

**AVENUE L**  
**Between 96th and 97th Street**  
**South Side of Street**  
**Verification of Valero Ownership of Adjacent Properties**

Affected Property Parcels: Manchester Subdivision, Block 36, Lots 25-48

Parcel Identification Number(s): 0530850000027  
0530850000029  
0530850000031  
0530850000033  
0530850000035  
0530850000037  
0530850000003

Legal Description of Land: Lots Twenty Three (23) through Twenty Eight (28), Block 36, Manchester Subdivision, being more fully described in Warranty Deeds T007256 and Y806392 in the Official Public Records of Harris County, Texas.

Deed Information:

Lots 23&24 are covered by deed T007256 to Valero Refining.  
Lots 25-28 are covered by deed Y806392 to Valero Refining.

Legal Description of Land: Lot Twenty Nine (29) and Lot Thirty (30), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20110172856 in the Official Public Records of Harris County, Texas.

Deed Information:

Lots 29 & 30 are covered by deed 20110172856 to Valero

Description of Land: Lot Thirty One (31) and Lot Thirty Two (32), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20080570933 in the Official Public Records of Harris County, Texas.

Deed Information:

Lots 31 & 32 are covered by deed 20080570933 to Valero Refining.

Legal Description of Land: Lot Thirty Three (33) and Lot Thirty Four (34), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20130592770 in the Official Public Records of Harris County, Texas.

Deed Information:

Lots 33 & 34 are covered by deed 20130592770 to Valero Refining.

Legal Description of Land: Lot Thirty Five (35) and Lot Thirty Six (36), Block 36, Manchester Subdivision, being more fully described in Warranty Deed RP-2018-402399 in the Official Public Records of Harris County, Texas.

Deed Information:

Lots 35 & 36 are covered by deed RP-2018-402399 to Valero Refining.

Legal Description of Land: Lot Thirty Seven (37) and Lot Thirty Eight (38), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20070693396 in the Official Public Records of Harris County, Texas.

Deed Information:

Lots 37 & 38 are covered by deed 20070693396 to Valero Refining.

Legal Description of Land: Lots One through Four (1-4) and Thirty Nine through Forty Eight (39-48), Block 36, Manchester Subdivision, being more fully described in Warranty Deed T007256 in the Official Public Records of Harris County, Texas.

Deed Information:

Lots 1 - 4 & 39 - 48 are covered by deed T007256 to Valero Refining.

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

Tract No.	Valero-AveL-5
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0530850000027

Legal Description of Land: Lots Twenty Three (23) through Twenty Eight (28), Block 36, Manchester Subdivision, being more fully described in Warranty Deeds T007256 and Y806392 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.
Jack E. Tankersley, a/k/a Jack Elmo Tankersley, and wife, Beryl C. Tankersley, a/k/a Beryl Coralie Tankersley and Beryle Tankersley	Valero Refining Company – Texas, a Texas corporation	General Warranty Deed	5/7/1998	8/7/1998	T007256
Doreteo Blanco and Sandra E. Blanco	Valero Refining-Texas LP	General Warranty Deed		10/5/2005	Y806392

Easements: Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Enserch Gas Transmission Co.	Pipeline Lease Agreement	3/2/1987	5/28/1987	L142309

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

Comments:

Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0530850000027

Print

E-mail

File A Protest

Similar Owner Name

Nearby Addresses

Same Street Name

Related Map 5655B

Ownership History | Fiduciary Information | Related Accounts

Owner and Property Information

Owner Name & Mailing Address:  
VALERO REFINING TEXAS LP  
PO BOX 690110  
SAN ANTONIO TX 78269-0110

Legal Description:  
LTS 23 THRU 28 BLK 36  
MANCHESTER  
Property Address:  
9608 E AVENUE L  
HOUSTON TX 77012

State Class Code

Land Use Code

Building Class

Total Units

C2 -- Real, Vacant Commercial

8001 -- Land Neighborhood Section 1

E

0

Land Area

Building Area

Net Rentable Area

Neighborhood

Market Area

Map Facet

Key Map®

15,000 SF

0

0

5913.01

143 -- 1D Park Place, Glenbrook, Oak Meadows Areas

5655B

535D

Value Status Information

Value Status

Notice Date

Hearing Status

Shared CAD

Noticed

4/3/2020

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 [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2019

Value as of January 1, 2020

Market

Appraised

Land

Improvement

Total

21,000

0

21,000

21,000

Land

Improvement

Total

60,000

60,000

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

15,000

1.00

1.00

1.00

--

1.00

4.00

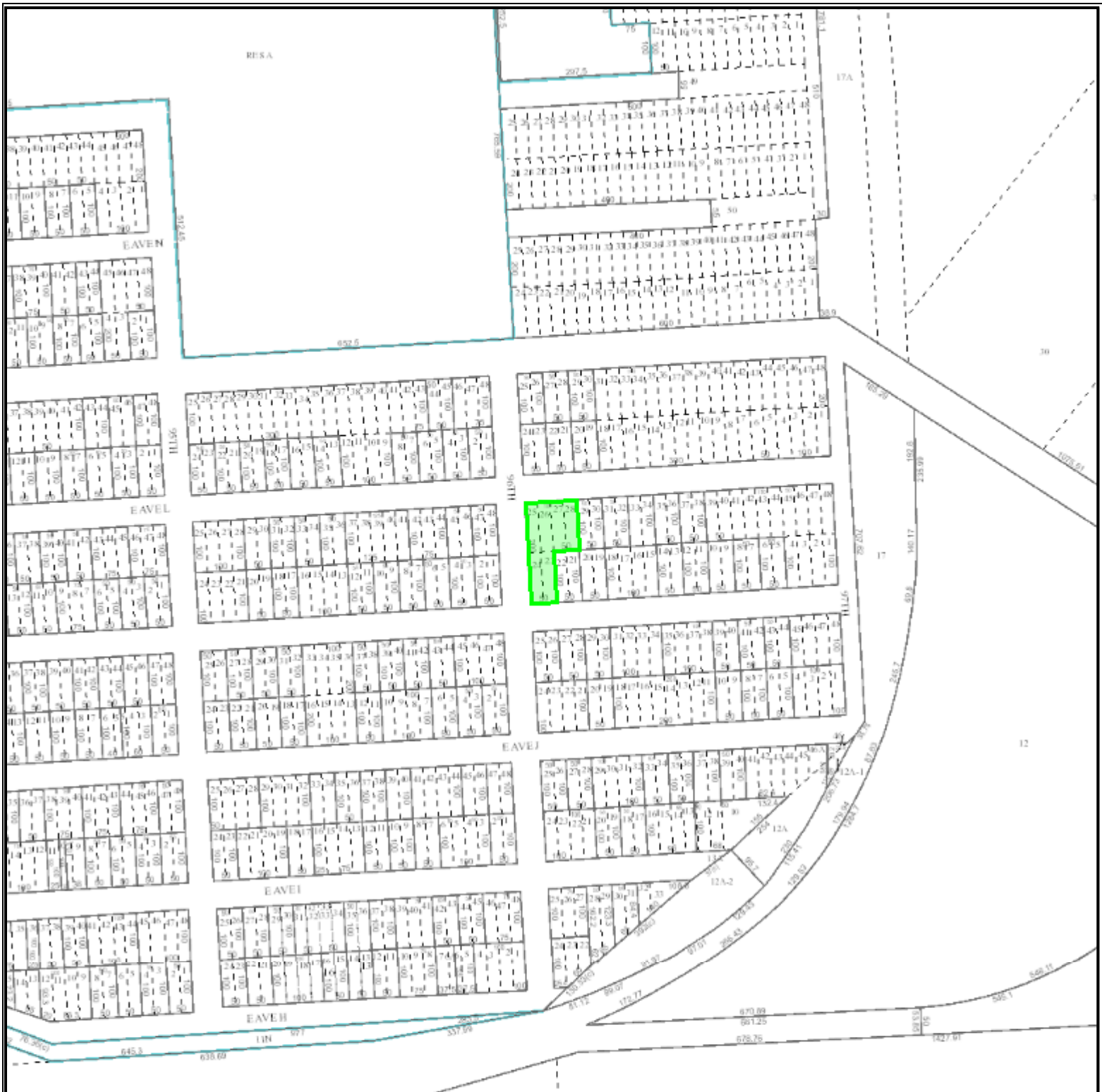
4.00

60,000.00

Building

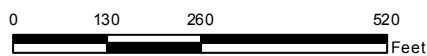
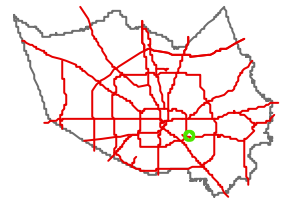
Vacant (No Building Data)





**Harris  
County  
Appraisal  
District**

## DETAIL MAP OF ACCOUNT NUMBER 0530850000027



**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.



WD  
T007256

518-46-0422

**GENERAL WARRANTY DEED**

05/07/98 200644970 T007256

\$19.25

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

(15) 10/20  
That JACK E. TANKERSLEY, a/k/a JACK ELMO TANKERSLEY, and wife, BERYL C. TANKERSLEY, a/k/a BERYL CORALIE TANKERSLEY and BERYLE TANKERSLEY (hereinafter collectively called "Grantors"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantors in hand paid by VALERO REFINING COMPANY-TEXAS, a Texas corporation (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed,

19.7  
3  
Have, subject to the matters herein contained, GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee, those certain lots and parcels of land situated, lying and being in Harris County, Texas, all as more fully described in the attached Exhibit A made a part hereof for all purposes, together with all and singular the rights, hereditaments and appurtenances in any way belonging or appertaining to said property and all right, title and interest in and to any adjoining streets or rights-of-way.

This conveyance is made, executed and delivered by Grantor, and is accepted by Grantee, subject only to the restrictions and the reservations, to the extent the same are valid and apply, effect or pertain to the property herein conveyed, set forth on Exhibit "B" attached hereto and hereby made a part hereof for all purposes.

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

HOU03:531694.1

RETURN TO: D. New  
HOUSTON TITLE COMPANY  
1800 ST. JAMES PLACE #400  
HOUSTON, TEXAS 77056


-1-

HOUSTON TITLE COMPANY  
700

#98010045

518-46-0423

WITNESS the execution hereof, this 7<sup>th</sup> day of May, 1998.

  
\_\_\_\_\_  
JACK E. TANKERSLEY

  
\_\_\_\_\_  
BERYL C. TANKERSLEY

"GRANTORS"

Address of Grantee:

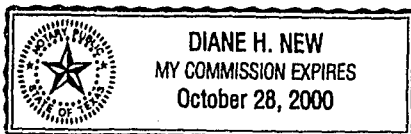
9701 Manchester  
Houston, Texas 77012

COPY UNOFFICIAL

THE STATE OF TEXAS §  
 §  
 COUNTY OF HARRIS §

Before me, a Notary Public, on this day personally appeared Jack E. Tankersley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of May, 1998.



*Diane H. New*

Notary Public in and for

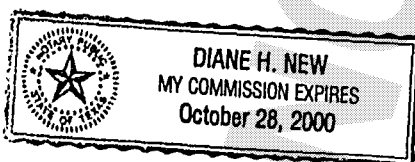
(SEAL OR STAMP)

Printed Name of Notary Public

THE STATE OF TEXAS §  
 §  
 COUNTY OF HARRIS §

Before me, a Notary Public, on this day personally appeared Beryl C. Tankersley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of May, 1998.



