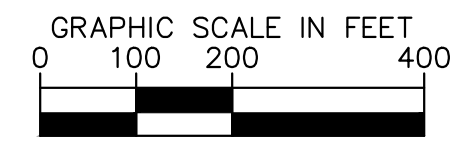
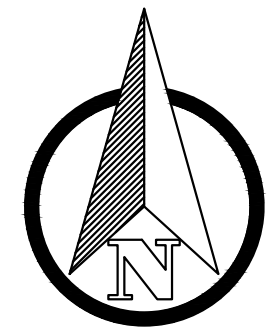


FINAL PLAT REAGAN ESTATES



BASIS OF BEARINGS
GRID NORTH, STATE PLANE COORDINATE
SYSTEM OF 1983, CENTRAL ZONE
LEICA RTK NETWORK



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°07'14"	770.00'	512.30'	N22°40'56"W	502.91'
C2	10°16'35"	1970.00'	353.33'	N46°52'50"W	352.86'
C3	16°29'15"	430.00'	123.74'	S43°46'30"E	123.31'
C4	25°06'10"	430.00'	188.41'	S22°58'45"E	186.90'
C5	27°54'54"	430.00'	209.50'	S03°31'50"W	207.43'
C6	20°06'54"	430.00'	150.96'	S27°32'44"W	150.19'
C7	23°29'12"	430.00'	176.26'	S49°20'47"W	175.03'
C8	48°11'23"	300.00'	25.23'	N36°59'41"E	24.49'
C9	53°55'23"	60.00'	56.47'	S39°51'41"W	54.41'
C10	84°16'00"	60.00'	88.24'	N71°02'37"W	80.50'
C11	138°11'23"	60.00'	144.71'	N40°11'04"E	112.10'
C12	48°11'24"	300.00'	25.23'	S85°11'04"W	24.50'
C13	113°06'31"	370.00'	730.42'	S04°32'08"W	617.46'
C14	5°30'39"	2030.00'	195.25'	N49°15'48"W	195.17'
C15	4°45'56"	2030.00'	168.85'	N44°07'31"W	168.80'
C16	10°02'45"	830.00'	145.53'	N36°43'10"W	145.34'
C17	28°04'29"	830.00'	406.70'	N17°39'34"W	402.64'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N72°08'43"W	22.66'
L2	N43°19'24"W	45.68'
L3	N19°25'25"W	75.88'
L4	N44°50'05"W	70.73'
L5	N12°54'30"W	27.66'
L6	N16°54'46"E	38.05'
L7	N14°52'26"E	73.55'
L8	N16°27'17"W	73.80'
L9	N74°34'14"W	87.32'
L10	N31°58'17"W	36.64'
L11	N42°22'14"W	23.91'
L12	N21°54'10"W	55.82'
L13	N10°34'45"E	10.71'
L14	N86°22'41"E	60.00'

LEGEND:

U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE

NOTES:

- According to FEMA Map No. 48185C 0450C & 48185C 0435C, dated April 3, 2012, a portion of the subject tract lies within Zone A. The floodplain shown hereon was scale from said maps.
- The lots shown hereon are intended for single-family residential use.
- Wastewater service will be provided by on-site sewage facilities.
- Individual lots are to have private water well service.
- This tract lies outside the legal limits or E.T.J. of any incorporated City or Town in Grimes County, Texas.
- The area being subdivided totals 261.30 acres into 19 Lots.
- All lots have a 75 ft. front building setback and a 15 ft. side and rear building setback.
- No road, street or passageway set aside in this Plat shall be maintained by Grimes County, Texas in the absence of an express Order of the Commissioners' court entered of record in the minutes of the Commissioners' Court of Grimes County, Texas specifically accepting such road, street or passageway for county maintenance.

COMMISSIONERS COURT ACKNOWLEDGEMENT

APPROVED by the Commissioners Court of Grimes County, Texas, this _____ day of _____, 2018.

