



Scale: 1" = 200'

BASIS OF BEARINGS & DISTANCES
Grid North, State Plane Coordinate System
of 1983, Central Zone

Called 40.020 Acres
The Garza Family LP
(2020073035)

(Fd) 4-1/2" x 4-1/2" Concrete
Monument w-3/4" Sq. Iron
Rod

Called 5.00 Acres
- Drill Site No. 3 -
Mobil Producing Texas & New Mexico Inc.
(Doc #: 99009830)

60' strip x 791.2'
- Parcel No. 2 -
The County of Montgomery
(1014-276)

(Fd) 1/2" IR
w-cap

SUPERIOR LANE

8' Access & Utility Easement
(Doc #: 9347001, 9347002)

15' P.U.E.

N75°36'22"E
104.94'

N77°19'09"E
144.06'

N77°00'32"E
112.31'

Point in Asphalt

Point in Asphalt
Set 5/8" IR

@ 412.53' Pass a (Fd) 3/8"
IR 0.18' left of line

15' P.U.E.
50' ROAD EASEMENT

Set 5/8" IR

Asphalt

100' Setback

Called 4.6986 Acres
James D. Gras, et ux
(99023302)

Center Line of 10' Wide Easement
Houston Lighting & Power Company
(Doc #: 9671929)

Residue of called 160.310 Acres
REAGANAACI, LLC
(Doc #: 2020092134)

11.200 Acres

Called 5.195 Acres
John B. Lucas, et ux
(346720)

Center Line of 10' Wide Easement
Houston Lighting & Power Company
(Doc #: 99073316)

30' Wide P.U.E.

15.0'

N11°43'07"E

40' Setback

S11°43'07"W

@ 1,464.91' Pass a (Fd) 5/8"
IR 2.27' right of line

Called 5.267 Acres
Charlene Shive Curtis
(8922604)

Point for corner
(Fd) 5" Iron Pipe FC Post in
concrete brs. S25°33'25"W, 0.75'
(Fd) 1/2" IR (disturbed) brs.
S12°38'16"W, 1.60'

Called 1.7868 Acres
Richard Zoeller, et ux
(2005061420)

281.74'

N75°24'30"W

327.86'

@ 445.99' Pass a (Fd) 1/2" IR
0.09' right of line

Point Of Beginning

Set 5/8" IR

(Fd) 5/8" IR
w-cap

Called 2.3475 Acres
Lot 41 Country Forest, Section 1
Jose Rodriguez, et ux
(2000099513)

Called 1.686 Acres
David S. McKenzie, et ux
(99020714)

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.

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
R.P.L.S. 6006

Date: May 17, 2021

Wisnoski Land Surveying, LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100
TBPELS Firm No. 10085300 ©

Job #:
2021-12-30-02

LEGEND

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

NOTES:

- 1) All Deed references are of the Deed Records of Montgomery County, Texas.
- 2) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to the 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) All distances 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) All Easements and Setbacks shown hereon without Deed references are proposed.