

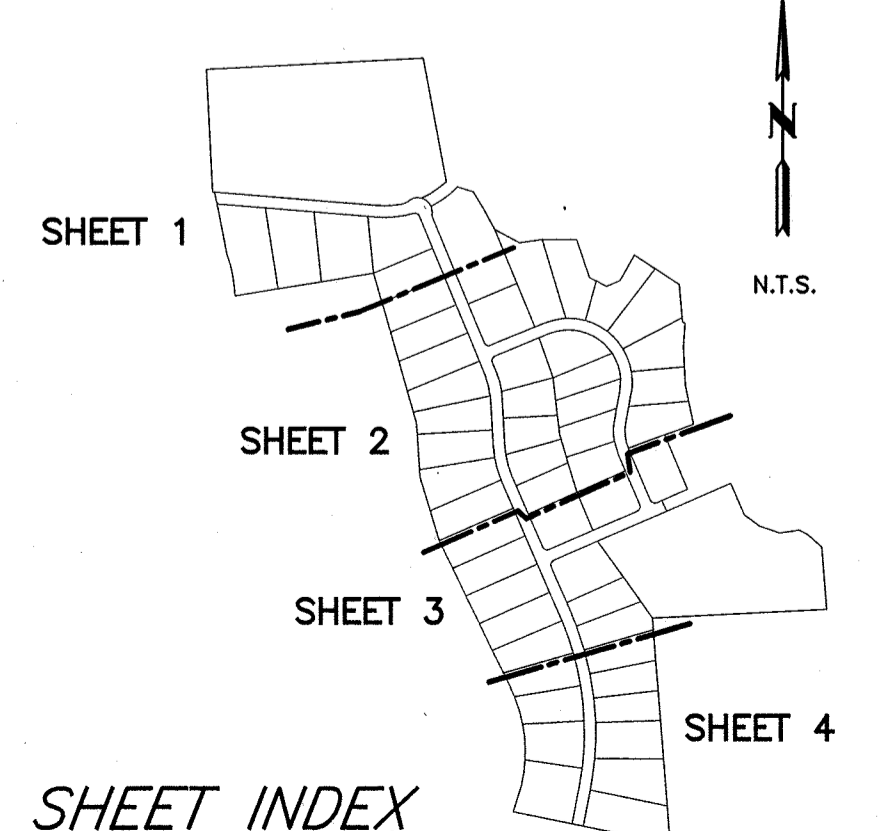
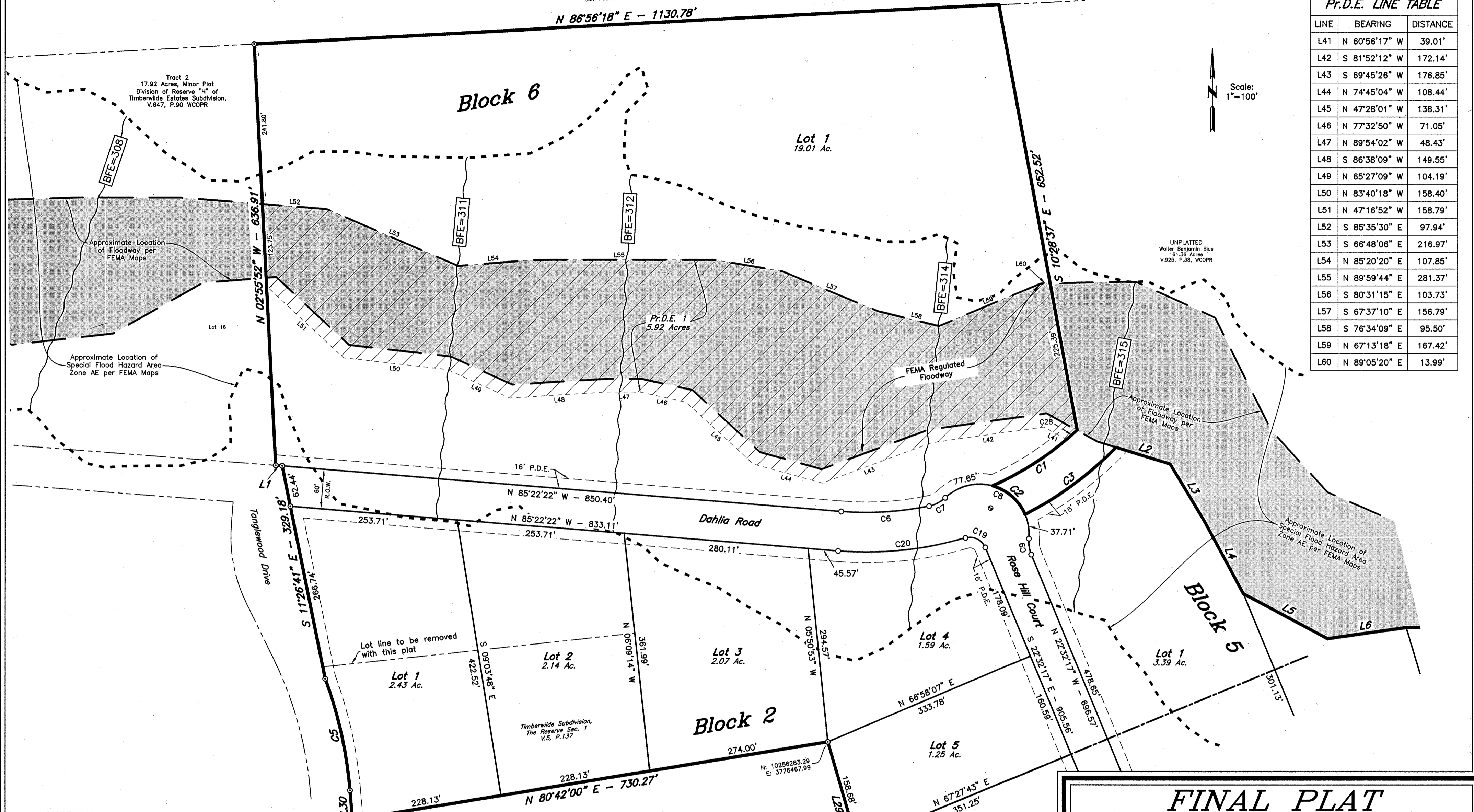
Called 607 Acres  
Now or Formerly  
Sam Houston State University  
N 86°56'18" E - 1130.78'

