

METES and BOUNDS

0.28 Acres

Being a 0.28 Acre tract of land out of Satsuma Gardens, James Seymour Survey, Abstract 698, Harris County, Texas, the City of Pasadena, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a 1" pinched top pipe found marking the Northeast Block Corner of the North line of Marlen Avenue(60' Right-of-Way) and the East line of Plymouth Street(60' Right-of-Way) as recorded in the Kingston Place Subdivision in Volume 64, page 1 of the Harris County Map Records;

THENCE North 00 degrees 21 minutes West, along East line of said Plymouth Street a distance of 615.91 feet to a point for corner at the South line of Southmore Avenue(Right-of-Way varies);

THENCE South 89 degrees 50 minutes 09 seconds East a distance of 470.71 feet to a point for corner;

THENCE South 00 degrees 27 minutes 47 seconds East a distance of 212.39 feet to a 5/8" iron rod marking the Northwest corner of the hereon described 0.28 acre tract and this being the POINT OF BEGINNING;

THENCE South 89 degrees 50 minutes 09 seconds East, a distance of 170.00 feet to a 5/8" iron rod set for the Northeast corner of the hereon described tract;

THENCE South 00degrees 27 minutes 47 seconds East, a distance of 72.40 feet to a 5/8" iron rod set for the Southeast corner of the hereon described tract;

THENCE North 89 degrees 50 minutes 09 seconds West, a distance of 170.00 feet to a nail set in a tree for the Southwest corner of the hereon described tract;

THENCE North 00 degrees 27 minutes 47 seconds West, a distance of 72.40 feet to the POINT OF BEGINNING and thus containing 0.28 acres (13,307.26 square feet) of land, more or less.

SAVE AND EXCEPT THE WEST 30 feet of said 0.28 Acre tract for a ROAD EASEMENT.



*[Handwritten signature]*