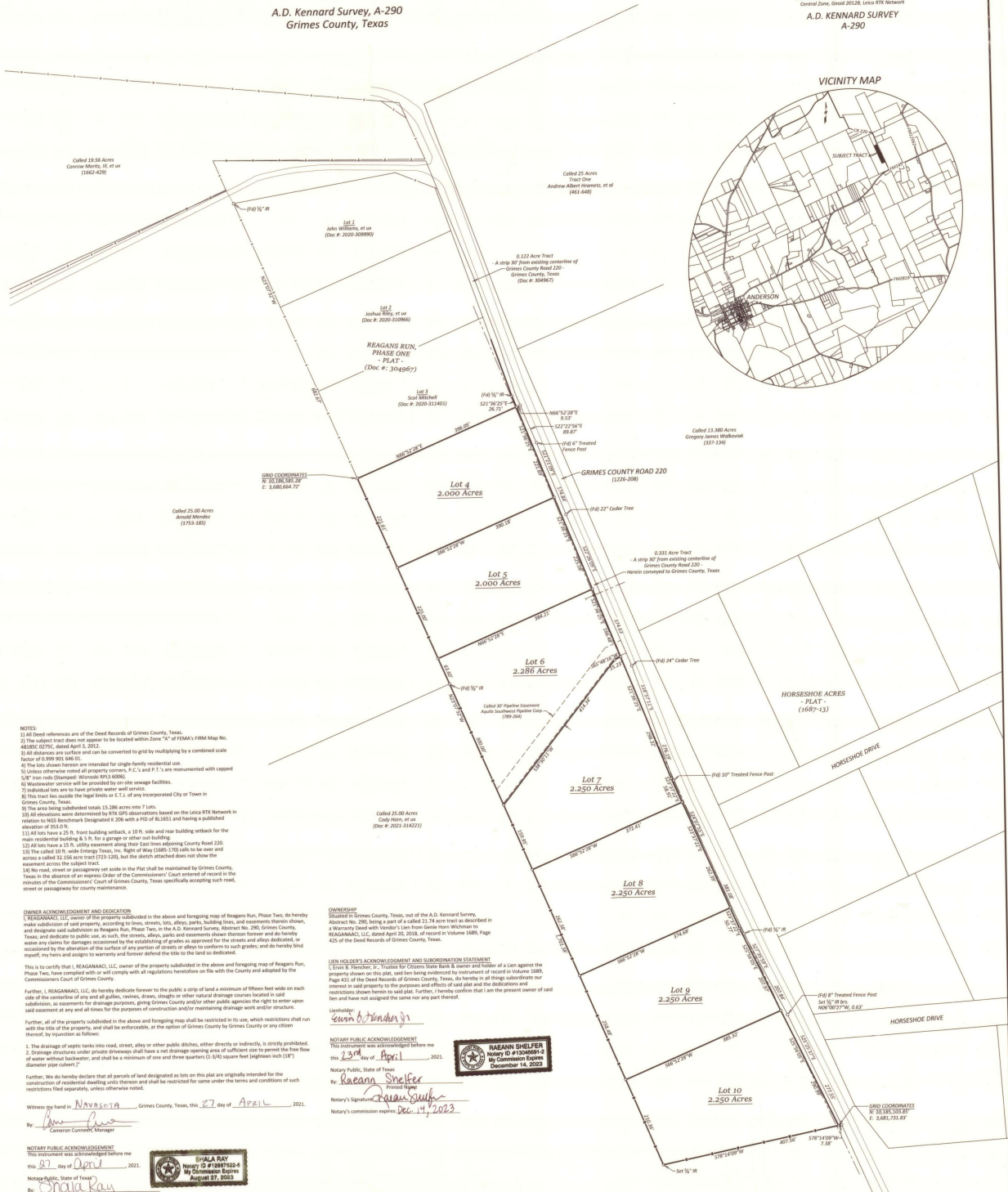


FINAL PLAT OF REAGANS RUN PHASE TWO

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

Scale: 1" = 200'
BASE OF BEARINGS
Old North, State Plane Coordinate System of 1983,
Central Zone, General 2011B, Local FTR Network
A.D. KENNARD SURVEY
A-290

VICINITY MAP



- NOTES:
- All deed references are of the Deed Records of Grimes County, Texas.
 - The subject tract does not appear to be located within Zone "A" of FEMA's FIRM Map No. 48385C0275C, dated April 3, 2013.
 - All distances are either feet and inches or converted to grid by multiplying by a combined scale factor of 0.999 901 646 01.
 - The lot shown herein are intended for single-family residential use.
 - Unless otherwise noted all property corners, P.C.'s and P.T.'s are monumented with capped 1/2" iron rods stamped Wisconsin 9913 0006.
 - Waste-water 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 13.286 acres more or less.
 - All dimensions were determined by NGS observations based on the Leticia RTK Network in relation to NGS Benchmark Designated N 206 with a PPS of 0.00151 and having a published reduction to NGS benchmark designated N 206 with a PPS of 0.00151.
 - All lots have a 2.5 ft. front building setback, a 5 ft. side and rear building setback for the main residential building & 5 ft. for a garage or other out building.
 - All lots have a 2.5 ft. utility easement along their front face abutting County Road 220.
 - This called 10 ft. wide Easement, Inc. Right of Way (1845-170) calls to be over and across a called 10 ft. wide street (723-101), on the stretch attached does not show the easement across the subject tract.
 - No road, street or passageway or easement 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.

OWNERS ACKNOWLEDGMENT AND DEDICATION
I, REAGANS RUN, LLC, owner of the property subdivided in the above and foregoing map of Reagens Run, Phase Two, do hereby make subdivision of said property according to lines, streets, lots, alleys, party building lines, and easements therein shown, and designate said subdivisions as Reagens Run, Phase Two, in the A.D. Kennard Survey, Abstract No. 290, Grimes County, Texas; and dedicate to the public use, as such, the streets, alleys, party and easements shown hereon 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 so dedicated, and do hereby bind myself, my heirs and assigns to warranty and forever defend the title to the land so dedicated.

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Further, REAGANS RUN, LLC, do hereby dedicate hereto to the public a strip of land a minimum of fifteen feet wide on each side of the construction of any and all alleys, streets, ditches 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 purpose of construction and/or maintaining drainage work and/or structure.

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Witness my hand in NAVASOTA, Grimes County, Texas, this 27 day of April, 2021.

By: *[Signature]*
General Counsel

OWNERSHIP
Subdivided in Grimes County, Texas, out of the A.D. Kennard Survey, Abstract No. 290, being a part of a called 13.74 acre tract as described in a Warranty Deed with Vendor's Lien from Gene Horn Wichman to REAGANS RUN, LLC, dated April 02, 2018, of record in Volume 188B, Page 423 of the Deed Records of Grimes County, Texas.

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT
I, Evon W. Fletcher, Jr., Trustee for Citizens State Bank & owner and holder of a Lien against the property shown on this plat, and her being evidenced by instrument of record in Volume 188B, Page 423 of the Deed Records of Grimes County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effect of said plat and the dedications and restrictions shown hereon 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:
[Signature]
Evon W. Fletcher, Jr.

NOTARY PUBLIC ACKNOWLEDGMENT
This instrument was acknowledged before me this 27th day of April, 2021.

Notary Public, State of Texas
By: *[Signature]*
Raean Snelfer
Notary's Signature expires: Dec. 14, 2023

NOTARY PUBLIC ACKNOWLEDGMENT
This instrument was acknowledged before me this 27th day of April, 2021.

Notary Public, State of Texas
By: *[Signature]*
Ornella Kay
Notary's Signature expires: 2-27-2025

COMMISSIONERS COURT ACKNOWLEDGMENT
APPROVED BY THE COMMISSIONERS COURT OF GRIMES COUNTY, TEXAS, THIS 27th day of April, 2021.

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT
I, Vanessa Burzynski, County Clerk in and for said County hereby certify that the foregoing instrument with its recitals of authentication was filed in my office this 11th day of MAY, 2021, A.D., at 11:20 o'clock A.M., and duly recorded in the 11th day of MAY, 2021, A.D., at 11:20 o'clock A.M., of record in Document No. 311614 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: *[Signature]*
Vanessa Burzynski by Barbara Kimmel
County Clerk

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County Clerk
Grimes County, Texas

By: *[Signature]*
Vanessa Burzynski by Barbara Kimmel
County Clerk

SURVEYORS CERTIFICATION
THE STATE OF TEXAS
COUNTY OF GRIMES
I, Steven Winokoff, 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 TSPS, and I true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.
Dated this the 27th day of April, 2021.

By: *[Signature]*
Steven Winokoff, RPLS 6006

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By: *[Signature]*
General Counsel

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Vanessa Burzynski by Barbara Kimmel
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