PRELIMINARY PLAT
REAGANS RETREAT

LEGEND:

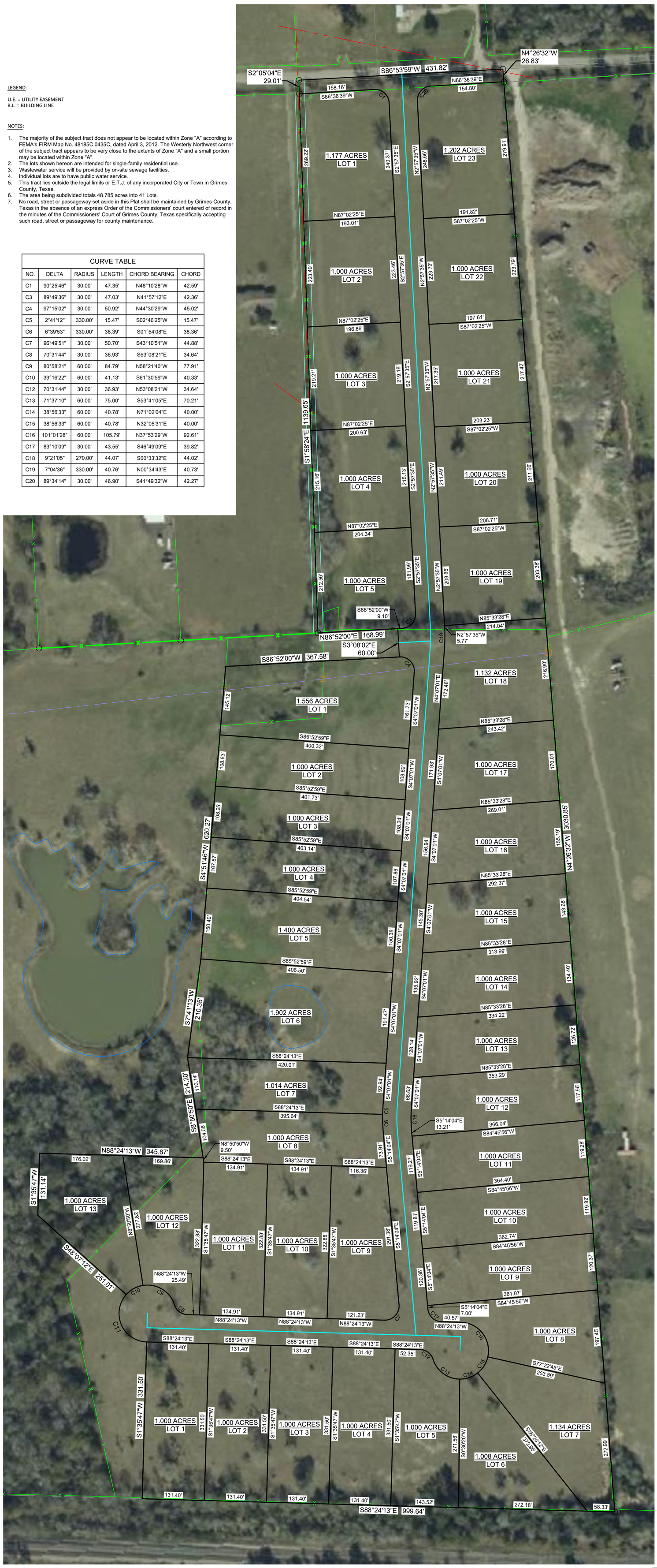
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE

NOTES:

1. The majority of the subject tract does not appear to be located within Zone "A" according to FEMA's FIRM Map No. 48185C 0435C, dated April 3, 2012. The Westerly Northwest corner of the subject tract appears to be very close to the extents of Zone "A" and a small portion may be located within Zone "A".
2. The lots shown hereon are intended for single-family residential use.
3. Wastewater service will be provided by on-site sewage facilities.
4. Individual lots are to have public water service.
5. This tract lies outside the legal limits or E.T.J. of any incorporated City or Town in Grimes County, Texas.
6. The area being subdivided totals 48.785 acres into 41 Lots.
7. No road, street or passageway set aside in this 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.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°25'46"	30.00'	47.35'	N48°10'28"W	42.59'
C3	89°49'36"	30.00'	47.03'	N41°57'12"E	42.36'
C4	97°15'02"	30.00'	50.92'	N44°30'29"W	45.02'
C5	2°41'12"	330.00'	15.47'	S02°46'25"W	15.47'
C6	6°39'53"	330.00'	38.39'	S01°54'08"E	38.36'
C7	96°49'51"	30.00'	50.70'	S43°10'51"W	44.88'
C8	70°31'44"	30.00'	36.93'	S53°08'21"E	34.64'
C9	80°58'21"	60.00'	84.79'	N58°21'40"W	77.91'
C10	39°16'22"	60.00'	41.13'	S61°30'59"W	40.33'
C12	70°31'44"	30.00'	36.93'	N53°08'21"W	34.64'
C13	71°37'10"	60.00'	75.00'	S53°41'05"E	70.21'
C14	38°56'33"	60.00'	40.78'	N71°02'04"E	40.00'
C15	38°56'33"	60.00'	40.78'	N32°05'31"E	40.00'
C16	101°01'28"	60.00'	105.79'	N37°53'29"W	92.61'
C17	83°10'09"	30.00'	43.55'	S46°49'09"E	39.82'
C18	9°21'05"	270.00'	44.07'	S00°33'32"E	44.02'
C19	7°04'36"	330.00'	40.76'	N00°34'43"E	40.73'
C20	89°34'14"	30.00'	46.90'	S41°49'32"W	42.27'



