

**95th Street Between O & N  
West Side of Street  
Verification of Valero Ownership of Adjacent Properties**

Affected Property Parcels: Manchester Subdivision, Block 64, Lots 1 & 48

Parcel Identification Number(s): 0531010000001

Legal Description of Land: Lots One (1), and Forty Eight (48), Block 64, Manchester Subdivision, being more fully described in Warranty Deeds R857020 and P978281 in the Official Public Records of Harris County, Texas.

Deed Information:

Lot 1 is covered by deed R857020 to Phibro Energy USA.

Lot 48 is covered by deed P978281 to Phibro Energy USA.

Document X382841 is an Affidavit of Corporate History that shows that Phibro is now Valero Refining.

Valero Refining-Texas, L.P.  
G&A # 5509

Tract No.	Valero-95 <sup>th</sup> -1
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0531010000001

Legal Description of Land: Lots One (1), and Forty Eight (48), Block 64, Manchester Subdivision, being more fully described in Warranty Deeds R857020 and P978281 in the Official Public Records of Harris County, Texas.

Current Vesting Owners: Valero Refining Co Texas

Acquired From: Grantor	Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Hill Refining Co Hill Petroleum Co Phibro Refining, Inc. Phibro Energy USA, Inc. Basis Petroleum, Inc. Valero Refining Co-Texas	Valero Refining-Texas, L.P.	Affidavit of Corporate History	2/5/2004	2/9/2004	X382841
Lovetta Jean Nozemack, James Harold Osborne and John Kyle Osborne, children of Anna E. Osborne, deceased wife of Charles Osborne, Jr.	Phibro Energy USA	Warranty Deed	2/24/1996	4/2/1996	R857020
Crosby R. Matthews	Phibro Energy USA	Warranty Deed	7/26/1997	7/27/1994	P978281

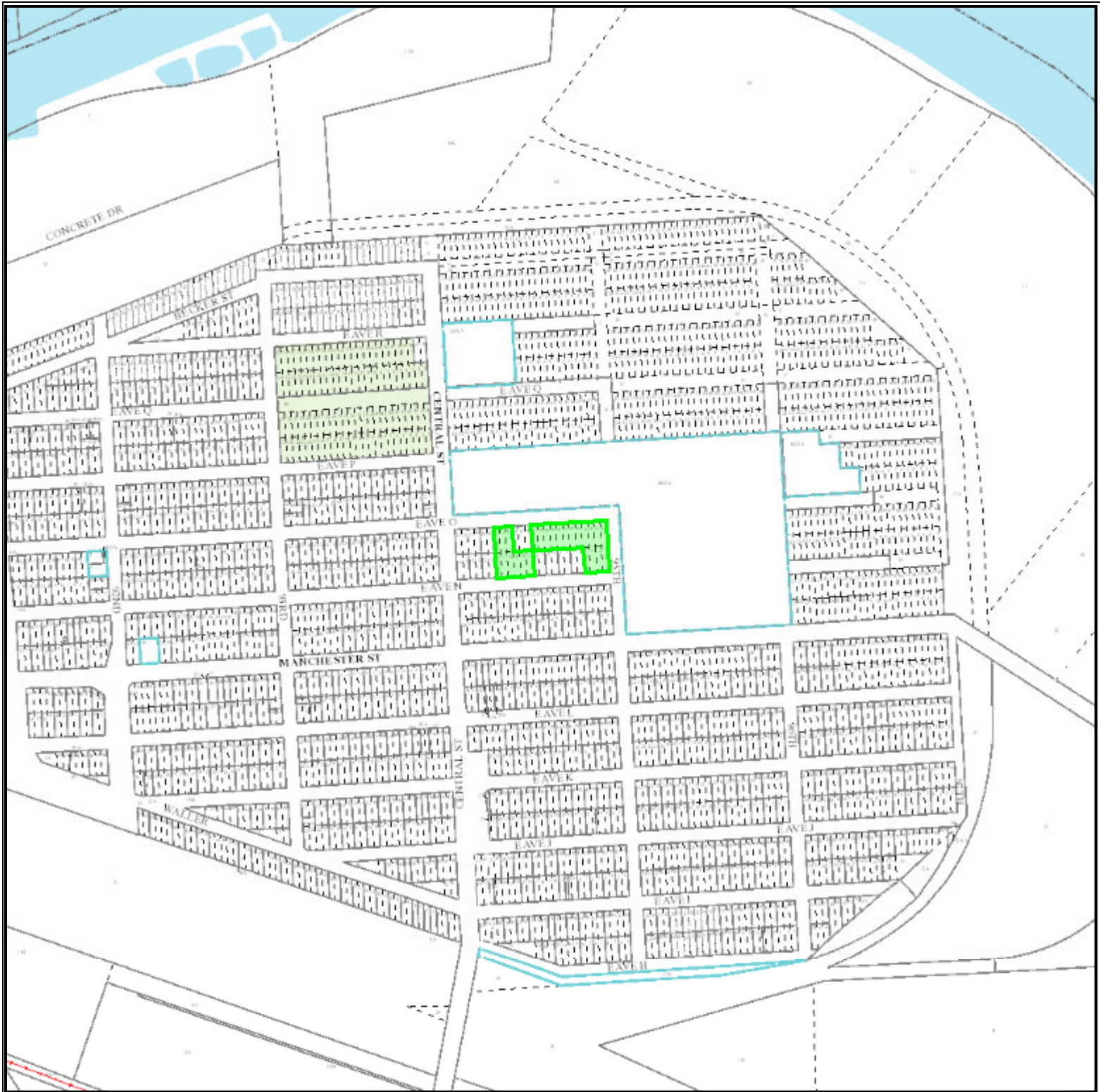
Easements: Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
None of Record				

