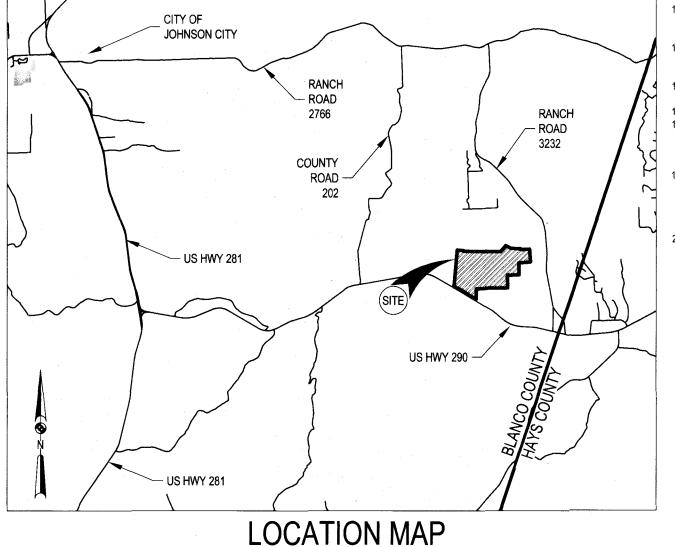
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LSLP LEGACY HILLS, LLC, A DELAWARE LIMITED I	,
BY: AMERICAN LAND PARTHERS, INC., MANAGER	
BY: Lay Kover	
DAVY ROBERTS, AUTHORIZED AGENT	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON T PERSON WHOSE NAME IS SUBSCRIBED TO THIS FO	THIS DAY PERSONALLY APPEARED 100 100 100 100 100 100 100 100 100 10
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	ES OF THE SAID COURT IN BOOK, PAGE
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AURA WALLA, COUNTY CLERK BLANCO COUNTY, TEXAS	
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BRETT BRAY, COUNTY JUDGE	
BLANCO COUNTY, TEXAS	
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FINAL PLAT FOR LEGACY HILLS

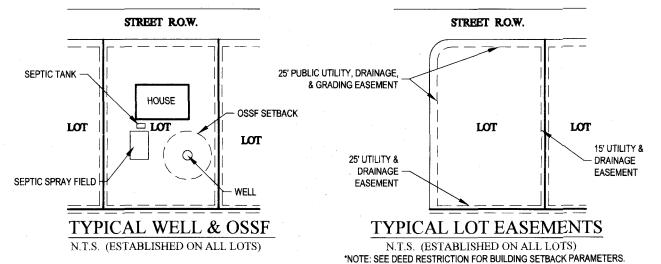
A 646.81 ACRE TRACT OF LAND OUT OF PORTIONS OF THE T.T.R.R.CO. SURVEY NO. 79, ABSTRACT NO. 779, THE G.M. PATRICK SURVEY NO. 302, ABSTRACT NO. 1027, AND THE W.E. GILBREATH SURVEY NO. 84, ABSTRACT NO. 1498, BLANCO COUNTY, TEXAS, BEING PART OF A CALLED 1212.09 ACRE TRACT OF LAND AS DESCRIBED AS PARCEL NO. 1 IN DOCUMENT NO. 203152 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS & A 0.038 ACRE TRACT OF LAND, OUT OF THE T.T.R. CO. SURVEY NO. 79, ABSTRACT NO. 779, BLANCO COUNTY, TEXAS, BEING PART OF A CALLED 2155 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 54, PAGE 113, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND A CALLED 2005.85 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 157, PAGE 295, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



NOT TO SCALE

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

DAVY ROBERTS, AUTHORIZED AGENT DATE



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.

WATER IS PROVIDED BY PRIVATE WELLS. NO PRIVATE SEPTIC SYSTEM WILL BE PERMITTED WITHIN 100' OF W
 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 34.22 ACRES OF NEW PRIVATE ROAD RIGHT OF WAY IN THIS DEVELOPMENT THERE IS 22.342 LINEAR FEET OF NEW PRIVATE ROADS IN THIS DEVELOPMENT.

ALL ROADS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE LEGACY HILLS PROPERTY OWNERS ASSOCIATION.

). THERE ARE 111 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 EASMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES.

13. 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.).

NO LOTS WITHIN THIS SUBDIVISION ARE ENCROACHED 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.

15. NOT ALL EXISTING STORM WATER CONVEYANCE FLOW PATHS AND/OR AREAS PRONE TO FLOODING ARE SHOWN ON THIS PLAT.
PROPERTIES ADJACENT TO ANY STORM WATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATIONS OR BOTTOM OF FLOOR
JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOW ELEVATION.

