

FIELD NOTE DESCRIPTION

BEING 5.53 acres of land out of 8.97 acre of land, more or less, in the **BENJAMIN RIGSBY SURVEY, A-31, Montgomery County, Texas**, said 5.53 acre tract being out of the same tract of land described by Warranty Deed as conveyed to Fernando and Rebecca Franco recorded in Document 2000-099821, Official Public Records of Montgomery County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod set in a creek branch at the Northeast corner of the said 8.97 acre tract of land Northeast corner hereof, same being the corner of KING LAND, a subdivision according to the map or plat thereof recorded in Cabinet L, Sheet 3030-3031 of the Plat Record of Montgomery County, Texas;
THENCE, along said creek branch the following five (5) courses:

- (1) S 75°23'31" E for 277.00 feet (call S 69 deg 55' E, 277.0 feet);
- (2) S 26°35'25" E for 255.00 feet (call S 21 deg 08' E, 255.0 feet);
- (3) S 69°34'25" E for 96.00 feet (call S 64 deg 07' E, 96.0 feet);
- (4) S 127°35'35" W for 235.00 feet (call S 17 deg 53' W, 235.0 feet);
- (5) S 37°32'25" E for 134.15 feet (call S 32 deg 06' E, a 1/8" iron rod set for a southeasterly corner hereof);

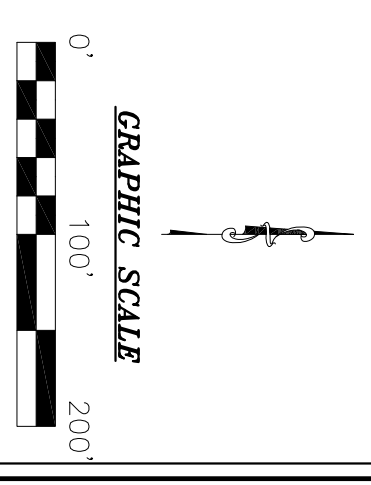
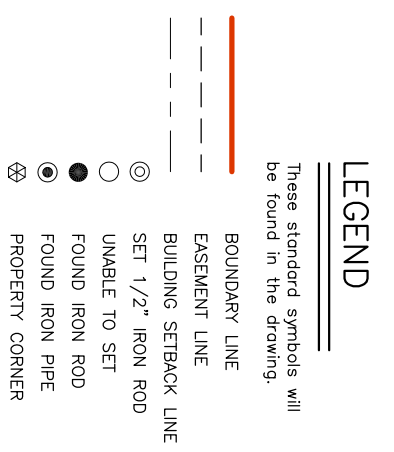
THENCE, S 32°38'02" W crossing said 8.97 acre tract for 175.11 feet to a 1/8" iron rod found for an interior angle point of said 8.97 acre tract for the most Southerly corner hereof, same being the Northeast corner that certain Ben Rigby, 1.820 acre tract;

THENCE, N 36°19'09" W (BEARING BASIS) along the most northerly Southerly line of the herein described tract for 1020.04 feet (call N 30 deg 51' 18" W, 1020.04 feet) to a 1/8" iron rod found for the Northeast corner hereof, same being in the south line of the abovementioned KING LAND subdivision recorded in said Cabinet L, Sheet 3030-3031;

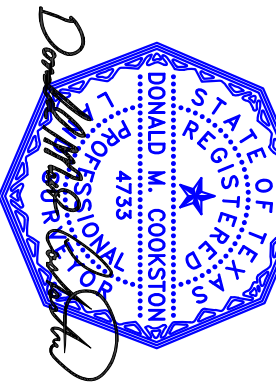
THENCE, N 86°24'25" E along the south line of said KING LAND subdivision for 200.00 feet (call S 88 deg 07' 04" E, 200.0 feet) to the **POINT OF BEGINNING** of the herein described tract and containing 5.53 acres of land, more or less.