Taxes Paid By:	Address
Valero Refining Co Texas	PO Box 690110 San Antonio, TX 78269

Comments: Affidavit of Corporate History that Phibro Energy is Now Valero Refining.

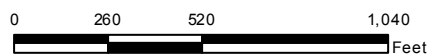
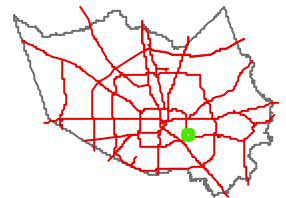
Tax Year: 2020		HARRIS COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION 0531010000001						Print  E-mail			
File A Protest   Similar Owner Name   Nearby Addresses   Same Street Name   Related Map 5656D											
Ownership History   Fiduciary Information   Related Accounts											
Owner and Property Information											
Owner Name & Mailing Address: VALERO REFINING CO TEXAS PO BOX 690110 SAN ANTONIO TX 78269-0110					Legal Description: LTS 1 THRU 4 & 13 THRU 18 & LTS 31 32 33 & LTS 37 THRU 48 BLK 64 MANCHESTER Property Address: 0 E AVENUE N HOUSTON TX 77012						
State Class Code		Land Use Code			Building Class					Total Units	
C2 -- Real, Vacant Commercial		8001 -- Land Neighborhood Section 1								0	
Land Area	Building Area	Net Rentable Area		Neighborhood	Market Area				Map Facet	Key Map®	
62,500 SF	0	0		5913.01	143 -- 1D Park Place, Glenbrook, Oak Meadows Areas				5656D	535D	
Value Status Information											
Value Status		Notice Date			Hearing Status				Shared CAD		
Noticed		4/10/2020			Protest Received				No		
Exemptions and Jurisdictions											
Exemption Type	Districts	Jurisdictions			Exemption Value	ARB Status	2019 Rate	2020 Rate	Online Tax Bill		
None	001	HOUSTON ISD				Not Certified	1.136700				
	040	HARRIS COUNTY				Not Certified	0.407130				
	041	HARRIS CO FLOOD CNTRL				Not Certified	0.027920				
	042	PORT OF HOUSTON AUTHY				Not Certified	0.010740				
	043	HARRIS CO HOSP DIST				Not Certified	0.165910				
	044	HARRIS CO EDUC DEPT				Not Certified	0.005000				
	048	HOU COMMUNITY COLLEGE				Not Certified	0.100263				
	061	CITY OF HOUSTON				Not Certified	0.567920				
Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at <b>HCAD's information center at 13013 NW Freeway.</b>											
Valuations											
Value as of January 1, 2019					Value as of January 1, 2020						
	Market	Appraised				Market	Appraised				
Land	87,500				Land	250,000					
Improvement	0				Improvement	0					
Total	87,500	87,500			Total	250,000	250,000				
5-Year Value History											
Land											
Market Value Land											
Line	Land Use	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8001 -- Land Neighborhood Section 1 4470 -- Industrial Buffer Zone	SF	62,500	1.00	1.00	1.00	--	1.00	4.00	4.00	250,000.00
Building											
Vacant (No Building Data)											





