

STATE OF TEXAS  
COUNTY OF BLANCO

KNOWN ALL MEN BY THESE PRESENT, THAT LSLP LEGACY HILLS, LLC, BEING THE OWNER OF THAT CERTAIN 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.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, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, TO BE KNOWN AS LEGACY HILLS SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE HOMEOWNER'S ASSOCIATION THE PRIVATE STREETS SHOWN HEREIN.

WITNESS MY HAND, THIS THE 12 DAY OF April, A.D., 2021

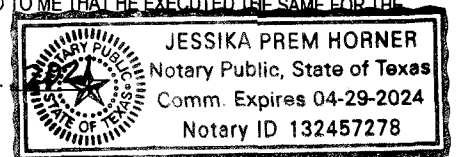
LSLP LEGACY HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AMERICAN LAND PARTNERS, INC., MANAGER

BY: Davy Roberts  
DAVY ROBERTS, AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Davy Roberts KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS OF THEREIN STATED. A

GIVEN UNDER MY HAND, AND SEAL OF OFFICE THIS 12 DAY OF April, A.D., 2021



Jessika Prem Horner  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 13 DAY OF April, A.D., 2021

THE COMMISSIONERS COURT OF BLANCO 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021

LAURA WALLA, COUNTY CLERK  
BLANCO COUNTY, TEXAS

Brett Bray  
BRETT BRAY, COUNTY JUDGE  
BLANCO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 13 DAY OF April, 2021, AT 2:20 P.M. O'CLOCK \_\_\_\_\_ M, AND DULY RECORDED ON THE 13 DAY OF April, A.D., 2021, AT 2:20 O'CLOCK \_\_\_\_\_ P.M. IN PLAT RECORDS OF BLANCO COUNTY, TEXAS IN BOOK 3, PAGE 315.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 13 DAY OF April, A.D., 2021

Laura Walla  
LAURA WALLA, COUNTY CLERK  
BLANCO COUNTY, TEXAS

Filed for Record  
in the Official Records of:  
Blanco County  
On: 4/13/2021 2:16:13 PM  
In the PLAT Records  
LEGACY HILLS  
Doc Number: 2021-212002  
Number of Pages: 6  
Amount: 166.00  
Order#: 2021041300009  
By: SM

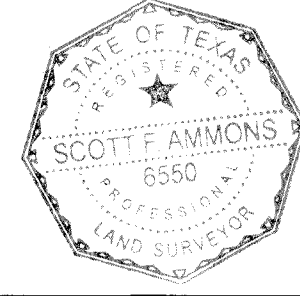
Laura Walla

STATE OF TEXAS  
COUNTY OF BLANCO:

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Scott Ammons  
SCOTT AMMONS, R.P.L.S.  
LICENSE NO. 6550

4/12/21  
DATE

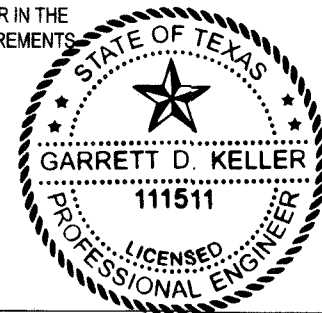


STATE OF TEXAS  
COUNTY OF BLANCO:

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS.