16. 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.

19. 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.

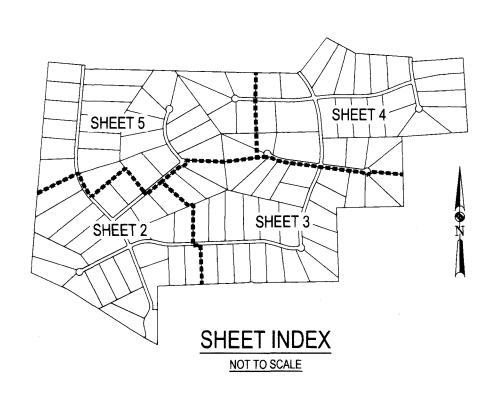
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC 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:

1. 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.

2. 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.



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 SCOTT AMMONS, R.P.L.S 3303 SHELL RD, SUITE 3 GEORGETOWN, TEXAS 78628 (512)868-2244 SAMMONS@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

MATKIN HOOVE

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000

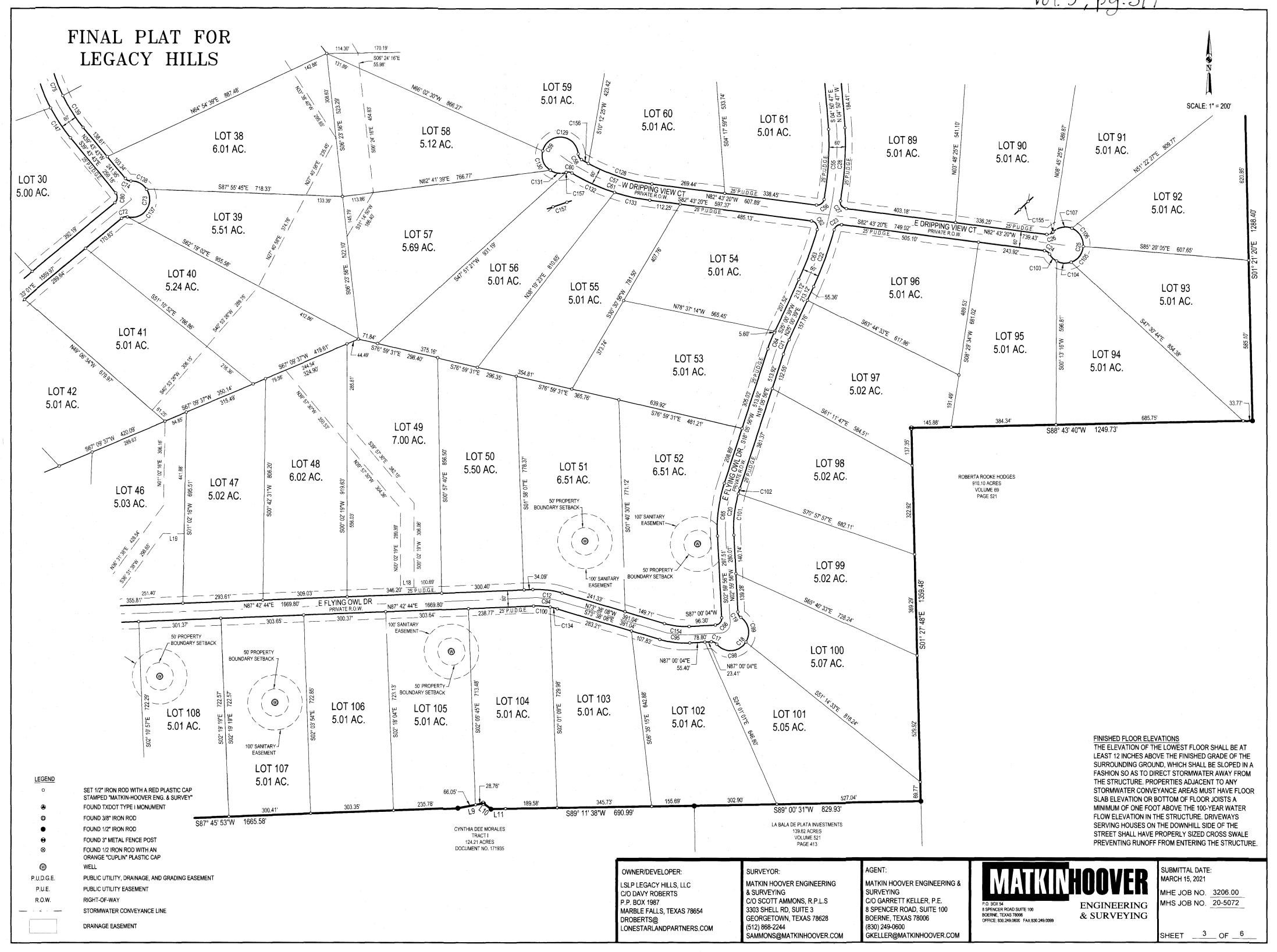
IVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTAN

