

- NOTES:
- BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON THE POSITION OF NATION GEODETIC SURVEY (FORMERLY KNOWN AS THE U. S. COAST & GEODETIC SURVEY) PRIMARY AIRPORT CONTROL STATION (PACS) MONUMENT DESIGNATED "T39 A" HAVING PUBLISHED NAD 83 (1993) COORDINATES OF N:10,263,882.90' E:3,787,031.29'. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET "GROUND" UNITS. ALL COORDINATES SHOWN HEREON ARE GRID AND CAN BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.99988. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
 - 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 REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.
 - THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48471C0360 D, EFFECTIVE DATE AUGUST 16, 2011, INDICATES THAT PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "X", DEFINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES.
 - ALL CORNERS WERE SET USING 5/8" IRON RODS WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PATIO HOMES (5.403)
A PATIO HOME IS A DETACHED HOUSE THAT IS PLACED AGAINST ONE OF THE INTERIOR SIDE LOT LINES RATHER THAN CENTERED ON THE LOT, WITH SETBACKS ON EACH SIDE. PATIO HOME LOTS ARE SUBJECT TO COMPLIANCE WITH THE PATIO HOME LOT AND BUILDING SETBACK REGULATIONS OF TABLE 5-1. IN ADDITION, PATIO HOME LOTS ARE SUBJECT TO THE FOLLOWING REGULATION":
 - A PATIO HOME DEVELOPMENT MUST CONSIST OF AT LEAST 3 CONTIGUOUS LOTS WITH FRONTAGE ON THE SAME STREET.
 - THE INTERIOR SIDE SETBACK ON ONE SIDE OF THE LOT CONTAINING A PATIO HOME MAY BE REDUCED TO AS LITTLE AS ZERO. THE ZERO-OR REDUCED SETBACK SIDE OF A PATIO HOME MAY NOT ABUT A STREET AND MAY NOT ABUT A LOT THAT IS NOT PART OF THE PATIO HOME DEVELOPMENT. ON THE "NON-ZERO" SIDE, A SETBACK MUST BE PROVIDED IN ACCORDANCE WITH THE MINIMUM SIDE SETBACK REQUIREMENT OF TABLE 5-1.
 - EAVES ON THE SIDE OF A PATIO HOME WITH A REDUCED SETBACK MAY NOT PROJECT OVER THE PROPERTY LINE.
 - WHEN THE PATIO HOME'S EXTERIOR WALL OR EAVES ARE SET BACK LESS THAN 2 FEET FROM THE ABUTTING PROPERTY LINE, A PERPETUAL MAINTENANCE EASEMENT AT LEAST 5 FEET IN WIDTH MUST BE PROVIDED ON THE LOT ABUTTING THE ZERO LOT LINE PROPERTY LINE, WHICH, WITH THE EXCEPTION OF WALLS, AND/OR FENCE, MUST BE KEPT CLEAR OF STRUCTURES. THE EASEMENT MUST BE SHOWN ON THE PLAT AND INCORPORATED INTO EACH DEED TRANSFERRING TITLE TO THE PROPERTY. THIS PROVISION IS INTENDED TO ENSURE THE ABILITY TO CONDUCT MAINTENANCE ON THE PATIO HOME.
 - WINDOWS, DOORS OR OTHER OPENINGS THAT ALLOW FOR VISIBILITY INTO THE SIDE YARD OF THE LOT ABUTTING THE REDUCED OR ZERO SETBACK SIDE OF THE PATIO HOME ARE PROHIBITED. WINDOWS THAT DO NOT ALLOW VISIBILITY INTO THE SIDE YARD OF THE PARCEL ABUTTING THE ZERO OR REDUCED SETBACK SIDE, SUCH AS CLERESTORY WINDOWS OR TRANSLUCENT WINDOWS, ARE ALLOWED, SUBJECT TO COMPLIANCE WITH THE BUILDING CODE.
 - INDIVIDUAL UTILITY CONNECTIONS MUST BE PROVIDED TO EACH PATIO HOUSE DWELLING UNIT.
 - ENTERGY REQUIRES: 14' EASEMENT ALONG FRONT PROPERTY LINES IF ONLY DRY UTILITIES ARE INVOLVED AND A 16' EASEMENT ALONG FRONT PROPERTY LINES IF WET UTILITIES EXIST IN SAME EASEMENT.
 - WAIVERS HAVE BEEN REQUESTED AND GRANTED DURING PRELIMINARY PLAT HEARING BY THE HUNTSVILLE PLANNING COMMISSION AND APPROVED SEPTEMBER 19, 2019, FOR STREET BUILDING SETBACK ALONG AMERICAN LEGION DRIVE AND LOTS 11-14, BLOCK 5, HUNTSVILLE DEVELOPMENT CODE, ARTICLE 5, TABLE 5-1: LOT AND BUILDING SETBACK REGULATIONS.

