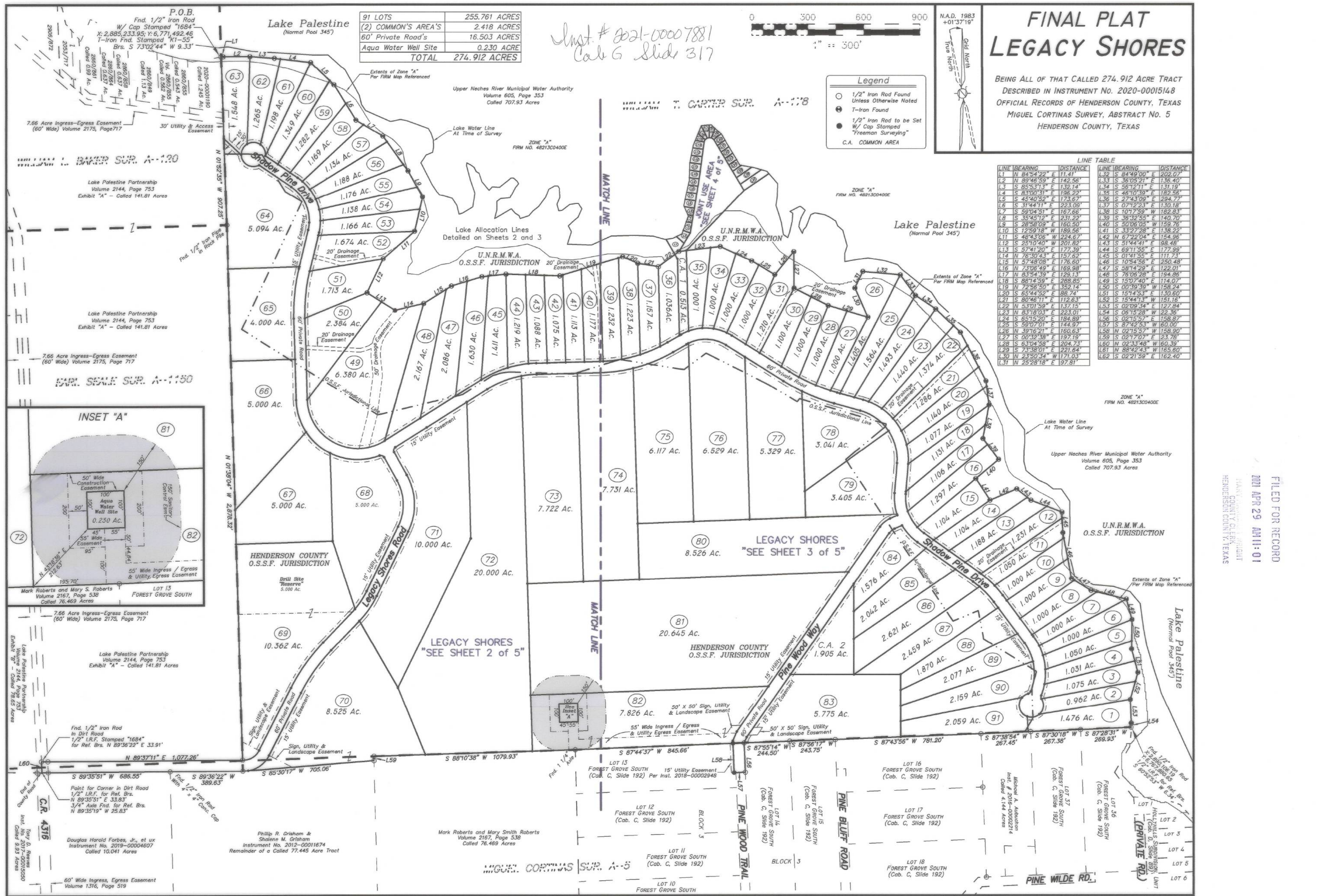




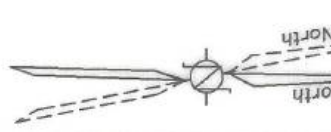
FINAL PLAT LEGACY SHORES

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

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	196.29'		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" W	182.83'	
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	288.85'		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	151.18'	
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	194.89'		L55	S 02°15'57" E	158.87'	
L25	S 69°07'01" E	144.97'		L56	S 27°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 25°50'34" W	171.03'		L61	S 02°21'59" E	162.40'	
L31	N 25°28'18" E	97.81'					

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HENDERSON COUNTY, TEXAS



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.

