



Scale: 1" = 200'
 BASIS OF BEARINGS & DISTANCES
 Grid North, State Plane Coordinate System
 of 1983, Central Zone, Leica RTK Network

GRIMES COUNTY ROAD 415
 (1226-208)

Point Of Beginning
 (Fd) Cotton Spindle

Called 4.3 Acres
 Wade Neblett, et al
 (259-102)

Called 2.50 Acres
 Marye K. Johnson
 (1012-297)

Called 2.50 Acres
 Evelyn Ferrell
 (1012-293)

HENRY WINGFIELD SURVEY
 A-476

20' Gulf States
 Utilities Co. Easement
 (435-337)

Called 8.10 Acres
 Cherie Sullivan
 (1323-15)

Called 12.730 Acres
 The City of Navasota
 (459-392)

Called 19.415 Acres
 David Luedeker, et ux
 (319-851)

Called 8.00 Acres
 David Luedeker, et ux
 (945-223)

Residue of called
 8.10 Acres
 Edward C. Warzon, et ux
 (1323-21)

(Fd) 1/2" IR w-cap
 "RPLS 6006"

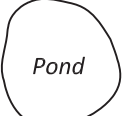
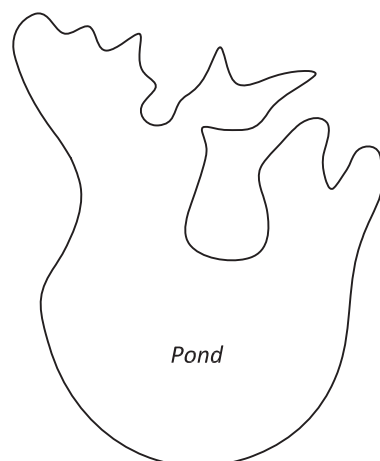
(Fd) 1/2" IR w-cap
 "RPLS 6006"

Apparent South line of the
 Henry Wingfield Survey, A-476
 Apparent North line of the
 Tandy Walker Survey, A-57

Center Line of 50' Wide
 Enserch Corp. Easement
 - As marked on the ground -
 (408-860)

80.28 Acres

Called 80.24 Acres
 - Third Tract -
 Jinx M. Lee
 (610-824)



Called 44 Acres
 Save & Except 12.83 Acres
 The City of Navasota, Texas
 (234-233)

Called 14 3/4 Acres, more or less
 Wilson Freeman
 (193-582)

TANDY WALKER SURVEY
 A-57

LEGEND	
	Atmos Pipeline Marker
	Guy Wire
	Power Pole
	Aerial Electric Line
	Fence

I. & G. N. RAILROAD
 (53-119)

Buyer of Property: REAGANAACI, LLC

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
 Steven M. Wisnoski Date: April 20, 2021
 R.P.L.S. 6006



Situated in Grimes County, Texas, out of Henry Wingfield Survey, Abstract No. 476, the Tandy Walker Survey, Abstract No. 57 & being all of Third Tract, called 80.24 acres, as described in a Gift Deed from Adeline T. Boehm to Jinx M. Lee, dated February 2, 1988, of record in Volume 610, Page 824 of the Real Property Records of Grimes County, Texas.

NOTES:

- 1) All Deed references are of the Deed Records of Grimes County, Texas.
- 2) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to original purchaser of this survey, REAGANAACI, LLC. It is not transferable to additional institutions or subsequent owners & is valid for this transaction only.
- 3) © 2021 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) The majority of the subject tract does not appear to be located within Zone "A" according to FEMA's FIRM Map No. 48185C 0435C, dated April 3, 2012. The Westerly Northwest corner of the subject tract appears to be very close to the extents of Zone "A" and a small portion may be located within Zone "A".
- 5) Prepared in conjunction with South Land Title LLC title commitment no. NV2101649 with an effective date of March 18, 2021.
- 6) All distances & areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 935 439 719.

Wisnoski Land Surveying, LLC
 PO Box 1744
 Navasota, Texas 77868
 936-870-7100
 TBPELS Firm No. 1008 5300 ©

Job #: 2021-04-01-01

METES AND BOUNDS DESCRIPTION
of a
80.28 Acre Tract
Henry Wingfield Survey, A-476, Tandy Walker Survey, A-57, Grimes County, Texas
April 20, 2021

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of Henry Wingfield Survey, Abstract No. 476, the Tandy Walker Survey, Abstract No. 57, being all of Third Tract, called 80.24 acres, as described in a Gift Deed from Adeline T. Boehm to Jinx M. Lee, dated February 2, 1988, of record in Volume 610, Page 824 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found cotton spindle in the asphalt portion of Grimes County Road 415 (1226/208) for the Northerly Northwest corner of the called 80.24 acre tract mentioned above, the Northeast corner of a called 8.10 acre tract as described in a Deed to Cherie Sullivan (1323/15) and same being on or near the South line of a called 2.50 acre tract as described in a Deed to Marye K. Johnson (1012/297), from which a found ½ inch iron rod in the South margin of said road and 1.7 ft. North of an 8 inch treated fence corner post and for reference brs. S 01°58'34" E, 29.00 ft.;

