RESOLUTION NO. 19-425

A RESOLUTION AMENDING RESOLUTION NO. 19-212 FOR THE SALE OF LAND BETWEEN THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION AND B&B ICE, INC. IN THE SPUR 93 BUSINESS PARK FROM TWO (2) ACRES TO 2.454 ACRES AT A COST OF \$57,500 PER ACRE

WHEREAS, per Resolution 19-212, the City Council of the City of Port Arthur approved the sale of two (2) acres of land in the Spur 93 Business Park to B&B Ice, Inc.; and

WHEREAS, prior to land closing, a survey of the subject property was conducted, and the survey indicated there was 2.454 acres of land; and

WHEREAS, B&B Ice, Inc., agreed to purchase the additional 0.454 acre of property at \$57,500 per acre as shown in Exhibit "A"; and

WHEREAS, at their special Board meeting on September 9, 2019, the City of Port Arthur Section 4A Economic Development Corporation (the "PAEDC") Board of Directors agreed to sell the additional 0.454 acre of property to B&B Ice, Inc. in the amount of \$141,105 pursuant of the Purchase Agreement attached as Exhibit "B" and made a part hereof for all purpose.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ARTHUR, TEXAS:

Section 1. That the facts and opinions in the preamble are true and correct detailed in the proposal attached as Exhibit "B".

Section 2. That the City Council of the City of Port Arthur hereby approves amending Resolution No. 19-212 to read 2.454 acres as detailed in the proposal attached as Exhibit "A".

Section 3. That a copy of the caption of this Resolution be spread upon the minutes of the City Council. READ, ADOPTED AND APPROVED on this day of Sedember at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote: **AYES:** Councilmembers NOES: Thurman Bartie, Mayor ATTEST: Sherri Bellard, City Secretary APPROVED: Floyd Batiste, PAEDC

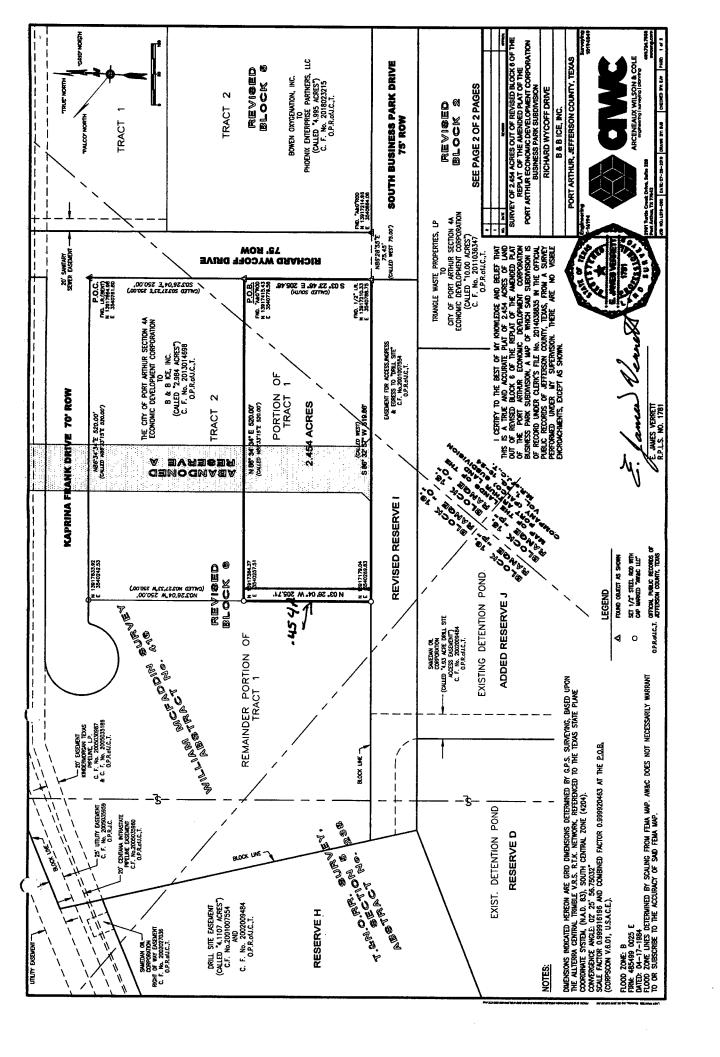


Guy N. Goodson, PAEDC Attorney

APPROVED AS TO FORM:

Valecia R. Tizeno, City Attorney

Exhibit "A"