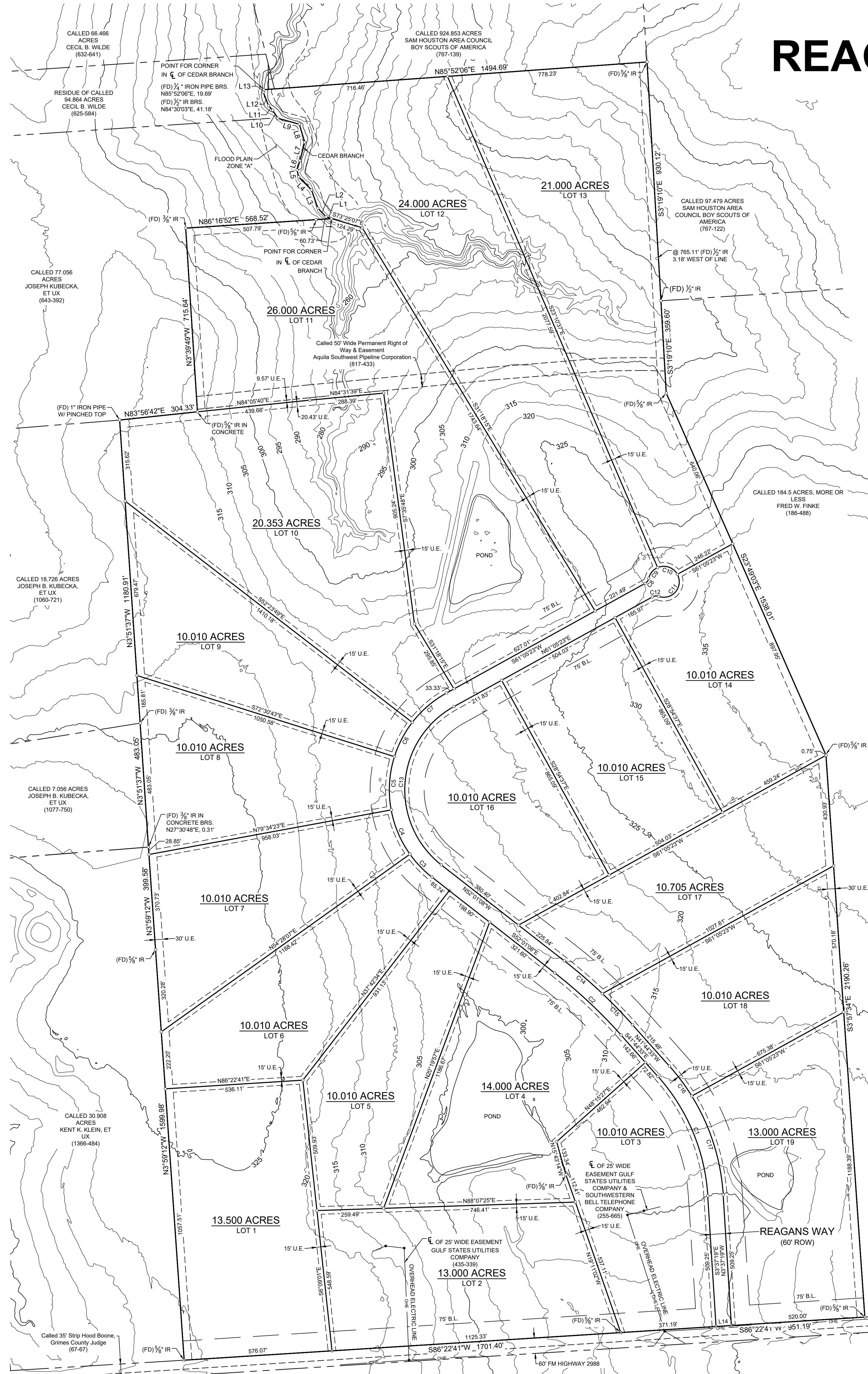
County Judge _____
Commissioner, Precinct 1 _____ Commissioner, Precinct 3 _____
Commissioner, Precinct 2 _____ Commissioner, Precinct 4 _____

I, David Pasket, County Clerk in and for said County hereby certify that the foregoing instrument with its certificate of authentication was filed in my office the _____ day of _____, 2018, A.D., at _____ o'clock _____ m. and duly recorded the _____ day of _____, 2018, A.D., at _____ o'clock _____ m. of record in Volume _____, Page _____ of the Real Property Records of Grimes County, Texas.

Witness my hand and seal of the County Court of the said County, at office in Anderson, Texas.

David Pasket
County Clerk
Grimes County, Texas

By: _____
Deputy County Clerk



OWNER ACKNOWLEDGMENT AND DEDICATION

We, Cameron Cunneen, Managing Partner, REAGAN AAC 1, LLC, a Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of Reagan Estates, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Reagan Estates, in the James Wallace Survey, Abstract No. 59, Grimes County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my heirs and assigns to warranty and forever defend the title to the land so dedicated.

This is to certify that we, Cameron Cunneen, Managing Member, REAGAN AAC 1, LLC, a Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of Reagan Estates, have compiled or will comply with all regulations heretofore on file with the County and adopted by the Commissioners' Court of Grimes County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Further, we, Cameron Cunneen, Managing Member, REAGAN AAC 1, LLC, a Texas Limited Liability Company, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide from the average waterline of any pond or water impoundment and a strip 15' wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Grimes County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its uses, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Grimes County, by Grimes County or any citizen thereof, by injunction as follows:

- That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under Private driveways shall have net drainage opening area of sufficient size to permit the free flow of water without backwater.

Further, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

Witness my hand in _____ Grimes County, Texas, this _____ day of _____, 2018

By: _____
Cameron Cunneen

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this _____ day of _____, 2018, by Cameron Cunneen, in his capacity as Managing Member of REAGAN AAC 1, LLC.

By: _____

Notary Public in and for the State of Texas

Print Name _____

My commission expires: _____

OWNERSHIP

Being situated in Grimes County, Texas, out of the James Wallace Survey, Abstract No. 59 and being all of Tract Two, called 205.28 acres, as described in a General Warranty Deed with Vendor's Lien from Betty Joyce Nigliazzo, et al to Reagan AAC 1, LLC, dated July 21, 2017, of record in Volume 1655, Page 543 of the Real Property Records of Grimes County, Texas.

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

We, Ervin B. Flencher, Jr., Trustee, Citizens State Bank, owner and holder of a lien against the 56.02 acre and 205.28 acre tracts shown herein as Reagan Estates, said lien being evidence by instrument of record in Volume 1655 Page 543, of the Official Records of Grimes County, Texas, do hereby in all things subordinate to said plat said lien, and I hereby confirm that I am the present owner of said lien, and have not assigned the same nor any part thereof.

By: _____
Ervin B. Flencher, Jr., Trustee

This instrument was acknowledged before me this _____ day of _____, 2018, by Ervin B. Flencher, Jr., in his capacity as Trustee of Citizens State Bank.

By: _____

Notary Public in and for the State of Texas

Print Name _____

My commission expires: _____

SURVEYORS CERTIFICATION

I, Steven Wisnoski, Registered Professional Land Surveyor of the State of Texas, Registration No. 6096 have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TPLS; and that all easements as appear of record in the office of the County Clerk of Grimes County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked with iron rods of minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made on the ground under my personal direction and supervision.

Dated this _____ day of _____, 2018.

By: _____
Steven Wisnoski

OWNER:
REAGAN AAC 1, LLC
502 S. LASALLE STREET
NAVASOTA, TX 77888

SURVEYOR:
WISNOSKI LAND SURVEYING, LLC
PO BOX 1744
NAVASOTA, TEXAS 77888
(936) 970-7100



13119 Dogwood Glen
Cypress, TX 77429
TBPE Registration No. F-11679
(832) 731-0754
www.intecosol.com

FINAL PLAT
REAGAN ESTATES

A SUBDIVISION 261.30 ACRES IN THE JAMES WALLACE SURVEY, ABSTRACT NO. 59, GRIMES COUNTY, TEXAS

CONTAINING 1 BLOCK & 19 LOTS