Reagans Run

Covenants for Reagans Run are in place to create and maintain clean country living as well as to protect property values

REAGANS RUN COVENANTS

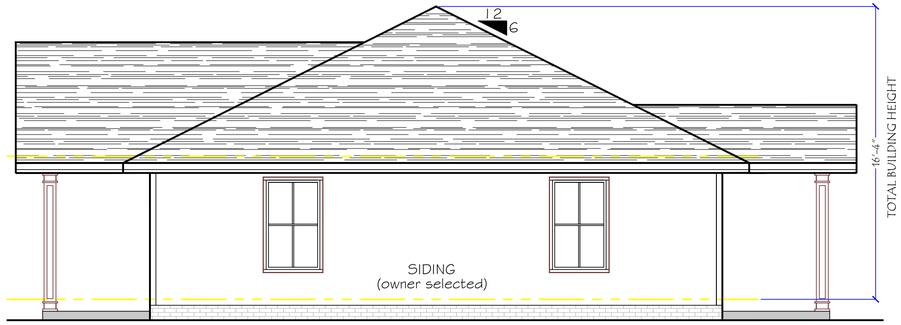
1. Barndominiums and guest quarters are welcome! Minimum roof pitch is 4/12.
2. Mobile homes are prohibited.
3. Property owners may wait as long as needed to build residence. Construction must be completed within 12 months once started.
4. All farm equipment, boats, trailers, recreational vehicles, campers, ATVs and non-running vehicles stored on-site must be screened from view, garaged or located at rear of property.
5. Open trash/burn pits of household rubbish are prohibited. Burning of brush or construction debris will be allowed during construction.
6. Cell towers, water towers, commercial buildings, commercial feed lots, commercial poultry houses, and recycling/scrap yards are prohibited.
7. Swine are limited to FFA or 4H school projects. Poultry/foul are limited to 20 per lot. Horses, cattle, and other livestock may be kept on any tract so long as they are fenced and maintained in clean and sanitary conditions. All small pets, cats and dogs must be contained on said owner's lot.
8. Property owners are responsible to maintain healthy/clean lawns.
9. At-Home businesses which do not create excess traffic or noise, unsightly views or obnoxious odors are welcome.
10. These "Covenants" will remain in place though January 2050 at which time they will automatically expire unless a 75% of property owners file an extension of said "Covenants". These "Covenants" may be amended at any time provided that 90% of the property owners agree and said amendment is legally filed of record.

FRONT ELEVATION

SCALE: 1/4"=1'-0"

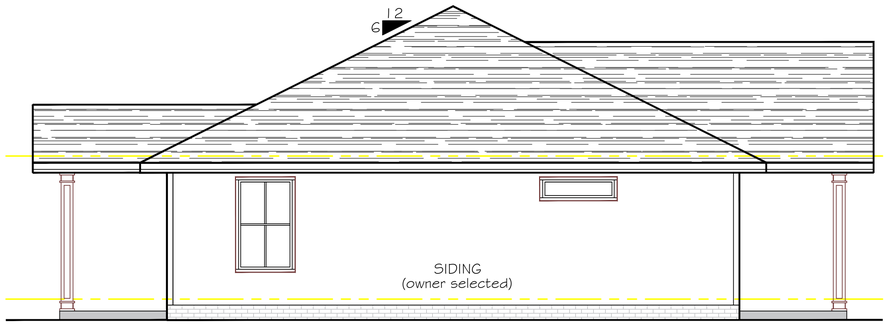
TRUSS NOTE:

ALL ENGINEERED TRUSSES SHALL BE MANUFACTURED PER THE NATIONAL TRUSS DESIGN INSTITUTE



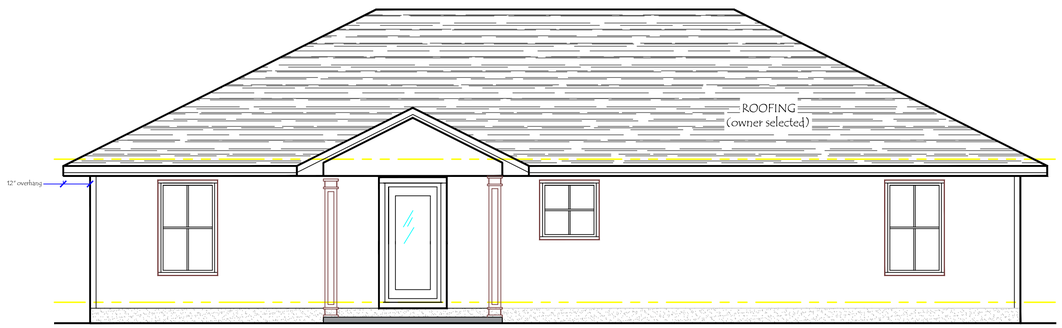
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

NOTES

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.