Garrett D. Keller  
GARRETT D. KELLER, P.E.  
LICENSE NO. 111511

4/13/21  
DATE



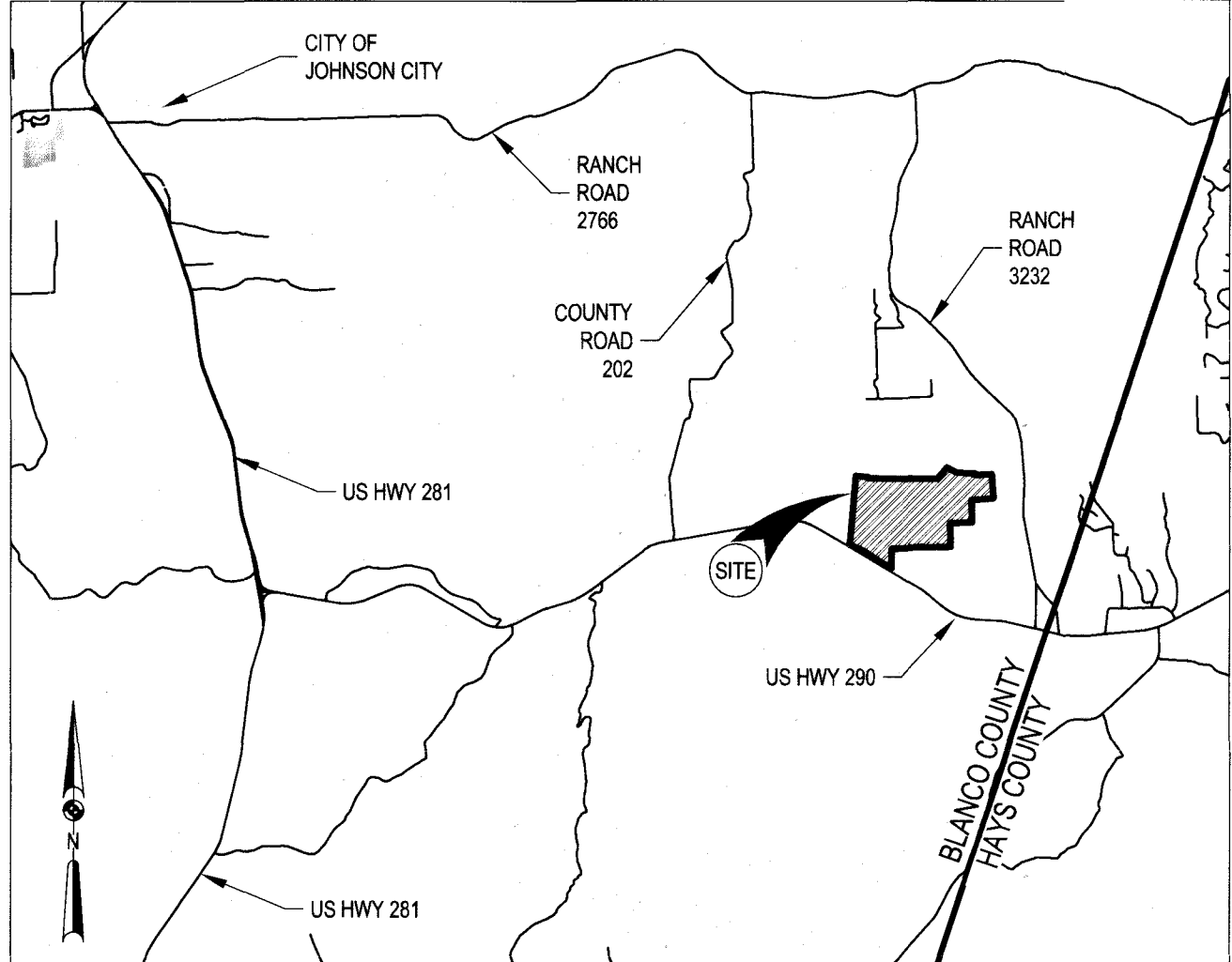
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO EITHER: AN INDIVIDUAL WELL, THE LOCATION OF WHICH HAS BEEN APPROVED BY THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT; A TCEQ APPROVED PUBLIC WATER SUPPLY SYSTEM; OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

Ronald J. Dirsch  
BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT  
830-868-9196

4/12/21  
DATE

# FINAL PLAT FOR LEGACY HILLS

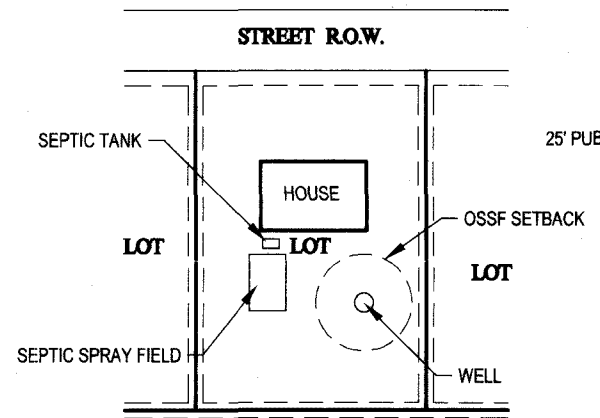
A 646.81 ACRE TRACT OF LAND OUT OF PORTIONS OF THE T.T.R.R.CO. SURVEY NO. 79, ABSTRACT NO. 779, THE G.M. PATRICK SURVEY NO. 302, ABSTRACT NO. 1027, AND THE W.E. GILBREATH SURVEY NO. 84, ABSTRACT NO. 1498, BLANCO COUNTY, TEXAS, BEING PART OF A CALLED 1212.09 ACRE TRACT OF LAND AS DESCRIBED AS PARCEL NO. 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.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.



