

12 November 2020

STATE OF TEXAS)
)
COUNTY OF HARRIS)

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION OF 0.3399 ACRES
95TH STREET
MANCHESTER SUBDIVISION AND VALERO HOUSTON REFINERY
HARRIS COUNTY, TEXAS

DESCRIPTION OF A 0.3399-ACRE TRACT OF LAND, BEING THAT PART OF 95TH STREET LYING NORTH OF EAST AVENUE N AND EAST 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 AND WEST 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 0.3399-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 southeast corner of said Block 64, having coordinates of N: 13,828,101.59 feet, E: 3,155,984.27 feet, from which point a found 5/8-inch iron rod with cap stamped "JNS ENGINEERS 713-973-9139" bears North 88°24'46" West, 0.13 feet;

THENCE North 03°25'18" West, with the east line of said Block 64 and extending that line to the south line of said Reserve "A", a distance of 257.50 feet to a point for corner, from which point a 5/8-inch iron rod with cap stamped "JNS ENGINEERS 713-973-9139" found near the original southeast corner of Block 74, Manchester Subdivision, bears South 00°10'01" West, 2.62 feet;

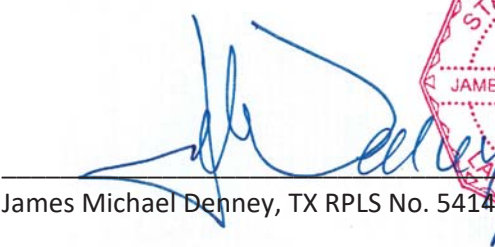
THENCE North 86°34'42" East, with the south line of said Reserve "A", a distance of 57.50 feet to a re-entrant corner of said Reserve "A" at the east right-of-way of 95th Street;

THENCE South 03°25'18" East, with west line of said Reserve "A", a distance of 257.50 feet to a point for corner in the extended north right-of-way of East Avenue N, from which point a 5/8-inch iron rod found near the southwest corner of original Block 65, Manchester Subdivision, bears South 83°36'08" West, 2.64 feet;

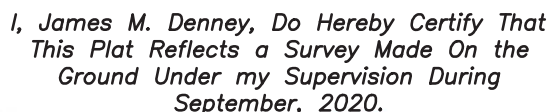
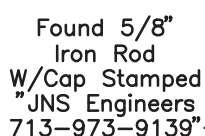
THENCE South 86°34'42" West, with the north right-of-way of East Avenue N, a distance of 57.50 feet to the POINT OF BEGINNING, and containing 0.3399 acres (14,806 square feet) of land.

Plat CA-5509-201 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





NOTES:

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

LEGEND

<p>—— — CL ROAD</p> <p>—— . . . CL DITCH</p> <p>—— X —— FENCE</p> <p>—— P —— O.H. PWR. LN.</p> <p>—— R —— PROPERTY LINE</p> <p>—— S —— SEWER LINE</p>	<p>P.O.B. Point of Beginning</p> <p>O Found Rod</p> <p>—— - - - Right-of-Way Line</p> <p>— P — O — P POWER POLE</p> <p>— S — O — S MANHOLE</p> <p>—— W —— WATER LINE</p>
<div style="display: flex; align-items: center;"> <div> <p>PROPERTY REQUESTING TO BE SOLD</p> </div> </div>	<div style="display: flex; align-items: center;"> <div> <p>ABUTTING OWNER</p> </div> </div>

BEARING CHART		
NO.	BEARING	DISTANCE
1	N 03°25'18" W	257.50'
2	N 86°34'42" E	57.50'
3	S 03°25'18" E	257.50'
4	S 86°34'42" W	57.50'

EXHIBIT "B"

F.B. 7405, Pgs. 11-26

14,806 Sq. Ft.
0.3399 Acres



**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: 11/16/20

PARCEL NO.

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JOB NO.

WBS NO

ILMS NO

NO	DATE	REVISION	BY



GULLETT
7135 OFFICE CITY DRIVE HOUSTON, TEXAS 77087
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FIRM NO. TX 100884-00



0.3399 ACRE TRACT ACROSS 95TH STREET
MANCHESTER SUBDIVISION AND
VALERO HOUSTON REFINERY
HARRIS COUNTY, TEXAS

DRAWN BY: EG	DATE: 11/20	CA-5509-201	
CHECKED BY: GUL	DATE: 11/20		
SCALE: 1"=40'	W.O.	CAD FILE: 5509201	REV. 0