2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.

3. ALL FLASHING SHALL ADHERE TO BUILDING CODE.

4. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.

DRAFTING & DESIGN

Designer Services

CERTIFICATION

PROJECT NAME

TITLE

ELEVATIONS

DWG. BY

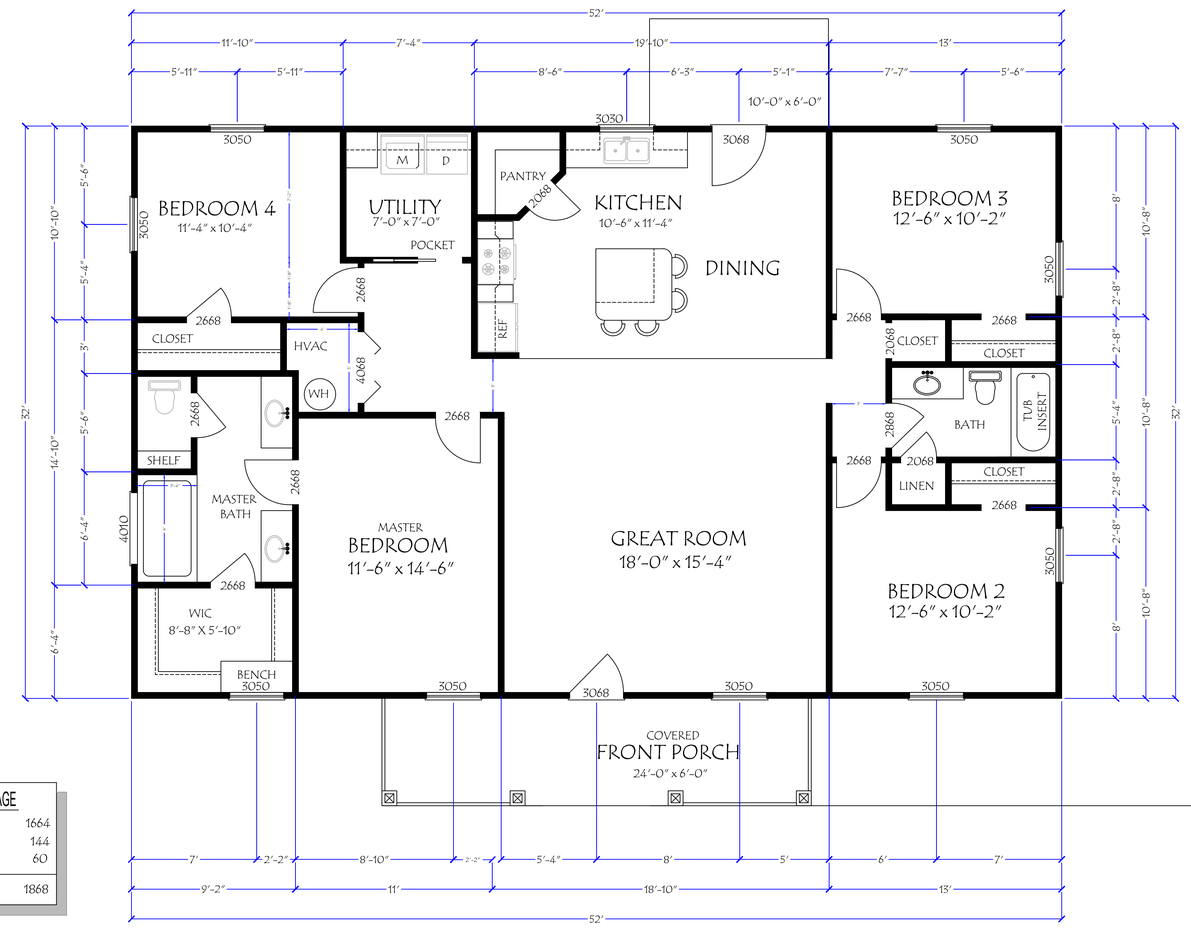
CHK. BY

SCALE
Scale: 1/4" =1'-0"

DATE

PROJECT No.

PAGE No.
PG - 1



SQUARE FOOTAGE	
HTD SQUARE FEET	1664
FRONT PORCH	144
REAR PORCH	60
TOTAL	1868

WINDOW / DOOR NOTES:

ALL WINDOW & DOOR HEADERS TO BE SIZED AND INSTALLED IN ACCORDANCE W/ STATE AND LOCAL CODES

PORCH NOTES:

HOLLOW COLUMNS W/ 6X6 PT POST IN CENTER, SIMPSON CC66 CAP, CB66 BASE, TYP. DBL 2X12 HEADER W/ $\frac{3}{4}$" PLYWOOD SPACER, TYPICAL

SIMPSON HUS412 FACE MOUNT HANGERS EACH HEADER/WALL CONNECTION, TYP.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.