Pr.D.E. LINE TABLE

LINE	BEARING	DISTANCE
L41	N 60°56'17" W	39.01'
L42	S 81°52'12" W	172.14'
L43	S 69°45'26" W	176.85'
L44	N 74°45'04" W	108.44'
L45	N 47°28'01" W	138.31'
L46	N 77°32'50" W	71.05'
L47	N 89°54'02" W	48.43'
L48	S 86°38'09" W	149.55'
L49	N 65°27'09" W	104.19'
L50	N 83°40'18" W	158.40'
L51	N 47°16'52" W	158.79'
L52	S 85°35'30" E	97.94'
L53	S 66°48'06" E	216.97'
L54	N 85°20'20" E	107.85'
L55	N 89°59'44" E	281.37'
L56	S 80°31'15" E	103.73'
L57	S 67°37'10" E	156.79'
L58	S 76°34'09" E	95.50'
L59	N 67°13'18" E	167.42'
L60	N 89°05'20" E	13.99'

Scale:  
1"=100'

UNPLATTED  
Walter Benjamin Blus  
161.26 Acres  
V.925, P.38, WCOPR



SHEET 1  
SHEET 2

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

Pr.D.E. CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C28	2°38'18"	470.00'	21.64'	10.82'	S 48°25'06" W	21.64'

SHEET NO.  
**1**  
OF 5 SHEETS

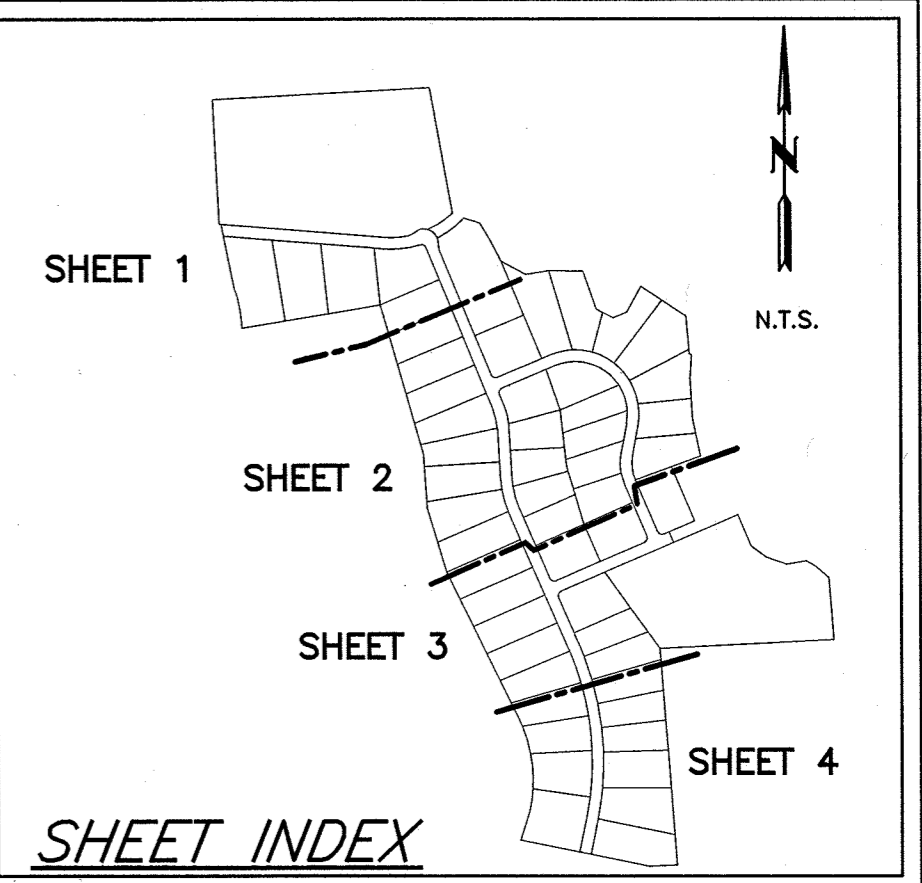
**FINAL PLAT**

BEING A FINAL PLAT OF  
**TIMBERWILDE SUBDIVISION  
THE RESERVE, SECTION 2**  
LOTS 1-22, BLOCK 2, LOTS 1-10, BLOCK 3,  
LOTS 1-12, BLOCK 4, LOTS 1-10, BLOCK 5, LOT 1, BLOCK 6  
AND BEING A REPLAT OF LOTS 15 & 16  
TIMBERWILDE SUBDIVISION, THE RESERVE SECTION 1  
AS RECORDED IN VOLUME 5, PAGE 137, PLAT RECORDS  
**117.391 ACRES**  
P.D. RANDOLPH SURVEY, A-469  
HUNTSVILLE, WALKER COUNTY, TEXAS  
AUGUST, 2018

Developer:  
Caliber Investments Corp.  
P.O. Box 6153  
Huntsville, TX 77342  
(936) 291-7552

Engineer/Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Scale:  
1"=100'



**Pr.D.E. LINE TABLE**

LINE	BEARING	DISTANCE
L41	S 72°23'02" W	73.27'
L42	N 56°54'58" W	177.34'
L43	N 6°00'01" W	48.97'
L44	N 55°03'53" E	31.82'
L45	N 21°41'20" E	95.58'
L46	N 28°34'05" W	223.92'
L47	N 10°39'24" E	272.27'
L48	N 10°47'38" W	101.68'

UNPLATTED  
Walker Benjamin Bias  
161.39 Acres  
V.925, P.38, WCOPR

# FINAL PLAT

BEING A FINAL PLAT OF  
**TIMBERWILDE SUBDIVISION**  
**THE RESERVE, SECTION 2**  
 LOTS 1-22, BLOCK 2, LOTS 1-10, BLOCK 3,  
 LOTS 1-12, BLOCK 4, LOTS 1-10, BLOCK 5, LOT 1, BLOCK 6  
 AND BEING A REPLAT OF LOTS 15 & 16  
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 AUGUST, 2018