TYPICAL GUY EASEMENT

Legend:

- 1/2" Iron Rod Found
- Unless Otherwise Noted
- T-iron Found
- 1/2" Iron Rod To Be Set
- Drainage Survey
- Drainage Easement
- U.E. Drainage Easement
- G.E. Guy Easement

LINE	BEARING	DISTANCE
1	N 89°35'17" E	686.55'
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FREEMAN
SURVEYING & MAPPING LLC

T.B.P.E.L.S. FIRM NO. 10194523
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MAILING: P.O. BOX 746 VOICE (903) 504-5314
FLINT, TEXAS 75762 CELL (903) 520-1890

FINAL PLAT
SHEET 2 OF 5

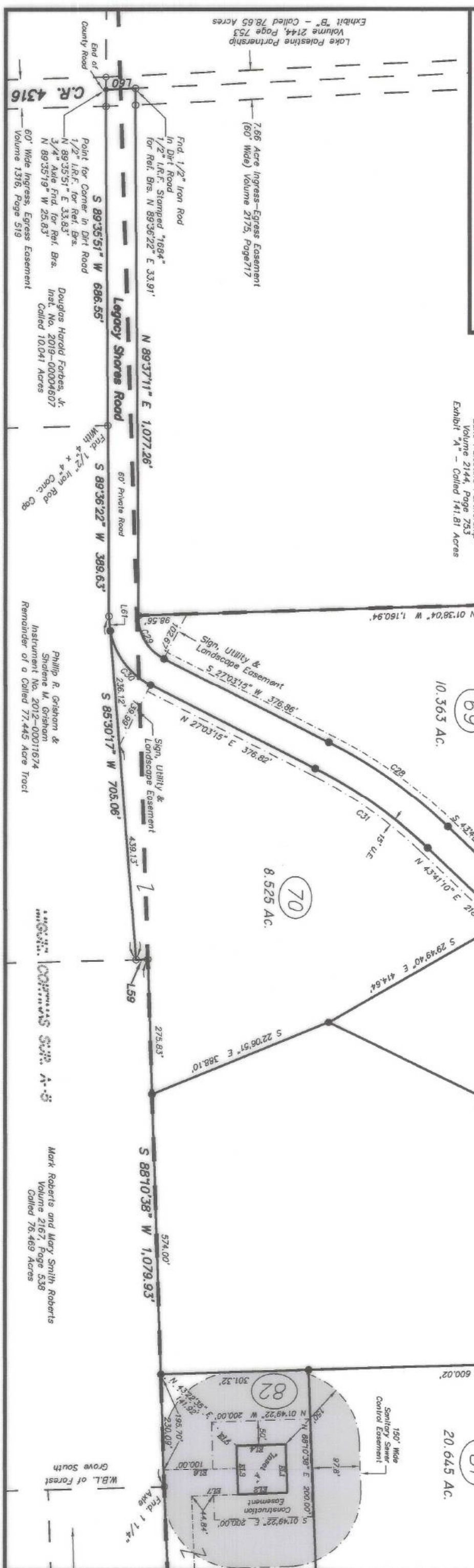
Recorded in Cabinet **6** Slide **317**
Recorded Date: _____

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

DRAWN BY: SJF & BCG	APPROVED BY: SJF
DATE: March 29, 2021	PROJ. NO. 9527 Subdivision
DWG. NO.: 1 of 3	DWG. File: Y:\FSM DATA\DWG\9527\SUBPlot.Dwg
FB 470/1-78	SCALE: As Shown

Just # 2021-00007881
Calc 6 Slide 317

LINE	BEARING	DISTANCE
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FILED FOR RECORD
2021 APR 29 AM 11:01
HART COUNTY CLERK
HENDERSON COUNTY, TEXAS

Lake Palestine
(Normal Pool 345')

ZONE - A
FIRM NO. 48213C0400E

Diagram of a proposed power pole. The pole is 15' high. It has a 7.5' wide base. A 15' wide section is shown at the top. A 15' U.E. (Underground Entry) is indicated. A Proposed Down Guy is shown. A Proposed Power Pole is shown. A R.O.W. Line (Right of Way Line) is shown.