SUBMITTAL DATE: MARCH 15, 2021

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

SHEET ___1_ OF __6_

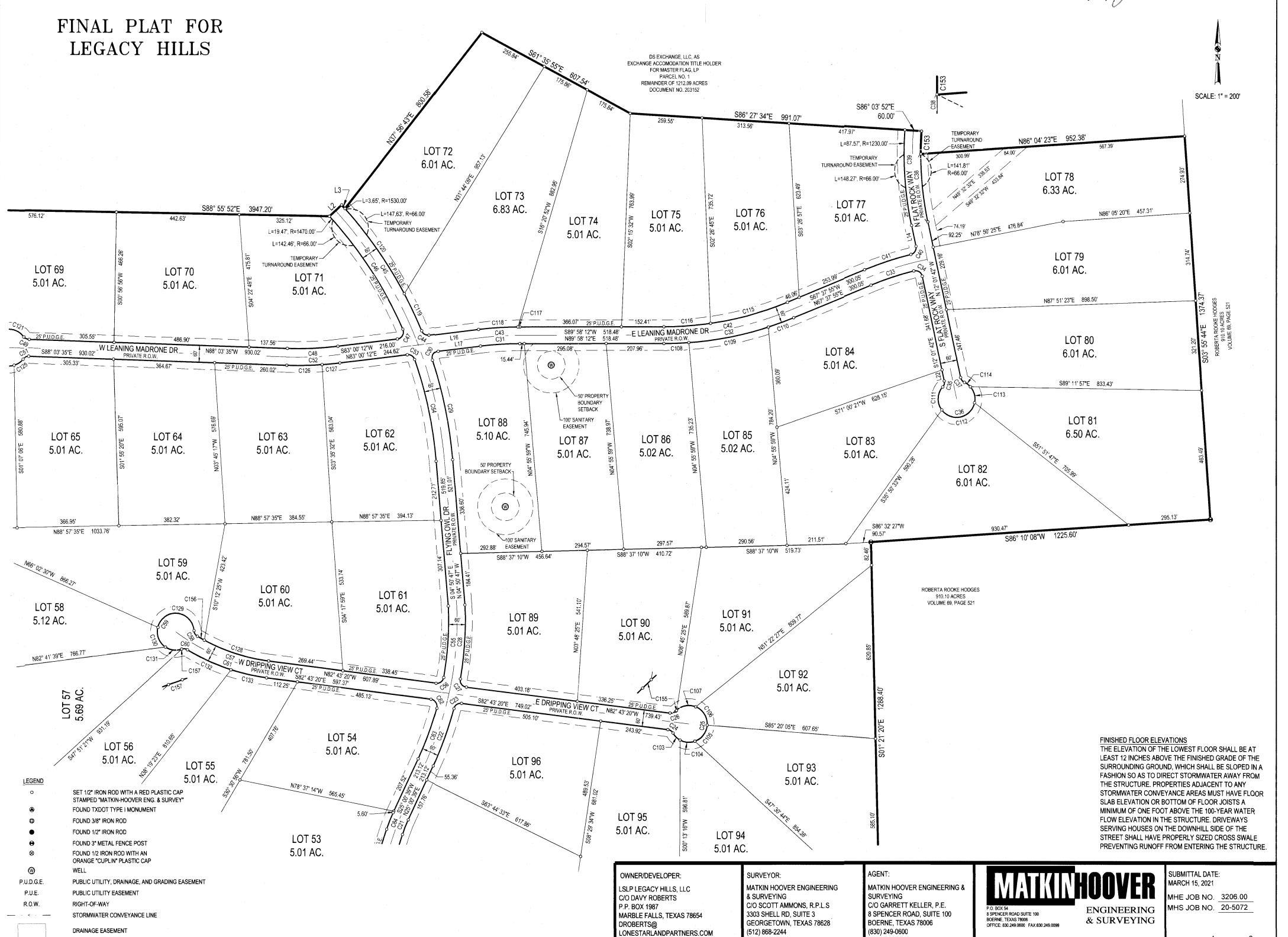


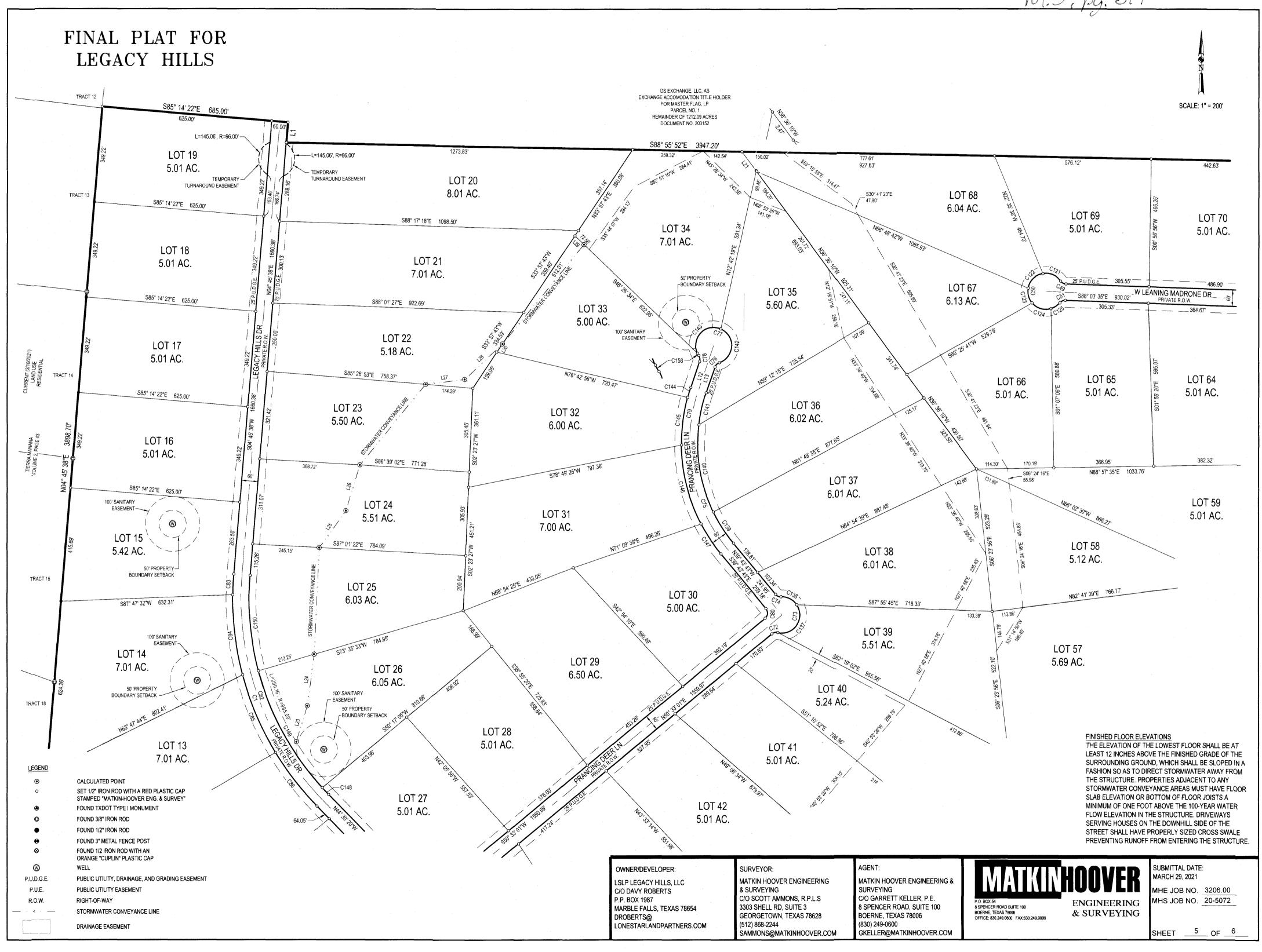


SHEET <u>4</u> OF <u>6</u>

GKELLER@MATKINHOOVER.COM

SAMMONS@MATKINHOOVER.COM





FINAL PLAT FOR LEGACY HILLS

LINE TABLE LINE BEARING DISTANCE L1 S04° 45' 38"W 74.34' L2 N47° 15' 19"E 60.00' L3 S42° 24' 40"E 17.81' L4 S64° 53' 39"W 29.53' L5 S31° 42' 49"W 79.34' L6 N89° 43' 41"E 92.08' L7 N63° 32' 44"E 31.35'
L1 S04° 45′ 38″W 74.34′ L2 N47° 15′ 19″E 60.00′ L3 S42° 24′ 40″E 17.81′ L4 S64° 53′ 39″W 29.53′ L5 S31° 42′ 49″W 79.34′ L6 N89° 43′ 41″E 92.08′
L2 N47° 15' 19"E 60.00' L3 S42° 24' 40"E 17.81' L4 S64° 53' 39"W 29.53' L5 S31° 42' 49"W 79.34' L6 N89° 43' 41"E 92.08'
L3 S42° 24' 40"E 17.81' L4 S64° 53' 39"W 29.53' L5 S31° 42' 49"W 79.34' L6 N89° 43' 41"E 92.08'
L4 S64° 53' 39"W 29.53' L5 S31° 42' 49"W 79.34' L6 N89° 43' 41"E 92.08'
L5 S31° 42' 49"W 79.34' L6 N89° 43' 41"E 92.08'
L6 N89° 43' 41"E 92.08'
L7 N63° 32' 44"E 31.35'
1 1
L8 S63° 32' 44"W 28.23'
