

STATE OF TEXAS

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COUNTY OF HARRIS

Metes & Bounds Description

A tract of land containing 2.90 Acres situated in the S.T. Champney Survey, Patent No. 47, Abstract 791, Harris County, Texas being the remainder of a tract recorded in the name of Herbert Keith May et ux, in Volume 3487, Page 78 of the Harris County Deed Records (H.C.D.R.) and being more particularly described by metes and bounds as follows: (bearings based on said in Volume 3487, Page 78 of the H.C.D.R.)

COMMENCING at a point on the south right-of-way line of Krenek Road (60 Feet wide) being at the northeast end of a cut back corner at its intersection with the east right-of-way line of Crosby-Lynchburg Road (FM-2100), being the most northerly northwest corner of Crosby SE as recorded under Film Code No. 404146 of the Harris County Map Records (H.C.M.R.);

THENCE, SOUTH 89° 53' 00" EAST, with the south right-of-way line of Krenek Road, a distance of 285.00 Feet to a iron rod found at the northeast corner of said Crosby SE, being the northwest corner and POINT OF BEGINNING of this tract;

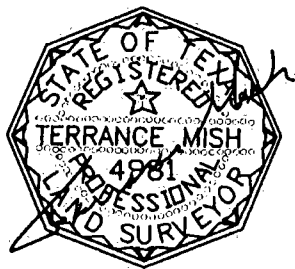
THENCE, SOUTH 89° 53' 00" EAST, continuing with the south right-of-way line of Krenek Road, a distance of 296.90 Feet to a point at the northeast corner of this tract;

THENCE, SOUTH, with the west line of a San Jacinto River Authority Canal as recorded in Volume 1163, Page 576 of the H.C.D.R., a distance of 425.93 Feet to a 5/8 Inch iron rod at the southeast corner of this tract;

THENCE, NORTH 89° 59' 00" WEST, with the north line of a tract recorded in the name of Efren Venta De Carros, LTD, Co. under H.C.C.F. No. 20120593923, passing at a distance of 59.58 Feet a 5/8 Inch iron rod found and continuing for a total distance of 296.90 Feet to a point at the southwest corner of this tract;

THENCE, NORTH, with the east line of a tract recorded in the name of Mac Properties, LLP. Under H.C.C.F. No. 20080385245 (Tract 3), the east line of Dunn Center as recorded under Film Code 420128 of the H.C.M.R., and the east line of the aforementioned Crosby SE, a distance of 426.45 Feet to the POINT OF BEGINNING and containing 2.90 Acres of land.

(See attached drawing)



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