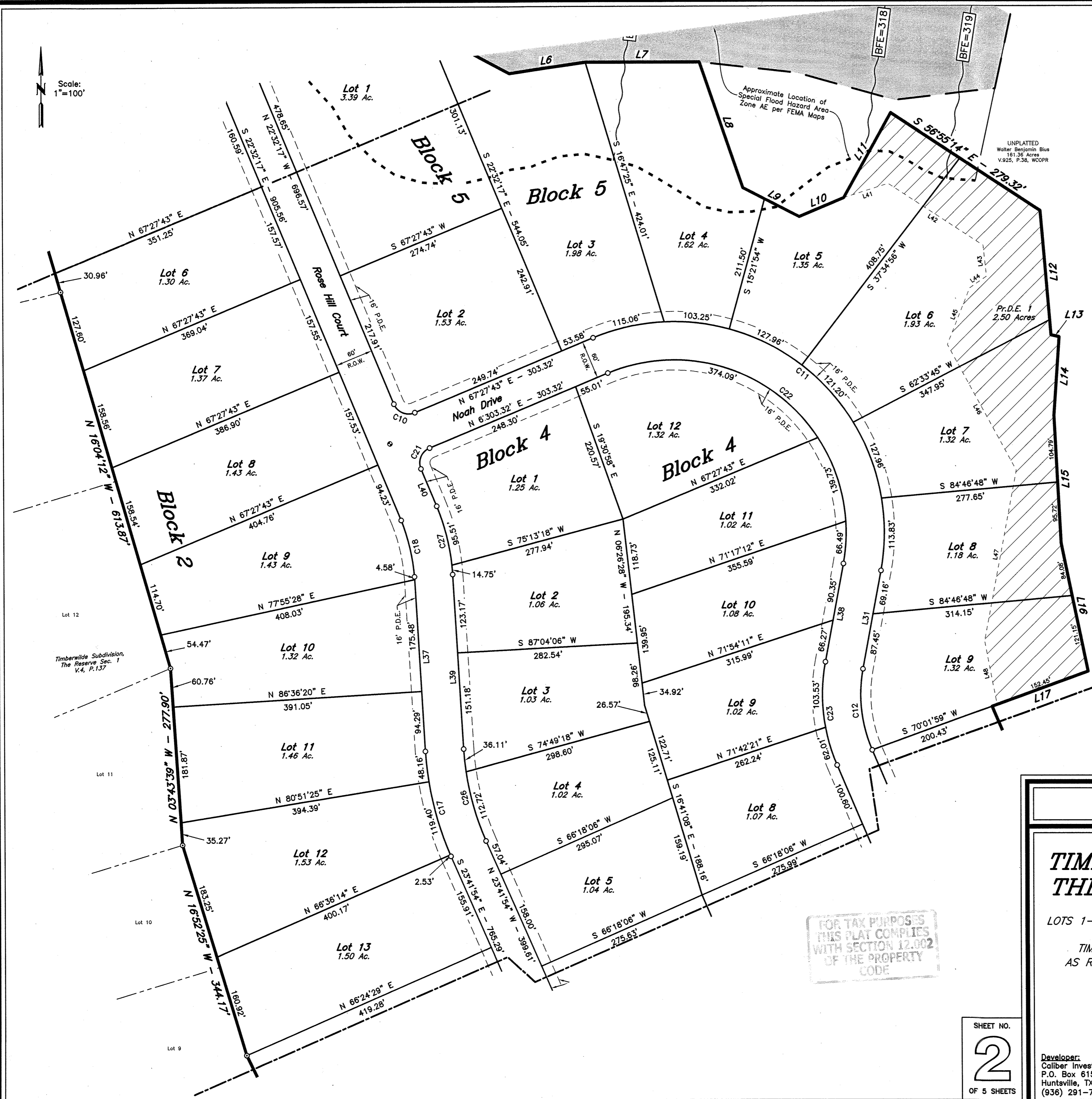
SHEET NO.  
**2**  
 OF 5 SHEETS

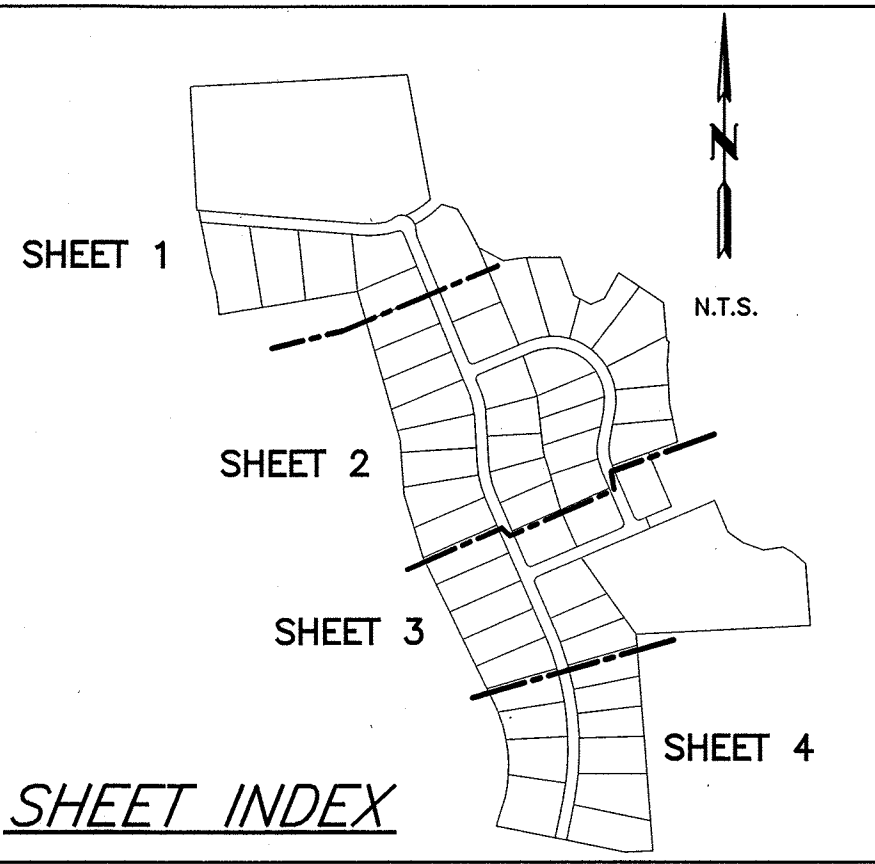
Developer:  
 Caliber Investments Corp.  
 P.O. Box 6153  
 Huntsville, TX 77342  
 (936) 291-7552

