



**METES AND BOUNDS DESCRIPTION**  
**2.3892 ACRES**  
**LOCATED IN THE**  
**SAMUEL G. POWELL SURVEY, A-636,**  
**HARRIS COUNTY, TEXAS**

Being a tract or parcel of land containing 2.3892 acres of land or 104,073 square feet, located in the Samuel G. Powell Survey, Abstract 636, Harris County, Texas, Said 2.3892 acre tract being out of and a part of Lots 15 and 17 in the F.R. Martin Subdivision, a subdivision duly of record in Volume 497, Page 513 in the Deed Records of Harris County (H.C.D.R.), Texas; Said 2.3892 acre tract being out of and a part of a called 4.8749 acre tract of record in H.C.C.F. Number 20150239172; Said 2.3892 acre tract being more particularly described as follows (bearings based on said deed):

**COMMENCING** at a 5/8 inch iron rod with (Gruller) cap set for the northwest corner of Lot 11 in Roos Acres Addition, a subdivision duly of record in Volume 998, Page 171, H.C.D.R. and being on the south Right-of-Way (R.O.W.) line of Mitchell Road (60 feet wide);

**THENCE**, coincident the north line of aforesaid Lot 11 and the south R.O.W. line of aforesaid Mitchell Road, North 88 Degrees 00 Minutes 22 Seconds East, a distance of 140.55 feet to a point on the north line of said Lot 11 and the south R.O.W. line of said Mitchell Road;

**THENCE**, through and across aforesaid Lot 11, South 01 Degrees 16 Minutes 53 Seconds East, a distance of 874.49 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, being the northwest corner of aforesaid 4.8749 acre tract and the northeast corner of a called 4.0016 acre tract of record in H.C.C.F. Number 20150239172;

**THENCE**, coincident the north line of the herein described tract, North 87 Degrees 36 Minutes 51 Seconds East, at a distance of 48.20 feet passed a 2 inch iron pipe found for the southeast corner of aforesaid Lot 11 and the southwest corner of Lot 12 in aforesaid subdivision, continuing at a distance of 185.21 feet passed a 5/8 inch iron rod found for the southeast corner of Lot 12 and the southwest corner of Lot 13 in said subdivision, continuing for an overall distance of 246.65 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of both the herein described tract and said Lot 17, being the northwest corner of Lot 19 in aforesaid subdivision;

**THENCE**, coincident the east line of the herein described tract and the west line of aforesaid Lot 19, South 01 Degrees 16 Minutes 53 Seconds East, a distance of 424.41 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract, being on the east line of aforesaid Lot 17 and the west line of said Lot 19;

**THENCE**, through and across aforesaid Lots 15 & 17, South 88 Degrees 43 Minutes 07 Seconds West, at a distance of 246.60 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of the herein described tract, being on the west line of aforesaid 4.8749 acre tract and the east line of aforesaid 4.0016 acre tract;

**THENCE**, through and across aforesaid Lot 15, North 01 Degrees 16 Minutes 53 Seconds West, a distance of 419.66 feet to the **POINT OF BEGINNING** and containing 2.3892 acres of land.

**EXHIBIT**

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**METES AND BOUNDS DESCRIPTION**  
**2.4765 ACRES**  
**LOCATED IN THE**  
**SAMUEL G. POWELL SURVEY, A-636,**  
**HARRIS COUNTY, TEXAS**

Being a tract or parcel of land containing 2.4765 acres of land or 107,875 square feet, located in the Samuel G. Powell Survey, Abstract 636, Harris County, Texas, Said 2.4765 acre tract being out of and a part of Lots 15 and 17 in the F.R. Martin Subdivision, a subdivision duly of record in Volume 497, Page 513 in the Deed Records of Harris County (H.C.D.R.), Texas; Said 2.4765 acre tract being out of and a part of a called 4.8749 acre tract of record in Harris County Clerk's File (H.C.C.F.) Number 20150239172; Said 2.4765 acre tract being more particularly described as follows (bearings based on said deed):

**COMMENCING** at a 5/8 inch iron rod with (Gruller) cap set for the northwest corner of Lot 11 in Roos Acres Addition, a subdivision duly of record in Volume 998, Page 171, H.C.D.R. and being on the south Right-of-Way (R.O.W.) line of Mitchell Road (60 feet wide);

**THENCE**, coincident the north line of aforesaid Lot 11 and the south R.O.W. line of aforesaid Mitchell Road, North 88 Degrees 00 Minutes 22 Seconds East, a distance of 140.55 feet to a point on the north line of said Lot 11 and the south R.O.W. line of said Mitchell Road;

**THENCE**, through and across aforesaid Lot 11, South 01 Degrees 16 Minutes 53 Seconds East, a distance of 874.49 feet passed the south line of Lot 11 and the north line of aforesaid Lot 15, and continuing for an overall distance of 1,294.15 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, being on the west line of aforesaid 4.8749 acre tract and the east line of a called 4.0016 acre tract of record in H.C.C.F. Number 20150239172;

**THENCE**, coincident the north line of the herein described tract and through and across aforesaid Lots 15 & 17, North 88 Degrees 43 Minutes 07 Seconds East, a distance of 246.60 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract, being on the east line both of said Lot 17 and said 4.8749 acre tract, being on the west line of Lot 19 in aforesaid subdivision;

**THENCE**, coincident the east line of the herein described tract and the west line of aforesaid Lot 19, South 01 Degrees 16 Minutes 53 Seconds East, a distance of 318.75 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of a called 0.3033 acre tract of record in the name of Melbourne Street LLC in H.C.C.F. Number RP-2018-170710, being on the west line of said Lot 19 and the east line of aforesaid Lot 17;

**THENCE**, coincident the north line of aforesaid 0.3033 acre tract, South 87 Degrees 22 Minutes 27 Seconds West, a distance of 78.50 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of said 0.3033 acre tract;

**THENCE**, coincident the west line of aforesaid 0.3033 acre tract, South 02 Degrees 18 Minutes 47 Seconds East, a distance of 168.30 feet to a 1 inch iron pipe found for the southwest corner of said 0.3033 acre tract and the southeast corner of the herein described tract, being on the north R.O.W. line of Carby Road (60 feet wide);

**THENCE**, coincident the north R.O.W. line of aforesaid Carby Road, South 87 Degrees 22 Minutes 27 Seconds West, a distance of 171.20 feet to a 1/2 inch iron rod found for the southwest corner of both the herein described tract and aforesaid 4.8749 acre tract, and being on the north R.O.W. line of said Carby Road;

**THENCE**, through and across aforesaid Lot 15, North 01 Degrees 16 Minutes 53 Seconds West, a distance of 492.88 feet to the **POINT OF BEGINNING** and containing 2.4765 acres of land.

**EXHIBIT**

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