

Vicinity Map
1 inch = 1/2 mile

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 73°07'24" E | 94.35' |
| L2 | N 86°02'12" E | 69.67' |
| L3 | N 85°05'30" E | 161.63' |
| L4 | N 66°39'35" E | 68.14' |
| L5 | N 79°40'02" E | 194.60' |
| L6 | N 85°05'30" E | 25.00' |
| L7 | S 04°54'30" E | 1233.72' |
| L8 | S 85°05'30" W | 125.00' |
| L9 | S 85°05'30" W | 60.00' |
| L10 | N 04°54'30" W | 613.21' |
| L11 | S 85°05'30" W | 373.83' |
| L12 | N 02°20'38" W | 39.05' |
| L13 | S 87°39'22" W | 185.00' |
| L14 | N 02°20'38" W | 69.53' |
| L15 | N 02°04'48" W | 32.92' |
| L16 | N 02°10'33" E | 61.59' |
| L17 | N 08°32'15" E | 61.59' |
| L18 | N 14°22'25" E | 51.42' |
| L19 | N 23°56'32" E | 45.33' |
| L20 | N 66°36'55" W | 13.49' |
| L21 | N 23°23'05" E | 101.23' |

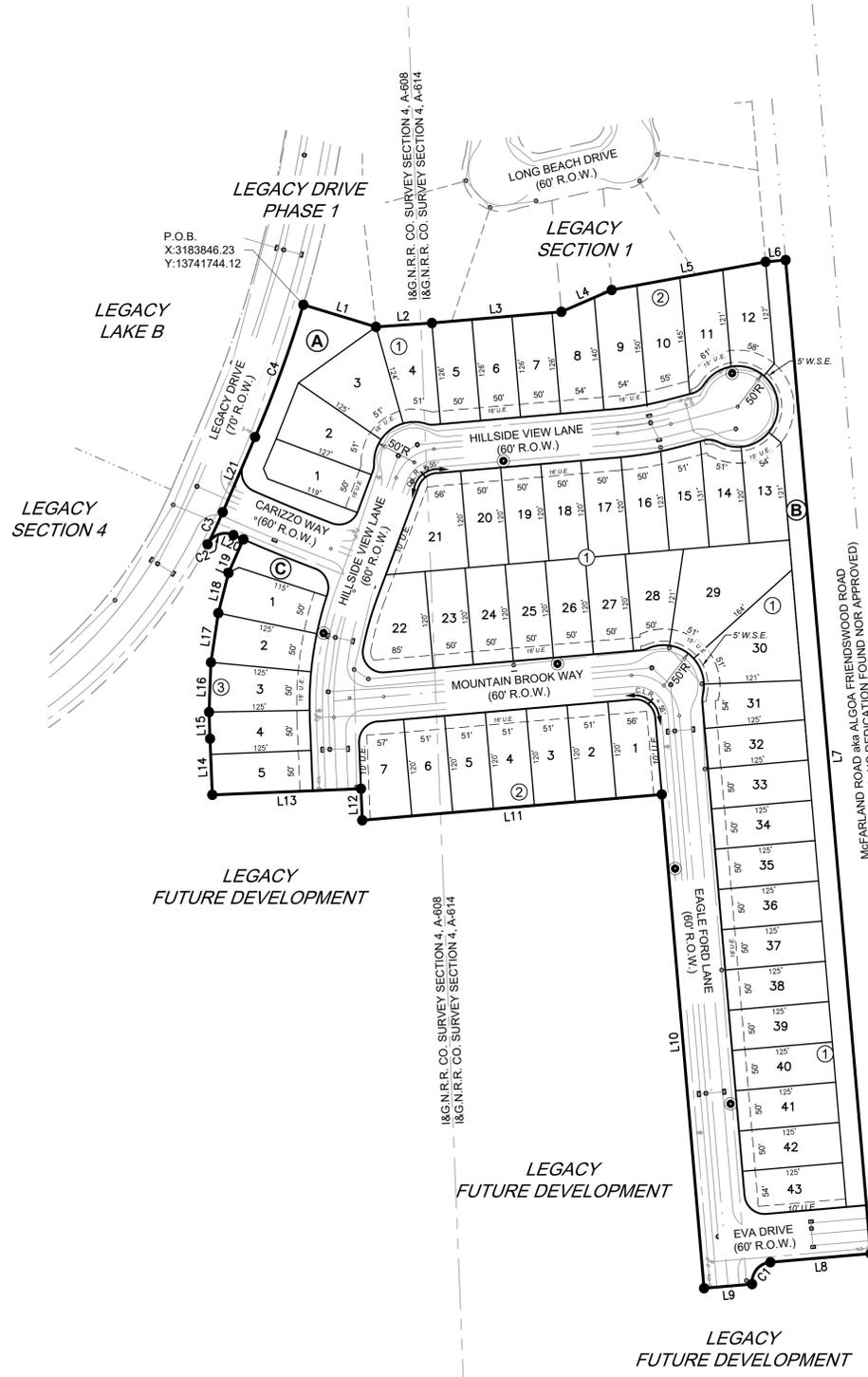
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|-------|----------|-----------|---------|---------------|---------|
| C1 | 25.00' | 90°00'00" | 39.27' | S 40°05'30" W | 35.36' |
| C2 | 25.00' | 86°01'06" | 37.53' | S 70°22'32" W | 34.11' |
| C3 | 635.00' | 3°58'54" | 44.13' | N 25°22'32" E | 44.12' |
| C4 | 1535.00' | 6°30'29" | 174.36' | N 20°07'51" E | 174.26' |

