

STATE OF TEXAS)
)
COUNTY OF HARRIS)

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION OF 0.7576 ACRES
EAST AVENUE L
MANCHESTER SUBDIVISION
HARRIS COUNTY, TEXAS

DESCRIPTION OF A 0.7576-ACRE TRACT OF LAND, BEING THAT PART OF EAST AVENUE L LYING BETWEEN THE EAST RIGHT-OF-WAY OF 96TH STREET AND THE WEST RIGHT-OF-WAY OF 97TH STREET BETWEEN BLOCKS 36 AND 46, MANCHESTER SUBDIVISION, 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, SAID 0.7576-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 a 5/8-inch iron rod with cap stamped "GULLETT & ASSOC" set for the southeast corner of said Block 46, having coordinates of N: 13,827,655.72 feet, E: 3,157,323.27 feet;

THENCE South 03°25'18" East, with the west right-of-way of 97th Street, a distance of 55.00 feet to a 5/8-inch iron rod with cap stamped "GULLETT & ASSOC" set for the northeast corner of said Block 36, from which point a 1/2-inch rod found for the southeast corner of said Block 36 bears South 03°25'18" East, 200.00 feet;

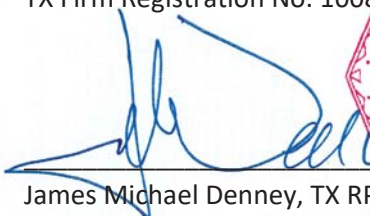
THENCE South 86°34'42" West, with the north line of said Block 36, a distance of 600.00 feet to a point for the northwest corner of Block 36, from which point a 1/2-inch iron rod found for the southwest corner of said Block 36 bears South 03°25'18" East, 200.00 feet;


THENCE North 03°25'18" West, with the east right-of-way of 96th Street, a distance of 55.00 feet to a 5/8-inch iron rod with cap stamped "GULLETT & ASSOC" set for the southwest corner of said Block 46, from which point a 5/8-inch iron rod found for the northwest corner of said Block 46 bears North 03°25'18" West, 200.00 feet;

THENCE North 86°34'42" East, with the south line of said Block 46, a distance of 600.00 feet to the POINT OF BEGINNING, and containing 0.7576 acres (33000 square feet) of land.

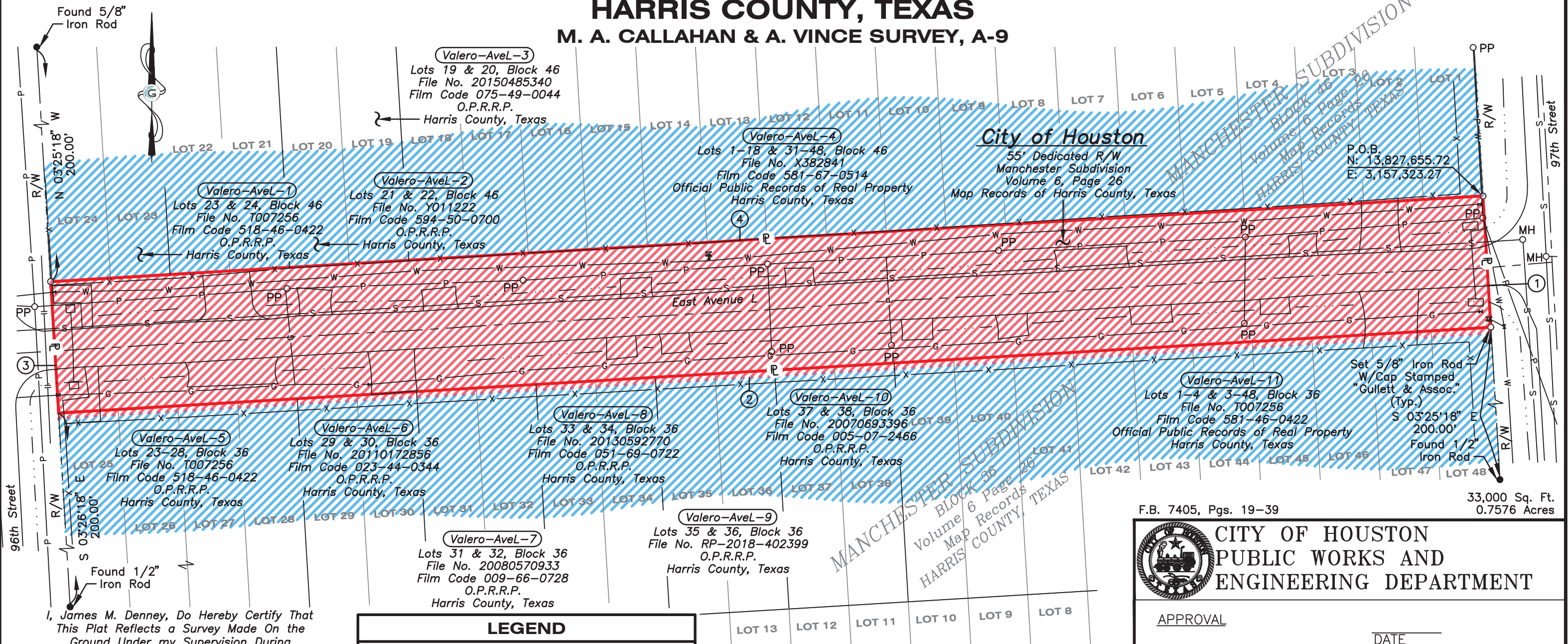
Plat CA-5509-203 attached.

GULLETT & ASSOCIATES, INC.
7135 Office City Drive
Houston, Texas 77087
713-644-3219
TX Firm Registration No. 10088400


James Michael Denney, TX RPLS No. 5414



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	● Found Rod
— X — FENCE	○ Set Rod
— P — O.H. PWR. LN.	— — — Right-of-Way Line
— <u>P</u> — PROPERTY LINE	— P — ○ — P — POWER POLE
— S — SEWER LINE	— S — ○ — S — MANHOLE
	— W — WATER LINE
 PROPERTY REQUESTING TO BE SOLD	 ABUTTING OWNER



EXHIBIT "B"

BEARING CHART		
NO.	BEARING	DISTANCE
1	S 03°25'18" E	55.00'
2	S 86°34'42" W	600.00'
3	N 03°25'18" W	55.00'
4	N 86°34'42" E	600.00'



0.7576 ACRE TRACT ACROSS EAST AVENUE L
MANCHESTER SUBDIVISION AND
VALERO HOUSTON REFINERY
HARRIS COUNTY, TEXAS

DRAWN BY: EG	DATE: 11/20	CA-5509-203	
CHECKED BY: GUL	DATE: 11/20		
SCALE: 1"=40'	W.O.	CAD FILE: 5509203_	REV. 0

F.B. 7405, Pgs. 19-39



**CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT**

APPROVAL

DATE _____

CHIEF SURVEYOR

RIGHT OF WAY SECTION

KEY MAP NO. 535D

GIMS MAP No. 5655 b

DATE: 11/23/20

PARCEL NO.

JOB NO.

WBS NO.

ILMS NO.

33,000 Sq. Ft.
0.7576 Acres