



METES AND BOUNDS

BEING A 0.390 ACRE TRACT OF LAND OUT OF A CALLED 5.0 ACRE TRACT OF LAND CONVEYED IN VOLUME 2090, PAGE 347 OF THE HARRIS COUNTY DEED RECORDS, SAID 0.390 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 5.0 ACRE TRACT OF LAND THE SOUTH CORNER OF RESERVE "B", BEING ON THE WEST RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE (R.O.W. VARIES);

THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST, A DISTANCE OF 161.83 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF SAID 5.0 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, ALONG A 161.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.390 ACRES (OR 16,992.15 SQUARE FEET) OF LAND, MORE OR LESS.



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