LOTS 2-5, BLOCK 2, SECTION 2	REQUIRED SETBACK = 25'
	REQUESTED ALONG RADIUS = 20'
LOTS 1-11, BLOCK 5, SECTION 1	REQUIRED SETBACK ALONG RIGHT-OF-WAY = 25'
	REQUESTED FOR REAR PROPERTY LINE = 16'
	(ACCESS DENIED FROM AMERICAN LEGION DRIVE)
 - ELEVATION ARE BASED UPON GPS OBSERVATIONS, AND ARE ADJUSTED TO HUNTSVILLE G.P.S. STATION 6022 AND BASED ON NAVD '88, GEOID 99 DATUM AS ESTABLISHED BY THE CITY OF HUNTSVILLE IN 2004.
 - THE PURPOSE OF THIS FINAL PLAT CROWN POINT SUBDIVISION, SECTION 1, IS TO SUBDIVIDE THE 22.485 ACRES INTO 62 LOTS, 3 UNRESTRICTED RESERVE TRACTS, AND 1 RESTRICTED RESERVE TRACT IN 5 BLOCKS BEING ALL OF 22.485 ACRES AND ADD THE DEDICATION OF A 0.026 ACRE FOR ADDITIONAL RIGHT-OF-WAY FOR AMERICAN LEGION DRIVE AND BEING ALL OF LOT 2 AND UNRESTRICTED RESERVE "A" OF THE HENDERSON LAND COMPANY SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 39 OF THE MAP RECORDS OF WALKER COUNTY, TEXAS, AND BEING SITUATED IN THE WILEY PARKER SURVEY, A-37, IN THE CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS.
 - 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. ALL RESERVE TRACTS DESIGNATED FOR OPEN SPACE AND/OR DRAINAGE ARE PRIVATELY OWNED AND MAINTAINED. THE CREATION OF A PROPERTY OWNERS ASSOCIATIONS IS REQUIRED PER SECTION 10.1602 OF THE DEVELOPMENT CODE.
 - INDICATES REDUCED OR ZERO LOT LINE
 - ZONING: HUNTSVILLE CITY LIMITS
 - STANDARD ABBREVIATIONS:

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
C.C.F.N.	COUNTY CLERK'S FILE NUMBER
D.R.W.C.T.	DEED RECORDS OF WALKER COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WALKER COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WALKER COUNTY, TEXAS

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

FINAL PLAT CROWN POINT SUBDIVISION SECTION 1

A PATIO HOME SUBDIVISION OF 22.485 ACRES OF LAND IN THE WILEY PARKER SURVEY, A - 37 WALKER COUNTY, TEXAS,

BEING A REPLAT OF LOT 2, AND UNRESTRICTED RESERVE "A" OF HENDERSON LAND COMPANY SUBDIVISION, SECTION 4 AS RECORDED IN VOLUME 4, PAGE 39 OF THE MAP RECORDS OF WALKER COUNTY, TEXAS

REASON FOR REPLAT: TO COMBINE LOT 2 AND UNRESTRICTED RESERVE "A" INTO A PATIO HOME SUBDIVISION CONTAINING 62 RESIDENTIAL LOTS, 3 UNRESTRICTED RESERVES AND 1 RESTRICTED RESERVES IN 5 BLOCKS
JULY 2021

