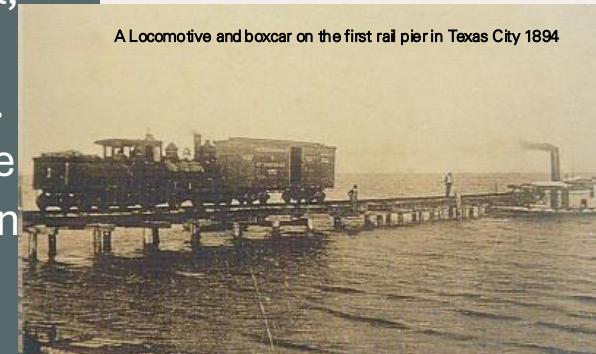




The Port of Texas City Texas City Terminal Railway Company

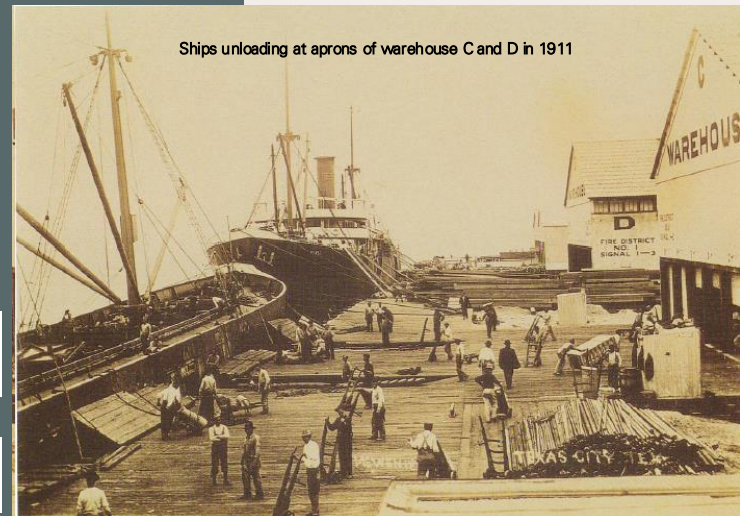
Our History:

Since 1893, The Port of Texas City has grown to be the 21st largest port in the US and the 6th largest in Texas. Dock and rail services have been provided for the petrochemical industry for over 100 years. The Port's primary imports and exports include crude oil, gasoline, diesel, naphthalene and ethanol as well as other intermediate chemicals, bulk liquids, and petroleum products. Texas City is home to two oil refineries with Marathon being the largest refinery in the United States. We provide transportation and property solutions in the Texas City industrial complex.



A Locomotive and boxcar on the first rail pier in Texas City 1894

TCTRR Customers & Tenants:



Ships unloading at aprons of warehouse C and D in 1911





The Port of Texas City

Texas City Terminal Railway Company

Waterfront:

- 38 berths in the Port of Texas City
- 2 barge fleeting areas
- Channel depth of 46 ft MLLW
- Primary cargo is bulk liquids, including intermediate chemicals and petroleum products
- Shielded from Gulf weather by the Texas City Dike and Shoal Point.



Close proximity to the Gulf. Less than 2 hours to blue water.

Rail:

- 32 miles of track infrastructure
- 2 rail yards with 1,200 rail car capacity.
- Rail access to docks in the port
- Rail switching service is provided to 9 customers including tank and terminal companies with pipeline infrastructure to the port.
- Over 500 acres of land for expansion.
- Allows for diversification of commodities which will attract new industries accommodating transloading and unit train operations.





TCT PROPERTY OWNERSHIP



LEGEND

TCTRR Owned Property

Not Shown - TCTRR Office Location
- 75 Acres FM 517 & SH 146



Lease Agreements	Customer
A	Enterprise
B	Linde
C - I	BWC Terminals
J	Marathon
K	Valero
L	Marathon
M - O	Valero
P	Marathon
Q	Buffalo
R	Nunez Construction (Piling, Inc.)
S	Oxbow Energy Solutions LLC
T - V	INEOS
W	Marathon
X	Valero
Y	INEOS
Z	INEOS
AA	BWC Terminals
BB	Advario Texas City
CC	Rosefield
DD	Valero Refining-Texas, L.P.
EE	Valero Refining-Texas, L.P.



Port of Texas City - Docks & Leases

1,000 500 0
FEET

Port of Texas City

*SHADED PROPERTIES OWNED BY PORT OF TEXAS CITY.

