



REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

SUNSET HILLS ESTATES

2-4 Acres | Contact For Details | Washington County, Chappell Hill, TX

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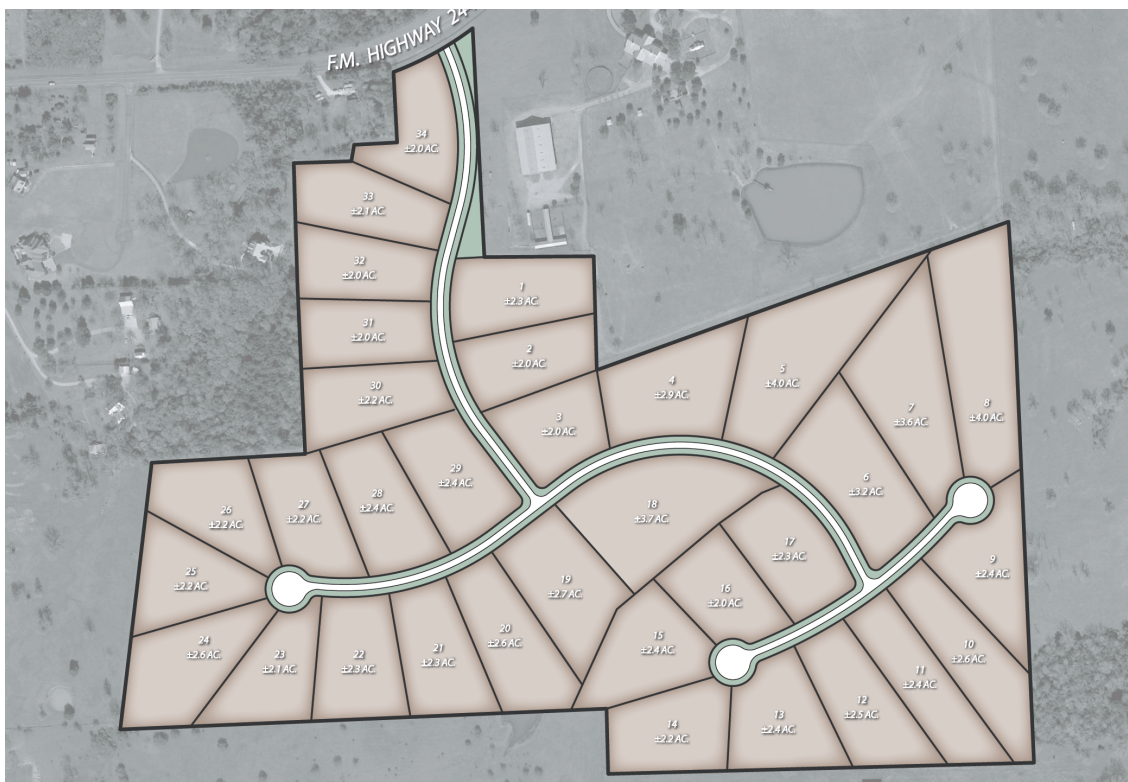
Sunset Hills Estates, just 2 minutes from downtown Chappell Hill offers 34 exclusive home sites with beautiful rolling hills, breathtaking sunsets and majestic old hardwoods. The estate lots range from 2 to 4 acres and the premier lots feature a 2-acre pond stocked with catfish and bass. Sunset Hill Estates is 1 mile east of downtown on FM 2447. The development offers underground electricity, high-speed internet, roads built to county spec, low taxes, and strong restrictions requiring 2,500 square feet minimums and no timeline to build.

