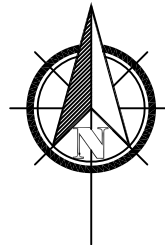


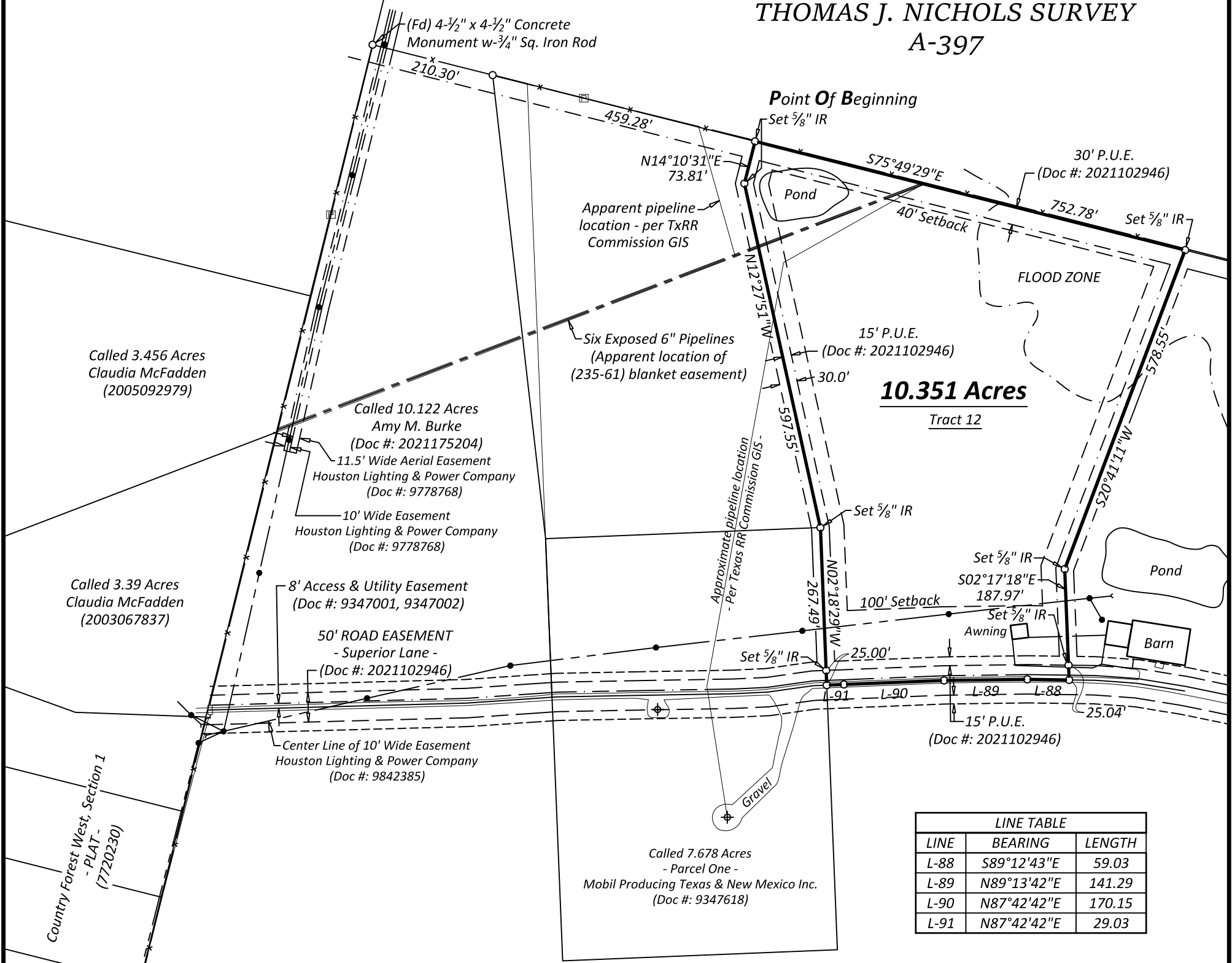
Called 13.438 Acres
Barry J. Barnes, et ux
(2019003728)

Called 93.644 Acres
- Deed of Trust -
David R. Boruff
(2020012442)



Scale: 1" = 200'
Basis of Bearings & Distances
Grid North, State Plane Coordinate System
of 1983, Central Zone

**THOMAS J. NICHOLS SURVEY
A-397**



10.351 Acres
Tract 12

LINE TABLE		
LINE	BEARING	LENGTH
L-88	S89°12'43\"E	59.03
L-89	N89°13'42\"E	141.29
L-90	N87°42'42\"E	170.15
L-91	N87°42'42\"E	29.03

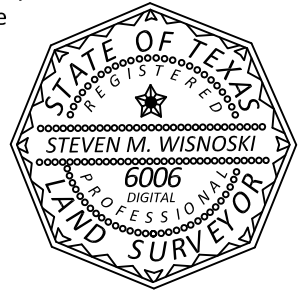
LEGEND	
	Well Head
	Pipeline Sign
	Guy Wire
	Power Pole
	Aerial Electric Line
	Aerial Tele Line
	Fence

Situated in Montgomery County, Texas, being a part of a called 160.310 acre tract as described in a Warranty Deed with Vendor's Lien from James D. Gras, et ux to REAGANAACI, LLC, dated August 21, 2020, of record in Document No. 2020092134 of the Deed Records of Montgomery County, Texas & being shown as Tract 12 on the Plat attached to the Declaration of Covenants, Conditions, Reservations and Restriction of Reagan Reserve of record in Document No. 2021102946 of the Deed Records of Montgomery County, Texas.