L9 S79° 07' 18"W 94.81'
L10 N52° 47' 24"W 35.20'
L11 S88° 09' 24"W 53.32'
L12 S18° 55' 03"W 100.41'
L13 N18° 55' 03"E 100.41'
L14 S12° 01' 42"E 76.38'
L15 S13° 28' 20"E 102.68'
L16 S83° 00' 12"W 179.77'
L17 N83° 00' 12"E 153.30'
L18 S87° 42' 44"W 50.04'
L19 N88° 57' 44"W 77.59'
L20 S87° 42' 44"W 75.53'
L21 S36° 36' 10"E 87.64'
L22 S12° 01' 42"E 40.73'
L23 N17° 17' 22"E 137.74'
L24 N07° 41' 18"E 188.90'
L25 N36° 01' 26"E 166.80'
L26 N17° 02' 51"E 173.93'
L27 N82° 42' 23"E 144.99'
L28 N46° 59' 01"E 190.09'
L29 S46° 26' 34"E 46.36'
L30 N33° 57' 43"E 36.18'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	
C1	1080.00'	928.64'	4 9°15'58 "	S19° 52' 21 " E	900.30'	
C2	1970.00'	623.87'	18°08'41"	N35° 25' 59"W	621.27'	
C3	25.00'	39.23'	89°54'22"	N18° 35' 33"E	35.33'	
C4	25.00'	23.04'	52°48'53"	N89° 57' 10"E	22.24'	
C5	25.00'	23.04'	52°48'53"	S37° 08' 18"W	22.24'	
C6	25.00'	40.73'	93°20′10"	N69° 47' 11"W	36.37'	
C7	1970.00'	78.38'	2°16'47"	N21° 58' 43"W	78.38'	
C8	66.00'	329.02'	285°37'45"	S26° 27' 16"E	79.78'	
C9	250.00'	94.71'	21°42'17"	N02° 37' 11"W	94.14'	