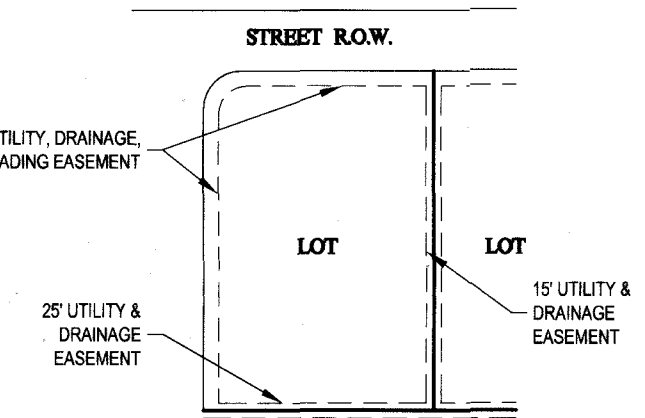
LOCATION MAP  
NOT TO SCALE

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 COUNTY.

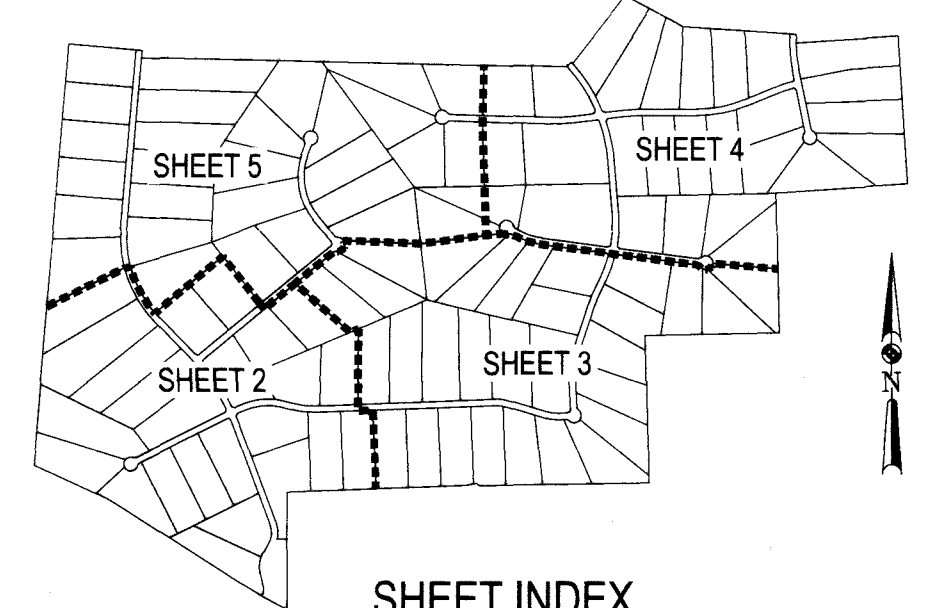
Davy Roberts 4/12/2021  
DAVY ROBERTS, AUTHORIZED AGENT DATE



TYPICAL WELL & OSSF  
N.T.S. (ESTABLISHED ON ALL LOTS)



TYPICAL LOT EASEMENTS  
N.T.S. (ESTABLISHED ON ALL LOTS)  
NOTE: SEE DEED RESTRICTION FOR BUILDING SETBACK PARAMETERS.