Engineer/Surveyor: Texas Firm Registration No. 10103300  
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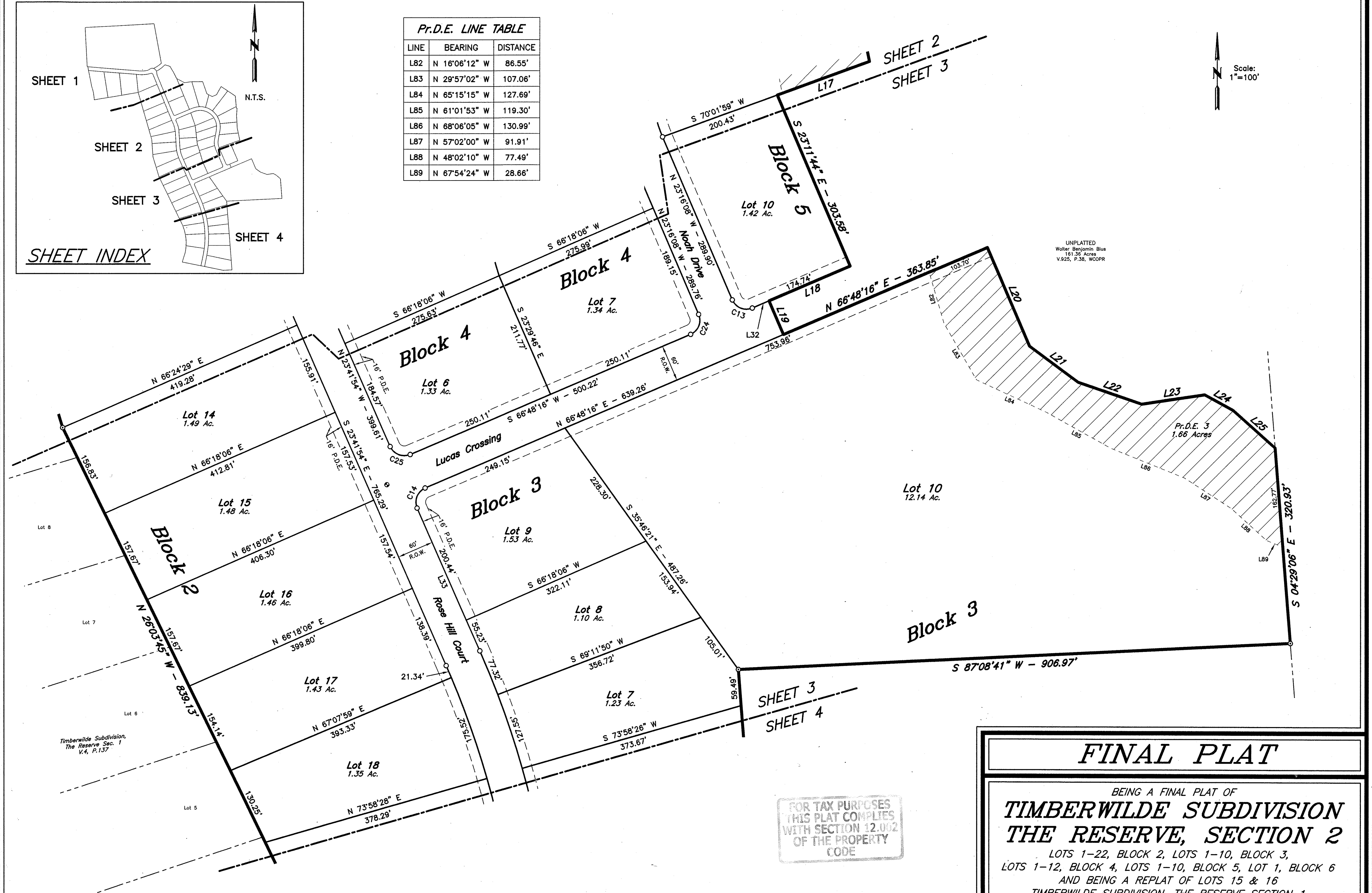
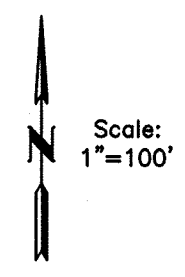


FOR TAX PURPOSES  
 THIS PLAT COMPLIES  
 WITH SECTION 12.002  
 OF THE PROPERTY  
 CODE





Pr.D.E. LINE TABLE		
LINE	BEARING	DISTANCE
L82	N 16°06'12" W	86.55'
L83	N 29°57'02" W	107.06'
L84	N 65°15'15" W	127.69'
L85	N 61°01'53" W	119.30'
L86	N 68°06'05" W	130.99'
L87	N 57°02'00" W	91.91'
L88	N 48°02'10" W	77.49'
L89	N 67°54'24" W	28.66'



UNPLATTED  
Walker Benjamin Blus  
151.26 Acres  
V.925, P.38, WCOPR

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

**FINAL PLAT**

BEING A FINAL PLAT OF  
**TIMBERWILDE SUBDIVISION**  
**THE RESERVE, SECTION 2**  
LOTS 1-22, BLOCK 2, LOTS 1-10, BLOCK 3,  
LOTS 1-12, BLOCK 4, LOTS 1-10, BLOCK 5, LOT 1, BLOCK 6  
AND BEING A REPLAT OF LOTS 15 & 16  
TIMBERWILDE SUBDIVISION, THE RESERVE SECTION 1  
AS RECORDED IN VOLUME 5, PAGE 137, PLAT RECORDS  
**117.391 ACRES**  
P.D. RANDOLPH SURVEY, A-469  
HUNTSVILLE, WALKER COUNTY, TEXAS  
AUGUST, 2018

SHEET NO.  
**3**  
OF 5 SHEETS

Developer:  
Caliber Investments Corp.  
P.O. Box 6153  
Huntsville, TX 77342  
(936) 291-7552

