

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 - SOLD	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



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 Hazard Map No. 4877002AC, effective date 8-18-2011.
- Boundaries are referenced to the Texas Coordinate System of 1883 (NAD83). Distances are based on GPS observations. Corrections to grid by applying the combined adjustment factor of 0.8898800138.

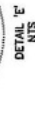
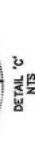
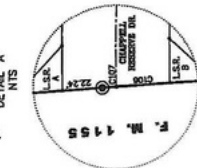
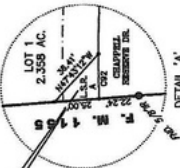
Developer:
Clear Property Group, LLC
2803 Sobel Rd
Opinion, Texas 77453

Engineer:
Herbert Hughes, ET UX
10350 Richmond Ave, Suite 200
Houston, Texas 77042

Surveyor:
7888 183A, Bludgett 2, Sta. A
Leander, Texas 78641

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

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



FINAL PLAT

RESERVE AT CHAPPELL HILL

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



GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A
LEANDER, TX 78641
PHONE: 281-499-4339 • WWW.GBISURVEY.COM
TELEFAX: 281-499-4339 • TBR #17284

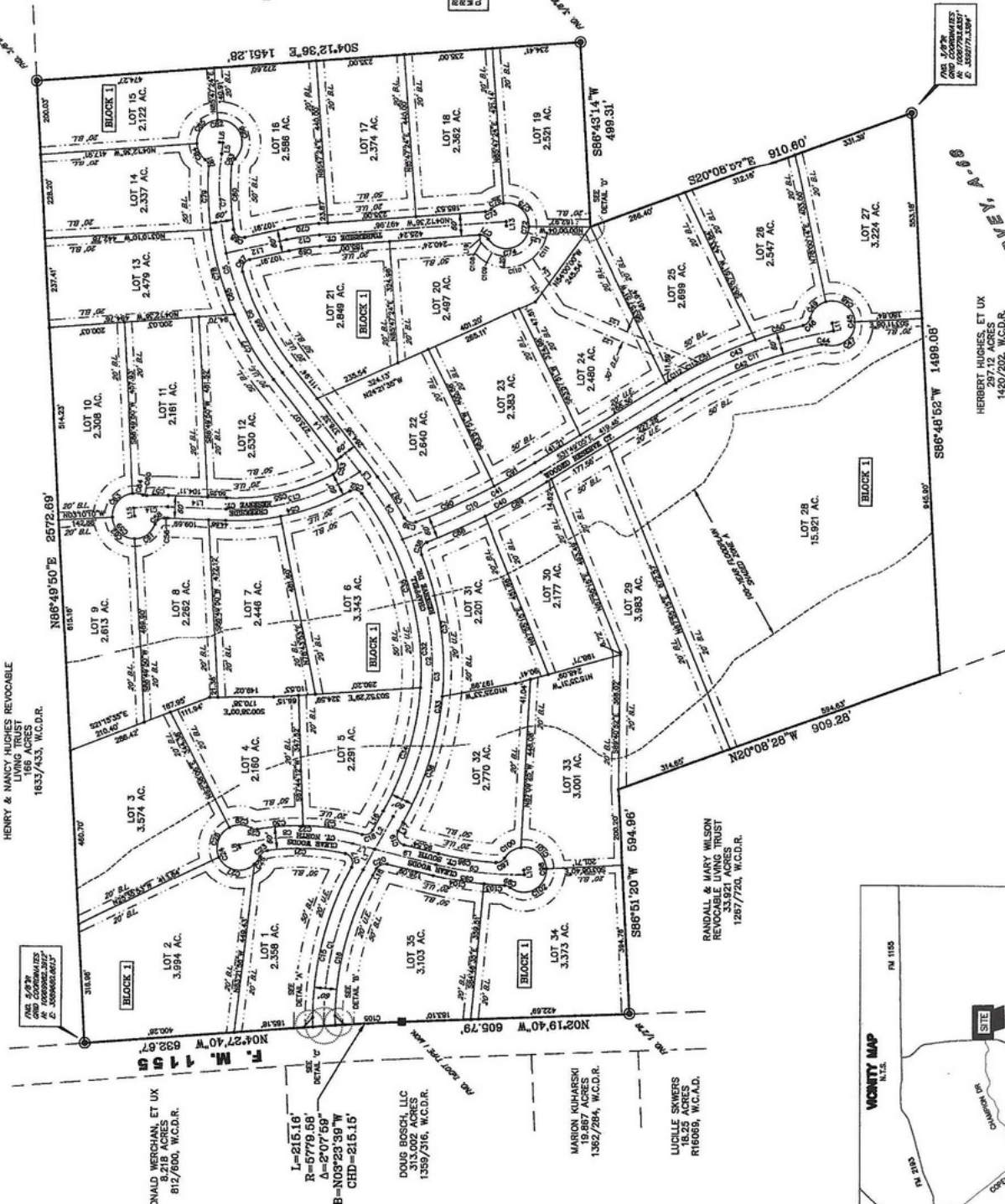
SCALE: 1" = 200'