*Diane H. New*

Notary Public in and for

(SEAL OR STAMP)

Printed Name of Notary Public



EXHIBIT A

Lots 1, 2, 3, 4, 11 and 12, in Block 5; Lots 32 and 33, in Block 6; Lots 17 and 18, in Block 15; Lots 45, 46, 47 and 48, in Block 26; Lots 5, 6, 7, 8, 13, 14, 15, 16, 19 and 20, in Block 35; Lots 1, 2, 3, 4, 23, 24, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, in Block 36; Lots 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 37 and 38, in Block 46; Lots 47 and 48, in Block 53; Lots 3 and 4, in Block 54; the South 50 feet of Lots 22, 23 and 24, in Block 56; Lots 41, 42, 43, 44, 45 and 46, in Block 65; Lots 14, 15, 35 and 36, in Block 66; Lots 1, 2, 3, 4, 17, 18, 45 and 46, in Block 75; Lots 14, 15, 38 and the adjoining East 5 feet of Lot 37; Lots 39 and 40, in Block 81; Lots 31 and 32, in Block 84 and Lots 3 and 4, in Block 103, all in MANCHESTER SUBDIVISION, 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.

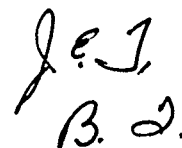
UNOFFICIAL COPY

J.E.T.  
B.2.

EXHIBIT B

## 1. The following restrictive covenants of record:

Restrictive Covenants as set out in instrument(s) recorded in Volume 6, Page 26, of the Map Records of Harris County, Texas, and in Volume 765, Page 377 of the Deed Records (As to Lots 4, Block 5); Volume 821, Page 45 of the Deed Records (As to Lots 11 and 12, Block 5); Volume 764, Page 641 of the Deed Records (As to Lots 32 and 33, Block 6); Volume 649, Page 536 of the Deed Records (As to Lots 17 and 18, Block 15); Volume 785, Page 252 and Volume 1621, Page 332 of the Deed Records (As to Lots 45 and 46, Block 26); Volume 588, Page 432 of the Deed Records (As to Lots 47 and 48, Block 26); Volume 779, Page 521 of the Deed Records (As to Lots 5 and 6, Block 35); Volume 653, Page 39 and Volume 854, Page 484 of the Deed Records (As to Lots 7 and 8, Block 35); Volume 636, Page 564 of the Deed Records (As to Lots 13 and 14, Block 35); Volume 699, Page 505 of the Deed Records (As to Lots 15 and 16, Block 35); Volume 770, Page 505 of the Deed Records (As to Lots 1 and 2, Block 36); Volume 779, Page 650 of the Deed Records (As to Lots 3 and 4, Block 36); Volume 665, Page 575 of the Deed Records (As to Lots 23 and 24, Block 36); Volume 1650, Page 274 of the Deed Records (As to Lots 39 and 40, Block 36); Volume 1650, Page 272 of the Deed Records (As to Lots 41 and 42, Block 36); Volume 1528, Page 265 of the Deed Records (As to Lots 43 and 44, Block 36); Volume 789, Page 421 of the Deed Records (As to Lots 45 and 46, Block 36); Volume 653, Page 87 of the Deed Records (As to Lots 47 and 48, Block 36); Volume 785, Page 334 of the Deed Records (As to Lots 3 and 4, Block 46); Volume 820, Page 701 of the Deed Records (As to Lots 5 and 6, Block 46); Volume 1986, Page 413 of the Deed Records (As to Lots 9 and 10, Block 46); Volume 808, Page 35 of the Deed Records (As to Lots 11, 12, 13 and 14, Block 46); Volume 836, Page 105 of the Deed Records (As to Lots 13 and 14, Block 46); Volume 2511, Page 421 of the Deed Records (As to Lots 15 and 16, Block 46); Volume 826, Page 236 of the Deed Records (As to Lots 17 and 18, Block 46); Volume 1381, Page 502 of the Deed Records (As to Lots 23 and 24, Block 46); Volume 671, Page 578 of the Deed Records (As to Lots 37 and 38, Block 46); Volume 584, Page 99 of the Deed Records (As to Lots 47 and 48, Block 53); Volume 642, Page 144 of the Deed Records (As to Lots 3 and 4, Block 54); Volume 646, Page 306 of the Deed Records (As to Lots 22, 23 and 24, Block 56); Volume 1539, Page 460 of the Deed Records (As to Lots 41 and 42, Block 65); Volume 1354, Page 491 of the Deed Records (As to Lots 43 and 44, Block 65); Volume 763, Page 637 of the Deed Records (As to Lots 45 and 46,



Block 65); Volume 786, Page 389 of the Deed Records (As to Lots 14 and 15, Block 66); Volume 808, Page 303 of the Deed Records (As to Lots 35 and 36, Block 66); Volume 743, Page 245 of the Deed Records (As to Lots 1 and 2, Block 75); Volume 738, Page 437 of the Deed Records (As to Lots 3 and 4, Block 75); Volume 1437, Page 260 of the Deed Records (As to Lots 17 and 18, Block 75); Volume 1754, Page 427 of the Deed Records (As to Lots 45 and 46, Block 75); Volume 649, Page 423 of the Deed Records (As to Lots 14 and 15, Block 81); Volume 665, Page 60 of the Deed Records (As to Lots 37 and 38, Block 81); Volume 646, Page 328 of the Deed Records (As to Lots 39 and 40, Block 81); Volume 838, Page 62 and Volume 1981, Page 380 of the Deed Records (As to Lots 31 and 32, Block 84); all of Harris County, Texas, and filed for record in the office of the County Clerk of Harris County, Texas, under Clerk's File No(s). M-716126. (As to Lots 3 and 4, Block 103)

Restrictions by general scheme as set forth in instruments recorded in Volume 765, Page 377 and Volume 699, Page 505 of the Deed Records of Harris County, Texas. (As to Lots 1, 2 and 3, Block 5 and Lots 19 and 20, Block 35)

2. Pipeline right-of-way in favor of Ensearch Gas Transmission Company as evidenced by instrument filed under Harris County Clerk's File No. L-142309.
3. Pipeline right-of-way granted to Eastern States Petroleum Co., Inc. by instrument recorded in Volume 1182, Page 143 of the Deed Records of Harris County, Texas. (As to Lots 14 and 15, Block 66).
4. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record in the office of the County Clerk of Harris County, Texas, under Clerk's File No. E-777332. (A Waiver of Surface rights is contained therein.) (As to Lots 47 and 48, Block 53).
5. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record in the office of the County Clerk of Harris County, Texas, under Clerk's File No. H-172896. (As to the South 50 feet of Lots 22, 23 and 24, Block 56).

FILED

98 MAY -7 PM 1:20

*Beverly A. Thompson*  
 COUNTY CLERK  
 HARRIS COUNTY, TEXAS

*J. S. B. D.*

518-46-0428

UNOFFICIAL COPY

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

MAY 7 1998



*Beverly B. Zimmerman*

COUNTY CLERK  
HARRIS COUNTY TEXAS

WD  
24  
C

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS

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COUNTY OF HARRIS

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HOLDY GF # 05090024 DN  
Houston Title Company  
KNOW ALL MEN BY THESE PRESENTS:

That DOROTEO BLANCO and SANDRA E. BLANCO, whose current mailing address is 1113 Kellogg St., Houston, Texas 77012 (collectively referred to hereinafter as "Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by VALERO REFINING-TEXAS, L.P., a Texas limited partnership (referred to hereinafter as "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed,

Has, subject to the matters herein contained, GRANTED, SOLD and CONVEYED, and by these present does GRANT, SELL AND CONVEY unto the said Grantee, the following described lots and parcels of land situated, lying and being in Harris County, Texas, together with all improvements thereon and all and singular the rights, hereditaments and appurtenances in any way belonging or appertaining to said property and all right, title and interest in and to any adjoining streets or rights-of-way:

RP 012-28-0857

Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), and Twenty-eight (28) in Block Thirty-six (36) of MANCHESTER SUBDIVISION, 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, executed and delivered by Grantor, and is accepted by Grantee, subject only to the restrictions contained in (i) Volume 644, Page 732, of the Deed Records of Harris County, Texas (as to Lots 25 and 26 referenced above), (ii) Volume 674, Page 354, of the Deed Records of Harris County, Texas, and (iii) Volume 1250, Page 124, of the Deed Records of Harris County, Texas (as to Lots 27 and 28 referenced above), to the extent the same are valid and apply, effect or pertain to the property herein conveyed.

TO HAVE AND TO HOLD the above property unto the said Grantee, its successors and assigns, together with all and singular the rights and appurtenances thereto in anywise belonging, forever; and Grantor does hereby bind himself, his heirs, executors, administrators, representatives and assigns, to Warrant and Forever Defend all and singular the

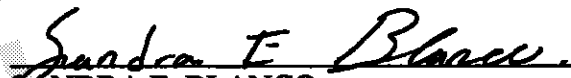


property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof, this 30th day of September, 2005.

"GRANTOR":

  
DOROTEO BLANCO


  
SANDRA E. BLANCO

Address of Grantee:

Valero Refining-Texas, L.P.  
9701 Manchester  
Houston, Texas 77012

FILED

2005 OCT -5 PM 1:58

  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

OCT - 5 2005

THE STATE OF TEXAS §  
COUNTY OF HARRIS §



*Brenda L. Kayman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

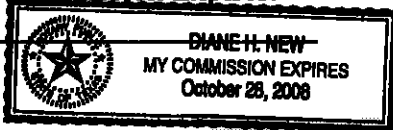
Before me, a Notary Public, on this day personally appeared DOROTEO BLANCO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of September, 2005.

*[Signature]*  
Notary Public in and for  
the State of Texas

(SEAL OR STAMP)

My Commission Expires:



Printed Name of Notary Public

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

Before me, a Notary Public, on this day personally appeared SANDRA E. BLANCO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of September, 2005.

*[Signature]*  
Notary Public in and for  
the State of Texas

(SEAL OR STAMP)

My Commission Expires:



Printed Name of Notary Public

181-27-0002

05/28/87 00377601 L142309 \$ 11.00

STATE OF TEXAS

§

PIPELINE LEASE AGREEMENT

§

COUNTY OF HARRIS

§

**L142309**

THIS AGREEMENT OF LEASE, made and entered by and between ENSERCH GAS TRANSMISSION COMPANY, a Subsidiary of ENSERCH CORPORATION (hereinafter sometimes called "Lessor") and HOUSTON PIPE LINE COMPANY (hereinafter sometimes called "Lessee");

W I T N E S S E T H:

WHEREAS, Lessee desires to lease from Lessor and Lessor is willing to lease to Lessee, "Subject 14" Pipeline", as such term is hereinafter defined, on the terms and conditions hereinafter set forth;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid by Lessee to Lessor, the receipt and sufficiency of which is hereby acknowledged, the parties hereto have AGREED and do hereby AGREE as follows, to-wit:

1.

Subject to the other terms, conditions and covenants hereof, Lessor does hereby Lease and Let unto Lessee, those certain pipeline facilities in Harris County, Texas, more particularly described as follows, to-wit;

That certain 14" pipeline beginning at intersection of 96th Street and East Avenue "H" in the Manchester Addition of the City of Houston at point of tie-in of 14" line owned by Hill Petroleum Company;

THENCE northerly along 96th Street to its intersection with East Avenue "R";

THENCE northeasterly and southeasterly with said 14" pipeline across property of Hill Petroleum Company to point of tie-in with pipeline facilities of Hill Petroleum Company as originally constructed in 1961;

TOGETHER with all and singular the appurtenances and hereditaments related or pertaining to said 14" pipeline, including without limitation, existing permits, licenses, easements and rights of way of Lessor pertaining or related to said 14" pipeline;

such pipeline facilities being herein sometimes referred to as the "Subject 14" Pipeline".

Ret J. H. Cathery  
Enserch Gas Transmission Co.  
10375 Richmond, Suite 1500  
Houston, TX 77042

2.

The term of this lease shall commence on June 1, 1986 and shall continue in full force and effect thereafter; provided, however, in the event that certain Gas Exchange Agreement between Lessor and Lessee of even date herewith is terminated, then this Pipeline Lease Agreement shall automatically terminate contemporaneously with the termination of such Gas Exchange Agreement.

3.

Lessor reserves and excepts from the terms of this lease any capacity in Subject 14" Pipeline in excess of that committed under Gas Exchange Agreement between Lessee and Lessor dated June 1, 1986, and any capacity that may not be required from time to time by Lessee and its affiliated companies to provide service to Hill Petroleum Company.

4.

Lessee, at its sole cost and expense, shall operate and maintain the Subject 14" Pipeline in good and substantial repair, order and condition, and in compliance with all applicable state and federal rules and regulations. Lessee hereby accepts the responsibility for the necessary repair and replacement of the Subject 14" Pipeline during the period hereof, regardless of the causes which necessitate such repair or replacement, and upon the expiration or termination of this lease, Lessee shall return the Subject 14" Pipeline, together with all improvements, repairs and replacements thereon and all fixtures and parts attached thereto, to the Lessor, in substantially the same condition as of June 1, 1986, normal wear and tear for the purpose for which said pipeline is leased to the Lessee, excepted.

5.

Lessee shall pay, prior to delinquency, all taxes (other than ad valorem taxes due and payable on Lessor's interest in said pipeline) levied and assessed upon Lessee's lease, use, and operation of the Subject 14" Pipeline, and shall hold Lessor free and harmless with respect thereto.

6.

In connection with its use, operation, maintenance and repair of the Subject 14" Pipeline, Lessee shall comply with all applicable laws and ordinances, and with all rules, regulations and orders of governmental authorities having jurisdiction, and shall hold Lessor free and harmless with respect thereto.

7.

Upon the expiration of the term of this contract the Lessor shall be entitled to take immediate possession of the Subject 14" Pipeline and the Lessee shall surrender possession thereof and all improvements, repairs and replacements thereon and all fixtures and parts attached thereto, to the Lessor.

8.

Any notice herein provided to be given by one of the parties to the other may be given by letter or telegram of the party giving such notice, mailed or sent to the other party, postable or other charges prepaid, at the address next set out, to-wit:

Lessor: Enserch Gas Transmission Company  
10375 Richmond Avenue, Suite 1580  
Houston, TX 77042  
Attn: Transportation Department

Lessee: Houston Pipe Line Company  
P. O. Box 1188  
Houston, Texas 77001

or at such other post office address as either party shall from time to time designate in writing as its address for such purpose by letter mailed or delivered to the other party.

9.

Lessor makes no warranties express or implied with regard to the Subject 14" Pipeline, including without limitation any warranty of MERCHANTABILITY OF FITNESS FOR A PARTICULAR PURPOSE. However, Lessor does warrant that it is the owner of such pipeline.

10.

Lessee shall be liable and responsible for all claims, injuries, damages and losses of whatsoever nature and character which may result from or which may be attributable to Lessee's operation or use of the Subject 14" Pipeline, and Lessee agrees to indemnify and hold Lessor harmless from and against any and all such claims, suits, demands, injuries, damages or other losses of every kind and character arising in favor of any party in any way incident to, arising out of, or resulting from Lessee's operation or use of the Subject 14" Pipeline.

11.

Lessee will not assign this lease or sublease the pipeline facilities or any part thereof, or mortgage, pledge or hypothecate its interest in the facilities or grant any concession without the prior express written consent of Lessor, and any attempt to do any of the foregoing without Lessor's consent shall be void. Lessor will not



unreasonably withhold its consent to a sublease or assignment. Notwithstanding any such consent, the undersigned Lessee will remain jointly and severally liable along with each approved assignee or sublessee who shall automatically become liable for all obligations of Lessee hereunder, and Lessor shall be permitted to enforce the provisions of this agreement directly against the undersigned Lessee and/or any assignee or sublease without proceeding in any way against any other person. However, Lessor hereby grants Lessee the right to assign this lease subject to the provisions above only to Hill Petroleum Company ("Hill") without consent. In the event Lessee assigns this lease to Hill, Lessee shall still be bound by the terms and provisions of this article.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in duplicate originals as of MARCH 2, 1988.7

ENSERCH GAS TRANSMISSION COMPANY, A  
SUBSIDIARY OF ENSERCH CORPORATION

By [Signature]

Title - Vice President

"Lessor"

HOUSTON PIPE LINE COMPANY

By [Signature]

Title - Executive V.P.

"Lessee"

DMK

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

181-27-0006

BEFORE ME, the undersigned authority, on this day personally appeared W. F. WEIDLER, JR., of ENSERCH GAS TRANSMISSION COMPANY, A SUBSIDIARY OF ENSERCH CORPORATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein set forth and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this the 3rd day of March, 1986.

Nancy J. Taylor  
NOTARY PUBLIC in and for  
The State of Texas.

NANCY J. TAYLOR  
Notary Public, State of Texas  
My Commission Expires May 27, 1990

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Charles L. Crap of HOUSTON PIPE LINE COMPANY, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein set forth and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this the 4th day of November, 1986.

RECORDER'S MEMORANDUM  
ALL BLACKOUTS, ADDITIONS AND CHANGES  
WERE PRESENT AT THE TIME THE INSTRUMENT  
WAS FILED AND RECORDED.

Linda E. Taylor  
NOTARY PUBLIC in and for  
The State of Texas.

My Commission Expires 7/10/90

LINDA E. TAYLOR

181-27-0007

UNOFFICIAL

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

MAY 28 1987



*Paula Kaden*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

*Paula Kaden*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

FILED  
MAY 28 12 57 PM '87

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

Tract No.	Valero-AveL-6
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0530850000029

Legal Description of Land: Lot Twenty Nine (29) and Lot Thirty (30), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20110172856 in the Official Public Records of Harris County, Texas.

Current Vesting Owners: Valero Refining Texas LP, a Texas limited partnership

Acquired From: Grantor	Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Basilio Salgado and Alejandra Salgado	Valero Refining Texas LP, a Texas limited partnership	General Warranty Deed	4/29/2011	4/29/2011	20110172856

Easements: Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
-----------------------	-------------------	-------------------	-------------------------	-----------------------

None of Record

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

Comments:

Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0530850000029

Print

E-mail

File A Protest

Similar Owner Name

Nearby Addresses

Same Street Name

Related Map 5655B

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:  
VALERO REFINING TEXAS LP  
PO BOX 690110  
SAN ANTONIO TX 78269-0110

Legal Description:  
LTS 29 & 30 BLK 36  
MANCHESTER  
Property Address:  
9612 E AVENUE L  
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®

5,000 SF

0

0

5913.01

143 -- 1D Park Place, Glenbrook, Oak Meadows Areas

5655B

535D

Value Status Information

Value Status

Notice Date

Hearing Status

Shared CAD

Noticed

4/3/2020

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 [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2019

Value as of January 1, 2020

Market

Appraised

Market

Appraised

Land

7,000

Land

20,000

Improvement

0

Improvement

0

Total

7,000

7,000

Total

20,000

20,000

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

5,000

1.00

1.00

1.00

--

1.00

4.00

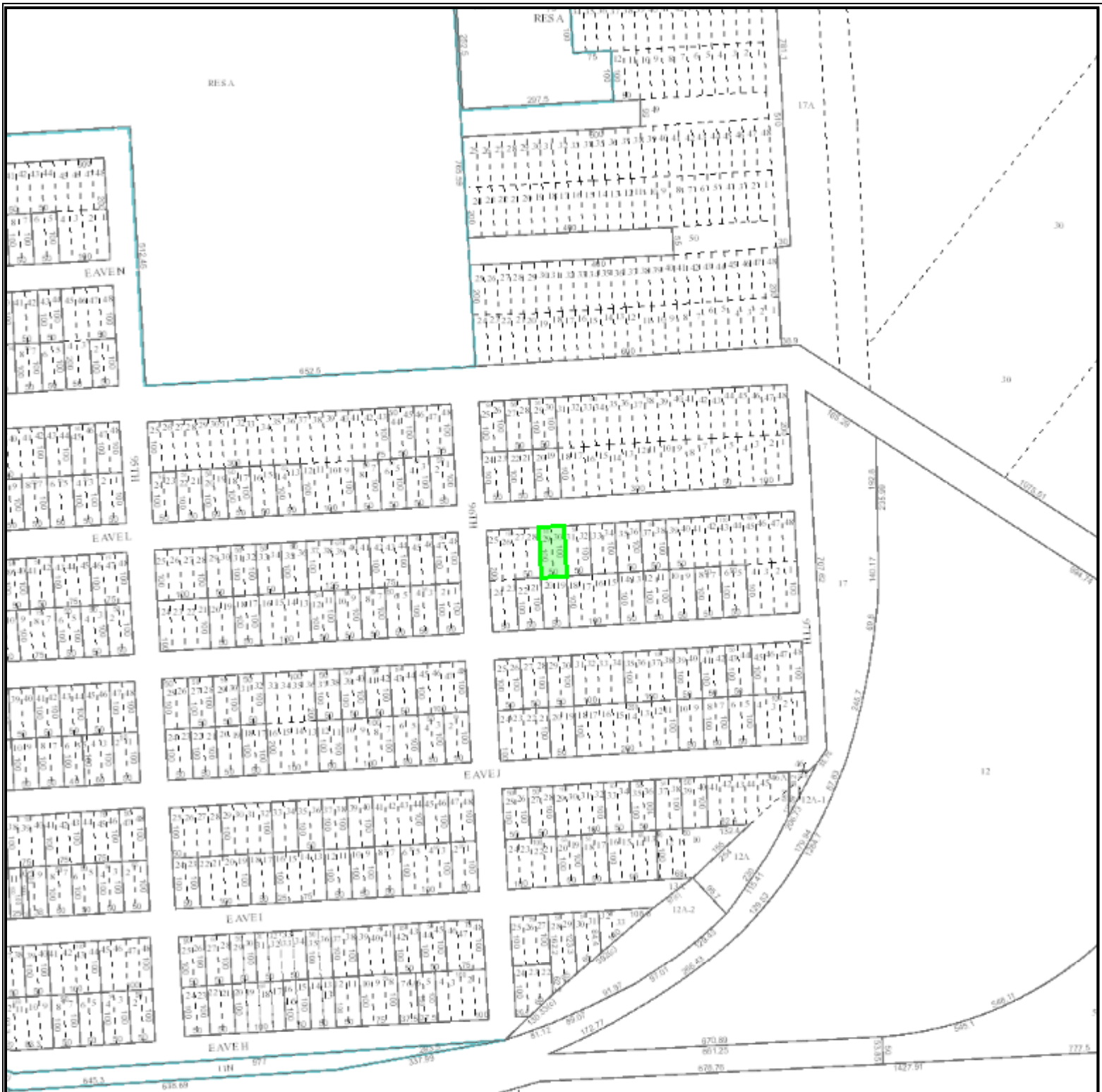
4.00

20,000.00

Building

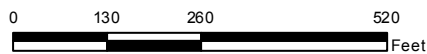
Vacant (No Building Data)



