

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

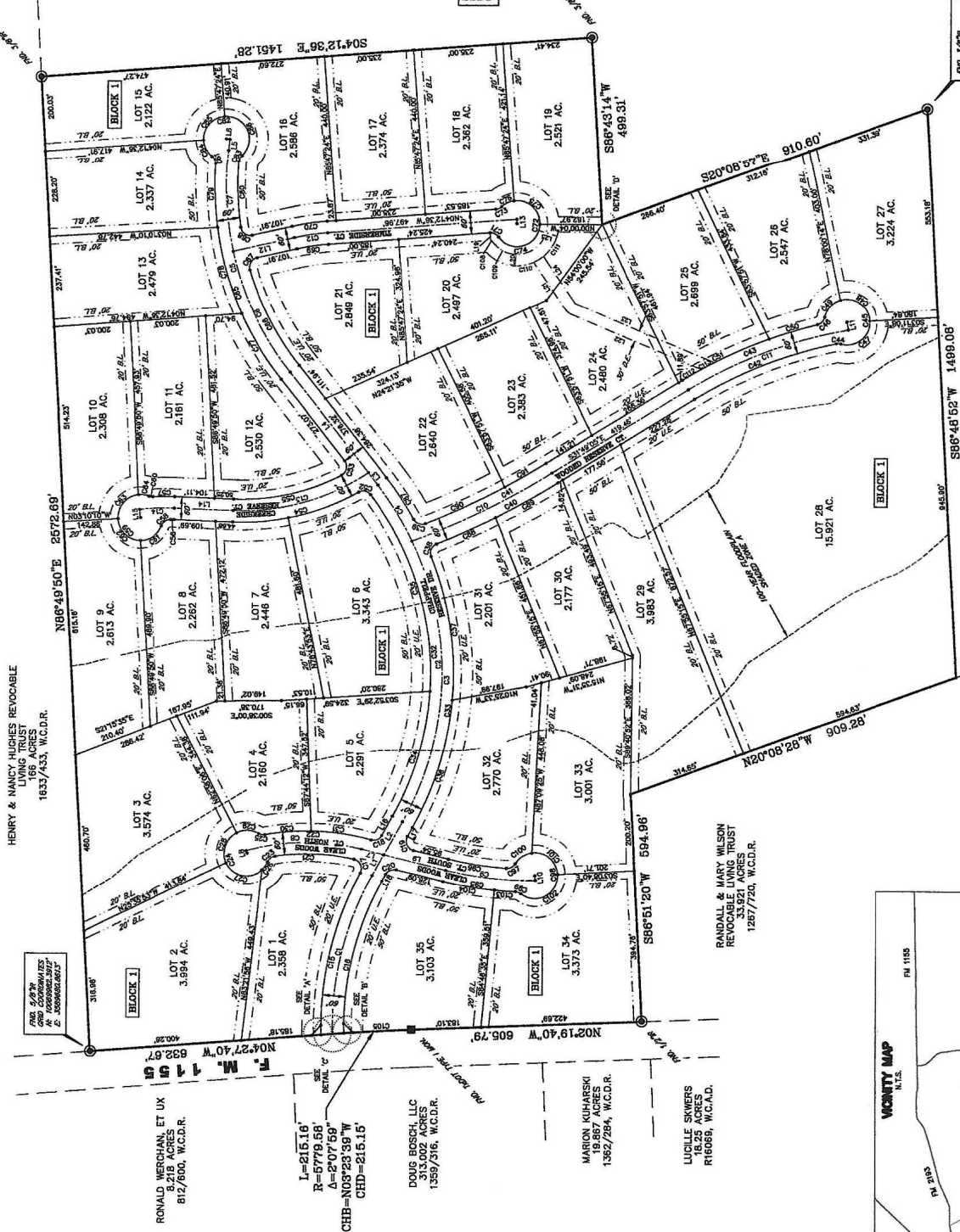
Pricing

THE RESERVE AT CHAPPELL HILL								
HOMESITE	APPROX. ACRES	OFFERING PRICE	HOMESITE	APPROX. ACRES	OFFERING PRICE	HOMESITE	APPROX. ACRES	OFFERING PRICE
Lot 1 - SOLD	2.36		Lot 13 - SOLD	2.48		Lot 25 - SOLD	2.70	
Lot 2	3.99	\$340,995.00	Lot 14 - SOLD	2.34		Lot 26 - SOLD	2.55	
Lot 3	3.57	\$248,647.00	Lot 15 - SOLD	2.12		Lot 27 - SOLD	3.22	
Lot 4	2.16	\$150,446.00	Lot 16 - SOLD	2.59		Lot 28	15.92	\$1,141,005.00
Lot 5	2.29	\$167,055.00	Lot 17 - SOLD	2.37		Lot 29	3.98	\$281,381.00
Lot 6	3.34	\$260,418.00	Lot 18 - SOLD	2.36		Lot 30 - SOLD	2.17	
Lot 7	2.45	\$180,277.00	Lot 19 - SOLD	2.52		Lot 31 - UNDER CONTRACT	2.20	\$142,350.00
Lot 8	2.26	\$168,506.00	Lot 20 - SOLD	2.49		Lot 32	2.77	\$211,237.00
Lot 9	2.61	\$194,306.00	Lot 21 - SOLD	2.85		Lot 33 - UNDER CONTRACT	3.00	\$224,460.00
Lot 10 - UNDER CONTRACT	2.31	\$197,418.00	Lot 22 - SOLD	2.64		Lot 34	3.37	\$288,008.00
Lot 11	2.16	\$184,597.00	Lot 23 - SOLD	2.38		Lot 35 - SOLD	3.10	
Lot 12 - SOLD	2.53		Lot 24	2.48	\$211,947.00			

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 the Flood Insurance Rate Map No. 447700050C, effective date 8-18-2011.
