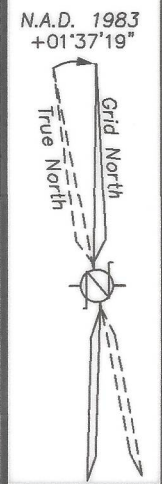
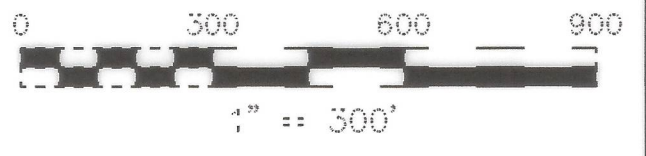


FINAL PLAT LEGACY SHORES

BEING ALL OF THAT CALLED 274.912 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 2020-0001548 OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS MIGUEL CORTINAS SURVEY, ABSTRACT NO. 5 HENDERSON COUNTY, TEXAS

91 LOTS	255.761 ACRES
(2) COMMON'S AREA'S	2.418 ACRES
60' Private Road's	16.503 ACRES
Aqua Water Well Site	0.230 ACRE
TOTAL	274.912 ACRES

Inst. # 2021-00007881
Cab G Slide 317

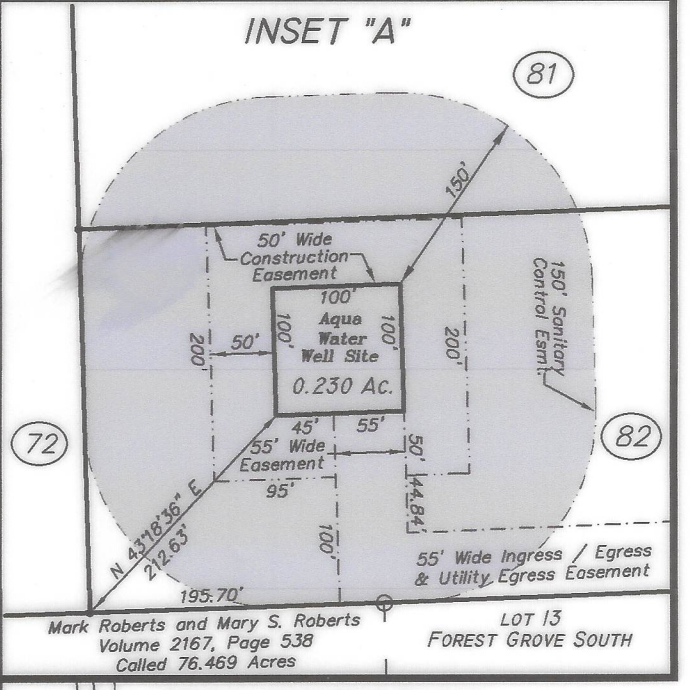
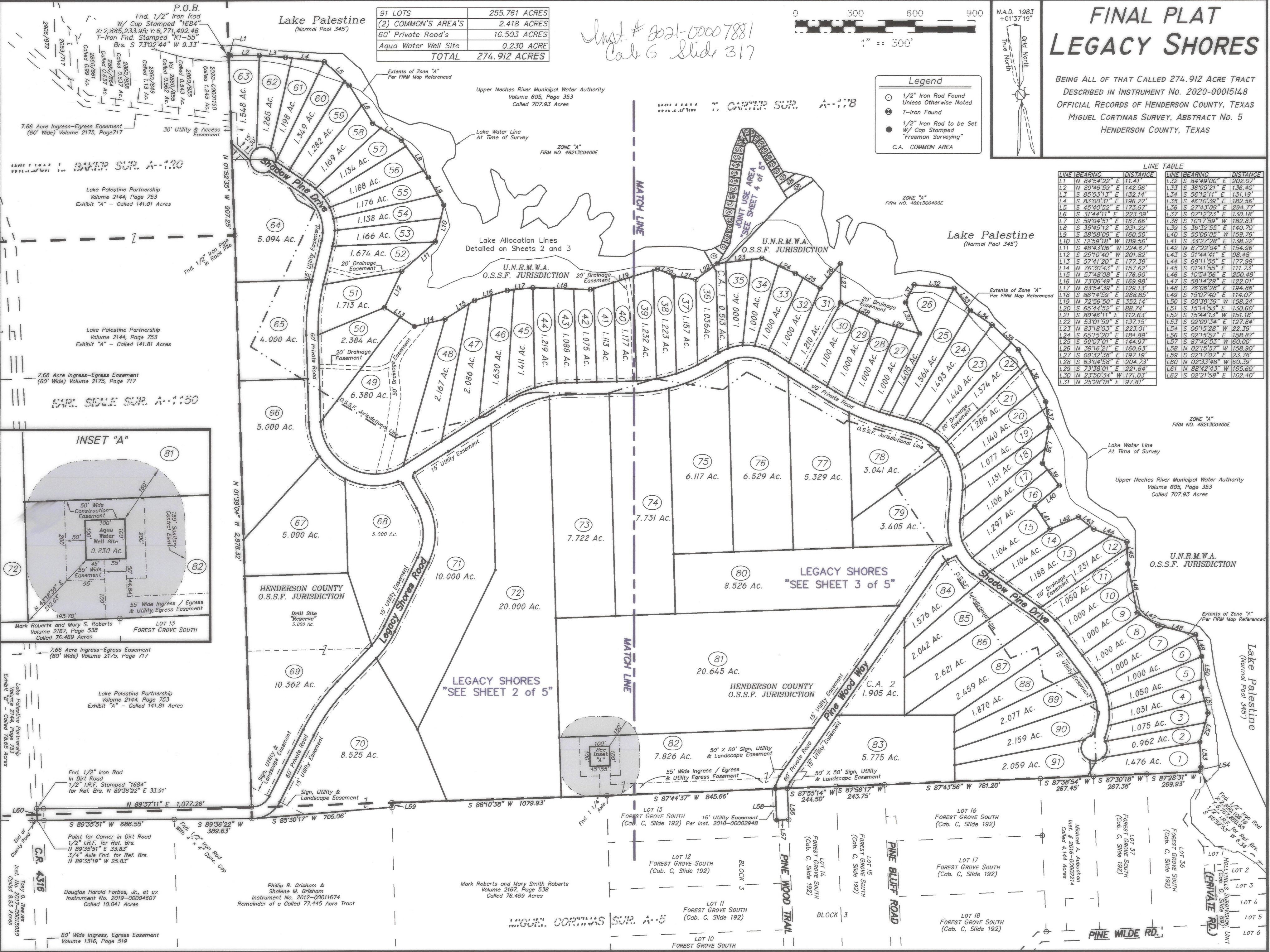