Engineer/Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

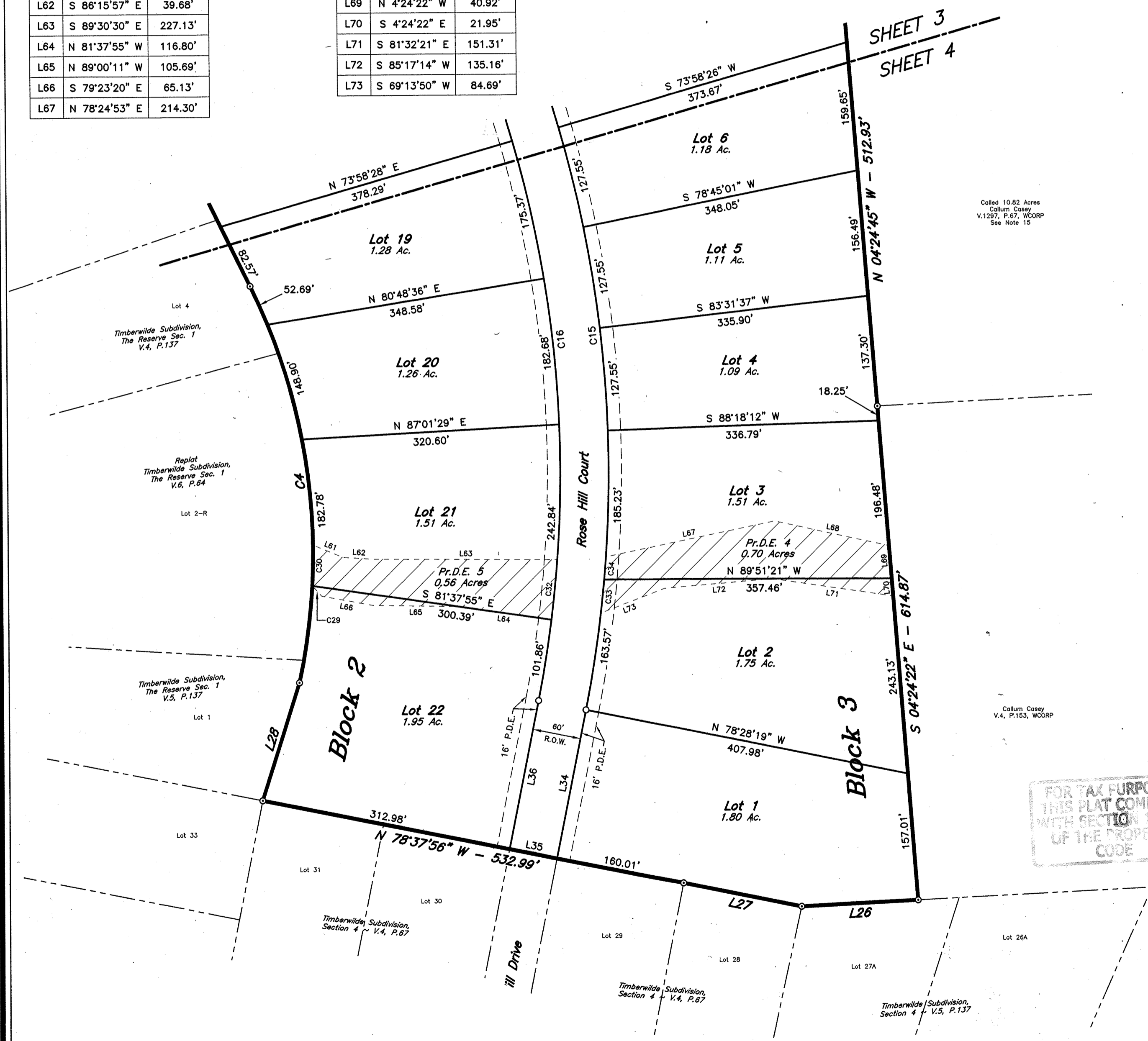
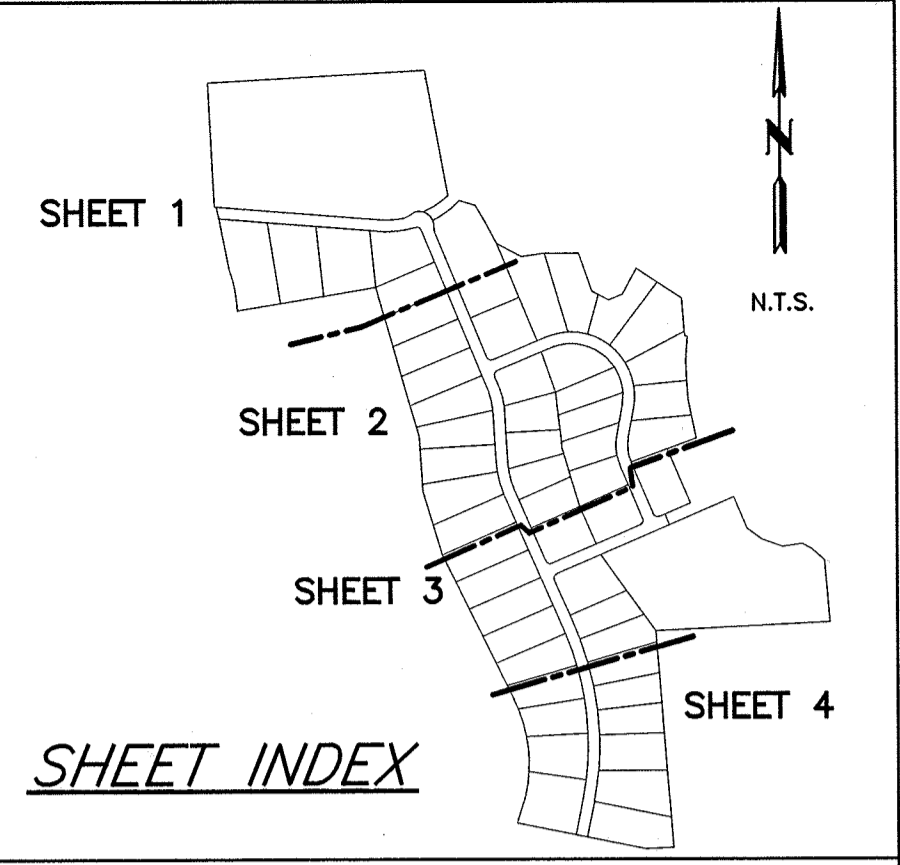


Pr.D.E. CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C29	2°18'12"	434.09'	17.45'	8.73'	S 42°30'30" E	17.45'
C30	3°52'36"	750.00'	50.75'	25.38'	S 1°21'45" W	50.74'
C32	2°54'54"	1470.00'	74.79'	37.40'	S 5°56'16" W	74.78'
C33	2°25'02"	993.11'	41.90'	20.95'	S 6°01'28" W	41.89'
C34	1°03'23"	1530.00'	28.21'	14.10'	S 4°42'42" W	28.21'

Scale:  
1"=100'

Pr.D.E. LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 67°14'17" W	40.13'
L62	S 86°15'57" E	39.68'
L63	S 89°30'30" E	227.13'
L64	N 81°37'55" W	116.80'
L65	N 89°00'11" W	105.69'
L66	S 79°23'20" E	65.13'
L67	N 78°24'53" E	214.30'