- Setbacks are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS observations. Distances are rounded to the nearest foot and may vary slightly from the distances shown on the plat by applying the combined adjustment factor of 0.0000000138.

Developer:
Clear Property Group, LLC
29803 Schell Rd
Springtown, Texas 77433
Engineer:
Herbert Hughes, ET UX
10350 Richmond Ave, Suite 200
Houston, Texas 77042
Surveyor:
Herbert Hughes, ET UX
7885 183A, Building 2, Ste. A
Leander, Texas 78641

HERBERT HUGHES, ET UX
29712 ACRES
1420/202, W.C.D.R.

DOUG BOSCH, LLC
313.002 ACRES
1359/316, W.C.D.R.

MARION KUHAWSKI
19.887 ACRES
1362/284, W.C.D.R.

LUCILLE SWANER
10.25 ACRES
R16069, W.C.A.D.

RANDALL & MARY WILSON
REVOCABLE LIVING TRUST
1287/720, W.C.D.R.

RONALD MERCHANT, ET UX
812/600, W.C.D.R.

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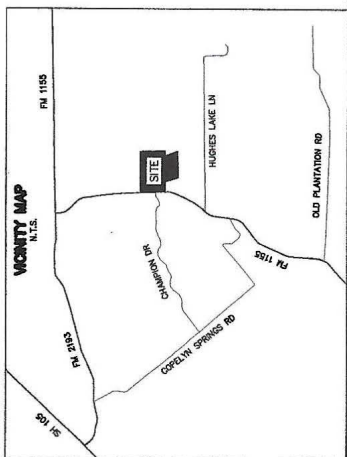
FINAL PLAT

RESERVE AT CHAPPELL HILL

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

LEGEND:

- SET 5/8" IRON ROD WITH CAP
- STAMPED "GB PARTNERS"
- BUILDING LINE
- UTILITY EASEMENT
- WASHINGTON COUNTY DEED RECORDS
- WASHINGTON COUNTY APPRAISAL DISTRICT
- LANDSCAPE RESERVE