**Harris  
County  
Appraisal  
District**

# DETAIL MAP OF ACCOUNT NUMBER 0531010000001



**Date: 9/15/2020**

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may **not** have been prepared for or be suitable for legal, engineering, or surveying purposes. It does **not** represent an on-the-ground survey and only represents the approximate location of property boundaries.



W0857020

WARRANTY DEED

507-77-1891

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

04/02/96 100209773 R 857020

\$13.00

That Charles Osborne, Jr., a Widower, whose current mailing address is 710 95th Street, Houston, Texas 77012, and Lovetta Jean Nozemack, James Harold Osborne and John Kyle Osborne, the only children born to or adopted by Anna E. Osborne, the deceased wife of Charles Osborne, Jr., herein collectively called the "Grantors" for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the Grantors, paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Phibro Energy USA, Inc., a Texas corporation ("Grantee"), of Harris County, Texas, all of the following described real property, together with all improvements thereon, in Harris County, Texas, to-wit:

Lots One (1) and Two (2), in Block Sixty-four (64) of MANCHESTER, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 26, of the Map Records of Harris County, Texas.

13 This conveyance is made and accepted subject only to the restrictions contained in Volume 6, Page 26, of the Map Records of Harris County, Texas, and in Volume 756, Page 87 of the Deed Records of Harris County, Texas, to the extent and only to the extent the same are valid and subsisting and affect the property.

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenance thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantors do hereby bind themselves, their heirs, administrators, executors and assigns to WARRANT AND FOREVER DEFEND all and singular the said property and premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

HGHOUI:MARTING/188831

HOUSTON TITLE COMPANY  
700

COUNTY CLERK  
HARRIS COUNTY, TEXAS

95 APR -2 PM 2:04

FILED

EXECUTED this 24<sup>th</sup> day of February, 1996. 507-77-1892

Grantors:

Charles Osborne, Jr.  
Charles Osborne, Jr.  
Social Security No. 216-200001

Lovetta Jean Nozemack  
Lovetta Jean Nozemack  
Social Security No. 452-78-5642

James Harold Osborne  
James Harold Osborne  
Social Security No. 454-92-9007

John Kyle Osborne  
John Kyle Osborne  
Social Security No. 459 98 4733

402

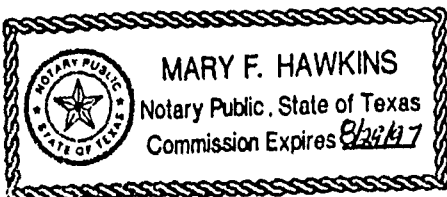
Grantee's Address:

Phibro Energy USA, Inc.  
500 Dallas, Suite 3200  
Houston, TX 77002

UNOFFICIAL COPY

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on <sup>March</sup> ~~February~~ 24<sup>th</sup>, 1996, by Charles Osborne, Jr.



Mary F. Hawkins  
Printed Name: Mary F. Hawkins  
Notary Public in and for the  
State of T E X A S  
My Commission Expires: 8/29/97

THE STATE OF TEXAS §  
§  
COUNTY OF Harris §

This instrument was acknowledged before me on <sup>March</sup> ~~February~~ 24<sup>th</sup>, 1996, by Lovetta Jean Nozemack.