Pr.D.E. LINE TABLE		
LINE	BEARING	DISTANCE
L68	S 77°35'38" E	145.47'
L69	N 4°24'22" W	40.92'
L70	S 4°24'22" E	21.95'
L71	S 81°32'21" E	151.31'
L72	S 85°17'14" W	135.16'
L73	S 69°13'50" W	84.69'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°40'03" W	9.80'
L2	S 72°53'52" E	85.83'
L3	S 30°57'57" E	99.45'
L4	S 28°18'02" E	125.90'
L5	N 61°56'27" W	144.93'
L6	N 81°53'06" E	120.59'
L7	S 89°59'07" E	179.04'
L8	S 19°04'09" E	207.37'
L9	S 62°48'23" E	99.35'
L10	N 67°08'53" E	75.96'
L11	N 29°14'54" E	151.78'
L12	S 4°48'37" E	195.81'
L13	S 77°10'25" E	12.97'
L14	S 3°56'13" W	123.52'
L15	S 3°02'48" E	200.52'
L16	S 11°44'02" E	205.23'
L17	S 70°01'59" W	160.72'
L18	S 66°48'16" W	144.74'
L19	S 23°11'44" E	60.00'
L20	S 23°11'44" E	175.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 53°37'00" E	99.43'
L22	S 71°10'11" E	110.33'
L23	N 81°32'23" E	104.33'
L24	S 61°39'55" E	53.04'
L25	S 48°21'27" E	92.42'
L26	S 87°05'04" W	145.15'
L27	N 78°27'58" W	149.98'
L28	N 17°37'03" E	153.54'
L29	N 16°12'48" W	189.64'
L30	S 4°43'40" E	44.73'
L31	N 10°36'23" E	156.61'
L32	N 66°48'16" E	30.00'
L33	N 23°41'54" W	255.67'
L34	N 11°21'55" E	187.61'
L35	S 78°37'56" E	60.00'
L36	S 11°21'55" W	187.61'
L37	S 3°23'40" E	274.35'
L38	N 10°36'23" E	156.61'
L39	S 3°23'40" W	274.35'
L40	N 22°32'17" W	63.55'

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

**FINAL PLAT**

BEING A FINAL PLAT OF  
**TIMBERWILDE SUBDIVISION**  
**THE RESERVE, SECTION 2**  
LOTS 1-22, BLOCK 2, LOTS 1-10, BLOCK 3,  
LOTS 1-12, BLOCK 4, LOTS 1-10, BLOCK 5, LOT 1, BLOCK 6  
AND BEING A REPLAT OF LOTS 15 & 16  
TIMBERWILDE SUBDIVISION, THE RESERVE SECTION 1  
AS RECORDED IN VOLUME 5, PAGE 137, PLAT RECORDS  
**117.391 ACRES**  
P.D. RANDOLPH SURVEY, A-469  
HUNTSVILLE, WALKER COUNTY, TEXAS  
AUGUST, 2018

Developer:  
Caliber Investments Corp.  
P.O. Box 6153  
Huntsville, TX 77342  
(936) 291-7552

Engineer/Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

SHEET NO.  
**4**  
OF 5 SHEETS

**GENERAL NOTES:**

- Purpose of Plat is to create 56 residential lots out of the following deeds and plats:
  - Restricted Reserve "B" of Timberwilde Subdivision, Section 4, Volume 4, Page 67, Walker County Plat Records.
  - Called 200 Acre tract, Walter Benjamin Bius, Vol. 925, Pg. 38 Walker County Official Public Records, save and except called 10.95 acre tract, Walter Benjamin Bius, Volume 925, Page 45, Walker County Official Public Records.
  - Lots 15 and 16, Timberwilde, The Reserve, Section 2, as recorded in Volume 5, Page 137, Plat Records, Walker County, Texas. The reconfigured Lots are now known as Lot 15-R and 16-R, Block 2, TIMBERWILDE SUBDIVISION, THE RESERVE, SECTION 2.
- This property is located in the City of Huntsville E.T.J.
- Coordinates and Bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points 6701 and 6599 having published coordinates of N: 10252826.934 ft. and E: 3776676.783 ft. and N: 10250063.279 ft. and E: 3779174.080 ft., respectively.
- Distances, shown hereon, are geodetic horizontal and may be converted to the City of Huntsville Mapping Control Network by multiplying by a Combined Scale Factor of 0.99988.
- Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."
- A portion of this property (i.e. a portion of Lot 16) lies within Zone "AE" (i.e. Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood) as depicted from Flood Insurance Rate Map 48471C0355D, effective date August 16, 2011.
- TIMBERWILDE SUBDIVISION, THE RESERVE SECTION 2 shall consist of: 117.391 Acres  
Total ROW Dedication: 9.285 acres  
Average Lot Size: 1.93 Acres
  - Building Setbacks:  
Front Lot Line: 75 feet  
Side and Rear Lot Line: 20 feet  
Side Street Lot Line: 25 feet
  - Public Easements:  
All public easements denoted on this plat are dedicated to the use of the public forever. Any Public Utility, including the City of Huntsville, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting 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 system or any of the easements shown on this plat. Neither the City of Huntsville nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements. The developer reserves the right of use to all public easement for further development and the granting of the right of use to further the intents of this plat.
- Modifications and Waivers Granted on December 7, 2017:
  - Waiver of Development Code Section 10.701 to allow On Site Sewage Facilities, (OSSF)
  - Waiver of Development Code Section 10.130 to allow overhead electric lines instead of underground electric service.
  - Waiver of Development Code Section 10.406.A to allow the length of the Dahlia Road cul-de-sac to exceed 1,000 feet in length.
  - Waiver of Development Code Section 10.501.D to allow alternate trail/sidewalk construction length to be equivalent to the centerline length of the roads.
  - Waiver Granted May 3, 2018:  
10.5. Construction of roads to the standards promulgated by Walker County.
- Parkland Dedication (Sec. 1203.1) - The "Reserve and Private Park" area in Section 3 of Timberwilde shall serve as parkland for this section: Approved 07/11/2004
- A 16' Public Utility Easement shall be adjacent to all rights-of-ways, unless noted otherwise.
- No lot created by this plat shall be subdivided into lots of less than 1.0 acre and shall permit only one dwelling unit per lot.
- Adjacent 10.82 acre parcel to the southeast of the subject property will be replatted by adjacent property owner.
- Culvert on McGary Creek Tributary 6 will be designed to convey the 100-year flood with no rise in flood elevations.