METES AND BOUNDS DESCRIPTION

Being o 2.454 cores tract of land in the WILLMA MeFJODEN SURPCY.
ASSINGT The .415, port of Books 13, and Bote 18, fampe "Or of the
Part Arthar Land Company (PALCS) Subdivision, o map of which soid
subdivision is of second in Nature 1, Pages 19-24 of the Map Records of
definent County, Texas and baing a port of Revised Block of of the Repit
of the Amended Pati of the Port Arthar Economic Development Corporation
Business Port Subdivision, o map of which soid subdivision is of record
under Chart's File Ms. 2014/200835 in the Official Public Records of
definent County, Terras and the soid 2.454 cores tract of lond herein
described being more particularly described by makes and bounds as
follows:

For Locathe Purposes Commencing at an iron rod (berti) found at the intersection of the west fallicular free of Roches in both soft of the set has a fall for the south right-of-rays that of 2,504 no Frank for the fall for the set of the set o

THENCE South 03 deg, 26 mh. Ot see. Ent (colled "South 03 deg, 27 mh., 28 see. Ent.), along out with the sed west right-levely line of the forbord Wycoff Drive, ent line of the Revised Block 6 and east line of the sed 2,264 acres tract, a total distance of 250.00 feet (called "250.00 test), to m into most with copy marked Aurenance & Cates Tourd for the southeast corner of the seid "2,264 acres frost and northeast corner or the seid "2,264 acres frost and northeast corner or the howing o State Poine Coordinate water of level, the seid from End howing a State Poine Coordinate water of Morth 13,917,415.43 and Enet 3,540,776.58;

THENCE South 03 day 23 min. 46 ser. East (catled "South").

World Drive, east line of the Revised Bock 6 and east line of the sead world brown on the sead to a sead of the sead to a sead of the sead to and to be sead to

TRENCE scant 86 deg. 22 min. 57 see. West (catted Yest?), olong ond with the north line of the soid Revised Reserve I and the south line of the soid Revised Reserve I and the south line of the soid Revised Block 8, a total distance of \$18.58 feet, to a 1/2 their lot with two promitted "WREC LIE" set for the southwest corner of the soid herein described total of land,

THENCE North 03 day, 26 min, 04 sec. West, over ond ocross the said Revised Block 6, a total distance of 205,71 feet, to a 1/2" steel rad with cop mentage "AWEC LLC" set for the southwest comer of the hereinhelone said 2,384 ocres froct and northwest comer of the said herein described troot of kind;

THENCE North 86 dep. 34 min. 34 sec. East (called North 86 dep. 33 min. 15 sec. East), along and with the south line of the soid "2.994 ocers" trock, a total distance of \$50,00 fest (called "\$20,00 fest), returning book to the BOINT_OF_REGININE and containing 2.454 ocers of lend, may or less.

MOTE:
Dimensions indicated hereon one grid dimensions determined by G.P.S.
Surveying, board upon the Millera Central, Timble V.R.S. R.I.K. Metront, referenced to the Texas State Plane Coordinate System. (N.A.D. B.S.).
South Central Zone (4204).
Convergence Apple = 07. 25' 56.75032*
Convergence Apple = 07. 25' 56.75032*
Convergence Apple = 07. 25' 56.75032*
(Corposon V.B.O.). USAG.E.).

.....NT FOR TITLE INSURABNCE

COMPANY

braued by: OLD REPUBLIC NATIONAL TITLE INSURANCE (S.F. No. 24675—MM Effective Date: July 2, 2019 Insued Date: July 9, 2019

SCHEDULE B ITEMS
10.o. Rights of Portles in Possession. (Orner's Policy Only)
(NON-PLOTABLE ITEM, MAY AFFECT SUBJECT PROPERTY).

unrecorded Ē 10b. Rights of tenants in possession, as tenants only, under lease or rental agreements. (NON-PLOTIABLE ITEM, MAY AFECT SUBJECT PROPERTY).

10.c. Whereil interest set forth in executed by WP.N. McFoddin, et al, othed County 19, 1825, Tocorded in VA. 280, Page 233, Dead Records of suffirman County, ferrors; and being subject to dit the terms and conditions contribute enters. Tille to sold interest not checked subsequent to date of offeresold instrument.

(ANON-PLOTINGLE ITEM, MAY AFFCT SUBJECT PROPERTY).

10.4. Where wherest set forth in Deed to W.P.H. Mefoddin, Jr. and J.L.C. Michodin, Jr. and J.L.C. Michodin, and M. and M.

10.e. Mineral interest set forth in Deed to W.P.H. McFoddin, Jr., et ol, dated behang St. 1882, recorded in Vol. 639, hege 586, Deed Records of Jefferson County, Taxos; and being subject to all the terms and conditions or controlled therein. Tile to soid interest not checked subsequent to date of contressol instrument.

