

CITY OF PORT ARTHUR, TEXAS	§	IN THE DISTRICT COURT OF
and THE STATE OF TEXAS,	§	
	§	
Plaintiffs,	§	
	§	
vs.	§	JEFFERSON COUNTY, TEXAS
	§	
LAKEFRONT TRUST, INC., ET AL.,	§	
	§	
Defendants.	§	60TH JUDICIAL DISTRICT

JUDGMENT

The captioned cause came on for trial on November 27, 1972.

Plaintiff, City of Port Arthur, appeared herein by and through its counsel of record, George Wikoff, Frank G. Harmon and Wiley N. Anderson, Jr. and Plaintiff, State of Texas, appeared herein by and through its counsel of record, J. Arthur Sandlin.

Lakefront Trust, Inc.; Atlantic Richfield Company; William Doornbos, C. Doornbos, Jr. and Richard E. Doornbos, Trustees of the Carolyn Ruth Barnett Trust; Estate of Christina E. Barnett; William Doornbos, C. Doornbos, Jr., Richard E. Doornbos, Trustees of the Christina E. Barnett Trust; William Doornbos, C. Doornbos, Jr. and Richard E. Doornbos, Trustees of the Harry Donald Barnett Trust; Robert L. Barnett; Robert L. Barnett, Jr.; Ruby Beatrice Bower, individually and as independent executrix of the Estate of Wiltie O. Bower, Deceased; Elinor Bradley; Anne Marie Broussard; Joe Broussard, II; Joseph E. Broussard, III; Louis Maher Broussard; Mary Belle Roane Cagle Land Trust; Fredericka Nash Stewart Carpenter; Loretta B. Casey and husband, W. M. Casey; Olga M. Chapman; Gladys M. Clark; George Clark (also known as G. E. Clark); Harold R. Clayton; Richard P. Cole; Barbara Wood Costello Trust; Ira L. Couch, Jr.; Frank Defrancis; Gertrude M. Dempsey; J. J. Dempsey; James J. Dempsey, Jr.; Clarence M. Doering;



C. A. Domaschk and wife, Mrs. C. A. Domaschk; H. E. Domaschk;  
Mary Elizabeth B. Donovan; William Doornbos and Richard E.  
Doornbos, Trustees of the Billie Wayne Doornbos Trust; C.  
Doornbos, Jr.; William Doornbos, C. Doornbos, Jr. and  
Richard E. Doornbos, Trustees of the C. Doornbos, Jr. Trust;  
William Doornbos and Richard E. Doornbos, Trustees of the  
C. Doornbos, III Trust; William Doornbos and Richard E.  
Doornbos, Trustees of the Peggy Jo Doornbos Trust; Richard E.  
Doornbos; William Doornbos, C. Doornbos and Richard E.  
Doornbos, Trustees of the Richard E. Doornbos Trust; William  
Doornbos; William Doornbos, C. Doornbos, Jr. and Richard E.  
Doornbos, Trustees of the William Doornbos Trust; Katherine  
Belle B. Doyle; D. F. Dutton, Jr. Land Trust; Linn L. Fink;  
James J. Flanagan, Jr.; L. O. Frith; Fourth Church of Christ  
Scientists - Washington, D.C.; The Gilliland Presbyterian Home;  
Mary Lou Green and husband, T. F. Green; T. F. Green, Jr.;  
Annie Lee Hebert, individually and as independent executrix  
of the Estate of Joseph J. Hebert, Deceased; Ben Chapman  
Hebert; Houston Bank & Trust Company, Trustee for Mary Lou  
Hebert Green Trust; Mildred Barnett Jackson and husband,  
H. V. Jackson; Elizabeth Roane Jung Land Trust; Kansas City  
Southern Railway Company; Jack R. King; James A. Kirkland;  
Mallory Kountze; Lakefront Developers, Inc.; Elodie H.  
Langham and husband, W. F. Langham; Gertrude Stewart McFayden;  
Estate of Emma Doornbos Miller and husband, T. C. Miller;  
William Doornbos, C. Doornbos, Jr. and Richard E. Doornbos,  
Trustees of the Emma Doornbos Miller Trust; Estate of Leo J.  
Mixon; Mother Church of Christ Scientists - Boston, Mas-  
sachusetts; Charles P. Motsch and wife, Lucy E. Motsch;  
Earl A. Mullin, Jr.; Gene B. Mullin; Estate of Hazel Mullin;  
Mary Jo Broussard Murphy and husband, W. J. Murphy; Albert  
Plettman, individually and as independent executor of the  
Estate of Blanche Plettman, Deceased; Maurine Plettman;



