

EXECUTED as of April 5, 2022.

AMERICAN ACRYL L.P., a Delaware limited partnership

By: American Acryl NA, LLC, a Delaware limited liability company, its general partner

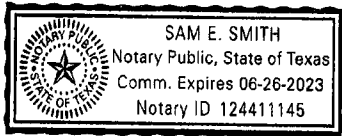
By: F. L. E.
Name: Frederick Brown E
Title: General Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on April 4, 2022, by Frederick Brown, General Manager of American Acryl NA, LLC, a Delaware limited liability company, on behalf of said limited liability company, as general partner of American Acryl L.P., a Delaware limited partnership, on behalf of said limited partnership.

[Signature]

Notary Public, State of Texas
My commission expires: _____



RP-2022-180859

EXHIBIT A
LEGAL DESCRIPTION

Description of 31.942 acres of land being all of Reserve "A", Block 1, Bayport 146 Distribution Center according to the plat thereof recorded at Film Code Numbers (F.C. Nos.) 698480-698482 of the Harris County Map Records (H.C.M.R.), Texas, said 31.942 acres being out of a called 34.5921 acres tract conveyed by deed dated April 9, 1998 to American Acryl L.P., as recorded in Harris County Clerks File No. (H.C.C.F. No.) S958786 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T). Said 31.942 acres being situated in the Ritson Morris League, Abstract No. 52, Harris County, Texas and being more particularly described by metes and bounds as follows (Bearings based on Texas South Central Zone (4204) State Plane Coordinate System NAD83):

COMMENCING at a concrete monument with brass cap found for the northeast corner of said 34.5921 acres, same being the northwest corner of a called 42.130 acres tract (Exhibit "B") of Final Judgment to Port of Houston Authority dated March 16, 2009 as recorded in H.C.C.F. No. 20090130772 of the O.P.R.R.P.H.C.T, and being in the south line of a called 137.0826 acres tract (Part Two) conveyed by deed dated March 3, 1998 to American Acryl L.P., as recorded in H.C.C.F. No. S889109 of the O.P.R.R.P.H.C.T, said monument being in the north line of said Ritson Morris League and the south line of the William P. Harris League, Abstract No. 30;

THENCE South 86° 57' 02" West a distance of 150.78 feet along the common line of said Ritson Morris League and said William P. Harris League, same being the common line of said 137.0826 acres and said 34.5921 acres to a 5/8 inch iron rod with LJA cap found for the northeast corner of said Reserve "A" and **PLACE OF BEGINNING** of the herein described tract;

THENCE South 03° 02' 58" East a distance of 777.85 feet along the east line of said Reserve "A" and west line of the remainder of said 34.5921 acres to a 5/8 inch iron rod with LJA cap found for the southeast corner of said Reserve "A" being in the north line of a called 17.2975 acres tract conveyed by deed dated October 31, 2007 to OOTZIE of Texas, LLC, as recorded in H.C.C.F. No. 20070662868 of the O.P.R.R.P.H.C.T;

THENCE South 88° 18' 27" West a distance of 1,974.22 feet along the south line of said Reserve "A" and north line of said 17.2975 acres to a 1-1/2 inch pinch top pipe found for corner in the east line of old State Highway 146 (120' wide public Right-of-Way, Vol. 1001, Pg. 636 Harris County Deed Records);

THENCE North 17° 01' 32" East a distance of 778.38 feet along the west line of said Reserve "A" and 34.5921 acres with the east line of said old State Highway 146 to a 5/8 inch iron rod with LJA cap found for the northwest corner of the herein described tract and the southwest corner of said 137.0826 acres and being in the common line of said Ritson Morris League and said William P. Harris League;

THENCE North 86° 57' 02" East a distance of 1,706.49 feet along the north line of said Reserve "A" and the south line of said 137.0826 acres same being the south line of a called 100' Nonexclusive ROW and Easement (H.C.C.F. No. F333257) to the **PLACE OF BEGINNING** of herein described tract of land and containing within these calls 31.942 acres or 1,391,399 square feet of land.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Restrictive covenants contained in plat recorded under Film Code Number 698480 of the Map Records of Harris County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years.
3. Easement, as granted in a document, granted to County of Harris, for drainage ditch, recorded on November 20, 1928, as Document No. Volume 775, Page 297 Deed Records Harris County, Texas, affects 30 feet wide, the centerline description is set forth therein, which easement is located as shown on ALTA/NSPS Land Title Survey of the Property dated April 1, 2022, prepared by Scot Lowe, RPLS No. 5007 of LJA Surveying, Inc., under its Job No. LJAS001-2001.205.
4. Sole and exclusive right-of-way and easement to drill and operate under the surface of and through the Land directional wells, as granted to GLOBAL NATURAL RESOURCES CORPORATION OF TEXAS, in Sub-Surface Easement recorded on May 19, 1986, as Harris County Clerk's File No. K545095.
5. Interest in all minerals in and under the Land, as reserved in the document filed of record April 10, 1950 under Volume 2073, Page 15 Deed Records Harris County, Texas.
6. A building set-back line, as disclosed by plat recorded under Film Code No. 698480 in the Map Records of Harris County, Texas.

Affects: 25 feet in width along (Old) State Highway 146

AFTER RECORDING RETURN TO:
FIDELITY NATIONAL TITLE
1900 WEST LOOP SOUTH, SUITE 200
HOUSTON, TX 77027
GF# FAH20003453

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Pages 5
04/05/2022 02:39 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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