2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.

3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.

4. EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)

5. ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.

DRAFTING & DESIGN

Designer Services

CERTIFICATION

PROJECT NAME

TITLE

FLOOR PLAN

DWG. BY

CHK. BY

SCALE: Scale: 1/4" =1'-0"

DATE

PROJECT No.

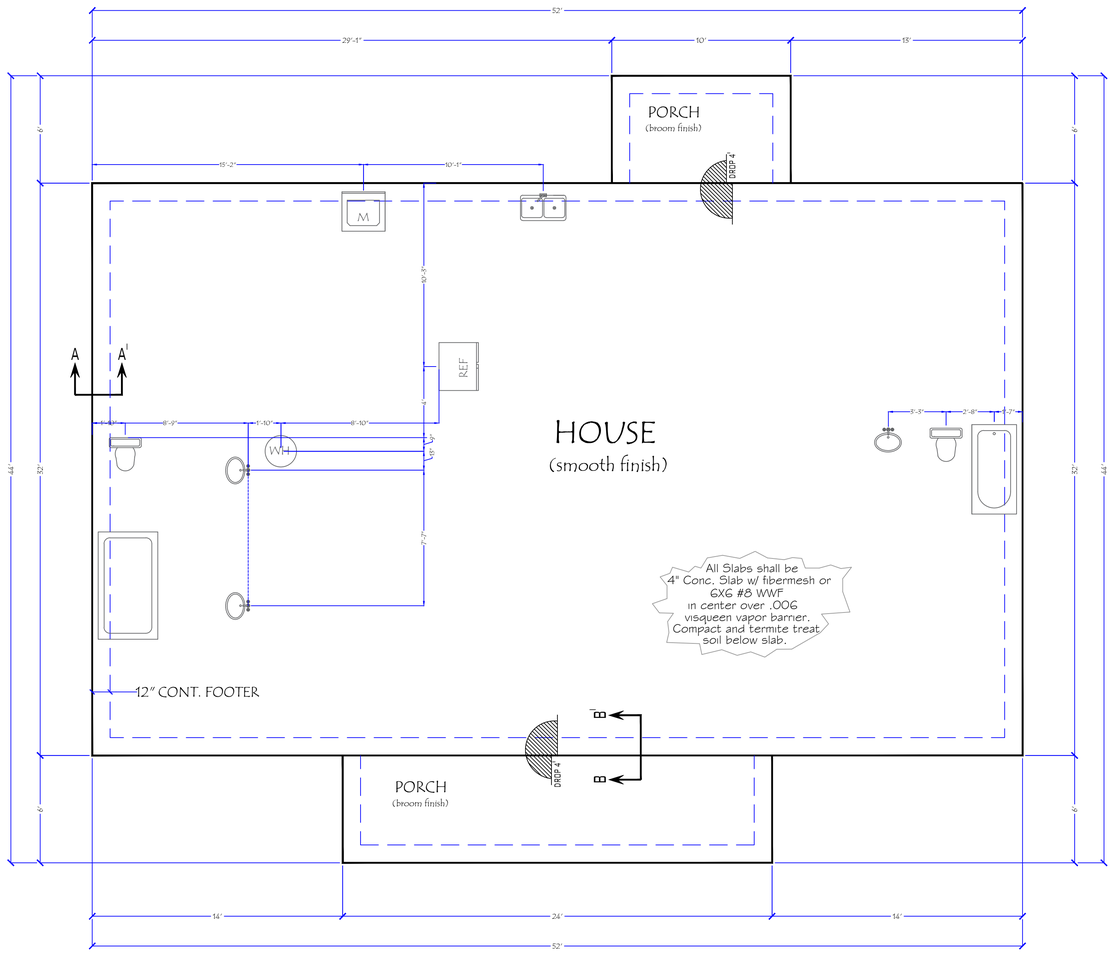
PAGE No.