Stanley Plettman; I. D. Polk, Jr. Land Trust; James Sims Polk Land Trust; Joanne Polk Land Trust; Joe E. Polk Land Trust; Roland Polk Land Trust; Thomas E. Polk Land Trust; Ruth B. Polk and husband, I. D. Polk; Port Arthur Canal Company; Port Arthur Canal and Dock Company; Port Arthur Channel and Dock Company; Anton Reljac; William A. Roane; William Arthur Roane Land Trust; F. A. Rosen and wife, Marian S. Rosen, E. L. Schlein and wife, Shirley Rosen Schlein, doing business as R & S Company; Anthony Schlein; Elizabeth Ann Schlein; Gary Fernard Rosen; F. A. Rosen, independent executor of the Estate of Harry M. Rosen, Deceased; F. A. Rosen, independent executor of the Estate of H. M. Rosen, Deceased; Karen Lynn Rosen; Marian S. Rosen; Therese Roane Ruddy Land Trust; Sabine Land & Improvement Company; Benalu Schlein; Kirk Schlein; Shirley Rosen Schlein, et vir, Elmer L. Schlein, Trustees for Benalu Schlein and Kirk Schlein; Estelle B. Schlueter; George L. Scully; Genevieve Dutton Sherlock Land Trust; Mary Dempsey Sonnier and husband, Donald Sonnier; Annette B. Steinman; John Thomas Stewart, IV; Frances Marie Strachan Trust; Trudeen Dempsey Swain and husband, David H. Swain; Texarkana & Fort Smith Railroad Company; Helen H. Travis; Robert H. Travis; Loretta Therese B. Warner and husband, P. K. Warner; J. J. Weber and wife, Evelia Weber; David Andrew Weir, Jr. Trust; George A. Weller, Trustee; Horace Phelps Wood Trust; H. C. Youmans; Mary Doornbos Youmans and husband, H. P. Youmans; William Doornbos, C. Doornbos, Jr. and Richard E. Doornbos, Trustees of the Mary Youmans Trust appeared herein by and through counsel of record.

Norman Bock; J. C. Chance, Jr.; D. F. Dutton, Jr.; Genevieve B. Dutton; James B. Harris; C. J. Hebert; Joseph J. Hebert, III; Albin J. Judice, Sr.; Turner L. Miller; Bertha B. Roane; J. F. Roane; First National Bank of Omaha



of Omaha, Nebraska, Trustee of the Estate of John T. Stewart, III; Mabel Stone, a widow; J. E. Broussard, Jr.; and Mrs. Robert Young Haynes were lawfully and properly cited to appear herein and have failed to do so within the time prescribed by law.

Carl T. Bledsoe; Aimee Bernheim, Alphonse Bernheim and Milton Gugenheim, Jr., Trustees of the Estate of Leon Block; Eastex Incorporated; Federal Petroleum, Inc.; A. P. Hart; Chicago Title Company (successor to Kansas City Title Insurance Company); Methodist Home; Methodist Home Foundation; James A. Smith; Southern Neches Corporation; Bessie Mae Wright and Knox E. Wright filed disclaimers herein.