Legend

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

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 84°54'22" E	11.41'	L32	S 84°49'00" E	202.07'
L2	N 89°46'59" E	142.56'	L33	S 36°05'21" E	136.40'
L3	S 85°53'13" E	132.14'	L34	S 56°12'11" E	131.19'
L4	S 83°00'31" E	196.22'	L35	S 46°10'39" E	182.56'
L5	S 45°40'52" E	173.67'	L36	S 27°43'09" E	294.77'
L6	S 31°44'11" E	223.09'	L37	S 07°12'23" E	130.18'
L7	S 59°04'51" E	167.66'	L38	S 10°17'59" E	162.83'
L8	S 35°45'12" E	231.22'	L39	S 36°32'55" E	140.70'
L9	S 28°58'09" E	160.50'	L40	S 50°06'05" W	159.76'
L10	S 12°59'18" W	189.56'	L41	S 33°27'28" E	138.22'
L11	S 48°43'06" W	224.67'	L42	N 67°22'04" E	154.96'
L12	S 25°10'40" W	201.82'	L43	S 51°44'41" E	98.48'
L13	S 57°41'20" E	171.39'	L44	S 69°11'55" E	177.99'
L14	N 76°30'43" E	157.62'	L45	S 01°41'55" E	111.73'
L15	N 57°48'08" E	176.60'	L46	S 10°54'56" E	250.48'
L16	N 73°06'49" E	169.98'	L47	S 58°14'29" E	122.01'
L17	N 83°54'39" E	129.13'	L48	S 76°06'28" E	194.86'
L18	S 88°14'59" E	288.86'	L49	S 15°07'40" E	114.07'
L19	N 72°56'50" E	352.14'	L50	S 00°39'39" W	158.24'
L20	S 65°44'52" E	88.74'	L51	S 15°14'53" E	130.60'
L21	S 80°46'11" E	112.63'	L52	S 15°44'13" W	151.16'
L22	N 53°01'59" E	137.15'	L53	S 02°09'34" E	127.84'
L23	N 83°18'03" E	223.01'	L54	S 06°15'28" W	22.36'
L24	S 65°15'20" E	184.89'	L55	S 02°15'57" E	158.87'
L25	S 89°07'01" E	144.97'	L56	S 87°42'53" W	60.00'
L26	N 39°16'21" E	160.63'	L57	N 02°15'57" W	158.90'
L27	S 00°32'38" E	197.19'	L58	N 02°17'07" E	23.78'
L28	S 63°04'58" E	204.73'	L59	N 02°33'48" W	60.39'
L29	S 73°38'01" E	221.64'	L60	N 88°42'43" W	165.60'
L30	N 23°50'34" W	171.03'	L61	S 02°21'59" E	162.40'
L31	N 25°28'18" E	97.81'			



DRAWN BY: SJF & BCG	APPROVED BY: SJF
DATE: March 29, 2021	PROJ. NO. 9527 Subdivision
DWG. NO.:	DWG File: Y:FSM DATA\DWG\9527\SUBPlat.Dwg
FB 470/1-78	SCALE: As Shown

REVISIONS

March 10, 2020	Lot and Boundary Adjustments, added Sign Easement
July 1, 2020	Lots, Roads and Easement Adjustments
January 25, 2021	Revised Aqua Water Well Site & Moved Drill Site Reserve Esmt.
April 21, 2021	Issued Mylars For Signature

Recorded in Cabinet **G**, Slide **317**
Recorded Date: _____

**FINAL PLAT
SHEET 1 OF 5**

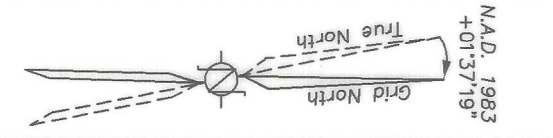
FREEMAN SURVEYING & MAPPING LLC

T.B.P.E.L.S. FIRM NO. 10194623
www.fsmsurveying.com office@fsmsurveying.com
MAILING: P.O. BOX 746 VOICE (903) 504-6314
FLINT, TEXAS 75762 CELL (903) 520-1890

FILED FOR RECORD
2021 APR 29 AM 11:01
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

FINAL PLAT LEGACY SHORES

BEING ALL OF THAT CALLED 274.912 ACRE TRACT
DESCRIBED IN INSTRUMENT NO. 2020-0001514/8
OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS
MIGUEL CORTINAS SURVEY, ABSTRACT NO. 5
HENDERSON COUNTY, TEXAS



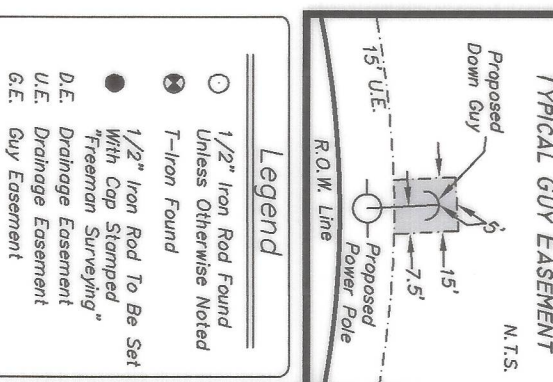
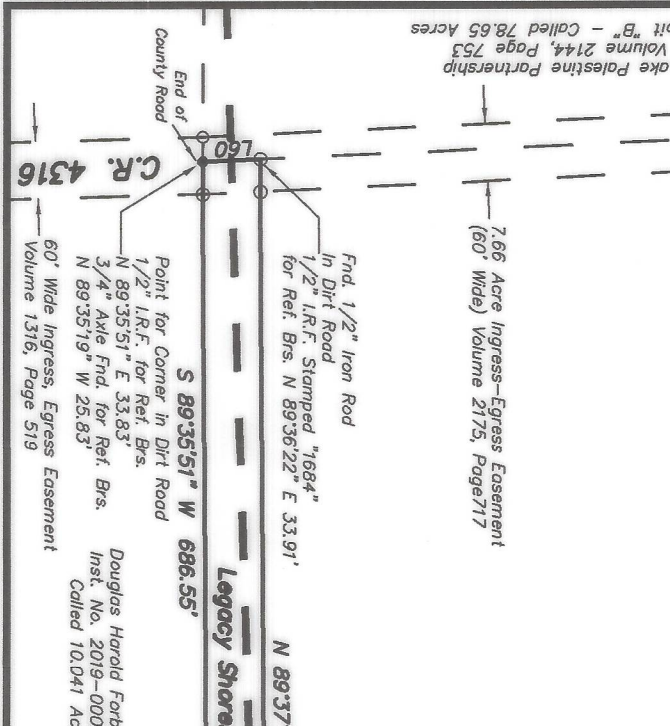
Note: Lake allocation lines that do not have a "LAL#" line table number associated with them are direct extensions of the lot lines into the lake.