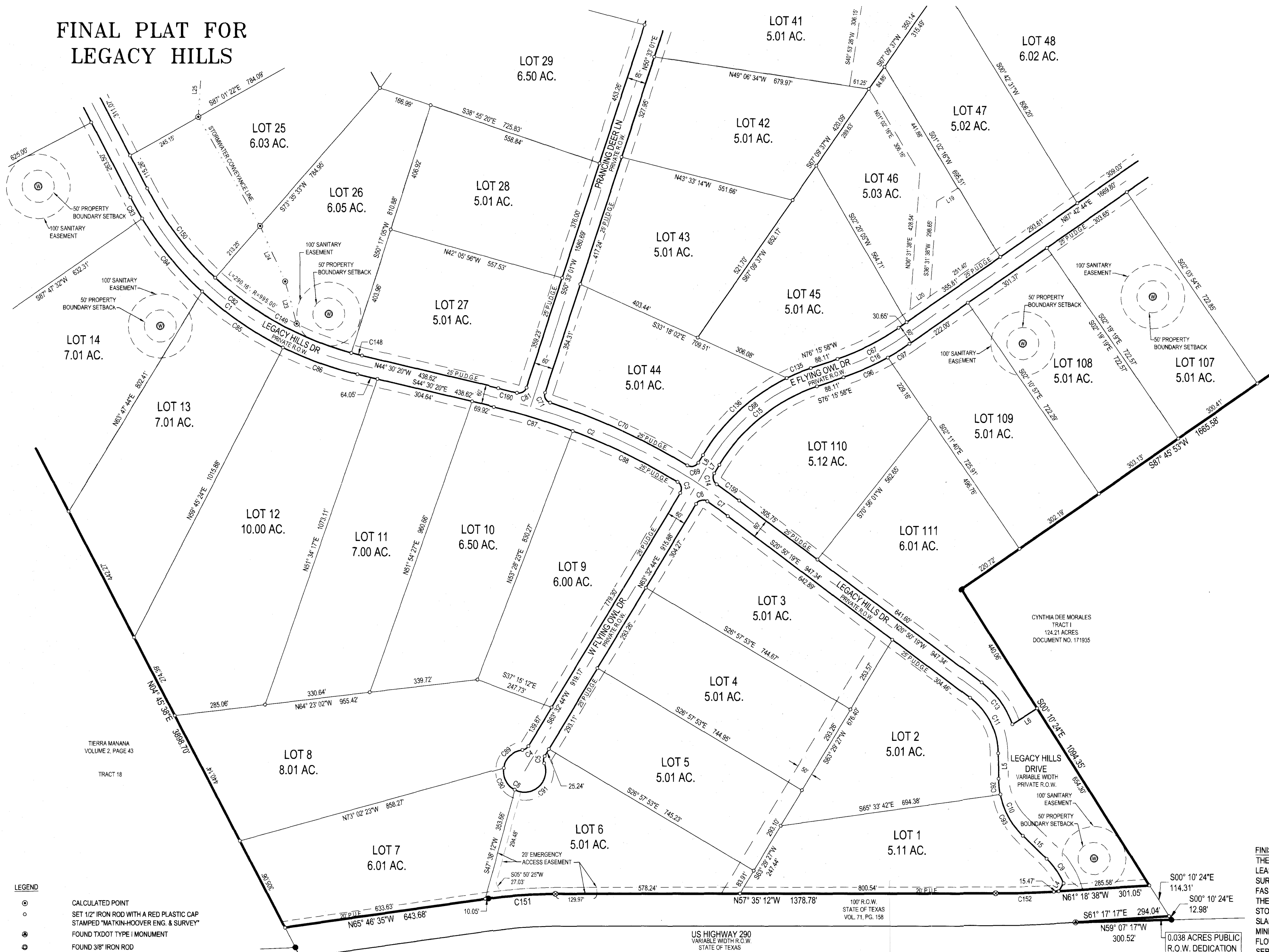
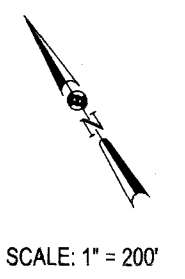
SHEET INDEX  
NOT TO SCALE

- 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.
  - 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 EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES.
  - 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 ENCRASURED BY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 480310225C, EFFECTIVE DATE FEBRUARY 6, 1991 FOR BLANCO COUNTY, TEXAS.
  - 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.
  - 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.
  - 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.
  - 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:
- 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.
  - 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.

<b>OWNER/DEVELOPER:</b> LSLP LEGACY HILLS, LLC C/O DAVY ROBERTS P.P. BOX 1987 MARBLE FALLS, TEXAS 78654 DROBERTS@LONESTARLANDPARTNERS.COM	<b>SURVEYOR:</b> 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	<b>AGENT:</b> MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	<b>MATKINHOOVER</b> <b>ENGINEERING &amp; SURVEYING</b> 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 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS	<b>SUBMITTAL DATE:</b> MARCH 15, 2021 <b>MHE JOB NO.</b> 3206.00 <b>MHS JOB NO.</b> 20-5072 <b>SHEET</b> 1 OF 6
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# FINAL PLAT FOR LEGACY HILLS



- LEGEND**
- ⊙ CALCULATED POINT
  - SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
  - ⊙ 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
  - ⊙ 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

**FINISHED FLOOR ELEVATIONS**  
 THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO ANY STORMWATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