Estate of Frederick S. Arnold, Deceased, and the unknown heirs of Frederick S. Arnold; Martha G. Bataw; Mrs. George Briggs; the unknown heirs of C. E. Broussard, Deceased; Estelle Broussard; Morris Broussard, c/o George Gist; Daisy Goodman Brunson; James F. Brunson; Thomas H. Chapman; Eleanor Daniel Cook; Bernice D. Daniel, f/s; Earnett H. Daniel, Jr.; Estate of E. H. Daniels; Julie G. Doyle; Nellie League Fitzgerald and husband, Cecil M. Fitzgerald; J. Frank Gallagher, Jane Gallagher, Alice Gallagher; Anne Gallagher; Elizabeth Gallagher; Estate of Ella Gilliland, Deceased; Estate of W. H. Gilliland; Beulah Pace Hall; Virginia Palmer Harris; W. G. Hughly; Josephine G. Keller; Denman Kountze; Olan Landis; Gladyce E. League; Richard D. League; Robin M. League; Mrs. Emma Mixon; A. S. Palmer; Ada Patton; Dr. J. R. Patton; Samuel Payne and wife, Savannah Payne; Estate of Harriette Gallagher Rogoet, Deceased, and unknown heirs of Harriette Gallagher Rogoet; Scarborough Properties Corporation and the unknown stockholders of Scarborough Properties Corporation; Olive E. Smith; Wayne Smith; Dan Steele; Florence



Stone Steel; Ethel G. Sterns; J. B. Sterns; Charles W. Stokes, Jr.; Emily Palmer Stokes; A. K. Stone; Ethel Stone; Frances Stone, a widow; Margaret Stone, f/s; Lanerle Smith Teare; William Teare; J. S. Thomson; Marie B. Weir; Regina B. Wood and W. W. Wood were duly cited by publication but have not appeared or filed an answer herein within the time prescribed by law, and the Court accordingly appointed Eugene J. Pitman and M. Marvin Katz, attorneys of this Court, to defend this suit in behalf of said defendants, the Court being satisfied from the evidence adduced at the trial that such defendants could not be found by attorneys for the plaintiffs, the City of Port Arthur and the State of Texas, after due diligence.

Defendant Channel Marine Fuel Company entered into a stipulation with the City of Port Arthur and the State of Texas to the effect that Channel Marine Fuel Company does not claim title to any land claimed by plaintiffs in this suit lying east of Channel Marine Fuel Company's tract of land acquired by deed from S. E. Davis to Channel Marine Fuel Company dated March 24, 1965, and recorded in the Deed Records of Jefferson County, Texas, in Volume 421, page 163, and more fully described in such stipulation which is of record in this cause, which stipulation states that Channel Marine Fuel Company does not claim any of the lands known as Pleasure Island or Sabine Lake, claimed by plaintiffs in this suit and that the Court may enter its judgment, upon the final trial hereof, holding that the parties, the City of Port Arthur and the State of Texas and the defendant Channel Marine Fuel Company have no conflict of interest concerning the title to the lands claimed by Channel Marine Fuel Company.

The defendant Gulf States Utilities Company disclaimed any and all interest in the land described in plaintiffs' petition, except the use of the rights of way, easements,



or other city properties that it may have by virtue of the franchise granted by the City of Port Arthur to Gulf States Utilities Company and asked that it be dismissed from this cause, and plaintiffs, the City of Port Arthur and the State of Texas thereupon moved the Court to let Gulf States Utilities Company take a voluntary nonsuit in this cause.

James S. McGrath appeared and filed an answer on behalf of Augusta C. Quinn, who had not been served with citation and appeared and filed an answer on behalf of Wallace M. Quinn, who had been served with citation in this cause. At the conclusion of the trial James S. McGrath filed a motion to withdraw as counsel for Augusta C. Quinn and Wallace M. Quinn. The Court finds that Augusta C. Quinn and Wallace M. Quinn are properly before the Court, having appeared herein by counsel.