Dock	User
1 - 5	INEOS
11 - 12	Enterprise
14	Marathon
15	BWC Terminals
16	Valero, Marathon, BWC Terminals
18	Marathon
19	BWC Terminals
20	Valero
22 (N/S)	Valero
32 - 38	Marathon
40 - 41	Marathon, Valero
42 / 43	Buffalo
44 - 45	Oxbow
50 - 52	INEOS
54 (E/A)	Marathon
56 - 57	Valero
58 - 59	BWC Terminals
60 - 67	Advario Texas City
71	Kirby Fleet

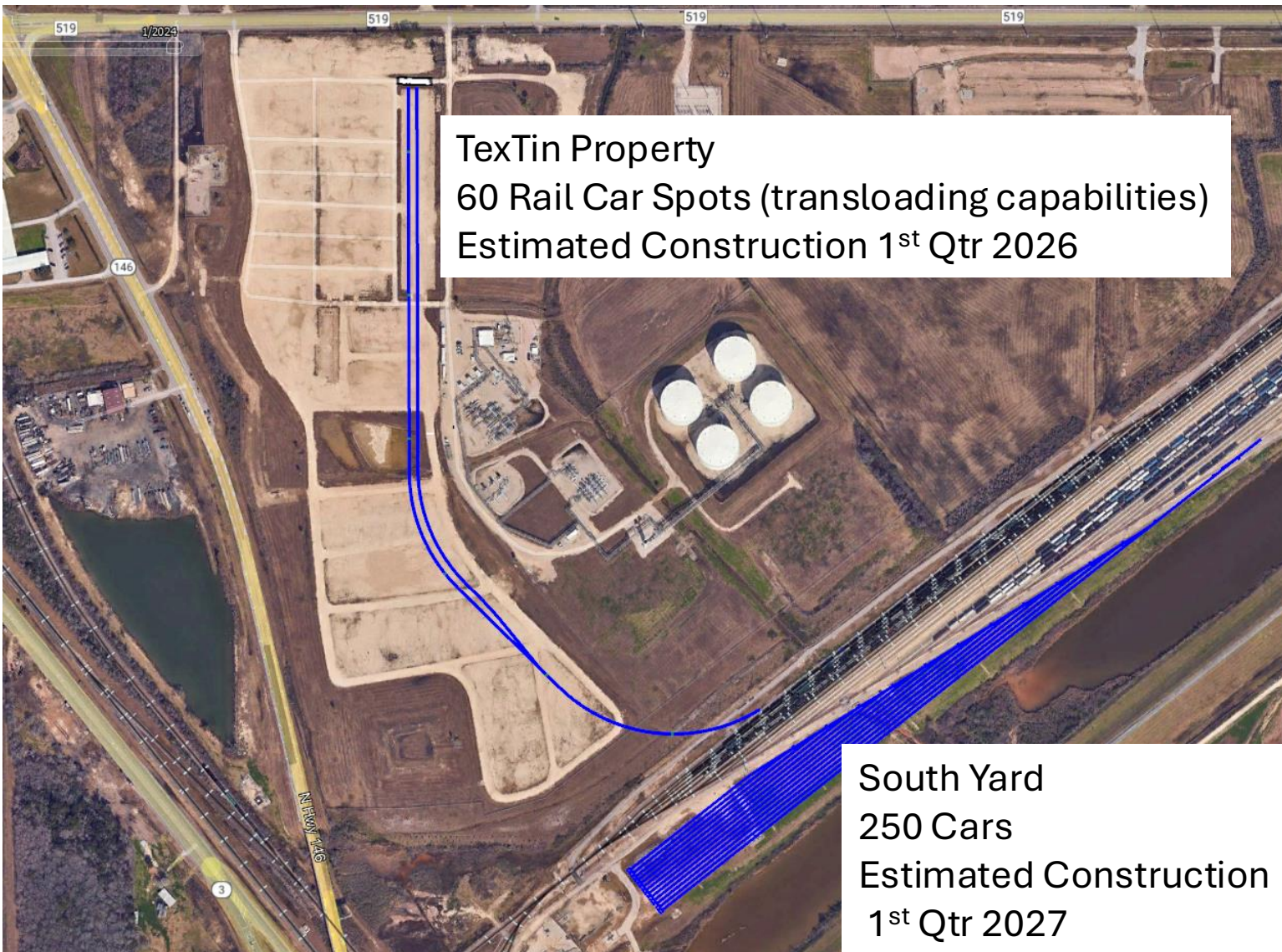


TCTRR Development Projects





TexTin Spur Track – South Yard Rail Projects



TexTin Property
60 Rail Car Spots (transloading capabilities)
Estimated Construction 1st Qtr 2026

South Yard
250 Cars
Estimated Construction
1st Qtr 2027



La Marque Rail Concept 400+ Acres

