

19 November 2020

STATE OF TEXAS)
)
COUNTY OF HARRIS)

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION OF 0.7920 ACRES
EAST AVENUE O
MANCHESTER SUBDIVISION AND VALERO HOUSTON REFINERY
HARRIS COUNTY, TEXAS

DESCRIPTION OF A 0.7920-ACRE TRACT OF LAND, BEING THAT PART OF EAST AVENUE O LYING BETWEEN THE EAST RIGHT-OF-WAY OF CENTRAL STREET AND THE WEST RIGHT-OF-WAY OF 95TH STREET NORTH OF BLOCK 64, MANCHESTER SUBIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORDED IN VOLUME 6, PAGE 26, MAP RECORDS, HARRIS COUNTY, TEXAS AND SOUTH OF UNRESTRICTED RESERVE "A", BLOCK 1, VALERO HOUSTON REFINERY, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORDED UNDER FILM CODE NO. 686078, MAP RECORDS, HARRIS COUNTY, TEXAS, SAID 0.7920-ACRE TRACT BEING SITUATED IN THE M. A. CALLAHAN & A. VINCE SURVEY, ABSTRACT NO. 9, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(2011), SOUTH CENTRAL ZONE, IN U.S. SURVEY FEET.

BEGINNING at most westerly southwest corner of said Reserve "A" in the east right-of-way line of Central Avenue, having coordinates of N: 13,828,322.82 feet, E: 3,155,369.97 feet, from which point a 5/8-inch iron rod with cap stamped "JNS ENGINEERS 713-973-9139" found near the southwest corner of original Block 74, Manchester Subdivision, bears South 00°17'42" West, 2.39 feet, and a 1/2-inch iron rod with cap stamped "GESSNER" found for the northwest corner of original Block 74, Manchester Subdivision, bears North 03°25'18" West, 197.54 feet;

THENCE North 86°34'42" East, with the south line of Reserve "A", a distance of 600.00 feet to a point for corner in the extended west right-of-way of 95th Street, from which point a 5/8-inch iron rod with cap stamped "JNS ENGINEERS 713-973-9139" found near the southeast corner of original Block 74, Manchester Subdivision, bears South 00°10'01" West, 2.62 feet;

THENCE South 03°25'18" East, with the west right-of-way of 95th Street, a distance of 57.50 feet to the northeast corner of said Block 64, from which point a found 5/8-inch iron rod bears South 42°55'37" West, 0.18 feet, and a 5/8-inch iron rod with cap stamped "JNS ENGINEERS 713-973-9139" found near the southeast corner of said Block 64 bears South 03°23'02" East, 199.99 feet;

THENCE South 86°34'42" West, with the north line of said Block 64, a distance of 600.00 feet to the northwest corner of said Block 64, from which point a found 1-inch pipe bears North 21°21'15" West, 0.29 feet;

THENCE North 03°25'18" West, with the east right-of-way of Central Avenue, a distance of 57.50 feet to the POINT OF BEGINNING, and containing 0.7920 acres (34,500 square feet) of land.