The defendants, the Estate of B. E. Quinn, B. E. Quinn, III, Bertha Quinn and Robert G. Quinn entered into a stipulation with the plaintiffs, the City of Port Arthur and the State of Texas filed herein, disclaiming any and all claim, title and interest in and to any of the lands and oil, gas, and other minerals as described in Plaintiffs' Petition, such lands and oil, gas and other minerals lying in Sabine Lake and immediately East of and abutting Port Arthur Ship Canal and the Sabine Neches Canal and including lands known as Pleasure Island and the Plaintiffs, the City of Port Arthur, Texas, and the State of Texas, by and through their attorneys of record, disclaimed any and all claim, title and interest in the mineral estate of the following described realty, including all oil, gas and other minerals situated west of said Sabine-Neches Canal in the Dennis Gahagan League, Abstract No. 123, Jefferson County, Texas:

"Being thirty-four and one-half (34-1/2) acres near the town of Sabine Pass, in the Dennis

See Jefferson Co.  
ELD. bk. 25, 25a, 25b. DSK



Gahagan Survey, Abstract No. 123, Jefferson County, Texas, described as follows:

Beginning at the N.E. corner of S/D No. 4;

Thence S. 15 deg. 10" E. 480.8 varas to stake for corner on the East line of S/D No. 4;

Thence S. 58 deg. W. 473.2 varas to a stake for corner;

Thence North 631.6 varas to a stake for corner on the North line of said S/D No. 4;

Thence N. 73 deg. E. 287.2 varas to the place of beginning, containing thirty-four and one-half (34-1/2) acres of land, more or less, and being the same land that has been under a grazing lease to C. Doornbos and the Doornbos Estate for the past 10 years.

Such stipulation provided that all parties thereto are entitled to judgment against the other as to the land covered by said stipulation.

The plaintiffs, City of Port Arthur, Texas, and the State of Texas and defendants, James T. Wright and Charra D. Wright, entered into a stipulation, under the terms of which defendants, James T. Wright and Charra D. Wright, disclaimed any and all claim, title and interest in and to any and all lands and oil, gas and other minerals as described in Plaintiffs' Second Amended Petition, such lands being situated in said Sabine Lake and on the easterly side of the Sabine-Neches Canal (including, without limitation, but by way of clarification, the lands known as Pleasure Island) in Jefferson County, Texas, and plaintiffs, City of Port Arthur, Texas, and the State of Texas, by and through their attorneys of record, disclaimed any and all claim, title and interest in and to the following described lands, and oil, gas and other minerals situated west of said Sabine-Neches Canal in the Dennis Gahagan League, Abstract No. 123, Jefferson County, Texas, to-wit:

- (a) Ownership of an undivided one-half (1/2) interest in 3-1/2 acres in Lot 7 of Lot No. 1, Sub-division "D",



(b) Ownership of an undivided one-half (1/2) of a five-sixths (5/6th) interest in 19-1/3 acres in Tract T 3, Division "D",

(c) Ownership of an undivided one-third (1/3rd) interest in all oil, gas and other minerals in 10.07<sup>3</sup> of acres in Lot 7 of Divisions 4 and 5, and of an undivided one-third (1/3rd) interest in all oil, gas and other minerals in 10.235 acres in Lot 8 of Divisions 4 and 5, all situated in the Dennis Gahagan League, Abstract No. 123.

The Court is of the opinion and finds that this is a proper class action under the Texas Rules of Civil Procedure and that the defendants are representative of the claimants of the land in controversy.

All of the parties represented by counsel announced ready for trial on November 27, 1972, and the plaintiffs and defendants proceeded to introduce evidence until November 29, 1972, whereupon all parties rested.

After hearing all of the evidence and the argument of counsel, the Court finds that it has jurisdiction in rem over all plaintiffs and all defendants named or referred to in Plaintiffs' Second Amended Petition and in all pleadings by defendants filed herein.

And the Court further is of the opinion that the City of Port Arthur should have and recover of all the defendants the surface of all of Tract 1 described in Plaintiffs' Second Amended Petition and the surface of that portion of Tract 2 of land described in Plaintiffs' Second Amended Petition lying north and west of Mud Bayou as such Tract 1 and portion of Tract 2 is hereinafter described, and that the State of Texas should have and recover of all of the defendants the oil, gas and other minerals in and under and that may be produced from all of Tract



1 described in Plaintiffs' Second Amended Petition and all of the oil, gas and other minerals that may be produced from that portion of Tract 2 of the lands described in Plaintiffs' Second Amended Petition lying north and west of said Mud Bayou as such Tract 1 and portion of Tract 2 is hereinafter described.