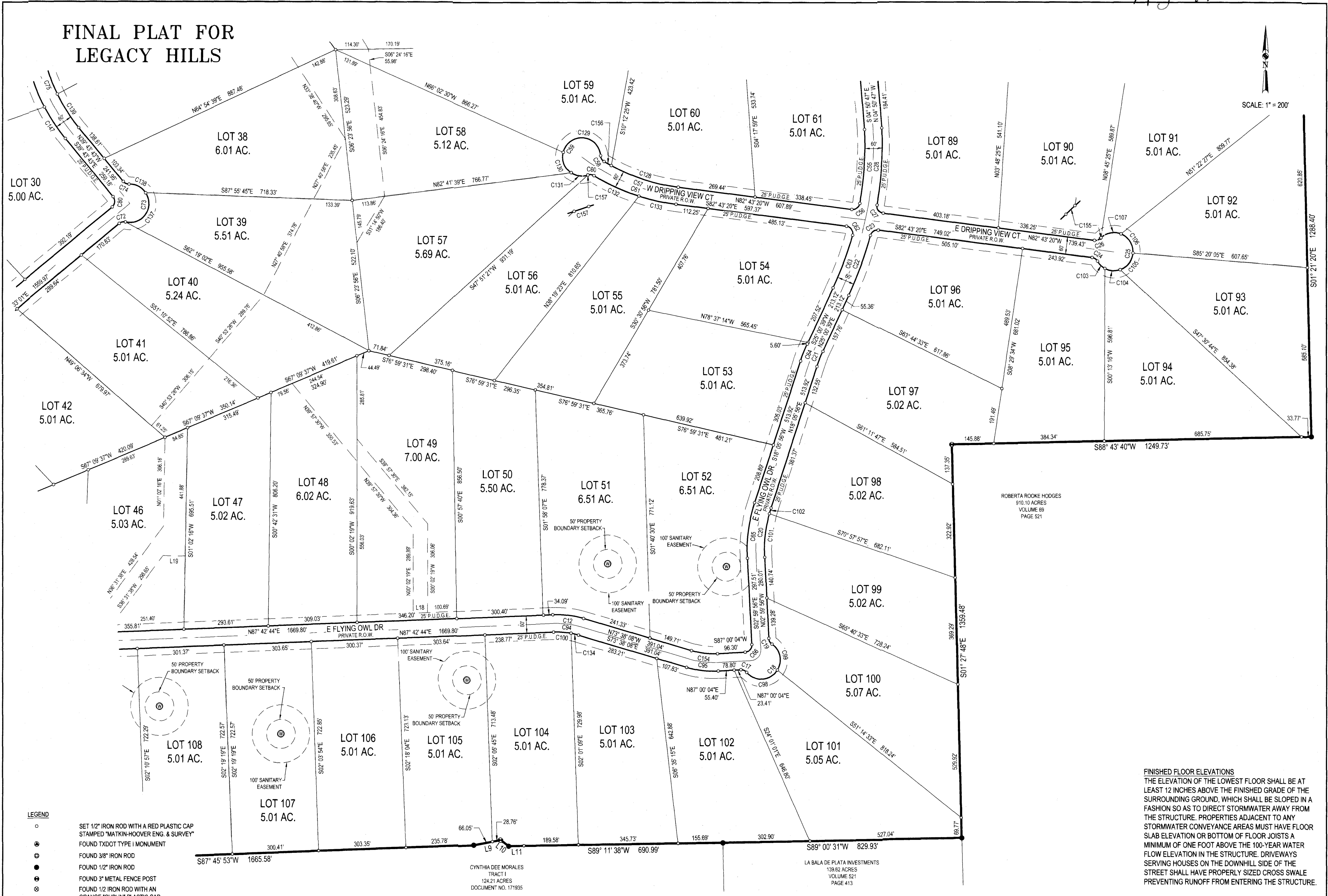
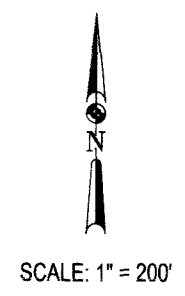
<p><b>OWNER/DEVELOPER:</b>                  LSLP LEGACY HILLS, LLC                  C/O DAVY ROBERTS                  P.P. BOX 1987                  MARBLE FALLS, TEXAS 78654                  DROBERTS@LONESTARLANDPARTNERS.COM</p>	<p><b>SURVEYOR:</b>                  MATKIN HOOVER ENGINEERING &amp; SURVEYING                  C/O SCOTT AMMONS, R.P.L.S                  3303 SHELL RD, SUITE 3                  GEORGETOWN, TEXAS 78628                  (512) 868-2244                  SAMMONS@MATKINHOOVER.COM</p>	<p><b>AGENT:</b>                  MATKIN HOOVER ENGINEERING &amp; SURVEYING                  C/O GARRETT KELLER, P.E.                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  (830) 249-0600                  GKELLER@MATKINHOOVER.COM</p>
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**MATKIN HOOVER**  
 ENGINEERING & SURVEYING