50 mins to Houston.
35 mins to Spring.
30 mins to Cypress

50 mins to The Woodlands
55 mins to Katy

Contact

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PRELIMINARY PLAT SUNSET HILLS ESTATES

CONSISTING OF 34 RESIDENTIAL LOTS, RESERVE "A" & RESERVE "B"
94.377 ACRES TOTAL
IN THE WILLIAM MUNSON SURVEY, A-90
WASHINGTON COUNTY, TEXAS

- LEGEND:
- BL = BUILDING LINE
 - UL = UTILITY EASEMENT
 - OE = OVERHEAD ELECTRIC LINE
 - W = WIRE FENCE
 - BF = BOARD FENCE
 - DE = DRAINAGE EASEMENT

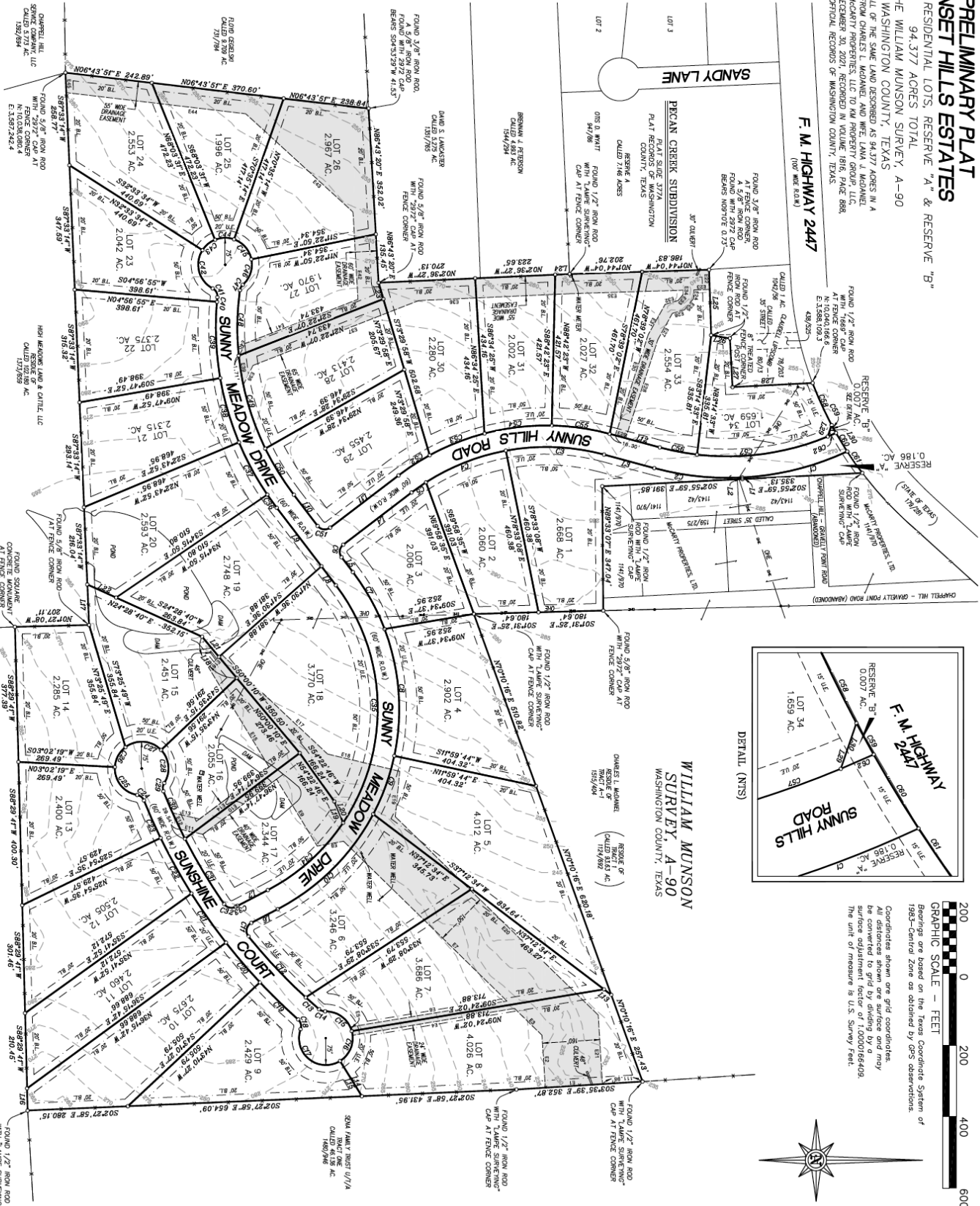
6 - Denotes 5/8" iron rod set with plastic cap stamped "Lampe Surveying" unless otherwise noted. (Corner pins along roads will be set after final construction phase has been completed)

