

V-3 PG-342

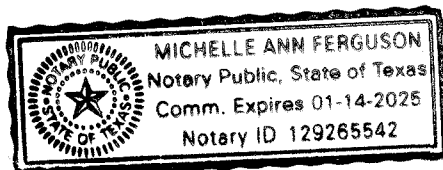
STATE OF TEXAS
COUNTY OF BLANCO

KNOWN ALL MEN BY THESE PRESENT, THAT LSLP LEGACY HILLS, LLC, BEING THE OWNER OF THAT CERTAIN 565.12 ACRE TRACT OF LAND OUT OF PORTIONS OF THE T.T.R.R. CO. SURVEY NO. 79, ABSTRACT NO. 779, THE G.M. PATRICK SURVEY NO. 302, ABSTRACT NO. 1027, AND THE W.E. GILBREATH SURVEY NO. 184, ABSTRACT NO. 1498, BLANCO COUNTY, TEXAS, BEING PART OF A CALLED 1212.09 ACRE TRACT OF LAND AS DESCRIBED AS PARCEL NO. 1 IN DOCUMENT NO. 203152 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, TO BE KNOWN AS LEGACY HILLS PHASE 2 SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF PUBLIC EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE HOMEOWNER'S ASSOCIATION THE PRIVATE STREETS SHOWN HEREIN.

WITNESS MY HAND, THIS THE 18 DAY OF August, A.D., 2021.

LSLP LEGACY HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Davy Roberts
DAVY ROBERTS, AUTHORIZED AGENT



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Davy Roberts, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS OF THEREIN STATED.

GIVEN UNDER MY HAND, AND SEAL OF OFFICE THIS 18 DAY OF August, A.D., 2021.

Michelle Ferguson
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, A.D., 2____

THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK 3, PAGE 342-347

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF August, A.D., 2021.

Laura Walla by Melody Easter
LAURA WALLA, COUNTY CLERK
BLANCO COUNTY, TEXAS

Brett Bray
BRETT BRAY, COUNTY JUDGE
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE

OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF August, 2021, AT 11:35

O'CLOCK 11 M, AND DULY RECORDED ON THE 24 DAY OF August, A.D., 2021, AT 11:35 O'CLOCK 11 M, IN PLAT

RECORDS OF BLANCO COUNTY, TEXAS IN BOOK 3, PAGE 342-347

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF August, A.D., 2021.

Laura Walla by Melody Easter
LAURA WALLA, COUNTY CLERK
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO:

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Kyle Pressler 8/23/2021
KYLE PRESSLER, R.P.L.S. DATE
LICENSE NO. 6528 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BLANCO:

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS.

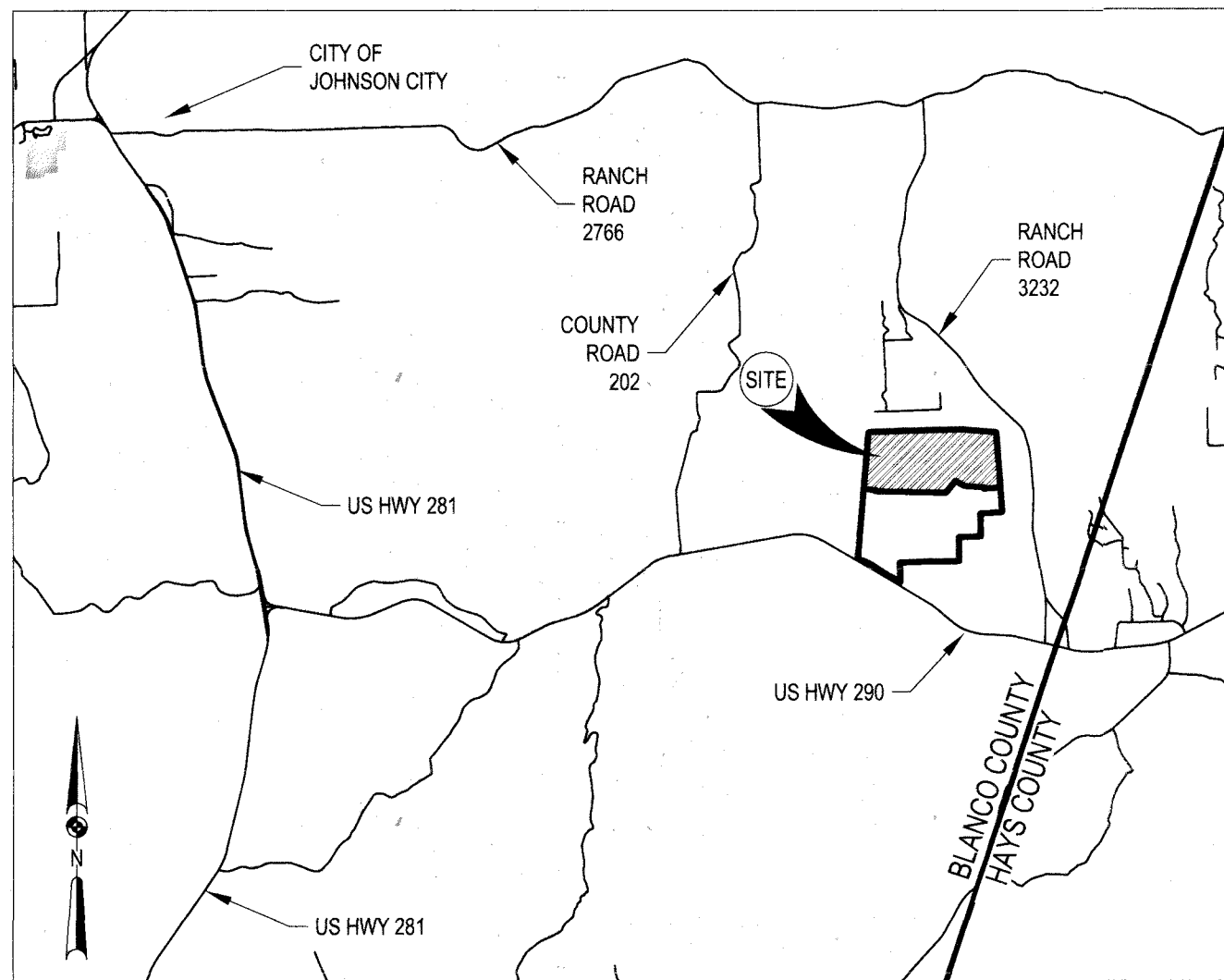
Garrett D. Keller 8/18/21
GARRETT KELLER, P.E. DATE
LICENSE NO. 111511

