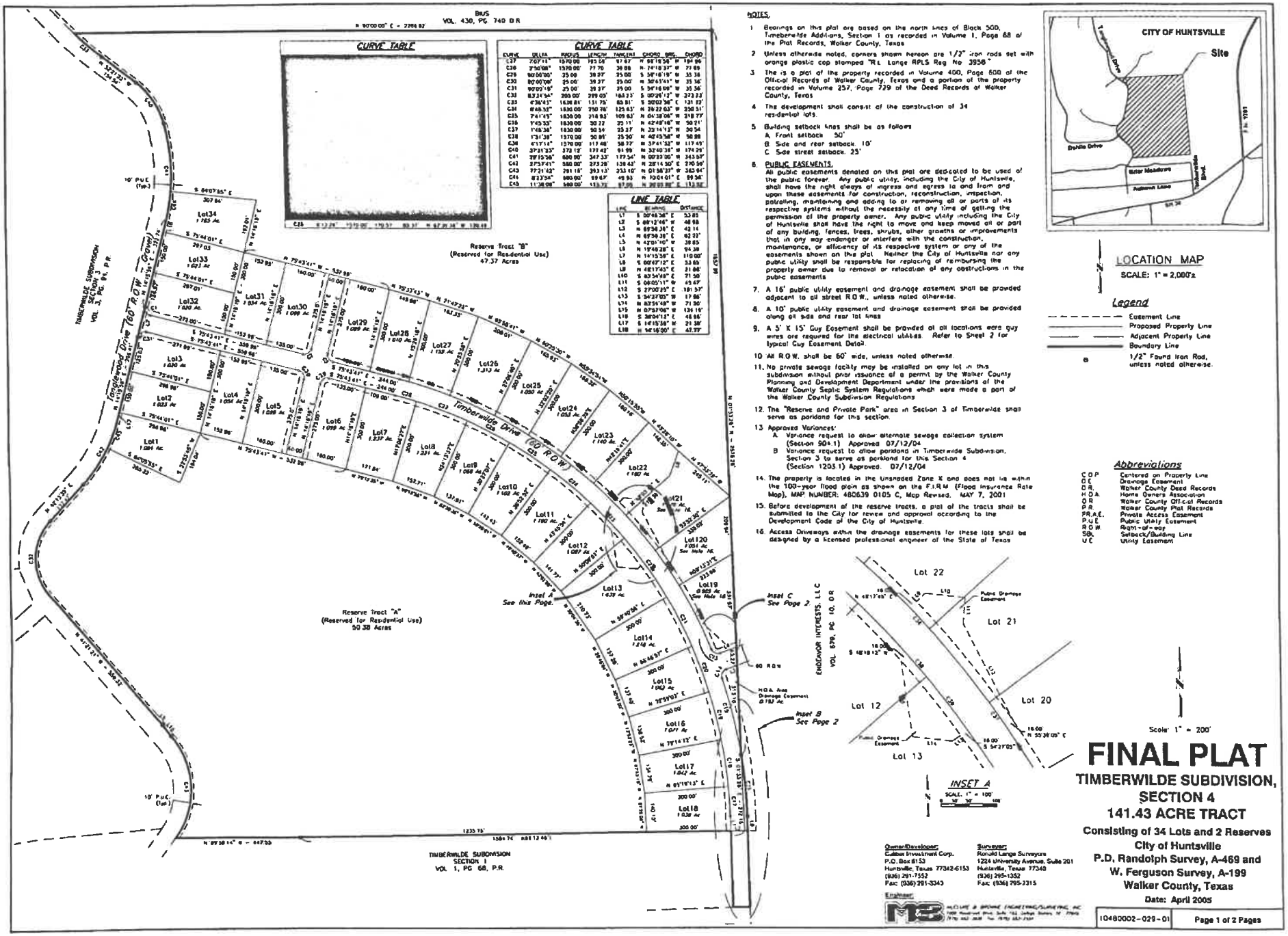

NOTES:

1. Bearings on this plat are based on the north lines of Block 500, Timberwilde Additions, Section 1 as recorded in Volume 1, Page 68 of the Plat Records, Walker County, Texas
2. Unless otherwise noted, corners shown hereon are 1/2" iron rods set with orange plastic cap stamped "R.L. Lange RPLS Reg No 3956"
3. This is a plat of the property recorded in Volume 400, Page 600 of the Official Records of Walker County, Texas and a portion of the property recorded in Volume 257, Page 729 of the Deed Records of Walker County, Texas
4. The development shall consist of the construction of 34 residential lots.
5. Building setback lines shall be as follows
   A. Front setback 50'
   B. Side and rear setback 10'
   C. Side street setback 25'
6. PUBLIC EASEMENTS.
   All public easements denoted on this plat are dedicated to be used 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 the 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
7. A 15' public utility easement and drainage easement shall be provided adjacent to all street R.O.W., unless noted otherwise.
8. A 10' public utility easement and drainage easement shall be provided along all side and rear lot lines
9. A 5' X 15' Guy Easement shall be provided at all locations were guy wires are required for the electrical utilities. Refer to Sheet 2 for typical Guy Easement Detail.
10. All R.O.W. shall be 60' wide, unless noted otherwise.
11. No private sewage facility may be installed on any lot in this subdivision without prior issuance of a permit by the Walker County Planning and Development Department under the provisions of the Walker County Septic System Regulations which were made a part of the Walker County Subdivision Regulations
12. The "Reserve and Private Park" area in Section 3 of Timberwilde shall serve as parklands for this section.
13. Approved Variances:
    A. Variance request to allow alternate sewage collection system (Section 904.1) Approved 07/12/04
    B. Variance request to allow parkland in Timberwilde Subdivision, Section 3 to serve as parkland for this Section 4 (Section 1203.1) Approved 07/12/04
14. The property is located in the Unshaded Zone X and does not lie within the 100-year flood plain as shown on the F.I.R.M. (Flood Insurance Rate Map), MAP NUMBER: 480639 0105 C, Map Revised: MAY 7, 2001
15. Before development of the reserve tracts, a plat of the tracts shall be submitted to the City for review and approval according to the Development Code of the City of Huntsville.
16. Access Driveways within the drainage easements for these lots shall be designed by a licensed professional engineer of the State of Texas

LOCATION MAP
SCALE: 1" = 2,000'±

Legend

- Easement Line
- Proposed Property Line
- Adjacent Property Line
- Boundary Line
- ⊕ 1/2" Found Iron Rod, unless noted otherwise.

Abbreviations

C.O.P.	Centered on Property Line
D.E.	Drainage Easement
D.R.	Walker County Deed Records
H.O.A.	Home Owners Association
O.R.	Walker County Official Records
P.R.	Walker County Plat Records
P.R.A.E.	Private Access Easement
P.U.E.	Public Utility Easement
R.O.W.	Right-of-way
S.B.L.	Setback/Building Line
U.E.	Utility Easement

Scale: 1" = 200'

FINAL PLAT

TIMBERWILDE SUBDIVISION, SECTION 4

141.43 ACRE TRACT

Consisting of 34 Lots and 2 Reserves

City of Huntsville

P.D. Randolph Survey, A-469 and W. Ferguson Survey, A-199

Walker County, Texas

Date: April 2005

Owner/Developer:
Caliber Investment Corp.
P.O. Box 8153
Huntsville, Texas 77342-6153
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Fax: (936) 291-3343

Surveyor:
Ronald Lange Surveyors
1224 University Avenue, Suite 201
Huntsville, Texas 77340
(936) 295-1352
Fax: (936) 295-2315

Engineer:
McClure & Browne Engineering/Surveying, Inc.

10480002-029-01