| RESERVE | ACREAGE | SQ.FT. | TYPE |
|---------|---------|--------|--|
| A | 0.272 | 11,843 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| B | 0.688 | 29,958 | RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE |
| C | 0.084 | 3,646 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| TOTAL | 1.043 | 45,447 | |

| BLOCK 1 | BLOCK 1 | BLOCK 2 | BLOCK 3 |
|---------|---------|---------|---------|
| LOT NO. | SQ.FT. | LOT NO. | SQ.FT. |
| 1 | 6,342 | 26 | 6,000 |
| 2 | 7,322 | 27 | 6,000 |
| 3 | 8,863 | 28 | 6,942 |
| 4 | 7,098 | 29 | 13,274 |
| 5 | 6,279 | 30 | 10,877 |
| 6 | 6,279 | 31 | 6,448 |
| 7 | 6,279 | 32 | 6,250 |
| 8 | 7,080 | 33 | 6,250 |
| 9 | 7,881 | 34 | 6,250 |
| 10 | 7,915 | 35 | 6,250 |
| 11 | 7,075 | 36 | 6,250 |
| 12 | 6,920 | 37 | 6,250 |
| 13 | 6,281 | 38 | 6,250 |
| 14 | 6,327 | 39 | 6,250 |
| 15 | 6,346 | 40 | 6,250 |
| 16 | 6,053 | 41 | 6,250 |
| 17 | 6,000 | 42 | 6,250 |
| 18 | 6,000 | 43 | 6,741 |
| 19 | 6,000 | | |
| 20 | 6,000 | | |
| 21 | 8,982 | | |
| 22 | 8,632 | | |
| 23 | 6,000 | | |
| 24 | 6,000 | | |
| 25 | 6,000 | | |

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LEAGUE CITY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