C10	250,00'	197.16'	45°11'09"	S09° 07' 14"W	192.09'	
C11	220.00'	201.79'	52°33'08"	N05° 26' 15"E	194.79'	
C12	330.00'	107.43'	18°39'08"	N82° 57' 42"W	106.96'	
C13	280.00'	164.83	33°43'42"	N03° 58' 28"W	162.46'	
C14	25.00'	37.89'	86°50'34"	S20° 07' 27"W	34.37'	
C15	570.00'	399.81'	40°11'18"	S83° 38' 23"W	391.66'	
C16	830.00'	232.09'	16°01'18"	S84° 16' 37"E	231.34'	
C17	25.00'	23.04'	52°48'53"	N66° 35' 30"W	22.24'	
C18	66.00'	225.35'	195°37'45"	N42° 00' 04"E	130.77'	
C19	25.00'	23.04'	52°48'53"	S29° 24' 23"E	22.24'	
C20	470.00'	173.07'	21°05'53"	S07° 33' 00"W	172.09'	

CURVE TABLE

15°40'00"

16°24'11"

10°38'03"

11°03'32"

18°39'08"

19°21'48"

10°28'02"

5°33'16"

87.55' 76°00'19**"**

80.55' 69°55'40"

148.91' 34°07'36"

100.80' 87°30'20"

48.25'

87.90'

80.46'

124.55'

C100 270.00' 61.22' 12°59'32"

S86° 07' 30"E

S19° 52' 21"E

S02° 45' 24"W

S07° 04' 50"E

S23° 06' 55"E

S37° 54' 40"E

N40° 45' 01"W

S78° 21' 27"W

S26° 11' 02"W

S03° 35' 28"W

N82° 57' 42"W

S81° 29' 59"E

S89° 30' 38"E

N85° 45' 13"E

N85° 47' 30"W

850.28'