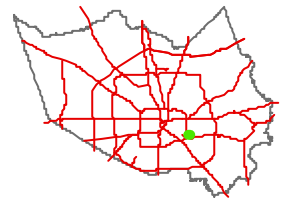


**Harris  
County  
Appraisal  
District**

# DETAIL MAP OF ACCOUNT NUMBER 0530850000029



**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.



## GENERAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: April 29, 2011

Grantor: BASILIO SALGADO and ALEJANDRA SALGADO, husband and wife

Grantor's Mailing Address: 1343 County Road 373  
Splendora, Texas 77372

Grantee: VALERO REFINING-TEXAS, L.P., a Texas limited partnership

Grantee's Mailing Address: One Valero Way  
San Antonio, Bexar County, Texas 78249-1616  
Attn: Property Assets

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property: That certain real property that is more particularly described as:

Lots 29 and 30, Block 36, Manchester Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 26, Map Records, Harris County, Texas;

together with all improvements and fixtures located thereon and all rights and appurtenances thereto in anywise belonging.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. The restrictive covenants contained in the instrument recorded at Volume 1250, Page 124, Deed Records, Harris County, Texas.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This General Warranty Deed is executed by Grantor on the date set forth in the acknowledgment below, to be effective for all purposes as of the date first stated above.

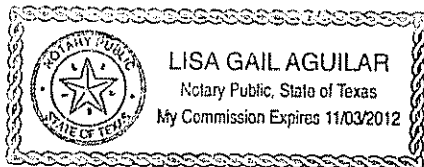
Basilio Salgado  
BASILIO SALGADO

Alejandra Salgado  
ALEJANDRA SALGADO

20R

STATE OF TEXAS §  
COUNTY OF Harris §

The foregoing instrument was acknowledged before me on the 29 day of April, 2011, by BASILIO SALGADO and ALEJANDRA SALGADO.



Lisa Aguilar  
Notary Public, State of Texas

20110172856

# Pages 3

04/29/2011 14:57:22 PM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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

Tract No.	Valero-AveL-7
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0530850000031

Legal Description of Land: Lot Thirty One (31) and Lot Thirty Two (32), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20080570933 in the Official Public Records of Harris County, Texas.

Current Vesting Owners: Valero Refining Texas LP, a Texas limited partnership

Acquired From: Grantor	Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Roberto Lopez and Diana Lopez, husband and wife	Valero Refining Texas LP, a Texas limited partnership	General Warranty Deed	11/17/2008	11/21/2008	20080570933

Easements: Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
-----------------------	-------------------	-------------------	-------------------------	-----------------------

None of Record

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

Comments:



Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0530850000031

Print

E-mail

File A Protest

Similar Owner Name

Nearby Addresses

Same Street Name

Related Map 5655B

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:  
VALERO REFINING TEXAS LP  
PO BOX 690110  
SAN ANTONIO TX 78269-0110

Legal Description:  
LTS 31 & 32 BLK 36  
MANCHESTER  
Property Address:  
9616 E AVENUE L  
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®

5,000 SF

0

0

5913.01

143 -- 1D Park Place, Glenbrook, Oak Meadows Areas

5655B

535D

Value Status Information

Value Status

Notice Date

Hearing Status

Shared CAD

Noticed

4/3/2020

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 [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2019

Value as of January 1, 2020

Market

Appraised

Market

Appraised

Land

7,000

Land

20,000

Improvement

0

Improvement

0

Total

7,000

7,000

Total

20,000

20,000

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

5,000

1.00

1.00

1.00

--

1.00

4.00

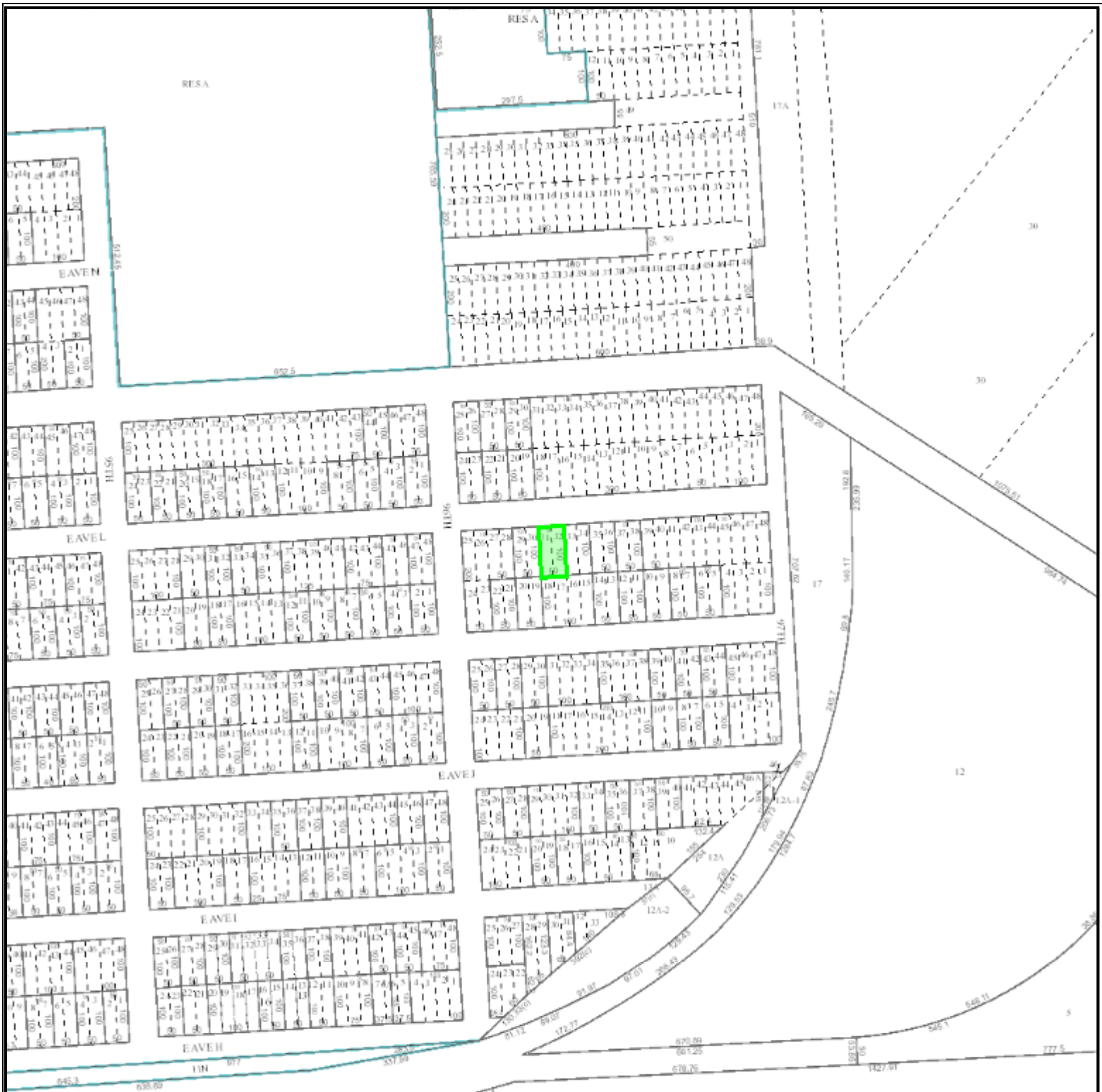
4.00

20,000.00

Building

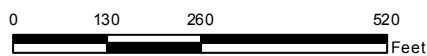
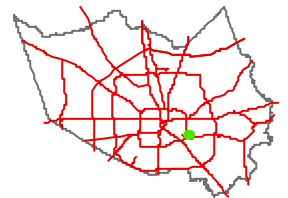
Vacant (No Building Data)





**Harris  
County  
Appraisal  
District**

## DETAIL MAP OF ACCOUNT NUMBER 0530850000031



**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.



WD  
F

## GENERAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** November 17, 2008

**Grantor:** ROBERTO LOPEZ and DIANA LOPEZ, husband and wife

**Grantor's Mailing Address:** 2104 Locklaine Drive  
Pasadena, Texas 77502

**Grantee:** VALERO REFINING-TEXAS, L.P., a Texas limited partnership 1EE

**Grantee's Mailing Address:** One Valero Way  
San Antonio, Bexar County, Texas 78249-1616  
Attn: Property Assets

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration

**Property:** That certain real property that is more particularly described as:

Lots 31 and 32, Block 36, Manchester Subdivision, a subdivision in Harris County, Texas, according to map or plat thereof recorded in Volume 6, Page 26, Map Records, Harris County, Texas; D

together with all improvements and fixtures located thereon and all rights and appurtenances thereto in anywise belonging.

**Reservations from and****Exceptions to Conveyance and Warranty:**

The restrictive covenants contained in the instrument recorded at Volume 893, Page 405, Deed Records, Harris County, Texas.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

*General Warranty Deed*

9616 East Avenue L Purchase - Houston Plant

V:\Lgl\Corp\Commercial Law\Real Estate\NonRetail\Houston\Neighborhood Lot Buy\9616AveL\CloseDox\9616AveL-Deed-FINAL.doc

ER 009 - 66 - 0728

This General Warranty Deed is executed by Grantor on the date set forth in the acknowledgment below, to be effective for all purposes as of the date first stated above.

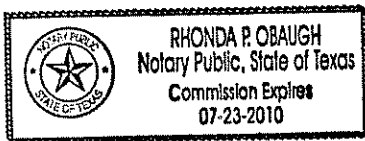
Roberto Lopez  
ROBERTO LOPEZ

Diana Lopez  
DIANA LOPEZ

2OR

STATE OF TEXAS §  
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on November 17, 2008, by ROBERTO LOPEZ and DIANA LOPEZ.



Rhonda P. Obaugh  
Notary Public, State of TEXAS

General Warranty Deed

9616 East Avenue L Purchase - Houston Plant

V:\Lgl\Corp\Commercial Law\Real Estate\NonRetail\Houston\NeighborhoodLotBuy\9616AveL\CloseDex\9616AveL-Deed-FINAL.doc

ER 009 - 66 - 0729

20080570933

# Pages 3

11/21/2008 09:47:45 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

BEVERLY KAUFMAN

COUNTY CLERK

Fees 20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Beverly L. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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

Tract No.	Valero-AveL-8
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0530850000033

Legal Description of Land: Lot Thirty Three (33) and Lot Thirty Four (34), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20130592770 in the Official Public Records of Harris County, Texas.

