

TOTAL TRACT ACREAGE = 94.5638 ACRES  
 ACREAGE IN PUBLIC ROADS = 3.4301 ACRES  
 NET ACREAGE = 91.1337 ACRES  
 TOTAL NUMBER OF LOTS = 17  
 MINIMUM LOT SIZE = 1.8959 ACRES  
 MAXIMUM LOT SIZE = 12.0634 ACRES  
 AVERAGE LOT SIZE = 5.3607 ACRES

LINE	BEARING	DISTANCE
L1	S 89°24'45" W	21.77'
L2	S 56°30'53" W	23.65'
L3	S 48°32'22" W	29.55'
L4	S 88°43'57" W	31.34'
L5	N 80°36'19" W	42.07'
L6	N 63°51'51" W	39.04'
L7	N 29°55'29" W	17.16'
L8	N 07°08'58" W	31.80'
L9	N 38°33'54" W	21.86'
L10	N 21°55'56" W	27.90'
L11	N 54°52'50" W	21.02'
L12	N 16°28'56" W	19.17'
L13	N 46°36'19" W	48.13'
L14	N 70°06'40" E	34.95'
L15	S 10°17'25" E	21.54'
L16	S 54°05'57" E	14.87'
L17	S 21°59'36" E	13.98'
L18	S 51°42'41" E	11.55'
L19	S 31°00'58" E	17.64'
L20	N 53°30'01" E	17.19'
L21	N 13°11'43" E	18.03'
L22	N 03°41'48" W	31.39'
L23	N 19°45'49" W	25.08'
L24	N 76°18'06" W	29.27'
L25	N 59°20'43" W	20.38'
L26	N 20°47'05" W	127.18'
L27	N 19°18'18" W	105.67'
L28	S 88°30'56" E	20.32'
L29	S 88°30'56" E	20.32'
L30	S 75°29'18" W	122.44'
L31	S 75°29'18" W	115.91'
L32	S 36°13'27" E	50.92'
L33	S 36°13'27" E	54.98'
L34	S 36°13'27" E	58.92'
L35	S 17°06'58" E	173.42'

LOT	ELEVATION
1	0
2	0
3	0
4	243.00
5	244.00
6	238.00
7	238.00
8	0
9	0
10	0
11	0
12	0
13	0
14	0
15	0
16	0
17	0

[C] 2' GREATER THAN HIGHEST ADJACENT GROUND SURFACE ELEVATION

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	70.00'	137.45'	N 83°06'46" E	116.41'
C2	70.00'	52.34'	S 19°12'58" E	61.13'
C3	69.31'	57.86'	S 23°52'04" W	58.19'
C4	70.00'	130.21'	S 77°10'48" E	112.23'
C5	970.00'	271.94'	N 83°27'11" E	271.05'
C6	1030.00'	288.78'	N 83°27'11" E	287.82'
C7	830.00'	48.97'	S 19°25'40" E	45.98'
C8	830.00'	186.74'	N 10°57'32" W	186.35'
C9	70.00'	145.75'	S 09°29'09" E	120.81'
C10	70.00'	91.46'	S 87°35'49" W	85.10'
C11	70.00'	84.72'	S 29°29'09" E	82.44'
C12	70.00'	75.88'	S 29°03'16" W	72.22'
C13	770.00'	158.39'	N 10°24'13" W	158.04'
C14	770.00'	60.35'	N 18°32'21" W	60.34'
C15	1018.60'	271.20'	N 63°00'59" E	270.40'
C16	1018.60'	60.01'	S 53°42'05" W	60.00'
C17	1018.60'	28.86'	S 51°12'07" W	28.86'

- Notes for San Bernard Electric Cooperative Easements:**
- There is an unobstructed 30' wide guy easement being 10' on each side of the centerline of the guy and protruding 5' past the point of where the anchor enter the earth.
  - San Bernard Electric Cooperative, Inc. is granted the right to build and maintain power lines on and across all road right-of-ways in this subdivision, in order to provide electric service to lots as it becomes necessary.
  - San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are all enough to strike the conductor and/or equipment in falling.
  - San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area free and clear of any and all obstructions, except fences, and the rights of ingress and egress to and from said right-of-way for the purpose of redefining vegetation, constructing, reconstructing, replacing, repairing, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment.
  - The grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences to be placed or constructed within said easement area without the express written consent of the Cooperative.
  - All above descriptions may further be described and locations indicated on drawing.

**Acknowledgments**

STATE OF TEXAS §  
 COUNTY OF COLORADO §

The instrument was acknowledged before me on the 22 day of September, 2021.