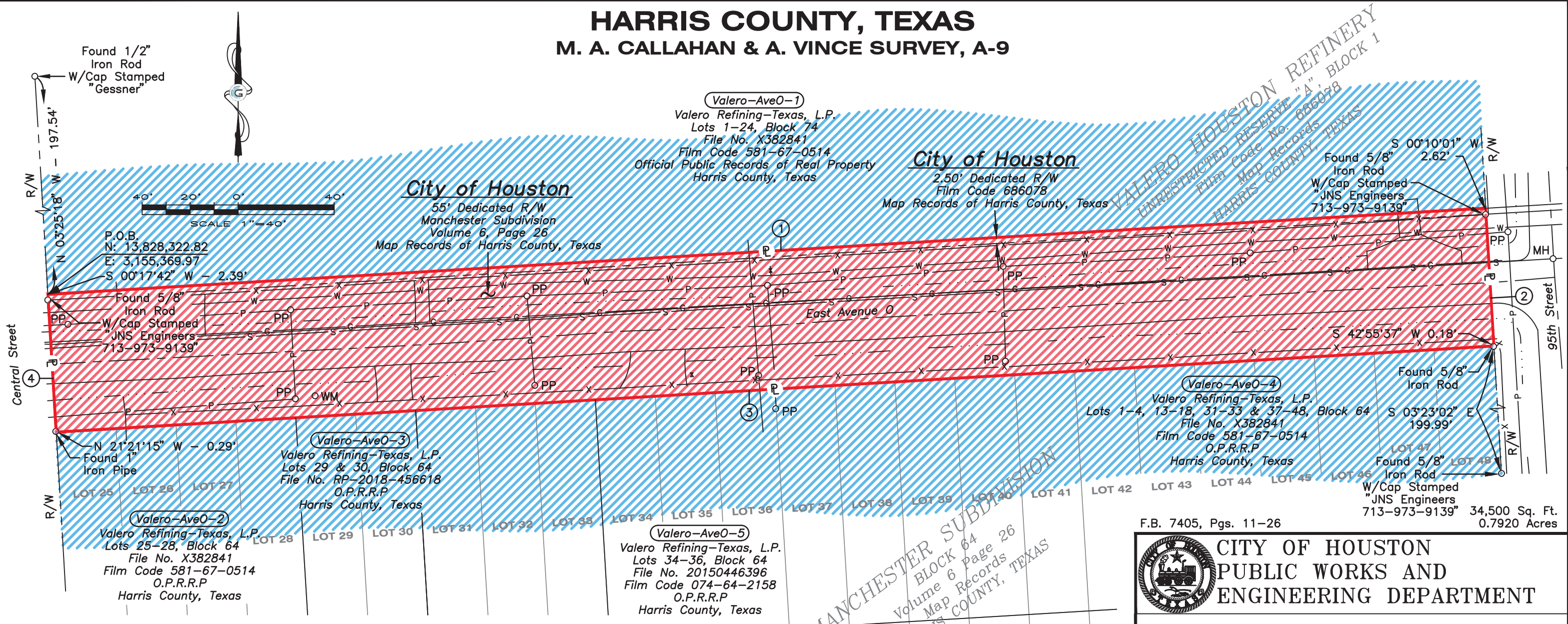
Plat CA-5509-202 attached.

GULLETT & ASSOCIATES, INC.
7135 Office City Drive
Houston, Texas 77087
713-644-3219
TX Firm Registration No. 100884-00

James Michael Denney, TX RPLS No. 5414



HARRIS COUNTY, TEXAS
M. A. CALLAHAN & A. VINCE SURVEY, A-9



I, James M. Denney, Do Hereby Certify That
This Plat Reflects a Survey Made On the
Ground Under my Supervision During
September, 2020.

James M. Denney
Registered Professional Land Surveyor No. 5414

- NOTES:
- 1) Bearings and Coordinates are Based on the "Texas Coordinate System", South Central Zone, NAD 83(2011) in feet.
 - 2) Description Attached.

LEGEND			
— — — — CL ROAD	P.O.B. Point of Beginning		
— . . . — CL DITCH	O Found Rod		
— X — — FENCE	— — — — Right-of-Way Line		
— P — — O.H. PWR. LN.	— P — O — P — POWER POLE		
— R — — PROPERTY LINE	— S — O — S — MANHOLE		
— S — — SEWER LINE	— W — — WATER LINE		
PROPERTY REQUESTING TO BE SOLD	ABUTTING OWNER		

BEARING CHART		
NO.	BEARING	DISTANCE
1	N 86°34'42" E	600.00'
2	S 03°25'18" E	57.50'
3	S 86°34'42" W	600.00'
4	N 03°25'18" W	57.50'

NO.	DATE	REVISION	BY

GULLETT
7135 OFFICE CITY DRIVE HOUSTON, TEXAS 77087
(713) 644-3219 WWW.GULLETTSERVICES.COM
FIRM NO. TX 100884-00

0.7920 ACRE TRACT ACROSS EAST AVENUE O
MANCHESTER SUBDIVISION AND
VALERO HOUSTON REFINERY
HARRIS COUNTY, TEXAS

DRAWN BY: EG DATE: 11/20

CHECKED BY: GUL DATE: 11/20

SCALE: 1"=40' W.O. CAD FILE: 5509202 REV. 0

CA-5509-202

F.B. 7405, Pgs. 11-26

CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT

APPROVAL

DATE

CHIEF SURVEYOR

RIGHT OF WAY SECTION

KEY MAP NO. 535D

GIMS MAP No. 5656 d

DATE: 11/23/20

PARCEL NO.

JOB NO.

WBS NO.

ILMS NO.

FILE DATE: 11/20/2020 10:06 AM EGALVAN 5509202_ 1"=40'