SEE SURVEY ATTACHED HERETO AND MADE A PART HEREOF. (ALL ADJOINING TRACTS SHOWN THEREON.)
BEARING BASIS - TEXAS CENTRAL ZONE, NAD 83

LINE	BEARING	DISTANCE
L1	S 64°07'00" E	96.00'
L2	S 69°34'25" E	96.00'
L3	S 32°36'02" W	175.11'

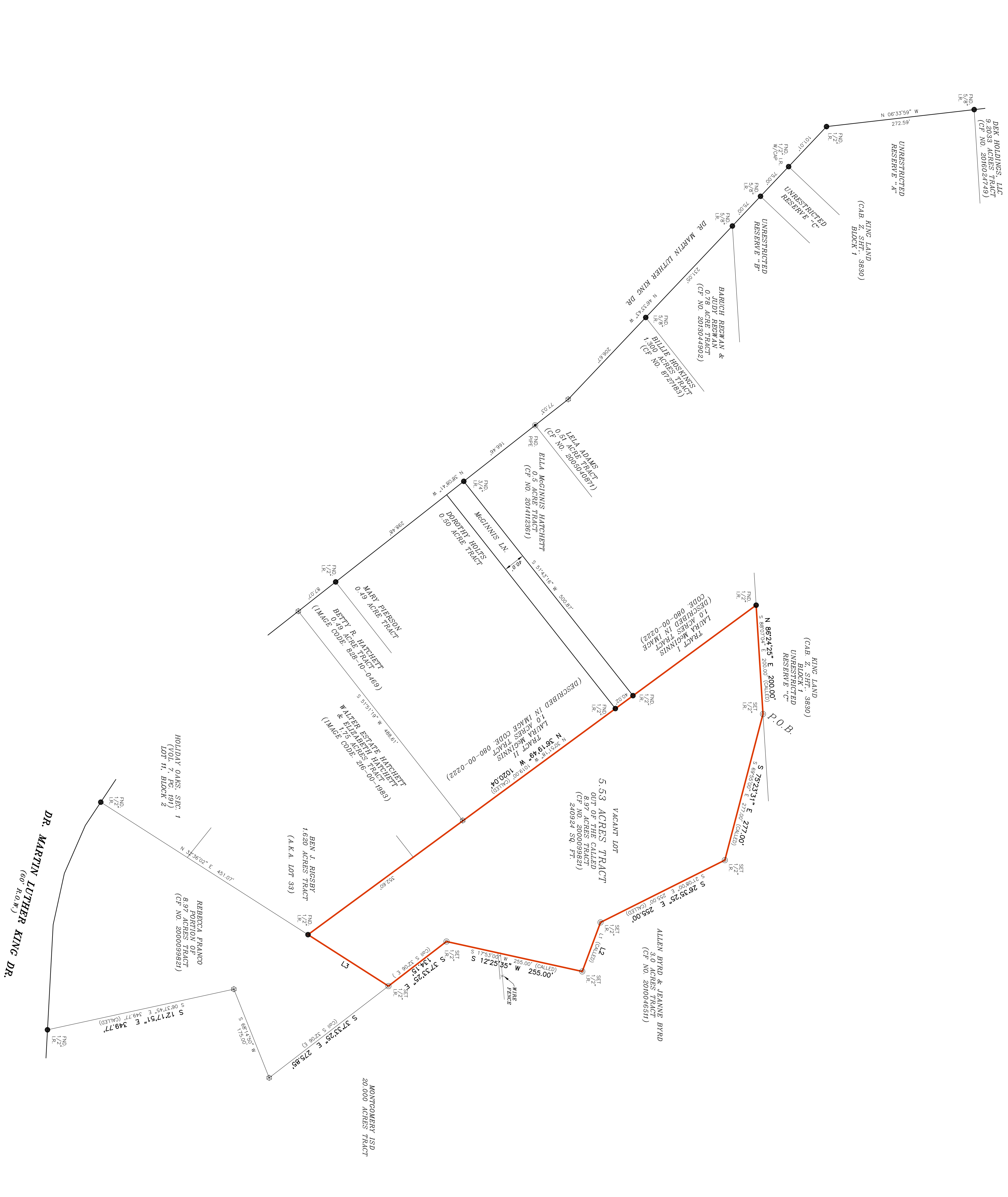


LAND TITLE SURVEY
 JOB NO. 18426209127171 NO. REVISION DATE
 DATE: 04/11/18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SURVEYED BY: [Signature]



Donhand Consortium Inc.
 3813014888 Fax 381 301 4286
 155 W. BRIDGES BLVD., SUITE 200, WACO, TEXAS 76798-1310

FROM REGISTRATION NO. 018030
 DONALD WAT CONSTON, R.L.S.
 Registered Professional Land Surveyor
 Commission Full Term Expires 03/28/2021 AND COMPLETION DATE



DR. MARTIN LUTHER KING DR.
 (600 R.O.)

MONTEGARY LTD.
 20,000 ACRES TRACT

DR. MARTIN LUTHER KING DR.
 (600 R.O.)