*JOHANN ZAPALAC*  
 Notary Public, State of Texas  
 Notary ID# 649046-6  
 My Commission Expires  
 FEBRUARY 23, 2022

**Certificate of County Approval, to-wit:**

STATE OF TEXAS  
 COUNTY OF COLORADO

I, Kimberly Menke, County Clerk of Colorado County, Texas, do hereby certify that on the 22 day of September, A.D. 2021, the Commissioner's Court of Colorado 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 \_\_\_\_\_, Page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2021.

COUNTY JUDGE \_\_\_\_\_ COUNTY CLERKS \_\_\_\_\_  
 COLORADO COUNTY, TEXAS COLORADO COUNTY, TEXAS

**Certificate of Recording, to-wit:**

STATE OF TEXAS  
 COUNTY OF COLORADO

I, Kimberly Menke, County Clerk of Colorado County, Texas, do hereby certify that the foregoing instrument of writing was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_, in the Plat Records of Colorado County, Texas, in Book \_\_\_\_\_, Page \_\_\_\_\_.

COUNTY CLERK  
 COLORADO COUNTY, TEXAS

**Street Maintenance:**  
 The streets shown on the subdivision plat have been dedicated to the public by the owner of the property. However, the owners of the lots described herein will remain responsible for all maintenance and repair of the streets within the subdivision until the Commissioners Court of Colorado County, by formal written action or Minute Order, accepts the obligation to maintain and repair such streets, or unless the property is annexed by the City of Columbus.

**Certificate of Street Design**  
 This is to certify that the locations of streets as set forth and laid out on the Final Plat are in accordance with Colorado County's Road and Drainage Specifications.

**Certificate of Drainage Design**  
 This is to certify that the location and approximate sizes of the drainage structures set forth in the Final Plat are in accordance with Colorado County's Road and Drainage Specifications.

**Certificate of Surveyor**  
 This is to certify that I, David Leyendecker, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

*David Leyendecker*  
 David Leyendecker, R.P.L.S.  
 State Registration No. 2085

*James W. Weishuhn*  
 James W. Weishuhn, P.E.  
 State Registration No. 69128

*James W. Weishuhn*  
 James W. Weishuhn, P.E.  
 State Registration No. 69128

The undersigned, the First State Bank, owner and holder of a lien against the property shown on this plat, does hereby consent to the subdivision of the property to which it relates and subordinate its interest in said property to the purposes and effects of said plat and the dedications and restrictions shown hereon to said plat. Further, the undersigned hereby certifies that it is the present owner of said lien and has not assigned the same or any part thereof to any person.

The First State Bank  
 By: *Karl E. Hill*  
 NAME: Karl E. Hill  
 TITLE: Chairman of the Board and CEO.

STATE OF TEXAS §  
 COUNTY OF COLORADO §

KNOW ALL MEN BY THESE PRESENTS, that Leyco Legacy LLC, a limited liability company organized and existing under the laws of the State of Texas, with its home address at 3977 Highway 90, Columbus, Texas 78934, owner of 94.5638 acres of land out of the Samuel M. Williams Survey, Abstract 609, Colorado County, Texas; conveyed to it by deed dated April 30, 2019, and recorded in volume 895, page 52, Colorado County Official Records; DOBS HEREBY SUBDIVIDE 94.5638 acres, out of the Samuel M. Williams Survey, Abstract 609 to be known as Legacy Oaks Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the public the use of the roads and easements shown hereon.

In Witness whereof the said Leyco Legacy LLC, has caused these presents to be executed by its Managing Partners, *Kimberly Johnson* and *Currie Lueddecke*, authorized.

WITNESS MY HAND, this 21st day of September, 2021.

STATE OF TEXAS §  
 COUNTY OF COLORADO §

BEFORE ME, the undersigned authority, on this day personally appeared *Kimberly Johnson*, Managing Partner and *Currie Lueddecke*, Managing Partner of Leyco Legacy LLC, known to me to be the persons whose names are subscribed to the foregoing instruments and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY 21st OF September, 2021.

*Kimberly Johnson*  
 Kimberly Johnson  
 Managing Partner, Leyco Legacy LLC.

*Currie Lueddecke*  
 Currie Lueddecke  
 Managing Partner, Leyco Legacy LLC.

