LEGAL DESCRIPTION

**LOT 1A**

BEING 0.0612 ACRE TRACT OF LAND OUT OF LOT ONE (1), IN BLOCK TEN (10) OF SMITH AND GIBBONS ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.0612 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GIBBONS STREET AND THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, BEING THE NORTHWEST CORNER OF AFOREMENTIONED LOT 1;

THENCE NORTH 86 DEGREES 49 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF GIBBONS STREET A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2, BEING THE NORTHEAST CORNER OF LOT 1 AND HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 10 MINUTES 07 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 53.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 49 MINUTES 53 SECONDS WEST, OVER AND ACROSS SAID LOT 1 A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 10 MINUTES 07 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0612 ACRES (2,667 SQUARE FEET) OF LAND, MORE OR LESS.

**LOT 1B**

BEING 0.0536 ACRE TRACT OF LAND OUT OF LOT ONE (1), IN BLOCK TEN (10) OF SMITH AND GIBBONS ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.0536 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GIBBONS STREET AND THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, BEING THE NORTHWEST CORNER OF AFOREMENTIONED LOT 1;

THENCE SOUTH 03 DEGREES 10 MINUTES 07 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE A DISTANCE OF 53.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 49 MINUTES 53 SECONDS EAST, OVER AND ACROSS SAID LOT 1 A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE WEST LINE OF SAID LOT 2, BEING THE NORTHEAST CORNER HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 10 MINUTES 07 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 46.67 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF SAID LOT 2, BEING THE SOUTHEAST CORNER OF LOT 1 AND HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 49 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 10 MINUTES 07 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE A DISTANCE OF 46.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0536 ACRES (2,333 SQUARE FEET) OF LAND, MORE OR LESS.