

NOTES

BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1883 (NAD83), CENTRAL ZONE REFERENCED TO CITY OF HUNTSVILLE SURVEY CONTROL MONUMENTS #6999 (PUBLISHED COORDINATES N 10.250 000 000 E 3.716 174 123) AND #6901 (PUBLISHED COORDINATES N 10.257 434 230 E 3.716 632 300). MONUMENT #6901 IS LOCATED 97' 32" 17" W, 3,644.63 FEET FROM THE JOHNSON MOUNTAIN INC. 60' (IRON ROD FOUND (RM) FOR NORTH CORNER OF ROCKBRIDGE SUBDIVISION, PHASE 5.

ALL PUBLIC EASEMENTS DEVOTED 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 PURPOSES 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, FENCE, TREE, SHRUB, 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. NOTWITHSTANDING THE CITY OF HUNTSVILLE OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY CONSTRUCTIONS IN THE PUBLIC EASEMENTS.

DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF 0.999949.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR WALKER COUNTY, TEXAS, COMMUNITY - PANEL NO. 48194 0215 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 5, 2017-10).

BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY OF HUNTSVILLE 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 5 RESERVE TRACTS.

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 78,818 ACRES
SAGO LIBERTY HILL, LLC TO
AMSTAD DEVELOPMENT, LLC
CLERKS FILE #2022-02770, WCOPR
& 1.633 ACRES - MISSION DRIVE
32,773 ACRES - RESERVE "D"
34,679 ACRES - RESERVE "E"

BEING ALL OF THE RESIDUE OF 169.45 ACRES
NEW WAVERLY VENTURES LTD., CO. TO
PETER S. TERPSTRA, TRUSTEE
VOLUME 739, PAGE 693, WCOR

IN THE LEWIS COX SURVEY, A-13
CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS

Northcutt
Land Surveying
WWW.NORTHCUTTLANDSURVEYING.COM
P.O. BOX 371-6023 TOMBALL, TX 77456
EMAIL: NLS@NORTHCUTTLANDSURVEYING.COM

INDEX SHEET

SITE

C

B

A

Rockbridge

PAGE 2

RESERVE "D"
32,773 ACRES

PHASE 1
13,764 ACRES

H.O.A. AREA "C"
(312.50 SQ. FT.)

H.O.A. AREA "D"
(312.50 SQ. FT.)