LINE TABLE

Course	Bearing	Distance
L1	S87°04'01"W	4.49
L2	N87°04'01"E	4.49
L3	N15°31'43"E	24.68
L4	S82°38'48"W	32.99
L5	N87°29'18"W	63.29
L6	S87°29'18"E	63.29
L7	N82°38'48"E	2006.37
L8	N82°38'48"W	109.30
L9	S87°21'14"E	240.20
L10	S87°21'14"W	25.44
L11	N87°12'34"E	25.44
L12	S88°07'50"W	115.53
L13	S87°23'14"W	113.25
L14	S87°23'14"E	113.25
L15	N87°48'28"E	84.53
L16	S87°48'28"W	73.43
L17	N84°29'40"W	88.31
L18	S84°29'40"E	47.55
L19	N88°07'00"E	162.79
L20	N88°07'00"W	62.84
L21	N88°51'27"E	136.49
L22	S87°05'56"E	33.89
L23	N71°08'56"W	33.89

CURVE TABLE

Curve	Radius	Length	Chord	Delta Bearing
C1	790.00'	304.60'	301.73'	N13°52'33"W
C2	790.00'	304.60'	301.73'	N06°04'12"E
C3	600.00'	217.81'	217.81'	N02°40'10"E
C4	600.00'	48.95'	48.95'	N03°05'29"W
C5	600.00'	48.95'	48.95'	N02°11'11"W
C6	600.00'	139.27'	139.27'	N02°11'11"W
C7	600.00'	139.27'	139.27'	N02°11'11"W
C8	600.00'	139.27'	139.27'	N02°11'11"W
C9	600.00'	139.27'	139.27'	N02°11'11"W
C10	600.00'	139.27'	139.27'	N02°11'11"W
C11	600.00'	139.27'	139.27'	N02°11'11"W
C12	600.00'	139.27'	139.27'	N02°11'11"W
C13	600.00'	139.27'	139.27'	N02°11'11"W
C14	600.00'	139.27'	139.27'	N02°11'11"W
C15	600.00'	139.27'	139.27'	N02°11'11"W
C16	600.00'	139.27'	139.27'	N02°11'11"W
C17	600.00'	139.27'	139.27'	N02°11'11"W
C18	600.00'	139.27'	139.27'	N02°11'11"W
C19	600.00'	139.27'	139.27'	N02°11'11"W
C20	600.00'	139.27'	139.27'	N02°11'11"W
C21	600.00'	139.27'	139.27'	N02°11'11"W
C22	600.00'	139.27'	139.27'	N02°11'11"W
C23	600.00'	139.27'	139.27'	N02°11'11"W
C24	600.00'	139.27'	139.27'	N02°11'11"W
C25	600.00'	139.27'	139.27'	N02°11'11"W
C26	600.00'	139.27'	139.27'	N02°11'11"W
C27	600.00'	139.27'	139.27'	N02°11'11"W
C28	600.00'	139.27'	139.27'	N02°11'11"W
C29	600.00'	139.27'	139.27'	N02°11'11"W
C30	600.00'	139.27'	139.27'	N02°11'11"W
C31	600.00'	139.27'	139.27'	N02°11'11"W
C32	600.00'	139.27'	139.27'	N02°11'11"W
C33	600.00'	139.27'	139.27'	N02°11'11"W
C34	600.00'	139.27'	139.27'	N02°11'11"W
C35	600.00'	139.27'	139.27'	N02°11'11"W
C36	600.00'	139.27'	139.27'	N02°11'11"W
C37	600.00'	139.27'	139.27'	N02°11'11"W
C38	600.00'	139.27'	139.27'	N02°11'11"W
C39	600.00'	139.27'	139.27'	N02°11'11"W
C40	600.00'	139.27'	139.27'	N02°11'11"W
C41	600.00'	139.27'	139.27'	N02°11'11"W
C42	600.00'	139.27'	139.27'	N02°11'11"W
C43	600.00'	139.27'	139.27'	N02°11'11"W
