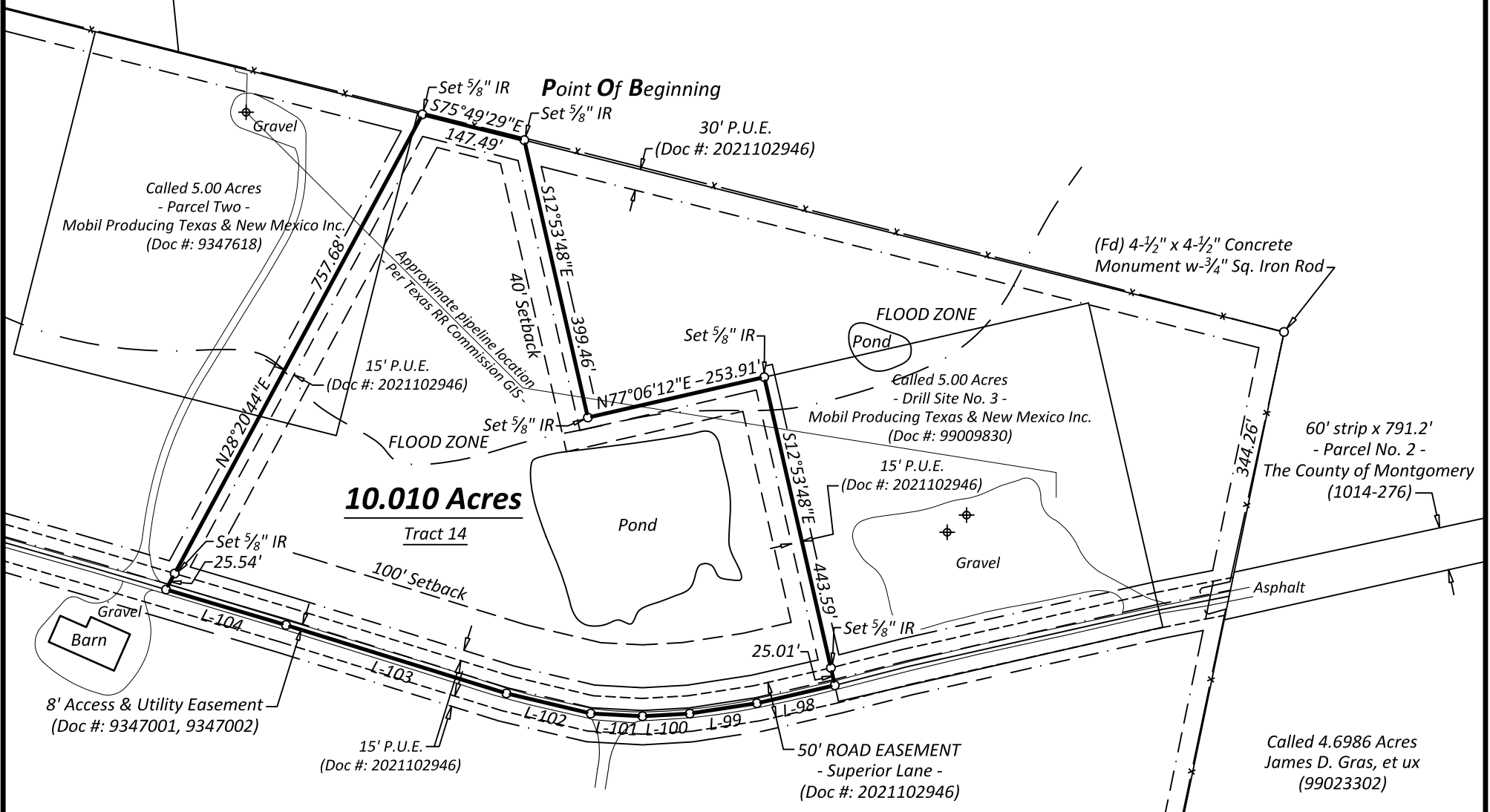


Scale: 1" = 200'  
 Basis of Bearings & Distances  
 Grid North, State Plane Coordinate System  
 of 1983, Central Zone

**THOMAS J. NICHOLS SURVEY**  
**A-397**

Called 40.020 Acres  
 The Garza Family LP  
 (2020073035)



LINE TABLE		
LINE	BEARING	LENGTH
L-98	S77°00'32"W	112.31
L-99	S81°17'43"W	95.23
L-100	S86°42'27"W	66.45
L-101	N86°53'21"W	72.66
L-102	N76°38'18"W	121.60
L-103	N72°45'51"W	323.88
L-104	N73°30'04"W	175.53

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 14 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) A portion of the subject tract appears 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*

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



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

Job #:  
 2020-12-30-02