THENCE N 86°53'59" E, 431.82 ft., along the asphalt portion of Grimes County Road 415, the apparent South line of said 2.50 acre Johnson tract, the apparent South line of a called 2.50 acre tract as described in a Deed to Evelyn Ferrell (1012/293), an apparent portion of the South line of a called 4.3 acre tract as described in a Deed to Wade Neblett, et al (259/102) and the Northerly line of the called 88.24 acre tract mentioned above to a Point in said road for the Northeast corner thereof and the Northwest corner of a called 12.730 acre tract as described in a Deed to The City of Navasota (459/392), from which a set 5/8 inch iron rod, 1.5 ft. Northwest of a 6 inch iron pipe fence corner post, for reference brs. S 04°26'32" E, 26.83 ft.;

THENCE S 04°26'32" E, 3,057.68 ft., along the generally fenced and West line of said 12.730 acre City of Navasota tract (459/392), a West line of a called 44 acre tract as described in a Deed to the City of Navasota, Texas (234/233) and the East line of the called 80.24 acre tract mentioned above to a Point in an eroded washout and near an elevated fence corner post for the Southeast corner thereof, the Southwest corner of said 44 acre City of Navasota tract and same being in the North ROW of the I&GN Railroad (250 ft. ROW – (53/119)), from which a set 5/8 inch iron rod for reference brs. N 88°24'13" W, 20.00 ft.;

THENCE N 88°24'13" W, 1,642.22 ft., along the generally fenced and North ROW of said Railroad and the South line of the called 80.24 acre tract mentioned above to a set 5/8 inch iron rod, 7.8 ft. East of a x-tie fence corner post in concrete, for the Southwest corner thereof and the Easterly Southeast corner of a called 14-3/4 acre tract, more or less, as described in a Deed to Wilson Freeman (193/582);

THENCE N 04°14'10" W, 998.00 ft., along a portion of a generally fenced and West line of the called 80.24 acre tract mentioned above and the East line of said 14-3/4 acre Freeman tract (193/582) to a set 5/8 inch iron rod, 11.6 ft. South of a newer x-tie fence corner post, for the Northeast corner thereof and the Southeast corner of a called 19.415 acre tract as described in a Deed to David Luedeker, et ux (319/851);

THENCE N 03°26'31" W, 747.83 ft., along a generally fenced and East line of said 19.415 acre Luedeker tract (319/851) and a portion of a West line of the called 80.24 acre tract mentioned above to a set 5/8 inch iron rod, at the Northeast base of a x-tie fence corner post, for the Westerly Northwest corner thereof, an angle point of said 19.415 acre Luedeker tract and same being the Southwest corner of a called 8.00 acre tract as described in a Deed to David Luedeker, et ux (945/223);

THENCE N 86°05'04" E, 543.85 ft., along a portion of a generally fenced and North line of the called 80.24 acre tract mentioned above and the South line of said 8.00 acre Luedeker tract (945/223) to a found 3/8 inch iron rod, at the Southeast base of a 7 inch treated fence corner post and the Southwest corner of a 12 inch treated fence corner post, for the Southeast corner thereof and the Southwest corner of the residue of a called 8.10 acre tract as described in a Deed to Edward C. Warzon, et ux (1323/21);

THENCE N 86°49'12" E, 300.31 ft., along a portion of the generally fenced and North line of the called 80.24 acre tract mentioned above and the South line of said 8.10 acre Warzon tract (1323/21) to a found ½ inch iron rod, with cap and 1.0 ft. South of a 10 inch treated fence corner post, for the Southeast corner thereof and the Southwest corner of said 8.10 acre Sullivan tract (1323/15);

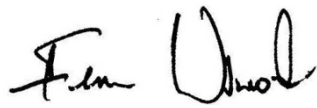
THENCE N 86°52'00" E, 290.48 ft., along a portion of the generally fenced and North line of the called 80.24 acre tract mentioned above and the South line of said 8.10 acre Sullivan tract (1323/15) to a found ½ inch iron rod, with cap and at the Southwest base of a x-tie fence gate post, for the Southeast corner thereof and an interior corner of said 80.24 acre tract;

THENCE N 01°58'34" W, 1,168.65 ft., along the partly fenced and East line of said 8.10 acre Sullivan tract (1323/15) and a West line of the called 80.24 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 80.28 acres of land.

Basis of Bearings & Distances:

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

All distances are grid and can be converted to surface by dividing by a combined scale factor of 0.999935439719.



Steven M. Wisnoski April 20, 2021
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2021-04-01-01

