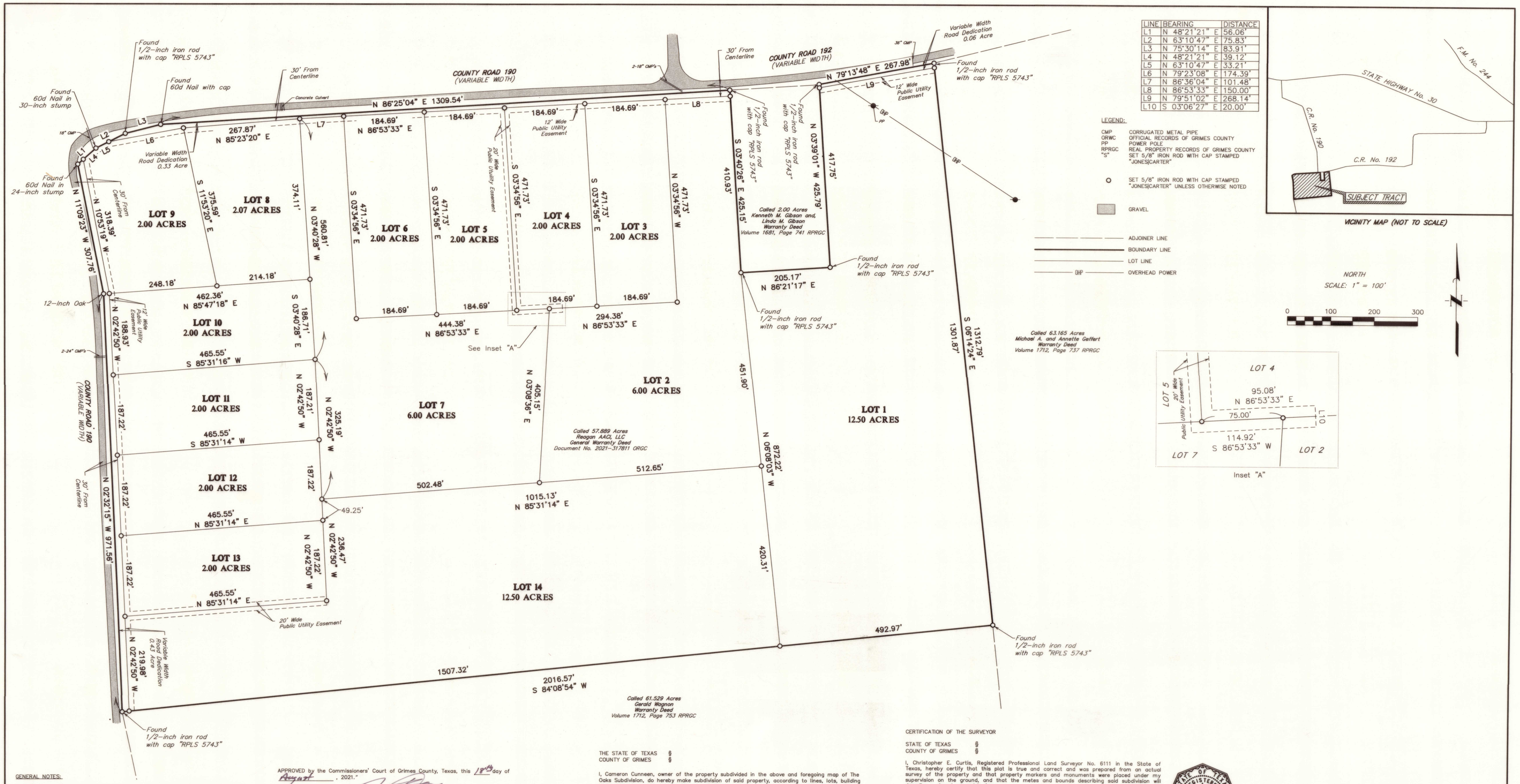

LINE	BEARING	DISTANCE
L1	N 48°21'21" E	56.06'
L2	N 63°10'47" E	75.83'
L3	N 75°30'14" E	83.91'
L4	N 48°21'21" E	39.12'
L5	N 63°10'47" E	33.21'
L6	N 79°23'08" E	174.39'
L7	N 86°36'04" E	101.48'
L8	N 86°53'33" E	150.00'
L9	N 79°51'02" E	268.14'
L10	S 03°06'27" E	20.00'

LEGEND:

CMP	CORRUGATED METAL PIPE
ORWC	OFFICIAL RECORDS OF GRIMES COUNTY
PP	POWER POLE
RPRGC	REAL PROPERTY RECORDS OF GRIMES COUNTY
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "JONES|CARTER"
○	SET 5/8" IRON ROD WITH CAP STAMPED "JONES|CARTER" UNLESS OTHERWISE NOTED
	GRAVEL
	ADJOINER LINE
	BOUNDARY LINE
	LOT LINE
OHP	OVERHEAD POWER

VICINITY MAP (NOT TO SCALE)

NORTH
SCALE: 1" = 100'

0 100 200 300

Inset "A"

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. According to Map No. 48185C0250C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Grimes County, dated April 3, 2012, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. All lots in this subdivision will have access to existing county roads.
6. All lots are for residential purposes.
7. Building Setback Lines as set forth in Grimes County Subdivision Rules and Regulations for subdivision of single family dwellings are as follows:

   Front Setback – twenty five feet (25')
   Side Setback – not less than ten feet (10') from a side lot line for the main residential building and five feet (5') for a garage or other out-building.

APPROVED by the Commissioners' Court of Grimes County, Texas, this 18th day of August, 2021.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 3

Commissioner, Precinct 2

Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF GRIMES §

I, VANESSA BURZYNSKI, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 13 day of AUGUST, 2021, at o'clock. A.m., and duly recorded on the 19th day of AUGUST, 2021, at 10:57 o'clock. A.m., in plat Document No. 318693 of record in the Plat Records of Grimes County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, at Anderson, Grimes County, Texas, the day and date last above written.

Vanessa Burzynski by Barbara Kennel
Clerk of the County Court
Grimes County, Texas

THE STATE OF TEXAS §
COUNTY OF GRIMES §

I, Cameron Cunneen, owner of the property subdivided in the above and foregoing map of The Oaks Subdivision, do hereby make subdivision of said property, according to lines, lots, building lines, and easements therein shown, and designate said subdivision as The Oaks Subdivision in the Joseph T. Robinson Survey, A-390, Grimes County, Texas; and dedicate to public use, as such, the easements shown thereon forever; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Cameron Cunneen, owner, 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, I, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) 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 any other public agency the right to enter upon said easement at any and all times for the purpose 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.

WITNESS my hands in ANDERSON, Grimes County, Texas, this 17TH day of AUGUST, 2021.

Cameron Cunneen
Owner

CAMERON CUNNEEN

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF GRIMES §

I, Christopher E. Curtis, Registered Professional Land Surveyor No. 6111 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Christopher E. Curtis
Registered Professional Land Surveyor
No. 6111
ccurtis@jonescarter.com

Dated: 8/17/21

STATE OF TEXAS REGISTERED CHRISTOPHER E. CURTIS 6111 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF GRIMES §

This instrument was acknowledged before me on the 17 day of August, 2021 by Cameron Cunneen.

NOTARY PUBLIC, STATE OF TEXAS

Patricia Ermis
Notary Signature

PATRICIA ERMIS
Notary Public, State of Texas
Comm. Expires 11-30-2022
Notary ID 132327158

Notary Commission Expiration
11.30.2022

FINAL PLAT
OF THE
THE OAKS SUBDIVISION
BEING
57.89 ACRES
(0.82 ACRE R.O.W. DEDICATION)
OUT OF THE
JOSEPH T. ROBINSON SURVEY, A-390
GRIMES COUNTY, TEXAS
AUGUST, 2021

SURVEYED: August 6, 2021

OWNER:
Reagan AACI, LLC
PO Box 334
Anderson, Texas 77830

PLAT PREPARED BY:
Jones|Carter
150 Venture Drive, Suite 100
College Station, Texas 77845
(979) 731-8000

JONES|CARTER
Texas Board of Professional Engineers and Land Surveying
Firm Registration No. 10046107 & F-439
150 Venture Drive, Suite 100 • College Station, Texas 77845 •979.731.8000

K:\17246\17246-0002-00 Reagan CR-190 Development\1 Surveying Phase\CAD Files\Final Dwg\Final Plat The Oaks.dwg Aug 17,2021 - 11:02am WRE

CEC/wre JOB No. 17246-0002 DWG. No. 16220