounds as follows:

BEGINNING at the point of intersection of the said 1850 shoreline as reproduced from recovered monuments and field data from the Boyles and Wilson survey and the South line of the Monsanto tracts, said Beginning point being N 87°40'52" E a distance of 113.82 feet and S 02°19'08" E a distance of 2535.02 feet from the intersection of the center line of Texas Avenue and the West right-of-way line of Bay Street according to the plat of the Texas City First Division of record in Volume 113, Page 26 in the office of the County Clerk of Galveston County, Texas, said Beginning point also being N 88°04'26" E a distance of 0.34 feet and N 01°55'34" W a distance of 4659.24 feet from the Commencing Point of the Texas City Terminal Tract on the South line of the George Preacher Survey as shown on the April, 1966 right-of-way map of the Texas City Hurricane Protection Project, section 6, by W. T. Hayes, County Surveyor, said Commencing Point being N 88°04'26" E a distance of 3407.77 feet from the East line of the Texas City Refining tract;

Running along the west side of the said 1850 shoreline through the following courses:

- S 01°40'36" E a distance of 936.10 feet to P I 28
- S 08°59'17" E a distance of 595.85 feet to P I 29
- S 05°05'31" E a distance of 474.18 feet to P I 30
- S 17°58'34" E a distance of 149.81 feet to P I 31
- S 03°39'20" E a distance of 259.52 feet to P I 32
- S 19°52'14" E a distance of 169.39 feet to P I 33
- S 07°03'54" E a distance of 146.33 feet to P I 34
- S 18°59'06" E a distance of 878.89 feet to P I 35
- S 16°23'06" E a distance of 448.52 feet to P I 36
- S 16°36'48" E a distance of 644.06 feet to P I 37
- S 05°56'48" E a distance of 305.29 feet to a point on the curve of the Industrial Channel Line for the port of Texas City as monumented and occupied by the U. S. Corps of Engineers and shown on drawing GALV 306 - 22, sheet 2.1, of the Texas City Industrial Canal and Turning Basin;

THENCE in a northeasterly direction a distance of 859.77 feet along the arc of the curve of the said Channel Line concave to the Northwest having a radius of 1675.56 feet and a chord which bears N 42°31'51" E a distance of 649.40 feet to a point for corner on said U. S. Harbor Line;

THENCE N 05°09'55" W along said Harbor Line a distance of 9486.65 feet to a point for corner;

THENCE N 02°19'08" W parallel to the axis of Bay Street along said U. S. Harbor Line a distance of 1813.31 feet to a point for corner on the South line of said Monsanto tract;

THENCE S 87°40'52" W along the South line of said Monsanto tract a distance of 879.53 feet to a point for corner;

THENCE N 02°19'08" W along the South line of said Monsanto tract a distance of 49.00 feet to a point for corner;

THENCE S 87°40'52" W along the South line of said Monsanto tract a distance of 327.35 feet to the place of BEGINNING and containing 109.326 acres of land more or less.