CALL 244.491 ACRES
("TRACT D")
WEST OAK
DEVELOPMENT, LTD.
G.C.C.F. NO. 9645591

- GENERAL NOTES:
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
 - ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RADI ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 162-5, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
 - ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB AND GUTTER STREETS WITH STORM SEWERS.
 - THIS PRELIMINARY PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, PANEL NO. 48167C02060, DATED AUGUST 14, 2019, FEMA ZONE X, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100-YEAR FLOOD PLAIN.
 - INDICATES STREET LIGHT LOCATION.
 - THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF LEAGUE CITY, TEXAS.
 - THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STRIPES OTHERWISE.
 - ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE/OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS ETC.
 - IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
 - ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SHOWN CONCEPTUALLY. APPROVAL FOR SAID UTILITIES SHALL BE GRANTED BY THE APPROVAL OF CONSTRUCTION PLANS BY CITY STAFF.
 - THE BENCHMARK IS LC-2005-124 BRASS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.52 FEET (NAV88, 2002 ADJUSTMENT CORRS). THE TBM IS AN "X" CUT SCRIBED ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF LEAGUE CITY PARKWAY AT THE INTERSECTION WITH CONES LANE. ELEVATION IS 28.12 FEET (NAV88 2002 ADJUSTMENT CORRS).
 - ALL STREETS SHOWN WITHIN THE BOUNDARY OF THIS PLAT ARE PUBLIC.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
 - NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORIC FLOW SHALL BE ACCOMMODATED.
 - A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCEL(S) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 - THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
 - THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN RIGHTS-OF-WAY ADJACENT TO, OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE HOA UPON FILING OF THIS PLAT.
 - THE RESTRICTIONS LISTED ON THE RESTRICTED RESERVE TABLE CONSTITUTE A BLANKET EASEMENT OVER RESTRICTED RESERVES A, B, AND C.
 - IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 5% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
 - ALL BUILDING LINES SHALL BE AS PER CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - S.L.E. INDICATES STREET LIGHT EASEMENT
 - W.S.E. INDICATES WATER SEWER EASEMENT
 - G.C.C.F. INDICATES GALVESTON COUNTY CLERK FILES
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

EXHIBIT " _ "

A FINAL PLAT OF

LEGACY SECTION 2

±12.9 ACRES
55 LOTS (50' x 120' TYP.) AND
3 RESTRICTED RESERVES IN 3 BLOCKS

OUT OF THE
I.&G.N.R.R. CO. SURVEY SECTION 4, A-608
I.&G.N.R.R. CO. SURVEY SECTION 4, A-614
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:
HILLWOOD RESIDENTIAL, LP
3000 TURTLE CREEK BLVD, DALLAS, TX 75219
832-336-6271

PLANNER:

LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

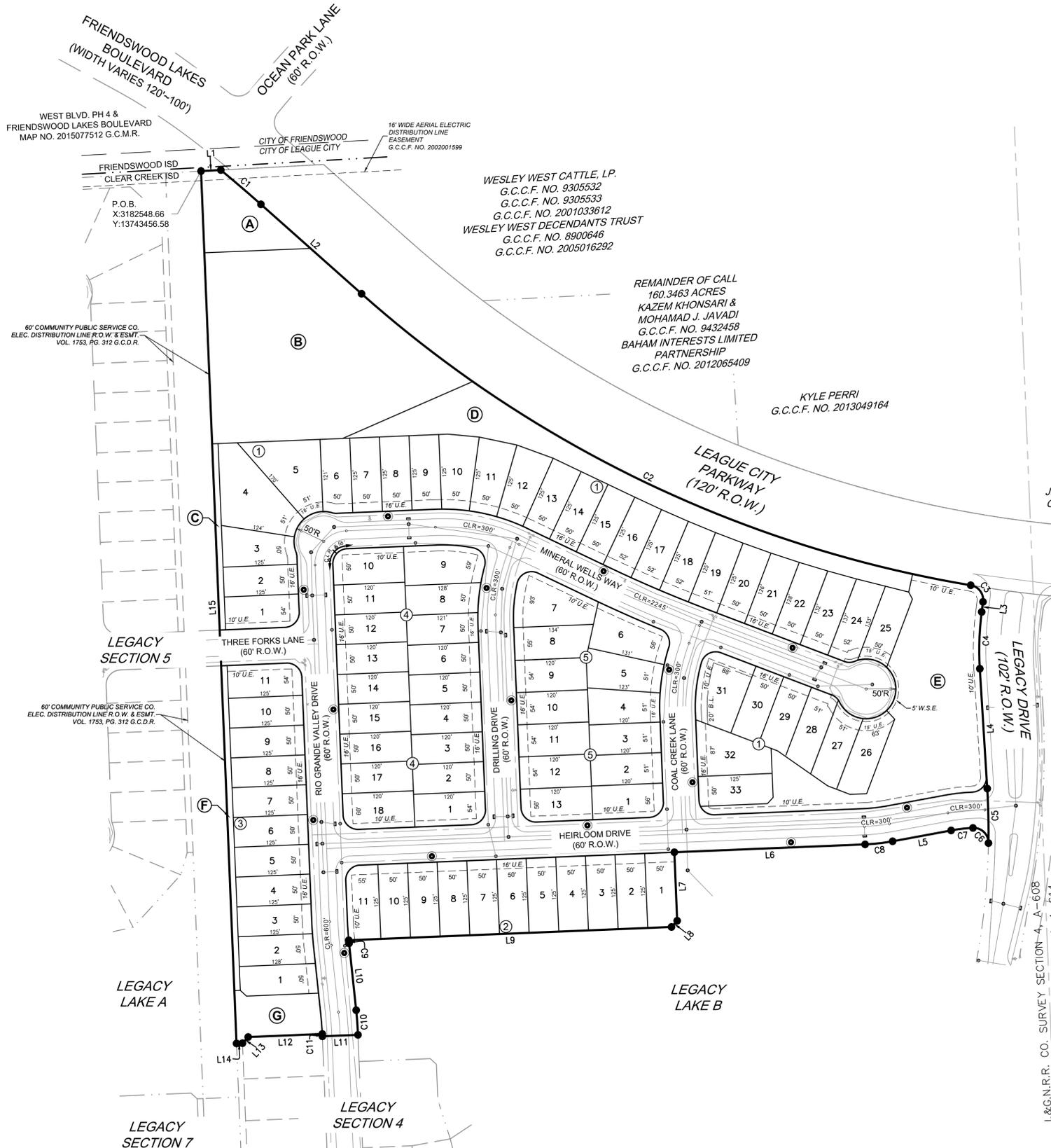
NORTH
0 50 100 200
LJA# 2791-02006 02.06.2024