PG - 2

PLUMBING NOTES:

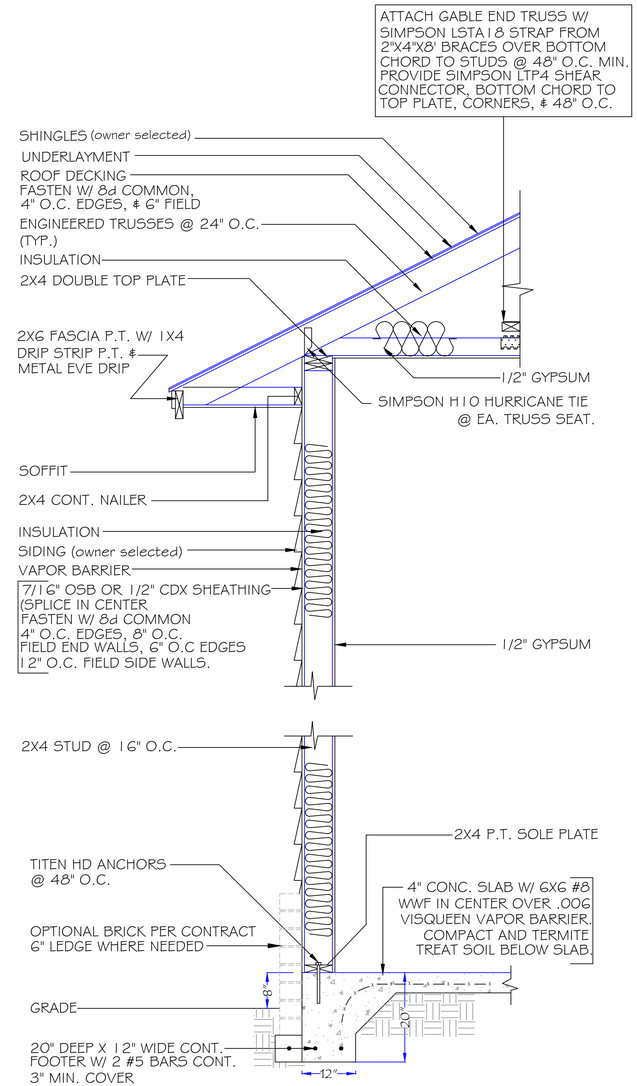
Contractor & Homeowner should consider the style of the ALL fixtures that will be placed before setting plumbing.

Flex Hose installation where applicable



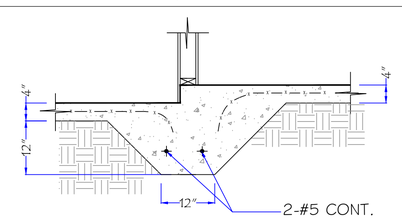
FOUNDATION PLAN

SCALE 1/4"= 1'-0"



WALL SECTION A-A'

SCALE 3/4"= 1'-0"



SECTION B-B'

STEP DOWN DETAIL

SCALE 3/4"= 1'-0"

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE.
2. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
3. CONCRETE: 3000 PSI,STEEL: GRADE 40
4. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR.
5. ALL REBAR SPLICES SHALL BE 24" MINIMUM.
6. SOIL SHALL BE CHEMICALLY TREATED FOR TERMITES PER F.B.C
7. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE PRIOR TO BEGINNING CONSTRUCTION.
8. ALL REINFORCEMENT SHALL BE LOCATED A MIN. 3" FROM CONCRETE SURFACE.
9. ANY ORGANIC MATERIAL UNDER FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
10. FOR STEM WALLS 56" OR HIGHER, FORM WORK SHALL BE BRACED BEFORE BACKFILLING.
11. CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
12. FOUNDATION DESIGN UNLESS NOTED IS BASED UPON A MIN. BEARING CAPACITY OF 1500 PSI.
13. OWNER SHALL CHECK WITH LOCAL BUILDING DEPARTMENT FOR APPLICABLE LOCATION AND SUITABILITY.