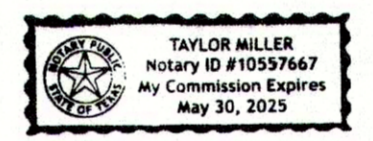
ENGINEER MICHAEL J. LEWIS, P.E. DTS ENGINEERING, INC. 7 GROGANS PARK DRIVE, STE 11 THE WOODLANDS, TEXAS 77380 PHONE: (281) 298-8877 FAX: (281) 680-8660 MLEWIS@DTS-ENGINEERING.COM	OWNER/DEVELOPER CHARLES VON SCHMIDT WATERSTONE OPPORTUNITY FUND LLC. 185 CEDAR POINT DRIVE LIVINGSTON, TEXAS 77351 PHONE: (936) 646-6767 FAX: (936) 646-7970 CORPORATE@WDTXAS.COM	SURVEYOR TAREN HANKS JEFFREY MOON & ASSOCIATES, INC. 96 NUGENT STREET CONROE, TEXAS 77301 PHONE: (936) 756-5266 FAX: (936) 756-5281 TAREN@MOONSURVEYING.COM
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STATE OF TEXAS §
COUNTY OF WALKER §
WE, WATERSTONE OPPORTUNITY FUND, LLC, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS CROWN POINT SUBDIVISION SECTION 1, IN THE CITY OF HUNTSVILLE, IN 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 UNLESS SHOWN AS PRIVATE AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: Charles Von Schmidt
CHARLES VON SCHMIDT, OWNER
WATERSTONE OPPORTUNITY FUND, LLC.
A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §
COUNTY OF WALKER §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF July, 2021,
BY CHARLES VON SCHMIDT, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF July, 2021.
Taylor Miller
NOTARY PUBLIC IN AND FOR STATE OF TEXAS

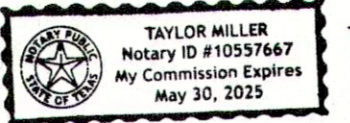


STATE OF TEXAS §
COUNTY OF WALKER §
WE, PROSPERITY BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AND SHOWN HEREON, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 48950 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: Clay Bohan
CLAY BOHAN, MEMBER
PROSPERITY BANK

STATE OF TEXAS §
COUNTY OF WALKER §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAY BOHAN, MEMBER OF PROSPERITY BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE AT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
21 DAY OF July, 2021.
Taylor Miller
NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES 05/30/2025



SURVEYOR'S CERTIFICATE:
I, TAREN HANKS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6787 IN THE STATE OF TEXAS, HERBY, 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.
Taren Hanks
TAREN HANKS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6787



CERTIFICATION BY THE ENGINEER:
I, MICHAEL J. LEWIS, REGISTERED PROFESSIONAL ENGINEER NO. 84201 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING DESIGN, CONSTRUCTION AND LAYOUT OF PUBLIC IMPROVEMENTS.



Michael Lewis
MICHAEL J. LEWIS P.E. NO. 84201
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION BY CITY ENGINEER:
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF HUNTSVILLE, TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN REGARD TO THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AND RELATED EASEMENTS AND RIGHTS OF WAY.

DATED THIS THE 29th DAY OF July, 2021.
Paul J. Feller
CITY ENGINEER, Paul J. Feller
CITY OF HUNTSVILLE, TEXAS

CERTIFICATION BY PLANNING OFFICER:
I, THE UNDERSIGNED, PLANNING OFFICER OF THE CITY OF HUNTSVILLE, TEXAS, CERTIFY THAT THIS PLAT CONFORMS TO THE CITY OF HUNTSVILLE COMPREHENSIVE PLAN AND THAT ALL APPLICABLE DESIGN CRITERIA AND STANDARDS OF THE CITY OF HUNTSVILLE, TEXAS.

DATED THIS THE 21st DAY OF July, 2021.
Ammon Leones
PLANNING OFFICER,
CITY OF HUNTSVILLE, TEXAS

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 21st DAY OF July, 2021.
St. Wood
CHAIRPERSON OF THE COMMISSION

COUNTY CLERK FILING ACKNOWLEDGEMENTS STATEMENT
THE STATE OF TEXAS §
COUNTY OF WALKER §

I, KARI FRENCH, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23 DAY OF August, 2021, IN THE PLAT RECORDS OF WALKER COUNTY, TEXAS IN VOLUME 7, PAGE 89.