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO EITHER: AN INDIVIDUAL WELL, THE LOCATION OF WHICH HAS BEEN APPROVED BY THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT; A TCEQ APPROVED PUBLIC WATER SUPPLY SYSTEM; OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

Ralph A. Dineen 8/13/21
BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT DATE
830-968-9196

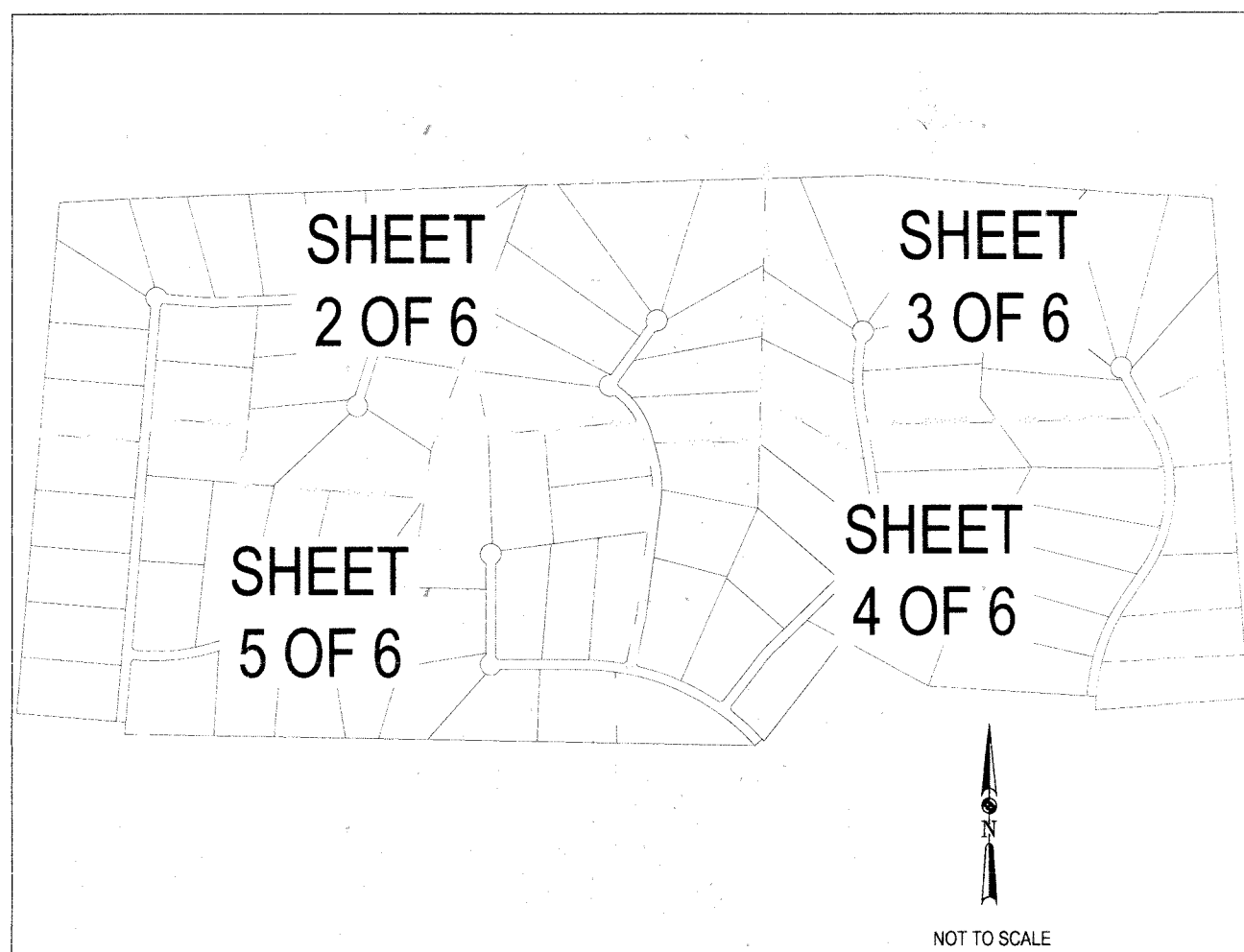
FINAL PLAT FOR LEGACY HILLS PHASE 2

A 565.12 ACRE TRACT OF LAND, LOCATED IN PORTIONS OF THE T.T.R.R. CO. SURVEY NO. 79, ABSTRACT NO. 779, THE GEORGE M. PATRICK SURVEY NO. 302, ABSTRACT NO. 1027, THE W.E. GILBREATH SURVEY NO. 84, ABSTRACT NO. 1498, T.B. HARDING SURVEY NO. 303, ABSTRACT NO. 1005, THE ARTHUR SMITH SURVEY NO. 80, ABSTRACT NO. 1441, THE C.N. SMITH SURVEY NO. 80, ABSTRACT NO. 1036, BLANCO COUNTY, TEXAS AND BEING ALL OF A CALLED 565.12 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 213294 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE



SHEET INDEX

N.T.S.

OWNER/DEVELOPER:

LSLP LEGACY HILLS, LLC
C/O DAVY ROBERTS
P.O. BOX 1987
MARBLE FALLS, TEXAS 78654
DROBERTS@
LONESTARLANDPARTNERS.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
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(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT:

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8 SPENCER ROAD, SUITE 100
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GKELLER@MATKINHOOVER.COM

NOTES:

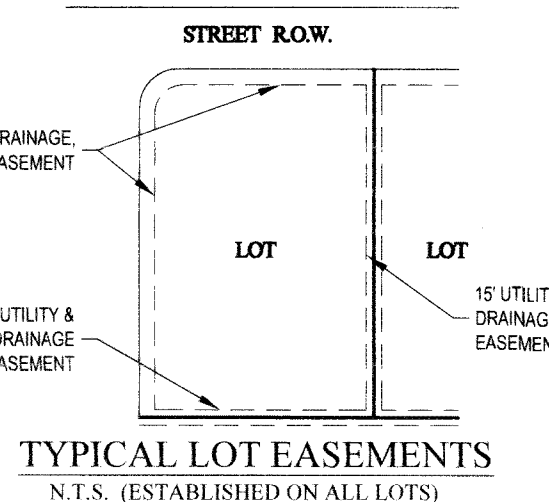
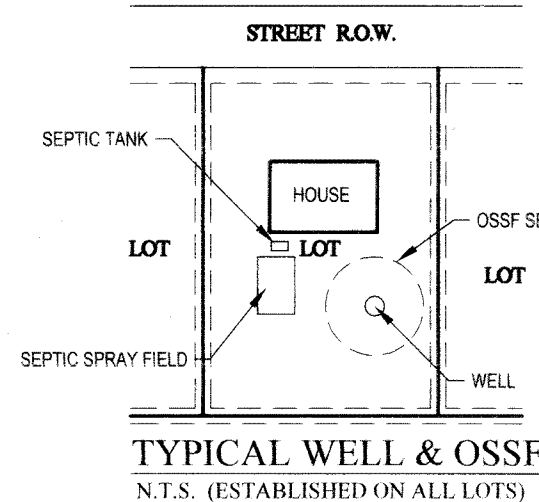
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BLANCO COUNTY.
- WATER IS PROVIDED BY PRIVATE WELLS. NO PRIVATE SEPTIC SYSTEM WILL BE PERMITTED WITHIN 100' OF WELLS.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE SUBDIVISION ENTRANCE.
- THERE IS 23.53 ACRES OF NEW PRIVATE ROAD RIGHT OF WAY.
- THERE IS 15,726 LINEAR FEET OF NEW PRIVATE ROADS.
- ALL ROADS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE LEGACY HILLS PROPERTY OWNERS ASSOCIATION.
- THERE ARE 91 RESIDENTIAL LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO A STRIP OF LAND BEING TWENTY FIVE (25') FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES AND FIFTEEN (15') FEET ALONG ALL SIDE LOT LINES, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, OR AS INDICATED ON SAID PLAT. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES.
- THERE IS HEREBY DEDICATED DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE BLANCO COUNTY COURTHOUSE. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, SEPTIC TANK DRAIN FIELDS, ETC.).
- (FEMA AREA NOT MAPPED) NO LOTS WITHIN THIS SUBDIVISION ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48031C0225C, EFFECTIVE DATE FEBRUARY 6, 1991 FOR BLANCO COUNTY, TEXAS.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
- GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE BLANCO COUNTY.
- BLANCO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS BLANCO COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
- A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE COUNTY ORDINANCES, AND GIVING THE COUNTY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND COUNTY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE COUNTY EMERGENCY MANAGEMENT OFFICE THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

PEDERNALES ELECTRIC NOTES:

- ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS, IT IS UNDERSTOOD THAT ALL ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL REMAIN THE PROPERTY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE PROPERTY. THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF THESE ROADS AND ANY ASSOCIATED DRAINAGE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF BLANCO COUNTY.

Davy Roberts 8/24/2021
DAVY ROBERTS, AUTHORIZED AGENT DATE



*NOTE: SEE DEED RESTRICTION FOR BUILDING SETBACK PARAMETERS.

MATKIN HOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0609
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

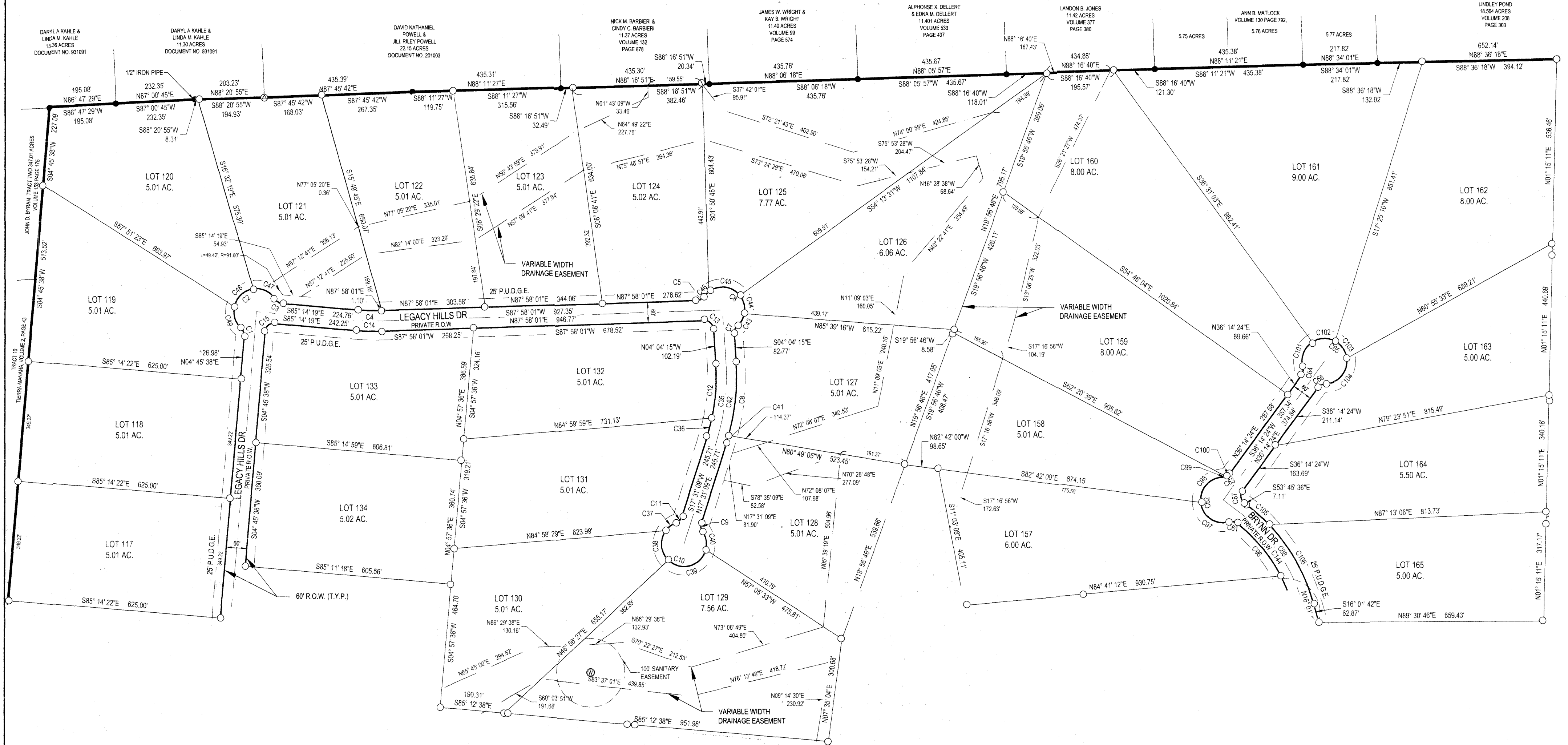
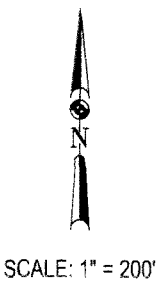
SUBMITTAL DATE:
JUNE 23, 2021