GRAPHIC SCALE IN FEET
0 50 100 200

BASIS OF BEARINGS
GRID NORTH, STATE PLANE COORDINATE
SYSTEM OF 1983, CENTRAL ZONE
LEICA RTK NETWORK

VICINITY MAP

UPDATE

OWNER ACKNOWLEDGMENT AND DEDICATION

We, Cameron Cunneen, Managing Partner, REAGAN AAC 1, LLC, a Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of Reagans Retreat, 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 Retreat, in the James Wallace Survey, Abstract No. 59, 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 we, Cameron Cunneen, Managing Member, REAGAN AAC 1, LLC, a Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of Reagans Retreat, have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioners' Court of Grimes County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Further, we, Cameron Cunneen, Managing Member, REAGAN AAC 1, LLC, a Texas Limited Liability Company, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide from the average waterline of any pond or water impediment and a strip 15' wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Grimes County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

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

1. That 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 net drainage opening area of sufficient size to permit the free flow of water without backwater.

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 _____, 2018

By:_____
Cameron Cunneen

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this _____ day of _____, 2021, by Cameron Cunneen, in his capacity as Managing Member of REAGAN AAC 1, LLC.

By: _____

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

OWNERSHIP

UPDATE

Being situated in Grimes County, Texas, Out of the James Wallace Survey, Abstract No. 59 and being all of Tract One, called 56.02 acres, and all of Tract Two, called 205.28 acres, as described in a Special Warranty Deed with Vendor's Lien from Betty Joyce Nigliazzo, et al to Reaganaaci, LLC, dated [illegible], 2017, of record in Volume 1655, Page 543 of the Official Property Records of Grimes County, Texas.

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

UPDATE

We, Ervin B. Flencher, Jr., Trustee, Citizens State Bank, owner and holder of a lien against the 56.02 acre and 205.28 acre tracts shown herein as Reagan Estates, said lien being evidence by instrument of record in Volume 1655 Page 543, of the Official Records of Grimes County, Texas, do hereby in all things subordinate same to said plat and lien, and hereby confirm that I am the present owner of said lien, and have not assigned the same nor any part thereof.

By:_____
Ervin B. Flencher, Jr., Trustee

This instrument was acknowledged before me this _____ day of _____, 2018, by Ervin B. Flencher, Jr., in his capacity as Trustee of Citizens State Bank.

By: _____

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

SURVEYORS CERTIFICATION

THE STATE OF TEXAS
COUNTY OF GRIMES

I, ~~Steven Wisnoski, Registered Professional Land Surveyor of the State of Texas, Registration No. 6006~~ have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and that all easements as appear of record in the office of the County Clerk of Grimes County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked with iron rods of minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made on the ground under my personal direction and supervision.

Dated this _____ day of _____, 2021.

By:_____
~~Steven Wisnoski~~

COMMISSIONERS COURT ACKNOWLEDGEMENT

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

_____
County Judge

_____ _____
Commissioner, Precinct 1 Commissioner, Precinct 3

_____ _____
Commissioner, Precinct 2 Commissioner, Precinct 4

I, David Pasket, 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 Volume _____, Page _____ 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

OWNER:
REAGAN ACC 1, LLC
502 S. LASALLE STREET
NAVASOTA, TX 77868

SURVEYOR:
~~WISNOSKI LAND SURVEYING, LLC~~
~~PO BOX 1744~~
~~NAVASOTA, TEXAS 77868~~
~~(936) 870-7100~~

ENGINEER:
IES
Integrated Eco Solutions, LLC
16635 Spring Cypress Road, #2202
Cypress, TX 77429
TBPE Registration No. F-11679
(832) 731-0754
www.intecosol.com

PRELIMINARY PLAT
OF
REAGANS RETREAT

A SUBDIVISION 48.785 ACRES IN THE HENRY WINGFIELD SURVEY, ABSTRACT NO. 476 & THE TANDY WALKER SURVEY, ABSTRACT NO. 57, GRIMES COUNTY, TEXAS
CONTAINING 3 BLOCKS & 41 LOTS