(MAN-PLOTINGLE ITEM, MAY AFFECT SUBJECT PROPERTY).

10.1. Mineral interest set forth in Deed to Marion P. Marro and Bruce M. M. Chachan, Tusters, in instrument defeat August. 27, 1552, recorded in Not. 2011. Page 141, Deed Roccuts of Melinean County, Texas; and being subject to all the terms and conditions contineed thrests. Tills to soid interest and tchecked subsequent to date of diversald herein. Tills to soid interest and (Mork-Augritediz TIRM, Mark AFRET SUBJECT PROPERTY).

10.9. Whereif interest set forth in Deed executed by C. Coords, J., Independent Executed of the Estitle of Difference Medical Executed of the Estitle of Difference and Anno Connells controlled order seconds under County, Execute in County, Executed order seconds under County, Execut on Connells or Section Execution so controlled therein. Tills to seid interest not checked subsequent to date of othersald instrument.

(NOW-COTAGLE TEX, MAY AFFECT SUBJECT PROPERTY).

10.h. Wherd Interest sat forth in Daed executed by E. G. Cordis, Jr., Collean Carlo Codds Rice and Anno Chronic Cordis Education in force of Part Arbur Economic Development Corporation recorded under County Desta File No. 2001007359, Official Public Records of Jefferson County, Texas, and Princip solider to of the terms and conditions contribled thresh. This to sold interest and checked solbesquart to date of dioresed instrument.

(NON-PLOTINGE FILE, MAY AFFET SUBJECT PROPERTY).

10.1. Mineral internet set forth in Dard executed by C. C. Ouchs, J., Imbepondin Recutor of the Effects of Different MeFfolds Berty, descended in force of E. G. Cords, Jr., Collean Gave Cords and Arno Cornic Cords recorded under County, Deriver Ten No. Collection States of Deriver, Tensi and Conditions contribute the Energy abspect to different of conditions contribute thereis, Tile to sold interest not checked subsequent to date of afforcessed instrument.

10]. Winerd interest set forth in Kinnerd Deed dated
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Anna Cordis Eduration to Mariba do Mineria, "L. precorded under County
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County, Insus, and Deling subject to all the terms and confidence
contributed in the solid interest not checked subsequent to date of doresold
instrument.

10.k. Mineral and Royalty Deed executed by E. G. Coralta, sh. et al resorded the County Carles Tee No. 2003.533.x. Michiel Pubble Reports of shafemen County, Terces and being subject to all the terms and conditions contained thereb. Title to said interest not checked enbesquent to date of aloresold instrument to the contained the contai

List livers in trease set from the Tisce of Codes Close Code, Anno C. Edenstein des Anno Comelo Condits and E. G. Codes, a. to is leased of C. Edenstein des Anno Comelo Codes and E. G. Codes, a. to is leased of Pode Recode of Adrience County, Turns, and being subject to all the terms and conditions concluded therein. Tile to used interest and checked the Research to Code of forecasted institutement.

10.m. Memorandum of CB, CBs and Memoral Laoses in france of Aspect
Secures LLC recorded under 20020000220, Officied Public Records of
Jeffision Charry, Texas, Amendment of GB and CBs Laose recorded under
Carby, Carby Este New 200200003 and 2002010950, bein the Official
Public Records of Jeffision Charry, Texas; and being subject to oil the
subsequent to date of offoresid instrument(s). The sood Memorat(s) not checked
subsequent to date of offoresid instrument(s).

10.1. Memorandum of OR, Cas and Mineral Lease in fract of Aspect
Secures LLC recorded under 20020002020, Orlicia Orbido. Records of
Memoran County, Texas; Armedoment of OR and Cas Lease recorded under
County, Centre Sin Hes. 200200030, and 2002010959, bein the Official
Public Records of Auffrence County, Texas; and being subject to oil the
man and conditions contribute betwein Tiles bedd Interest(s) not checked
subsequent to date of circusoid instrument(s).

(ANNI-PLOTINGE_FIRM, MAY AFFECT SUBJECT PROPERTY).

10.0. Memorandum of OR, Cas and Mineral Lease in front of Aspect
Memorate LIC recorded under County, Deriv The New, 2002004530, Official
Public Records of Astinano County, Insert Anneadment of GI and Date Lease
record under County, Carte Te New, 2002000333 and 20020100353, both
in the Official Public Records of Astinano County, Trans, and being subject
the office of the terms contribued therein. Tiles to said interest(s) not
cheekle description to date of drowands herburnent(s).