Surveyed September 10, 1964

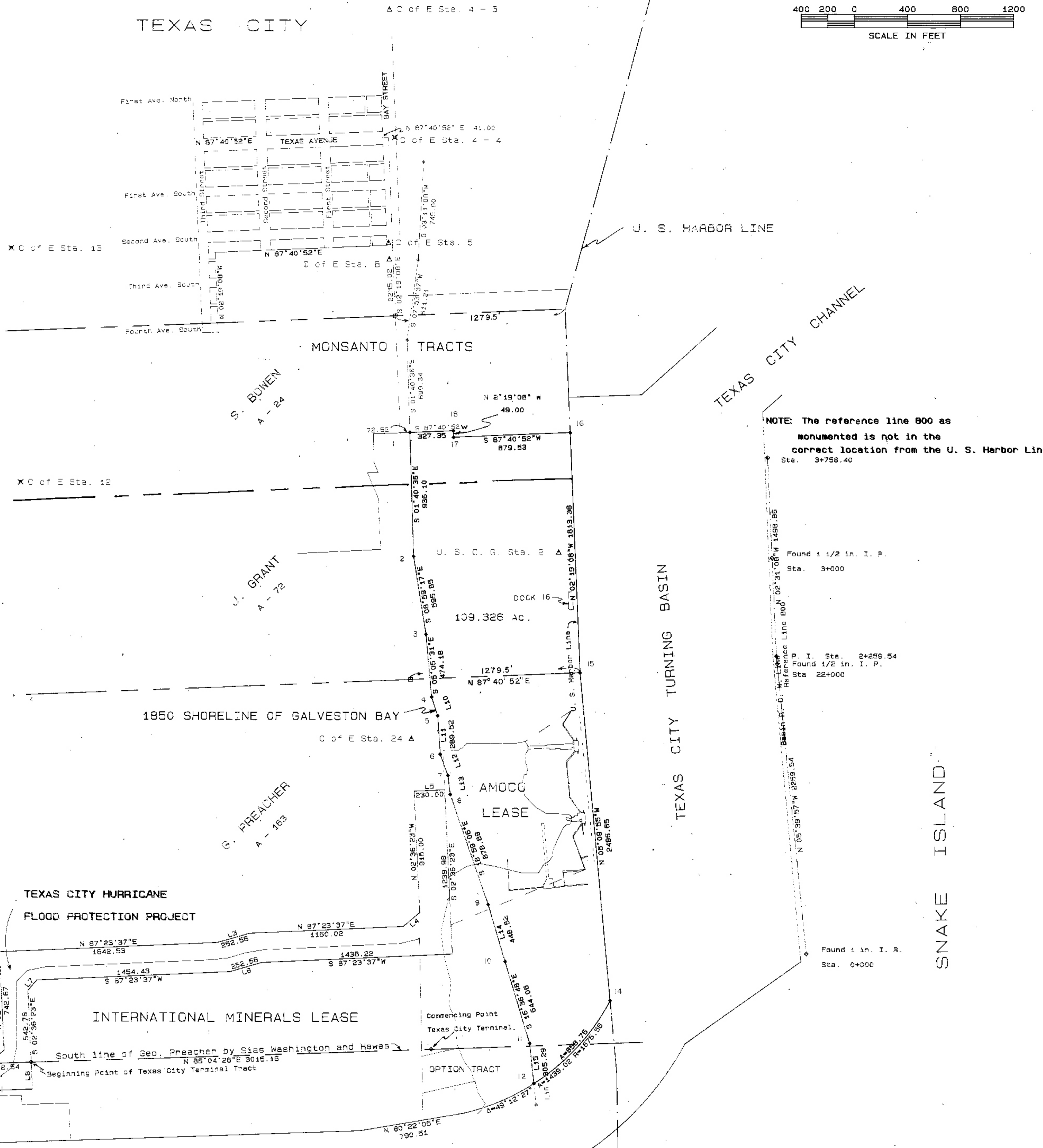
By: S. A. Duitacher
Reg. Public Surveyor
D. Engineers Inc.
La Marque, Texas



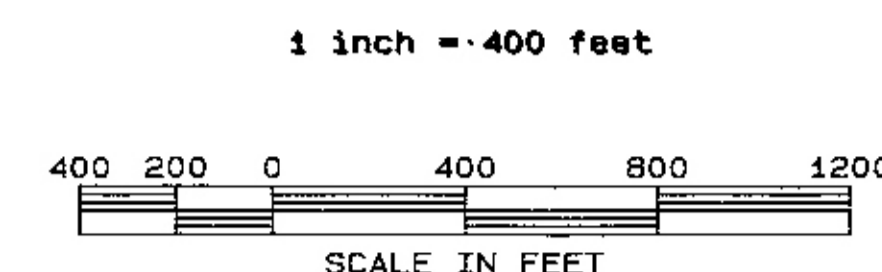
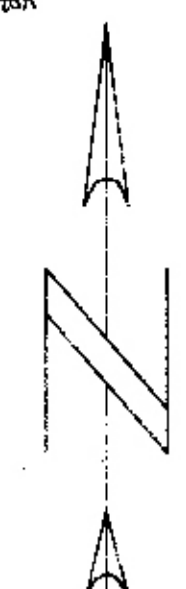
LINE	BEARING	DISTANCE
1	N 87°51'59"E	59.24
2	N 47°18'22"E	174.27
3	N 74°07'55"E	252.58
4	N 49°49'50"E	164.00
5	N 87°23'37"E	230.00
6	S 74°07'55"W	252.58
7	S 40°25'07"W	102.45
8	S 02°06'23"E	202.00
9	N 89°33'35"E	343.02
10	S 17°58'34"E	149.81
11	S 03°39'20"E	259.52
12	S 18°59'06"E	169.39
13	S 07°03'54"E	146.33
14	S 16°23'06"E	448.52
15	S 05°56'14"E	305.29
16	S 05°56'14"E	151.93

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.
1	24°43'49"	2325.55	1003.75	505.92	936.99	N 50°59'51"E

TEXAS CITY REFINING TRACT



Sketch File 58
Galveston County
City of Galveston
File # 11524
GALVESTON COUNTY
By: George Howard



