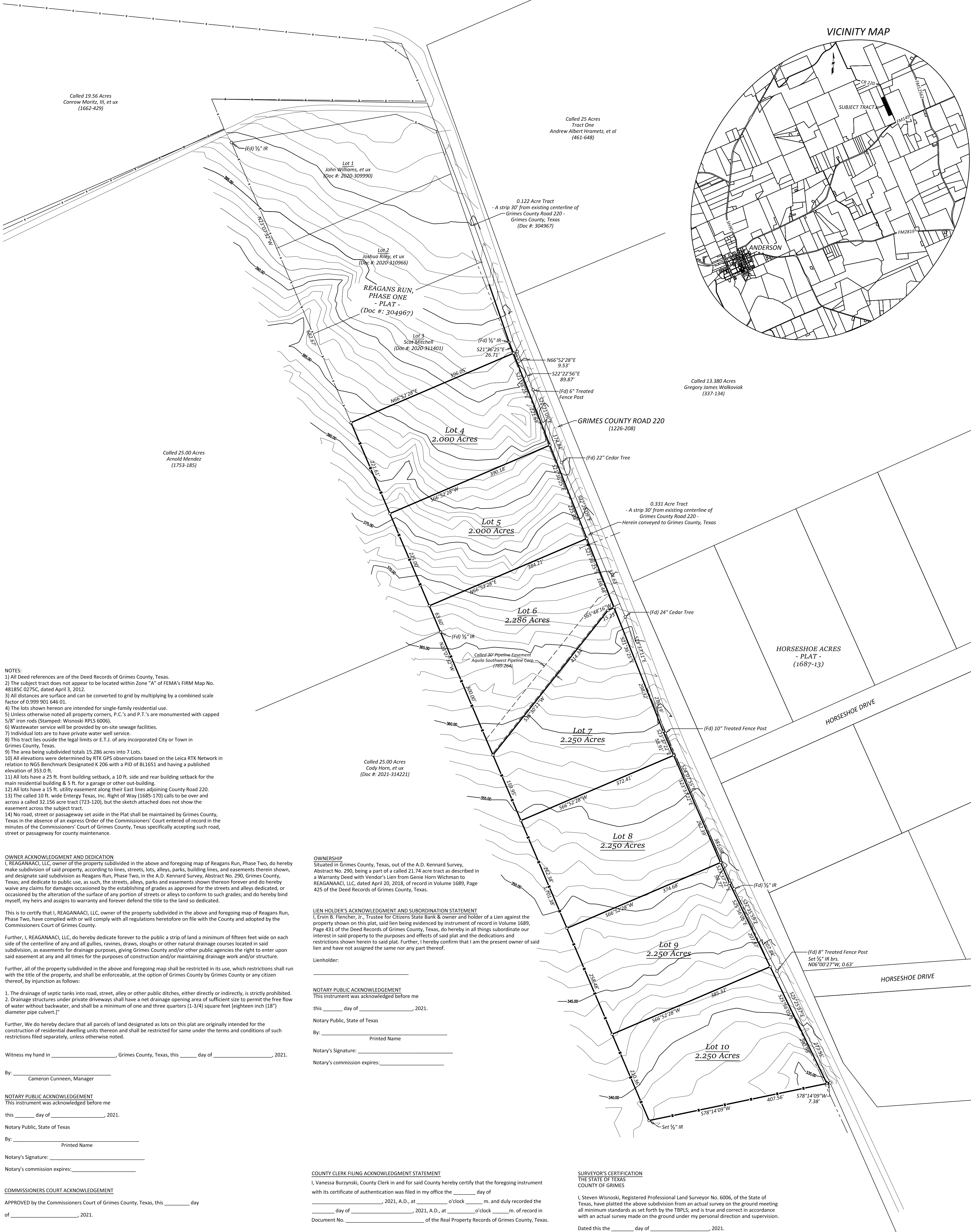


# PRELIMINARY PLAT OF REAGANS RUN PHASE TWO

A.D. Kennard Survey, A-290  
Grimes County, Texas



Scale: 1" = 100'  
BASIS OF BEARINGS  
Grid North, State Plane Coordinate System of 1983,  
Central Zone, Geoid 2012B, Leica RTK Network  
A.D. KENNARD SURVEY  
A-290