KARI A. FRENCH, COUNTY CLERK
WALKER COUNTY, TEXAS

BY: Lori Riley
DEPUTY

ACKNOWLEDGMENTS:
STATE OF TEXAS §
COUNTY OF WALKER §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.
NOTARY PUBLIC IN AND FOR _____

JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
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FINAL PLAT
CROWN POINT SUBDIVISION
SECTION 1

A PATIO HOME SUBDIVISION OF 22.485 ACRES OF LAND IN THE WILEY PARKER SURVEY, A - 37 WALKER COUNTY, TEXAS,
 BEING A REPLAT OF LOT 2, AND UNRESTRICTED RESERVE "A" OF HENDERSON LAND COMPANY SUBDIVISION, SECTION 4 AS RECORDED IN VOLUME 4, PAGE 39 OF THE MAP RECORDS OF WALKER COUNTY, TEXAS

REASON FOR REPLAT: TO COMBINE LOT 2 AND UNRESTRICTED RESERVE "A" INTO A PATIO HOME SUBDIVISION CONTAINING 62 RESIDENTIAL LOTS, 3 UNRESTRICTED RESERVES AND 1 RESTRICTED RESERVES IN 5 BLOCKS

JULY 2021

OWNER/DEVELOPER
 CHARLES VON SCHMIDT
 WATERSTONE OPPORTUNITY FUND LLC.
 185 CEDAR POINT DRIVE
 LIVINGSTON, TEXAS 77351
 PHONE: (936) 646-6767
 FAX: (936) 646-7970
 CORPORATE@WDTXAS.COM

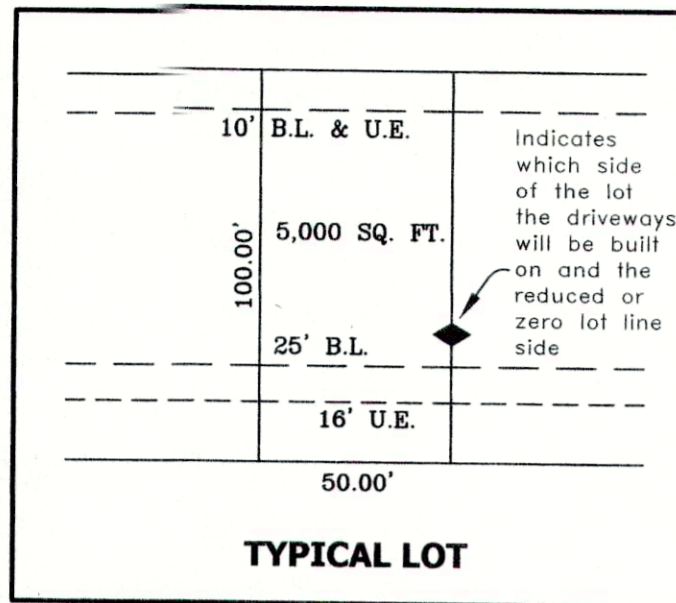
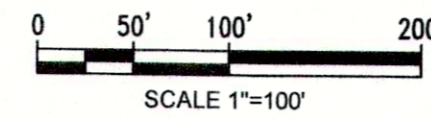
ENGINEER
 MICHAEL J. LEWIS, P.E.
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 MLEWIS@DTS-ENGINEERING.COM

SURVEYOR
 TAREN HANKS
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 96 NUGENT STREET
 CONROE, TEXAS 77301
 PHONE: (936) 756-5266
 FAX: (936) 756-5281
 TAREN@MOONSURVEYING.COM