Vicinity Map
1 inch = 1/2 mile

| BLOCK 1 | BLOCK 2 | BLOCK 3 | BLOCK 4 | BLOCK 5 | |
|---------|---------|---------|---------|---------|--------|
| LOT NO. | SQ.FT. | LOT NO. | SQ.FT. | LOT NO. | SQ.FT. |
| 1 | 6,741 | 1 | 6,200 | 1 | 6,441 |
| 2 | 6,250 | 2 | 6,250 | 2 | 6,329 |
| 3 | 7,130 | 3 | 6,250 | 3 | 6,252 |
| 4 | 13,640 | 4 | 6,250 | 4 | 6,000 |
| 5 | 11,136 | 5 | 6,250 | 5 | 6,000 |
| 6 | 6,202 | 6 | 6,250 | 6 | 6,250 |
| 7 | 6,250 | 7 | 6,250 | 7 | 6,005 |
| 8 | 6,250 | 8 | 6,250 | 8 | 6,185 |
| 9 | 6,251 | 9 | 6,250 | 9 | 8,437 |
| 10 | 7,180 | 10 | 6,250 | 10 | 7,066 |
| 11 | 6,951 | 11 | 6,737 | 11 | 6,741 |
| 12 | 6,954 | | | 12 | 6,000 |
| 13 | 6,366 | | | 13 | 6,000 |
| 14 | 6,250 | | | 14 | 6,000 |
| 15 | 6,250 | | | 15 | 6,000 |
| 16 | 6,344 | | | 16 | 6,000 |
| 17 | 6,366 | | | 17 | 6,000 |
| 18 | 6,366 | | | 18 | 7,169 |
| 19 | 6,322 | | | | |
| 20 | 6,282 | | | | |
| 21 | 6,365 | | | | |
| 22 | 6,509 | | | | |
| 23 | 6,713 | | | | |
| 32 | 8,574 | | | | |
| 33 | 6,226 | | | | |

| RESTRICTED RESERVE TABLE | | | | |
|--------------------------|---------|---------|---|--|
| RESTRICTED RESERVE | ACREAGE | SQ.FT. | TYPE | |
| A | 0.337 | 14,701 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES | |
| B | 2.298 | 100,103 | RESTRICTED TO DRILL SITE / UTILITIES | |
| C | 0.072 | 3,124 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES | |
| D | 0.869 | 37,847 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES | |
| E | 1.529 | 66,582 | RESTRICTED TO LANDSCAPE / OPEN SPACE / HOA PARK / UTILITIES | |
| F | 0.125 | 5,450 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES | |
| G | 0.233 | 10,152 | RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE | |
| TOTAL | 5.463 | 237,958 | | |



