

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THE INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CORRECTION SPECIAL WARRANTY DEED

STATE OF TEXAS

202

§ KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF JEFFERSON

That Jefferson County, Texas ("Grantor") in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by City of Port Arthur Section 4A Economic Development Corporation ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED unto Grantee, all that certain property situated in the County of Jefferson, State of Texas, described as follows, to-wit:

That certain real property more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

This conveyance is made subject to the following:

- (1) easements and rights-of-way appearing of record in the Office of the County Clerk of Jefferson County, Texas;
- (2) all covenants, conditions, exceptions, reservations and conveyances of minerals and/or royalties, oil and gas and/or mineral leases, affecting the above described property, of record in the Office of the County Clerk of Jefferson County, Texas, to the extent they are still in effect and relate to the above described property;
- (3) taxes on the above described property for 2009 and subsequent years not yet due and payable; and
- (3) all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent that they are still in effect, relating to the above described property. .

TO HAVE AND TO HOLD, the said Property, together with all rights, hereditaments and appurtenances thereto belonging, unto Grantee, its successors, heirs, and assigns forever. And Grantor does hereby bind itself, its successors, heirs, executors, administrators, and personal representatives to WARRANT AND FOREVER DEFEND the title to the Property unto Grantee, its successors, heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

When Grantor or Grantee or both of them are more than one (1) person, or when Grantor or Grantee or both of them are a corporation, partnership, trustee, administrator, executor, or personal

representative, this Deed shall read as though pertinent verbs, nouns, and pronouns are changed correspondingly, and pronouns of the masculine gender where used herein shall be construed to include persons of the female sex. When this Deed is executed by or to or by and to a corporation or partnership, references to "heirs, executors, administrators, and personal representatives" shall be appropriately disregarded, and when this Deed is executed by or to or by and to a natural person or persons, references to "successors" shall be appropriately disregarded.

This Correction Special Warranty Deed is executed pursuant to Section 5.029 of the Texas Property Code to have the effect stated in Section 5.030 of the Texas Property Code to change the legal description of the Property contained in Exhibit "A" attached to the Special Warranty Deed recorded under County Clerk's File No. 2010000301 in the Official Public Records of Jefferson County, Texas ("Corrected Deed"), to the legal description of the Property contained in Exhibit "A" attached to this instrument to correct the error in the legal description contained in Exhibit "A" to the Corrected Deed which was attached to the Corrected Deed in error. Each of the Grantor and Grantee have executed this Correction Special Warranty Deed and each of them acknowledges that the legal description of the Property in the Exhibit "A" attached to this Correction Special Warranty Deed should have been included in the Corrected Deed instead of the legal description of the Property contained in Exhibit "A" attached to the Corrected Deed.

This correction deed may be executed in counterparts, and it shall not be necessary that the Grantor and Grantee execute the same counterpart of this correction deed, only that Grantor and Grantee execute at least one counterpart of this correction deed. All counterparts of this correction deed taken together shall constitute one and the same instrument.

EXECUTED this the ____ day of _____, 2014, to be effective on and after January 6, 2010.

GRANTOR:

JEFFERSON COUNTY, TEXAS

By: _____
Jeff Branick,
County Judge

GRANTEE:

PORT ARTHUR SECTION 4A ECONOMIC
DEVELOPMENT CORPORATION

By: _____
Name: _____
Title: _____

GRANTEE'S MAILING ADDRESS:

STATE OF TEXAS §
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COUNTY OF JEFFERSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Branick, County Judge of Jefferson County, Texas, a political subdivision of the State of Texas, 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 and in the capacity therein stated on behalf of Jefferson County, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2014.

Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF JEFFERSON

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This instrument was acknowledged before me on this ____ day of _____, 2014,
by _____, _____ of City of Port Arthur Section 4A Economic
Development Corporation, a corporation organized and existing under the laws of the State of
Texas, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT "A"

BEING A 4.985 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE T. & N.O. RR SURVEY, SECTION 7, ABSTRACT 239, AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND (CALLED 33.343 ACRES) DESIGNATED AS TRACT I, AS RECORDED IN CLERK'S FILE NO. 2001006798 OF THE REAL PROPERTY RECORDS OF JEFFERSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 365 AND THE EAST LINE OF SAID 33.343 ACRE TRACT OF LAND AND BEING THE EASTERNMOST SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND (CALLED 1.874 ACRES) AS CONVEYED IN VOLUME 2248 PAGE 158 IN THE DEED RECORDS OF SAID COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 36 DEG. 39 MIN. 10 SEC. WEST ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 365 AND THE SOUTH LINE OF SAID 33.343 ACRE TRACT OF LAND A DISTANCE OF 546.90 FEET TO A 1/2" IRON ROD WITH CAP MARKED ARCENEUX & GATES SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 53 DEG. 21 MIN. 55 SEC. WEST OVER AND ACROSS SAID 33.343 ACRE TRACT OF LAND A DISTANCE OF 406.13 FEET TO AN IRON ROD WITH CAP MARKED ACCESS FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 36 DEG. 39 MIN. 43 SEC. EAST OVER AND ACROSS SAID 33.343 ACRE TRACT OF LAND A DISTANCE OF 422.14 FEET TO AN IRON ROD WITH CAP MARKED ACCESS FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 58 DEG. 53 MIN. 15 SEC. EAST OVER AND ACROSS SAID 33.343 ACRE TRACT OF LAND A DISTANCE OF 51.98 FEET TO AN IRON ROD WITH CAP MARKED ACCESS FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 81 DEG. 43 MIN. 49 SEC. EAST OVER AND ACROSS SAID 33.343 ACRE TRACT OF LAND A DISTANCE OF 108.57 FEET TO AN IRON ROD WITH CAP MARKED ACCESS FOUND IN THE EAST LINE OF SAID 33.343 ACRE TRACT OF LAND AND EASTERNMOST WEST LINE OF SAID 1.874 ACRE TRACT OF LAND AND A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 53 DEG. 22 MIN. 05 SEC. EAST ALONG AND WITH THE EAST LINE OF SAID 33.343 ACRE TRACT OF LAND AND THE EASTERNMOST WEST LINE OF SAID 1.874 ACRE TRACT OF LAND A DISTANCE OF 309.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.985 ACRES OF LAND MORE OR LESS.