



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

1.884 ACRES

IN THE BENJAMIN J. RIGSBY SURVEY, ABSTRACT NO. 31 MONTGOMERY COUNTY, TEXAS

BEING a 1.884 acre tract of land situated in the Benjamin J. Rigsby Survey, Abstract No. 31, Montgomery County, Texas, being that certain called 1.88 acre tract, described in instrument to Darren Kirk Jones and Emily Gay Jones, recorded under Clerk's File Number 2004-096199 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being further described in instrument recorded under Clerk's File Number 2004-106333, O.P.R.M.C.T., said 1.884 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found in the northerly right-of-way of State Highway 105 West, (also known as Eva Street) for the southwesterly corner of that certain called 3.9529 acre tract described in instrument to Ludy C. Hofmeister, Jr., dba. DLM Investments, recorded under Clerk's File Number 2013-054607, O.P.R.M.C.T., being the southeasterly corner of that certain called 10.86 acre tract described in instrument to William Simonton Furlow, recorded in Volume 530, Page 564, of the Montgomery County Deed Records, (M.C.D.R.);

THENCE North 89°13'34" West, 21.24 feet, with the northerly right-of-way of said State Highway 105, the southerly line of said 10.86 acre tract, to a concrete monument found for the beginning of a 5667.38 foot radius curve to the right;

THENCE 195.36 feet westerly, with the northerly right-of-way of said State Highway 105, the southerly line of said 10.86 acre tract, and with said 5667.38 foot radius curve to the right, having a central angle of 01°58'30" and a chord bearing of North 88°52'44" West, 195.35 feet, to a 1 inch iron pipe found for the **POINT OF BEGINNING**, said point being the southwesterly corner of said 10.86 acre tract, also being the southeasterly corner of said 1.88 acre tract and the herein described 1.884 acre tract;

THENCE 200.53 feet westerly, continuing with the northerly right-of-way of said State Highway 105, the southerly line of said 1.88 acre tract, and with said 5667.38 foot radius curve to the right, having a central angle of 02°01'38" and a chord bearing of North 86°13'00" West, 200.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of that certain called 2.66 acre tract described in instrument to John E. Merdian and Linda Merdian, recorded under Clerk's File Number 8242968, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), being the southwesterly corner of said 1.88 acre tract and the herein described 1.884 acre tract;

THENCE North 05°00'00" West, 440.54 feet, with the westerly line of said 1.88 acre tract, the easterly line of said 2.66 acre tract, to a 2 inch iron pipe found for the northeasterly corner of said 2.66 acre tract, being the southeasterly corner of that certain called 4.979 acre tract described as Tract 81a, in instrument to Charles W. Morrow Revocable Living Trust, recorded under Clerk's File Number 2010-025394, O.P.R.M.C.T., the southwesterly corner of that certain called 2.235 acre tract described as Tract 81b in said instrument to Charles W. Morrow Revocable Living Trust, also being the northwesterly corner of said 1.88 acre tract and the herein described 1.884 acre tract;

THENCE North 85°00'00" East, 162.60 feet, with the northerly line of said 1.88 acre tract, the southerly line of said 2.235 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 10.86 acre tract, for the southeasterly corner of said 2.235 acre tract, being the northeasterly corner of said 1.88 acre tract and the herein described 1.884 acre tract;

THENCE South 09°19'00" East, 472.50 feet, with the easterly line of said 1.88 acre tract, the westerly line of said 10.86 acre tract, to the **POINT OF BEGINNING**;

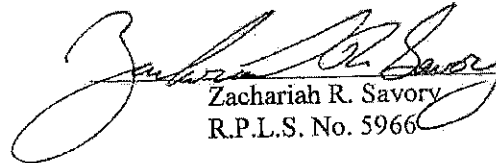
CONTAINING a computed area of 1.884 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 28, 2015 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number O54-13.

Bearings recited hereon are based on the description of said 1.88 acre tract, recorded under Clerk's File Number 2004-106333, O.P.R.M.C.T.

December 29, 2015
Date




Zachariah R. Savory
R.P.L.S. No. 5966