LINE	BEARING	DISTANCE
1	N 89°51'51" E	100.00
2	N 89°51'51" E	100.00
3	N 89°51'51" E	100.00
4	N 89°51'51" E	100.00
5	N 89°51'51" E	100.00
6	N 89°51'51" E	100.00
7	N 89°51'51" E	100.00
8	N 89°51'51" E	100.00
9	N 89°51'51" E	100.00
10	N 89°51'51" E	100.00
11	N 89°51'51" E	100.00
12	N 89°51'51" E	100.00
13	N 89°51'51" E	100.00
14	N 89°51'51" E	100.00
15	N 89°51'51" E	100.00
16	N 89°51'51" E	100.00
17	N 89°51'51" E	100.00
18	N 89°51'51" E	100.00
19	N 89°51'51" E	100.00
20	N 89°51'51" E	100.00

LINE	BEARING	DISTANCE
1	N 89°51'51" E	100.00
2	N 89°51'51" E	100.00
3	N 89°51'51" E	100.00
4	N 89°51'51" E	100.00
5	N 89°51'51" E	100.00
6	N 89°51'51" E	100.00
7	N 89°51'51" E	100.00
8	N 89°51'51" E	100.00
9	N 89°51'51" E	100.00
10	N 89°51'51" E	100.00
11	N 89°51'51" E	100.00
12	N 89°51'51" E	100.00
13	N 89°51'51" E	100.00
14	N 89°51'51" E	100.00
15	N 89°51'51" E	100.00
16	N 89°51'51" E	100.00
17	N 89°51'51" E	100.00
18	N 89°51'51" E	100.00
19	N 89°51'51" E	100.00
20	N 89°51'51" E	100.00

COMMON'S AREAS	AREAS
(2) COMMON'S AREAS	255.761 ACRES
(2) Private Roads	16.503 ACRES
(2) Private Well Site	0.230 ACRES
TOTAL	274.912 ACRES

LINE	BEARING	DISTANCE
1	N 89°51'51" E	100.00
2	N 89°51'51" E	100.00
3	N 89°51'51" E	100.00
4	N 89°51'51" E	100.00
5	N 89°51'51" E	100.00
6	N 89°51'51" E	100.00
7	N 89°51'51" E	100.00
8	N 89°51'51" E	100.00
9	N 89°51'51" E	100.00
10	N 89°51'51" E	100.00
11	N 89°51'51" E	100.00
12	N 89°51'51" E	100.00
13	N 89°51'51" E	100.00
14	N 89°51'51" E	100.00
15	N 89°51'51" E	100.00
16	N 89°51'51" E	100.00
17	N 89°51'51" E	100.00
18	N 89°51'51" E	100.00
19	N 89°51'51" E	100.00
20	N 89°51'51" E	100.00



LINE	BEARING	DISTANCE
1	N 89°51'51" E	100.00
2	N 89°51'51" E	100.00
3	N 89°51'51" E	100.00
4	N 89°51'51" E	100.00
5	N 89°51'51" E	100.00
6	N 89°51'51" E	100.00
7	N 89°51'51" E	100.00
8	N 89°51'51" E	100.00
9	N 89°51'51" E	100.00
10	N 89°51'51" E	100.00
11	N 89°51'51" E	100.00
12	N 89°51'51" E	100.00
13	N 89°51'51" E	100.00
14	N 89°51'51" E	100.00
15	N 89°51'51" E	100.00
16	N 89°51'51" E	100.00
17	N 89°51'51" E	100.00
18	N 89°51'51" E	100.00
19	N 89°51'51" E	100.00
20	N 89°51'51" E	100.00

DRAWN BY: SJF & BCG
DATE: March 29, 2021
DWG. NO.: 1 of 3
FB 470/1-78

APPROVED BY: SJF
PROJ. NO. 9527 Subdivision
DWG File: Y:FSM DATA\DWG\9527\SUBPlat.Dwg
SCALE: As Shown

REVISIONS
March 10, 2020 - Lot and Boundary Adjustments, added Sign Easement
July 1, 2020 - Lots, Roads and Easement Adjustments
January 25, 2021 - Revised Aqua Water Well Site & Moved Drill Site Reserve Esmt.
April 21, 2021 - Issued Mylors For Signature

Recorded in Cabinet **6** Slide **317**
Recorded Date: _____

FINAL PLAT
SHEET 2 OF 5

FREEMAN SURVEYING & MAPPING LLC
T.B.P.E.L.S. FIRM NO. 10194523
www.fmsurvey.com office@fmsurvey.com
MAILING: P.O. BOX 746 VOICE (903) 504-5314
FLINT, TEXAS 75762 CELL (903) 520-1890

FILED FOR RECORD
2021 APR 29 AM 11:01
MARK T. BRANTLEY
COUNTY CLERK
HENDERSON COUNTY, TEXAS

200 400 600
1" = 200'
Lake Palestine
(Normal Pool 345)
Zone "A"
FIRM NO. 4821300400E
Upper Neches River Municipal Water Authority
Volume 605, Page 353
Called 707.93 Acres

