



National Forest

Private Reserve

State Park

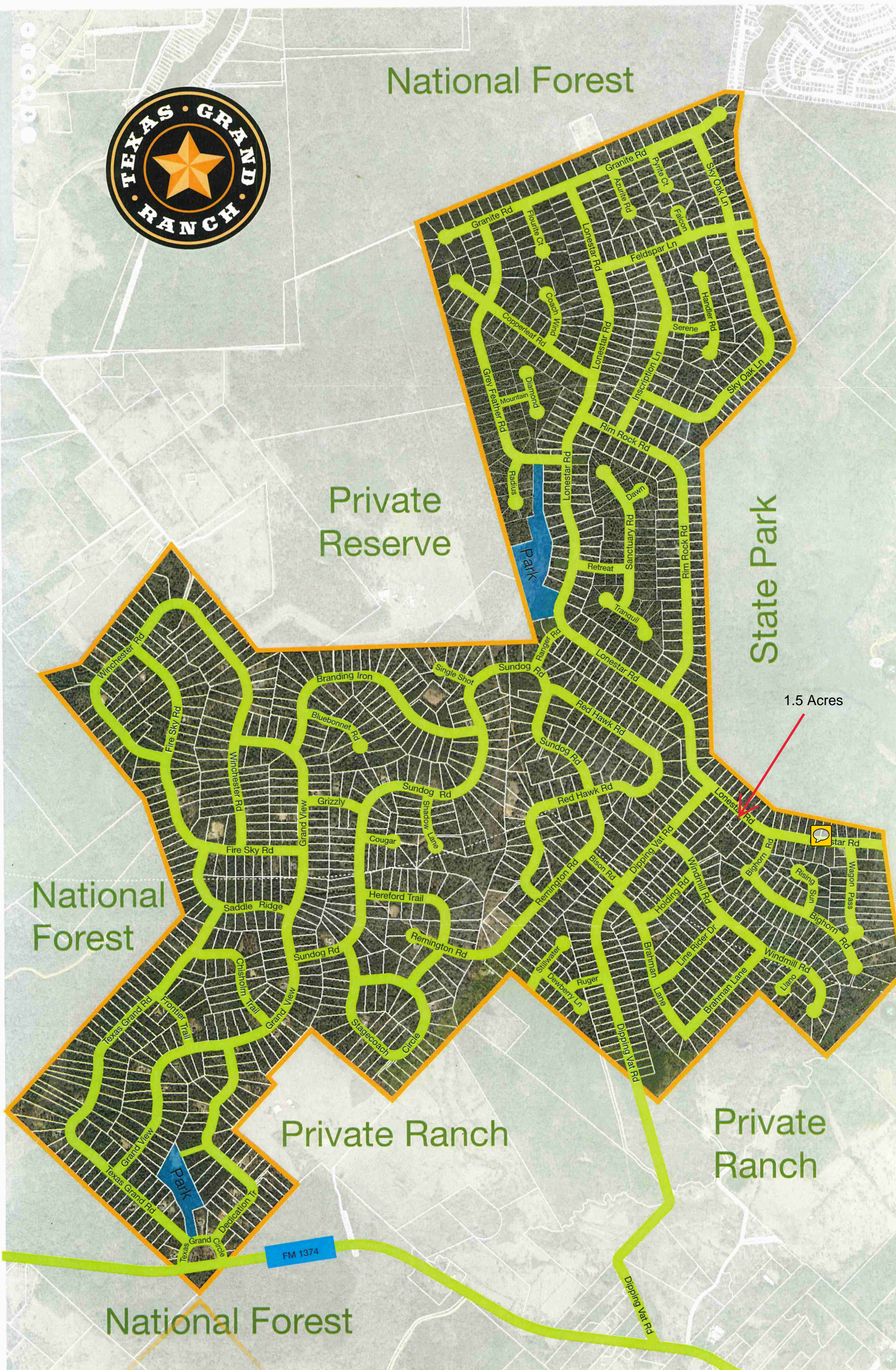
1.5 Acres

National Forest

Private Ranch

Private Ranch

National Forest



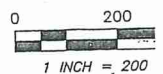
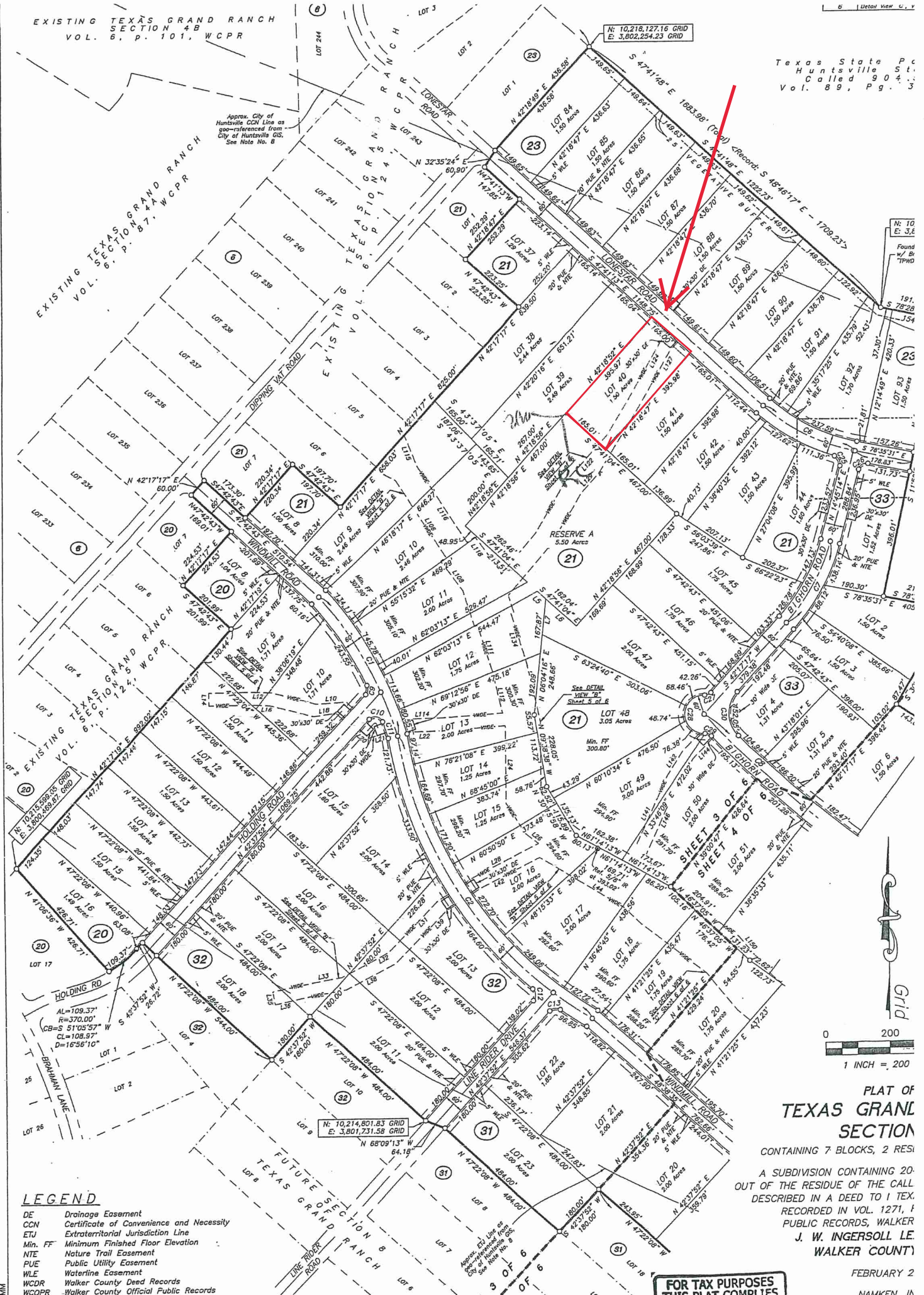
FM 1374



Summary of Protective Covenants

The protective covenants, conditions and restrictions (CCRs) are recorded and established to protect property values and ensure a common conformity to the custom homes expected in Texas Grand Ranch.

- Minimum of 2000 sq ft on a single story. A two story home must have at least 1600 sq ft on the ground. Certain properties in Section 12 require 4000 sq ft min and a few others that will require 3000 sq ft. All other properties are a minimum of 2000 sq ft.
- The exterior must be a combination of at least 65% masonry (brick, stone, stucco) and/or glass.
- A guest home may be built on the property so long as it is at least 500 sq ft and no larger than 50% the size of the main dwelling.
- No animals are permitted to be kept on any property other than dogs, cats or other domestic pets. An owner purchasing two acres or more may keep one horse per acre and 2 chickens per acre (no roosters). Special allowances are made for FFA and 4-H projects. Six chickens for FFA or 4H.
- Central water and electricity will be provided to each homesite by the developer. Sections 1-4 Private Water, Section 5 through 12 City of Huntsville water. The installation of an aerobic septic system will be required for sewage disposal on each homesite and will be the responsibility of the buyer.
- All improvements to any property must be approved by an architectural review committee (ARC) prior to installation or construction.
- The property owners association (POA) annual maintenance fee for each owner is only \$400 per lot.
- All properties are subject to utility, drainage, and building setbacks, which are noted on the recorded plat.
- All common ground areas such as "Nature Trails", Reserves, etc. are noted on the recorded plat.
- The current tax rate is \$1.8531 per \$100 of ASSESSED value in Huntsville ISD and \$2.1281 in New Waverly ISD.



PLAT OF TEXAS GRAND SECTION

CONTAINING 7 BLOCKS, 2 RESI

A SUBDIVISION CONTAINING 20- OUT OF THE RESIDUE OF THE CALL DESCRIBED IN A DEED TO I TEX. RECORDED IN VOL. 1271, PUBLIC RECORDS, WALKER J. W. INGERSOLL LE. WALKER COUNTY)

FEBRUARY 2

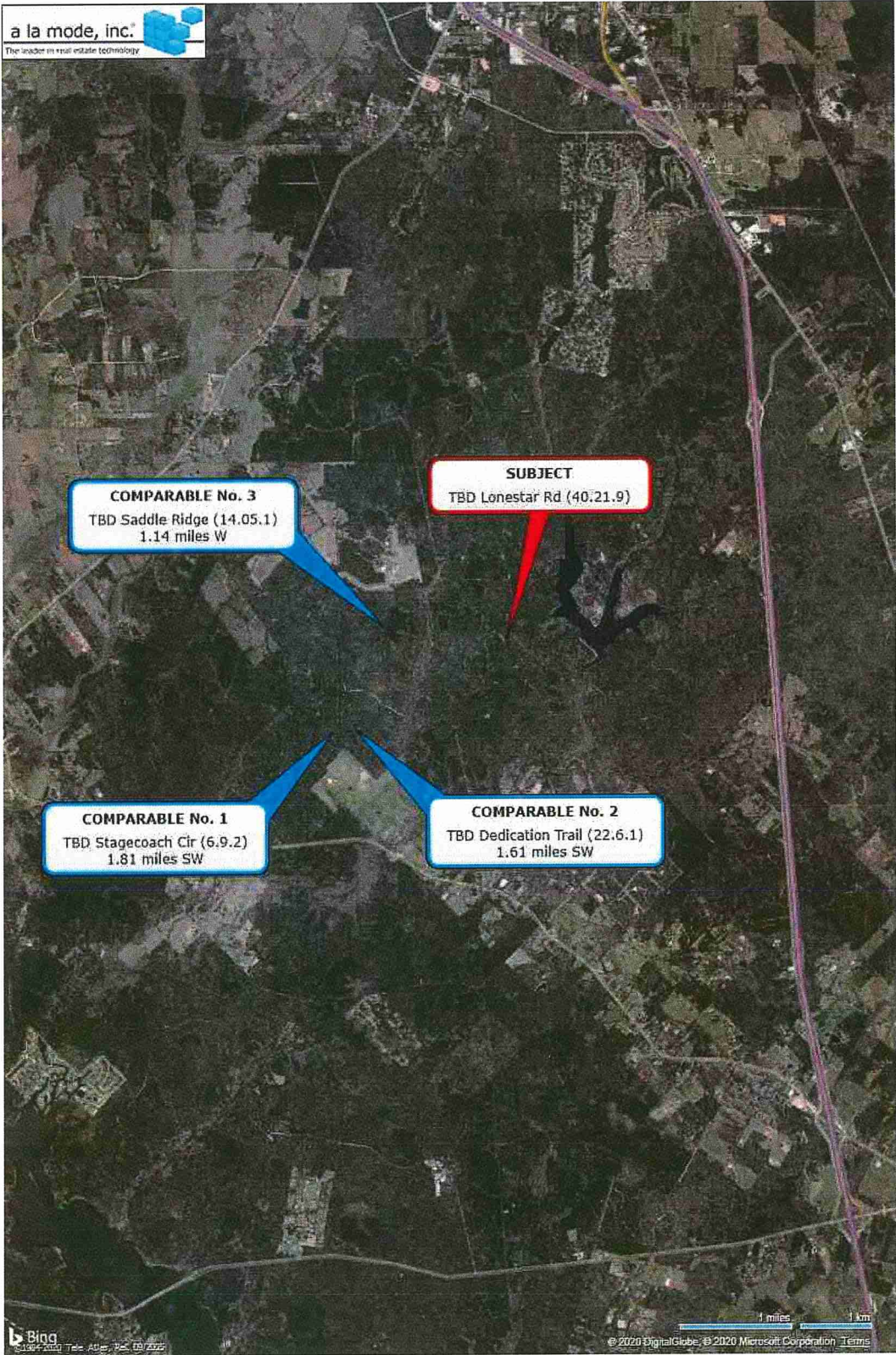
- LEGEND**
- DE Drainage Easement
 - CCN Certificate of Convenience and Necessity
 - ETU Extraterritorial Jurisdiction Line
 - Min. FF Minimum Finished Floor Elevation
 - NTE Nature Trail Easement
 - PUE Public Utility Easement
 - WLE Waterline Easement
 - WCDC Walker County Deed Records
 - WCOPR Walker County Official Public Records
 - WCPR Walker County Plat Records
 - VWDE Variable Width Private Drainage Easement

FOR TAX PURPOSES THIS PLAT COMPLIES WITH SECTION 12.002

NAMKEN, IN P. O. Box 1158, New Wav TBPLS Firm, No. 1C

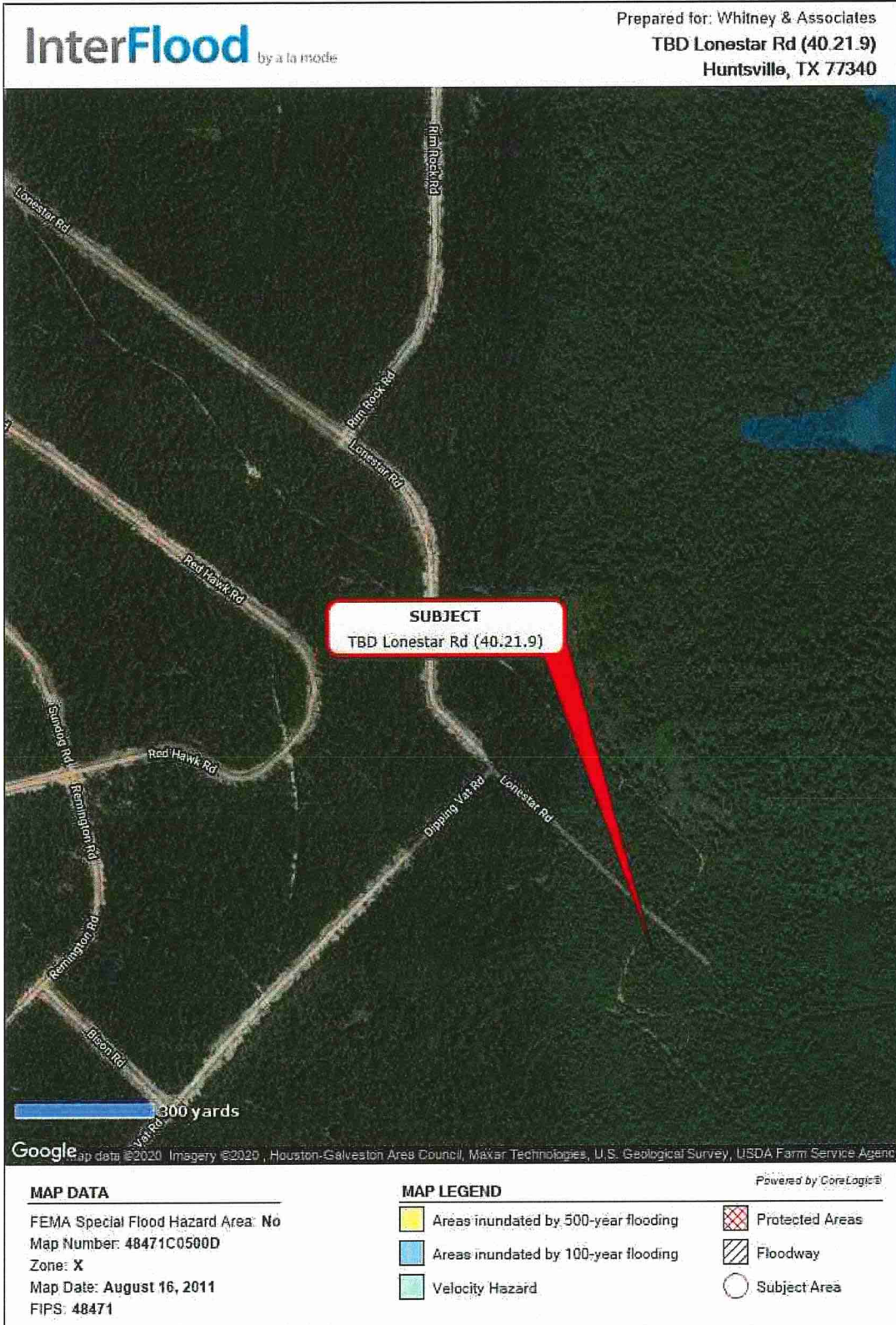
Location Map

Borrower	Richard L Claypoole				
Property Address	TBD Lonestar Rd (40.21.9)				
City	Huntsville	County	Walker	State	TX Zip Code 77340
Lender/Client	First National Bank of Huntsville				



