

METES AND BOUNDS DESCRIPTION
of a
10.010 Acre Tract – Tract 5
Thomas J. Nichols Survey, A-397, Montgomery County, Texas
December 15, 2021

All that certain tract or parcel of land lying and being 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 and being more fully described by metes and bounds as follows:

BEGINNING at a set 5/8 inch iron rod for the Southeast corner of the tract of land herein described in a South line of the called 160.310 acre tract mentioned above and same being in the North line of Country Forest, Section 1 (Unrecorded), from which a found ½ inch iron rod, in concrete and at the Northeast base of a 5 inch iron pipe fence corner post, for an interior corner of said 160.310 acre tract, brs. S 75°25'14" E, 538.63 ft.;

THENCE N 75°25'14" W, 414.50 ft., along a portion of a generally fenced and North line of Country Forest, Section 1 and a portion of a South line of the called 160.310 acre tract mentioned above to a set 5/8 inch iron rod for the Southwest corner of the tract of land herein described;

THENCE N 14°34'46" E, 1,057.43 ft., along the West line of the tract of land herein described to a Point in the center line of an asphalt road and a 50 ft. wide access easement (Doc #: 2021102946), from which a set 5/8 inch iron rod for reference brs. S 14°34'46" W, 25.01 ft.;

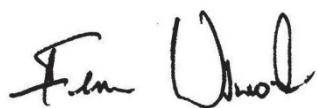
THENCE along the center line of said road and 50 ft. access easement as follows:

- 1) S 74°01'36" E, 216.77 ft., and
- 2) S 73°30'04" E, 197.91 ft., to a Point for the Northeast corner of the tract of land herein described, from which a set 5/8 inch iron rod for reference brs. S 14°34'46" E, 25.01 ft.;

THENCE S 14°34'46" W, 1,045.53 ft., along the East line of the tract of land herein described to the **PLACE OF BEGINNING** and containing 10.010 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 12-15-2021
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2020-12-30-02