10.p. Nemocrathum of OIL, Cos and Nimeral Leans in foror of Aspect Planers LLC recorded under County Cherk Fish No. 202000331, (Official Public Records of Jeffram County, Texts: Anneadment of OI and Cos Loos Public Records of Jeffram County, Incress Anneadment of OI and Cos Loos Jeffram County, Texts: and being subject to oil the turns and conditions of county County. Time and interest(s) not checked subsequent to date of decreased behatment(s).

10.4. Wemorondum of Oit, Cas and Whered Leans in force of Aspect
Pateurss LLC recorded under County, Cartis The No. 202004522, Official
Public Records of Jeffrenon County, Record The No. 202001515, Official
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Professional of Jeffrenon County, Record County,

10.1. Memorandum of OS, Cas and Memori Lease in foror of Aegest Decourse LLC recorded under County Cherk Tells New 20000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 2000000433, 200000

County 10.a. Ensement in tower of Entway Out' States, Inc. recorded under Centre Tee No. 200603559 Official Public Records of Jefferson County, Teers. (SHOWN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY). 10.1. Pipalihe Right of Way and Ebsement in frace of Samedon ON poporition recorded under County Certic File No. 2002/02/03/9 Official Public Records of Jeffreson County, Fares. (SHOWN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY).

10.0. Exament in force of Texas Gas Sentics recorded under County Clerks.

Rev. 2005/10.030 Official Challes Revorde of efficients. County, Texas.
Partial Jangement to Kinder Morgon Texas Pagifins, I.P. recorded under
Portial Amagnement to Kinder Morgon Texas Pagifins, I.P. recorded under
County, Carist Els News. 2005015973 and 2005018734, Official Public Records
of Jufferson County, Texas.

(NOT SHORM ON STREET, DOES NOT AFFECT SUBJECT PROPERTY).

10x. Fyeline Exament in force of Rhote Morgan Tenne Phalline, L. P., except under County, Cartir. Fish No. 2020/SUSFO TIGHE Public Records under County, Tenne Exament in force of forcer Morgan Tenne Pages, L. P. recorded under County, Cartir. Fish No. 2020/SUSFS, Official Public Records of Auffrenn County, Tenne, in review and correction, (SHOWN ON SURFET, DOES NOT AFTECT SUBJECT PROPERTY).

10.4. Pipeline Essement in fraor of Kinder Morgan Texas Pipeline, L. P. resorded under County Centre Tie No. 2005/30990 Official Public Records Afference County, Texas (AUT SHOWN ON SHREY, DOES NOT AFFECT SUBJECT PROPERTY).

10.t. Pipeline Essement in froor of Centara Intractote Pipeline, L.L.C., inscrorded under County Ontrice Records Jeffrence County, front, AFF SE SE SECT PROPERTY, (SYCHIN ON SAPINEY, DOES NOT AFFECT SUBJECT PROPERTY). opment Official 10.9. Access for drift sits in force of Port Arthur Economic Develo Corporation recorded under County, Cents Tae No. 2001007554, C Public Recorde of Wiffreen County, Terce. (SHOWN ON SLAVEY, DOES NOT AFTECT SUBJECT PROPERTY).

10.1. Examinity and Surface Use Agraement between Port Arthur Economic Development Corporation and Samedon Of Corporation necorded under County, Charles File No. 2002/09/494, Official Public Records of Jefferson County, Texas.

(SYONN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY).

10A. Examinants above on map recorded under County Clark's File No. 2014/03853, Oriela Poble Recorded of Auftrence County, Research County, Research County File No. 2014/038635, ACT NO. 1715. Why FIG. PROPERS OWNER, COUNTY, IZUAS ARE NO. 2014/03863, OFTICAL PROPERTY AND DO NOT AFFECT SUBJECT PROPERTY AND DO NOT AFFECT SUBJECT.

Droinoge Dietrict Official Public 10.4b. Amended Information form flad by Jefferson County (Ne. 7, necoded under County Clerk's File No. 2018034915, Records of Jefferson County, Toram. County (NOV-PADTINEE FIRE, DOES AFFECT PROPERTY.



SURVEY OF 2.454 ACRES OUT OF REVISED BLOCK 6 OF THE PORT ARTHUR ECONOMIC DEVELOPMENT CORPORATION BUSINESS PARK SUBDIVISION RICHARD WYCOFF DRIVE

B & B ICE, INC.

PORT ARTHUR, JEFFERSON COUNTY, TEXAS

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ARCENEAUX WILSON & COLE 2987 Turtle Creek Orbes, Salte 228 Pert Arthur, TX 77442

SAN HOLLESTS-COO CARD CT-28-2019 DRAW BY BAR COCCESS BY CAY PAINS 1 of 2

Exhibit "B"