DRAFTING & DESIGN

Designer Services

CERTIFICATION

PROJECT NAME

TITLE

FOUNDATION PLAN

DWG. BY

CHK. BY

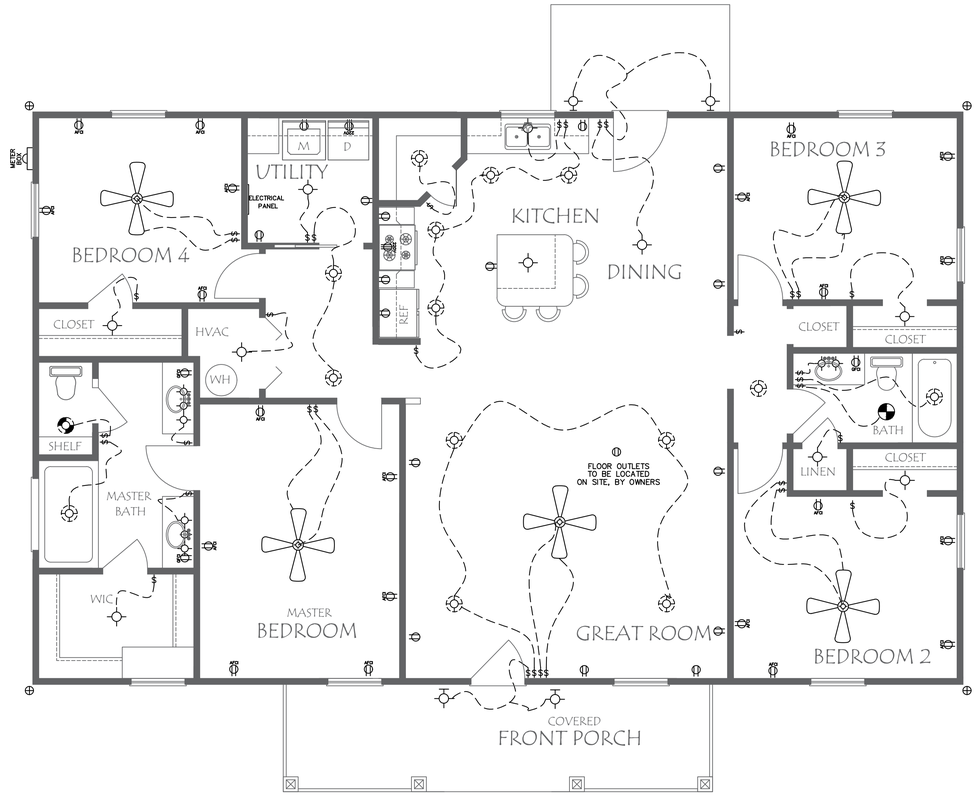
SCALE: Varies

DATE

PROJECT No.

PAGE No.

PG - 4



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

	PANEL BOX
	DISCONNECT
$	SINGLE-POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE FLOOR OUTLET
	DUPLEX RECEPTACLE OUTLET 64" AFF
	ARC FAULT CIRCUIT INTERCEPTOR
	WATER PROOF OUTLET
	220 VOLT OUTLET
	CEILING OUTLET FIXTURE
	RECESSED CEILING OUTLET FIXTURE
	FLORESCENT LIGHT FIXTURE
SD	SMOKE DECTOR
	CARBON MONOXIDE DECTORS
	EXHAUST FAN/ LIGHT & OR HEAT COMBO
	CEILING OUTLET FIXTURE W/ PULL CORD
HB	HOSE B/B
T	TELEVISION HOOK-UP
D	TELEPHONE HOOK-UP
C	COMPUTER HOOK-UP
	FLOOD LIGHT
	CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. ALL ELECTRICAL IS BASIC IN NATURE AND EXACT DETAILS TO BE PROVIDED BY OWNER.
2. NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (FRC-Energy Conservation R404)

NOTES

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.

2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.

3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.

4. EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)

5. ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.

DRAFTING & DESIGN

Designer Services

CERTIFICATION

PROJECT NAME

TITLE

BASIC ELECTRICAL PLAN

DWG. BY

CHK. BY

SCALE: Scale: 1/4" =1'-0"

DATE

PROJECT No.