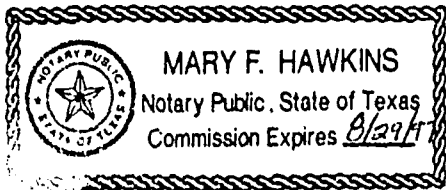


Mary F. Hawkins  
Printed Name: Mary F. Hawkins  
Notary Public in and for the  
State of T E X A S  
My Commission Expires: 8/29/97

507-77-1893

THE STATE OF TEXAS      §  
COUNTY OF Harris      §  
   §

This instrument was acknowledged before me on ~~February~~ <sup>March</sup> 24<sup>th</sup>, 1996, by James Harold Osborne.



Mary F. Hawkins  
Printed Name: Mary F. Hawkins  
Notary Public in and for the  
State of T E X A S

My Commission Expires: 8/29/97

THE STATE OF TEXAS      §  
COUNTY OF Harris      §  
   §

This instrument was acknowledged before me on ~~February~~ <sup>March</sup> 25<sup>th</sup>, 1996, by John Kyle Osborne.

Patricia Taylor  
Printed Name: Patricia Taylor  
Notary Public in and for the  
State of T E X A S

My Commission Expires: 9-29-96

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS }  
COUNTY OF HARRIS }  
I hereby certify that this instrument was FILED in File Number \_\_\_\_\_  
Sequence on the date and at the time stamped hereon by me; and was  
duly RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas on

APR 2 1996



Beverly B. Layman  
COUNTY CLERK  
HARRIS COUNTY TEXAS

RETURN TO:

Mr. F. F. McCormick  
Phibro Energy USA, Inc.  
9701 Manchester  
Houston, Texas 77012

## WARRANTY DEED

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

94070145-DN  
Gall Fox

That CROSBY R. MATTHEWS ("Grantor"), whose current mailing address is 5502 Redstart Street, Houston, Texas 77096, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the Grantor, paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto PHIBRO ENERGY USA, INC., a Texas corporation ("Grantee"), of Harris County, Texas, all of the following described real property, together with all improvements thereon, in Harris County, Texas, to-wit:

Lots Three (3), Four (4), Forty-seven (47) and Forty-eight (48), in Block Sixty-four (64) of MANCHESTER, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 26, of the Map Records of Harris County, Texas.

This conveyance is made and accepted subject only to the restrictions contained in Volume 6, Page 26, of the Map Records of Harris County, Texas, and in Volume 756, Page 8 of the Deed Records of Harris County, Texas, and also subject to a pipeline right-of-way and easement six (6) feet in width over and across the subject property in favor of Eastern States Petroleum Co., Inc. as set forth in the instrument dated October 5, 1940, recorded in Volume 1182, Page 143 of the Deed Records of Harris County, Texas, to the extent and only to the extent the same are valid and subsisting and affect the property.

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenance thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind himself, his heirs, administrators, executors and assigns to WARRANT AND FOREVER DEFEND all and singular the said property and premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.



EXECUTED this 26<sup>th</sup> day of July, 1994.

500-32-1362

Grantor:

Crosby R. Matthews  
CROSBY R. MATTHEWS  
Social Security No. 466-09-5088

Grantee's Address:

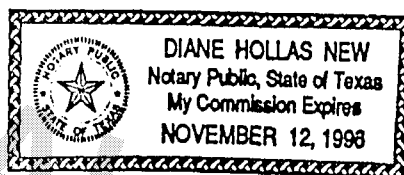
Phibro Energy USA, Inc.  
500 Dallas, Suite 3200  
Houston, TX 77002

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on July 26, 1994,  
by CROSBY R. MATTHEWS.

Diane Hollas New  
Printed Name: \_\_\_\_\_  
Notary Public in and for the  
State of T E X A S

My Commission Expires: \_\_\_\_\_



FILED  
94 JUL 27 AM 9:00  
Diane Hollas New  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS }  
COUNTY OF HARRIS }  
I hereby certify that this instrument was FILED in File Number  
Sequence on the date and at the time stamped hereon by me; and was  
duly RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas on

JUL 27 1994



Beaully B. Hoffman  
COUNTY CLERK  
HARRIS COUNTY, TEXAS