

PETITION REQUESTING DISANNEXTION BY AREA LANDOWNER

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS:

The undersigned INEOS Styrolution America LLC (“INEOS Styrolution”) hereby petitions the City Council of the City of Seabrook, Texas, a home rule municipality (the “City”), to remove and disannex from the corporate limits of the boundaries of the City, for the creation of the Seabrook Industrial District 3 pursuant to the terms and conditions of the Industrial District Agreement to be entered into by INEOS Styrolution and the City, the following tract of land owned in fee by the undersigned (the “Proposed Disannexation Tract”):

7.45 acre tract out of the Ritson Morris Survey A52 Seabrook, Harris County, Texas, being more specifically described by metes and bounds of such territory and plat designating such territory, in the attached Exhibits A and A-1 which are incorporated herein by reference for all purposes.

The Proposed Disannexation Tract is uninhabited, is not subject to residential use, and no qualified voters reside thereon. The requested disannexation is authorized pursuant to Section 1.09 of the City’s Charter and Section 43.142 of the Texas Local Government Code. In support of this petition for consensual disannexation of the Proposed Disannexation Tract, the undersigned states as follows:

1. The purpose of the disannexation is to create a new industrial district, Seabrook Industrial District 3, adjacent to the City for the Proposed Disannexation Tract.
2. INEOS Styrolution will construct a new operating facility immediately north of the Proposed Disannexation Tract and plans railcar movements to and from the new facility across the Proposed Disannexation Tract from property in the existing Seabrook Industrial District located immediately to the east and sharing a common border with the Proposed Disannexation Tract.

INEOS Styrolution certifies: that the Proposed Disannexation Tract is contiguous and adjacent to the City; that this petition is being filed for the purposes described above; that this petition is not for failure to provide services by the City; and that this petition is signed and duly acknowledged by INEOS Styrolution, which is the sole party having a fee ownership interest in the Proposed Disannexation Tract.

INEOS STYROLUTION AMERICA LLC

By: Alexander Glueck
Alexander Glueck
President, Americas Region

Dated as of June [__], 2019

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared [Alexander Glueck], [] for INEOS Styrolution America LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 21st day of June, 2019.



Notary Public in and for Harris County, Texas

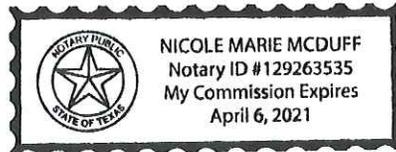


EXHIBIT A



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
PAGE 1 OF 2**

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;

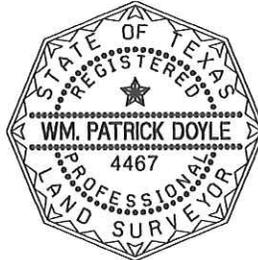
**INEOS STYROLUTION AMERICA LLC
7.45 ACRE TRACT
RITSON MORRIS LEAGUE, ABSTRACT 52
HARRIS COUNTY, TEXAS
PAGE 2 OF 2**

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
Revised: May 30, 2019

USER: Untitled Workspace DATE: 5/22/2018 TIME: 4:02:43 PM
 C:\G:\N\05\WEOS Styrolution Bayport Expansion & Modernization\Tax Abatement\Vol System\Exhibit of WEOS Styrolution 7.45 acre Railway tract.dgn

**HARRIS COUNTY
TEXAS**

EXHIBIT A-1

**WILLIAM P. HARRIS LEAGUE
ABSTRACT 30**



AMERICAN ACRYL L.P.
CALLED 24.597 ACRE TRACT
C.F. NO. 5899788
H.C.O.R.

AMERICAN ACRYL L.P.
CALLED 137.082 ACRE TRACT
C.F. NO. 5899709
H.C.O.R.

N 86°57'43" E 3202.78'
2453.29'

POINT OF COMMENCEMENT

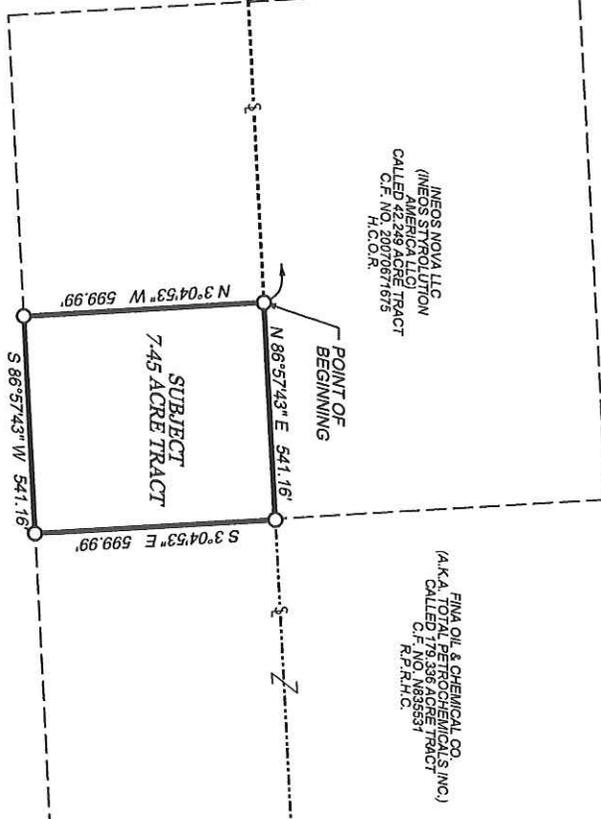
SURVEY LINE

**RITSON MORRIS LEAGUE
ABSTRACT 52**

AMERICAN ACRYL L.P.
CALLED 203.144 ACRE TRACT
C.F. NO. 5899709
H.C.O.R.

INEOS NOVA LLC
(INEOS STYROLUTION AMERICA L.L.O.)
CALLED 42.249 ACRE TRACT
C.F. NO. 2007067675
H.C.O.R.

INEOS NOVA LLC
(INEOS STYROLUTION AMERICA L.L.O.)
CALLED 54.1512 ACRE TRACT
C.F. NO. 2007067675
H.C.O.R.



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.



INEOS STYROLUTION AMERICA LLC
FOR

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS

111 COMMERCIAL STREET, CLUTE, TEXAS 77541
PHONE: 281.275.2500 FAX: 281.275.2501
WWW.DWASURVEYING.COM

STATE LICENSE NO. 15575-9-02
DRAWN BY: JMB 5/22/18 (06/06/20)

**EXHIBIT PLAT OF
7.45 ACRE TRACT**
BEING A PORTION OF ALL THAT CERTAIN
STYROLUTION AMERICA LLC
CALLED 42.29 ACRE TRACT
C.F. NO. 2007067675, H.C.O.R.
RITSON MORRIS LEAGUE
ABSTRACT 52
HARRIS COUNTY, TEXAS.