C44	600.00'	139.27'	139.27'	N02°11'11"W
C45	600.00'	139.27'	139.27'	N02°11'11"W
C46	600.00'	139.27'	139.27'	N02°11'11"W
C47	600.00'	139.27'	139.27'	N02°11'11"W
C48	600.00'	139.27'	139.27'	N02°11'11"W
C49	600.00'	139.27'	139.27'	N02°11'11"W
C50	600.00'	139.27'	139.27'	N02°11'11"W
C51	600.00'	139.27'	139.27'	N02°11'11"W
C52	600.00'	139.27'	139.27'	N02°11'11"W
C53	600.00'	139.27'	139.27'	N02°11'11"W
C54	600.00'	139.27'	139.27'	N02°11'11"W
C55	600.00'	139.27'	139.27'	N02°11'11"W
C56	600.00'	139.27'	139.27'	N02°11'11"W
C57	600.00'	139.27'	139.27'	N02°11'11"W
C58	600.00'	139.27'	139.27'	N02°11'11"W
C59	600.00'	139.27'	139.27'	N02°11'11"W
C60	600.00'	139.27'	139.27'	N02°11'11"W
C61	600.00'	139.27'	139.27'	N02°11'11"W
C62	600.00'	139.27'	139.27'	N02°11'11"W
C63	600.00'	139.27'	139.27'	N02°11'11"W
C64	600.00'	139.27'	139.27'	N02°11'11"W
C65	600.00'	139.27'	139.27'	N02°11'11"W
C66	600.00'	139.27'	139.27'	N02°11'11"W
C67	600.00'	139.27'	139.27'	N02°11'11"W
C68	600.00'	139.27'	139.27'	N02°11'11"W
C69	600.00'	139.27'	139.27'	N02°11'11"W
C70	600.00'	139.27'	139.27'	N02°11'11"W
C71	600.00'	139.27'	139.27'	N02°11'11"W
C72	600.00'	139.27'	139.27'	N02°11'11"W
C73	600.00'	139.27'	139.27'	N02°11'11"W
C74	600.00'	139.27'	139.27'	N02°11'11"W
C75	600.00'	139.27'	139.27'	N02°11'11"W
C76	600.00'	139.27'	139.27'	N02°11'11"W
C77	600.00'	139.27'	139.27'	N02°11'11"W
C78	600.00'	139.27'	139.27'	N02°11'11"W
C79	600.00'	139.27'	139.27'	N02°11'11"W
C80	600.00'	139.27'	139.27'	N02°11'11"W
C81	600.00'	139.27'	139.27'	N02°11'11"W
C82	600.00'	139.27'	139.27'	N02°11'11"W
C83	600.00'	139.27'	139.27'	N02°11'11"W
C84	600.00'	139.27'	139.27'	N02°11'11"W
C85	600.00'	139.27'	139.27'	N02°11'11"W
C86	600.00'	139.27'	139.27'	N02°11'11"W
C87	600.00'	139.27'	139.27'	N02°11'11"W
C88	600.00'	139.27'	139.27'	N02°11'11"W
C89	600.00'	139.27'	139.27'	N02°11'11"W
C90	600.00'	139.27'	139.27'	N02°11'11"W
C91	600.00'	139.27'	139.27'	N02°11'11"W
C92	600.00'	139.27'	139.27'	N02°11'11"W
C93	600.00'	139.27'	139.27'	N02°11'11"W
C94	600.00'	139.27'	139.27'	N02°11'11"W
C95	600.00'	139.27'	139.27'	N02°11'11"W
C96	600.00'	139.27'	139.27'	N02°11'11"W
C97	600.00'	139.27'	139.27'	N02°11'11"W
C98	600.00'	139.27'	139.27'	N02°11'11"W
C99	600.00'	139.27'	139.27'	N02°11'11"W
C100	600.00'	139.27'	139.27'	N02°11'11"W



