

## EXHIBIT A



### *Doyle & Wachtstetter, Inc.*

Surveying and Mapping • GPS/GIS • Pipeline Integrity  
High Density 3D Laser Scanning • Robotic Imaging HD  
Aerial Topographic Surveying • RTK/UAV Imagery

**INEOS STYROLUTION AMERICA LLC**  
**7.45 ACRE TRACT**  
**RITSON MORRIS LEAGUE, ABSTRACT 52**  
**HARRIS COUNTY, TEXAS**  
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**BEING ALL THAT CERTAIN 7.45 ACRE TRACT**, lying and situated in the Ritson Morris League, Abstract 52, Harris County, Texas, being a portion of all that certain called 42.249 acre tract, conveyed by deed on September 28, 2007 from Nova Chemicals Inc. to INEOS Nova LLC, (a.k.a. INEOS Styrolution America LLC), as recorded in Clerk's File No. 20070671675 of the Official Public Records of Real Property of Harris County, (R.P.R.H.C.), the herein described 7.45 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at the southwest corner of all that certain called 137.0826 acre tract conveyed by deed on March 3, 1998 from Mat Corporation to American Acryl L.P., as recorded in Clerk's File No. S889109 of the R.P.R.H.C., same being the northwest corner of all that certain called 34.5921 acre tract, conveyed by deed April 9, 1998 from John C. Nabors, Trustee to American Acryl L.P., as recorded in Clerk's File No. S958786 of the R.P.R.H.C., located on the eastern right-of-way boundary line of 120 foot wide Old Highway #146, the southern boundary line of said William Harris League, Abstract 30, same being the northern boundary line of the Ritson Morris League, Abstract 53;

**THENCE** North 86°57'43" East, coincident with the southern boundary line of said American Acryl L.P. called 137.0826 acre tract, same being the northern boundary line of said American Acryl, L.P. called 34.5921 acre tract and the northern boundary line of all that certain called 203.1442 acre tract conveyed by deed on March 3, 1998 from Mat Corporation to American Acryl L.P., as recorded in Clerk's File No. S889109 of the R.P.R.H.C., same being the southern boundary line of said William Harris League, Abstract 30 and the northern boundary line of said Ritson Morris League, Abstract 52, at a distance of 2453.29 feet pass the southeast corner of said American Acryl L.P. called 137.0826 acre tract and the northeast corner of said American Acryl L.P. called 203.1442 acre tract, same being the western boundary line of said INEOS Nova LLC called 42.249 acre tract, continuing a total distance of 3202.78 feet to the northwest corner and the **POINT OF BEGINNING** of the herein described 7.45 acre tract;

**THENCE** North 86°57' 43" East, coincident with the southern boundary line of said William Harris League, Abstract 30 and the northern boundary line of said Ritson Morris League, Abstract 52, a distance of 541.16 feet to a point located on the eastern boundary line of said INEOS Nova LLC, called 42.249 acre tract, same being the western boundary line of all that certain called 179.336 acre tract conveyed by deed on August 28, 1992 from Hoechst Celanese Corporation to Fina Oil and Chemical Company (a.k.a. Total Petrochemicals Inc.), as recorded in Clerk's File No. N835531 of the R.P.R.H.C., for the northeast corner of the herein described 7.45 acre tract;

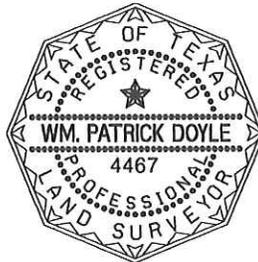
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**THENCE** South 3°04'53" West, coincident with the eastern boundary line of said INEOS Nova LLC, called 42.249 acre tract, same being the western boundary line of said Fina Oil and Chemical Company (a.k.a. Total Petrochemicals Inc.) called 179.336 acre tract, a distance of 599.99 feet to a point located on the northern boundary line of said American Acryl L.P. called 203.1442 acre tract, for the southwest corner of said Fina Oil and Chemical Company (a.k.a. Total Petrochemicals Inc.) called 179.336 acre tract, the southeast corner of said INEOS Nova LLC called 42.249 acre tract and the southwest corner of herein described 7.45 acre tract;

**THENCE** South 86°57'43" East, coincident with the southern boundary line of said INEOS Nova LLC, called 42.249 acre tract, same being the northern boundary of said American Acryl L.P. called 203.1442 acre tract, a distance of 541.16 feet to the southwest corner of the herein described 7.45 acre tract;

**THENCE** North 3°04'53" West, a distance of 599.99 feet to the **POINT OF BEGINNING**, containing 7.45 acres of land, more or less.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



  
**Wm. Patrick Doyle**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4467**  
**May 2, 2019**  
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