

± 32 ACRE BARGE TERMINAL FOR SALE OR LEASE

1100 JEFFERSON ROAD | PASADENA, TX | 77506



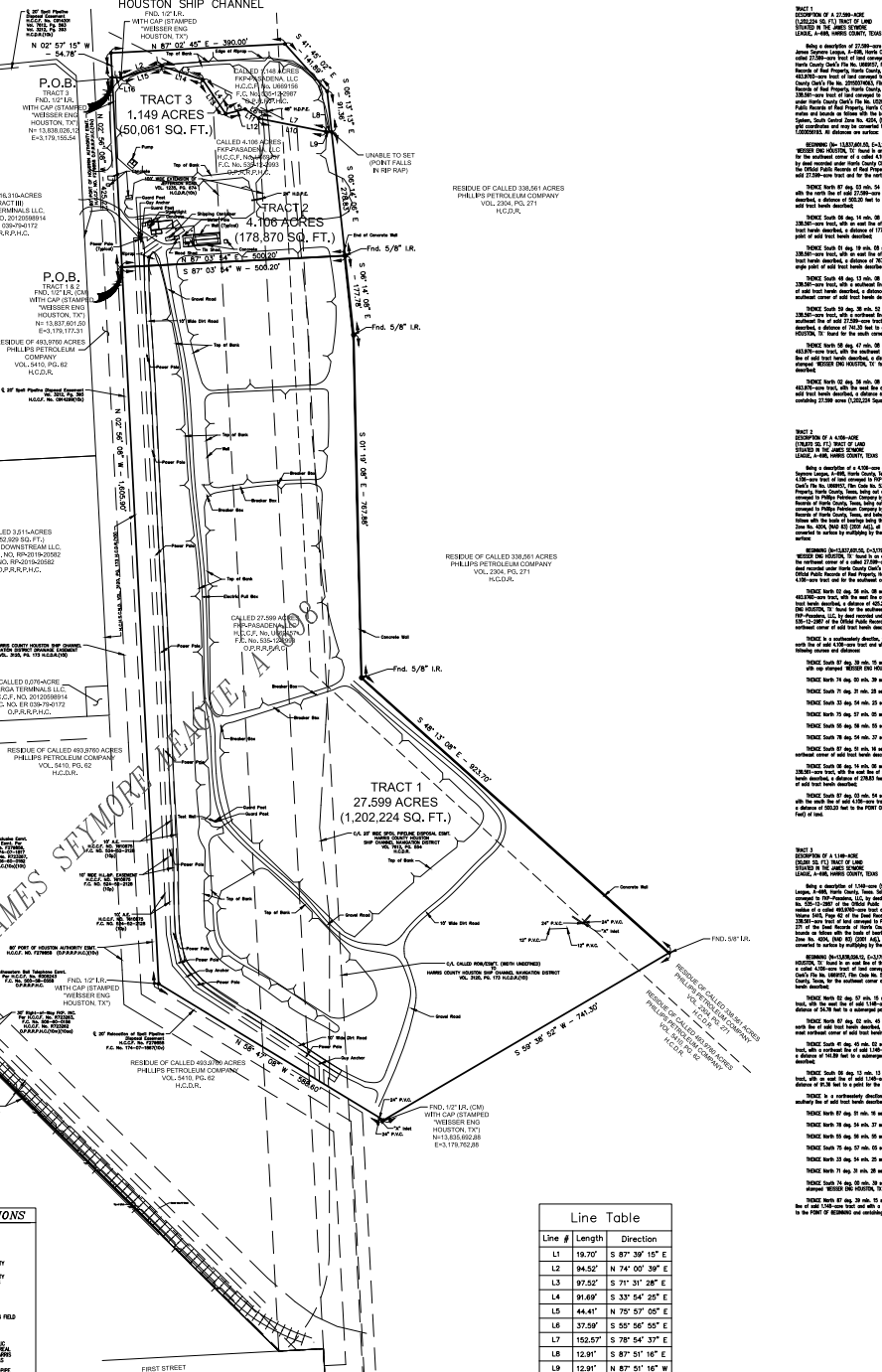
PROPERTY HIGHLIGHTS

- 390' Frontage On Deep Water
- 148' Frontage For Barge Traffic
- All ponds are being filled and stabilized under approval by TCEQ
- Materials blending operation currently in process
- 5 - 7 Acres Available for Lease Immediately

For Information:

Doyle Touns
281.460.1694
dtouns1@comcast.net

DT PROPERTIES



- RECORDS**
- RECORD 1**
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- RECORD 99**
- RECORD 100**