CAGE	CORE ARC LENGTH (mm)			DE LA SALLE			GOOD BEARING CORE LENGTH			CURVE TABLE		
	1	2	3	1	2	3	1	2	3	1	2	3
C1	18.30	18.30	18.30	31.72	31.72	31.72	N	50.93	56	3	3	3
C2	18.30	18.30	18.30	31.72	31.72	31.72	N	50.93	56	3	3	3
C3	155.88	155.88	155.88	175.44	175.44	175.44	N	45.34	144	155.25	155.25	155.25
C4	274.55	274.55	274.55	270.00	269.75	269.50	N	57.01	51	262.89	262.89	262.89
C5	18.84	18.84	18.84	30.00	30.00	30.00	N	54.96	76	18.15	18.15	18.15
C6	14.00	14.00	14.00	65.00	65.00	65.00	N	53.17	36	130.31	130.31	130.31
C7	66.89	66.89	66.89	65.00	65.00	65.00	N	76.46	56	62.47	62.47	62.47
C8	66.89	66.89	66.89	65.00	65.00	65.00	N	76.46	56	62.47	62.47	62.47
C9	91.66	91.66	91.66	90.00	90.00	90.00	N	80.47	45	84.35	84.35	84.35
C10	18.92	18.92	18.92	30.00	30.00	30.00	N	50.17	47	18.35	18.35	18.35
C11	174.58	174.58	174.58	150.00	149.75	149.50	N	46.34	114	173.89	173.89	173.89
C12	174.58	174.58	174.58	150.00	149.75	149.50	N	46.34	114	173.89	173.89	173.89
C13	242.26	242.26	242.26	235.00	234.75	234.50	N	24.53	46	232.19	232.19	232.19
C14	455.73	455.73	455.73	450.00	449.75	449.50	N	34.51	117	450.37	450.37	450.37
C15	556.38	556.38	556.38	550.00	549.75	549.50	N	66.83	129	548.44	548.44	548.44
C16	361.54	361.54	361.54	350.00	349.75	349.50	N	72.00	79	357.65	357.65	357.65
C17	361.54	361.54	361.54	350.00	349.75	349.50	N	72.00	79	357.65	357.65	357.65
C18	31.93	31.93	31.93	50.00	50.00	50.00	N	61.57	10	469.20	469.20	469.20
C19	568.59	568.59	568.59	560.00	559.75	559.50	N	61.57	10	569.20	569.20	569.20
C20	568.59	568.59	568.59	560.00	559.75	559.50	N	61.57	10	569.20	569.20	569.20
C21	317.34	317.34	317.34	280.00	279.75	279.50	N	21.07	41	317.23	317.23	317.23
C22	317.34	317.34	317.34	280.00	279.75	279.50	N	21.07	41	317.23	317.23	317.23
C23	268.65	268.65	268.65	260.00	259.75	259.50	N	50.53	36	268.94	268.94	268.94
C24	268.65	268.65	268.65	260.00	259.75	259.50	N	50.53	36	268.94	268.94	268.94
C25	268.65	268.65	268.65	260.00	259.75	259.50	N	50.53	36	268.94	268.94	268.94
C26	268.65	268.65	268.65	260.00	259.75	259.50	N	50.53	36	268.94	268.94	268.94
C27	142.92	142.92	142.92	135.00	134.75	134.50	N	9.12	40	142.86	142.86	142.86
C28	142.92	142.92	142.92	135.00	134.75	134.50	N	9.12	40	142.86	142.86	142.86
C29	142.92	142.92	142.92	135.00	134.75	134.50	N	9.12	40	142.86	142.86	142.86
C30	142.92	142.92	142.92	135.00	134.75	134.50	N	9.12	40	142.86	142.86	142.86
C31	261.57	261.57	261.57	250.00								