Current Vesting Owners: Valero Refining Texas LP, a Texas limited partnership

Acquired From: Grantor	Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Argelio Carreon	Valero Refining Texas LP, a Texas limited partnership	General Warranty Deed	11/22/2013	11/25/2013	20130592770

Easements: Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
-----------------------	-------------------	-------------------	-------------------------	-----------------------

None of Record

Taxes Paid By:	Address
Valero Refining Texas LP	1 Valero Way San Antonio, TX 78249

Comments:



Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0530850000033

Print

E-mail

File A Protest

Similar Owner Name

Nearby Addresses

Same Street Name

Related Map 5655B

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:  
VALERO REFINING TEXAS LP  
1 VALERO WAY  
SAN ANTONIO TX 78249-1616

Legal Description:  
LTS 33 & 34 BLK 36  
MANCHESTER  
Property Address:  
9620 E AVENUE L  
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®

5,000 SF

0

0

5913.01

143 -- 1D Park Place, Glenbrook, Oak Meadows Areas

5655B

535D

Value Status Information

Value Status

Notice Date

Hearing Status

Shared CAD

Noticed

4/3/2020

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

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Valuations

Value as of January 1, 2019

Value as of January 1, 2020

Market

Appraised

Market

Appraised

Land

7,000

Land

20,000

Improvement

0

Improvement

0

Total

7,000

7,000

Total

20,000

20,000

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

5,000

1.00

1.00

1.00

--

1.00

4.00

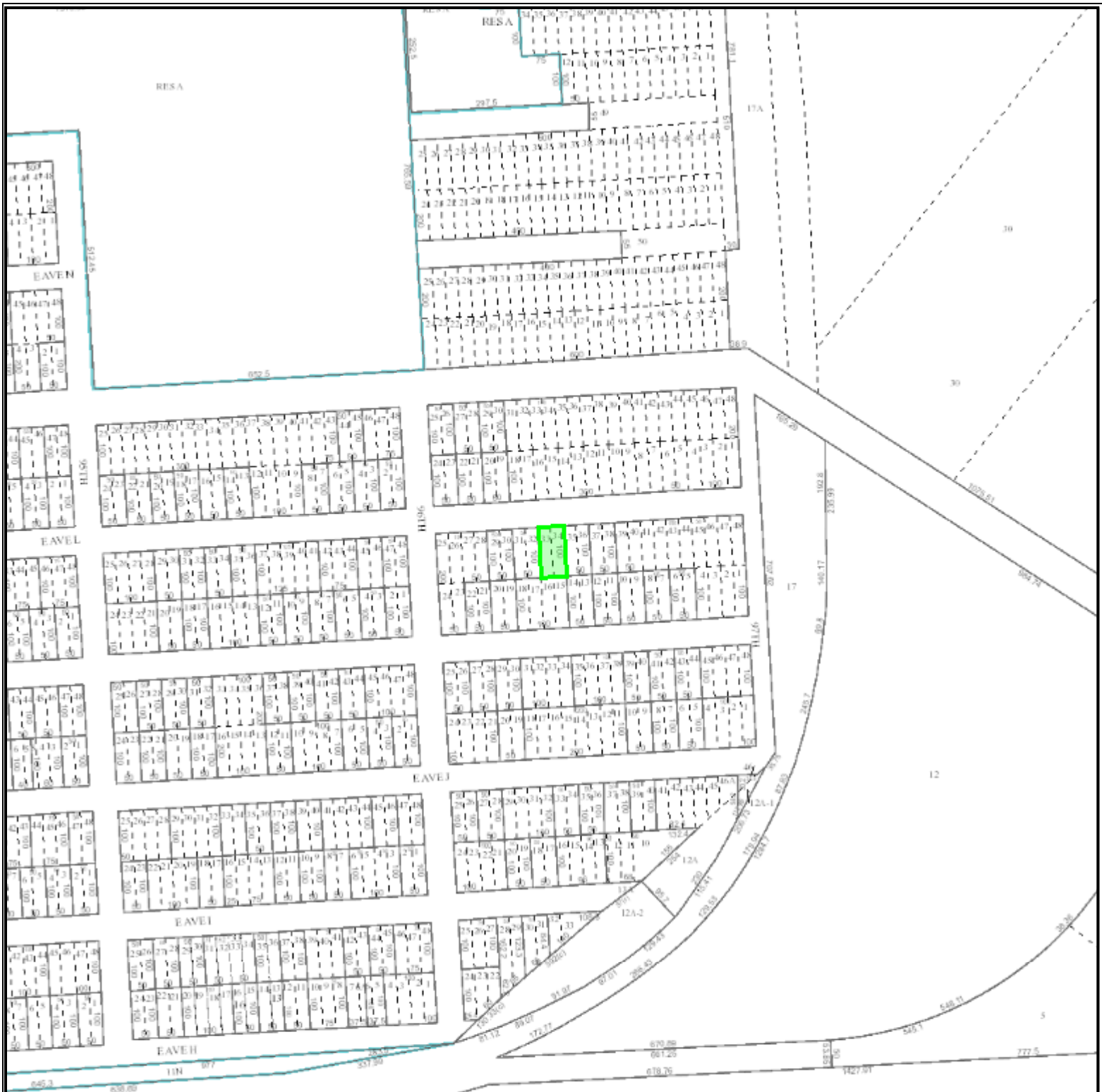
4.00

20,000.00

Building

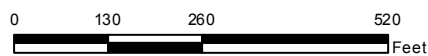
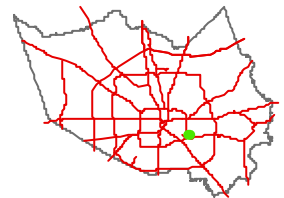
Vacant (No Building Data)





**Harris  
County  
Appraisal  
District**

# DETAIL MAP OF ACCOUNT NUMBER 0530850000033



**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.





WD  
X

STATE OF TEXAS §  
COUNTY OF HARRIS §

GENERAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** November 22, 2013

**Grantor:** ARGELIO CARREON, a single man

**Grantor's Mailing Address:** 22227 Oceanic Dr.  
Katy, Texas 77449

**Grantee:** VALERO REFINING-TEXAS, L.P., a Texas limited partnership

**Grantee's Mailing Address:** One Valero Way  
San Antonio, Bexar County, Texas 78249-1616  
Attn: Corp. Real Estate & ROW

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration

**Property:** That certain real property that is more particularly described as:  
  
Lots 33 and 34, in Block 36, of MANCHESTER SUBDIVISION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 26, of the Map of Harris County, Texas;  
  
together with all rights and appurtenances thereto in anywise belonging.

**Reservations from and Exceptions to Conveyance and Warranty:** NONE

1EE

D

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This General Warranty Deed is executed by Grantor on the date set forth in the acknowledgment below, to be effective for all purposes as of the date first stated above.

GRANTOR:



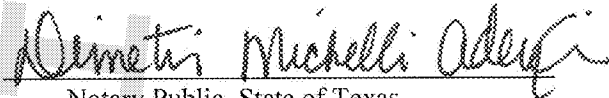
ARGELIO CARREON

10R

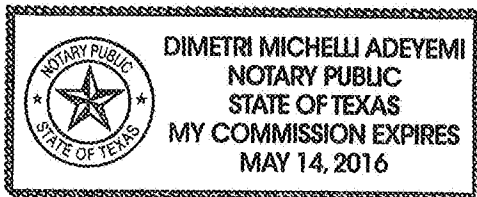
STATE OF TEXAS §

COUNTY OF Harris §

The foregoing instrument was acknowledged before me on November 22, 2013, by ARGELIO CARREON, a single man.



Notary Public, State of Texas



20130592770

# Pages 3

11/25/2013 10:02:59 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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

Tract No.	Valero-AveL-9
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0530850000035

Legal Description of Land: Lot Thirty Five (35) and Lot Thirty Six (36), Block 36, Manchester Subdivision, being more fully described in Warranty Deed RP-2018-402399 in the Official Public Records of Harris County, Texas.

Current Vesting Owners: Valero Refining Texas LP, a Texas limited partnership

Acquired From: Grantor	Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Osvaldo Espinosa and Ana Hernandez	Valero Refining Texas LP, a Texas limited partnership	General Warranty Deed	8/31/2018	8/31/2018	RP-2018-402399

Easements: Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
-----------------------	-------------------	-------------------	-------------------------	-----------------------

None of Record

Taxes Paid By:	Address
Valero Refining Texas LP	1 Valero Way San Antonio, TX 78249

Comments:

Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0530850000035

Print

E-mail

File A Protest

Similar Owner Name

Nearby Addresses

Same Street Name

Related Map 5655B

Ownership History

Owner and Property Information

Owner Name & Mailing Address:  
VALERO REFINING TEXAS LP  
ONE VALERO WAY  
SAN ANTONIO TX 78249-1616

Legal Description:  
LTS 35 & 36 BLK 36  
MANCHESTER  
Property Address:  
9624 E AVENUE L  
HOUSTON TX 77012

State Class Code

F2 -- Real, Industrial

Land Use Code

8001 -- Land Neighborhood Section 1

Building Class

Total Units

0

Land Area

5,000 SF

Building Area

0

Net Rentable Area

0

Neighborhood

5913.01

Market Area

143 -- 1D Park Place, Glenbrook, Oak Meadows Areas

Map Facet

5655B

Key Map®

535D

Value Status Information

Value Status

Noticed

Notice Date

4/3/2020

Hearing Status

Protest Received

Shared CAD

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 [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	22,500		Land	20,000	
Improvement	0		Improvement	0	
Total	22,500	22,500	Total	20,000	20,000

5-Year Value History

Land

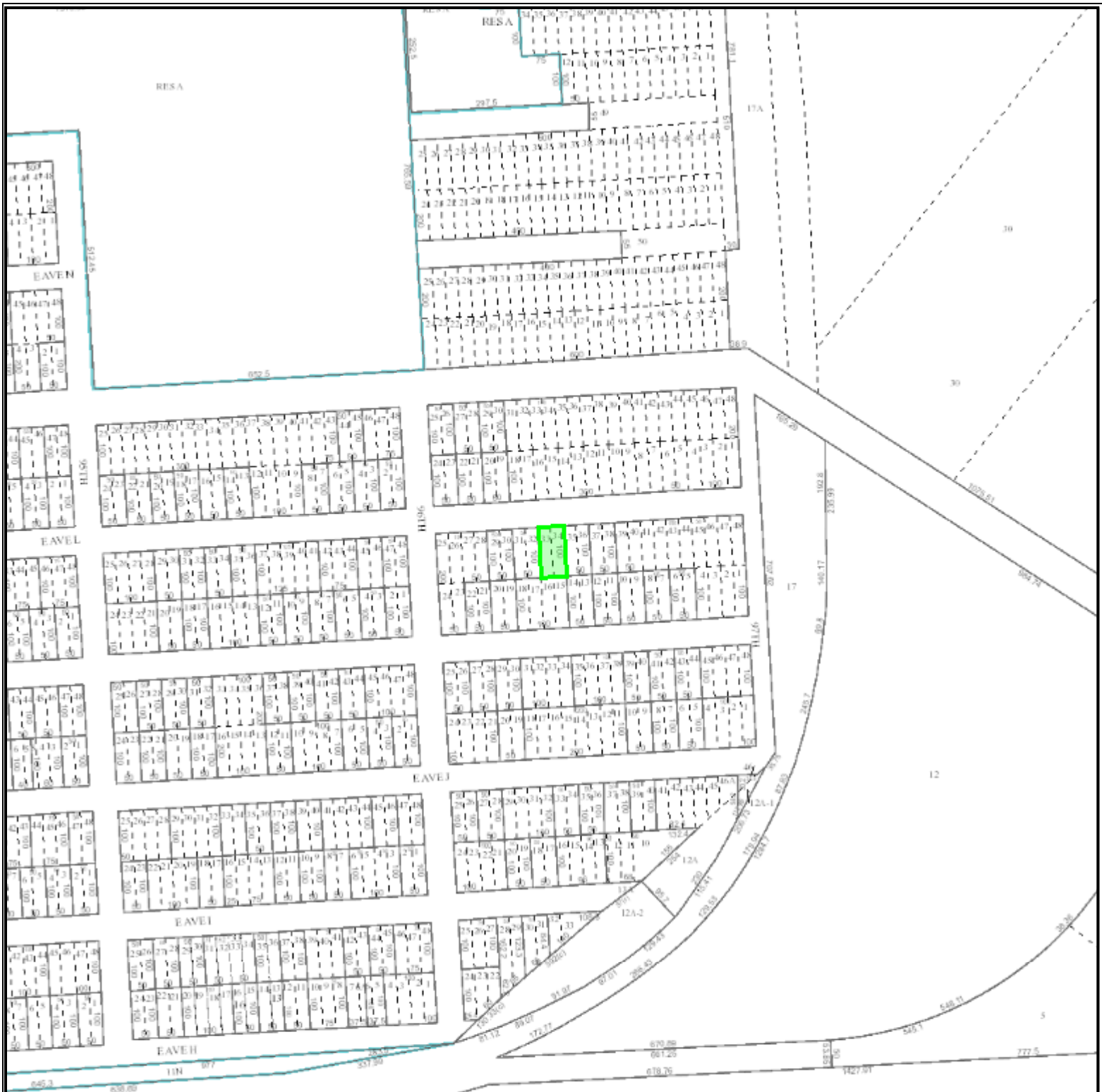
Market Value Land

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 4400 -- Vacant Industrial Land	SF	5,000	1.00	1.00	1.00	--	1.00	4.00	4.00	20,000.00

Building

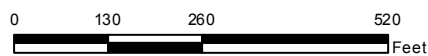
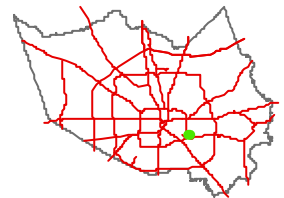
(No Building Data)





**Harris  
County  
Appraisal  
District**

# DETAIL MAP OF ACCOUNT NUMBER 0530850000035



**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.



STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

GENERAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** August 31, 2018

**Grantor (whether one or more):** OSVALDO ESPINOSA and ANA HERNANDEZ, husband and wife

**Grantor's Mailing Address:** 9321 E Avenue L  
Houston Texas 77012

**Grantee:** VALERO REFINING-TEXAS, L.P., a Texas limited partnership

**Grantee's Mailing Address:** One Valero Way  
San Antonio, Bexar County, Texas 78249-1616  
Attn: Real Estate Dept.

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration

**Property:** That certain real property that is more particularly described as:

**See Exhibit "A" attached hereto and incorporated herein for all purposes;**

together with all improvements and fixtures located thereon and all rights and appurtenances thereto in anywise belonging.

**Exceptions to Conveyance and Warranty:** 1. The restrictive covenants contained in the instruments recorded at Volume 6, Page 26, Map Records of Harris County, Texas, and Volume 645, Page 608, Deed Records of Harris County, Texas.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, legal representatives and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This General Warranty Deed is executed by Grantor on the date set forth in the acknowledgments below, to be effective for all purposes as of the date first stated above.

**Grantor:**

OSVALDO ESPINOSA  
OSVALDO ESPINOSA

ANA HERNANDEZ  
ANA HERNANDEZ

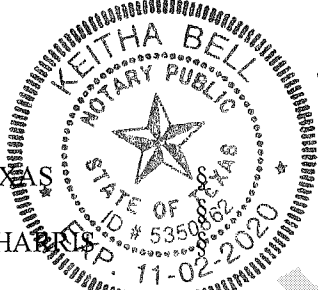
STATE OF TEXAS

§

COUNTY OF HARRIS

§

The foregoing instrument was acknowledged before me on August 31, 2018, by Osvaldo Espinosa, individually.

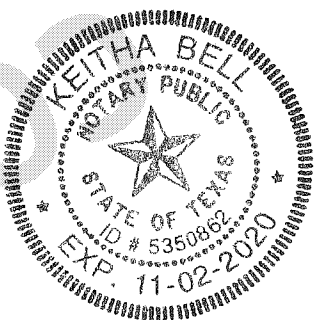


Keitha Bell  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on August 31, 2018, by Ana Hernandez, individually.



Keitha Bell  
Notary Public, State of Texas



EXHIBIT "A"

METES AND BOUNDS DESCRIPTION FOR A  
(0.1148 ACRE TRACT) LOTS 35 AND 36,  
BLOCK 36, MANCHESTER

Metes and bounds description of a 0.1148 acre tract, being Lot Thirty Five (35) and Lot Thirty Six (36), Block 36, Manchester Subdivision, a plat of which is recorded in Volume 6, Page 26, Harris County Map Records, said Lots 35 and 36 being situated in the M.A. Callahan and A. Vince Survey, Abstract 9, Harris County, Texas, being more fully described by metes and bounds as follows:

Bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 (U.S. survey feet).

**COMMENCING** at the calculated block corner at the intersection of the East right-of-way line of 96<sup>th</sup> Street and the South right-of-way line of East Avenue L;

THENCE, North 86° 34' 43" East, a distance of 250.00 feet along the South right-of-way line of East Avenue L to the **POINT OF BEGINNING**, being a set ½" iron rod w/cap stamped "Gullett & Assoc." said "POINT OF BEGINNING" having coordinates N=13,827,578.97, E=3,156,977.13;

THENCE, North 86° 34' 43" East, a distance of 50.00 feet to the Northeast corner of Lot 36 being a set ½" iron rod w/cap stamped "Gullett & Assoc.";

THENCE, South 03° 25' 17" East, a distance of 100.00 feet to the Southeast corner of Lot 36 being a set ½" iron rod w/cap stamped "Gullett & Assoc.";

THENCE, South 86° 34' 43" West, a distance of 50.00 feet to the Southwest corner of Lot 35 being a set ½" iron rod w/cap stamped "Gullett & Assoc.";

THENCE, North 03° 25' 17" West, a distance of 100.00 feet to the **POINT OF BEGINNING** and the Northwest corner of Lot 35 containing 0.1148 acres of land.

RP-2018-402399

# Pages 4

08/31/2018 03:26 PM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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

Tract No.	Valero-AveL-10
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0530850000037

Legal Description of Land: Lot Thirty Seven (37) and Lot Thirty Eight (38), Block 36, Manchester Subdivision, being more fully described in Warranty Deed 20070693396 in the Official Public Records of Harris County, Texas.

Current Vesting Owners: Valero Refining Texas LP, a Texas limited partnership

Acquired From: Grantor	Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Custodia Benitez f/k/a Maria Custodia Villegas	Valero Refining Texas LP, a Texas limited partnership	General Warranty Deed	11/19/2007	11/21/2007	20070693396

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

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

Comments:

Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0530850000037

Print

E-mail

File A Protest

Similar Owner Name

Nearby Addresses

Same Street Name

Related Map 5655B

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:  
VALERO REFINING TEXAS LP  
PO BOX 690110  
SAN ANTONIO TX 78269-0110

Legal Description:  
LTS 37 & 38 BLK 36  
MANCHESTER  
Property Address:  
9628 E AVENUE L  
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®

5,000 SF

0

0

5913.01

143 -- 1D Park Place, Glenbrook, Oak Meadows Areas

5655B

535D

Value Status Information

Value Status

Notice Date

Hearing Status

Shared CAD

Noticed

4/3/2020

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 [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2019

Value as of January 1, 2020

Market

Appraised

Market

Appraised

Land

7,000

Land

20,000

Improvement

0

Improvement

0

Total

7,000

7,000

Total

20,000

20,000

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

5,000

1.00

1.00

1.00

--

1.00

4.00

4.00

20,000.00

Building

Vacant (No Building Data)





WD  
H

## GENERAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS:** IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**Date:** November 19, 2007

**Grantor:** CUSTODIA BENITEZ f/k/a MARIA CUSTODIA VILLEGAS

**Grantor's Mailing Address:** 7 East Francis Street  
Baytown, Texas 77520

**Grantee:** VALERO REFINING-TEXAS, L.P., a Texas limited partnership

**Grantee's Mailing Address:** One Valero Way  
San Antonio, Bexar County, Texas 78249-1616  
Attn: Property Assets

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration

**Property:** That certain real property that is more particularly described as:

1EE

Lots 37 and 38, Block 36, Manchester Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 26, Map Records, Harris County, Texas;

D

together with all improvements and fixtures located thereon and all rights and appurtenances thereto in anywise belonging.

**Reservations from and Exceptions to Conveyance and Warranty:** 1. The restrictive covenants contained in the instrument recorded at Volume 645, Page 608, Deed Records, Harris County, Texas.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

*General Warranty Deed*

9628 East Avenue L Purchase - Houston Plant

V:\LGLCORP\Commercial Law\Real Estate\NonRetail\Houston\NeighborhoodL otBuy\Benitez-1107\9628AveL \9628AveL -Deed-FINAL.doc

ER 005 - 07 - 2466

This General Warranty Deed is executed by Grantor on the date set forth in the acknowledgment below, to be effective for all purposes as of the date first stated above.

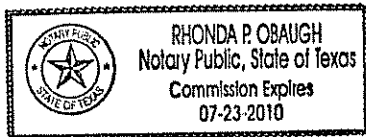
Custodia Benitez  
CUSTODIA BENITEZ f/k/a MARIA CUSTODIA VILLEGAS

20R

STATE OF TEXAS §  
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on November 19, 2007, by CUSTODIA BENITEZ f/k/a MARIA CUSTODIA VILLEGAS.