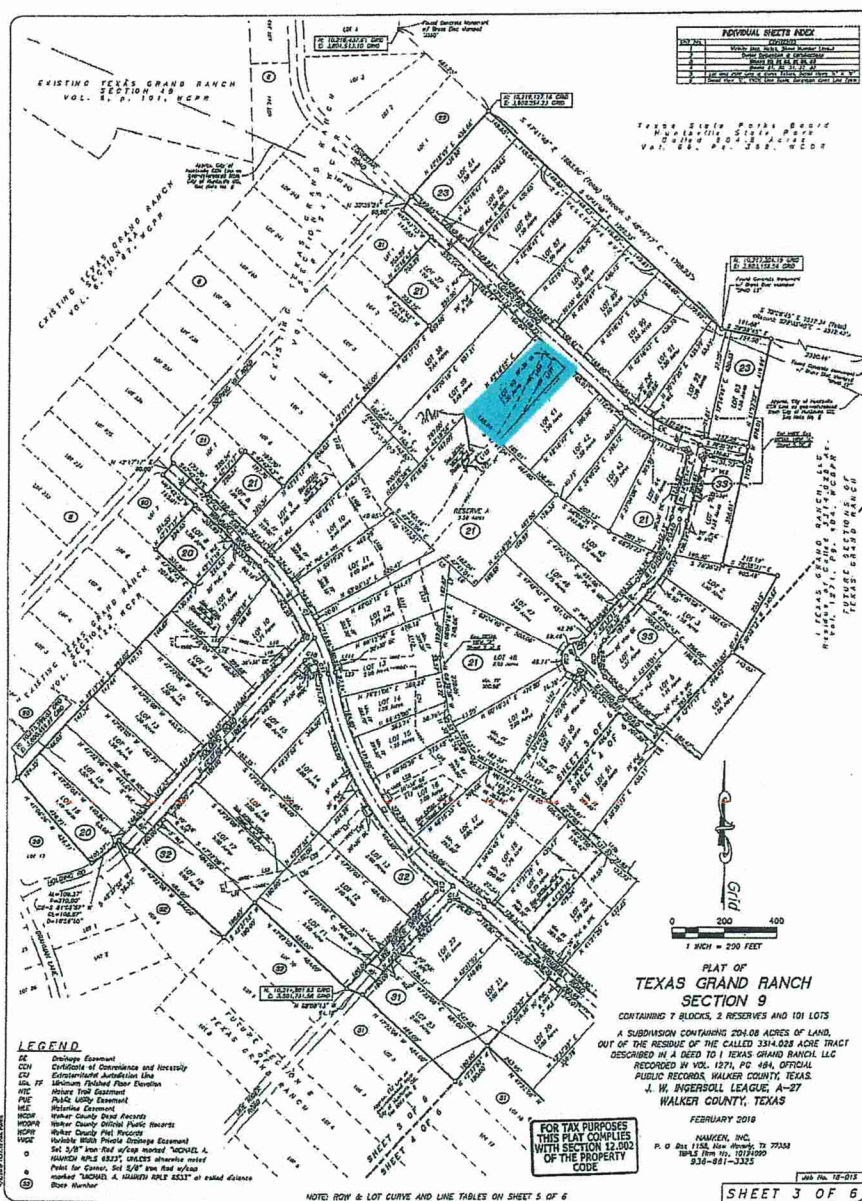
Flood Map

Borrower	Richard L Claypoole				
Property Address	TBD Lonestar Rd (40.21.9)				
City	Huntsville	County	Walker	State	TX
Zip Code	77340				
Lender/Client	First National Bank of Huntsville				



Plat Map

Borrower	Richard L. Claypoole						
Property Address	TBD Lonestar Rd (40.21.9)						
City	Huntsville	County	Walker	State	TX	Zip Code	77340
Lender/Client	First National Bank of Huntsville						



Kimo B. Mobley

Subject Photo Page

Borrower	Richard L Claypoole				
Property Address	TBD Lonestar Rd (40.21.9)				
City	Huntsville	County	Walker	State	TX Zip Code 77340
Lender/Client	First National Bank of Huntsville				



Subject Front

TBD Lonestar Rd (40.21.9)
59,900

Average
Interior/Drng Esmt



Subject Street

Comparable Photo Page

Borrower	Richard L. Claypoole				
Property Address	TBD Lonestar Rd (40.21.9)				
City	Huntsville	County	Walker	State	TX Zip Code 77340
Lender/Client	First National Bank of Huntsville				



Comparable 1

TBD Stagecoach Cir (6.9.2)
 Prox. to Subject 1.81 miles SW
 Sales Price 112,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average
 View Interior
 Site
 Quality
 Age



Comparable 2

TBD Dedication Trail (22.6.1)
 Prox. to Subject 1.61 miles SW
 Sales Price 82,900
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average
 View Interior
 Site
 Quality
 Age



Comparable 3

TBD Saddle Ridge (14.05.1)
 Prox. to Subject 1.14 miles SW
 Sales Price 83,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average
 View Interior
 Site
 Quality
 Age

Kimo P. Mabry

Serial# B49AF031
 esign.alamode.com/verify