P.O. BOX 54  
 8 SPENCER ROAD SUITE 100  
 BOERNE, TEXAS 78006  
 OFFICE: 830.249.0600 FAX: 830.249.0999

<p><b>SUBMITTAL DATE:</b>                  MARCH 29, 2021</p>	<p><b>MHE JOB NO.</b> 3206.00</p>
<p><b>MHS JOB NO.</b> 20-5072</p>	<p><b>SHEET</b> 2 OF 6</p>

# FINAL PLAT FOR LEGACY HILLS



**LEGEND**

- SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY" 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
- ⊙ 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

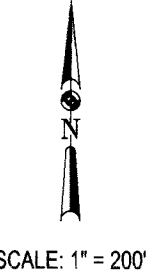
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CYNTHIA DEE MORALES  
 124.21 ACRES  
 DOCUMENT NO. 171935

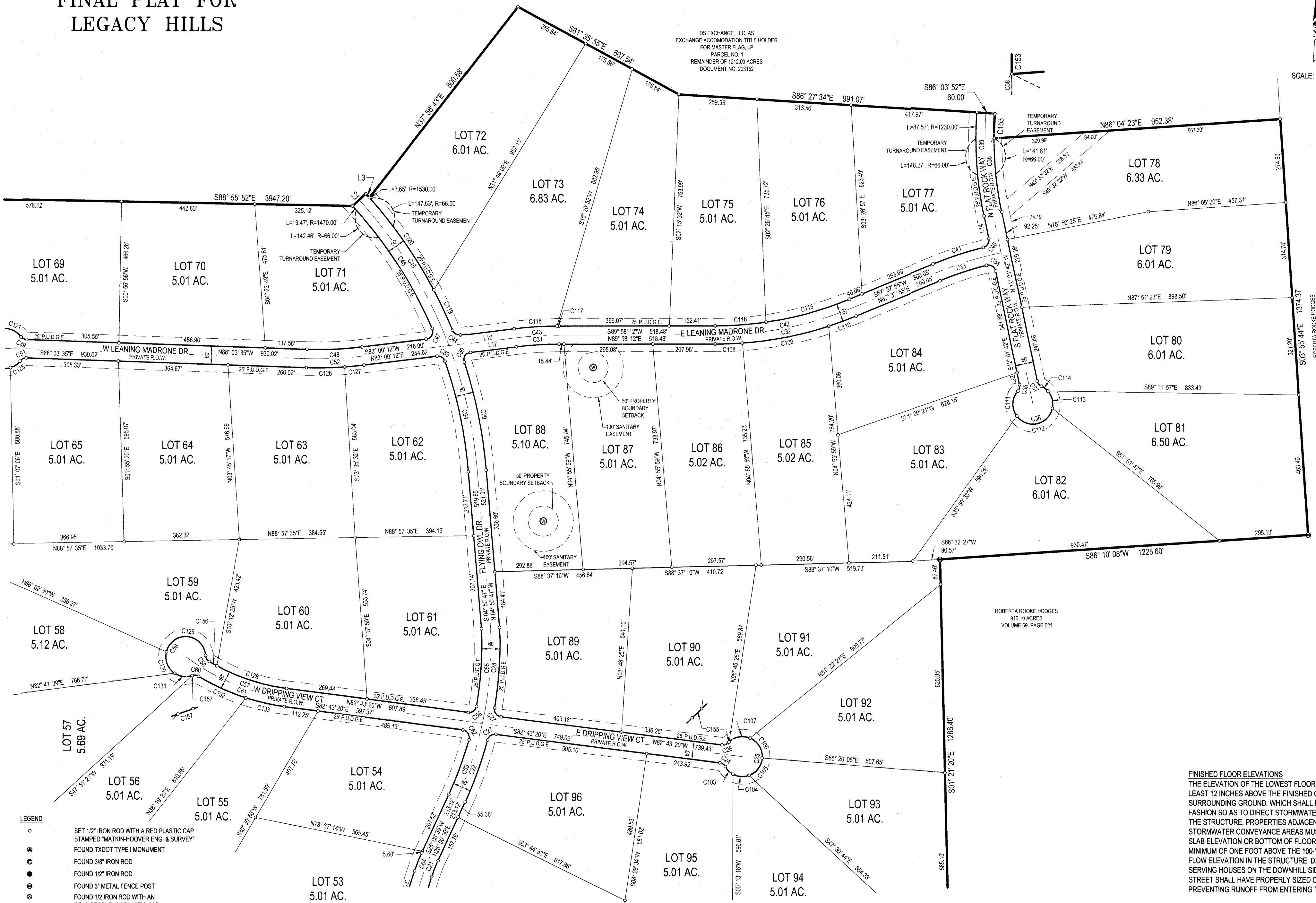
LA BALA DE PLATA INVESTMENTS  
 139.62 ACRES  
 VOLUME 521  
 PAGE 413

<p><b>OWNER/DEVELOPER:</b>                  LSLP LEGACY HILLS, LLC                  C/O DAVY ROBERTS                  P.P. BOX 1987                  MARBLE FALLS, TEXAS 78654                  DROBERTS@LONESTARLANDPARTNERS.COM</p>	<p><b>SURVEYOR:</b>                  MATKIN HOOVER ENGINEERING &amp; SURVEYING                  C/O SCOTT AMMONS, R.P.L.S                  3303 SHELL RD, SUITE 3                  GEORGETOWN, TEXAS 78628                  (512) 868-2244                  SAMMONS@MATKINHOOVER.COM</p>	<p><b>AGENT:</b>                  MATKIN HOOVER ENGINEERING &amp; SURVEYING                  C/O GARRETT KELLER, P.E.                