Maalouf Properties, LLC.
 Called 56.27 Acres
 Vol. 1002, Pg.704
 D.R.W.C.T.
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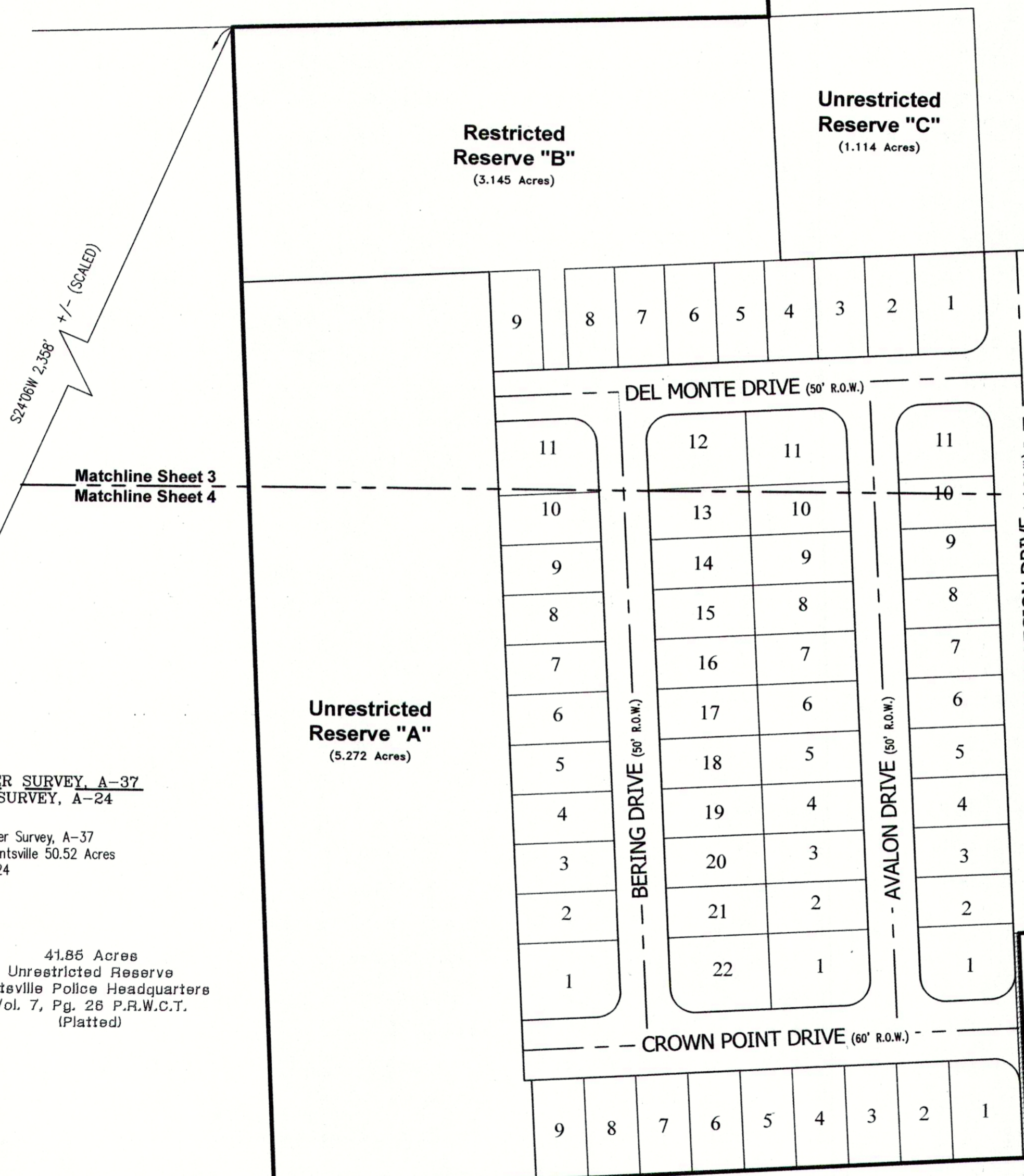
Frank J. Robinson III
 Called 23.20 Acres
 Vol. 976, Pg. 212
 D.R.W.C.T.
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Frank J. Robinson III
 Called 45.00 Acres
 Vol. 977, Pg. 801
 D.R.W.C.T.
 (Not Platted)



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	39.27	25.00	090° 00' 00"	S42° 03' 27"W 35.36
C2	39.27	25.00	089° 59' 59"	S47° 56' 34"E 35.36
C3	39.27	25.00	090° 00' 00"	N42° 03' 27"E 35.36
C4	39.27	25.00	090° 00' 00"	S47° 56' 33"E 35.36
C5	39.27	25.00	090° 00' 00"	N42° 03' 27"E 35.36
C6	39.27	25.00	090° 00' 00"	S47° 56' 33"E 35.36
C7	39.20	25.00	089° 49' 49"	S41° 58' 22"W 35.30
C8	39.34	25.00	090° 10' 11"	N48° 01' 38"W 35.41
C9	39.20	25.00	089° 49' 49"	S41° 58' 22"W 35.30
C10	39.34	25.00	090° 10' 11"	N48° 01' 38"W 35.41
C11	39.20	25.00	089° 49' 49"	S41° 58' 22"W 35.30
C12	39.34	25.00	090° 10' 11"	S48° 01' 38"E 35.41

