



Scale: 1" = 100'  
Basis of Bearings  
Grid North, State Plane Coordinate System  
of 1983, Central Zone, Leica RTK Network

**JAMES WALLACE SURVEY  
A-59**

Called 184.5 Acres, more or less  
Barbara Jean Courville, et al  
(1364-460 & 185-488)

Lot 17

(Fd) 3/4" IR

**REAGAN ESTATES  
- PLAT -  
(1690-268)**

**10.011 Acres**

Lot 18

Corner @ SW edge of 8"  
Treated FC Post  
(Fd) 3/4" IR brs.  
S61°40'43"W, 0.68'

75' Building Line

**CURVE DATA**  
Radius: 2,030.00'  
Arc Length: 168.85'  
Chord: N44°07'31"W, 168.80'

**REAGANS WAY**  
(60' ROW)

Curb

**CURVE DATA**  
Radius: 974.20'  
Arc Length: 145.47'  
Chord: N36°43'10"W, 145.34'

Lot 3

Point Of Beginning

Lot 19

LEGEND	
	Septic Sprayers
	Water Well
	Water Meter
	Guy Wire
	Power Pole
	Aerial Electric Line
	Fence

- The following easements do not appear to affect the subject tract:
- A) Strip conveyed to Grimes County (67-67)
  - B) Grimes County (105-166)
  - C) M&M Pipe Line Co. (118-435)
  - D) Gulf States Utilities Company (255-665)
  - E) Gulf States Utilities Company (435-339)
  - F) Aquila Southwest Pipeline Corporation (817-433)

Owners of Property: Travis & Kristi Zwahr  
Address of Property: 13549 Reagans Way  
Navasota, Texas 77868

I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

*Steven M. Wisnoski*  
Steven M. Wisnoski Date: February 4, 2021  
R.P.L.S. 6006



Wisnoski Land Surveying LLC  
PO Box 1744  
Navasota, Texas 77868  
936-870-7100  
TBPELS Firm #: 10085300

Job #: 2020-04-20-01

**NOTES:**

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to original purchaser of this survey, Travis & Kristi Zwahr. It is not transferable to additional institutions or subsequent owners & is valid for this transaction only.
- 3) © 2021 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) The subject tract does not appear to be located within Zone "A" of FEMA's FIRM No. 4818SC 0435C & 0450C with an effective date of April 3, 2012.
- 5) Subject to Covenants, Conditions, Reservations and Restrictions (1713-152).
- 6) All setback lines and building lines per Plat of Reagan Estates (1690-268).

Situated in Grimes County, Texas, out of the James Wallace Survey, Abstract No. 59, being known as Lot 18, Reagan Estates, according to the map or plat thereof recorded in Volume 1690, Page 268 of the Real Property Records of Grimes County, Texas & being the same tract as described in a Warranty Deed with Vendor's Lien from REAGANAACI, LLC to Travis Zwahr, et ux, dated May 12, 2020, of record in Document #: 2020-307865 of the Real Property Records of Grimes County, Texas.

*Travis Zwahr*  
*Kristi Zwahr*

6-29-21

**METES AND BOUNDS DESCRIPTION**  
of a  
**10.011 Acre Tract**  
**Lot 18, Reagan Estates**  
**James Wallace Survey, A-59, Grimes County, Texas**  
**April 20, 2020**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the James Wallace Survey, Abstract No. 59, being Lot 18, Reagan Estates, according to the map or plat thereof recorded in Volume 1690, Page 268 of the Real Property Records of Grimes County, Texas and more fully described as follows:

**BEGINNING** at a found 5/8 inch iron rod for the Southwest corner of Lot 16, Reagan Estates, the Northwest corner of Lot 19 and same being a counterclockwise curve in the Northeast ROW of Reagans Way (60 ft. ROW - per plat);

**THENCE** along the common lines of Lot 18 and said counterclockwise curve along the Northeast ROW of Reagans Way having a radius of 974.20 ft., an arc length of 145.47 ft. and a chord of N 36°43'10" W, 145.34 ft to a found 5/8 inch iron rod for the PT of said curve;

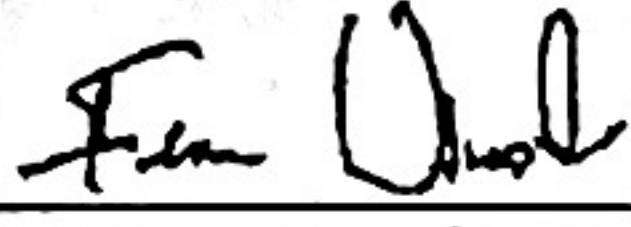
**THENCE** N 41°44'33" W, 215.48 ft., continuing along the Northeast ROW of Reagans Way to a found 5/8 inch iron rod for the PC of another counterclockwise curve;

**THENCE** along the common lines of Lot 18 and said counterclockwise curve along the Northeast ROW of Reagans Way having a radius of 2,030.00 ft., an arc length of 168.85 ft. and a chord of N 44°07'31" W, 168.80 ft. to a Point for the Northwest corner of Lot 18 and the Southwest corner of Lot 17, from which a found 5/8 inch iron rod brs. S 61°05'23" W, 0.16 ft.;

**THENCE** N 61°05'23" E, 1,027.81 ft., along the Southeast line of Lot 17 and the Northwest line of Lot 18 to a found 5/8 inch iron rod for the Northeast corner thereof, the Southeast corner of Lot 17 and same being in the generally fenced and West line of a called 184.5 acre tract, more or less, as described in a Deed to Barbara Jean Courville, et al (1364/460 & 186/488);

**THENCE** S 03°57'34" E, 570.18 ft., along a portion of the generally fenced and West line of said 184.5 acre Courville tract (1364/460) and the East line of Lot 18 to a found 5/8 inch iron rod for the Southeast corner thereof and the Northeast corner of Lot 19;

**THENCE** S 61°05'23" W, 675.38 ft., along the Northwest line of Lot 19 and the Southeast line of Lot 18 to the **PLACE OF BEGINNING** and containing 10.011 acres of land.

  
Steven M. Wisnoski April 20, 2020  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2020-04-20-01

