

METES AND BOUNDS DESCRIPTION

December 14, 2006
Updated May 4, 2012

3.9347 acres (171,397 square feet) of land out of the S.M. Harris Survey, Abstract No.327, Harris County, Texas, being the same tract of land conveyed to Standco Industries, Inc. as Tract One in deed filed for record under Harris County Clerk's File No.C320499, and being more particularly described as follows, the basis of bearings being the Texas State Plane Coordinate Grid System, South Central Zone 4204:

BEGINNING at an "X" cut in the sidewalk at the intersection of the east right-of-way line of Jensen Drive, 80 feet wide, with the north right-of-way line of Clinton Drive, formerly Roanoke Street, 65 feet wide;

THENCE N.1°21'26"W. 322.00 feet along the east right-of-way line of Jensen Drive to a 5/8" iron rod with plastic cap stamped "KRE&S RPLS #3974" set for the northwest corner of the herein described tract of land;

THENCE N.88°12'34"E. 374.33 feet to the northwest corner of a tract of land saved and excepted from said Tract One to a 5/8" iron rod with plastic cap stamped "KRE&S RPLS #3974" set for a corner of the herein described tract of land;

THENCE S.1°21'26"E. 16.80 feet along the west line of said excepted tract to an "X" cut in concrete for a corner of the herein described tract of land;

THENCE N.88°12'34"E. 166.67 feet along the south line of said excepted tract to a 5/8" iron rod with plastic cap stamped "KRE&S RPLS #3974" set for the northeast corner of the herein described tract of land;

THENCE S.1°21'26"E. 305.20 feet to a 1" iron pipe found for the southeast corner of said Tract One and being in the north right-of-way line of said Clinton Drive;

THENCE S.88°12'34"W. 541.00 feet along the north right-of-way line of said Clinton Drive to the PLACE OF BEGINNING of the herein described tract of land.

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