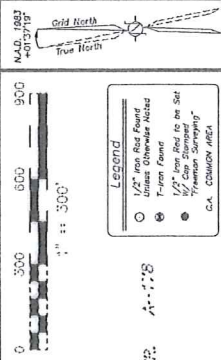


2018 APR 29 AM 11:01

STATE OF TEXAS
COUNTY CLERK
HENDERSON COUNTY, TEXAS

FINAL PLAT LEGACY SHORES

BEGINS ALL OF THAT CALLED 274.912 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 2020-0005148 OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS MIGUEL CORTINAS SURVEY, ABSTRACT NO. 5 HENDERSON COUNTY, TEXAS

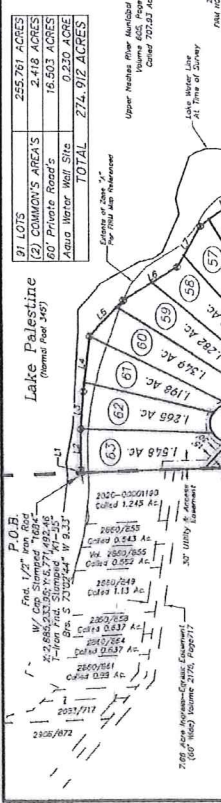


- Legend**
- 1/2" Iron Rod Found Unless Otherwise Noted
 - From Feat.
 - 1/2" Cap Stamped "S" to be Set
 - "Tension Surveying"
 - C.A. Common Area

255.761 ACRES
91 LOTS
(2) COMMON'S AREAS
2,415 ACRES
60 Private Roads
18,503 ACRES
Xena Water Mgmt. Site
0.230 ACRES
TOTAL 274.912 ACRES

LINE TABLE

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1
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100



LEGACY SHORES

LEGACY SHEET 3 of 5

LEGACY SHEET 2 of 5

LEGACY SHEET 1 of 5

REVISIONS

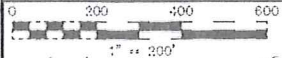
NO.	DATE	DESCRIPTION
1	July 1, 2020	Lot and Boundary Adjustments, added 5th Easement
2	January 21, 2021	Lots, Areas, Easements and Easement Adjustments
3	April 21, 2021	Revised Area Water Mail Site & Moved Driv Site Reserve Emt.
4	April 21, 2021	Issued Meters For Situations

APPROVED BY: S.F.
 DATE: March 29, 2021
 FILE NO.: 2020-0005148
 SCALE: As Shown

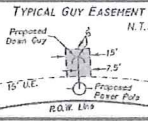
PREPARED BY: S.F.
 DATE: March 29, 2021
 FILE NO.: 2020-0005148
 SCALE: As Shown