75.53'

308.13'

248.05'

258.05'

81.27

75.64'

48.18'

146.71

87.51

80.43'

106.87

61.09'

CURVE RADIUS LENGTH

25.00'

1080.00'

1020.00' 877.05'

1080.00' 295.31'

1080.00' 309.19'

1080.00' 248.60'

1970.00' 258.23'

1970.00'

66.00'

66.00'

250.00'

250.00'

270.00'

330.00

830.00'

66.00'

66.00'

830.00' 151.63'

- 1						
	C21	470.00'	56.70'	6°54'43"	S21° 33' 18"W	56.66'
	C22	1230.00'	219.59'	10°13'45"	N19° 53' 47"E	219.30'
	C23	25.00'	36.00'	82°29'45"	S56° 01' 47"W	32.97'
	C24	25.00'	23.04'	52°48'53"	N56° 18' 53"W	22.24'
	C25	66.00'	329.02'	285°37'45"	N07° 16' 40"E	79.78'
	C26	25.00'	23.04'	52°48'53"	N70° 52' 14"E	22.24'
	C27	25.00'	40.34'	92°27'41"	S36° 29' 29"E	36.11'
	C28	1230.00'	266.08'	12°23'41"	N03° 32' 31"E	265,56'
	C29	1530.00'	363.02'	13°35'40"	N11° 38' 37"W	362.17'
	C30	25.00'	44.26'	101°26'39"	S32° 16' 53"W	38.70'
	C31	1170.00'	142.26'	6°58'00"	S86° 29' 12"W	142.17'
	C32	1230.00'	479.54'	22°20'17"	N78° 48' 03"E	476.51'
	C33	1170.00'	162.67'	7°57'57"	S71° 36' 53"W	162.53'
	C34	25.00'	40.31'	92°22'26"	N58° 12' 55"W	36.08'
	C35	25.00'	23.04'	52°48'53"	N14° 22' 44"E	22.24'
	C36	66.00'	329.02'	285°37'45"	N77° 58' 18"E	79.78'
	C37	25.00'	23.04'	52°48'53"	S38° 26' 09"E	22.24'
	C38	1170.00'	244.12'	11°57'18"	S06° 03' 04"E	243,68'
	C39	1230.00'	342.71'	15°57'51"	S04° 02' 47"E	341.60'
	C40	25.00'	38.32'	87°50'04"	N31° 53' 19"E	34.68'
•		· · · · · · · · · · · · · · · · · · ·				
		-		CURVE TA		
	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
	L	.	L	ļ		

S06° 18' 34"W

S16° 51' 30"W

S45° 36' 08"E

S85° 10' 12"E

N37° 22' 11"E

N32° 21' 45"W

N87° 52' 31"E

N78° 58' 19"E

N69° 53' 51"E

S02° 20' 03"W

N77° 58' 18"E

N14° 52' 31"W

N74° 40' 08"E

N85° 50' 17"E

S89° 48' 24"W

N25° 21' 41"W

N35° 05' 41"W

C101 470.00' 152.71' 18°37'01"

C105 66.00' 77.38' 67°10'25"

1230.00' 89.93'

C110 | 1230.00' | 97.28'

C109 | 1230.00' | 292.34' | 13°37'03"

C111 66.00' 88.59' 76°54'14"

C112 66.00' 151.85' 131°49'16"

C113 66.00' 62.06' 53°52'21"

C114 66.00' 26.53' 23°01'53"

C115 | 1170.00' | 287.40' | 14°04'28"

C116 1170.00' 168.75' 8°15'50"

C118 | 1230.00' | 142.54' | 6°38'23"

C119 | 1530.00' | 146.91' | 5°30'06"

C120 | 1530.00' | 372.93' | 13°57'55"

7.02' 0°19'36"

C117 | 1230.00'

20.35'

66.00' 83.27' 72°17'27"

55.00' 47°**44**'47"

C102 470.00'

66.00'

CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH

34.68'		C60
ORD LENGTH		CUR
152.04'		C12
20.35'		C12
35.71'		C12
53.42'		C12
73.02'		C12
77.86'	,	C12
70.33'		C12
89.91'		C12
291.65'		C12
97.25'		C13
82.09'		C13
120.50'		C13
59,80'		C13
26.35'		C13
286.68'		C13
168.60'		C13
7.02'		C13
142.46'		C13
146.86'		C13
372 00'		C14