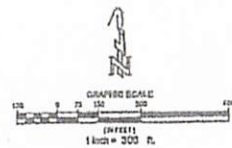
RESERVE "A"
12,357 ACRES

RESERVE "B"
13,878 ACRES

H.O.A. AREA "A"
GREEN SPACE AND
DETENTION AREA
2,579 ACRES

RESERVE "D"
15,141 ACRES

H.O.A. AREA "B"
GREEN SPACE AND
DETENTION AREA
18,885 ACRES



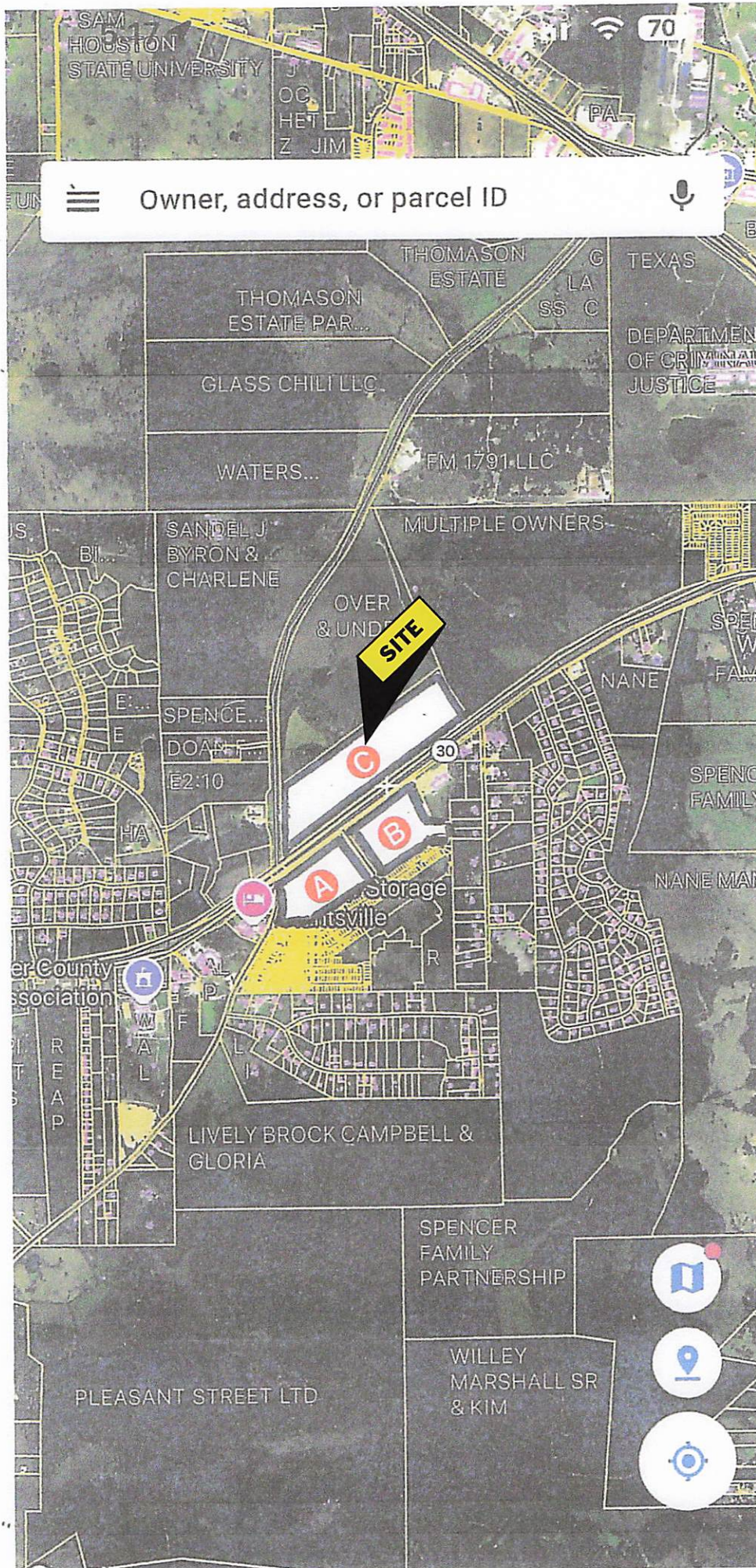
FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE

ADDRESSES

OWNER/DEVELOPER: AMSTAD DEVELOPMENT, LLC
2000 CASH ROAD
COLLEGE STATION, TEXAS 77746
EXEMPTOR: DANIEL BEAMON PETA
16172 DENCH LANE
DRIAN, TEXAS 77827
979-271-2407
SURVEYOR: NICHOLAS NORTHCUTT
NORTHCUTT LAND SURVEYING
4333 HAWK ROAD
DANA, TEXAS 77448
933-371-6053

ABBREVIATION LEGEND

CMO CONTROLLING MONUMENT
R.O.W. RIGHTS OF WAY
P.U.E. PUBLIC UTILITY EASEMENT
VOL. VOLUME
PG. PAGE
CF CLERKS FILE
WCOR WALKER COUNTY OFFICIAL RECORDS
WCOPR WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCPR WALKER COUNTY PUBLIC RECORDS AT REQUEST



5:18

70



Owner, address, or parcel ID



Texas Prison Museum

FM 2821 Rd W

45

75

Huntsv

11th St

Walmart Supercenter

Sam Houston State Univ

Chick-fil-A

FreeUp Storage
Huntsville

Huntsville
Memorial Hospital

Huntsville

Pine Shadows Park

Montgomery Rd

Possum Walk Rd

Google