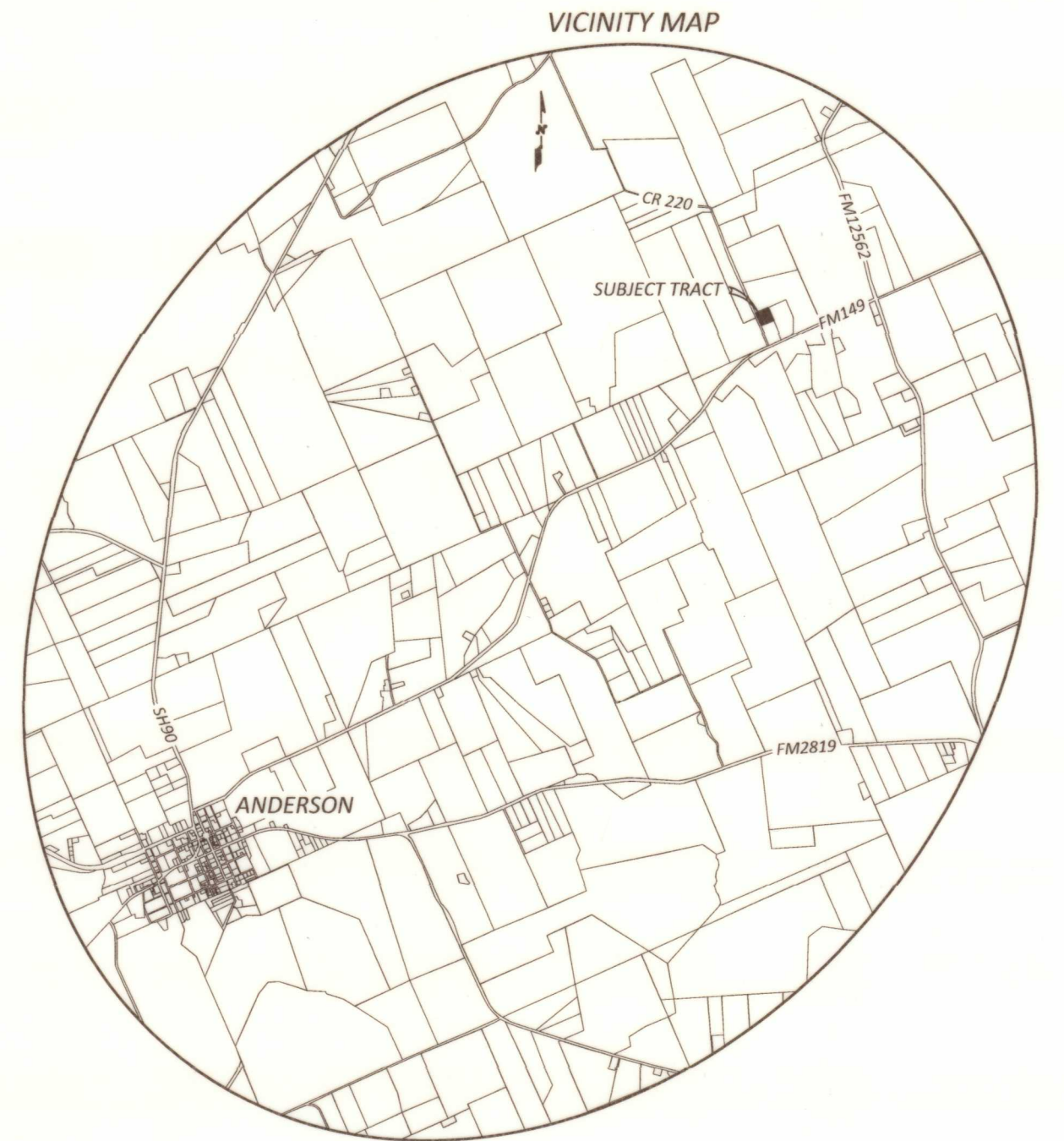
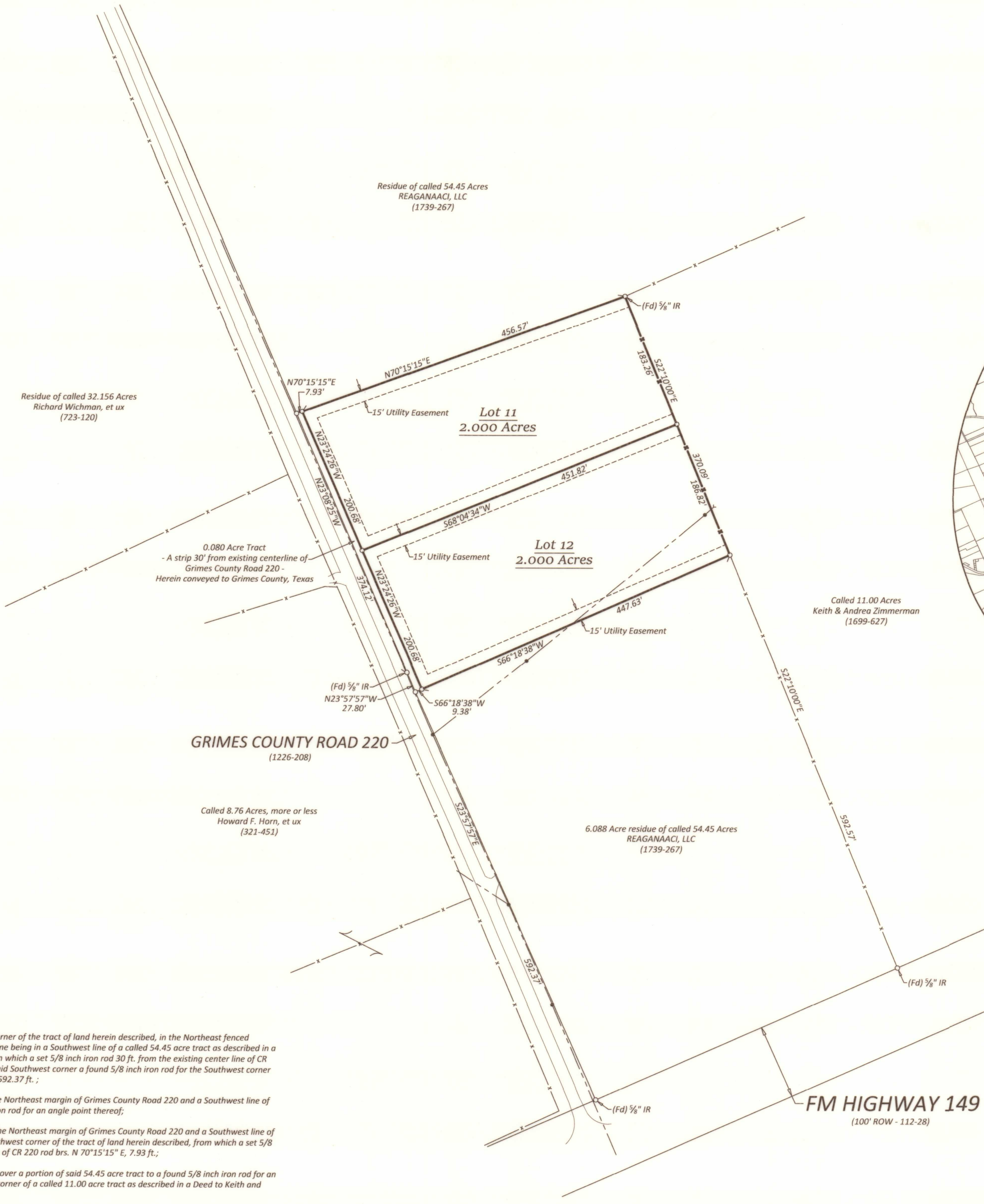
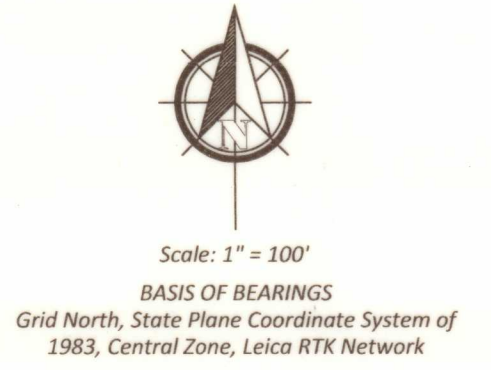


FINAL PLAT OF REAGANS RUN PHASE THREE

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



METES AND BOUNDS DESCRIPTION

BEGINNING at a point for the Southwest corner of the tract of land herein described, in the Northeast fenced margin of Grimes County Road 220 and same being in a Southwest line of a called 54.45 acre tract as described in a Deed to REAGANAACI, LLC (1739-267), from which a set 5/8 inch iron rod 30 ft. from the existing center line of CR 220 bns. N 66°18'38" E, 9.38 ft. and from said Southwest corner a found 5/8 inch iron rod for the Southwest corner of said 54.45 acre tract bns. S 23°57'57" E, 592.37 ft.;

THENCE N 23°57'57" W, 27.80 ft., along the Northeast margin of Grimes County Road 220 and a Southwest line of said 54.45 acre tract to a found 5/8 inch iron rod for an angle point thereof;

THENCE N 23°08'25" W, 374.12 ft., along the Northeast margin of Grimes County Road 220 and a Southwest line of said 54.45 acre tract to a Point for the Northwest corner of the tract of land herein described, from which a set 5/8 inch iron rod 30 ft. from the existing center line of CR 220 rod bns. N 70°15'15" E, 7.93 ft.;

THENCE N 70°15'15" E, 464.50 ft., crossing over a portion of said 54.45 acre tract to a found 5/8 inch iron rod for an interior corner thereof and the Northwest corner of a called 11.00 acre tract as described in a Deed to Keith and Andrea Zimmerman (1699-627);

THENCE S 22°10'00" E, 370.09 ft., along a portion of the Southwest line of said 11.00 acre Zimmerman tract (1699-627) and a portion of a Northeast line of said 54.45 acre tract to a set 5/8 inch iron rod for the Southeast corner of the tract of land herein described, from which a found 5/8 inch iron rod for a Southeast corner of said 54.45 acre tract bns. S 22°10'00" E, 592.57 ft.;

THENCE S 66°18'38" W, 457.01 ft., crossing over a portion of said 54.45 acre tract to the PLACE OF BEGINNING and containing 4.080 acres of land.

OWNER ACKNOWLEDGMENT AND DEDICATION

I, REAGANAACI, LLC, owner of the property subdivided in the above and foregoing map of Reagens Run, Phase Three, do hereby make subdivision of said property, according to lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Reagens Run, Phase Three, 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 Reagens Run, Phase Three, have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Grimes County.

Further, there is also dedicated for utilities and obstructed aerial easement 5 ft. wide from a plane twenty feet above the ground upward, located adjacent to all easements shown hereon.

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:

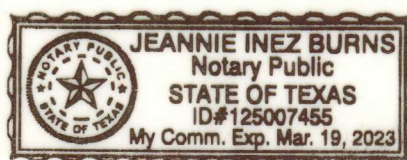
1. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under Private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet [eighteen inch (18") diameter pipe culvert]."

Further, I 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 NAVASOTA, Grimes County, Texas, this 9th day of JUNE, 2021.

By: Cameron Cunniff, Manager

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me
this 9 day of June, 2021.



Notary Public, State of Texas
By: Jeannie Inez Burns
Printed Name
Notary's Signature:
Notary's commission expires: 3-19-2023

COMMISSIONERS COURT ACKNOWLEDGEMENT

APPROVED by the Commissioners Court of Grimes County, Texas, this 16th day

of June, 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 54.45 acre tract as described in a Warranty Deed from Linda Radney Rice to REAGANAACI, LLC, dated May 9, 2019, of record in Volume 1739, Page 267 of the Real Property Records of Grimes County, Texas.

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: _____ 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 plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPELS; and is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

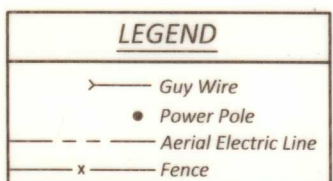
Dated this the 9th day of JUNE, 2021.

By: Steven Wisnoski, RPLS 6006



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.I. of any incorporated City or Town in Grimes County, Texas.
- 9) The area being subdivided totals 4.080 acres into 2 Lots. 0.080 acre is conveyed to Grimes County being 30 ft. from the center line of Grimes County Road 220, as shown.
- 10) 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.
- 11) 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.
- 12) The Navasota Telephone Company easement (268-176) appears to be a blanket easement and cannot be defined hereon.



Owner/Developer: REAGANAACI, LLC
PO Box 334
Anderson, Texas 77830

Surveyor: Wisnoski Land Surveying LLC
TBPLS Firm #: 10085300
PO Box 1744
Navasota, Texas 77868

Job #: 2021-05-24-02
Dated: 06-08-2021

**FINAL PLAT
REAGANS RUN, PHASE THREE**

Containing 2 Lots
1 Block

No Reserve Acreage
Gross Acreage = 4.080

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