Sheet # 0021-0000 7881
Col G Slide 317

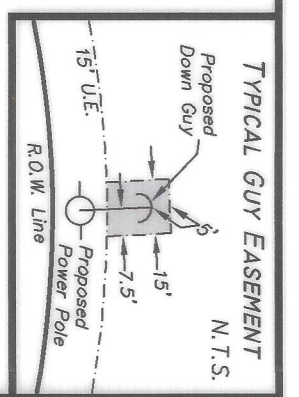


TABLE OF DISTANCES

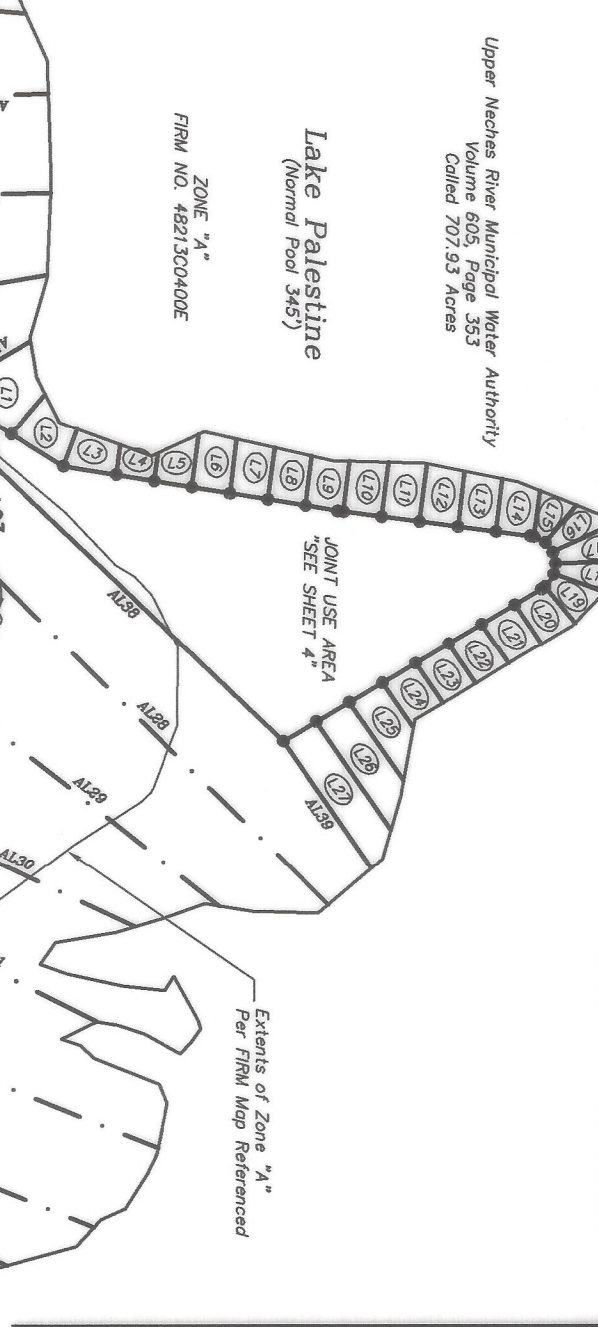
LINE BEARING	DISTANCE
C1	122.92'
C2	205.00'
C3	233.92'
C4	423.33'
C5	122.00'
C6	175.14'
C7	50.73'
C8	274.55'
C9	220.07'
C10	591.54'
C11	233.92'
C12	423.33'
C13	122.00'
C14	175.14'
C15	50.73'
C16	274.55'
C17	220.07'
C18	591.54'
C19	233.92'
C20	423.33'
C21	122.00'
C22	175.14'
C23	50.73'
C24	274.55'
C25	220.07'
C26	591.54'
C27	233.92'
C28	423.33'
C29	122.00'
C30	175.14'
C31	50.73'
C32	274.55'
C33	220.07'
C34	591.54'
C35	233.92'
C36	423.33'
C37	122.00'
C38	175.14'
C39	50.73'
C40	274.55'
C41	220.07'
C42	591.54'
C43	233.92'
C44	423.33'
C45	122.00'
C46	175.14'
C47	50.73'
C48	274.55'
C49	220.07'
C50	591.54'
C51	233.92'
C52	423.33'
C53	122.00'
C54	175.14'
C55	50.73'
C56	274.55'
C57	220.07'
C58	591.54'
C59	233.92'
C60	423.33'
C61	122.00'
C62	175.14'
C63	50.73'
C64	274.55'
C65	220.07'
C66	591.54'
C67	233.92'
C68	423.33'
C69	122.00'
C70	175.14'
C71	50.73'
C72	274.55'
C73	220.07'
C74	591.54'
C75	233.92'
C76	423.33'
C77	122.00'
C78	175.14'
C79	50.73'
C80	274.55'
C81	220.07'
C82	591.54'
C83	233.92'
C84	423.33'
C85	122.00'
C86	175.14'
C87	50.73'
C88	274.55'
C89	220.07'
C90	591.54'
C91	233.92'
C92	423.33'
C93	122.00'
C94	175.14'
C95	50.73'
C96	274.55'
C97	220.07'
C98	591.54'
C99	233.92'
C100	423.33'

LEGEND

- 1/2" Iron Rod Found
- Unless Otherwise Noted
- 1/2" Iron Rod To Be Set
- With Cap Stamped "Freeman Surveying"
- D.E. Drillage Easement
- U.E. Guy Easement
- G.E. Guy Easement

ALLOCATION LINE TABLE

LINE BEARING	DISTANCE
A1	61.8195'
A2	39.0322'
A3	37.3803'
A4	59.5156'
A5	37.3803'
A6	59.5156'
A7	37.3803'
A8	59.5156'
A9	37.3803'
A10	59.5156'
A11	37.3803'
A12	59.5156'
A13	37.3803'
A14	59.5156'
A15	37.3803'
A16	59.5156'
A17	37.3803'
A18	59.5156'
A19	37.3803'
A20	59.5156'
A21	37.3803'
A22	59.5156'
A23	37.3803'
A24	59.5156'
A25	37.3803'
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A27	37.3803'
A28	59.5156'
A29	37.3803'
A30	59.5156'
A31	37.3803'
A32	59.5156'
A33	37.3803'
A34	59.5156'
A35	37.3803'
A36	59.5156'
A37	37.3803'
A38	59.5156'
A39	37.3803'
A40	59.5156'
A41	37.3803'
A42	59.5156'
A43	37.3803'
A44	59.5156'
A45	37.3803'
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A78	59.5156'
A79	37.3803'
A80	59.5156'
A81	37.3803'
A82	59.5156'
A83	37.3803'
A84	59.5156'
A85	37.3803'
A86	59.5156'
A87	37.3803'
A88	59.5156'
A89	37.3803'
A90	59.5156'
A91	37.3803'
A92	59.5156'
A93	37.3803'
A94	59.5156'
A95	37.3803'
A96	59.5156'
A97	37.3803'
A98	59.5156'
A99	37.3803'
A100	59.5156'