**OWNER(S) ACKNOWLEDGMENT AND DEDICATION**

STATE OF TEXAS,  
COUNTY OF WALKER

I, Walter Benjamin Bius, President, Caliber Investment Corporation, General Partner, owner of the land shown on this plat, and designated as **TIMBERWILDE SUBDIVISION, THE RESERVE SECTION 2**, in the ETJ of the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

*Walter Benjamin Bius*  
Walter Benjamin Bius, President  
Caliber Investment Corp.

**NOTARY PUBLIC ACKNOWLEDGMENT**

State of Texas,  
County of Walker,

This instrument was acknowledged before me on the 22nd day of October, 2018.

By: *Amazna Gandy*  
*Amazna Gandy*  
Notary Public for  
State of Texas

**CERTIFICATION BY THE CITY PLANNING OFFICER**

I, the undersigned, Planning Officer of the City of Huntsville, Texas certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 3rd day of January, 2019.

*Janet Ridley*  
Planning Officer  
City of Huntsville

**CERTIFICATION BY THE CITY ENGINEER**

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that proper engineering consideration has been given to this plat regarding the design and construction of public improvements and related easements and rights-of-way.

Dated this 4th day of January, 2019.

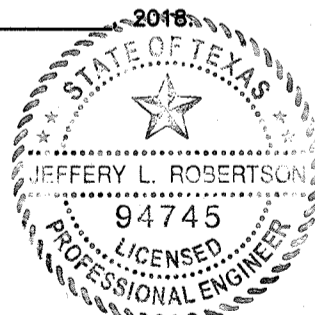
*Y. S.*  
City Engineer  
City of Huntsville

**CERTIFICATION BY THE ENGINEER**

I, Jeffery L. Robertson, licensed Professional Engineer No. 94745 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.

Dated this 22nd day of October, 2018.

*Jeffery L. Robertson*  
Jeffery L. Robertson, P.E.  
McClure & Browne Engineering/Surveying, Inc.  
Engineer Reg. No. F-458



**CERTIFICATION OF THE SURVEYOR**

I, Kevin McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Dated this 22nd day of October, 2018.

*Kevin McClure*  
Kevin R. McClure, R.P.L.S.  
McClure & Browne Engineering/Surveying, Inc.



**APPROVAL OF THE PLANNING COMMISSION**

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the Commission.

Dated this 30th day of October, 2018.

*Deborah Wood*  
Chairperson of the Commission  
City of Huntsville

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	18°48'09"	470.00'	154.24'	77.82'	N 56°30'01" E	153.55'
C2	51°34'44"	75.00'	67.52'	36.24'	S 48°46'39" E	65.26'
C3	18°36'33"	530.00'	172.14'	86.83'	N 53°39'00" E	171.38'
C4	38°38'14"	750.00'	505.76'	262.92'	N 6°44'38" W	496.23'
C5	15°45'31"	630.00'	173.27'	87.19'	S 12°36'19" E	172.73'
C6	16°20'35"	470.00'	134.06'	67.49'	S 86°27'20" W	133.61'
C7	32°10'29"	50.00'	28.08'	14.42'	N 62°11'48" E	27.71'
C8	139°42'36"	75.00'	182.88'	204.45'	N 64°02'08" W	140.82'
C9	28°21'27"	50.00'	24.75'	12.63'	N 8°21'33" W	24.49'
C10	90°00'00"	25.00'	39.27'	25.00'	S 67°32'17" E	35.36'
C11	123°08'40"	330.00'	709.26'	609.62'	N 50°57'57" W	580.42'
C12	33°44'18"	220.87'	130.06'	66.98'	N 6°19'53" W	128.19'
C13	89°55'36"	25.00'	39.24'	24.97'	S 68°13'56" E	35.33'
C14	90°00'00"	25.11'	39.44'	25.11'	N 21°33'11" E	35.51'
C15	35°03'50"	1530.00'	936.33'	483.34'	N 6°09'59" W	921.78'
C16	35°03'50"	1470.00'	899.61'	464.39'	S 6°09'59" E	885.64'
C17	20°18'14"	480.00'	170.10'	85.95'	S 13°32'47" E	169.21'
C18	17°18'30"	301.52'	91.08'	45.89'	S 13°04'01" E	90.74'
C19	83°57'55"	25.00'	36.64'	22.50'	S 64°31'15" E	33.45'
C20	21°07'50"	530.00'	195.46'	98.85'	N 84°03'43" E	194.36'
C21	90°00'00"	25.00'	39.27'	25.00'	N 22°27'43" E	35.36'
C22	123°08'40"	270.00'	580.30'	498.78'	N 50°57'57" W	474.89'
C23	33°52'32"	280.00'	165.55'	85.27'	N 6°19'53" W	163.15'
C24	90°04'24"	25.00'	39.30'	25.03'	N 21°46'04" E	35.38'
C25	89°29'50"	25.00'	39.05'	24.78'	N 68°26'49" W	35.20'
C26	20°18'14"	420.00'	148.83'	75.21'	N 13°32'47" W	148.06'
C27	19°08'37"	330.00'	110.26'	55.65'	N 12°57'59" W	109.75'

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS,  
COUNTY OF WALKER

I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the 7th day of January, 2019, 2019, in the Plat Records of Walker County in Volume 4, Page 151.

*Kari A. French*  
Kari A. French, County Clerk  
Walker County, TX

**LEGEND**

- ⊙ - 1/2" Iron Rod Found
- - 1/2" Iron Rod Set at Point of Curvature
- ⊖ - PK Nail set for Control (E-E of ROW)