NOTE: The reference line 800 as monumented is not in the correct location from the U. S. Harbor Line

Found 1 1/2 in. I. P. Sta. 34000
Found 1/2 in. I. P. Sta. 224000
Found 1 in. I. P. Sta. 04000

TEXAS GRID COORDINATES AS REFERENCED FROM GALV. SOUTH BASE

POINT	NORTHING	EASTING
1	584484.278	3307706.264
2	583548.579	3307733.659
3	582600.045	3307826.742
4	582487.736	3307868.828
5	582345.429	3307915.000
6	582026.489	3307933.460
7	581807.194	3307931.035
8	581751.975	3308009.033
9	580920.693	3308294.954
10	580490.588	3308451.477
11	579873.414	3308606.621
12	579569.761	3308637.200
13	580978.397	3307729.870
14	580195.035	3308211.362
15	582672.247	3308587.511
16	584484.142	3308914.140
17	584448.555	3308035.330
18	584487.515	3308033.348

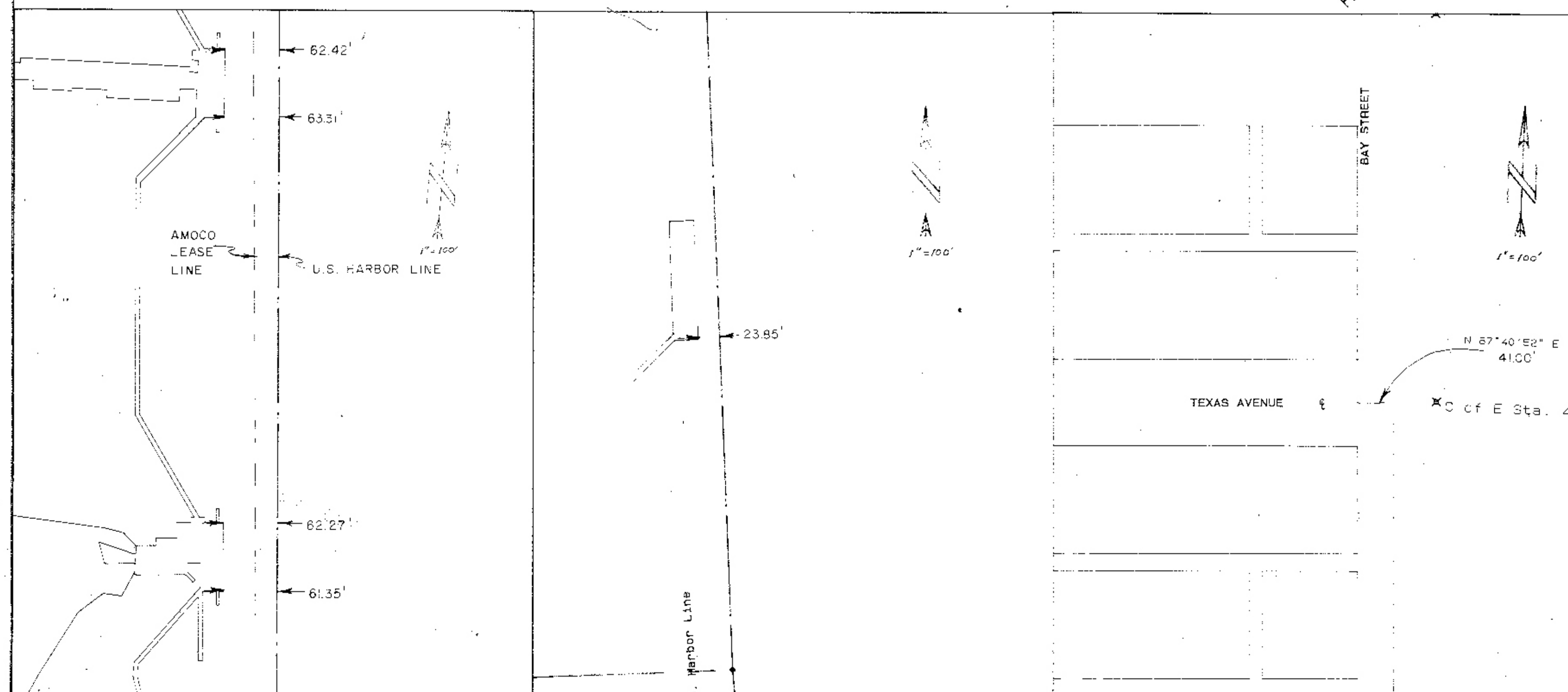


EXHIBIT A

File 3052
Begin 1878-1913
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