DRAINAGE EASEMENT TABLE

Course	Bearing	Distance
E1	S03°35'39"E	180.00
E2	S86°21'21"W	180.00
E3	S03°35'39"E	180.00
E4	S03°35'39"E	180.00
E5	S03°35'39"E	180.00
E6	S03°35'39"E	180.00
E7	S03°35'39"E	180.00
E8	S03°35'39"E	180.00
E9	S03°35'39"E	180.00
E10	S03°35'39"E	180.00
E11	S03°35'39"E	180.00

DRAINAGE EASEMENT TABLE

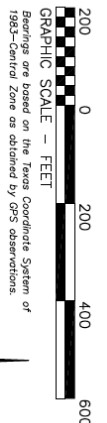
Course	Bearing	Distance
E12	S03°35'39"E	180.00
E13	S03°35'39"E	180.00
E14	S03°35'39"E	180.00
E15	S03°35'39"E	180.00
E16	S03°35'39"E	180.00
E17	S03°35'39"E	180.00
E18	S03°35'39"E	180.00
E19	S03°35'39"E	180.00
E20	S03°35'39"E	180.00
E21	S03°35'39"E	180.00
E22	S03°35'39"E	180.00

DRAINAGE EASEMENT TABLE

Course	Bearing	Distance
E23	S03°35'39"E	180.00
E24	S03°35'39"E	180.00
E25	S03°35'39"E	180.00
E26	S03°35'39"E	180.00
E27	S03°35'39"E	180.00
E28	S03°35'39"E	180.00
E29	S03°35'39"E	180.00
E30	S03°35'39"E	180.00
E31	S03°35'39"E	180.00
E32	S03°35'39"E	180.00
E33	S03°35'39"E	180.00
E34	S03°35'39"E	180.00

DRAINAGE EASEMENT TABLE

Course	Bearing	Distance
E35	S03°35'39"E	180.00
E36	S03°35'39"E	180.00
E37	S03°35'39"E	180.00
E38	S03°35'39"E	180.00
E39	S03°35'39"E	180.00
E40	S03°35'39"E	180.00
E41	S03°35'39"E	180.00
E42	S03°35'39"E	180.00
E43	S03°35'39"E	180.00
E44	S03°35'39"E	180.00
E45	S03°35'39"E	180.00



Pricing

Lot#	Acreage	Price	Status
1	2.668	\$277,466.00	
2	2.060	\$216,970.00	
3	2.006	\$211,597.00	
4	2.902	\$300,749.00	
5	4.012	\$411,194.00	
6	3.246	\$334,977.00	
7	3.686	\$378,757.00	
8	4.026	\$412,587.00	
9	2.429	\$253,686.00	
10	2.675	\$278,163.00	SOLD
11	2.460	\$256,770.00	
12	2.505	\$261,248.00	
13	2.4	\$250,800.00	
14	2.285	\$239,358.00	
15	2.451	\$255,875.00	
16	2.055	\$216,473.00	
17	2.344	\$245,228.00	
18	3.770	\$387,115.00	
19	2.748	\$285,426.00	
20	2.593	\$270,004.00	
21	2.315	\$242,343.00	
22	2.375	\$248,313.00	
23	2.042	\$215,179.00	
24	2.553	\$266,023.00	
25	1.996	\$210,602.00	
26	2.967	\$307,217.00	
27	1.970	\$208,015.00	
28	2.413	\$252,094.00	
29	2.455	\$256,273.00	
30	2.280	\$238,860.00	
31	2.002	\$211,199.00	
32	2.027	\$213,687.00	
33	2.554	\$266,123.00	
34	1.659	\$177,071.00	SOLD