

METES AND BOUNDS DESCRIPTION
of a
11.200 Acre Tract – Tract 2
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, 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 2 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 and being more fully described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod for the Southeast corner of the called 160.310 acre tract mentioned above, a Westerly corner of a called 1.686 acre tract as described in a Deed to David S. McKenzie, et ux (99020714) and the Northeast corner of a called 2.3475 acre tract as described in a Deed to Jose Rodriguez, et ux (2000099513);

THENCE N 75°24'30" W, 291.31 ft., along a portion of the generally fenced and North line of said 2.3475 acre Rodriguez tract 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 Southeast corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described;

THENCE N 75°24'30" W, 327.86 ft., along a portion of the generally fenced and Northeast line of said 2.3475 acre Rodriguez tract and a portion of the Northeast line of a called 2.493 acre tract as described in a Deed of Trust to Chris Patrizi, et ux (2004-021229) and a portion of a Southwest 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 11°43'07" E, 1,405.02 ft., crossing into the called 160.310 acre tract mentioned above and along the West line of the tract of land herein described to a Point in the center of an asphalt road known as Superior Lane (50 ft. Road Easement 2021102946) for the Northwest corner thereof, from which a set 5/8 inch iron rod for reference brs. S 11°43'07" W, 26.68 ft.;

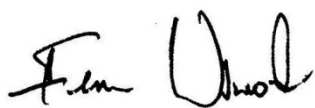
THENCE along the center line of said asphalt road and said 50 ft. road easement as follows:

- 1) N 77°00'32" E, 112.31 ft.,
- 2) N 75°36'22" E, 104.94 ft. and
- 3) N 77°19'09" E, 144.06 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 11°43'07" W, 27.45 ft.;

THENCE S 11°43'07" W, 1,574.10 ft., along the Southeast line of the tract of land herein described to the **PLACE OF BEGINNING** and containing 11.200 acres of land.

Basis of Bearings & Distances:

Grid North, State Plane Coordinate System of 1983, Central Zone. 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