- NOTES:
- 1) All Deed references are of the Deed Records of Montgomery County, Texas.
 - 2) The digital signature & seal affixed hereon are certified to the original purchaser of this survey, REAGANAACI, LLC. It is not transferable to additional institutions or subsequent owners.
 - 3) © 2022 by Wisnoski Land Surveying LLC. All Rights Reserved.
 - 4) All distances & areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 971 55.
 - 5) A portion of the subject tract appears to be located within Zone "A" or "AE" according to FEMA's FIRM Panel # 48339C0485G with an effective date of August 18, 2014.
 - 6) Subject to Covenants, Conditions, Reservations and Restrictions (Doc #: 2021099760 & 2021102946).
 - 7) The Superior Oil Company easement (235-61) appears to be a blanket easement and cannot be defined hereon.
 - 8) The following 2 easements do not affect the subject tract:
 - a) Houston Lighting & Power Company (Doc #: 9778768).
 - b) R&L Sullivan Enterprises and James Gras, et ux (Doc #: 215103188).

I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

Steven M. Wisnoski Date: June 29, 2022
R.P.L.S. 6006 Field Work performed: May 17, 2021



Wisnoski Land Surveying, LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100
TBPELS Firm No. 10085300 ©

Job #: 2020-12-30-02 r1

METES AND BOUNDS DESCRIPTION
of a
10.351 Acre Tract – Tract 12
Thomas J. Nichols Survey, A-397, Montgomery County, Texas
June 29, 2022

All that certain tract or parcel of land lying and being situated in Montgomery County, Texas, out of the Thomas J. Nichols Survey, Abstract No. 397, being a part of a called 160.310 acre tract as described in a Warranty Deed with Vendor's Lien from James D. Gras, et ux to REAGANAACI, LLC, dated August 21, 2020, of record in Document No. 2020092134 of the Deed Records of Montgomery County, Texas, being all of Tract 12 as shown on plat attached to Declaration of Covenants, Conditions Reservations and Restrictions as recorded in Document No. 2021102946 of the Deed Records of Montgomery County, Texas and more fully described by metes and bounds as follows:

COMMENCING at a found 4-1/2 inch by 4-1/2 inch concrete monument with a 3/4" square iron rod inside for the Northwest corner of the called 160.310 acre tract mentioned above, the Southwest corner of a called 93.644 acre tract as described in a Deed of Trust to David R. Boruff (Doc #: 2020012442) and same being in the generally fenced and Southeast line of a called 13.438 acre tract as described in a Deed to Barry J Barnes, et ux (2019003728);

THENCE S 75°49'29" E, 669.58 ft., along a portion of a fenced and Southwest line of said 93.644 acre Boruff tract and a portion of the Northeast line of the called 160.310 acre tract mentioned above to a set 5/8 inch iron rod for the Northwest corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described;

THENCE S 75°49'29" E, 752.78 ft., along a portion of a fenced and Southwest line of said 93.644 acre Boruff tract and a portion of the Northeast line of the called 160.310 acre tract mentioned above to a set 5/8 inch iron rod for the Northeast corner of the tract of land herein described;

THENCE S 20°41'11" W, 578.55 ft., crossing into the called 160.310 acre tract mentioned above and along an East line of the tract of land herein described to a set 5/8 inch iron rod;

THENCE S 02°17'18" E, 187.97 ft., along an East line of the tract of land herein described to a Point in the center line of an existing gravel driveway for the Southeast corner thereof and same being in the center line of a 50 ft. road easement (Doc #: 2021102946), from which a set 5/8 inch iron rod for reference brs. N 02°17'18" E, 25.04 ft.;

THENCE along the center line of said gravel driveway and of said road easement as follows:

- 1) S 89°12'43" W, 59.03 ft.,
- 2) S 89°13'42" W, 141.29 ft.,
- 3) S 87°42'42" W, 199.19 ft., to a Point for the Southwest corner of the tract of land herein described, from which a set 5/8 inch iron rod for reference brs. N 02°18'29" W, 25.00 ft.;

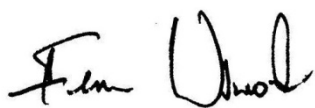
THENCE N 02°18'29" W, 267.49 ft., along a West line of the tract of land herein described to a set 5/8 inch iron rod for an angle point in line for corner;

THENCE N 12°27'51" W, 597.55 ft., along a West line of the tract of land herein described to a set 5/8 inch iron rod for an angle point in line for corner;

THENCE N 14°10'31" E, 73.81 ft., along a West line of the tract of land herein described to the **TRUE PLACE OF BEGINNING** and containing 10.351 acres of land.

Basis of Bearings & Distances:

Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 971 55.



Steven M. Wisnoski 06-29-2022
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2020-12-30-02