JOB NO. 210119

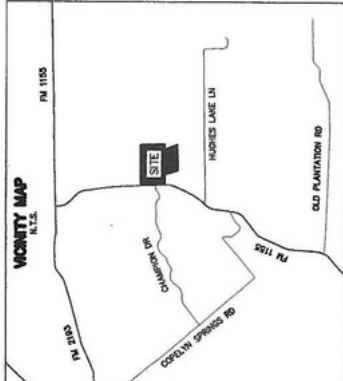
CREW CHIEF:

DATE: 1-24-2022

DWG. 210119-RAT



- LEGEND:
- SET 5/8" IRON PEG WITH CAP
 - STAMPED "GBI 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



HENRY & NANCY HUGHES REVOCABLE
LIVING TRUST
186 ACRES
1633/433, W.C.D.R.

RONALD MERCHANT, ET UX
817/600, W.C.D.R.

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

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

LUCILLE SWANER
10.25 ACRES
R18069, W.C.A.D.

RANDALL & MARY WILSON
REVOCABLE LIVING TRUST
1287/750, W.C.D.R.

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

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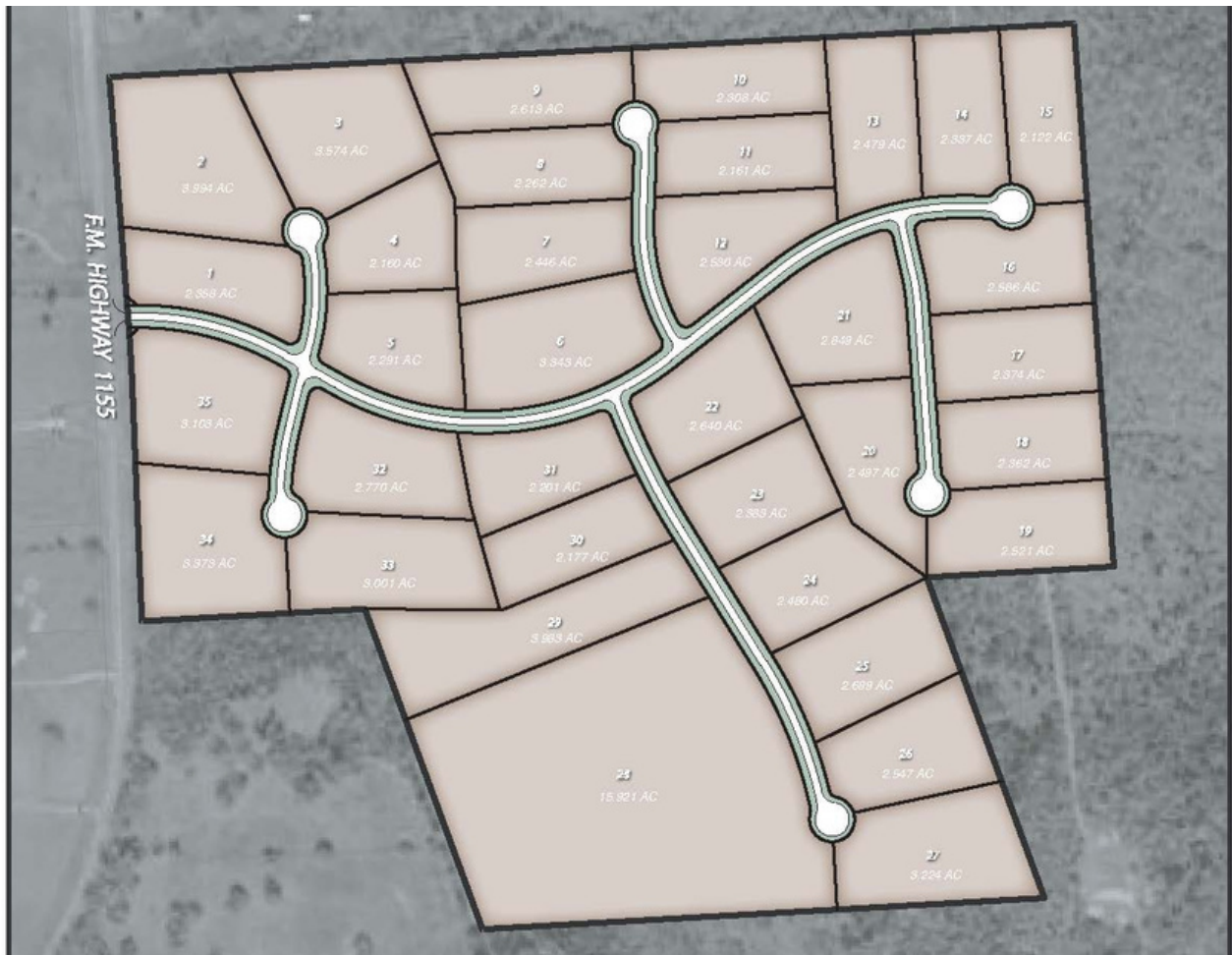
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Chappell Hill, Texas

Conceptual Entry Views



A Clear Development