

5:18

70



Owner, address, or parcel ID



Texas Prison Museum

FM 2821 Rd W

45

75

Huntsv

30

Walmart Supercenter

Sam Houston State Univ

Chick-fil-A

SITE

FreeUp Storage
Huntsville

Huntsville
Memorial Hospital

Huntsville

Pine Shadows Park

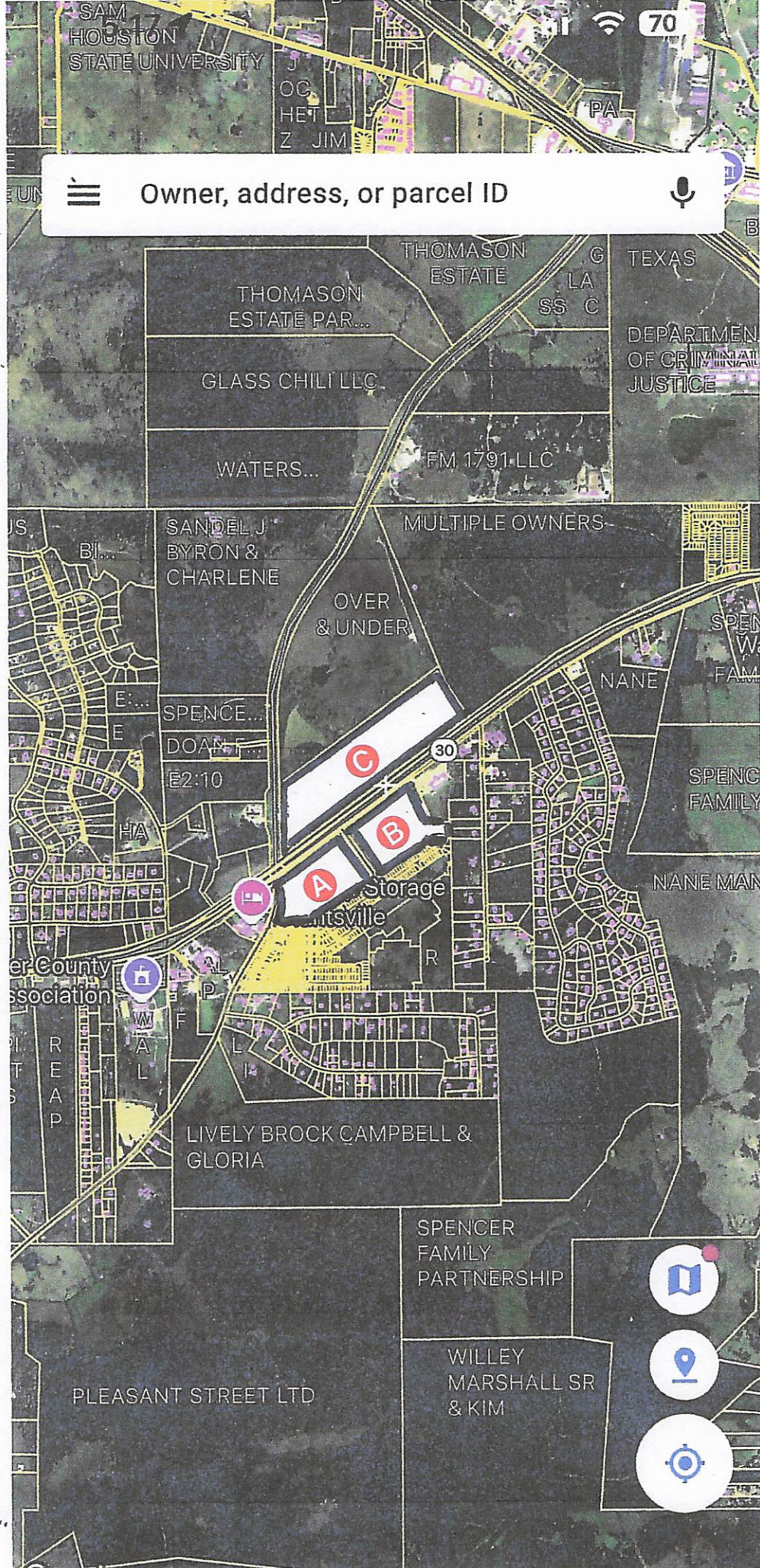
Montgomery Rd

Possum Walk Rd

Google



Owner, address, or parcel ID



NOTES

BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE REFERENCED TO CITY OF HUNTSVILLE SURVEY CONTROL MONUMENT #8599 (PUBLISHED COORDINATES N:10,350,063.27' E:3,715,174.13') AND #8501 (PUBLISHED COORDINATES N:10,252,434.39' E:3,745,552.39'). MONUMENT #8599 IS LOCATED 572' 30" 17" W, 3,044.83 FEET FROM THE JOHNSON AND TWICE INC. 1/8" IRON ROD FOUND (CM) FOR NORTH CORNER OF ROCKBRIDGE SUBDIVISION, PHASE 2.

ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF HUNTSVILLE OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REMEDIATING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.

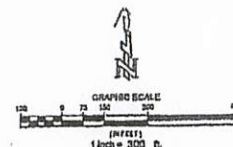
DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.9998948.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR WALKER COUNTY, TEXAS, COMMUNITY - PANEL NO. 481042 0355 D, DATED AUGUST 16, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SETBACKS: FRONT 25' - REAR 10' - SIDE 10' (5' ON EITHER SIDE OF THE LOT LINE) (CORNER LOT - SIDE 10').

BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF HUNTSVILLE.

THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE PHASE 1 INTO 73 LOTS AND BLOCKS.



FINAL PLAT

ROCKBRIDGE EAST SUBDIVISION, PHASE 1

73 LOTS, 13,764 ACRES, 4 BLOCKS
12,357 ACRES - RESERVE "A"
13,878 ACRES - RESERVE "B"
15,141 ACRES - RESERVE "C"
2,579 ACRES - H.O.A. AREA "A"
18,885 ACRES - H.O.A. AREA "B"
312.50 SQ. FT. - H.O.A. AREA "C"
312.50 SQ. FT. - H.O.A. AREA "D"

BEING ALL OF 78,018 ACRES
SAGO LIBERTY HILL, LLC TO
AMSTAD DEVELOPMENT, LLC
CLERKS FILE #2022-82770, WCOPR
& 1,833 ACRES - MISSION DRIVE
32,773 ACRES - RESERVE "D"
34,679 ACRES - RESERVE "E"

BEING ALL OF THE RESIDUE OF 109.45 ACRES
NEW WAVERLY VENTURES LTD., CO. TO
PETER S. TERPSTRA, TRUSTEE
VOLUME 739, PAGE 893, WCOR
IN THE LEWIS COX SURVEY, A-13
CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS



INDEX SHEET

ADDRESSES

OWNER/DEVELOPER: AMSTAD DEVELOPMENT, LLC
2050 CAIN ROAD
COLLEGE STATION, TEXAS 77840
ENGINEER: DANIEL BEAMON PESTX
16172 BENCH LANE
BRYAN, TEXAS 77807
979-571-2407
SURVEYOR: NICHOLAS NORTHCUTT
NORTHCUTT LAND SURVEYING
4520 HAWK ROAD
DIANA, TEXAS 75840
937-371-9453

ABBREVIATION LEGEND

(CM)	CONTROLLING MONUMENT
(R.O.W.)	RIGHTS OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
VOL.	VOLUME
P.G.	PAGE
CF	CLERKS FILE
WCOR	WALKER COUNTY OFFICIAL RECORDS
WCOPR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCPR	WALKER COUNTY PLAT RECORDS

FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE