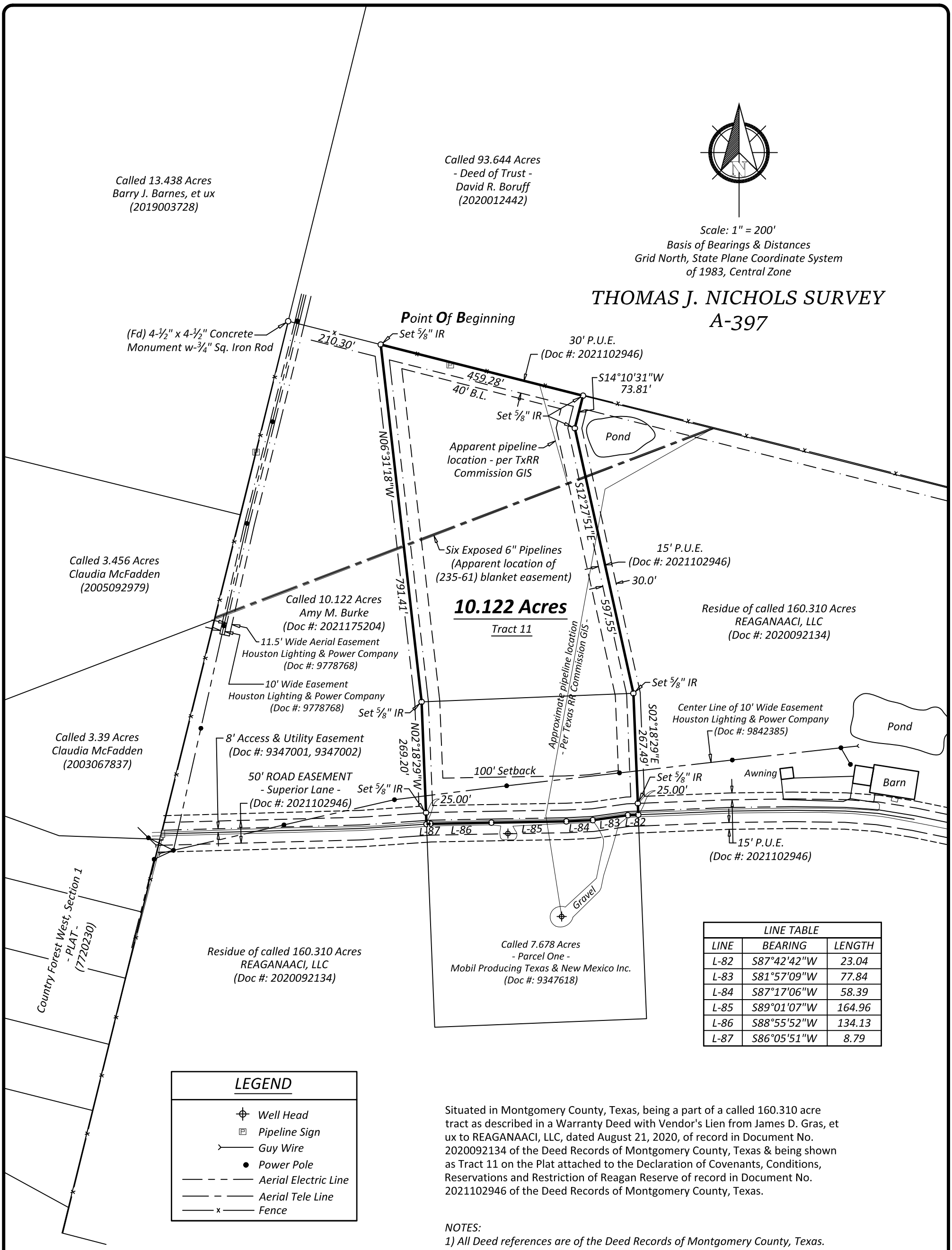
Scale: 1" = 200'
Basis of Bearings & Distances
Grid North, State Plane Coordinate System
of 1983, Central Zone

THOMAS J. NICHOLS SURVEY
A-397



LINE TABLE		
LINE	BEARING	LENGTH
L-82	S87°42'42"W	23.04
L-83	S81°57'09"W	77.84
L-84	S87°17'06"W	58.39
L-85	S89°01'07"W	164.96
L-86	S88°55'52"W	134.13
L-87	S86°05'51"W	8.79

LEGEND

- Well Head
- Pipeline Sign
- Guy Wire
- Power Pole
- Aerial Electric Line
- Aerial Tele Line
- Fence

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 11 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.

NOTES:
1) All Deed references are of the Deed Records of Montgomery County, Texas.
2) The digital signature & seal affixed hereon are certified to the original purchaser of this survey, REAGANAACI, LLC. It is not transferable to additional institutions or subsequent owners.
3) © 2022 by Wisnoski Land Surveying LLC. All Rights Reserved.
4) All distances & areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 971 55.
5) The subject tract does not appear to be located within Zone "A" or "AE" according to FEMA's FIRM Panel # 48339C0485G with an effective date of August 18, 2014.
6) Subject to Covenants, Conditions, Reservations and Restrictions (Doc #: 2021099760 & 2021102946).
7) The Superior Oil Company easement (235-61) appears to be a blanket easement and cannot be defined hereon.
8) The following 2 easements do not affect the subject tract:
a) Houston Lighting & Power Company (Doc #: 9778768).
b) R&L Sullivan Enterprises and James Gras, et ux (Doc #: 215103188).

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 Date: June 29, 2022
R.P.L.S. 6006 Field Work performed: May 17, 2021

STATE OF TEXAS
REGISTERED
STEVEN M. WISNOSKI
6006
DIGITAL
PROFESSIONAL
LAND SURVEYOR

Wisnoski Land Surveying, LLC
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936-870-7100
TBPELS Firm No. 10085300 ©

Job #:
2020-12-30-02