- GENERAL NOTES:
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
 - ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RADIUS ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 102-2, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
 - ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB AND GUTTER STREETS WITH STORM SEWERS.
 - THIS PRELIMINARY PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, FEMA FIRM NO. 48167C0206G, EFFECTIVE DATE AUGUST 15, 2019, FEMA ZONE X, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100-YEAR FLOOD PLAIN.
 - INDICATES STREET LIGHT LOCATION.
 - THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LEAGUE CITY.
 - THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STIPULATES OTHERWISE.
 - IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 85% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
 - ALL BUILDING LINES SHALL BE AS PER CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN RIGHT-OF-WAYS ADJACENT TO, OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE HOA UPON FILING OF THIS PLAT.
 - ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS ETC.
 - IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
 - ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SHOWN CONCEPTUALLY. APPROVAL FOR SAID UTILITIES SHALL BE GRANTED BY THE APPROVAL OF CONSTRUCTION PLANS BY CITY STAFF.
 - THE BENCHMARK IS LC 2021-154 BRASS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALSHOE LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.62 FEET (NAVD8 2002 ADJUSTMENT CORRS). THE TBM IS AN "X" CUT SCRIBED ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF LEAGUE CITY PARKWAY AT THE INTERSECTION WITH COMES LANE. ELEVATION IS 28.12 FEET (NAVD8 2002 ADJUSTMENT CORRS).
 - ALL STREETS SHOWN WITHIN THE BOUNDARY OF THIS PLAT ARE PUBLIC.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
 - NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORIC FLOW SHALL BE ACCOMMODATED.
 - A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCELS MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 - THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
 - THE RESTRICTIONS LISTED ON THE RESTRICTED RESERVE TABLE CONSTITUTE A BLANKET EASEMENT OVER RESTRICTED RESERVES A, B, C, D, F, G, AND H.
 - FLATWORK AND LANDSCAPING ARE NOT PERMITTED WITHIN A UTILITY EASEMENT.
 - FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET (11'-0") FOR TEN FEET (10'-0") PERIMETER EASEMENTS OR SEVEN FEET (7'-0") FOR FOURTEEN FEET (14'-0") PERIMETER EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER EASEMENTS FROM A PLANE SIXTEEN FEET (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (A.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (A.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREETNAME CHANGE

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 86°55'52" E | 33.38' |
| L2 | S 48°31'20" E | 226.21' |
| L3 | S 07°21'35" W | 17.01' |
| L4 | S 03°33'09" E | 201.27' |
| L5 | S 79°33'32" W | 100.25' |
| L6 | S 87°39'29" W | 321.55' |
| L7 | S 02°20'31" E | 115.00' |
| L8 | S 42°39'29" W | 14.14' |
| L9 | S 87°39'29" W | 544.13' |
| L10 | S 08°06'31" E | 112.76' |
| L11 | S 87°39'29" W | 60.00' |
| L12 | S 87°39'29" W | 124.99' |
| L13 | S 42°39'29" W | 14.14' |
| L14 | S 87°39'29" W | 10.00' |
| L15 | N 02°20'31" W | 1463.57' |