Rhonda P. Obaugh  
Notary Public, State of TEXAS





20070693396

# Pages 3

11/21/2007 13:20:54 PM

e-Filed & e-Recorded in the  
Official Public Records of

HARRIS COUNTY

BEVERLY KAUFMAN

COUNTY CLERK

Fees 20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Beverly L. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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

Tract No.	Valero-AveL-11
County of	Harris
State of	Texas

LIMITED TITLE CERTIFICATE

Parcel ID Number: 0530850000003

Legal Description of Land: Lots One through Four (1-4) and Thirty Nine through Forty Eight (39-48), Block 36, Manchester Subdivision, being more fully described in Warranty Deed T007256 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.
Jack E. Tankersley, a/k/a Jack Elmo Tankersley, and wife, Beryl C. Tankersley, a/k/a Beryl Coralie Tankersley and Beryle Tankersley	Valero Refining Company – Texas, a Texas corporation	General Warranty Deed	5/7/1998	8/7/1998	T007256

Easements: Grantee	Type of Instr.	Date of Instr.	Date Instr. Recorded	Vol./Page Doc. No.
Enserch Gas Transmission Co.	Pipeline Lease Agreement	3/2/1987	5/28/1987	L142309

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

Comments:

Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0530850000003

Print

E-mail

File A Protest

Similar Owner Name

Nearby Addresses

Same Street Name

Related Map 5655B

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:  
VALERO REFINING CO TEXAS  
PO BOX 690110  
SAN ANTONIO TX 78269-0110

Legal Description:  
LTS 1 2 3 4 & 39 THRU 48 BLK 36  
MANCHESTER  
Property Address:  
0 E AVENUE K  
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®

35,000 SF

0

0

5913.01

143 -- 1D Park Place, Glenbrook, Oak Meadows Areas

5655B

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 **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2019

Value as of January 1, 2020

Market

Appraised

Market

Appraised

Land

49,000

Land

140,000

Improvement

0

Improvement

0

Total

49,000

Total

140,000

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

35,000

1.00

1.00

1.00

--

1.00

4.00

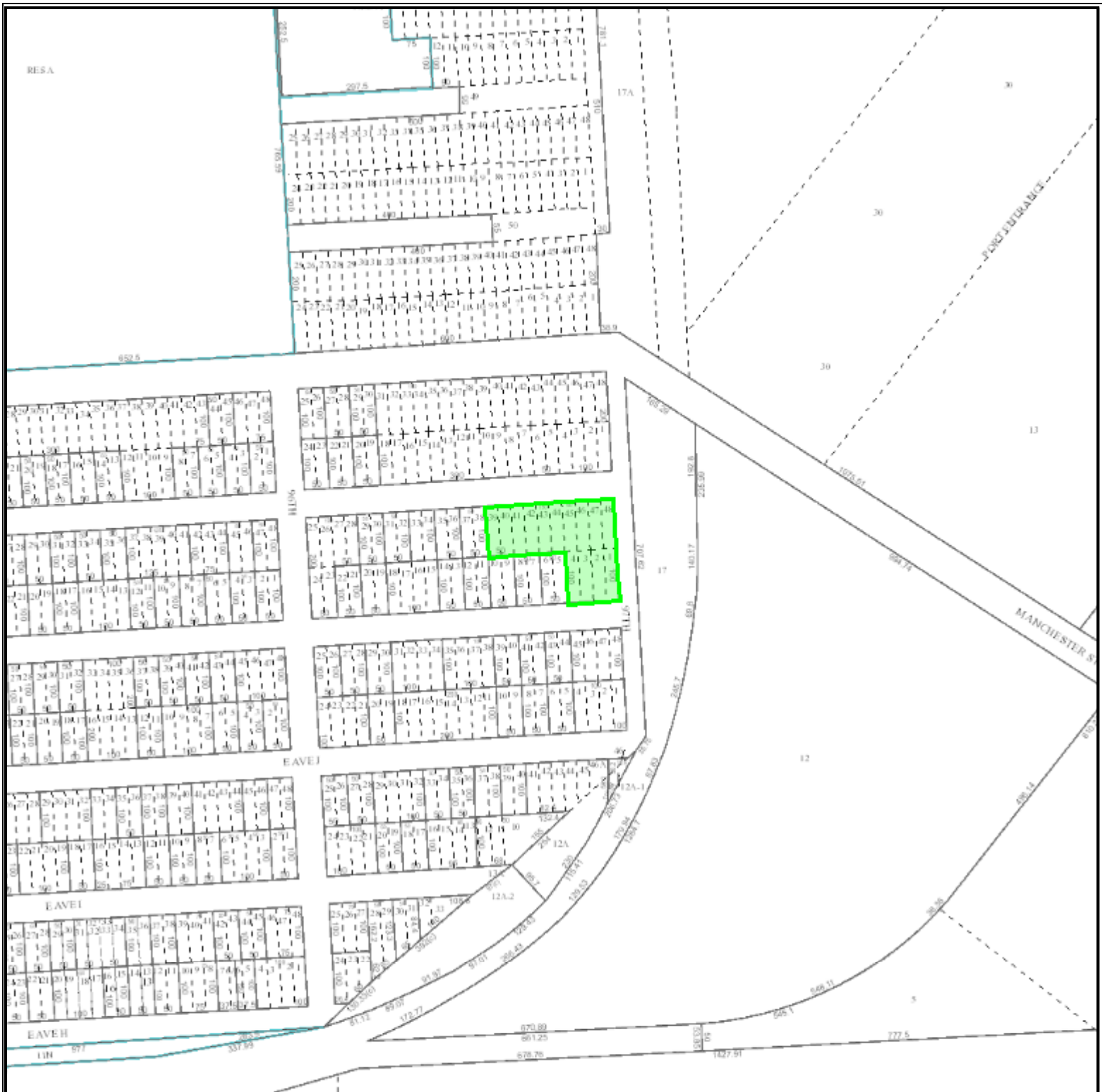
4.00

140,000.00

Building

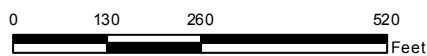
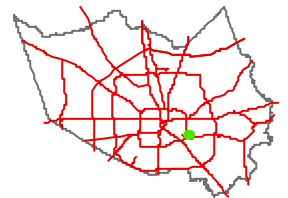
Vacant (No Building Data)





**Harris  
County  
Appraisal  
District**

# DETAIL MAP OF ACCOUNT NUMBER 0530850000003



**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.



WD  
T007256

518-46-0422

**GENERAL WARRANTY DEED**

05/07/98 200644970 T007256

\$19.25

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

(15) 10/20  
That JACK E. TANKERSLEY, a/k/a JACK ELMO TANKERSLEY, and wife, BERYL C. TANKERSLEY, a/k/a BERYL CORALIE TANKERSLEY and BERYLE TANKERSLEY (hereinafter collectively called "Grantors"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantors in hand paid by VALERO REFINING COMPANY-TEXAS, a Texas corporation (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed,

19.7  
3  
Have, subject to the matters herein contained, GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee, those certain lots and parcels of land situated, lying and being in Harris County, Texas, all as more fully described in the attached Exhibit A made a part hereof for all purposes, together with all and singular the rights, hereditaments and appurtenances in any way belonging or appertaining to said property and all right, title and interest in and to any adjoining streets or rights-of-way.

This conveyance is made, executed and delivered by Grantor, and is accepted by Grantee, subject only to the restrictions and the reservations, to the extent the same are valid and apply, effect or pertain to the property herein conveyed, set forth on Exhibit "B" attached hereto and hereby made a part hereof for all purposes.

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

HOU03:531694.1

RETURN TO: D. New  
HOUSTON TITLE COMPANY  
1800 ST. JAMES PLACE #400  
HOUSTON, TEXAS 77056


-1-

HOUSTON TITLE COMPANY  
700

#98010045

518-46-0423

WITNESS the execution hereof, this 7<sup>th</sup> day of May, 1998.

  
\_\_\_\_\_  
JACK E. TANKERSLEY

  
\_\_\_\_\_  
BERYL C. TANKERSLEY

"GRANTORS"

Address of Grantee:

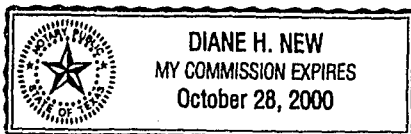
9701 Manchester  
Houston, Texas 77012

COPY UNOFFICIAL

THE STATE OF TEXAS §  
 COUNTY OF HARRIS §

Before me, a Notary Public, on this day personally appeared Jack E. Tankersley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of May, 1998.



*Diane H. New*

Notary Public in and for

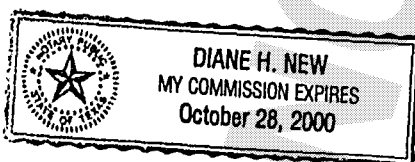
(SEAL OR STAMP)

Printed Name of Notary Public

THE STATE OF TEXAS §  
 COUNTY OF HARRIS §

Before me, a Notary Public, on this day personally appeared Beryl C. Tankersley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of May, 1998.



*Diane H. New*

Notary Public in and for

(SEAL OR STAMP)

Printed Name of Notary Public



EXHIBIT A

Lots 1, 2, 3, 4, 11 and 12, in Block 5; Lots 32 and 33, in Block 6; Lots 17 and 18, in Block 15; Lots 45, 46, 47 and 48, in Block 26; Lots 5, 6, 7, 8, 13, 14, 15, 16, 19 and 20, in Block 35; Lots 1, 2, 3, 4, 23, 24, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, in Block 36; Lots 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 37 and 38, in Block 46; Lots 47 and 48, in Block 53; Lots 3 and 4, in Block 54; the South 50 feet of Lots 22, 23 and 24, in Block 56; Lots 41, 42, 43, 44, 45 and 46, in Block 65; Lots 14, 15, 35 and 36, in Block 66; Lots 1, 2, 3, 4, 17, 18, 45 and 46, in Block 75; Lots 14, 15, 38 and the adjoining East 5 feet of Lot 37; Lots 39 and 40, in Block 81; Lots 31 and 32, in Block 84 and Lots 3 and 4, in Block 103, all in MANCHESTER SUBDIVISION, 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.

UNOFFICIAL COPY

J.E.T.  
B.2.

EXHIBIT B

## 1. The following restrictive covenants of record:

Restrictive Covenants as set out in instrument(s) recorded in Volume 6, Page 26, of the Map Records of Harris County, Texas, and in Volume 765, Page 377 of the Deed Records (As to Lots 4, Block 5); Volume 821, Page 45 of the Deed Records (As to Lots 11 and 12, Block 5); Volume 764, Page 641 of the Deed Records (As to Lots 32 and 33, Block 6); Volume 649, Page 536 of the Deed Records (As to Lots 17 and 18, Block 15); Volume 785, Page 252 and Volume 1621, Page 332 of the Deed Records (As to Lots 45 and 46, Block 26); Volume 588, Page 432 of the Deed Records (As to Lots 47 and 48, Block 26); Volume 779, Page 521 of the Deed Records (As to Lots 5 and 6, Block 35); Volume 653, Page 39 and Volume 854, Page 484 of the Deed Records (As to Lots 7 and 8, Block 35); Volume 636, Page 564 of the Deed Records (As to Lots 13 and 14, Block 35); Volume 699, Page 505 of the Deed Records (As to Lots 15 and 16, Block 35); Volume 770, Page 505 of the Deed Records (As to Lots 1 and 2, Block 36); Volume 779, Page 650 of the Deed Records (As to Lots 3 and 4, Block 36); Volume 665, Page 575 of the Deed Records (As to Lots 23 and 24, Block 36); Volume 1650, Page 274 of the Deed Records (As to Lots 39 and 40, Block 36); Volume 1650, Page 272 of the Deed Records (As to Lots 41 and 42, Block 36); Volume 1528, Page 265 of the Deed Records (As to Lots 43 and 44, Block 36); Volume 789, Page 421 of the Deed Records (As to Lots 45 and 46, Block 36); Volume 653, Page 87 of the Deed Records (As to Lots 47 and 48, Block 36); Volume 785, Page 334 of the Deed Records (As to Lots 3 and 4, Block 46); Volume 820, Page 701 of the Deed Records (As to Lots 5 and 6, Block 46); Volume 1986, Page 413 of the Deed Records (As to Lots 9 and 10, Block 46); Volume 808, Page 35 of the Deed Records (As to Lots 11, 12, 13 and 14, Block 46); Volume 836, Page 105 of the Deed Records (As to Lots 13 and 14, Block 46); Volume 2511, Page 421 of the Deed Records (As to Lots 15 and 16, Block 46); Volume 826, Page 236 of the Deed Records (As to Lots 17 and 18, Block 46); Volume 1381, Page 502 of the Deed Records (As to Lots 23 and 24, Block 46); Volume 671, Page 578 of the Deed Records (As to Lots 37 and 38, Block 46); Volume 584, Page 99 of the Deed Records (As to Lots 47 and 48, Block 53); Volume 642, Page 144 of the Deed Records (As to Lots 3 and 4, Block 54); Volume 646, Page 306 of the Deed Records (As to Lots 22, 23 and 24, Block 56); Volume 1539, Page 460 of the Deed Records (As to Lots 41 and 42, Block 65); Volume 1354, Page 491 of the Deed Records (As to Lots 43 and 44, Block 65); Volume 763, Page 637 of the Deed Records (As to Lots 45 and 46,

