

REPUBLIC RANCHES LLC

Our Legacy is in the Land



THE RESERVE AT CHAPPELL HILL

2-15 Acres | Contact For Details | Washington County, Chappell Hill, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com



RESERVE

at CHAPPELL HILL

The Reserve at Chappell Hill is located 5.9 miles north of downtown Chappell Hill on FM 115 across the road from Dos Brisas. The Reserve offers 35 premier wooded homesites, ranging from 2 to 15 acres with beautiful rolling elevations, panoramic views and abundant wildlife. The Reserve offers underground electricity, high-speed internet, roads to be built to county specs, low taxes, and strong restrictions requiring 2500 square feet minimums and no timeline to build.

Contact

Rick Doak, Sales Associate
 (361) 243 1040
 rick@republicranches.com

Pricing

THE RESERVE AT CHAPPELL HILL								
HOMESITE	APPROX. ACRES	OFFERING PRICE	HOMESITE	APPROX. ACRES	OFFERING PRICE	HOMESITE	APPROX. ACRES	OFFERING PRICE
Lot 1	2.36	\$187,620.00	Lot 13 - UNDER CONTRACT	2.48	\$197,160.00	Lot 25	2.70	\$214,650.00
Lot 2	3.99	\$317,205.00	Lot 14 - SOLD	2.34	\$186,030.00	Lot 26	2.55	\$202,725.00
Lot 3	3.57	\$231,300.00	Lot 15	2.12	\$168,540.00	Lot 27	3.22	\$255,990.00
Lot 4	2.16	\$139,950.00	Lot 16 - SOLD	2.59	\$205,905.00	Lot 28	15.92	\$1,061,400.00
Lot 5	2.29	\$155,400.00	Lot 17 - PENDING	2.37	\$188,415.00	Lot 29	3.98	\$261,750.00
Lot 6	3.34	\$242,250.00	Lot 18	2.36	\$187,620.00	Lot 30 - UNDER CONTRACT	2.17	\$141,300.00
Lot 7	2.45	\$167,700.00	Lot 19 - SOLD	2.52	\$200,340.00	Lot 31	2.20	\$142,350.00
Lot 8	2.26	\$156,750.00	Lot 20	2.47	\$196,365.00	Lot 32	2.77	\$196,500.00
Lot 9	2.61	\$180,750.00	Lot 21 - SOLD	2.85	\$226,575.00	Lot 33	3.00	\$208,800.00
Lot 10	2.31	\$183,645.00	Lot 22 - SOLD	2.64	\$209,880.00	Lot 34	3.37	\$267,915.00
Lot 11	2.16	\$171,720.00	Lot 23	2.38	\$189,210.00	Lot 35	3.10	\$246,450.00
Lot 12	2.53	\$201,135.00	Lot 24	2.48	\$197,160.00			

GRAPHIC SCALE



(IN US SURVEY FEET)
1 inch = 200 ft.

Notes:

- This is a proposed single family residential development.
- A portion of this tract lies in Shaded Zone A (Special Flood Hazard Area Without Base Flood Elevation) as shown on Flood Insurance Rate Map No. 487700020C, effective date 8-18-2011.
- Setbacks are referenced to the Texas Coordinate System of 1983 (NAD83). Distances are based on GPS observations. Distances to be shown on this plat are to be adjusted to grid by applying the combined adjustment factor of 0.9999800138.

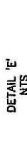
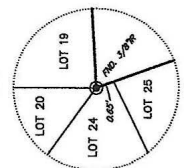
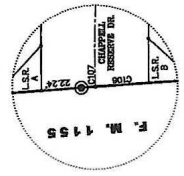
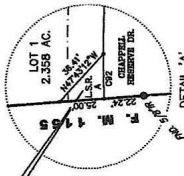
Developer:
Clear Property Group, LLC
29803 Schell Rd
Springtown, Texas 77483

Engineer:
Herbert Hughes Engineers, Inc.
10350 Richmond Ave, Suite 200
Houston, Texas 77042

Surveyor:
7986 183A, Building 2, Site A
Leander, Texas 78641

RESTRICTED RESERVE B
RESTRICTED TO LANDSCAPE AND
LANDSCAPE RESERVE ONLY
0.007 AC (0.13 AC)