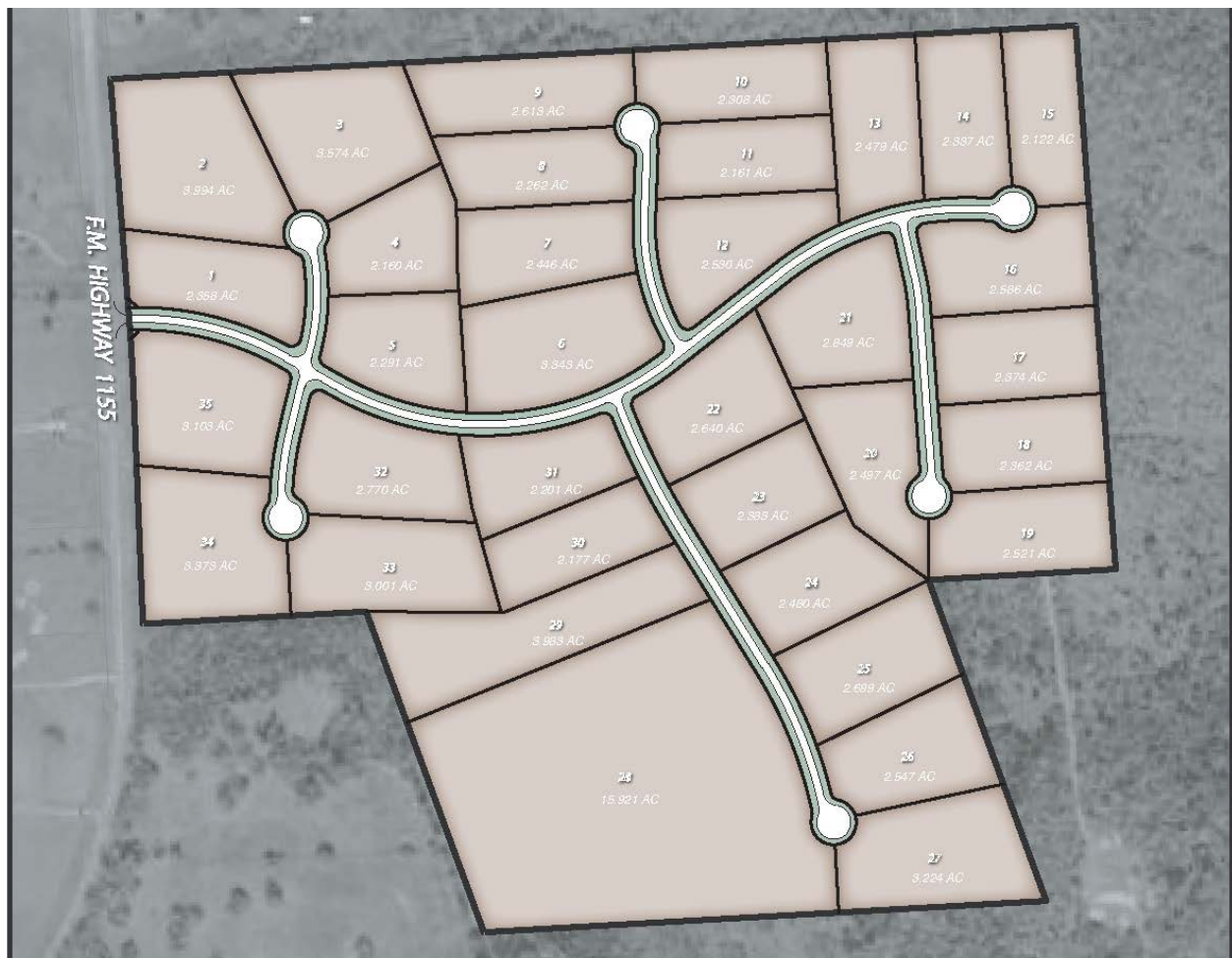


GBI PARTNERS

LAND SURVEYING CONSULTANTS
7606 183A, BUILDING 2, STE. A
LEANDER, TX 78641
PHONE: 281-499-4339 • WWW.GBISURVEY.COM
TITLES # 10194150 • TPE # 17284

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

SHEET 1 OF 2



The Reserve at Chappell Hill

Chappell Hill, Texas

Conceptual Entry Views



A Clear Development