

METES AND BOUNDS DESCRIPTION
of a
15.500 Acre Tract – Tract 13
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 11 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, 1,422.36 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, along a portion of a fenced and Northeast line of the called 160.310 acre tract mentioned above, a portion of the Southwest line of said 93.644 acre Boruff tract and **PASSING** at 631.12 ft. a found 3/4 inch iron rod 0.16 ft. left of line for the Southeast corner of said Boruff tract, the Southwest corner of a called 40.020 acre tract as conveyed to The Garza Family LP (2020073035) and continuing along a portion of the generally fenced and Southwest line thereof for a **TOTAL DISTANCE** of 983.91 ft. to a set 5/8 inch iron rod, 2.5 ft. South of a barbed wire fence line for the Northeast corner of the tract of land herein described, from which a found 4-1/2 inch by 4-1/2 inch concrete monument with a 3/4 inch square iron rod inside for the Northeast corner of said 160.310 acre tract brs. S 75°49'29" E, 1,246.85 ft.;

THENCE S 28°20'44" W, 757.68 ft., crossing into the called 160.310 acre tract mentioned above 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 28°20'44" E, 25.54 ft.;

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

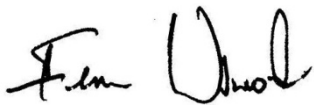
- 1) N 73°53'07" W, 390.32 ft.,
- 2) N 75°23'23" W, 119.75 ft.,
- 3) N 78°23'58" W, 106.28 ft.,
- 4) N 80°49'36" W, 81.73 ft.,
- 5) N 85°50'26" W, 71.21 ft.,
- 6) N 89°12'43" W, 44.41 ft., to a Point for the Southwest corner of the tract of land herein described, from which a set 5/8 inch iron rod for reference brs. N 02°17'18" W, 25.04 ft.;

THENCE N along a West line of the tract of land herein described as follows:

- 1) N 02°17'18" W, 187.97 ft., to a set 5/8 inch iron rod,
- 2) N 20°41'11" E, 578.55 ft., to the **TRUE PLACE OF BEGINNING** and containing 15.500 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

