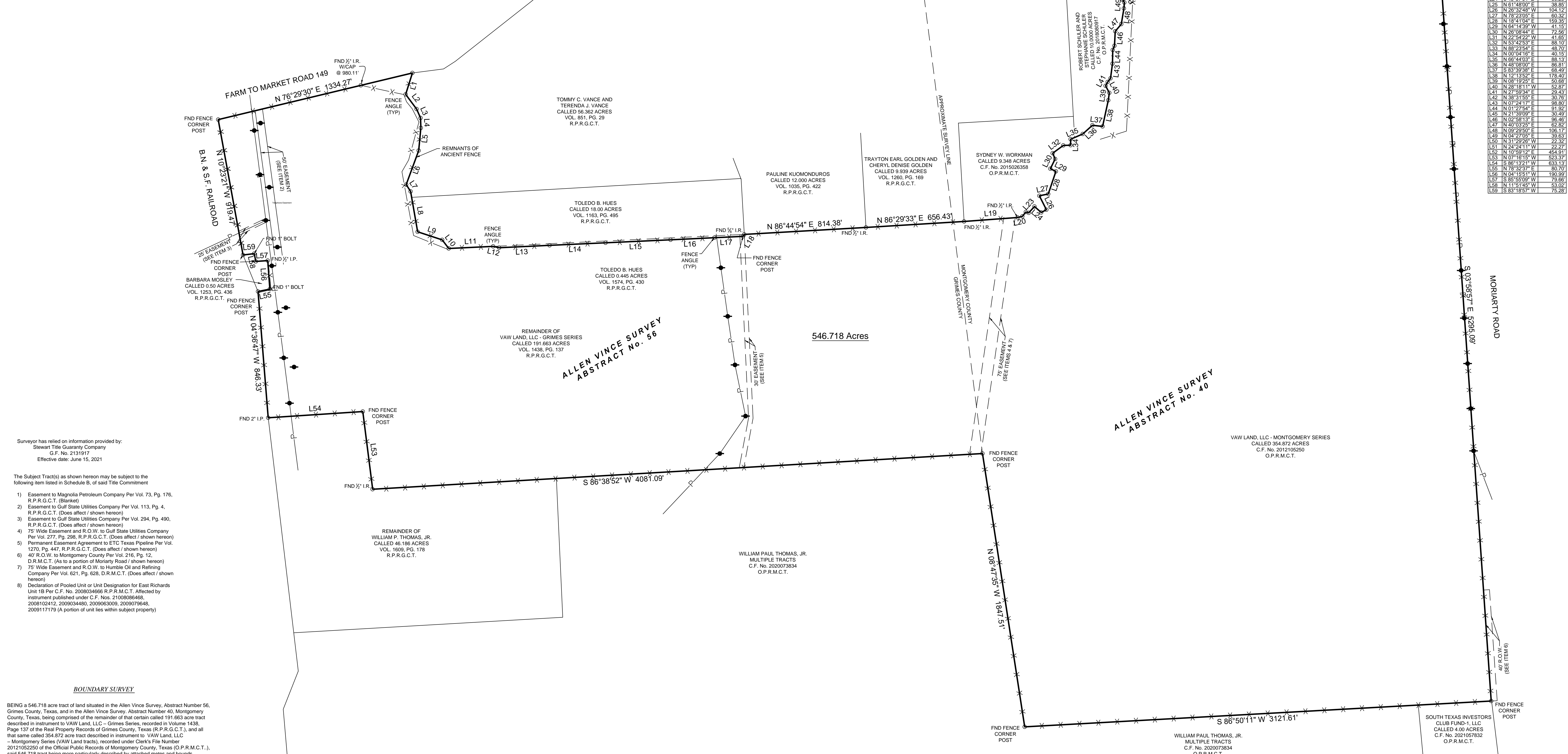
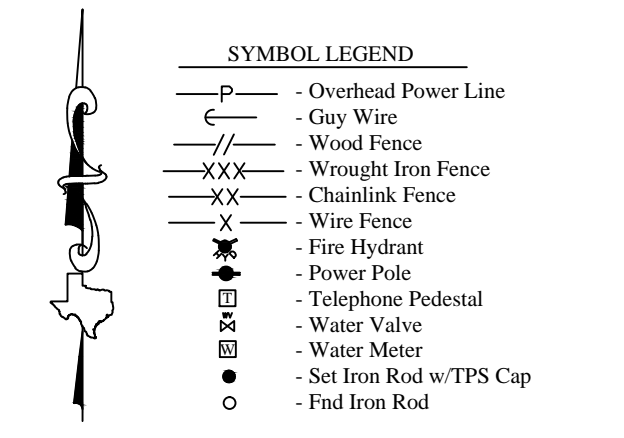


0' 300' 600' 900'