| CURVE TABLE | | | | | |
|-------------|----------|-----------|----------|---------------|----------|
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
| C1 | 2390.00' | 2°07'36" | 88.71' | S 49°35'07" E | 88.70' |
| C2 | 2060.00' | 32°01'45" | 1151.57' | S 64°32'12" E | 1136.64' |
| C3 | 25.00' | 87°54'40" | 38.36' | S 36°35'45" E | 34.70' |
| C4 | 501.00' | 10°54'43" | 95.42' | S 01°54'13" W | 95.22' |
| C5 | 1165.00' | 4°29'57" | 91.48' | S 01°18'10" E | 91.46' |
| C6 | 25.00' | 93°31'26" | 40.81' | N 45°48'55" W | 36.43' |
| C7 | 270.00' | 7°51'51" | 37.06' | S 83°29'27" W | 37.03' |
| C8 | 330.00' | 8°05'57" | 46.65' | S 83°36'30" W | 46.61' |
| C9 | 570.00' | 0°31'14" | 5.18' | S 05°50'55" E | 5.18' |
| C10 | 630.00' | 3°46'00" | 41.42' | S 04°13'31" E | 41.41' |
| C11 | 570.00' | 0°23'40" | 3.92' | N 02°32'21" W | 3.92' |

EXHIBIT " "

A FINAL PLAT OF

LEGACY SECTION 3

±24.0 ACRES
86 LOTS (50' x 120' TYP.) AND
9 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
I.&G.N.R.R. CO. SURVEY, A-614
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

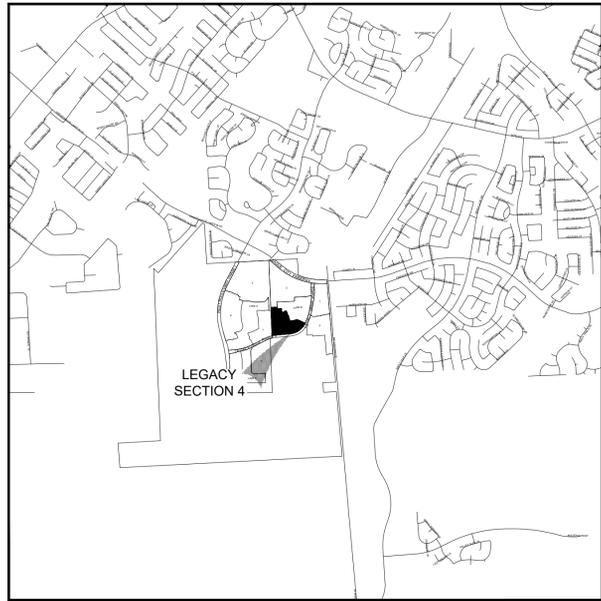
OWNER:
HILLWOOD RESIDENTIAL, LP

PLANNER:

LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH
0 50 100 200
LJA# 2791-02006 02.06.2024

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Vicinity Map
1 inch = 1/2 mile

- GENERAL NOTES:**
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
 - ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RAIN ARE 24 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 162-2, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
 - ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB AND GUTTER STREETS WITH STORM SEWERS.
 - THIS PRELIMINARY PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, PANEL No.4816702060, DATED AUGUST 15, 2019, FEMA ZONE X, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN.
 - INDICATES STREET LIGHT LOCATION.
 - THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LEAGUE CITY.
 - THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STIPULATES OTHERWISE.
 - IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THE 55% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
 - ALL BUILDING LINES SHALL BE AS PER CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS OF RESTRICTED RESERVES WITHIN RIGHTS-OF-WAY ADJACENT TO, OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE HOA UPON FILING OF THIS PLAT AND THE MAINTENANCE RESPONSIBILITY TO ANY VEGETATIVE AREAS OF INDIVIDUAL LOTS ADJACENT TO, OR WITHIN IN THE PLAT BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS ETC.
 - IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
 - ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SHOWN CONCEPTUALLY. APPROVAL FOR SAID UTILITIES SHALL BE GRANTED BY THE APPROVAL OF CONSTRUCTION PLANS BY CITY STAFF.
 - THE BENCHMARK IS LC-2021-124 BRASS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.62 FEET (NAVD88, 2002 ADJUSTMENT CORRS). THE TBM IS AN "X" CUT SCRIBED ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF LEAGUE CITY PARKWAY AT THE INTERSECTION WITH CONES LANE. ELEVATION IS 28.12 FEET (NAVD88 2002 ADJUSTMENT CORRS).
 - ALL STREETS SHOWN WITHIN THE BOUNDARY OF THIS PLAT ARE PUBLIC.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DESIGN REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
 - NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORIC FLOW SHALL BE ACCOMMODATED.
 - A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCELS MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-94 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 - THERE IS HEREBY DEDICATED AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS, EXCEPT AS OTHERWISE SHOWN HEREON. EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT OR SUBSEQUENT PROPERTY OWNER. FLATWORK, LANDSCAPING AND FENCING ONLY ARE PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID FLATWORK, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
 - THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
 - THE RESTRICTIONS LISTED ON THE RESTRICTED RESERVE TABLE CONSTITUTE A BLANKET EASEMENT OVER RESTRICTED RESERVES C AND D.