*Sylvia Ann Huebel*  
 Sylvia Ann Huebel  
 Notary Public, State of Texas  
 Comm. Expires 11-28-2024  
 Notary ID: 8119489

**Clay & Leyendecker, Inc.**  
 Consulting Engineers & Surveyors  
 1350 Ave. D, Katy, Texas 77493 / (281) 391-0173  
 Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

**Weishuhn Engineering, Inc.**  
 425 Spring St. / P.O. Box 358 Columbus, TX 78934  
 979 732 6997 www.weishuhnengineering@gmail.com  
 Texas Registered Professional Engineering Firm No. 66

**FINAL PLAT**  
**LEGACY OAKS SUBDIVISION**  
 A SUBDIVISION OF 94.5638 ACRES  
 LOCATED IN THE SAMUEL M. WILLIAMS SURVEY, ABSTRACT 609,  
 COLORADO COUNTY, TEXAS.

**ENGINEERS & SURVEYORS**  
 Clay & Leyendecker, Inc.  
 1350 Avenue D  
 Katy, Texas 77493  
 (281) 391-0173

**Weishuhn Engineering, Inc.**  
 P.O. Box 358  
 Columbus, TX 78934  
 (979) 732-6997  
 F-66

**DEVELOPER**  
 Leyco Legacy LLC  
 3977 Hwy 90  
 Columbus, Texas 78934  
 (979) 732-3302

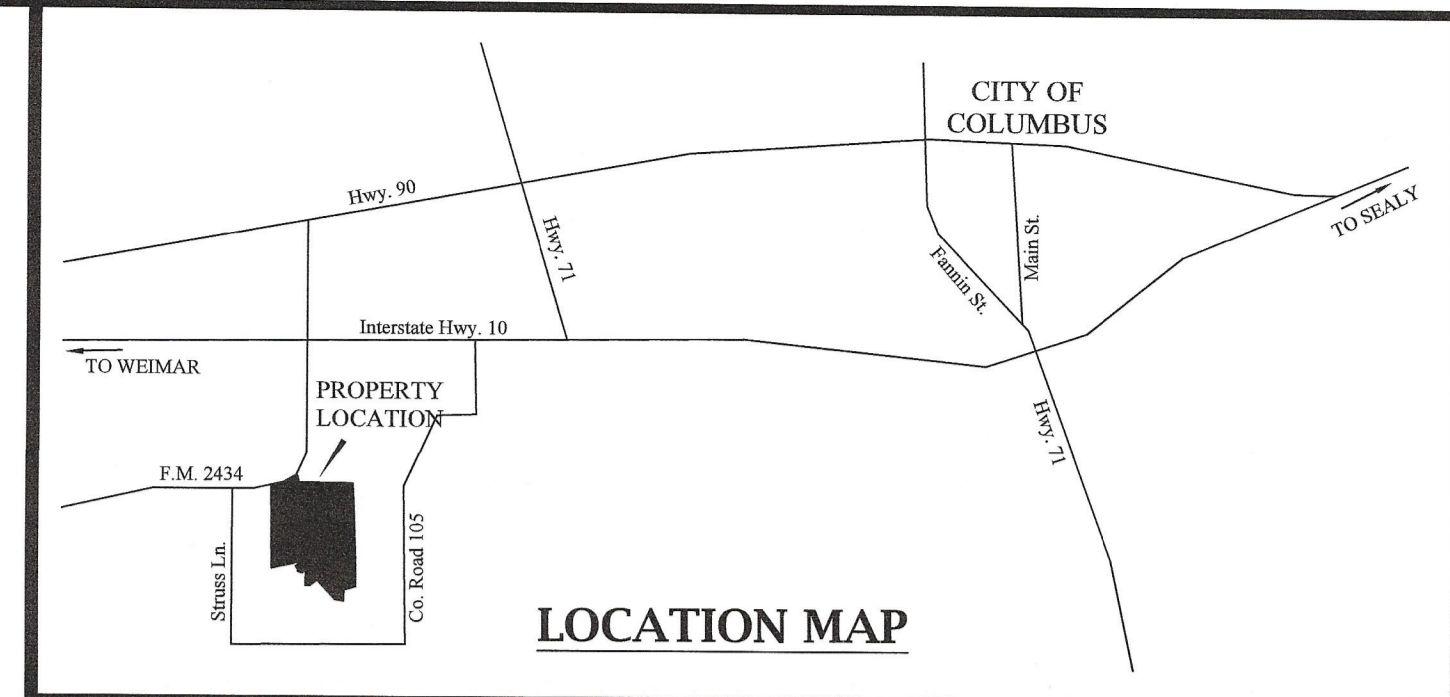
Scale: 1" = 200'