*J. J.  
B. J.*

Block 65); Volume 786, Page 389 of the Deed Records (As to Lots 14 and 15, Block 66); Volume 808, Page 303 of the Deed Records (As to Lots 35 and 36, Block 66); Volume 743, Page 245 of the Deed Records (As to Lots 1 and 2, Block 75); Volume 738, Page 437 of the Deed Records (As to Lots 3 and 4, Block 75); Volume 1437, Page 260 of the Deed Records (As to Lots 17 and 18, Block 75); Volume 1754, Page 427 of the Deed Records (As to Lots 45 and 46, Block 75); Volume 649, Page 423 of the Deed Records (As to Lots 14 and 15, Block 81); Volume 665, Page 60 of the Deed Records (As to Lots 37 and 38, Block 81); Volume 646, Page 328 of the Deed Records (As to Lots 39 and 40, Block 81); Volume 838, Page 62 and Volume 1981, Page 380 of the Deed Records (As to Lots 31 and 32, Block 84); all of Harris County, Texas, and filed for record in the office of the County Clerk of Harris County, Texas, under Clerk's File No(s). M-716126. (As to Lots 3 and 4, Block 103)

Restrictions by general scheme as set forth in instruments recorded in Volume 765, Page 377 and Volume 699, Page 505 of the Deed Records of Harris County, Texas. (As to Lots 1, 2 and 3, Block 5 and Lots 19 and 20, Block 35)

2. Pipeline right-of-way in favor of Ensearch Gas Transmission Company as evidenced by instrument filed under Harris County Clerk's File No. L-142309.
3. Pipeline right-of-way granted to Eastern States Petroleum Co., Inc. by instrument recorded in Volume 1182, Page 143 of the Deed Records of Harris County, Texas. (As to Lots 14 and 15, Block 66).
4. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record in the office of the County Clerk of Harris County, Texas, under Clerk's File No. E-777332. (A Waiver of Surface rights is contained therein.) (As to Lots 47 and 48, Block 53).
5. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record in the office of the County Clerk of Harris County, Texas, under Clerk's File No. H-172896. (As to the South 50 feet of Lots 22, 23 and 24, Block 56).

FILED

98 MAY -7 PM 1:20

*Beverly A. Thompson*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

*J. S. B. D.*

518-46-0428

UNOFFICIAL COPY

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

MAY 7 1998



*Beverly B. Zimmerman*

COUNTY CLERK  
HARRIS COUNTY TEXAS

181-27-0002

05/28/87 00377601 L142309 \$ 11.00

STATE OF TEXAS

§

PIPELINE LEASE AGREEMENT

§

COUNTY OF HARRIS

§

**L142309**

THIS AGREEMENT OF LEASE, made and entered by and between ENSERCH GAS TRANSMISSION COMPANY, a Subsidiary of ENSERCH CORPORATION (hereinafter sometimes called "Lessor") and HOUSTON PIPE LINE COMPANY (hereinafter sometimes called "Lessee");

W I T N E S S E T H:

WHEREAS, Lessee desires to lease from Lessor and Lessor is willing to lease to Lessee, "Subject 14" Pipeline", as such term is hereinafter defined, on the terms and conditions hereinafter set forth;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid by Lessee to Lessor, the receipt and sufficiency of which is hereby acknowledged, the parties hereto have AGREED and do hereby AGREE as follows, to-wit:

1.

Subject to the other terms, conditions and covenants hereof, Lessor does hereby Lease and Let unto Lessee, those certain pipeline facilities in Harris County, Texas, more particularly described as follows, to-wit;

That certain 14" pipeline beginning at intersection of 96th Street and East Avenue "H" in the Manchester Addition of the City of Houston at point of tie-in of 14" line owned by Hill Petroleum Company;

THENCE northerly along 96th Street to its intersection with East Avenue "R";

THENCE northeasterly and southeasterly with said 14" pipeline across property of Hill Petroleum Company to point of tie-in with pipeline facilities of Hill Petroleum Company as originally constructed in 1961;

TOGETHER with all and singular the appurtenances and hereditaments related or pertaining to said 14" pipeline, including without limitation, existing permits, licenses, easements and rights of way of Lessor pertaining or related to said 14" pipeline;

such pipeline facilities being herein sometimes referred to as the "Subject 14" Pipeline".

Ret J. H. Cathery  
Enserch Gas Transmission Co.  
10375 Richmond, Suite 1500  
Houston, TX 77042

2.

The term of this lease shall commence on June 1, 1986 and shall continue in full force and effect thereafter; provided, however, in the event that certain Gas Exchange Agreement between Lessor and Lessee of even date herewith is terminated, then this Pipeline Lease Agreement shall automatically terminate contemporaneously with the termination of such Gas Exchange Agreement.

3.

Lessor reserves and excepts from the terms of this lease any capacity in Subject 14" Pipeline in excess of that committed under Gas Exchange Agreement between Lessee and Lessor dated June 1, 1986, and any capacity that may not be required from time to time by Lessee and its affiliated companies to provide service to Hill Petroleum Company.

4.

Lessee, at its sole cost and expense, shall operate and maintain the Subject 14" Pipeline in good and substantial repair, order and condition, and in compliance with all applicable state and federal rules and regulations. Lessee hereby accepts the responsibility for the necessary repair and replacement of the Subject 14" Pipeline during the period hereof, regardless of the causes which necessitate such repair or replacement, and upon the expiration or termination of this lease, Lessee shall return the Subject 14" Pipeline, together with all improvements, repairs and replacements thereon and all fixtures and parts attached thereto, to the Lessor, in substantially the same condition as of June 1, 1986, normal wear and tear for the purpose for which said pipeline is leased to the Lessee, excepted.

5.

Lessee shall pay, prior to delinquency, all taxes (other than ad valorem taxes due and payable on Lessor's interest in said pipeline) levied and assessed upon Lessee's lease, use, and operation of the Subject 14" Pipeline, and shall hold Lessor free and harmless with respect thereto.

6.

In connection with its use, operation, maintenance and repair of the Subject 14" Pipeline, Lessee shall comply with all applicable laws and ordinances, and with all rules, regulations and orders of governmental authorities having jurisdiction, and shall hold Lessor free and harmless with respect thereto.

7.

Upon the expiration of the term of this contract the Lessor shall be entitled to take immediate possession of the Subject 14" Pipeline and the Lessee shall surrender possession thereof and all improvements, repairs and replacements thereon and all fixtures and parts attached thereto, to the Lessor.

8.

Any notice herein provided to be given by one of the parties to the other may be given by letter or telegram of the party giving such notice, mailed or sent to the other party, postable or other charges prepaid, at the address next set out, to-wit:

Lessor: Enserch Gas Transmission Company  
10375 Richmond Avenue, Suite 1580  
Houston, TX 77042  
Attn: Transportation Department

Lessee: Houston Pipe Line Company  
P. O. Box 1188  
Houston, Texas 77001

or at such other post office address as either party shall from time to time designate in writing as its address for such purpose by letter mailed or delivered to the other party.

9.

Lessor makes no warranties express or implied with regard to the Subject 14" Pipeline, including without limitation any warranty of MERCHANTABILITY OF FITNESS FOR A PARTICULAR PURPOSE. However, Lessor does warrant that it is the owner of such pipeline.

10.

Lessee shall be liable and responsible for all claims, injuries, damages and losses of whatsoever nature and character which may result from or which may be attributable to Lessee's operation or use of the Subject 14" Pipeline, and Lessee agrees to indemnify and hold Lessor harmless from and against any and all such claims, suits, demands, injuries, damages or other losses of every kind and character arising in favor of any party in any way incident to, arising out of, or resulting from Lessee's operation or use of the Subject 14" Pipeline.

11.

Lessee will not assign this lease or sublease the pipeline facilities or any part thereof, or mortgage, pledge or hypothecate its interest in the facilities or grant any concession without the prior express written consent of Lessor, and any attempt to do any of the foregoing without Lessor's consent shall be void. Lessor will not



unreasonably withhold its consent to a sublease or assignment. Notwithstanding any such consent, the undersigned Lessee will remain jointly and severally liable along with each approved assignee or sublessee who shall automatically become liable for all obligations of Lessee hereunder, and Lessor shall be permitted to enforce the provisions of this agreement directly against the undersigned Lessee and/or any assignee or sublease without proceeding in any way against any other person. However, Lessor hereby grants Lessee the right to assign this lease subject to the provisions above only to Hill Petroleum Company ("Hill") without consent. In the event Lessee assigns this lease to Hill, Lessee shall still be bound by the terms and provisions of this article.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in duplicate originals as of MARCH 2, 1988.7

ENSERCH GAS TRANSMISSION COMPANY, A  
SUBSIDIARY OF ENSERCH CORPORATION

By [Signature]

Title - Vice President

"Lessor"

HOUSTON PIPE LINE COMPANY

By [Signature]

Title - Executive V.P.

"Lessee"

DMK

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

181-27-0006

BEFORE ME, the undersigned authority, on this day personally appeared W. F. WEIDLER, JR., of ENSERCH GAS TRANSMISSION COMPANY, A SUBSIDIARY OF ENSERCH CORPORATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein set forth and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this the 3rd day of March, 1986.

Nancy J. Taylor  
NOTARY PUBLIC in and for  
The State of Texas

NANCY J. TAYLOR  
Notary Public, State of Texas  
My Commission Expires May 27, 1990

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Charles L. Crap of HOUSTON PIPE LINE COMPANY, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein set forth and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this the 4th day of November, 1986.

RECORDER'S MEMORANDUM  
ALL BLACKOUTS, ADDITIONS AND CHANGES  
WERE PRESENT AT THE TIME THE INSTRUMENT  
WAS FILED AND RECORDED.

Linda E. Taylor  
NOTARY PUBLIC in and for  
The State of Texas

My Commission Expires 7/10/90

LINDA E. TAYLOR

181-27-0007

UNOFFICIAL

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

MAY 28 1987



*Paula Kaden*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

*Paula Kaden*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

FILED  
MAY 28 12 57 PM '87