MHE JOB NO. 3208.01
MHS JOB NO. 20-5072

SHEET 1 OF 6

FINAL PLAT FOR LEGACY HILLS PHASE 2

V-3 PG-343



LEGEND

- CALCULATED POINT
- SET 1/2" IRON ROD WITH A RED PLASTIC CAP
STAMPED "MATKIN-HOOVER ENG. & SURVEY"
- ⊙ FOUND TXDOT TYPE I MONUMENT
- ⊙ FOUND 3/8" IRON ROD
- FOUND 1/2" IRON ROD
- ⊙ FOUND 3" METAL FENCE POST
- ⊙ FOUND 1/2" IRON ROD WITH AN
ORANGE "CUPLIN" PLASTIC CAP
- ⊙ FOUND 60D NAIL
- ⊙ WELL
- P.U.D.G.E. PUBLIC UTILITY, DRAINAGE, AND GRADING EASEMENT
- R.O.W. RIGHT-OF-WAY
- ▭ DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORMWATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

OWNER/DEVELOPER:
LSLP LEGACY HILLS, LLC
C/O DAVY ROBERTS
P.O. BOX 1987
MARBLE FALLS, TEXAS 78654
DROBERTS@
LONESTARLANDPARTNERS.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
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AGENT:
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& SURVEYING
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OFFICE: (830) 249-0600 FAX: (830) 249-0099

SUBMITTAL DATE: 6/23/21

MHE JOB NO. 3206.00

MHS JOB NO. 20-5072

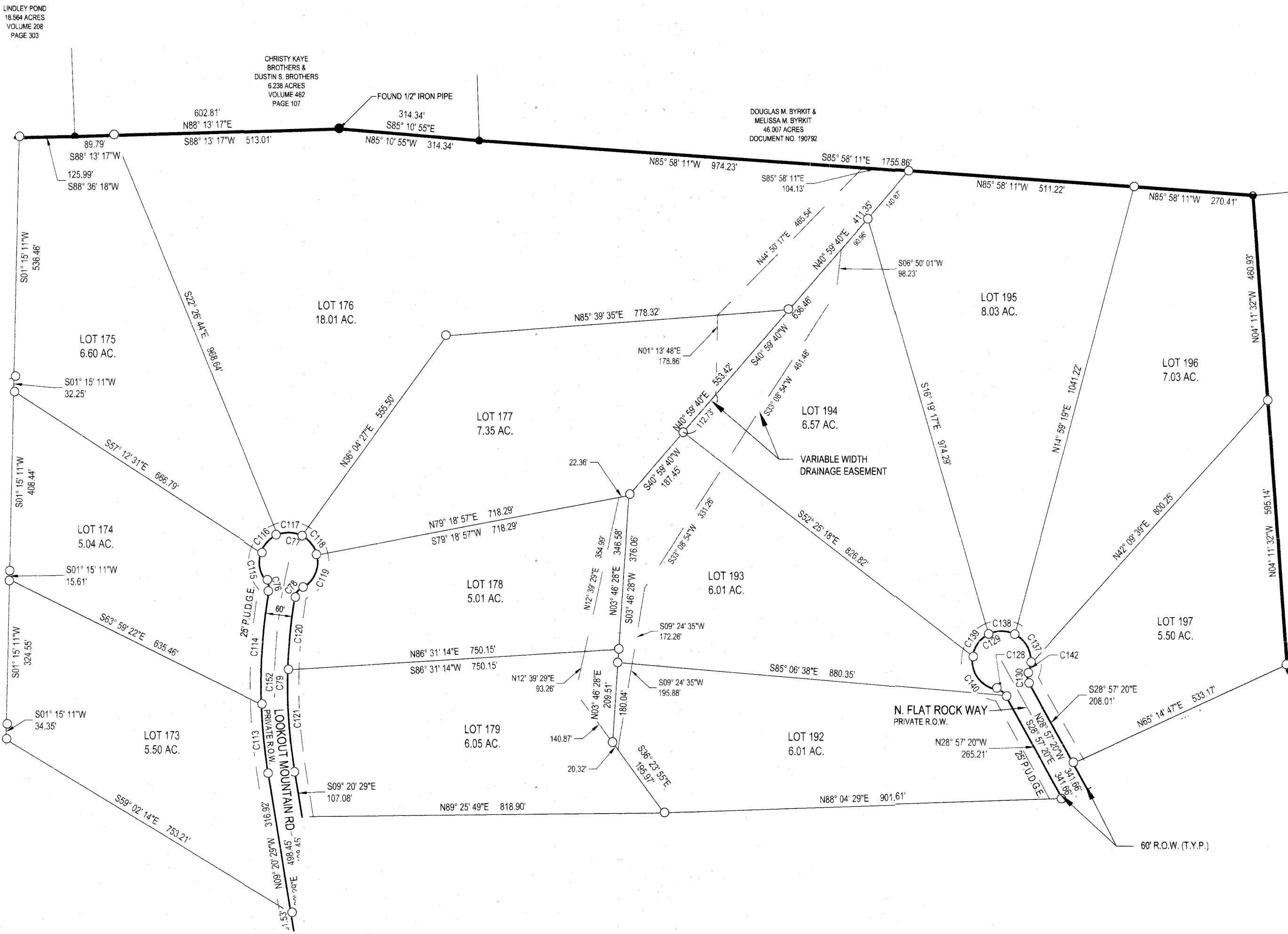
SHEET 2 OF 6

FINAL PLAT FOR
LEGACY HILLS PHASE 2

V-3 PG. 344



SCALE: 1" = 200'