RECORDED BY: S.F.
 DATE: March 29, 2021
 FILE NO.: 2020-0005148
 SCALE: As Shown

RECORDED IN: Cabinet 6, Side 317
 RECORDED DATE: _____



Inst. # 2021-00007881
 Cab 6 Slide 317



CURVE TABLE

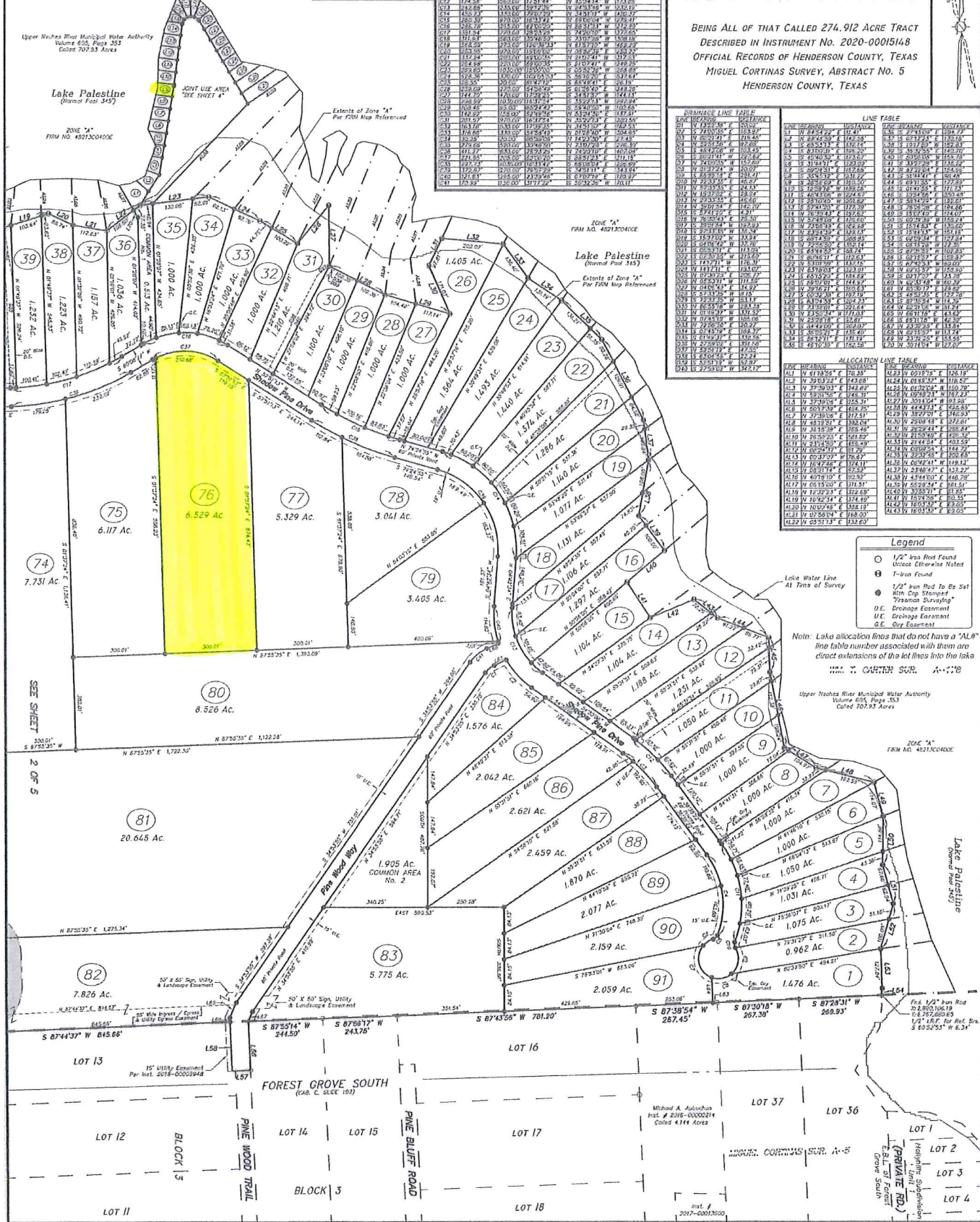
STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
101	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
102	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
103	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
104	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
105	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
106	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
107	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
108	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
109	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00
110	N 125° 00' 00" E	100.00	125° 00' 00"	100.00	N 125° 00' 00" E	100.00	125° 00' 00"	100.00

FINAL PLAT LEGACY SHORES

BEING ALL OF THAT CALLED 274.912 ACRE TRACT
 DESCRIBED IN INSTRUMENT NO. 2020-00015148
 OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS
 MIGUEL CORTINAS SURVEY, ABSTRACT NO. 5
 HENDERSON COUNTY, TEXAS

N.A.D. 1983
 41373719

FREEMAN SURVEYING & MAPPING, LLC
 714 P.E.L.L.C. FIRM NO. 0184923
 www.freemansurveying.com
 1100 W. UNIVERSITY BLVD., SUITE 200
 AUSTIN, TEXAS 78705
 TEL: (512) 452-1888



DOMINANT LINE TABLE

LINE NO.	STARTING POINT	ENDING POINT	LENGTH
101	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
102	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
103	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
104	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
105	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
106	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
107	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
108	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
109	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
110	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00

LINE TABLE

LINE NO.	STARTING POINT	ENDING POINT	LENGTH
101	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
102	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
103	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
104	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
105	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
106	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
107	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
108	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
109	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
110	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00

ALLOCATION LINE TABLE

LINE NO.	STARTING POINT	ENDING POINT	LENGTH
101	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
102	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
103	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
104	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
105	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
106	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
107	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
108	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
109	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00
110	N 125° 00' 00" E 100.00	N 125° 00' 00" E 100.00	100.00