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HENDERSON COUNTY, TEXAS

A diagram of a single neuron. It consists of a central cell body (soma) with a nucleus. Dendrites are shown extending from the cell body, and a long axon extends from the other side. The axon is covered by a myelin sheath, represented by a series of segments. The axon terminates in a synaptic terminal.

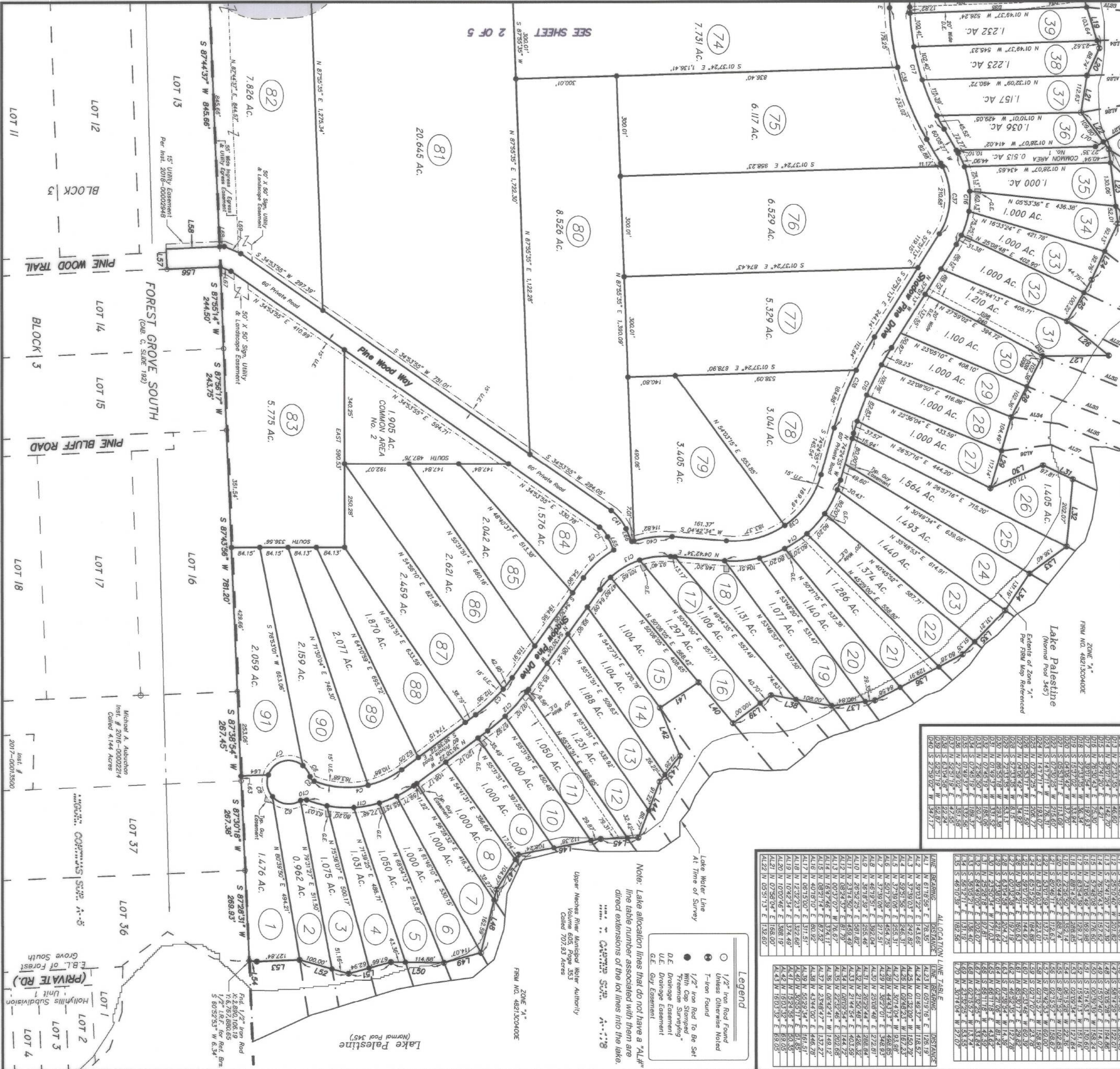
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www.fsmsurvey.com office@fsmsurvey.com