- SYMBOLS**
- A/C Unit
 - "NB" Inlet
 - Bedroom
 - Elliptical
 - "I" Inlet
 - "Co-2" Inlet
 - Cable TV Pedestal
 - "C" Inlet
 - Crode Inlet
 - Electric Pedestal
 - Electric Transformer
 - Fire Hydrant
 - Gas Meter
 - Grade Inlet
 - Double Grade Inlet
 - Gay Meter
 - Electric Manhole
 - Electric Manhole
 - Light Standard
 - Mailbox
 - Manhole
 - Water Meter
 - Protein Vent
 - Power Pole
 - Sample Well
 - Shrub
 - Sign
 - Telephone Pedestal
 - Utility Turn Mark
 - Pipeline Vent
 - Transfer Control Box
 - Transformer Pole
 - Utility Marker
 - Water Meter

- ABBREVIATIONS**
- FNC = FENCE
 - FR = FENCE
 - H.C.C. = HARVEST COUNTY CLIMATE PLAN
 - H.C.C.A. = HARVEST COUNTY CLIMATE ACTION PLAN
 - IA = IMPROVED AREA
 - IA = IRRIGATED AREA
 - NAF = NOT FOUND IN FIELD
 - NR = NUMBER
 - ORANGE = ORANGE
 - P.F.P. = PROPOSED TOP FEE
 - P.A.C. = POLYMER CEMENT
 - R.C.A. = REINFORCED CONCRETE
 - R.C.R. = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - S.B.L. = SUBSTANTIUM WALL
 - T.R. = TRENCH
 - V.M.P. = VOLUNTARY PAGE
 - C.A. = CONTROL MONUMENT
 - H.C.B.A. = HARVEST COUNTY BOUNDARY
 - H.C.C.C. = HARVEST COUNTY CLIMATE CONTROL

BASES OF BEARINGS

BEARS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, USING NAD 83 (000, 040)

THE COORDINATES SHOWN HEREIN ARE THE COORDINATES OF THE CORNER POINTS OF THE PROPERTY AS SHOWN ON THE SURVEY AND SHALL BE USED FOR ALL PURPOSES UNLESS OTHERWISE SPECIFIED BY THE SURVEYOR.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE 14T OF THE FLOOD INSURANCE RATE MAP FIRM PLAN NO. 4020200100, WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2010. THIS ZONE IS WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES

1. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HERETO. NO OTHER USES, INCLUDING BUT NOT LIMITED TO, CONVEYANCE, RECORDING, OR CONSTRUCTION, SHALL BE MADE THEREFROM WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2. ALL DIMENSIONS SHOWN HEREIN ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

3. CHICAGO TITLE INSURANCE COMPANY, C.F. NO. CTH-COM-CTT21753256, EFFECTIVE DATE 12/24/2021, ISSUED 01/03/2022.

Line Table

Line #	Length	Direction
L1	19.70'	S 87° 30' 15" E
L2	94.52'	N 74° 00' 39" E
L3	97.55'	S 71° 31' 28" E
L4	91.89'	S 33° 54' 25" E
L5	44.41'	N 75° 57' 05" E
L6	37.98'	S 50° 56' 52" E
L7	152.57'	S 78° 54' 37" E
L8	12.91'	S 87° 51' 16" E
L9	12.91'	S 87° 51' 16" E
L10	152.57'	N 78° 54' 37" E
L11	37.98'	N 55° 56' 52" E
L12	91.89'	S 75° 57' 05" E
L13	91.89'	N 33° 54' 25" E
L14	97.55'	N 71° 31' 28" E
L15	94.52'	S 74° 00' 39" E
L16	19.70'	N 87° 30' 15" E

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A SURVEY. I AND THE SURVEYOR'S ASSISTANTS HAVE REVIEWED THE INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, C.F. NO. CTH-COM-CTT21753256.

WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 4410

WEISSER Engineering & Surveying

LAND TITLE SURVEY OF A 1.149-ACRE (50,061 SQ. FT.) TRACT, A 178,870-SQ. FT. (4.06 ACRES) TRACT AND A 27,599-ACRE (1,202,224 SQ. FT.) TRACT OF LAND SITUATED IN THE JAMES SEMMORE LEAGUE, A-698, HARRIS COUNTY, TEXAS.

SHAWN B. SAFF
F.A. NO. 3866
CREW CHIEF

CALCULATED BY JAH
DISHED BY JAH
DATE: 01/18/2022

SCALE 1" = 100'
SHEET 01 OF 01
JOB NO. 10071