Line Table		
Line #	Bearing	Distance
L1	S87° 03' 27"W	60.00



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

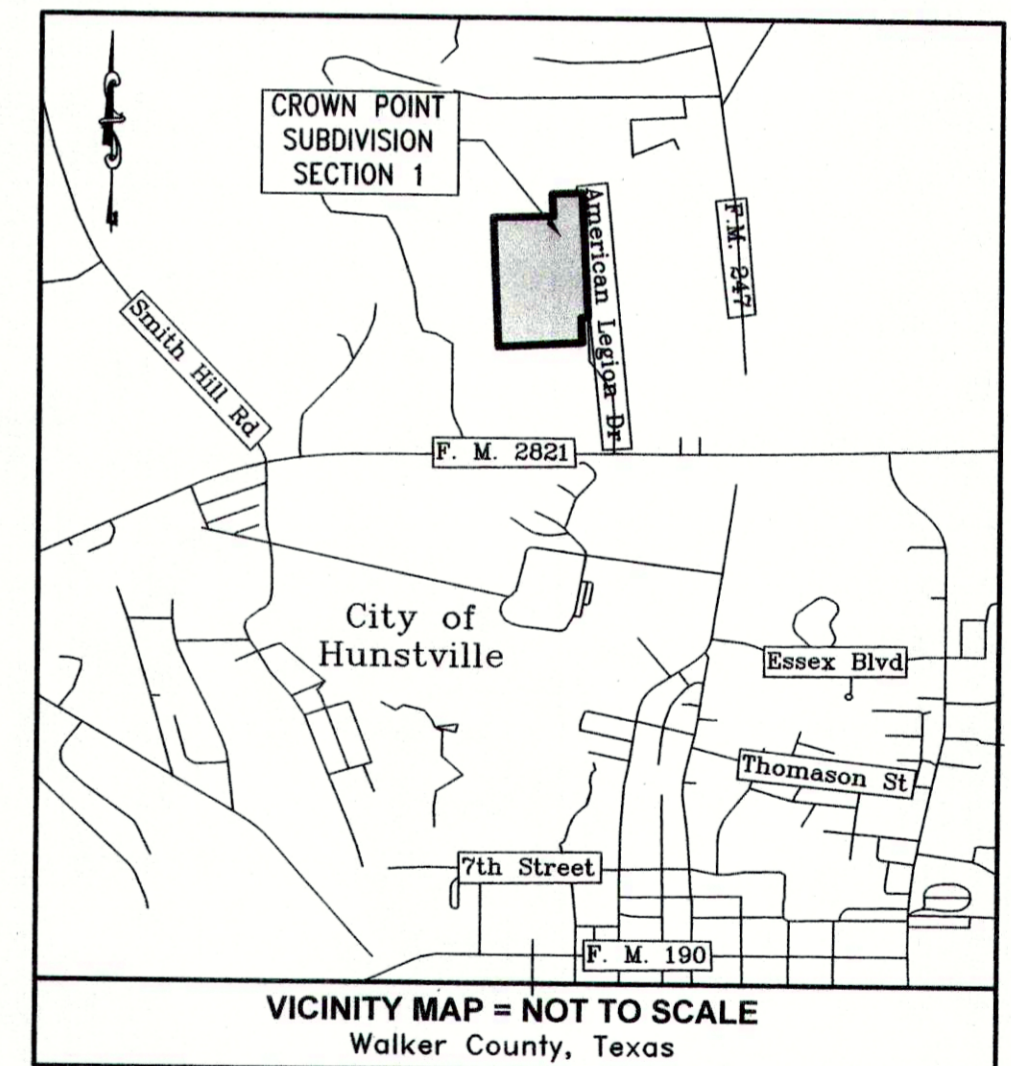
W. BIRDSELL SURVEY, A-6
 WILEY PARKER SURVEY, A-37
 P. GARY SURVEY, A-24
 SWC Wiley Parker Survey, A-37
 SWC City of Huntsville 50.52 Acres
 N: 10,265,640.24
 E: 3,794,211.19