MAILING: P.O. BOX 746 VOICE (903) 504-5314
FLINT, TEXAS 75762 CELL (903) 520-1890

[illegible][illegible]

DATE	PERCENTAGE	ADDITIONAL FUND RAISING	PERCENTAGE		
AL1	16,918.56	78.85	108,544.61		
AL2	6,013.02	14.66	AL3	6,019.16	12.19
AL3	3,739.01	24.82	AL4	1,943.97	118.57
AL4	5,951.66	26.31	AL5	1,943.04	110.29
AL5	3,739.06	26.31	AL6	6,040.23	119.23
AL6	3,739.06	26.31	AL7	4,441.13	138.85
AL7	3,739.06	26.31	AL8	2,607.01	94.83
AL8	3,739.06	26.31	AL9	2,607.01	94.83
AL9	3,739.06	26.31	AL10	2,607.01	94.83
AL10	3,739.06	26.31	AL11	2,607.01	94.83
AL11	3,739.06	26.31	AL12	2,607.01	94.83
AL12	3,739.06	26.31	AL13	2,607.01	94.83
AL13	3,739.06	26.31	AL14	2,607.01	94.83
AL14	3,739.06	26.31	AL15	2,607.01	94.83
AL15	3,739.06	26.31	AL16	2,607.01	94.83
AL16	3,739.06	26.31	AL17	2,607.01	94.83
AL17	3,739.06	26.31	AL18	2,607.01	94.83
AL18	3,739.06	26.31	AL19	2,607.01	94.83
AL19	3,739.06	26.31	AL20	2,607.01	94.83
AL20	3,739.06	26.31	AL21	2,607.01	94.83
AL21	3,739.06	26.31	AL22	2,607.01	94.83
AL22	3,739.06	26.31	AL23	2,607.01	94.83
AL23	3,739.06	26.31	AL24	2,607.01	94.83
AL24	3,739.06	26.31	AL25	2,607.01	94.83
AL25	3,739.06	26.31	AL26	2,607.01	94.83
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FILED FOR RECORD
2021 APR 29 AM 11:01
MARY HENDERSON
COUNTY CLERK
HENDERSON COUNTY, TEXAS

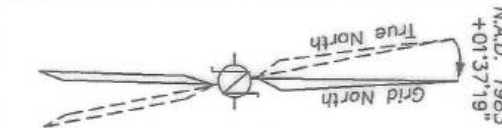
DRAWN BY: S/JF & BCG	APPROVED BY: S/JF
DATE: March 29, 2021	PROJ. NO. 9527 Subdivision
DWG. NO.:	DWG File: Y:\FSM Data\DWG\9527\SUBPlot.Dwg
FB 470/1-78	SCALE: As Shown

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 LEGACY SHORES JOINT USE AREA & LEASE LOTS

BEING ALL OF THAT CALLED 274.635 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.