LINE	BEARING	DISTANCE
L1	S 17°25'30" W	149.96
L2	S 36°47'39" E	122.17
L3	S 23°42'24" E	65.03
L4	S 01°59'01" E	66.91
L5	S 05°52'00" W	151.84
L6	S 20°10'50" W	242.23
L7	S 33°01'13" E	54.80
L8	S 09°52'21" E	273.19
L9	S 71°40'36" E	172.92
L10	S 37°16'40" E	71.97
L11	N 87°18'18" E	297.10
L12	S 76°38'19" E	40.96
L13	N 87°15'25" E	337.32
L14	N 87°22'00" E	174.61
L15	N 87°20'57" E	434.82
L16	N 87°21'01" E	283.24
L17	N 87°17'16" E	191.89
L18	N 31°23'21" E	15.64
L19	N 85°45'21" E	369.29
L20	N 76°40'25" E	32.00
L21	N 38°55'54" E	37.36
L22	S 74°25'24" E	20.23
L23	N 42°05'22" E	56.88
L24	S 48°37'04" E	60.23
L25	N 61°48'00" E	38.85
L26	N 26°32'28" W	104.12
L27	N 78°23'05" E	60.32
L28	N 18°41'04" E	109.35
L29	N 64°14'39" W	41.15
L30	N 26°08'44" E	72.56
L31	N 22°54'22" W	41.65
L32	N 53°42'53" E	88.10
L33	N 88°23'54" E	48.70
L34	N 00°04'16" E	40.15
L35	N 66°44'03" E	88.13
L36	N 48°08'00" E	86.81
L37	S 83°38'39" E	68.49
L38	N 12°13'52" E	178.40
L39	N 08°19'25" E	50.88
L40	N 28°19'11" W	52.97
L41	N 27°59'34" E	29.43
L42	N 38°51'55" E	30.76
L43	N 07°24'17" E	98.80
L44	N 01°27'54" E	91.92
L45	N 21°59'09" E	30.49
L46	N 02°58'13" E	96.46
L47	N 40°03'25" E	62.82
L48	N 09°29'50" E	106.17
L49	N 04°27'05" E	39.63
L50	N 31°29'28" W	22.32
L51	N 24°24'11" W	22.27
L52	N 10°59'12" E	454.91
L53	N 07°16'15" W	223.37
L54	S 86°12'11" W	633.13
L55	N 78°32'37" E	80.70
L56	N 04°15'51" W	190.99
L57	S 85°50'09" W	79.66
L58	N 11°51'45" W	53.02
L59	S 83°18'57" W	75.28

Surveyor has relied on information provided by: Stewart Title Guaranty Company G.F. No. 2131917 Effective date: June 15, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Easement to Magnolia Petroleum Company Per Vol. 73, Pg. 176, R.P.R.G.C.T. (Blanket)
- Easement to Gulf State Utilities Company Per Vol. 113, Pg. 4, R.P.R.G.C.T. (Does affect / shown hereon)
- Easement to Gulf State Utilities Company Per Vol. 294, Pg. 490, R.P.R.G.C.T. (Does affect / shown hereon)
- 75' Wide Easement and R.O.W. to Gulf State Utilities Company Per Vol. 277, Pg. 298, R.P.R.G.C.T. (Does affect / shown hereon)
- Permanent Easement Agreement to ETC Texas Pipeline Per Vol. 1270, Pg. 447, R.P.R.G.C.T. (Does affect / shown hereon)
- 40' R.O.W. to Montgomery County Per Vol. 216, Pg. 12, D.R.M.C.T. (As to a portion of Moriarty Road / shown hereon)
- 75' Wide Easement and R.O.W. to Humble Oil and Refining Company Per Vol. 621, Pg. 628, D.R.M.C.T. (Does affect / shown hereon)
- Declaration of Pooled Unit or Unit Designation for East Richards Unit 1B Per C.F. No. 2008034666 R.P.R.M.C.T. Affected by instrument published under C.F. Nos. 21008088468, 2008102412, 2009034480, 2009063009, 2009079648, 2009117173 (A portion of unit lies within subject property)

BOUNDARY SURVEY

BEING a 546.718 acre tract of land situated in the Allen Vince Survey, Abstract Number 56, Grimes County, Texas, and in the Allen Vince Survey, Abstract Number 40, Montgomery County, Texas, being comprised of the remainder of that certain called 191.663 acre tract described in instrument to VAW Land, LLC - Grimes Series, recorded in Volume 1438, Page 137 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), and all that same called 546.872 acre tract described in instrument to VAW Land, LLC - Montgomery Series (VAW Land tracts), recorded under Clerk's File Number 20121052250 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 546.718 tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X and Zone A, and a portion does appear within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48185C0300C having an effective date of 4/3/2012, and Community Panel Number 48339C0050G having an effective date of 8/18/2014.

Purchaser: REAGANAACI, LLC  
 Address: F.M. 149, Richards, Tx 77873  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_  
 Survey: Allen Vince A 56  
 Survey: Allen Vince A 40  
 Area: 546.718 Acres  
 Subdivision: \_\_\_\_\_  
 Cabinet: \_\_\_\_\_ Sheet: \_\_\_\_\_  
 Revised: \_\_\_\_\_ Grimes, Montgomery County, Texas



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