Legend

- 1/2" Iron Rod Found Unless Otherwise Noted
- T-iron Found
- 1/2" Iron Rod To Be Set With Chip Stamps
- Tree Surveying
- D.E. Drainage Easement
- U.E. Utility Easement
- O.E. Other Easement

Note: Lake allocation lines that do not have a "AL" line table number associated with them are direct extensions of the lot lines into the lake

FINAL PLAT
 SHEET 3 OF 5

317
 Recorded in Cabinet 6, Slide 317
 Recorded Date:

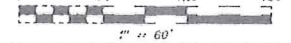
REVISIONS
 March 10, 2020 - Lot and Boundary Adjustments, added Sign Easement
 July 1, 2020 - Lots, Roads and Easement Adjustments
 January 25, 2021 - Replaced Road Water Well Site & Moved Ditch Site Reserve Easement
 April 21, 2021 - Issued Migrate For Signature

APPROVED BY: [Signature]
 DATE: March 29, 2021
 000 Proj. 175M (Draw) (VNC) (0027) (Sub) (Final).dwg
 SCALE: As Shown
 19 4297-79

FILED FOR RECORD
 APR 29 11:01 AM
 HENDERSON COUNTY, TEXAS

FINAL PLAT LEGACY SHORES JOINT USE AREA & LEASE LOTS

BEING ALL OF THAT CALLED 274.635 ACRE TRACT
DESCRIBED IN INSTRUMENT NO. 2015-0007093 O.R.H.C.
MIGUEL CORTINAS SURVEY, A-S, HENDERSON COUNTY, TEXAS



N.A.D. 1983
+013719'

Lake Palestine
(Normal Pool 345')

Sheet 201-0000 7881
Cab 6 Slide 317

Legend

- 1/2" Iron Rod Found (Notas Otherwise Noted)
- ⊕ T-Box Found
- 1/2" Iron Rod to be Set
- W/ Cap Stamped "Freeman Surveying"
- C.A. COMMON AREA

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°10'03" W	140.94'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.34'	130.60'	141°58'49"	N 78°24'25" E	58.73'

KNOW ALL MEN BY THESE PRESENTS:
The "Joint Use Area" and "Lease Lots" shown herein are part of the Upper Neches River Municipal Water Authority (U.N.R.M.W.A.) property and I, Monty D. Shank - General Manager of the U.N.R.M.W.A. do hereby agree to allow the lease lots for bathroom uses only to be designated by the Legacy Shores Subdivision Home Owners Association (H.O.A.) in accordance with their restrictive covenants. Each lease lot shall be responsible for applying for a bathroom or other building permit from the Upper Neches River Municipal Water Authority. No On-Site Sanitary Sewer Facilities (O.S.S.F.) will be permitted on any of the Joint Use Area and Lease Lots L1 through L27. No structures are allowed on the Joint Use Area unless permitted directly by the Upper Neches River Municipal Water Authority.

APPROVED ON THIS THE 21ST DAY OF APRIL, 2021.

Monty D. Shank
MONTY D. SHANK - GENERAL MANAGER
UPPER NECHES RIVER MUNICIPAL WATER AUTHORITY

Upper Neches River Municipal Water Authority
Volume 605, Page 353
Called 707.93 Acres

Lake Palestine
(Normal Pool 345')