			CURVE TA	BLE	
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	1230.00'	175.48	8°10'26"	S71° 43' 08"W	175.33'
C42	1170.00'	456.15'	22°20'17"	N78° 48' 03*E	453.27'
C43	1230.00'	149.56'	6°58'00"	S86° 29' 12"W	149.46'
C44	25.00'	32.46'	74°23'10"	S59° 48' 13"E	30.23'
C45	1530.00'	519.84'	19°28'01"	N32° 20' 38"W	517.34'
C46	1470.00'	485.20'	18°54'42"	N33° 17' 20"W	483.00'
C47	25.00'	46.62'	106°50'12"	N29° 35′ 06"E	40.15'
C48	1170.00'	182.49'	8°56'12"	N87° 28' 18"E	182.31'
C49	25,00	23.04'	52°48'53"	S61° 39' 09"E	22.24'
C50	66.00'	329.02'	285°37'45"	S01° 56' 25"W	79.78'
C51	25.00'	23.04'	52°48'53"	S65° 31' 58"W	22.24'
C52	1230.00'	191.85'	8°56'12"	N87° 28' 18"E	191.66'
C53	25.00'	33.89'	77°40'17"	N58° 09' 39"W	31.35'
C54	1470.00'	371.47'	14°28'44"	N12° 05' 09"W	370.49'
C55	1170.00'	256.80'	12°34'33"	N03° 41' 17"E	256.29'
C56	25.00'	38.09'	87°18'07"	N53° 37' 37"E	34.51'
C57	670.00'	273.75'	23°24'35"	S71° 01' 02"E	271.85'
C58	25.00'	24.42'	55°58'13"	S31° 19' 38"E	23.46'
C59	66.00'	328.89'	285°30'44"	S33° 54' 06"W	79.89'
C60	25.00'	21.82'	50°00'38"	N83° 50' 57"W	21.14'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENG
C61	730.00'	304.23'	23°52'42"	S70° 46' 59"E	302.04'
C62	25.00'	42.86'	98°13'47"	N33° 36' 26"W	37.80'
C63	1170.00'	194.06'	9°30'12"	N20° 15' 33"E	193.84'
C64	530,00'	63.94'	6°54'43"	S21° 33' 18"W	63,90'
C65	530.00'	195.16'	21°05'53"	N07° 33' 00"E	194.06'
C66	25.00'	39.27'	90°00'00"	N42° 00' 04"E	35.36'
C67	770.00'	215.32	16°01'18"	S84° 16' 37"E	214.62
C68	630.00'	441.89'	40°11'18"	S83° 38' 23"W	432.89'
C69	25.00'	39.31'	90°05'20"	S71° 24′ 36″E	35,38
C70	2030.00'	473.55'	13°21'56"	N33° 02' 55"W	472.48'
C71	25.00'	39.39'	90°16'54"	S05° 24' 34"W	35.44'
C72	25.00'	23.04'	52°48'53"	S76° 57' 27"W	22.24'
C73	66.00'	225.67'	195°54'29"	N05° 24' 39"E	130.73'
C74	25.00'	23.04'	52°48'53"	S66° 08' 10"E	22.24'
C75	570.00'	583.44'	58°38'47"	S10° 24' 20 " E	558.30'
C76	25.00'	23.04	52°48'53"	S45° 19' 30"W	22.24'
C77	66.00'	329.02'	285°37'45"	N71° 04' 57"W	79.78'
C78	25.00'	23.04'	52°48'53"	N07° 29' 23"W	22,24'
C79	630.00'	644.85'	58°38'47"	S10° 24' 20"E	617.07'
C80	25.00'	39.39'	90°16'44"	N05° 24' 39"E	35.44'