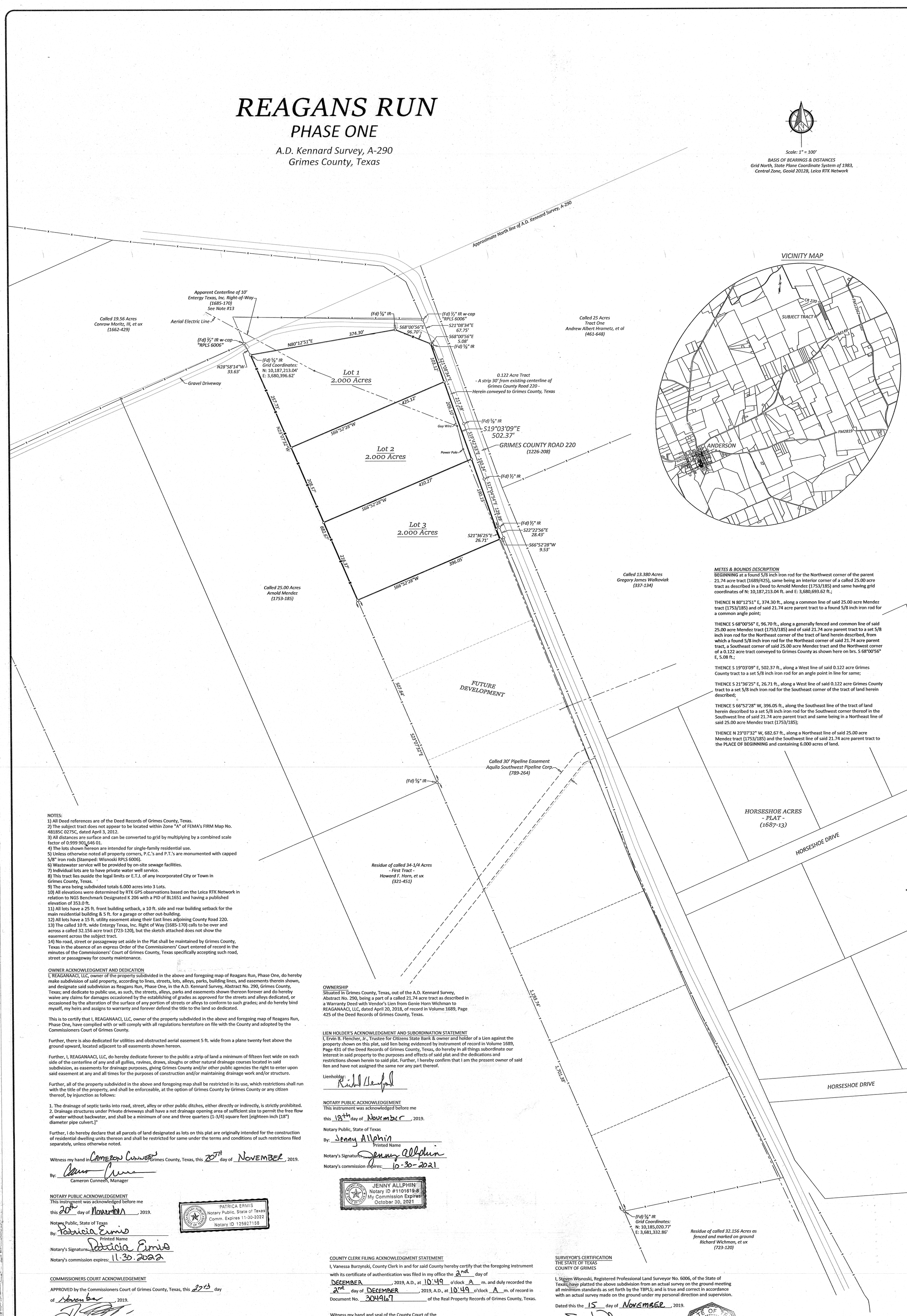
PAGE No. PG - 3

REAGANS RUN
PHASE ONE

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

Scale: 1" = 100'

BASIS OF BEARINGS & DISTANCES
Grid North, State Plane Coordinate System of 1983,
Central Zone, Geoid 2012B, Leica RTK Network



VICINITY MAP

METES & BOUNDS DESCRIPTION

BEGINNING at a found 5/8 inch iron rod for the Northwest corner of the parent 21.74 acre tract (1689/425), same being an interior corner of a called 25.00 acre tract as described in a Deed to Arnold Mendez (1753/185) and same having grid coordinates of N: 10,187,213.04 ft. and E: 3,680,693.62 ft.;

THENCE N 80°12'51" E, 374.30 ft., along a common line of said 25.00 acre Mendez tract (1753/185) and of said 21.74 acre parent tract to a found 5/8 inch iron rod for a common angle point;

THENCE S 68°00'56" E, 96.70 ft., along a generally fenced and common line of said 25.00 acre Mendez tract (1753/185) and of said 21.74 acre parent tract to a set 5/8 inch iron rod for the Northeast corner of the tract of land herein described, from which a found 5/8 inch iron rod for the Northeast corner of said 21.74 acre parent tract, a Southeast corner of said 25.00 acre Mendez tract and the Northwest corner of a 0.122 acre tract conveyed to Grimes County as shown here on brs. S 68°00'56" E, 5.08 ft.;

THENCE S 19°03'09" E, 502.37 ft., along a West line of said 0.122 acre Grimes County tract to a set 5/8 inch iron rod for an angle point in line for same;

THENCE S 21°36'25" E, 26.71 ft., along a West line of said 0.122 acre Grimes County tract to a set 5/8 inch iron rod for the Southeast corner of the tract of land herein described;

THENCE S 66°52'28" W, 396.05 ft., along the Southeast line of the tract of land herein described to a set 5/8 inch iron rod for the Southwest corner thereof in the Southwest line of said 21.74 acre parent tract and same being in a Northeast line of said 25.00 acre Mendez tract (1753/185);

THENCE N 23°07'32" W, 682.67 ft., along a Northeast line of said 25.00 acre Mendez tract (1753/185) and the Southwest line of said 21.74 acre parent tract to the **PLACE OF BEGINNING** and containing 6.000 acres of land.

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 ouside the legal limits or E.T.J. of any incorporated City or Town in Grimes County, Texas.
9) The area being subdivided totals 6.000 acres into 3 Lots.
10) All elevations were determined by RTK GPS observations based on the Leica RTK Network in relation to NGS Benchmark Designated K 206 with a PID of BL1651 and having a published elevation of 353.0 ft.
11) 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.
12) All lots have a 15 ft. utility easement along their East lines adjoining County Road 220.
13) The called 10 ft. wide Entergy Texas, Inc. Right of Way (1685-170) calls to be over and across a called 32.156 acre tract (723-120), but the sketch attached does not show the easement across the subject tract.
14) 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.