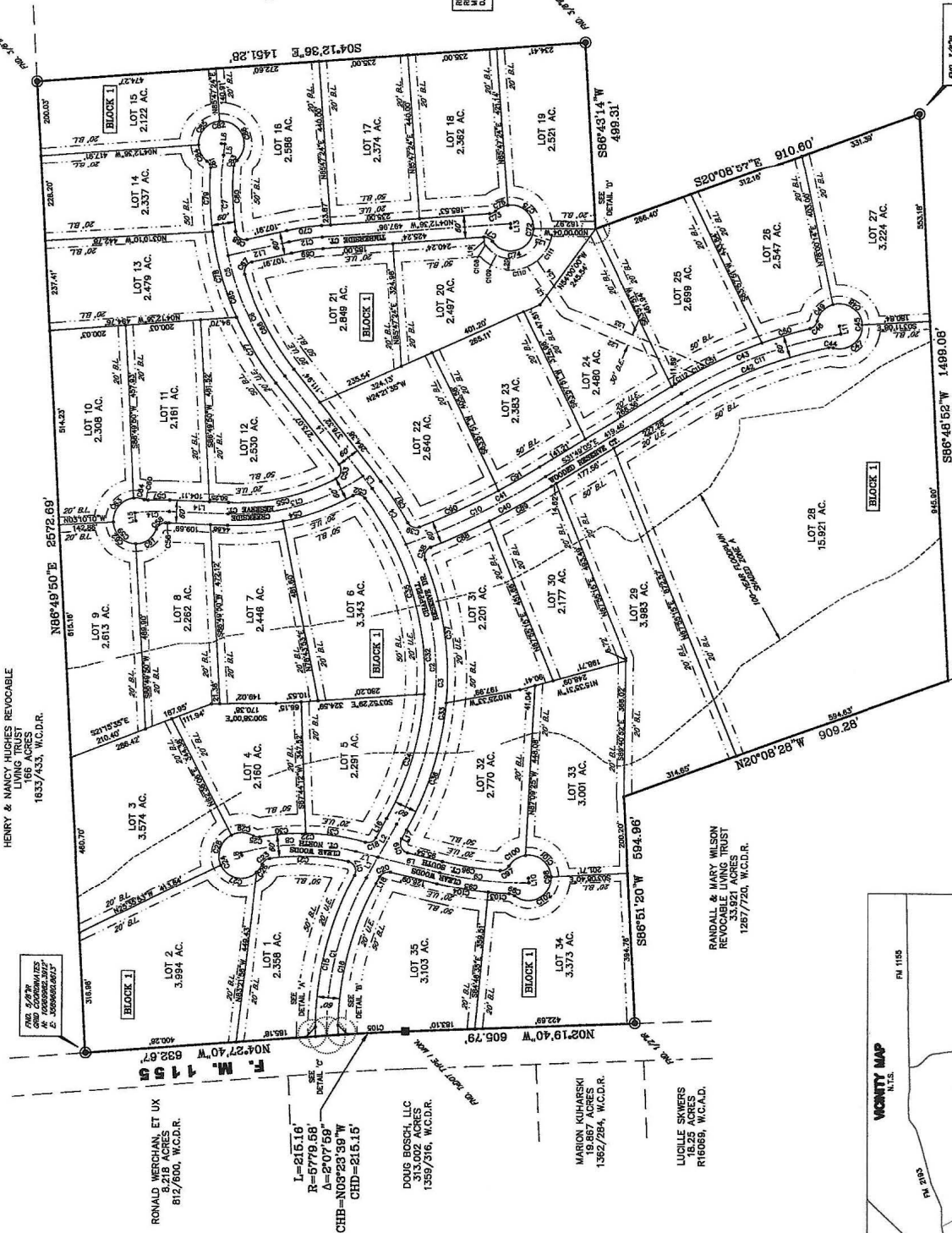
RESTRICTED RESERVE A
RESTRICTED TO LANDSCAPE AND
LANDSCAPE RESERVE ONLY
0.007 AC (0.13 AC)



FINAL PLAT

RESERVE AT CHAPPELL HILL

35 LOTS 1 BLOCK 2 RESERVES
A SUBDIVISION CONTAINING 115.864 ACRES, SITUATED IN
THE JAMES KEAGAN SURVEY, A-68
WASHINGTON COUNTY, TEXAS



THE 5/8" WIDE
IRON ROD LOCATED
AT 1609773.5300' E
& 328777.3300' N

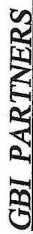
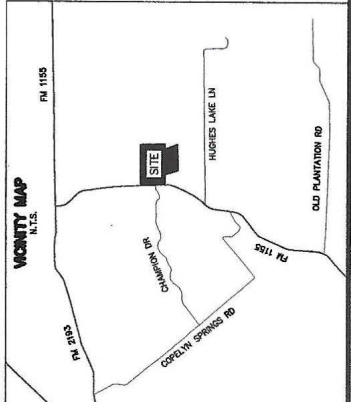
HERBERT HUGHES, ET UX
297.12 ACRES
1420/202, W.C.D.R.