The Court is further of the opinion that the City of Port Arthur and the State of Texas should take nothing as to that portion of Tract 2 of the lands described in Plaintiffs' Second Amended Petition lying south and east of Mud Bayou as such portion of Tract 2 is hereinafter described.

It is THEREFORE, ORDERED, ADJUDGED AND DECREED that all defendants take nothing with respect to all of Tract 1 described in Plaintiffs' Second Amended Petition and that portion of Tract 2 of the land described in Plaintiffs' Second Amended Petition lying north and west of Mud Bayou as such Tract 1 and such portion of Tract 2 is hereinafter described and that the City of Port Arthur recover and have judgment for the surface of all of such Tract 1 and that portion of such Tract 2 of the lands described in Plaintiffs' Second Amended Petition lying north and west of Mud Bayou as such Tract 1 and portion of Tract 2 is hereinafter described, and that the State of Texas have and recover judgment for all of the oil, gas and other minerals in and under and that may be produced from all of such Tract 1 and that portion of such Tract 2 of the lands as described in Plaintiffs' Second Amended Petition lying north and west of Mud Bayou, such Tract 1 and such portions of Tract 2 being described as follows to-wit:

TRACT 1

A tract of land containing 3230.7 acres in Jefferson County, Texas, being parts of State Tracts 32, 36, 37, 38, 39, 40, 41, and 42 in Sabine Lake, and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a point on the Southwesterly line of the H. L. McKee Survey, Jefferson County, Texas,



a distance of 270.00 varas from the most Westerly corner of the aforementioned H. L. McKee Survey and being a point from which the U.S. Corps of Engineers Sabine-Neches Canal Reference Line Station 116+28.60 bears North  $53^{\circ}36'14''$  West 381.04 varas; said Reference Line Station being 126.00 varas from the theoretical centerline of the Sabine-Neches Canal, said point also being the point of beginning of the tract of land herein described;

Thence, South  $53^{\circ}36'14''$  East 2420.85 varas to a point for corner (X=3,609,214.02; Y=764,970.77);

Thence, South  $10^{\circ}09'07''$  West, 8,236.48 varas to a point for corner (X=3,605,181.37; Y=742,449.86);

Thence, North  $37^{\circ}45'58''$  West, 881.91 varas to a point for corner;

Thence, North  $30^{\circ}16'11''$  West, 423.00 varas to a point for corner;

Thence, North  $21^{\circ}00'38''$  West, 756.00 varas to a point for corner;

Thence, North  $31^{\circ}35'15''$  West, 306.00 varas to a point for corner;

Thence, North  $20^{\circ}48'58''$  West, 705.60 varas to a point for corner;

Thence, North  $15^{\circ}17'01''$  West, 954.00 varas to a point for corner;

Thence, North  $22^{\circ}53'31''$  West, 187.20 varas to a point for corner;

Thence, North  $4^{\circ}33'44''$  West, 338.40 varas to a point for corner (X=3,600,218.24; Y=753,890.06);

Thence, North  $15^{\circ}34'46''$  East, 900.00 varas to a point for corner;

Thence, North  $24^{\circ}01'13''$  East, 504.00 varas to a point for corner;

Thence, North  $2^{\circ}08'30''$  West, 576.00 varas to a point for corner;

Thence, North  $3^{\circ}39'50''$  East, 972.00 varas to a point for corner;

Thence, North  $7^{\circ}21'00''$  West, 997.20 varas to a point for corner;

Thence, North  $21^{\circ}55'43''$  East, 491.40 varas to a point for corner;

Thence, North  $42^{\circ}23'56''$  East, 408.60 varas to a point for corner;

Thence, North  $0^{\circ}38'54''$  West, 252.00 varas to a point for corner;



Thence, North 31°16'43" East, 253.80 varas to a point for corner;

Thence, North 45°24'46" East, a distance of 480.24 varas to the place of beginning.