DRILLAGE LINE TABLE

LINE BEARING	DISTANCE
D1	174.36'
D2	174.36'
D3	174.36'
D4	174.36'
D5	174.36'
D6	174.36'
D7	174.36'
D8	174.36'
D9	174.36'
D10	174.36'
D11	174.36'
D12	174.36'
D13	174.36'
D14	174.36'
D15	174.36'
D16	174.36'
D17	174.36'
D18	174.36'
D19	174.36'
D20	174.36'
D21	174.36'
D22	174.36'
D23	174.36'
D24	174.36'
D25	174.36'
D26	174.36'
D27	174.36'
D28	174.36'
D29	174.36'
D30	174.36'
D31	174.36'
D32	174.36'
D33	174.36'
D34	174.36'
D35	174.36'
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D37	174.36'
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D46	174.36'
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D50	174.36'
D51	174.36'
D52	174.36'
D53	174.36'
D54	174.36'
D55	174.36'
D56	174.36'
D57	174.36'
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D59	174.36'
D60	174.36'
D61	174.36'
D62	174.36'
D63	174.36'
D64	174.36'
D65	174.36'
D66	174.36'
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D72	174.36'
D73	174.36'
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D77	174.36'
D78	174.36'
D79	174.36'
D80	174.36'
D81	174.36'
D82	174.36'
D83	174.36'
D84	174.36'
D85	174.36'
D86	174.36'
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D91	174.36'
D92	174.36'
D93	174.36'
D94	174.36'
D95	174.36'
D96	174.36'
D97	174.36'
D98	174.36'
D99	174.36'
D100	174.36'

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

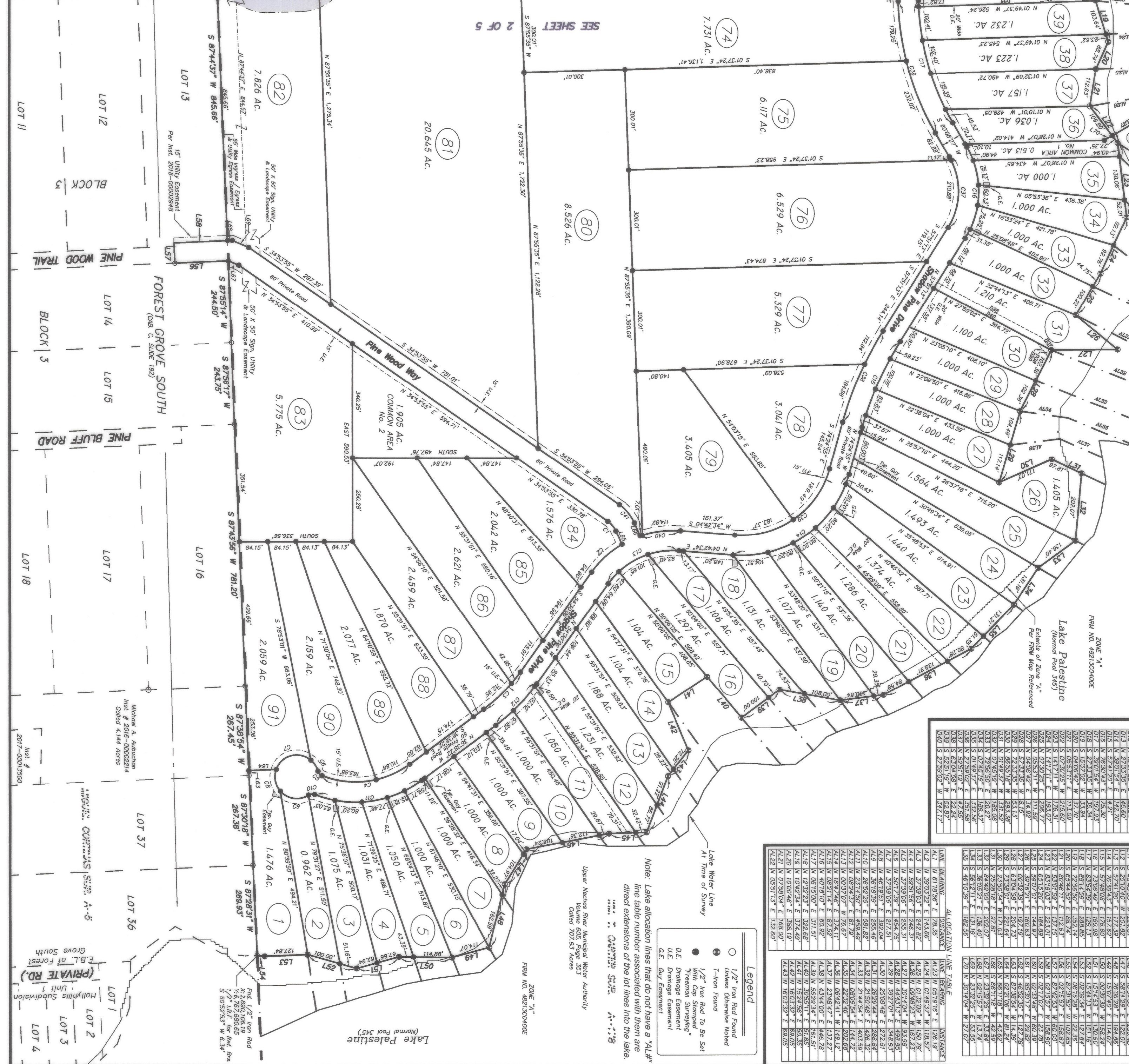
FINAL PLAT SHEET 3 OF 5

Recorded in Cabinet 6 Slide 317

Recorded Date: _____

Freeman Surveying & Mapping LLC

T.B.P.E.L.S. FIRM NO. 10194523
office@fmsurvey.com
MAILING: P.O. BOX 746 VOICE (903) 504-5314
FLINT, TEXAS 75762 CELL (903) 520-1880



REVISIONS

March 10, 2020	Lot and Boundary Adjustments, added Sign Easement
July 1, 2020	Lots, Roads and Easement Adjustments
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April 21, 2021	Issued Mylars For Signature

DRAWN BY: SJF & BCG
DATE: March 29, 2021
DWG. NO.: FB 470/1-78

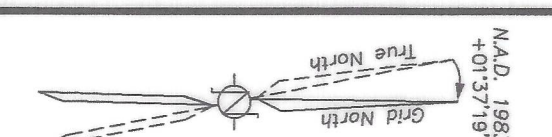
APPROVED BY: SJF
PROJ. NO.: 9527 Subdivision
DWG File: Y:FSM Data\DWG\9527\SUBPlat.Dwg
SCALE: As Shown

FRM NO. 4821300400E
Zone "A"
Upper Neches River Municipal Water Authority
Volume 605, Page 353
Called 707.93 Acres

FILED FOR RECORD
2021 APR 29 AM 11:01
HARVEY COUNTY CLERK
COUNTY CLERK
HENDERSON COUNTY, TEXAS

FINAL PLAT LEGACY SHORES JOINT USE AREA & LEASE LOTS

BEING ALL OF THAT CALLED 274.653 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 2015-00017093 O.R.H.C. MIGUEL CORTINAS SURVEY, A-5, HENDERSON COUNTY, TEXAS



KNOW ALL MEN BY THESE PRESENTS:

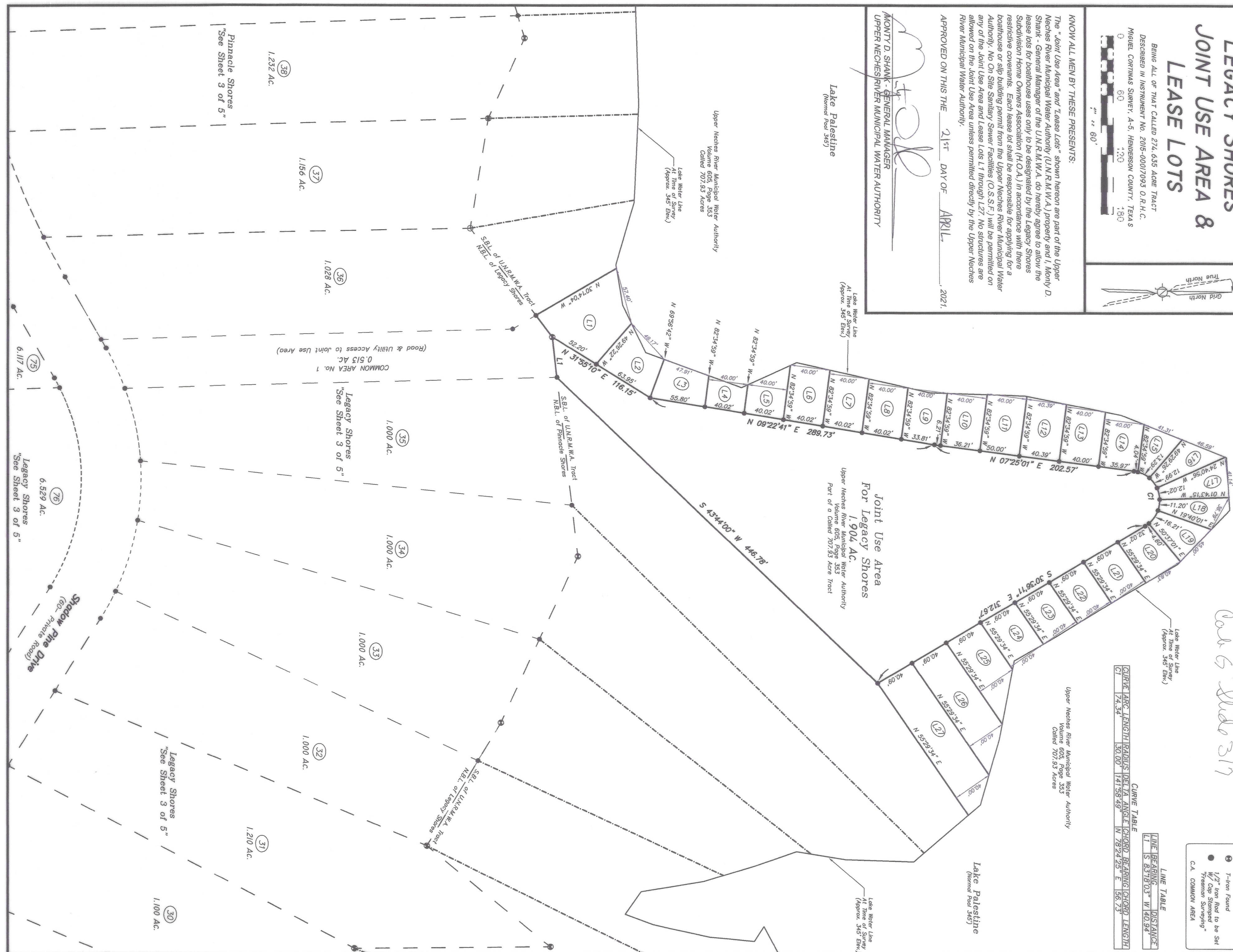
The "Joint Use Area" and "Lease Lots" shown hereon are part of the Upper Neches River Municipal Water Authority (U.N.R.M.W.A.) property and I, Monty D. Shank - General Manager of the U.N.R.M.W.A. do hereby agree to allow the lease lots for boat house uses only to be designated by the Legacy Shores Subdivision Home Owners Association (H.O.A.) in accordance with their restrictive covenants. Each lease lot shall be responsible for applying for a boat house or slip 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.

[Signature]
MONTY D. SHANK - GENERAL MANAGER
UPPER NECHES RIVER MUNICIPAL WATER AUTHORITY

Lake Palestine
(Normal Pool 345)

Sheet 201-0000 7881
Vol 5 Slide 317



Legend

- 1/2" Iron Rod Found
- Unless Otherwise Noted
- T-Iron Found
- 1/2" Iron Rod to be Set
- Cap Stamped
- Freeman Surveying
- C.A. COMMON AREA

LINE BEARING DISTANCE

L1	S 83°18'03" W	40.94'
----	---------------	--------

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.34'	30.00'	141°58'49"	N 78°24'25" E	56.73'

Upper Neches River Municipal Water Authority
Volume 605, Page 353
Called 707.53 Acres

Joint Use Area
For Legacy Shores
1.904 AC.
Upper Neches River Municipal Water Authority
Volume 605, Page 353
Called 707.53 Acre Tract

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

DRAWN BY: BCC & SJF	APPROVED BY: SJF
DATE: March 29, 2021	PROJ. NO. 9527 Subdivision
	DWG File: Y: FSM DATA\DWG\9527\SUBPlot.Dwg
FB 470/1-78	SCALE: As Shown

REVISIONS

March 10, 2020	Lot and Boundary Adjustments, added Sign Easement
July 1, 2020	Lots, Roads and Easement Adjustments
January 25, 2021	Revised Aqua Water Well Site & Moved Drill Site Reserve Esmt.
April 21, 2021	Issued Mylars For Signature

Recorded in Cabinet **6** Slide **317**
Recorded Date: _____

FINAL PLAT
SHEET 4 OF 5

FREEMAN
SURVEYING & MAPPING LLC

T.B.P.L.S. FIRM NO. 10194523
www.fmsurvey.com office@fmsurvey.com
MAILING: P.O. BOX 746 VOICE (903) 593-0128
FLINT, TEXAS 75762 CELL (903) 520-1890

FINAL PLAT LEGACY SHORES

BEING ALL OF THAT CALLED 274.912 ACRE TRACT DESCRIBED IN INSTRUMENT No. 2020-00015/48 OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS MIGUEL CORTINAS SURVEY, ABSTRACT No. 5 HENDERSON COUNTY, TEXAS

Just # 0021-00007881
Case 6 Slide 317

Applicant
RHOWES CONSULTING, INC.
Attn: Renee Howes
P.O. Box 261
Skull Valley, AZ 86338
Phone: (928) 712-1841