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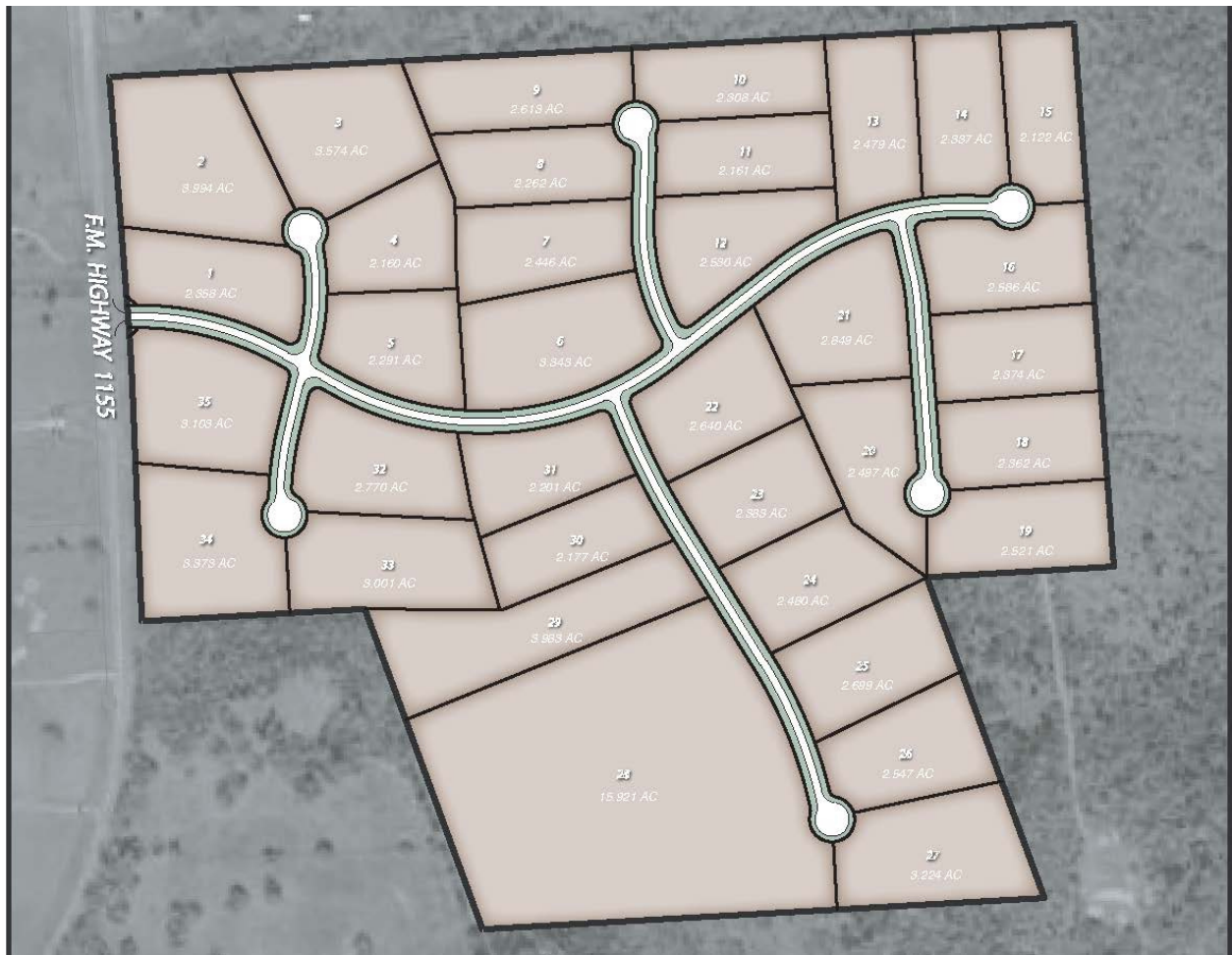
LEGEND:

- SET 5/8" IRON ROD WITH CAP
- STAMPED "GPI PARTNERS"
- BUILDING LINE
- UTILITY EASEMENT
- W.C.D.R. = WASHINGTON COUNTY DEED RECORDS
- W.C.A.R. = WASHINGTON COUNTY APPRAISAL DISTRICT
- L.S.R. = LANDSCAPE RESERVE



GPI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A
LEANDER, TX 78641
PHONE: 281-499-4339 • WWW.GPISURVEY.COM
TIPPELS # 10194150 • TPEP # 17284

SCALE: 1" = 200'
JOB NO. 210119
FIELD BOOK
DATE: 1-24-2022
DRAWING: 210119-RAT



The Reserve at Chappell Hill

Chappell Hill, Texas

Conceptual Entry Views



A Clear Development