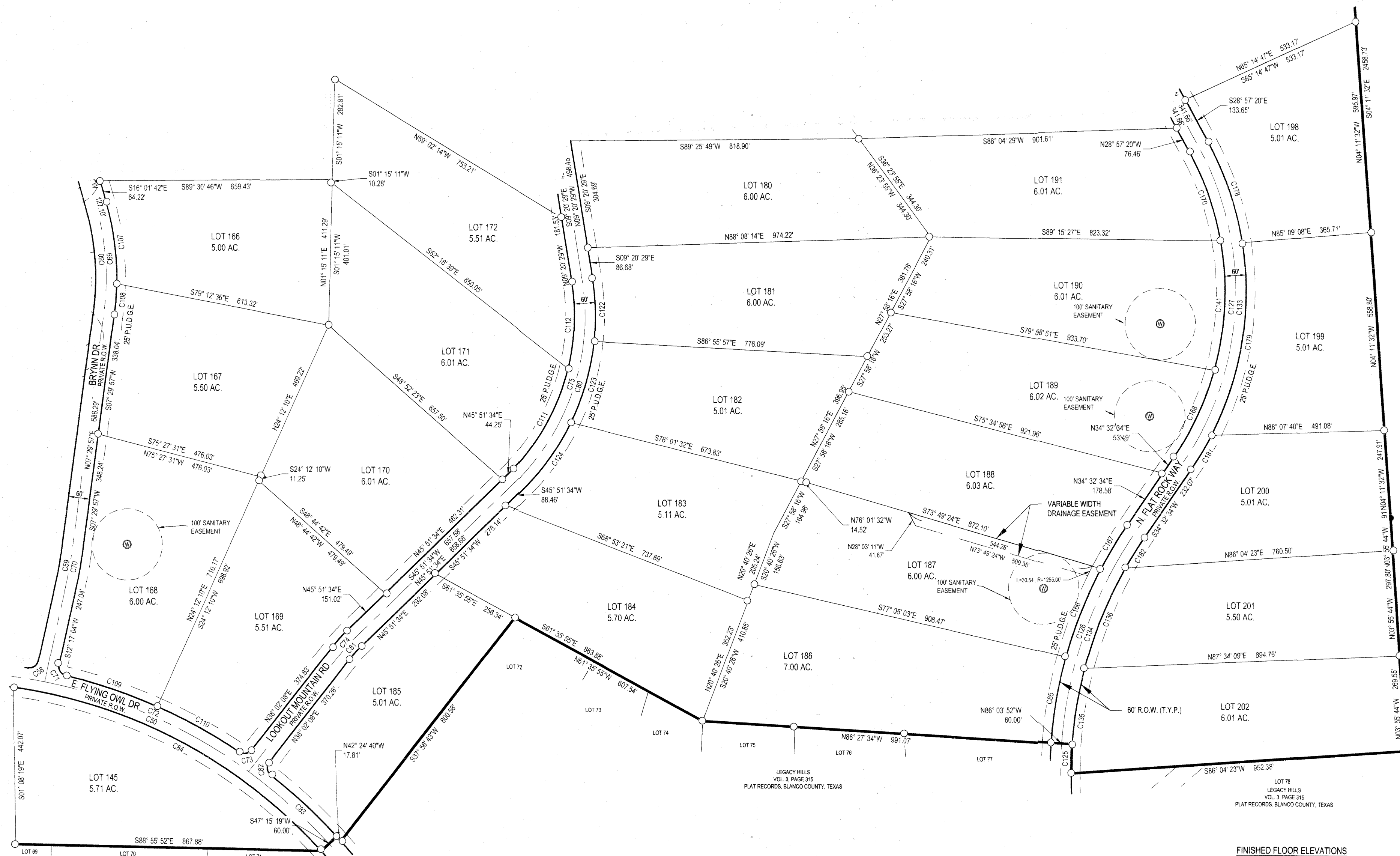
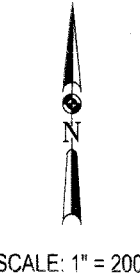
- LEGEND
- CALCULATED POINT
 - SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
 - ⊙ FOUND TXDOT TYPE I MONUMENT
 - ⊕ FOUND 3/8" IRON ROD
 - FOUND 1/2" IRON ROD
 - ⊗ FOUND 3" METAL FENCE POST
 - ⊗ FOUND 1/2 IRON ROD WITH AN ORANGE "CUPLIN" PLASTIC CAP
 - ⊙ FOUND 60D NAIL
 - ⊙ WELL
 - P.U.D.G.E. PUBLIC UTILITY, DRAINAGE, AND GRADING EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORMWATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

OWNER/DEVELOPER: LSLP LEGACY HILLS, LLC C/O DAVY ROBERTS P.P. BOX 1987 MARBLE FALLS, TEXAS 78654 DROBERTS@ LONESTARLANDPARTNERS.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	MATKINHOOVER ENGINEERING & SURVEYING P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX: 830.249.0099	SUBMITTAL DATE: 6/23/21 MHE JOB NO. 3206.00 MHS JOB NO. 20-5072 SHEET 3 OF 6
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FINAL PLAT FOR LEGACY HILLS PHASE 2