OWNER ACKNOWLEDGMENT AND DEDICATION

I, REAGANAACI, LLC, owner of the property subdivided in the above and foregoing map of Reagans Run, Phase One, 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 Run, Phase One, 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 Reagans Run, Phase One, 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 CAMERON CUNNEEN Grimes County, Texas, this 20TH day of NOVEMBER, 2019.

By: _____
Cameron Cunneen, Manager

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me
this 20th day of November, 2019.

PATRICA ERMIS
Notary Public, State of Texas
Comm. Expires 11-30-2022
Notary ID 125927158

Notary Public, State of Texas
By: Patricia Ermis
Printed Name
Notary's Signature: Patricia Ermis
Notary's commission expires: 11-30-2022

COMMISSIONERS COURT ACKNOWLEDGEMENT

APPROVED by the Commissioners Court of Grimes County, Texas, this 27th day of November, 2019.

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 21.74 acre tract as described in a Warranty Deed with Vendor's Lien from Genie Horn Wichman to REAGANAACI, LLC, dated April 20, 2018, of record in Volume 1689, Page 425 of the Deed Records of Grimes County, Texas.

LIEN HOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT
I, Ervin B. Flencher, Jr., Trustee for Citizens State Bank & owner and holder of a Lien against the property shown on this plat, said lien being evidenced by instrument of record in Volume 1689, Page 431 of the Deed Records of Grimes County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein 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: Richard Wichman

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me
this 18th day of November, 2019.

Notary Public, State of Texas
By: Jenny Allphin
Printed Name
Notary's Signature: Jenny Allphin
Notary's commission expires: 10-30-2021

JENNY ALLPHIN
Notary ID #1101619-8
My Commission Expires
October 30, 2021

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 2nd day of DECEMBER, 2019, A.D., at 10:49 o'clock A m. and duly recorded the 2nd day of DECEMBER, 2019, A.D., at 10:49 o'clock A m. of record in Document No. 304967 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: Vanessa Burzynski by Barbara Kinnie
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 platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 15 day of NOVEMBER, 2019.

By: _____
Steven Wisnoski, RPLS 6006

STATE OF TEXAS
STEVEN M. WISNOSKI
6006
PROFESSIONAL
LAND SURVEYOR

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 #: 2018-03-20-01
Dated: 11-14-2019

FINAL PLAT
REAGANS RUN, PHASE ONE

Containing 3 Lots
Gross Acreage = 6.000

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

ROCK-CRETE
FOAM INSULATORS & ROOFING

Roof Service Labor Warranty

THIS WARRANTY IS IN ADDITION TO THE MANUFACTURER'S WARRANTY ON MATERIALS

Rock-Crete Foam Insulators and Roofing warrants this roof installation is free from labor defects for a period of:

☐ 2 YEARS ☐ 5 YEARS ☒ 10 YEARS

Rock-Crete Foam Insulators and Roofing issues this warranty to you, our customer, and extends coverage to ALL labor obligations under roof services agreement, and is responsible for repairing and correcting defective furnished labor. Rock-Crete Foam Insulators and Roofing, the warrantor, is responsible only for the labor purchased by you, the Customer, on the invoice and/or work order agreement that prompted the issuance of this warranty and not the subsequent failure of, or damage resulting from other related materials or adjustments made by you or other contractors.

This Roof Service Labor Warranty is assignable and transferable to new owners one (1) time with written notification within 60 days of purchase. Consequential damage or damages to the roof system due to abuse or neglect shall not be covered by this warranty. The Rock-Crete Foam Insulators and Roofing warranty terms herein apply to both written and implied warranties. All implied warranties are

Customer Name	Cameron Cunneen	Date of Warranty	03-02-2020
Warranty Address	4701 CR 220	Warranty End Date	03-01-2030
City, State Zip	Anderson, TX 77830	Customer Phone #	979-229-8080