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  (830) 249-0600                  GKELLER@MATKINHOOVER.COM</p>	<p><b>MATKINHOOVER</b>                  ENGINEERING &amp; SURVEYING                  P.O. BOX 54                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  OFFICE: (830) 249-0600 FAX: (830) 249-0099</p>	<p><b>SUBMITTAL DATE:</b>                  MARCH 15, 2021  <b>MHE JOB NO.</b> 3206.00  <b>MHS JOB NO.</b> 20-5072                  SHEET <u>3</u> OF <u>6</u></p>
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# FINAL PLAT FOR LEGACY HILLS



DS EXCHANGE, LLC, AS  
EXCHANGE ACCOMMODATION TITLE HOLDER  
FOR MASTER FLAG, LP  
PARCEL NO. 1  
REMAINDER OF 1212.08 ACRES  
DOCUMENT NO. 203152



- LEGEND**
- SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
  - 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
  - ⊙ WELL
  - P.U.D.G.E. PUBLIC UTILITY, DRAINAGE, AND GRADING EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
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  - STORMWATER CONVEYANCE LINE
  - DRAINAGE EASEMENT

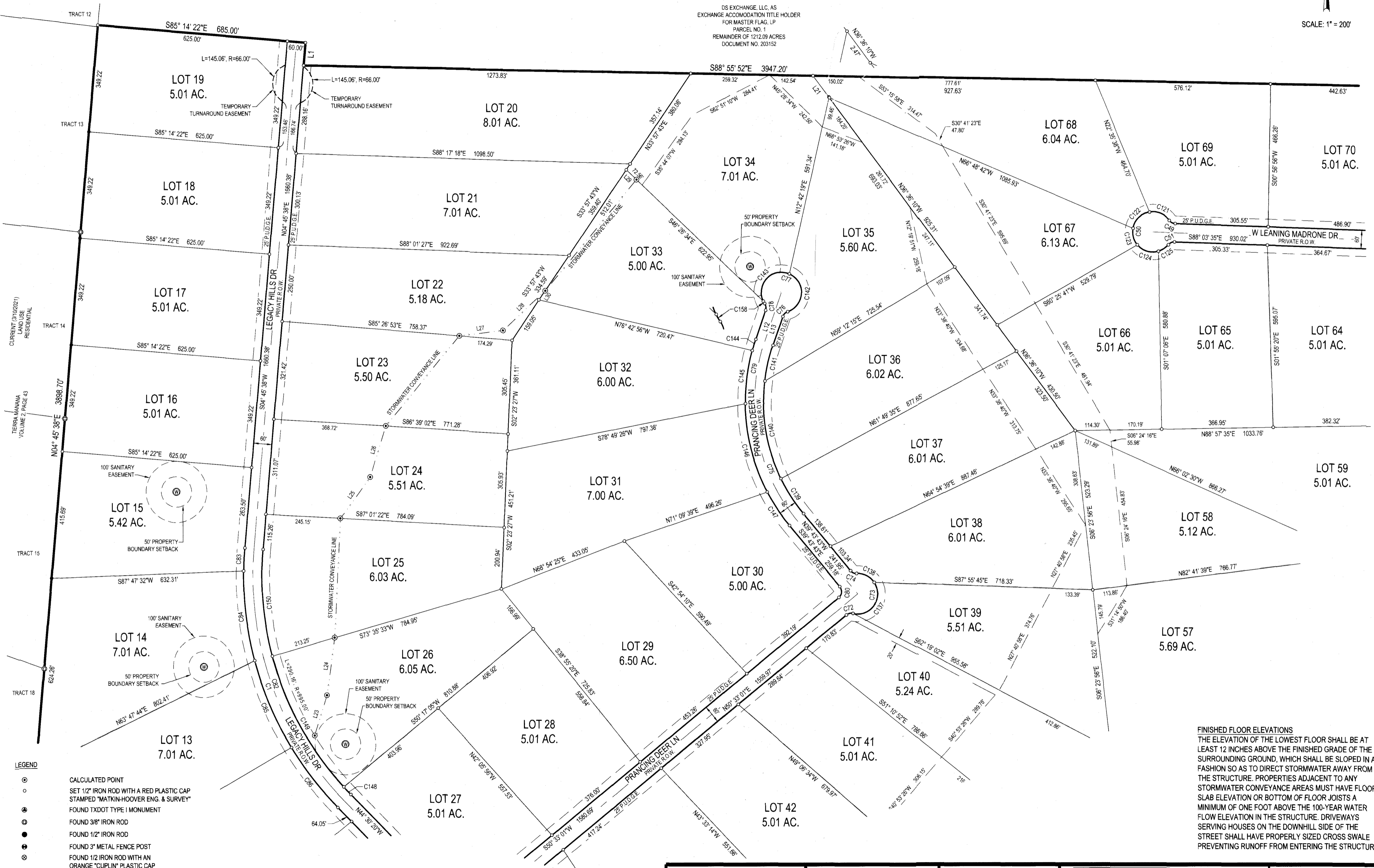
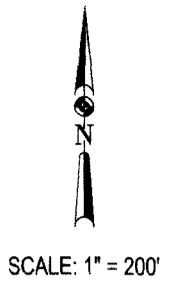
**FINISHED FLOOR ELEVATIONS**  
THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO ANY STORMWATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