**NOTES:**  
1) All Deed references are of the Deed Records of Grimes County, Texas.  
2) The subject tract does not appear to be located within Zone "A" of FEMA's FIRM Map No. 48185C 0275C, dated April 3, 2012.  
3) All distances are surface and can be converted to grid by multiplying by a combined scale factor of 0.999 901 646 01.  
4) The lots shown hereon are intended for single-family residential use.  
5) Unless otherwise noted all property corners, P.C.'s and P.T.'s are monumented with capped 5/8" iron rods (Stamped: Wisnoski RPLS 6006).  
6) Wastewater service will be provided by on-site sewage facilities.  
7) Individual lots are to have private water well service.  
8) This tract lies outside the legal limits or E.T.J. of any incorporated City or Town in Grimes County, Texas.  
9) The area being subdivided totals 15.286 acres into 7 Lots.  
10) All elevations were determined by RTK GPS observations based on the Leica RTK Network in relation to NGS Benchmark Designated K 206 with a PID of BL1651 and having a published elevation of 353.0 ft.  
11) All lots have a 25 ft. front building setback, a 10 ft. side and rear building setback for the main residential building & 5 ft. for a garage or other out-building.  
12) All lots have a 15 ft. utility easement along their East lines adjoining County Road 220.  
13) The called 10 ft. wide Enterway Texas, Inc. Right of Way (1685-170) calls to be over and across a called 32.156 acre tract (173-120), but the sketch attached does not show the easement across the subject tract.  
14) No road, street or passageway set aside in the 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.

**OWNER ACKNOWLEDGMENT AND DEDICATION**  
I, REAGANAACI, LLC, owner of the property subdivided in the above and foregoing map of Reagans Run, Phase Two, 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 Reagans Run, Phase Two, in the A.D. Kennard Survey, Abstract No. 290, 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 I, REAGANAACI, LLC, owner of the property subdivided in the above and foregoing map of Reagans Run, Phase Two, have complied with and will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Grimes County.

Further, I, REAGANAACI, LLC, do hereby dedicate forever to the public a strip of land a minimum of fifteen feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Grimes County and/or other public agencies the right to enter upon said easement at any and all times for the purposes of construction and/or maintaining drainage work and/or structure.

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

- The 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 a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet [eighteen inch (18") diameter pipe culvert].

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 \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Cameron Cunneen, Manager

**NOTARY PUBLIC ACKNOWLEDGEMENT**  
This instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

By: \_\_\_\_\_  
Printed Name

Notary's Signature: \_\_\_\_\_

Notary's commission expires: \_\_\_\_\_

**COMMISSIONERS COURT ACKNOWLEDGEMENT**

APPROVED by the Commissioners Court of Grimes County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
Commissioner, Precinct 1      \_\_\_\_\_  
Commissioner, Precinct 2

\_\_\_\_\_  
Commissioner, Precinct 3      \_\_\_\_\_  
Commissioner, Precinct 4

**OWNERSHIP**  
Situated in Grimes County, Texas, out of the A.D. Kennard Survey, Abstract No. 290, being a part of a called 21.74 acre tract as described in a Warranty Deed with Vendor's Lien from Genie Horn Wichman to REAGANAACI, LLC, dated April 20, 2018, of record in Volume 1689, Page 425 of the Deed Records of Grimes County, Texas.

**LIEN HOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT**  
I, Ervin B. Flencher, Jr., Trustee for Citizens State Bank & owner and holder of a Lien against the property shown on this plat, said lien being evidenced by instrument of record in Volume 1689, Page 431 of the Deed Records of Grimes County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Lienholder: \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT**  
This instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

By: \_\_\_\_\_  
Printed Name

Notary's Signature: \_\_\_\_\_

Notary's commission expires: \_\_\_\_\_

**COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT**

I, Vanessa Burzynski, 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 \_\_\_\_\_, 2021, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ m. of record in Document No. \_\_\_\_\_ 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.

Vanessa Burzynski  
County Clerk  
Grimes County, Texas

By: \_\_\_\_\_  
Deputy County Clerk

**LIEN HOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT**  
I, Ervin B. Flencher, Jr., Trustee for Citizens State Bank & owner and holder of a Lien against the property shown on this plat, said lien being evidenced by instrument of record in Volume 1689, Page 431 of the Deed Records of Grimes County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Lienholder: \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT**  
This instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

By: \_\_\_\_\_  
Printed Name

Notary's Signature: \_\_\_\_\_

Notary's commission expires: \_\_\_\_\_

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

Vanessa Burzynski  
County Clerk  
Grimes County, Texas

By: \_\_\_\_\_  
Deputy County Clerk

**SURVEYOR'S CERTIFICATION**  
THE STATE OF TEXAS  
COUNTY OF GRIMES

I, Steven Wisnoski, Registered Professional Land Surveyor No. 6006, of the State of Texas, have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Steven Wisnoski, RPLS 6006

Owner: REAGANAACI, LLC      Surveyor: Wisnoski Land Surveying LLC  
PO Box 334      TBPLS Firm #: 10085300  
Anderson, Texas 77830      PO Box 1744  
Navasota, Texas 77868

Job #: 2018-03-20-01  
Dated: 03-18-2021

**PRELIMINARY PLAT  
REAGANS RUN, PHASE TWO**

Containing 7 Lots  
Gross Acreage = 15.286

A.D. Kennard Survey, A-290  
Grimes County, Texas