All bearings herein refer to the Lambert Plane Coordinate System which differ by 2°28'41" clockwise from the True Meridian. (South Central Zone).

Portions of Tract 2

BEING a 1167.314 acre tract of land out of Tract 2 of the Plaintiffs' Second Amended Petition, the said 1167.314 acre tract of land being that portion of said Tract 2 which is located north and west of Mud Bayou, the said 1167.314 acre tract being described by metes and bounds as follows:

BEGINNING at a point on the southwesterly line of the H. L. McKee Survey, a distance of 270.00 varas from the most westerly corner of the said McKee Survey, the north corner of a 3230.7 acre tract of land described as Tract 1 of said Plaintiffs' Second Amended Petition;

Thence in a southerly direction with the west line of said 3230.7 acre tract with the following meanders:

S. 45°24'26" W.	480.2 varas
S. 31°16'43" W.	253.8 varas
S. 0°38'54" E.	252.0 varas
S. 42°23'56" W.	408.6 varas
S. 21°55'43" W.	491.4 varas
S. 7°21'00" E.	997.2 varas
S. 3°39'50" W.	972.0 varas
S. 2°08'30" E.	576.0 varas
S. 24°01'13" W.	504.0 varas
S. 15°34'46" W.	900.0 varas
S. 4°33'44" E.	338.4 varas
S. 22°53'31" E.	187.2 varas
S. 15°17'01" E.	954.0 varas
S. 20°48'58" E.	705.6 varas
S. 31°35'15" E.	306.0 varas
S. 21°00'38" E.	756.0 varas
S. 30°16'11" E.	423.0 varas
S. 37°45'58" E.	881.9 varas to the

South corner of said 3230.7 acre tract (X=3,605,181.37; Y=742,449.86);

Thence, N. 10°09'07" E. 253.4 varas with the East line of said 3230.7 acre tract to the line of mean high tide on the east side of Pleasure Island;

Thence, southeastwardly with the line of mean high tide along the east side of Pleasure Island with the following meanders:

S. 38°05' E.	306.7 varas
S. 62°33' E.	371.2 varas
S. 51°37' E.	247.3 varas
S. 46°31' E.	511.2 varas
S. 73°22' E.	235.8 varas
N. 88°23' E.	104.4 varas
S. 68°45' E.	460.8 varas



S. 58°57' E.	399.6 varas
S. 72°04' E.	313.2 varas
N. 82°29' E.	214.2 varas to the

most northerly corner of the 196.686 acre tract;  
(X=3,612,793.76; Y=739,187.33)

Thence S 12°03'47" E, across Pleasure Island and across Tract 2, a distance of 528.3 varas to corner in the west line of Tract 2 and the mean high tide on the west side of Pleasure Island; (X=3,613,100.45; Y=737,752.24);

Thence, in a Northwestwardly, Northerly and North-eastwardly direction with the line of mean high tide along the west side of Pleasure Island with the following meanders:

N. 68°23' W.	1079.6 varas
N. 58°54' W.	303.8 varas
N. 75°35' W.	344.5 varas
N. 65°48' W.	173.5 varas
N. 84°26' W.	256.0 varas
N. 66°47' W.	547.9 varas
N. 50°16' W.	652.7 varas
N. 55°12' W.	225.0 varas
N. 33°18' W.	762.5 varas
N. 22°33' W.	1800.4 varas
N. 16°43' W.	733.4 varas
N. 22°06' W.	1164.6 varas
N. 33°55' W.	183.2 varas
N. 19°24' W.	958.7 varas
N. 3°56' W.	490.3 varas
N. 7°58' E.	179.3 varas
N. 27°11' E.	359.6 varas
N. 38°05' E.	434.2 varas
N. 19°12' E.	256.3 varas
N. 8°55' E.	777.2 varas
N. 5°49' W.	278.6 varas
N. 5°32' E.	405.0 varas
N. 15°06' E.	469.1 varas
N. 25°14' E.	520.9 varas
N. 38°43' E.	652.3 varas
N. 36°04' E.	500.8 varas to the

point of intersection of the line of mean high tide with a northwesterly projection of the southwest line of the H. L. McKee survey;

Thence, S. 53°36'14" E. 431.3 varas, passing the west corner of said McKee survey and continuing with the southwest line of said McKee to the place of beginning.

