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**22.32 ACRES OF LAND
OUT OF THE RITSON MORRIS LEAGUE, ABSTRACT NO. 52
HARRIS COUNTY, TEXAS**

BEING 22.32 acres of land out of and a part of the Ritson Morris League, Abstract No. 52, Harris County, Texas; being part of a (Called 179.336) acre tract of land, recorded as Tract II, of several tracts of land in a deed to Fina Oil & Chemical Company, recorded in File No. N835531 and Film Code 108-46-0518, Harris County Official Public Records of Real Property; said 22.32 acre tract being more fully described by metes and bounds as follows, to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, South Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

COMMENCING at a 5/8" steel rod found for the Southeast corner of a (Called 2.6326) acre tract of land described in a deed to Port of Houston Authority, recorded in File No. W252832, Harris County Official Public Records of Real Property; said 5/8" steel rod being on the West line of a (Called 561.779) acre tract of land, recorded as Tract I, of several tracts of land described in a deed to Hudson Oil Company, recorded in File No. E398850, Film Code 118-11-0376, Harris County Official Public Records of Real Property, and being the Northeast corner of the (Called 179.336) acre tract;

THENCE, South 03 deg., 05 min., 19 sec., East (Called South 03 deg., 05 min., 11 sec., East), on a portion of the West line of the (Called 561.779) acre tract, a distance of 3485.59' to a disturbed brass disk found in concrete for the **POINT OF BEGINNING**; said brass disk being on the common line of the William P. Harris League and the Ritson Morris League and being the Northeast corner of the herein described tract; having a Texas Coordinate of N: 13785298.76, E: 3236848.57;

THENCE, South 03 deg., 05 min., 19 sec., East (Called South 03 deg., 05 min., 11 sec., East), continuing on the West line of the (Called 561.779) acre tract, a distance of 600.38' (Called 600.00') to a brass disk found in concrete, marked "2991", found for the Northeast corner of a (Called 203.1443) acre tract of land described in a deed to Mat Corporation, recorded in File No. N467811 and Film Code 010-57-2569, Harris County Official Public Records of Real Property; said brass disk being the Southeast corner of the herein described tract;

THENCE, South 86 deg., 58 min., 33 sec., West (Called South 86 deg., 57 min., 43 sec., West), on the North line of the (Called 203.1443) acre tract, a distance of 1620.76' (Called 1621.16') to a brass disk found in concrete for the most Southerly Southwest corner of the (Called 179.336) acre tract; same being the Southwest corner of the herein described tract;

THENCE, North 03 deg., 04 min., 51 sec., West (Called North 03 deg., 04 min., 53 sec., West), on the West line of the (Called 179.336) acre tract, a distance of 599.53' to a point for corner on the common line of the M. P. Harris League and the Ritson Morris League; said point for corner being the Northwest corner of the herein described tract; from which a brass disk found in concrete on the East line of a (Called 54.1512) acre tract of land described in a deed to Huntsman Chemical Corporation, recorded in File No. M387667 and Film Code 161-63-2229, Harris County Official Public Records of Real Property, bears North 03 deg., 04 min., 51 sec., West (Called North 03 deg., 04 min., 53 sec., West), a distance of 1562.84';

THENCE, North 86 deg., 56 min., 44 sec., East, on the common line of the William P. Harris League and the Ritson Morris League, a distance of 1620.68' to the **POINT OF BEGINNING** and containing 22.32 acres of land, more or less.

Note: This Plat and Description is based on a survey made by Soutex Surveyors & Engineers dated 7/12/2017 and does not represent a current on the ground survey. Anthony M. Leger, Registered Professional Land Surveyor No. 5481, April 11, 2019.

Total Petrochemicals & Refining USA, Inc.
17-0461-F