41.86 Acres
 Unrestricted Reserve
 Huntsville Police Headquarters
 Vol. 7, Pg. 26 P.R.W.C.T.
 (Platted)

PARK CALCULATION TABLE	
PARK AND OPEN SPACE	
DEVELOPED LAND 22.485 ACRES (10%=2.248 ACRES)	REQUIRED 1 ACRE PER 100 UNITS
TOTAL NUMBER OF LOTS	REQUIRED ACREAGE
SECTION 1 (62 LOTS)	0.62 ACRE
SECTION 2 (32 LOTS)	0.32 ACRE
SECTION 3 (4 LOTS)	0.04 ACRE
TOTAL (98 LOTS)	0.98 ACRE
PROVIDED 1.440 ACRES TO NEIGHBORHOOD PARKS, OPEN SPACE AND RECREATIONAL AREA	

AMERICAN LEGION POST #96
 Lot 1
 Henderson Land Company Subdivision
 Section 4
 Vol. 4, Pg. 39 W.C.M.R.
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Lot 1, Block 1
 Heritage Heights Subdivision
 Vol. 4, Pg. 38 W.C.M.R.
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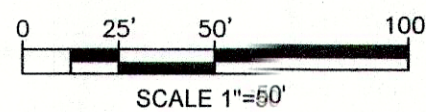


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Frank J. Robinson III
Called 23.20 Acres
Vol. 976, Pg. 212
D.R.W.C.T.
(Not Platted)

Fnd. 5/8" I.R.
NORTHING: 10268020.5870
EASTING: 3795968.7590
LATITUDE: N30° 44' 53.3874"
LONGITUDE: W95° 33' 30.8766"

Maalouf Properties, LLC.
Called 56.27 Acres
Vol. 1002, Pg.704
D.R.W.C.T.
(Not Platted)

Set 5/8" I.R.
(See Note 4)
NORTHING: 10268007.9678
EASTING: 3795698.9263
LATITUDE: N30° 44' 53.3772"
LONGITUDE: W95° 33' 33.9724"

Frank J. Robinson III
Called 45.00 Acres
Vol. 977, Pg. 801
D.R.W.C.T.
(Not Platted)

Fnd. 5/8" I.R.
NORTHING: 10267808.1650
EASTING: 3795710.1903
LATITUDE: N30° 44' 51.3965"
LONGITUDE: W95° 33' 33.9417"

Fnd. 1/2" I.R.
NORTHING: 10267792.5479
EASTING: 3795174.0017
LATITUDE: N30° 44' 51.4697"
LONGITUDE: W95° 33' 40.0887"

Unrestricted Reserve "D"
1.602 Acres
(For Future Development)

Unrestricted Reserve "C"
1.114 Acres
(For Future Development)

Restricted Reserve "B"
(3.145 Acres)

1.440 Acre Park Area
Restricted For Neighborhood Park,
Open Space & Recreation Area
(To Be Privately Owned & Maintained)
(See Park Calculation Table)

Private Drainage Easement
1.705 Acres
Restricted for Private Drainage
(To Be Privately Owned & Maintained)