Duetta® - Technical Specifications for 6042 Models

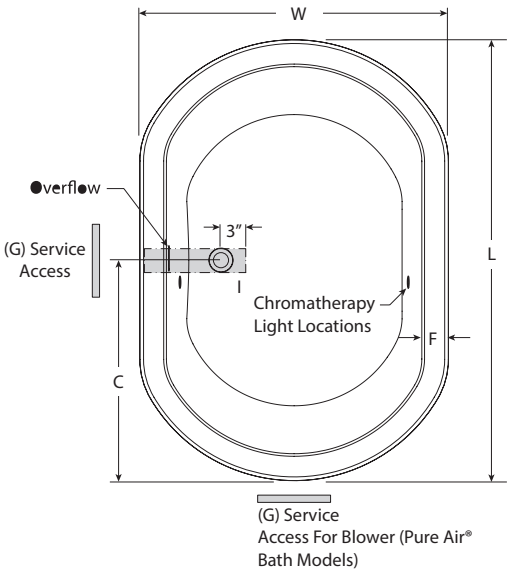
Letter	Description	SOAKING	PURE AIR® BATH	WHIRLPOOL	SALON® SPA
-	Drain/Motor Location	Center Drain/Right Side Motor And/Or Blower			
-	Cutout Location	Template Provided P/N DA09000			
-	Total Weight	1016 lbs (461 kg)	1073 lbs (487 kg)	1077 lbs (488 kg)	1097 lbs (498 kg)
-	Floor Loading	58 lb/ft² (283 kg/m²)	61 lb/ft² (299 kg/m²)	62 lb/ft² (300 kg/m²)	63 lb/ft² (306 kg/m²)
-	Operating Gallons (Max)	83.0 gallons (314.2 liters)			
-	Product Weight	75 lbs (34 kg)	132 lbs (60 kg)	136 lbs (62 kg)	156 lbs (71 kg)
-	Soaking Depth	17.5” (444.50 mm)			
L	Outer Length	60” (1524 mm)			
W	Outer Width	42” (1067 mm)			
H	Overall Height	26” (660 mm)			
A	Overflow Height	17.8” (452 mm)			
B	Long Edge to Drain Center	11” (279 mm)			
C	Short Edge to Drain Center	30” (762 mm)			
D	Drain Shoe Length	7.25” (184 mm)			
E	Deck Height	0.50” (13 mm)			
F	Deck Width	3.875” (98 mm)			
G	Service Access Dimensions	12” x 18” (305 mm x 457 mm)			
I	Floor Cutout for Drain	12” x 6” (305 mm x 152 mm)			
J	Interior Dimensions (bottom of bath) L x W	39” x 28” (991 mm x 711 mm)			

Each component requires a seperate, dedicated GFCI protected circuit

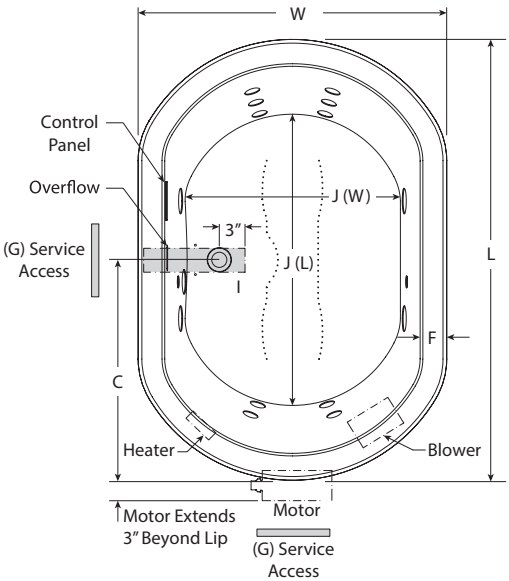
Model with components		GFCI Outlet (60Hz)
SOAKING	Soaker only	None
	Soaker w/ Chromatherapy	120V 15A
PURE AIR®	Blower	
	Chromatherapy (if available)	
WHIRLPOOL	Motor/Pump	120V 20A
	Heater (if available*) *Heater circuit not required on units equipped with Whisper+ Technology™	120V 15A
Salon® Spa	Motor/Pump/ Heater	240V 20A
	Blower	120V 15A

Key Dimensions

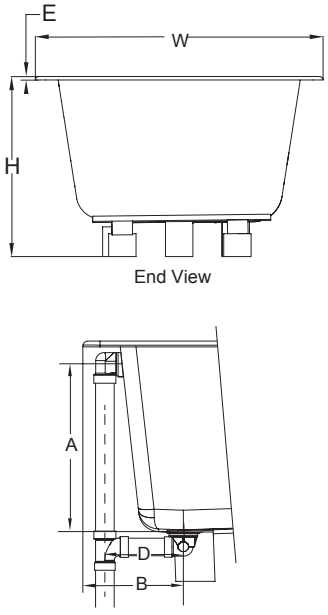
Duetta® Soaking And Pure Air® Bath Models
(Soaking Bath Shown)



Duetta® Whirlpool And Salon® Spa Models
(Salon® Spa Shown)



All Models



©2017 Jacuzzi Luxury Bath • For additional information call Customer Service 800-288-4002 • www.jacuzzi.com/baths/
Refer to installation instructions included with fixture before beginning installation. Please confirm product availability and specifications before commencing with any installation work.
PRODUCT SPECIFICATIONS AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE.