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PROPERTY NO. 18—BEAUMONT, TEXAS

AGGREGATE AMOUNT OF NET RENT: \$90,479.20  
QUARTERLY INSTALLMENT OF NET RENT: \$1,130.99  
PROPERTY VALUE: \$37,350

DESCRIPTION OF PROPERTY

The surface estate only of that certain property described as follows, to-wit:

That certain tract or parcel of land situated in Jefferson County, Texas, and being a portion of the PELHAM HUMPHRIES SURVEY, Abstract No. 32, patented to Pelham Humphries on February 14, 1835, by the Mexican Government, Patent No. 307, Vol. 20, recorded in State Abstract Books, Vol. 1, Page 795, and being a part of Tract H-3 of Partition Map #2 of The McFaddin Trust property in Jefferson County, Texas, which map is duly recorded in the Map Records of Jefferson County, Texas, said tract of land being more particularly described as follows, to-wit:

BEGINNING at a 1" steel rod where the East or Northeast boundary line of the right-of-way of State Highway No. 347 (as enlarged by recent deed of Grantors to the State of Texas) intersects the South or Southeast boundary line of McFaddin Canal #2, which point is 102 feet North 44 deg. 15 min. East from the original East corner of said Tract H-3, and also a like course and distance from the original Highway right-of-way line before the addition above mentioned;

THENCE South 47 deg. 55 min. East with the Northeast boundary line of said State Highway as enlarged, 375 feet to a 1" steel rod, the beginning corner of the tract herein conveyed and being also the South corner of that certain tract conveyed by Grantors to the Central Freight Lines Inc., on the 17th day of September, 1953;

THENCE South 47 deg. 55 min. East with the Northeast boundary line of said State Highway as enlarged, 300 feet to corner marked by a 1" steel rod;

THENCE at right angles to said Highway right-of-way North 42 deg. 5 min. East 580 feet to a point for corner marked by a 1" steel rod;

THENCE North 47 deg. 55 min. West 300 feet to corner marked by a 1" steel rod and being the east corner of the Central Freight Lines Inc. tract;

THENCE South 42 deg. 5 min. West 580 feet with the Southeast line of the Central Freight Lines Inc. tract to the point of beginning, containing Four (4) acres of land, more or less.

*Subject to:*

1. The entire subsurface mineral estate outstanding, but expressly without right of surface usage; reserved by grantors in deed dated October 30, 1954, recorded in Vol. 956, page 48, Deed Records, Jefferson County, Texas, from W. P. H. McFaddin, Jr., et al, grantors to Boehck Engineering Company, Inc., a Texas Corporation.
2. Unlocated Easement dated June 6, 1924, recorded in Vol. 243, page 451, Deed Records, Jefferson County, Texas; W. P. H. McFaddin to Magnolia Petroleum Company.
3. Unlocated Easement dated July 7, 1926, recorded in Vol. 333, page 329, Deed Records, Jefferson County, Texas; W. P. H. McFaddin to Magnolia Gas Company.
4. Unlocated Easement dated March 14, 1944, recorded in Vol. 549, page 389, Deed Records, Jefferson County, Texas; McFaddin Trust to Defense Plant Corporation.
5. State of facts shown on survey made by Calvin M. White, dated November 5, 1970.

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