DEVELOPER
LEGACY SHORES, LLC
9128 Strada Place, Suite 210
Naples, Florida 34108
Phone: (239) 963-9783

OWNER
LEGACY SHORES, LLC
9128 Strada Place, Suite 210
Naples, Florida 34108
Phone: (239) 963-9783

SURVEYING FIRM
FREEMAN SURVEYING & MAPPING, LLC
Attn: Steven J. Freeman, II
10763 C.R. 127, Suite D
Flint, Texas 75762
Phone: (903) 504-5314

CIVIL ENGINEERING FIRM
BENCHMARK DESIGN GROUP, LLC
Attn: Ed Snodgrass, PE
and Ryan Davis, PE
2026 Republic Drive, Suite B
Tyler, Texas 75701
Phone: (903) 534-5353

DEVELOPER'S STATEMENT:

I, Renee Howes, authorized agent for Legacy Shores, LLC, do hereby certify that Legacy Shores, LLC is the current owner of the properties shown hereon and do accept this as its final plan for the subdividing into lots and blocks and intend to dedicate to the public forever the easements shown hereon. All roadways are intended to remain private and shall be maintained by the Homeowner's Association of Legacy Shores, subject to the use by any utilities for purposes of servicing this subdivision.

LEGACY SHORES, LLC

By: Renee Howes
Renee Howes (Authorized Agent)

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for Smith County, Texas, this the 26 day of April, 2021.

Brian Garner
BRIAN GARNER
My Notary ID # 132445371
Expires April 21, 2024

SURVEYOR'S STATEMENT:

I, Steven J. Freeman, II, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339, do hereby state that this plat was prepared from an actual survey made on the ground by me under my direction and supervision of the property shown hereon during the months of June 2019 thru June 2020. All lot corners shall be set in accordance with Section 232.003 (9) of the Texas Local Government Code upon completion of construction.

Steven J. Freeman, II
Steven J. Freeman, II
Registered Professional Land Surveyor
State of Texas No. 6339

The lots shown hereon under Upper Neches River Municipal Water Authority jurisdiction meet or exceed the minimum area requirements established by the Texas Commission on Environmental Quality (TCEQ) for On-Site Sewage Disposal Facilities except for Common Area No. 1, the Joint Use Area and Lease Lots L1 through L27 which said use is prohibited on those areas.

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

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

U.N.R.M.W.A. ON-SITE SEWAGE FACILITIES INSPECTOR:

I, Dee Matthews, the Designated On-Site Sewage Facilities Inspector for the Upper Neches River Municipal Water Authority do hereby certify that I have inspected this subdivision and find it to be acceptable for On-Site Sewage Facilities for each lot under Upper Neches River Municipal Water Authority jurisdiction except for Common Area No. 1, the Joint Use Area and Lease Lots L1 through L27.

Dee Matthews
DEE MATTHEWS, ON-SITE SEWAGE FACILITIES INSPECTOR
UPPER NECHES RIVER MUNICIPAL WATER AUTHORITY

HENDERSON COUNTY, TEXAS - CERTIFICATE OF APPROVAL:

THIS FINAL PLAT WAS HEREBY APPROVED BY THE COMMISSIONERS COURT OF HENDERSON COUNTY, TEXAS, ON THIS THE 21 DAY OF April, 2021.

Wade McF...
COUNTY JUDGE
Maura...
ATTEST - COUNTY CLERK

HENDERSON COUNTY 9-1-1 OFFICE APPROVAL:

Approved by the 9-1-1 Office of Henderson County, Texas,

THE 21 DAY OF April, 2021.

[Signature]
ADDRESSING APPROVED
HENDERSON COUNTY 9-1-1
DATE: 4/21/21

HENDERSON COUNTY ON-SITE SEWAGE FACILITIES INSPECTOR:

I, James Bailey, the Designated On-Site Sewage Facilities Inspector for the Henderson County, Texas do hereby certify that I have inspected this subdivision and find it to be acceptable for On-Site Sewage Facilities for each lot.

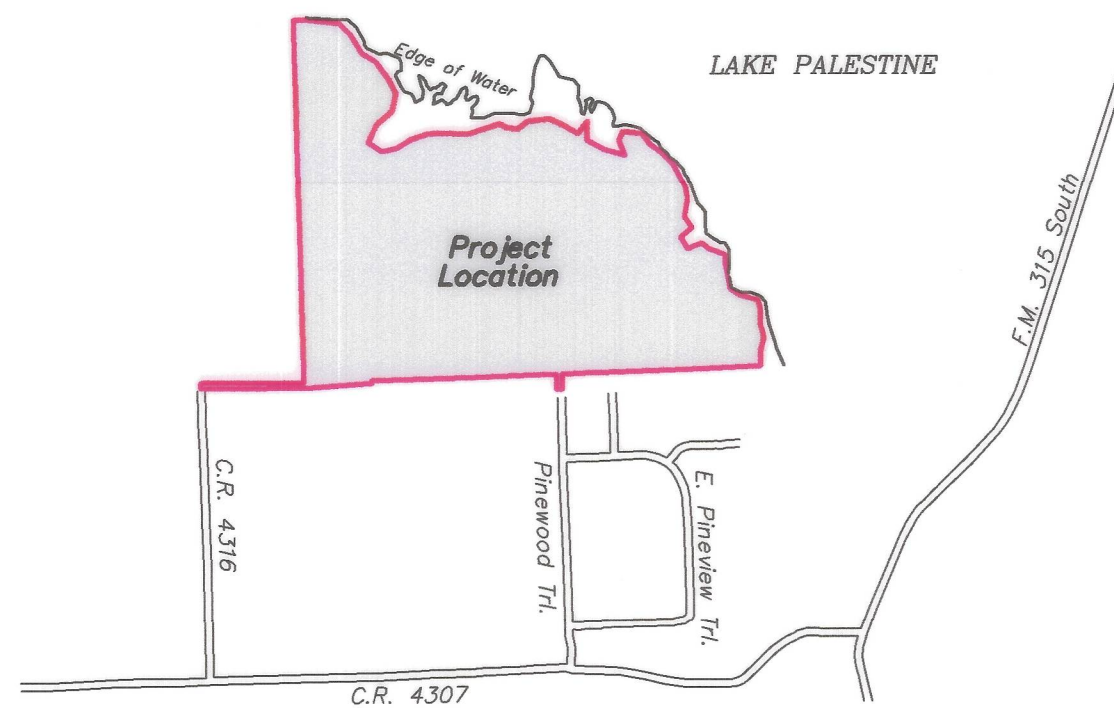
James Bailey
ON-SITE SEWAGE FACILITIES INSPECTOR
FOR HENDERSON COUNTY, TEXAS