**ABBREVIATIONS**

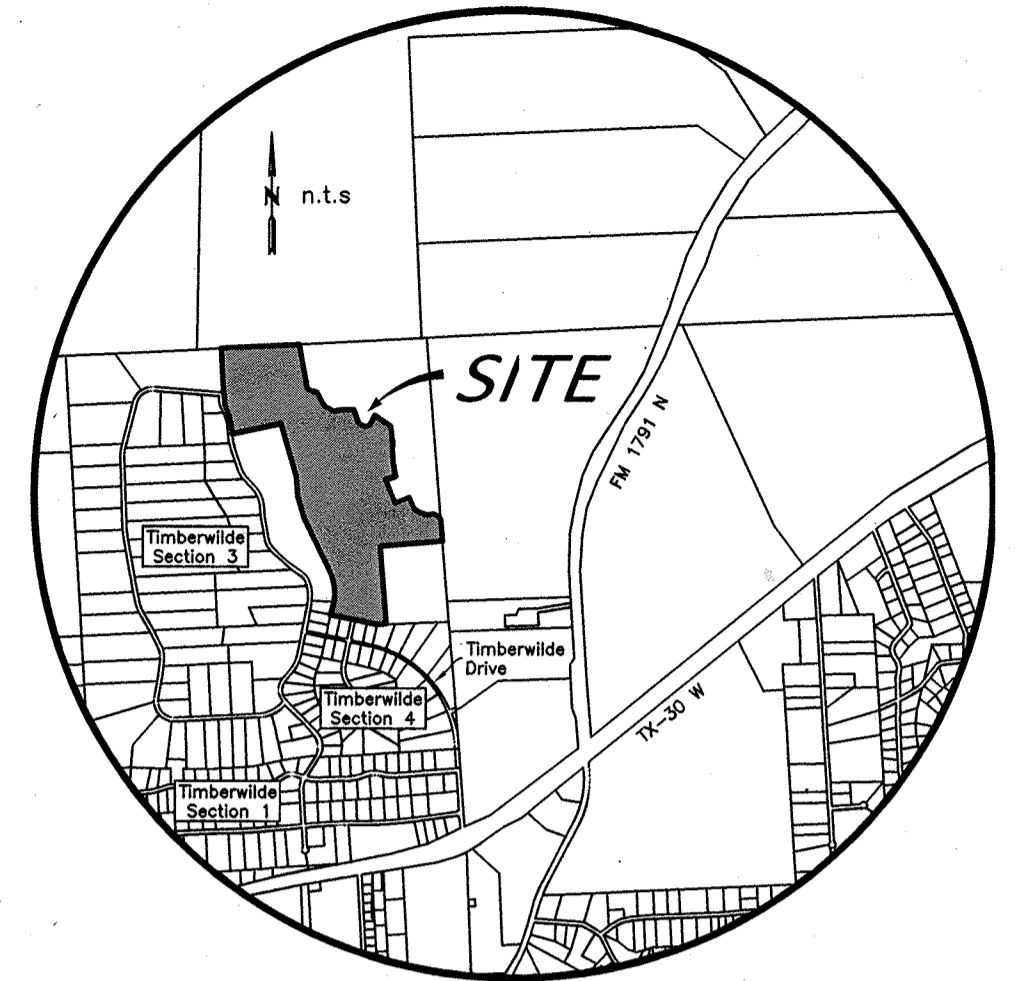
- D.R. Walker County Deed Records
- E.E. Electrical Easement
- WCOPR Walker County Official Public Records
- BFE Base Floor Elevation
- P.D.E. Public Drainage Easement
- Pr.D.E. Private Drainage Easement
- P.U.E. Public Utility Easement
- R.O.W. Right-of-Way

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.092  
OF THE PROPERTY  
CODE

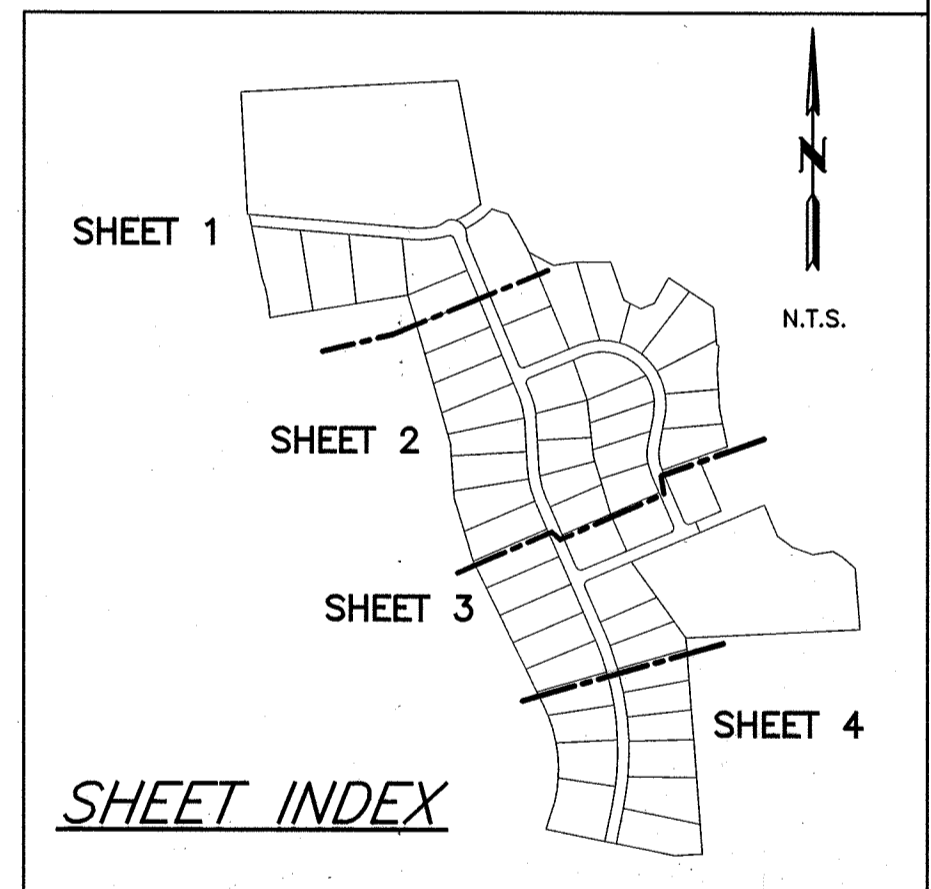
SHEET NO.

**5**

OF 5 SHEETS



VICINITY MAP



**FINAL PLAT**

BEING A FINAL PLAT OF  
**TIMBERWILDE SUBDIVISION**  
**THE RESERVE, SECTION 2**  
LOTS 1-22, BLOCK 2, LOTS 1-10, BLOCK 3,  
LOTS 1-12, BLOCK 4, LOTS 1-10, BLOCK 5, LOT 1, BLOCK 6  
AND BEING A REPLAT OF LOTS 15 & 16  
TIMBERWILDE SUBDIVISION, THE RESERVE SECTION 1  
AS RECORDED IN VOLUME 5, PAGE 137, PLAT RECORDS  
**117.391 ACRES**  
P.D. RANDOLPH SURVEY, A-469  
HUNTSVILLE, WALKER COUNTY, TEXAS  
AUGUST, 2018

Developer:  
Caliber Investments Corp.  
P.O. Box 6153  
Huntsville, TX 77342  
(936) 291-7552

Engineer/Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