Job No.: 19-035

Dwn. By: BR Date: 09-09-2021

Revisions April 15, 2021, June 1, 2021, Sept. 2, 2021, & Sept. 21, 2021, WEI

Sheet Number 1 of 9



**FIELD NOTES FOR A 94.5638 ACRE TRACT OF LAND BEING MADE UP OF THE RESIDUE OF A 143.90 ACRE TRACT DESCRIBED AS TRACT 1 IN VOLUME 985, PAGE 52 COLORADO COUNTY OFFICIAL RECORDS AND A 6.61 ACRE TRACT CALLED TRACT 2 IN VOLUME 895, PAGE 52 COLORADO COUNTY OFFICIAL RECORDS AND BEING LOCATED IN THE SAMUEL M. WILLIAMS SURVEY, ABSTRACT 609, COLORADO COUNTY, TEXAS.**

**BEGINNING:** At a Concrete Monument found in the South right-of-way line of F.M. Highway 2434 (120 foot width) for the Northeast corner of a called 10.00 acre tract (Volume 367, Page 150 Deed Records) and being the Northwest corner of the above 143.90 acre tract.

**THENCE:** North 79° 00' 46" East a distance of 268.21 feet with the South right-of-way line of F.M. Highway 2434 to a Concrete Monument found for the point of curvature for a curve to the left, said point being a North corner of the 143.90 acre tract and the West corner of the above 0.61 acre tract.

**THENCE:** With the South right-of-way line of F.M. Highway 2434 having a curve to the left with a radius of 1018.60 feet, an arc length of 360.07 feet with a chord bearing of North 60° 31' 01" East with a distance of 358.20 feet to a 1/4 inch iron rod found for the Northeast corner of the 0.61 acre tract and being a West corner of the residue of a 3.629 acre tract (Volume 535, Page 152 Official Public Records), said point being the Northernmost Northeast corner of the herein described tract.

**THENCE:** South 17° 06' 58" East a distance of 173.42 feet to a 1/4 inch iron rod found for the Southeast corner of the 0.61 acre tract and the Southwest corner of the residue of the 3.629 acre tract located in the North line of the above 143.90 acre tract.

**THENCE:** North 88° 22' 18" East a distance of 324.71 feet passing a 1/4 inch iron rod found for the Southeast corner of the residue of the 3.629 acre tract and the Southwest corner of a called 40.05 acre tract (Volume 714, Page 59 Official Records), said rod being 3.2 feet left of the line and continuing on for a total distance of 1048.32 feet to a Concrete Monument found for an angle point in the North line of both the above 143.90 acre tract and the herein described tract located in the South line of the 40.05 acre tract.

**THENCE:** North 88° 32' 08" East a distance of 161.26 feet to a 1/4 inch iron rod found for the Northeast corner of the herein described tract and the Northwest corner of a 39.000 acre tract (Volume 922, Page 649 Official Records).

**THENCE:** South 03° 52' 25" East a distance of 1705.27 feet to a 1/4 inch iron rod found for an angle point in the East line of the herein described tract and being the Southwest corner of an 11.000 acre tract (Volume 916, Page 379 Official Records) and the Northwest corner of a called 30.000 acre tract (Volume 42, Page 241 Official Records).

**THENCE:** South 02° 25' 47" East a distance of 621.79 feet to a 1/4 inch iron rod found for the Southeast corner of the herein described tract located in the West line of the 30.000 acre tract and being the Northeast corner of a 9.000 acre tract (Volume 42, Page 250 Official Records).

**THENCE:** With the common line of this tract and the 9.000 acre tract the following:  
 South 72° 27' 44" West a distance of 263.82 feet to a 1/4 inch iron rod found; South 00° 22' 22" West a distance of 252.15 feet to a 1/4 inch iron rod found; North 83° 34' 15" West a distance of 201.18 feet to a 1/4 inch iron rod found; North 44° 25' 36" West a distance of 589.17 feet to a 1/4 inch iron rod set; South 51° 36' 39" West a distance of 185.78 feet to a 1/4 inch iron rod set; South 87° 20' 51" West a distance of 111.08 feet to a 1/4 inch iron rod found being the Northwest corner of the 9.000 acre tract located in the East line of a 15.00 acre tract (Volume 852, Page 411 Official Records).

**THENCE:** North 01° 42' 20" West at a distance of 303.09 feet passing a 1/4 inch iron rod found for reference and continuing on for a total distance of 321.93 feet to a point in Ratliff Creek for the Northeast corner of the 15.00 acre tract.