General Notes

- Notice:** Selling a portion of this addition by metes and bounds is a violation of county regulations and state law and is subject to fines and withholding of utilities and building permits.
- Flood Plain Statement:** According to FIRM Map Panel No. 48213C0400E, dated April 5, 2010, the majority of the subject lots shown hereon lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain and a small part of the waterfront lots lies within Zone "A", special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood event as shown.
- Onsite Sanitary Sewer Facilities:** Each lot will have its own onsite sanitary sewer facilities ("OSSF"), the owner of each lot will be responsible for obtaining all permits and maintenance agreements associated with the OSSF under current TCEQ regulations.
- Electricity:** Each lot will be served with underground electricity service to be provided by Trinity Valley Electric Cooperative ("TVEC"). Contact: Dustin Tallant; P.O. Box 888, Kaufman, Texas 75142-0370; Phone: (469) 376-2256; Email: TallantD@tvec.coop.
- Water:** Potable water service for all lots will be provided by Aqua Texas ("AQUA"). Contact: Gary D. Douglas; 20341 Hollyhills Drive, LaRue, Texas 75770; Phone: (903) 849-2050; Email: gddouglas@aquaaamerica.com. Lots 69 and 70 are allowed to be served by their own private onsite potable water system as approved by Neches & Trinity Valley Groundwater Conservation District and in accordance with the TCEQ regulations.
- Basis of Bearings & Elevations:** horizontal & vertical positions were derived from NGS-OPUS processed Static GPS observations on or near the project site, referenced to CORS Base Stations TXCK, TXTY and TXRU - Texas State Plane Coordinate System, North American Datum of 1983, (2011) (EPOCH: 2010.0000), Texas North Central Zone (4202), U.S Survey Feet. Elevations are referenced to the North American Vertical Datum of 1988, (GEOID12B), U.S Survey Feet. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. To Adjust bearings to True North rotate by the Convergence Angle of +1°37'19". The Distances and Acreage shown are SURFACE. To adjust to GRID, multiply by a combined scale factor of 0.999982384.
- Building Setback Lines:** shall be 50 feet from the edge of the right-of-way on all state and federal roads, 25 feet on all other public and private roads, and 5 feet from adjoining lots or tracts in accordance with Henderson County Minimum Requirements. See Subdivision Covenants and Restrictions.
- Historical Monuments:** There are no family cemetery, monuments or historic burial grounds on the subject tract. See letter from the Henderson County Historical Commission (HCHC) attesting to that fact.
- Environmental Note:** To the Developer's knowledge, there are no environmentally contaminated areas by prior employment or use located on the subject tract.
- Henderson County's Right to Halt Development:** It is the Owner's/Developer's understanding that Henderson County Commissioners Court or It's Designated Engineer shall have the right to halt the subdivisions development if given clear and sufficient cause at any time.

N.T.S.

Vicinity Map



Survey Legal Description

This subdivision plat is an integral part of metes & bounds description of even date describing the exterior boundary of Legacy Shores shown herein.

Additional Notes

- Construction not completed within one (1) year of the final plat approval date shall be subject to County standards and regulations in effect on the approval anniversary date and at all times thereafter.
- Blocking the flow of storm water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across this subdivision or addition will remain as open channels and will be maintained by the individual Owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- Henderson County will not be responsible for the maintenance and operation of said drainage easements or for the control of erosion.
- Henderson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Private roads shown hereon (Legacy Shores Road, Shadow Pine Drive & Lake Shores Way) are hereby granted to the Legacy Shores HOA's members, invited guests, and develop for the purpose of ingress and egress, roadway maintenance, repairs and improvements, all for the benefit of its members and applicable utility providers for the purpose of construction, repair, improvement of utilities.
- All private roads (Drives and Streets) will be signed in a manner that indicates its private status.
- Henderson county shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; The owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Henderson County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- No more than one single family detached dwelling shall be located on each lot within the subdivision.

TRINITY VALLEY ELECTRIC COOPERATIVE ("TVEC") APPROVAL:

Approved by the Trinity Valley Electric Cooperative, on this the 21 Day of April, 2021.

Dustin Tallant
Dustin Tallant, Business & Economic Development Coordinator

PROJECT CONTROL POINTS:

- CP 1:** A 1/2" Iron Rod Set with red cap stamped "Freeman Surveying Control Point". Said rod being N 01°16'13" W 46.73 feet from the southeast corner of "Common Area No. 2". X= 2,888,621.53; Y= 6,768,212.42 ELEVATION = 396.69 feet
- CP 2:** A 1/2" Iron Rod Set with red cap stamped "Freeman Surveying Control Point". Said rod being N 57°46'48" W 107.59 feet from the southeast corner of Lot 80 X= 2,888,288.51; Y= 6,768,467.30 ELEVATION = 403.67 feet
- CP 3:** A 1/2" Iron Rod Set with red cap stamped "Freeman Surveying Control Point". Said rod being S 68°38'03" W 94.43 feet from the southwest corner of Lot 78 X= 2,888,451.68; Y= 6,768,975.34 ELEVATION = 384.59 feet
- CP 4:** A 1/2" Iron Rod Set with red cap stamped "Freeman Surveying Control Point". Said rod being S 88°15'36" E 500.65 feet from the southwest corner of Lot 79 X= 2,887,973.24; Y= 6,768,662.10 ELEVATION = 399.17 feet

DRAWN BY: BCG & SJF APPROVED BY: SJF
DATE: March 29, 2021 PROJ. NO. 9527 Subdivision
DWG. NO.: DWG File: Y:FSM DATA\DWG\9527\SUBPlat.Dwg
FB 470/1-78

REVISIONS

- March 10, 2020 - Lot and Boundary Adjustments, added Sign Easement
- July 1, 2020 - Lots, Roads and Easement Adjustments
- January 25, 2021 - Revised Aqua Water Well Site & Moved Drill Site Reserve Esmt.
- April 21, 2021 - Issued Mylars For Signature

LAB. G, SLIDE 317
Date Received: _____
Date Reviewed: _____

FINAL PLAT
SHEET 5 OF 5

FREEMAN SURVEYING & MAPPING LLC
T.B.P.E.L.S. FIRM NO. 10194523
www.fsmsurvey.com office@fsmsurvey.com
MAILING: P.O. BOX 746 VOICE (903) 504-5314
FLINT, TEXAS 75762 CELL (903) 520-1890

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