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER SEWER EASEMENT
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREETNAME CHANGE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 87°39'29" E | 10.00' |
| L2 | N 42°39'29" E | 14.14' |
| L3 | N 87°39'29" E | 124.99' |
| L4 | N 87°39'29" E | 60.00' |
| L5 | S 02°20'31" E | 44.74' |
| L6 | N 87°39'29" E | 120.00' |
| L7 | S 47°20'31" E | 14.14' |
| L8 | S 02°20'31" E | 60.00' |
| L9 | S 17°47'15" E | 68.34' |
| L10 | N 56°32'56" E | 67.96' |
| L11 | N 68°18'02" E | 60.00' |
| L12 | S 66°41'58" E | 14.14' |
| L13 | S 21°41'58" E | 111.07' |
| L14 | S 14°20'02" W | 20.00' |
| L15 | S 55°17'30" E | 20.00' |
| L16 | S 21°41'58" E | 114.55' |
| L17 | N 63°05'05" E | 37.72' |
| L18 | N 85°02'00" E | 60.00' |
| L19 | N 73°54'34" E | 119.04' |
| L20 | S 66°36'55" E | 279.42' |
| L21 | S 85°02'00" W | 426.78' |
| L22 | N 02°20'31" W | 877.69' |

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|-------|----------|------------|---------|---------------|---------|
| C1 | 570.00' | 0°23'40" | 3.92' | S 02°32'21" E | 3.92' |
| C2 | 50.00' | 110°22'28" | 96.32' | S 20°28'44" E | 82.10' |
| C3 | 565.00' | 61°38'55" | 607.92' | S 54°12'33" W | 579.02' |
| C4 | 1035.00' | 8°00'01" | 144.52' | S 81°01'54" W | 144.40' |

| BLOCK | LOT NO. | SQ.FT. |
|---------|---------|--------|
| BLOCK 1 | 1 | 9,991 |
| | 2 | 9,450 |
| | 3 | 9,450 |
| | 4 | 9,450 |
| | 5 | 9,450 |
| | 6 | 9,450 |
| | 7 | 9,400 |
| BLOCK 2 | 1 | 9,050 |
| | 2 | 11,149 |
| | 3 | 10,368 |
| | 4 | 9,713 |
| | 5 | 9,772 |
| | 6 | 9,973 |
| | 7 | 9,209 |
| BLOCK 3 | 1 | 9,007 |
| | 2 | 10,368 |
| | 3 | 9,823 |
| | 4 | 19,789 |
| | 5 | 15,103 |
| | 6 | 9,973 |
| | 7 | 9,209 |
| BLOCK 4 | 1 | 9,399 |
| | 2 | 9,855 |
| | 3 | 9,823 |
| | 4 | 19,789 |
| | 5 | 15,103 |
| | 6 | 10,869 |
| | 7 | 9,209 |

| RESTRICTED RESERVE | ACREAGE | SQ.FT. | TYPE |
|--------------------|---------|---------|--|
| A | 0.111 | 4,850 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| B | 2.002 | 87,227 | RESTRICTED TO HOA RECREATIONAL CENTER / LANDSCAPE / OPEN SPACE / UTILITIES |
| C | 0.216 | 9,394 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| D | 0.416 | 18,136 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| TOTAL | 2.746 | 119,609 | |