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

Lake Palestine
(Normal Pool 345)

Sheet 201-0000 7881
Col 5 Slide 317

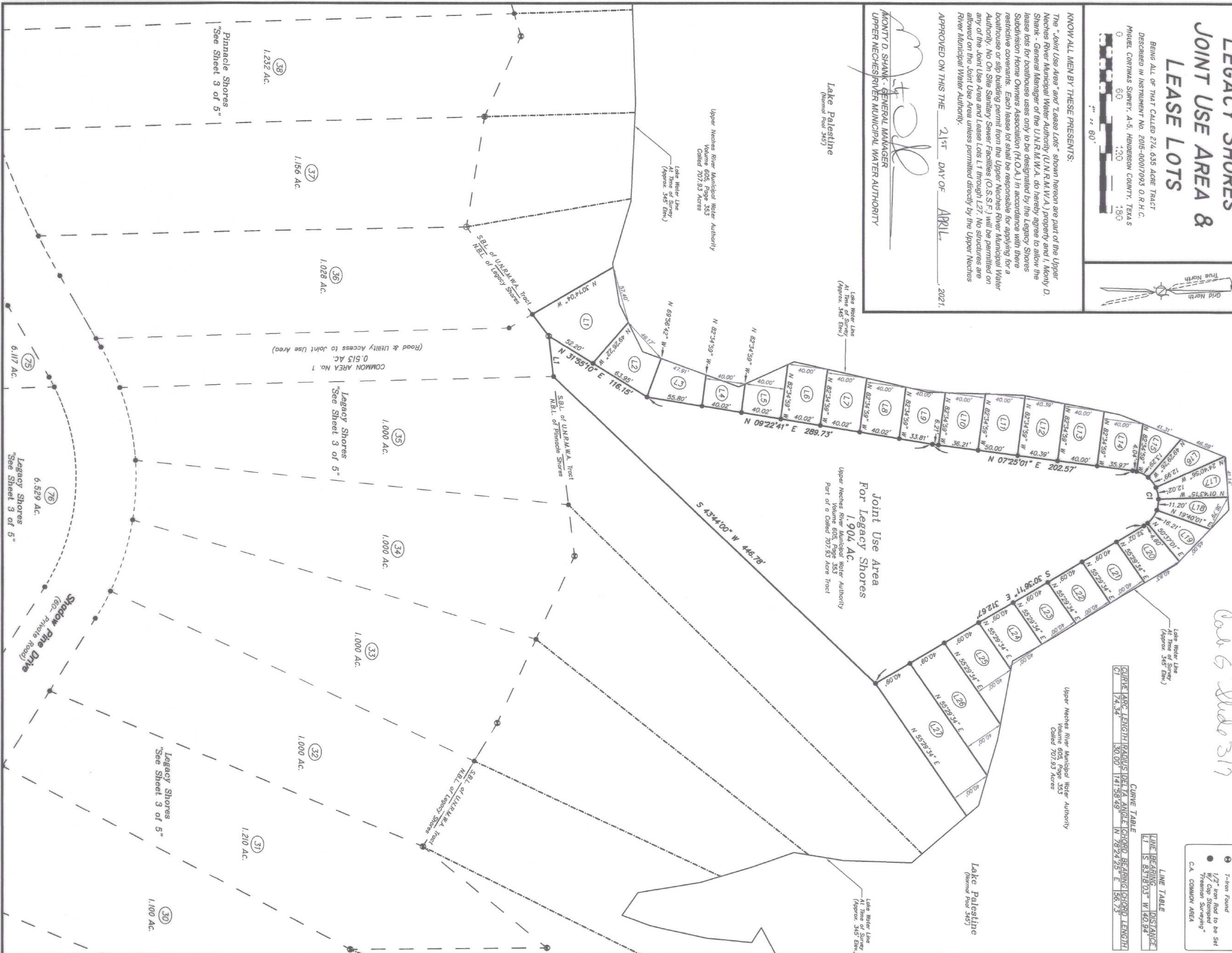
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.34'	30.00'	141°58'45"	N 78°24'25" E	56.73'

LINE TABLE

LINE BEARING	DISTANCE
S 83°18'03" W	40.94'

- Legend
- 1/2" Iron Rod Found
 - Unless Otherwise Noted
 - T-iron Found
 - 1/2" Iron Rod to be Set
 - w/ Cap Stamped "Freeman Surveying"
 - CA. COMMON AREA



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

DRAWN BY: BCC & S/JF	APPROVED BY: S/JF
DATE: March 29, 2021	PROJ. NO. 9527 Subdivision
DWG File: Y: FSM DATA\DWG\9527\SUBIPlat.Dwg	SCALE: As Shown
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