<b>OWNER/DEVELOPER:</b> LSLP LEGACY HILLS, LLC C/O DAVY ROBERTS P.P. BOX 1987 MARBLE FALLS, TEXAS 78654 ROBERTS@LONESTARLANDPARTNERS.COM	<b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING & SURVEYING C/O SCOTT AMMONS, R.P.L.S 3303 SHELL RD, SUITE 3 BOERNE, TEXAS 78006 (512) 868-2244 SAMMONS@MATKINHOOVER.COM	<b>AGENT:</b> MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM
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**MATKIN HOOVER**  
ENGINEERING & SURVEYING  
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0699

<b>SUBMITTAL DATE:</b> MARCH 15, 2021	<b>MHE JOB NO.</b> 3206.00
<b>MHS JOB NO.</b> 20-5072	
<b>SHEET 4 OF 6</b>	

# FINAL PLAT FOR LEGACY HILLS



**LEGEND**

- CALCULATED POINT
- ⊙ SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
- ⊕ 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
- ⊙ 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

**FINISHED FLOOR ELEVATIONS**  
 THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO ANY STORMWATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

<p><b>OWNER/DEVELOPER:</b>                  LSLP LEGACY HILLS, LLC                  C/O DAVY ROBERTS                  P.P. BOX 1987                  MARBLE FALLS, TEXAS 78654                  DROBERTS@LONESTARLANDPARTNERS.COM</p>	<p><b>SURVEYOR:</b>                  MATKIN HOOVER ENGINEERING &amp; SURVEYING                  C/O SCOTT AMMONS, R.P.L.S.                  3303 SHELL RD, SUITE 3                  GEORGETOWN, TEXAS 78628                  (512) 868-2244                  SAMMONS@MATKINHOOVER.COM</p>	<p><b>AGENT:</b>                  MATKIN HOOVER ENGINEERING &amp; SURVEYING                  C/O GARRETT KELLER, P.E.                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  (830) 249-0600                  GKELLER@MATKINHOOVER.COM</p>	<p><b>MATKINHOOVER</b>                  ENGINEERING &amp; SURVEYING</p> <p>P.O. BOX 54                  6 SPENCER ROAD SUITE 100                  BOERNE, TEXAS 78006                  OFFICE: 830.249.0600 FAX: 830.249.0098</p>	<p><b>SUBMITTAL DATE:</b>                  MARCH 29, 2021</p> <p><b>MHE JOB NO.</b> 3206.00  <b>MHS JOB NO.</b> 20-5072</p> <p>SHEET 5 OF 6</p>
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