**THENCE:** With the meanders of Ratliff Creek for the common line of the herein described tract and the 15.00 acre tract the following:  
 South 88° 24' 45" West a distance of 21.77 feet to a point; South 56° 30' 53" West a distance of 23.65 feet to a point; South 48° 32' 22" West a distance of 29.55 feet to a point; South 88° 43' 57" West a distance of 31.34 feet to a point; North 80° 38' 22" West a distance of 42.07 feet to a point; North 63° 51' 51" West a distance of 39.04 feet to a point; North 29° 55' 29" West a distance of 17.16 feet to a point; North 07° 08' 58" West a distance of 31.80 feet to a point; North 38° 33' 54" West a distance of 21.86 feet to a point; North 21° 55' 56" West a distance of 27.90 feet to a point; North 54° 52' 50" West a distance of 21.02 feet to a point; North 16° 28' 56" East a distance of 19.17 feet to a point; North 46° 36' 19" East a distance of 48.13 feet to a point; North 70° 06' 40" East a distance of 34.95 feet to a point; South 10° 17' 25" East a distance of 21.54 feet to a point; South 54° 05' 57" East a distance of 14.87 feet to a point; South 21° 59' 36" East a distance of 13.98 feet to a point; South 51° 42' 41" East a distance of 11.55 feet to a point; South 31° 00' 58" East a distance of 17.64 feet to a point; North 53° 30' 01" East a distance of 17.19 feet to a point; North 13° 11' 43" East a distance of 18.03 feet to a point; North 03° 41' 48" West a distance of 31.39 feet to a point; North 19° 45' 49" West a distance of 25.08 feet to a point; North 76° 18' 06" West a distance of 29.27 feet to a point; North 59° 20' 43" West a distance of 20.38 feet to a point for the Northernmost Northeast corner of the 15.00 acre tract and a South corner of the herein described tract.

**THENCE:** South 76° 04' 03" West a distance of 632.61 feet to a Concrete Monument found for the Southwest corner of the herein described tract and the Northwest corner of the 15.00 acre tract and being the Northeast corner of a 5.06 acre tract (Volume 275, Page 679 Official Records) and the Southeast corner of a 6.00 acre tract (Volume 372, Page 204 Deed Records).

**THENCE:** North 02° 22' 48" West at a distance of 376.80 feet passing a Concrete Monument found for the Northeast corner of the 6.00 acre tract and the Southeast corner of a 3.00 acre tract (Volume 554, Page 709 Official Records) and continuing on for a total distance of 1881.73 feet with the common line of this tract and the East line of a 3.00 acre tract (Volume 636, Page 274 Official Records), a 3.00 acre tract (Volume 554, Page 711 Official Records), a 5.00 acre tract (Volume 308, Page 423 Official Records) and the before mentioned 10.00 acre tract (Volume 367, Page 150 Deed Records) to the PLACE OF BEGINNING and containing 94.5638 acres of land.

All bearings recited herein are based on the West line of this tract running North 02° 22' 48" West.

**Development Regulations Note:**  
 No construction or other development within this subdivision may begin until all Colorado County development requirements have been met.

All construction must adhere to Colorado County Development Regulation, June 26, 2006.

**FEMA flood plain note:**  
 This subdivision is not within the boundaries of the 100 year flood plain as delineated on the FEMA Flood Insurance Rate Map for Colorado County, Community Panel # 48089C0265D, dated February 4, 2011. It is possible that storm water affects may occur on the property and it is recommended that buildings be constructed to the minimum floor elevations shown.

**SPECIAL NOTES:**  
 1. NO WATER WELL OR SEPTIC SYSTEM WILL BE INSTALLED WITHIN 50 FEET OF ANY TRACT LINE.  
 2. THE FRONT BUILDING LINE SHALL BE 50 FEET FROM THE FRONT PROPERTY LINE AND THE SIDE AND REAR BUILDING LINE SHALL BE 20 FEET.

**Individual Water Supply Note:**  
 No structure in this subdivision shall be occupied until connected to an individual water supply well, state-approved community water system, or engineered rain water collection system.

**Drainage Easement Note:**  
 All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities. Drainage facilities and channels are to be maintained by the owner(s) of each lot they are contained on.

**Minimum Culverts Size**

Tract No.	Culvert Size
1	24"
2	24"
3	24"
4	24"
5	24"
6	24"
7	18"
8	18"
9	18"
10	18"
11	18"
12	18"
13	24"
14	24"
15	24"
16	18"
17	18"

**Utility Note:**  
 Electric service will be provided by San Bernard Electric Coop. Telephone utility service will be provided by Southwestern Bell.

**Sewage Disposal Note:**  
 No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Colorado County.

**Benchmark:**  
 Benchmark No. 1: El. 234.48; Lower Bolt South Side of Elect. Trans. Pole  
 Benchmark No. 2: El. 237.53; Northwest Corner Concrete Water Trough

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