All bearings herein are grid bearings from the Lambert Plane Coordinate System (Texas-South Central Zone) Theta angle = 2°28'41".

It is FURTHER ORDERED, ADJUDGED AND DECREED that the State of Texas and the City of Port Arthur take nothing as to that portion of Tract 2 of the lands described in Plaintiffs'



Second Amended Petition lying south and east of Mud Bayou described as follows, to-wit:

Portion of Tract 2

Being a 196.686 acre tract of land out of Tract 2 of the Plaintiffs' Second Amended Petition, the said 196.686 acre tract of land being that portion of said Tract 2 which is located south and east of Mud Bayou, the said 196.686 acre tract being described by metes and bounds as follows:

FOR LOCATIVE PURPOSES begin at the most southerly corner of Tract 1 of said Plaintiffs' Second Amended Petition (X=3,605,181.37; Y=742,449.86), said point being in the easterly line of said Tract 2;

THENCE N 10°09'07" E., 253.4 varas with the east line of said Tract 1 to the line of mean high tide on the east side of Pleasure Island;

THENCE, southeasterly with the easterly line of said Tract 2 with the line of mean high tide along the east side of Pleasure Island with the following meanders:

S 38°05' E.	306.7 varas	
S 62°33' E.	371.2 varas	
S 51°37' E.	247.3 varas	
S 46°31' E.	511.2 varas	
S 73°22' E.	235.8 varas	
N 88°23' E.	104.4 varas	
S 68°45' E.	460.8 varas	
S 58°57' E.	399.6 varas	
S 72°04' E.	313.2 varas	
N 82°29' E.	214.2 varas	to the most

northerly and BEGINNING CORNER of the 196.686 acre tract herein described; (X=3,612,793.76; Y=739,187.33)

THENCE continuing southeastwardly with the easterly line of said Tract 2 with the line of mean high tide along the east side of Pleasure Island with the following meanders:

S 52°57' E.	162.0 varas	
S 79°00' E.	273.6 varas	
S 57°06' E.	99.0 varas	
N 63°52' E.	82.1 varas	
S 55°47' E.	79.6 varas	
S 81°20' E.	921.2 varas	
S 64°13' E.	431.3 varas	
S 28°57' E.	295.6 varas	
S 21°36' W.	71.6 varas	
S 20°01' E.	119.5 varas	
S 23°16' W.	194.4 varas	to the most

southern point of land at Mosquite Point

THENCE in a northwestwardly direction with the line of mean high tide along the west side of Pleasure Island along the west line of said Tract 2 with the following meanders:



N 70°10' W.	82.8 varas	
S 88°31' W.	107.6 varas	
N 70°33' W.	1541.5 varas	
N 68°23' W.	270.0 varas	to a point

for corner; (X=3,613,100.45; Y=737,752.24)

THENCE N 12°03'47" W. across Pleasure land and across said Tract 2 a distance of 528.3 varas to the place of beginning

All bearings herein are grid bearings from the Lambert Plane Coordinate System (Texas-South Central Zone) Theta angle = 2°28'41".

*Jefferies*  
 It is FURTHER ORDERED, ADJUDGED AND DECREED that defendant Channel Marine Fuel Company take nothing as to the lands described in Plaintiffs' Second Amended Petition and that the City of Port Arthur and the State of Texas take nothing with respect to the lands set forth in the stipulation herein between the City of Port Arthur and the State of Texas and Channel Marine Fuel Company, being the land acquired by Channel Marine & Fuel Company by deed from S. E. Davis to Channel Marine & Fuel Company dated March 24, 1965, and recorded in the Deed Records of Jefferson County, Texas, in Volume 421, page 163, and lying and being situated in Jefferson County, Texas, and more fully described in said stipulation filed herein.