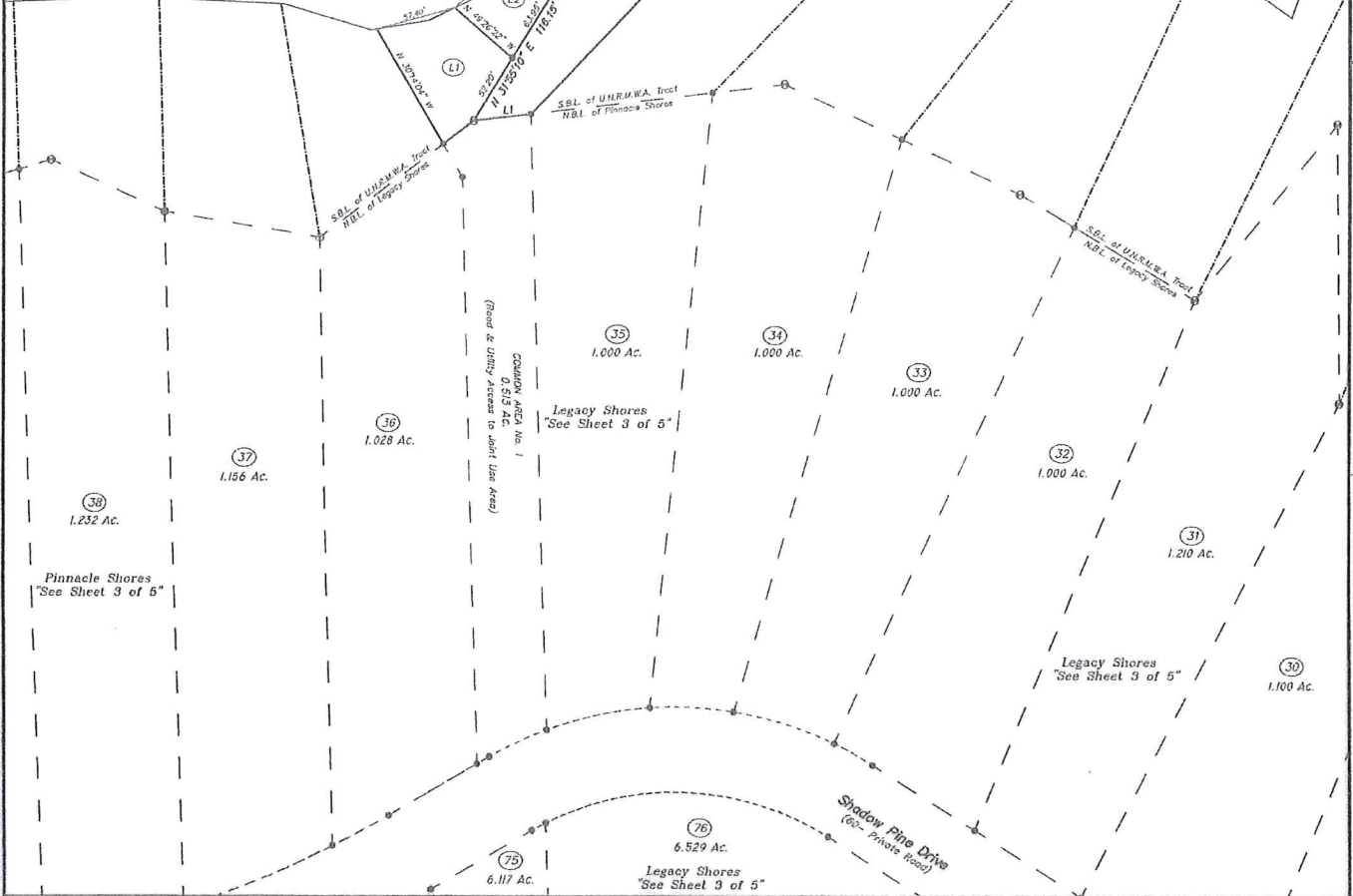
Joint Use Area
For Legacy Shores
1.904 Ac.
Upper Neches River Municipal Water Authority
Volume 605, Page 353
Part of a Called 707.93 Acre Tract

Lake Palestine
(Normal Pool 345')

Upper Neches River Municipal Water Authority
Volume 605, Page 353
Called 707.93 Acres

Lake Water Line
At Time of Survey
(Approx. 345' Elev.)

Lake Water Line
At Time of Survey
(Approx. 345' Elev.)



FINAL PLAT
SHEET 4 OF 5

Recorded in Cabinet **317**
Slide **317**
Recorded Date:

REVISIONS

DATE	DESCRIPTION
March 10, 2020	Lot and Boundary Adjustments, added Sign Comment
July 1, 2020	Lot, Area and Easement Adjustments
January 25, 2021	Revised Aqua Water Well Site & Moved Ditch Site Name to Easement
April 21, 2021	Revised Water For Signature

FILED FOR RECORD
2021 APR 29 AM 11:02
HENDERSON COUNTY, TEXAS
COUNTY CLERK