V-3 PG-348



- LEGEND**
- CALCULATED POINT
 - SET 1/2" IRON ROD WITH A RED PLASTIC CAP
STAMPED "MATKIN-HOOVER ENG. & SURVEY"
 - ⊕ FOUND TXDOT TYPE I MONUMENT
 - ⊕ FOUND 3/8" IRON ROD
 - FOUND 1/2" IRON ROD
 - ⊕ FOUND 3" METAL FENCE POST
 - ⊗ FOUND 1/2 IRON ROD WITH AN
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C/O DAVY ROBERTS
P.P. BOX 1987
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SURVEYOR:
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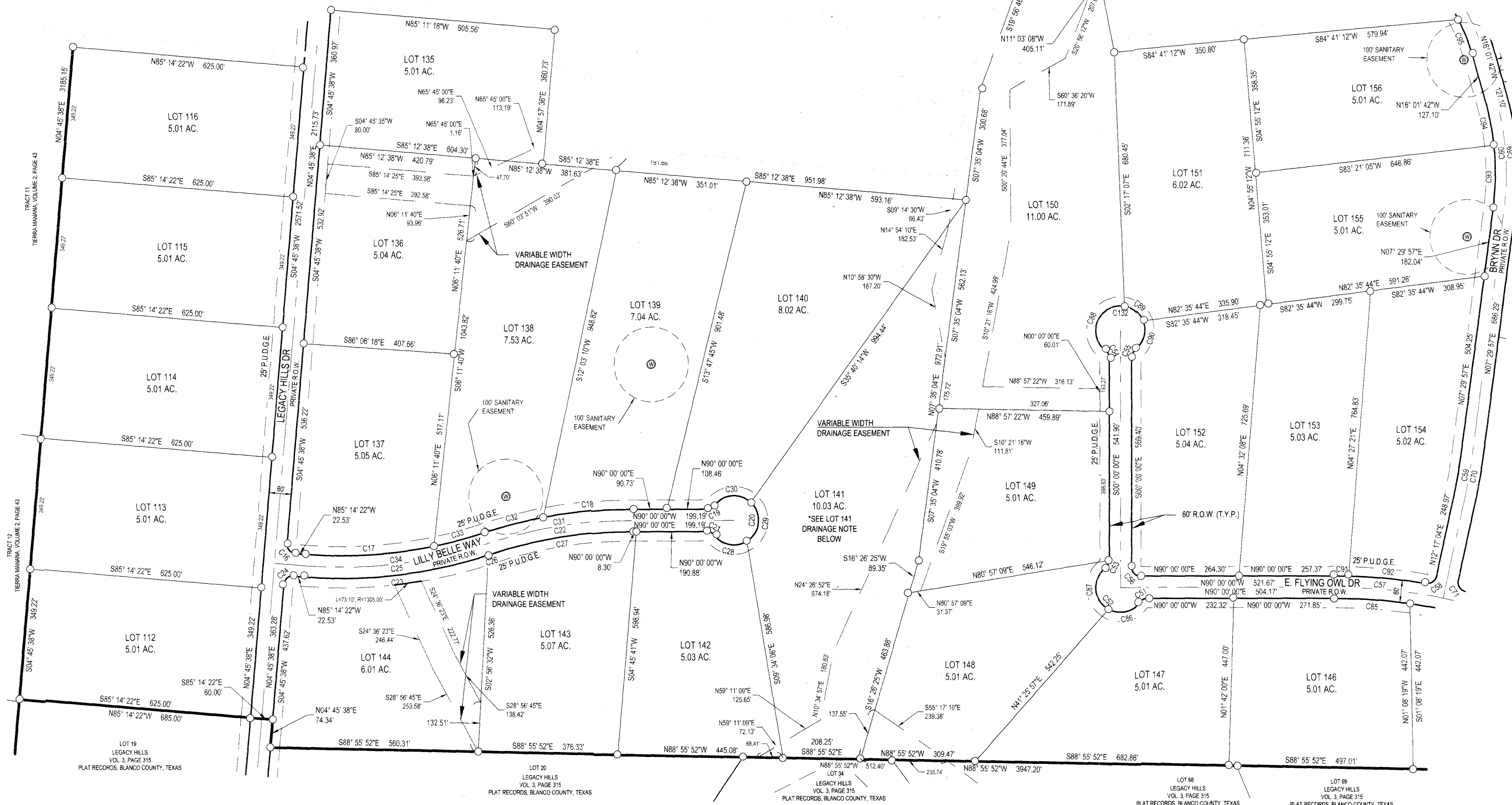
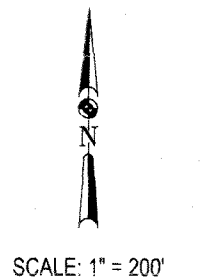
AGENT:
MATKIN HOOVER ENGINEERING &
SURVEYING
C/O GARRETT KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
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MATKINHOOVER
ENGINEERING
& SURVEYING
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OFFICE: (830) 249-0600 FAX: (830) 249-0099

SUBMITTAL DATE: 6/23/21
MHE JOB NO. 3206.00
MHS JOB NO. 20-5072

FINAL PLAT FOR LEGACY HILLS PHASE 2

V-3 PG-346



LEGEND

- CALCULATED POINT
- SET 1/2" IRON ROD WITH A RED PLASTIC CAP
STAMPED "MATKIN-HOOVER ENG. & SURVEY"
- ▲ FOUND TXDOT TYPE I MONUMENT
- ⊕ FOUND 3/8" IRON ROD
- FOUND 1/2" IRON ROD
- ⊗ FOUND 3" METAL FENCE POST
- ⊗ FOUND 1/2" IRON ROD WITH AN
ORANGE "CUPLIN" PLASTIC CAP
- ⊗ FOUND 60D NAIL
- ⊗ WELL
- P.U.D.G.E. PUBLIC UTILITY, DRAINAGE, AND GRADING EASEMENT
- R.O.W. RIGHT-OF-WAY
- DRAINAGE EASEMENT

LOT 141 DRAINAGE NOTE:

CONCENTRATED STORMWATER RUNOFF FROM LILLY BELLE WAY
RIGHT-OF-WAY ENTERS LOT 141. LAND OWNER SHALL ACCOMMODATE RUNOFF
WITH SITE DESIGN/LAYOUT.

FINISHED FLOOR ELEVATIONS

IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB
ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST
SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE
PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION,
WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM
THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST
10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORMWATER CONVEYANCE
AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE
CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE
PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE
DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE
PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

OWNER/DEVELOPER:

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SUBMITTAL DATE: 6/23/21

MHE JOB NO. 3206.00
MHS JOB NO. 20-5072

SHEET 5 OF 6

FINAL PLAT FOR LEGACY HILLS PHASE 2

V-3 PG-347



SCALE: 1" = 200'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	23.04'	52°48'53"	N21° 38' 48"W	22.24'
C2	66.00'	225.35'	195°37'48"	S49° 45' 40"W	130.77'
C3	25.00'	23.04'	52°48'53"	S58° 49' 53"E	22.24'
C4	570.00'	67.59'	6°47'40"	S88° 38' 09"E	67.55'
C5	25.00'	23.04'	52°48'53"	N61° 33' 35"E	22.24'
C6	66.00'	223.00'	193°35'29"	N48° 03' 07"W	131.07'
C7	25.00'	23.04'	52°48'53"	S22° 20' 12"W	22.24'
C8	630.00'	215.74'	19°37'16"	S05° 44' 23"W	214.69'
C9	25.00'	23.04'	52°48'53"	S08° 53' 17"E	22.24'
C10	66.00'	329.02'	285°37'45"	S72° 28' 51"E	79.78'
C11	25.00'	23.04'	52°48'53"	N43° 55' 36"E	22.24'
C12	570.00'	159.03'	15°59'09"	N03° 55' 20"E	158.52'
C13	25.00'	38.38'	87°57'44"	N48° 03' 07"W	34.72'
C14	630.00'	74.71'	6°47'40"	N88° 38' 09"W	74.66'
C15	25.00'	39.27'	90°00'03"	S49° 45' 40"W	35.36'
C16	25.00'	39.27'	90°00'00"	S40° 14' 22"E	35.36'
C17	1220.00'	352.00'	16°31'53"	N86° 29' 42"E	350.79'
C18	1280.00'	243.68'	10°54'28"	N84° 32' 46"E	243.31'
C19	25.00'	23.04'	52°48'53"	N63° 35' 34"E	22.24'
C20	66.00'	329.02'	285°37'45"	N00° 00' 00"E	79.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	25.00'	23.04'	52°48'53"	N63° 35' 34"W	22.24'
C22	1220.00'	390.13'	18°19'19"	S80° 50' 20"W	388.47'
C23	1280.00'	508.15'	22°44'45"	S83° 23' 16"W	504.82'
C24	25.00'	39.27'	90°00'00"	N49° 45' 38"E	35.36'
C25	1280.00'	515.67'	23°04'58"	N83° 13' 10"E	512.19'
C26	1280.00'	7.52'	0°20'12"	S71° 50' 47"W	7.52'
C27	1220.00'	390.13'	18°19'19"	N80° 50' 20"E	388.47'
C28	66.00'	96.95'	84°09'57"	N79° 16' 06"W	88.47'
C29	66.00'	121.41'	105°24'02"	S05° 56' 55"W	105.00'
C30	66.00'	110.66'	96°03'47"	N85° 13' 01"E	98.14'
C31	1280.00'	409.32'	18°19'19"	S80° 50' 20"W	407.58'
C32	1280.00'	165.64'	7°24'51"	N75° 23' 07"E	165.52'
C33	1220.00'	139.49'	6°33'04"	N74° 57' 13"E	139.42'
C34	1220.00'	491.50'	23°04'58"	S83° 13' 10"W	488.18'
C35	570.00'	214.79'	21°35'24"	S08° 43' 27"W	213.52'
C36	570.00'	55.75'	5°36'15"	N14° 43' 02"E	55.73'
C37	66.00'	38.92'	33°47'28"	N53° 26' 18"E	38.36'
C38	66.00'	94.25'	81°48'57"	N04° 21' 55"W	86.44'
C39	66.00'	137.85'	119°40'15"	S74° 53' 29"W	114.13'
C40	66.00'	58.00'	50°21'05"	S10° 07' 11"E	56.15'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	630.00'	21.65'	1°58'08"	S16° 32' 05"W	21.65'
C42	630.00'	237.39'	21°35'24"	N06° 43' 27"E	235.99'
C43	66.00'	44.85'	38°56'14"	S29° 16' 31"W	43.99'
C44	66.00'	56.79'	49°18'01"	S14° 50' 37"E	55.05'
C45	66.00'	101.17'	87°49'44"	S83° 24' 30"E	91.55'
C46	66.00'	20.19'	17°31'30"	N43° 54' 53"E	20.11'
C47	66.00'	75.31'	65°22'28"	S65° 06' 40"E	71.29'
C48	66.00'	80.52'	69°54'14"	N47° 14' 59"E	75.62'
C49	66.00'	69.52'	60°21'06"	N17° 52' 41"W	66.35'
C50	1470.00'	1212.40'	47°15'19"	S66° 22' 20"E	1178.33'
C51	25.00'	23.04'	52°48'53"	S63° 35' 34"W	22.24'
C52	66.00'	225.35'	195°37'45"	S45° 00' 00"E	130.77'
C53	25.00'	23.04'	52°48'53"	N26° 24' 26"E	22.24'
C54	25.00'	23.04'	52°48'53"	N26° 24' 26"W	22.24'
C55	25.00'	23.04'	52°48'53"	S26° 24' 26"W	22.24'
C56	25.00'	39.27'	90°00'00"	S45° 00' 00"E	35.36'
C57	1530.00'	247.16'	9°15'20"	N85° 22' 20"W	246.89'
C58	25.00'	37.95'	86°58'16"	N55° 46' 12"E	34.41'
C59	720.00'	60.13'	4°47'07"	N09° 53' 31"E	60.12'
C60	720.00'	295.66'	23°31'39"	S04° 15' 53"E	293.58'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	25.00'	22.25'	50°59'42"	N81° 00' 34"W	21.52'
C62	66.00'	225.27'	195°33'42"	S08° 43' 35"E	130.78'
C63	25.00'	23.04'	52°48'53"	S62° 38' 50"W	22.24'
C64	25.00'	23.04'	52°48'53"	N09° 49' 57"E	22.24'
C65	66.00'	329.02'	285°37'45"	N53° 45' 36"W	79.78'
C66	25.00'	23.04'	52°48'53"	S62° 38' 50"W	22.24'
C67	25.00'	39.27'	90°00'00"	S08° 45' 36"E	35.36'
C68	530.00'	349.03'	37°43'54"	N34° 53' 39"W	342.75'
C69	780.00'	320.29'	23°31'39"	N04° 15' 53"W	318.05'
C70	780.00'	65.14'	4°47'07"	S09° 53' 31"W	65.13'
C71	25.00'	38.82'	86°58'27"	S32° 12' 10"E	35.04'
C72	1530.00'	542.58'	20°19'07"	N66° 31' 50"W	539.74'
C73	25.00'	37.35'	85°35'36"	N80° 49' 56"E	33.97'
C74	430.00'	58.72'	7°49'26"	N41° 56' 51"E	58.67'