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.freemansurveying.com office@freemansurveying.com
MAILING: P.O. BOX 746 VOICE (903) 693-0128
PLANT, TEXAS 75762 CELL (903) 620-1890

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 # 0021-0000 7881
Cale 6 Slide 317

Applicant
RHOWES CONSULTING, INC.
Attn: Renee Howes
P.O. Box 261
Skull Valley, AZ 86338
Phone: (928) 713-1841

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

HENDERSON COUNTY 9-1-1 OFFICE APPROVAL:

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

THE 21 DAY OF April, 2021.

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

DEVELOPER'S STATEMENT:

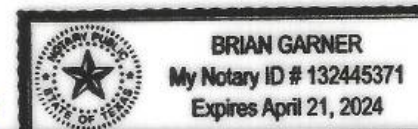
I, Renee Howes, authorized agent for Legacy Shores, LLC, do hereby certify that Legacy
Shores, LLC is the current owner of the properties shown hereon and do accept this as its final
plan for the subdividing into lots and blocks and intend to dedicate to the public forever the
easements shown hereon. 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



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
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 McFadden

COUNTY JUDGE

Mary Margaret
ATTEST - COUNTY CLERK

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: TallantID@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.

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

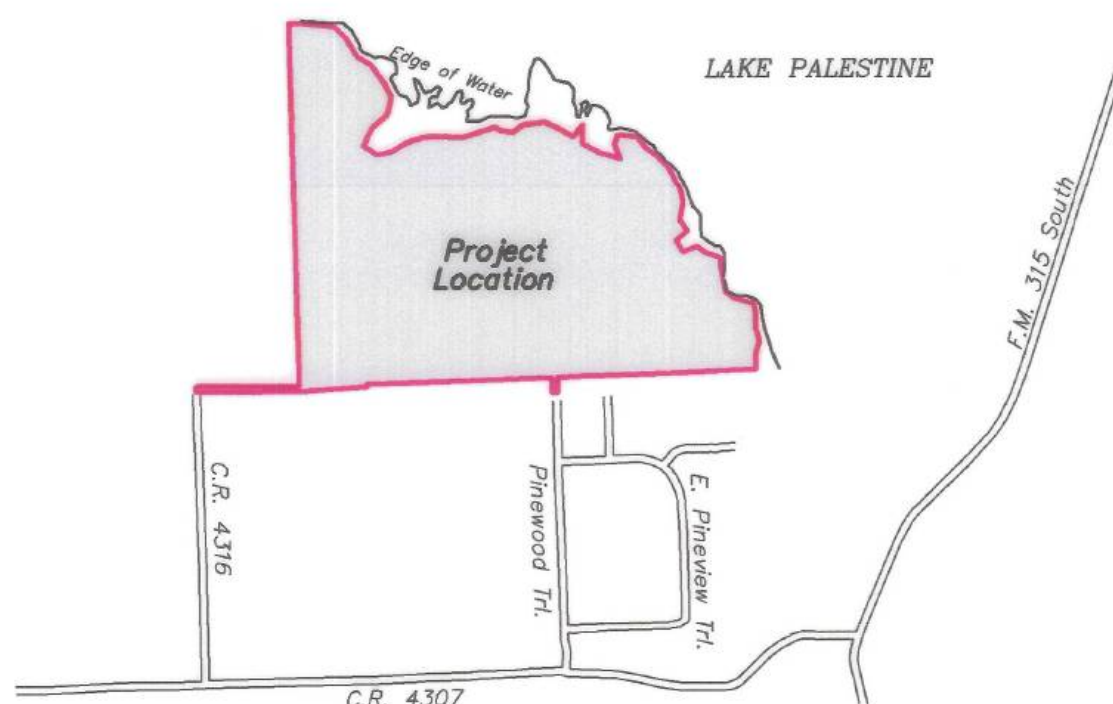
PROJECT CONTROL POINTS:

- 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

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.

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