CURVE TABLE CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LE C121 66.00' 74.04' 64°16'20" N67° 22' 52"W 70.21 C122 66.00' 81.15' 70°26'59" S45° 15' 28"W 76.14 C123 66.00' 57.44' 49°51'59" S14° 54' 01"E 55.65 C124 66.00' 76.36' 66°17'29" S72° 58' 45"E 72.17 C125 66.00' 40.03' 34°44'59" N56° 30' 01"E 39.42	
C121 66.00¹ 74.04¹ 64°16′20" N67° 22′ 52"W 70.21 C122 66.00¹ 81.15¹ 70°26′59" S45° 15′ 28"W 76.14 C123 66.00¹ 57.44¹ 49°51′59" S14° 54′ 01"E 55.65 C124 66.00¹ 76.36¹ 66°17′29" S72° 58′ 45"E 72.17	
C122 66.00' 81.15' 70°26'59" S45° 15' 28"W 76.14 C123 66.00' 57.44' 49°51'59" S14° 54' 01"E 55.65 C124 66.00' 76.36' 66°17'29" S72° 58' 45"E 72.17	NGTH
C123 66.00' 57.44' 49°51'59" S14° 54' 01"E 55.65 C124 66.00' 76.36' 66°17'29" S72° 58' 45"E 72.17	1
C124 66.00' 76.36' 66°17'29" S72° 58' 45"E 72.17	,
	'
C125 66.00' 40.03' 34°44'59" N56° 30' 01"E 39.42	1
	*
C126 1230.00' 127.18' 5°55'27" N88° 58' 41"E 127.12	2'
C127 1230,00' 64.68' 3°00'46" N84° 30' 35"E 64.67	1
C128 670.00' 245.25' 20°58'24" S72° 14' 08"E 243.89	9'
C129 66.00' 187.36' 162°39'12" N84° 40' 07"W 130.49)'
C130 66.00' 80.76' 70°06'28" S21° 02' 57"E 75.81	1
C131 66.00' 60.71' 52°42'00" S82° 27' 11"E 58.59	ı,
C132 730.00' 172.45' 13°32'07" S65° 36' 41"E 172.05	 5'
C133 730.00' 131.78' 10°20'35" S77° 33' 02"E 131.60),
C134 270.00' 26.67' 5°39'36" N76° 27' 56"W 26.66	1
C135 630.00' 81.52' 7°24'51" N79° 58' 23"W 81.46	,
C136 630.00' 360.37' 32°46'28" S79° 55' 58"W 355.48	3'
C137 66.00' 157.93' 137°05'53" N34° 48' 57"E 122.86	 ò'
C138 66.00' 67.74' 58°48'37" N63° 08' 18"W 64.81	,
C139 570.00' 137.23' 13°47'41" S32° 49' 53"E 136.90)'
C140 570.00' 326.15' 32°47'02" S09° 32' 31"E 321.72	 2'

			CURVE TA	BLE	
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C141	570.00	120.05'	12°04'03"	\$12° 53' 02"W	119.83'
C142	66.00'	160.06'	138°57'10"	N02° 15' 21"E	123.62'
C143	66.00'	159.88'	138°47'26"	S43° 23' 03"W	123.56'
C144	630.00'	37.75'	3°26'01"	S17° 12' 03"W	37.75'
C145	630.00'	174.67'	15°53'08"	S07° 32' 28"W	174.11'
C146	630.00'	301.11'	27°23'05"	S14° 05' 38"E	298.25'
C147	630.00'	131.31'	11°56'33"	S33° 45' 27"E	131.08'
C148	1020.00'	34.45'	1°56'06"	S43° 32' 17"E	34.44'
C149	1020.00'	491.12'	27°35'15"	S28° 46' 36"E	486.39'
C150	1020.00'	351.48'	19°44'37"	S05° 06' 40"E	349.75'
C151	1482.69'	210.58'	8°08'15"	N61° 36' 53"W	210.40'
C152	2814.93'	182.15'	3°42'27"	N59° 14' 21"W	182.12'
C153	1170.00'	81.87'	4°00'33"	S01° 55' 52"W	81.85'
C154	270.00'	91.25'	19°21'48"	\$83° 19' 02 " E	90.81'
C155	66.00'	3.04'	2°38'14"	S45° 46' 55"W	3.04'
C156	670.00'	28.49'	2°26'12"	S60° 31' 51"E	28.49'
C157	66.00'	0.06'	0°03'05"	N71° 10' 17"E	0.06'
C158	66.00'	9.08'	7°53'09"	S29° 57' 15"E	9.08'
C159	2029.99'	87.11'	2°27'31"	N22° 04' 05"W	87.10'
C160	2030.00'	60.42'	1°42'19"	N43° 39' 10"W	60.41'

LEGEND	
•	CALCULATED POINT
0	SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
(a)	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
(W)	WELL
P.U.D.G.E.	PUBLIC UTILITY, DRAINAGE, AND GRADING EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
. < ·	STORMWATER CONVEYANCE LINE
	DRAINAGE EASEMENT

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

MATKIN HOOVER ENGINEERING & SURVEYING C/O SCOTT AMMONS, R.P.L.S 3303 SHELL RD, SUITE 3 GEORGETOWN, TEXAS 78628 (512) 876-0694 SAMMONS@MATKINHOOVER.COM

SURVEYOR:

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

P.O. BOX 54
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TEXAS REGISTERED ENGINEERING FIRM F-004512

SUBMITTAL DATE: MARCH 29, 2021

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

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