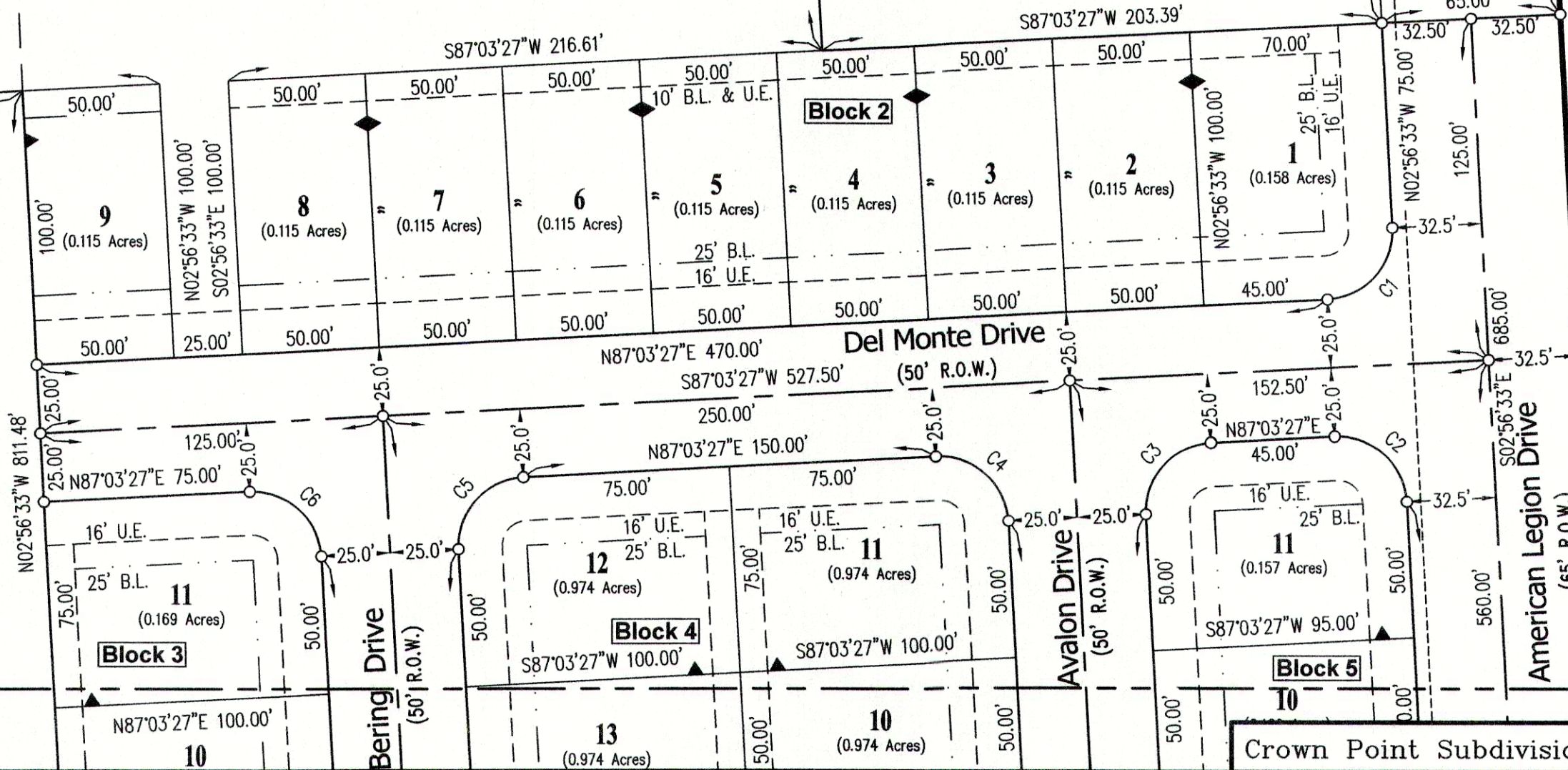
41.85 Acres
Unrestricted Reserve
Huntsville Police Headquarters
Vol. 7, Pg. 26 P.R.W.C.T.
(Platted)

Maalouf Properties, LLC.
Called 23.12 Acres
Vol. 1213, Pg.122
D.R.W.C.T.
(Not Platted)

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

Huntsville Police Headquarters
(Plat Call: S02°30'33"E)
N02°31'36"W 1168.27'

Unrestricted Reserve "A"
5.272 Acres
(For Future Development)



Matchline Sheet 3
Matchline Sheet 4



Maalouf Properties, LLC.
Called 23.12 Acres
Vol. 1213, Pg.122
D.R.W.C.T.
(Not Platted)

Lot 1, Block 1
Heritage Heights Subdivision
Vol. 4, Pg. 39 W.C.M.R.
(Platted)

41.86 Acres
Unrestricted Reserve
Huntsville Police Headquarters
Vol. 7, Pg. 26 P.R.W.C.T.
(Platted)

23.0' Gulf States Utility Co.
Easement
Vol. 217, Pg. 330
D.R.W.C.T.

Unrestricted Reserve "A"
5.272 Acres
(For Future Development)

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

Fnd. 1/2" I.R.
NORTHING: 10266625.4170
EASTING: 3795225.5040
LATITUDE: N30° 44' 39.9056"
LONGITUDE: W95° 33' 40.0726"

AMERICAN LEGION POST #86
Lot 1
Henderson Land Company Subdivision
Section 4
Vol. 4, Pg. 39 W.C.M.R.
(Platted)

American Legion Drive
(60' Right-of-Way)
Vol. 4, Pg. 39 W.C.M.R.