It is FURTHER ORDERED, ADJUDGED AND DECREED that the Estate of B. E. Quinn, B. E. Quinn, III, and Robert G. Quinn take nothing with respect to the lands described in Plaintiffs' Second Amended Petition and that the plaintiffs, the City of Port Arthur and the State of Texas, take nothing with respect to the 34-1/2 acres of land described above and in said stipulation filed herein between the City of Port Arthur and the State of Texas and the Estate of B. E. Quinn, B. E. Quinn, III, Bertha Quinn and Robert G. Quinn.

It is further ORDERED, ADJUDGED AND DECREED that the defendants James T. Wright and Charra D. Wright take nothing



with respect to the lands described in Plaintiffs' Second Amended Petition and that the plaintiffs, the City of Port Arthur, Texas, and the State of Texas take nothing with respect to the four tracts of land described under (a), (b) and (c) above and more fully described in said stipulation filed herein between the City of Port Arthur and the State of Texas and James T. Wright and Charra D. Wright.

This being a proper class action as above-stated, it is further ORDERED, ADJUDGED and DECREED that all claimants to the lands described herein, whether are not specifically named in this suit, are bound by the terms of this judgment.

It is further ORDERED, ADJUDGED and DECREED that Eugene J. Pitman and M. Marvin Katz, appointed by this Court to represent certain defendants served by publication who did not answer, be awarded a fee of \$200.00, such sum to be taxed as costs in this case, one-half thereof to be paid by the State of Texas and one-half thereof to be paid by the City of Port Arthur.

It is further ORDERED, ADJUDGED and DECREED that all relief prayed for by any of the parties hereto not specifically granted herein is hereby denied.

It is further ORDERED, ADJUDGED and DECREED that all other costs be taxed against one-fourth (1/4) to the State of Texas, one-fourth (1/4) to the City of Port Arthur, one-tenth (1/10) to Atlantic Richfield Company, one-tenth to the defendants represented by Mehaffey, Weber, Keith & Gonsoulin and three-tenths (3/10) to the defendants (other than those served by publication and who did not personally answer) represented by Minter & Mahon and Delange, Hudspeth, Pitman and Katz, for which let execution issue if not seasonably paid.

To which action of the Court in entering the foregoing judgment, all parties then and there, in open Court,



duly excepted and objected and gave notice of appeal to the Court of Civil Appeals, Ninth Supreme Judicial District, or to such appellate Court as may be appropriate.

ENTERED this 4<sup>th</sup> day of April, 1973.

FILED FOR RECORD

at 1.00 o'clock P M.

APR 4 1973

CLERK OF DISTRICT COURT  
by F. Chetron Deputy

Melvin Combs  
Melvin Combs,  
Judge, 60th Judicial District  
Court, Jefferson County, Texas





STATE OF TEXAS )

COUNTY OF JEFFERSON )

I, JOHN S. APPLEMAN, District Clerk of Jefferson County, Texas, do hereby certify that the above and foregoing is a true and correct copy of the original instrument(s) as the same appear(s) on microfilm in my office, and in volume 90 on page 40 of the minutes of the 60th Courts, of Jefferson County, Texas.

SIGNED this the 6th day of March, 1986, to witness which my official hand and seal of office.

JOHN S. APPLEMAN, District Clerk  
Jefferson County, Texas

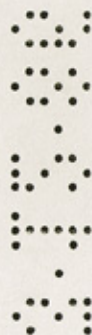
By J. Hammock  
DEPUTY

**Certified Copy**

counter 28271



File No. Sketch File 53  
Jefferson  
Crt. JUDGMENT B-93,404 County  
Filed March 3  
GARRY MAURO, Com'r  
By Douglas Howard 19 86



PRINTED MATTER