C75	620.00'	573.92'	53°02'13"	S17° 10' 38"W	553.64'
C76	25.00'	22.31'	51°08'27"	N15° 39' 15"W	21.58'
C77	66.00'	328.98'	285°35'22"	N78° 25' 47"W	79.82'
C78	25.00'	23.83'	54°36'27"	N37° 03' 40"E	22.94'
C79	1170.00'	390.00'	19°05'55"	N00° 12' 29"E	388.20'
C80	680.00'	630.62'	53°08'05"	N17° 13' 34"E	608.26'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C81	370.00'	50.52'	7°49'28"	N41° 56' 51"E	50.49'
C82	25.00'	39.42'	90°20'58"	N07° 08' 21"W	35.46'
C83	1530.00'	255.53'	9°34'09"	N47° 31' 45"W	255.23'
C84	1470.00'	1008.71'	39°18'59"	N62° 24' 10"W	989.04'
C85	1470.00'	203.68'	7°56'20"	N86° 01' 50"W	203.52'
C86	66.00'	94.66'	82°10'29"	S78° 16' 22"W	86.75'
C87	66.00'	130.69'	113°27'17"	N03° 54' 46"W	110.36'
C88	66.00'	175.37'	152°14'15"	N23° 18' 15"E	128.14'
C89	66.00'	66.66'	57°52'16"	S51° 38' 30"E	63.87'
C90	66.00'	86.99'	75°31'14"	S15° 03' 16"W	80.83'
C91	1530.00'	37.86'	1°25'03"	S89° 17' 28"E	37.85'
C92	1530.00'	209.30'	7°50'17"	S84° 39' 48"E	209.14'
C93	720.00'	170.34'	13°33'18"	N00° 43' 18"E	169.94'
C94	720.00'	125.32'	9°58'21"	N11° 02' 32"W	125.16'
C95	470.00'	98.16'	11°57'58"	N22° 00' 41"W	97.98'
C96	470.00'	201.79'	24°35'59"	N40° 17' 40"W	200.25'
C97	66.00'	116.17'	100°50'51"	N56° 05' 00"W	101.74'
C98	66.00'	109.10'	94°42'51"	N41° 41' 51"E	97.10'
C99	25.00'	10.15'	23°15'45"	N77° 25' 24"E	10.08'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C100	25.00'	12.89'	29°33'08"	N51° 00' 57"E	12.75'
C101	66.00'	84.57'	73°25'16"	N20° 08' 09"E	78.91'
C102	66.00'	69.97'	60°44'20"	N87° 12' 56"E	66.74'
C103	66.00'	62.66'	54°23'38"	S35° 13' 05"E	60.33'
C104	66.00'	111.82'	97°04'32"	S40° 31' 00"W	98.92'
C105	530.00'	88.96'	9°37'01"	S48° 57' 06"E	88.86'
C106	530.00'	260.07'	28°06'53"	S30° 05' 09"E	257.47'
C107	780.00'	231.88'	17°01'58"	S07° 30' 43"E	231.02'
C108	780.00'	88.42'	6°29'42"	S04° 15' 06"W	88.37'
C109	1530.00'	274.63'	10°17'04"	S71° 32' 51"E	274.27'
C110	1530.00'	267.94'	10°02'02"	S61° 23' 18"E	267.60'
C111	620.00'	326.01'	30°07'40"	N28° 37' 55"E	322.27'
C112	620.00'	247.90'	22°54'34"	N02° 06' 48"E	246.25'
C113	1230.00'	155.82'	7°15'30"	N05° 42' 44"W	155.71'
C114	1230.00'	257.60'	11°59'58"	N03° 55' 00"E	257.13'
C115	66.00'	68.54'	59°30'12"	N11° 28' 23"W	65.50'
C116	66.00'	56.73'	49°14'55"	N42° 54' 11"E	55.00'
C117	66.00'	56.73'	49°14'55"	S87° 50' 54"E	55.00'
C118	66.00'	56.73'	49°14'55"	S38° 35' 59"E	55.00'
C119	66.00'	90.24'	78°20'26"	S25° 11' 41"W	83.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C120	1170.00'	165.40'	8°05'59"	S05° 42' 27"E	165.26'
C121	1170.00'	224.60'	10°59'56"	S03° 50' 31"E	224.25'
C122	680.00'	179.06'	15°05'15"	S01° 47' 51"E	178.55'
C123	680.00'	239.68'	20°11'43"	S15° 50' 38"W	238.44'
C124	680.00'	211.87'	17°51'07"	S34° 52' 03"W	211.01'
C125	1170.00'	81.87'	4°00'33"	S01° 55' 52"W	81.85'
C126	1230.00'	657.06'	30°36'26"	S19° 14' 21"W	649.28'
C127	820.00'	908.77'	63°29'54"	S02° 47' 37"W	862.97'
C128	25.00'	23.04'	52°48'53"	S55° 21' 46"E	22.24'
C129	66.00'	329.02'	285°37'45"	S61° 02' 40"W	79.78'
C130	25.00'	23.04'	52°48'53"	N02° 32' 54"W	22.24'
C133	880.00'	975.26'	63°29'54"	N02° 47' 37"E	926.11'
C134	1170.00'	625.01'	30°36'26"	N19° 14' 21"E	617.60'
C135	1170.00'	299.40'	14°39'43"	S07° 15' 27"W	298.58'
C136	1170.00'	306.25'	14°59'51"	S22° 05' 13"W	305.38'
C137	66.00'	79.85'	69°19'07"	S28° 17' 37"E	75.07'
C138	66.00'	61.48'	53°22'05"	S89° 38' 13"E	59.28'
C139	66.00'	63.75'	55°20'38"	N36° 00' 26"E	61.30'
C140	66.00'	103.79'	90°06'19"	N36° 43' 03"W	93.42'
C141	820.00'	367.45'	25°40'29"	N02° 35' 45"E	364.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C142	66.00'	20.15'	17°29'36"	S15° 06' 45"W	20.07'
C166	1230.00'	268.26'	12°29'46"	N21° 39' 48"E	267.73'
C167	1230.00'	142.35'	6°37'52"	N31° 13' 38"E	142.27'
C168	820.00'	273.49'	19°06'34"	N24° 59' 17"E	272.22'
C170	820.00'	267.83'	18°42'50"	N19° 35' 55"W	266.64'
C178	880.00'	303.16'	19°44'19"	S19° 05' 10"E	301.67'
C179	880.00'	558.47'	36°21'40"	S08° 57' 49"W	549.14'
C181	880.00'	113.63'	7°23'54"	S30° 50' 37"W	113.55'
C182	1170.00'	101.22'	4°57'25"	S32° 03' 51"W	101.19'

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