

METES AND BOUNDS DESCRIPTION
of a
10.100 Acre Tract – Tract 15
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 15 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:

BEGINNING at a found 4-1/2 inch by 4-1/2 inch concrete monument with a 3/4" square iron rod inside for the Northeast corner of the called 160.310 acre tract mentioned above, an interior corner of a called 40.020 acre tract as conveyed to The Garza Family LP (2020073035) and same being the Northeast corner of the tract of land herein described;

THENCE S 11°43'07" W, 378.89 ft., along a generally fenced and West line of said 40.020 acre Garza tract and a portion of the East line of the called 160.310 acre tract mentioned above to a Point in the center line of an asphalt road and same being in the center line of a 50 ft. road easement (Doc #: 2021102946) for the Southeast corner of the tract of land herein described, located in the Westerly line of a called 60 ft wide strip (Parcel No. 2) as conveyed to The County of Montgomery (1014/276), from which a found 1/2 inch iron rod with cap for the Northwest corner of said Montgomery County tract and the Southerly Southwest corner of said Garza tract brs. N 11°43'07" E, 34.64 ft. and a found 3/8 inch iron rod for the Southwest corner of said Montgomery County tract and the Northwest corner of a called 4.6986 acre tract as conveyed to James D. Gras, et ux (99023302) brs. S 11°24'37" W, 33.63 ft.;

THENCE crossing into the called 160.310 acre tract mentioned above and along the center line of said road and Road easement as follows:

- 1) S 78°54'48" W, 98.75 ft.,
- 2) S 77°19'09" W, 363.58 ft.,
- 3) S 75°36'22" W, 104.94 ft., to a Point in the center line of an existing gravel driveway for the Southerly Southwest corner of the tract of land herein described, from which a set 5/8 inch iron rod for reference brs. N 12°53'48" W, 25.01 ft.;

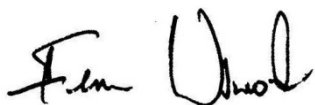
THENCE along the Westerly lines of the tract of land herein described as follows:

- 1) N 12°53'48" W, 443.59 ft., to a set 5/8 inch iron rod,
- 2) S 77°06'12" W, 253.91 ft., to a set 5/8 inch iron rod,
- 3) N 12°53'48" W, 399.46 ft., to a set 5/8 inch iron rod, 2.9 ft. South of a barbed wire fence line, for the Northwest corner of the tract of land herein described located in the North line of the called 160.310 acre tract mentioned above and in a South line of said 40.020 acre Garza tract, from which 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 said 160.310 acre tract brs. N 75°49'29" W, 2,553.76 ft.;

THENCE S 75°49'29" E, 1,099.36 ft., along a portion of a generally fenced and South line of said 40.020 acre Garza tract and a portion of the North line of the called 160.310 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 10.100 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