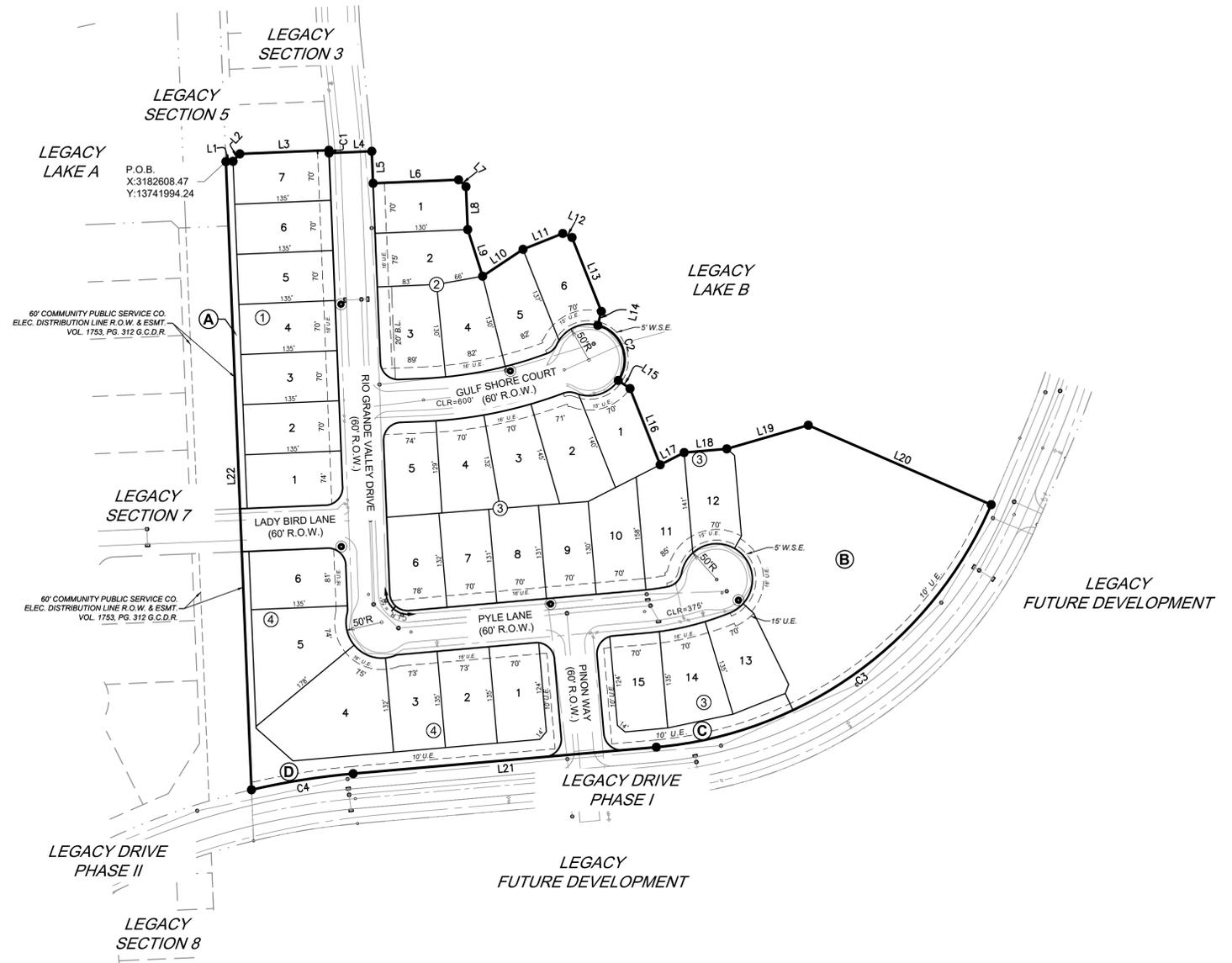


EXHIBIT " _ "

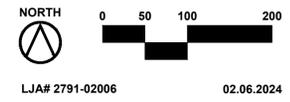
A FINAL PLAT OF LEGACY SECTION 4

±13.4 ACRES
34 LOTS (70' x 130' TYP.) AND
4 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
I.&G.N.R.R. CO. SURVEY SECTION 4, A-608
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

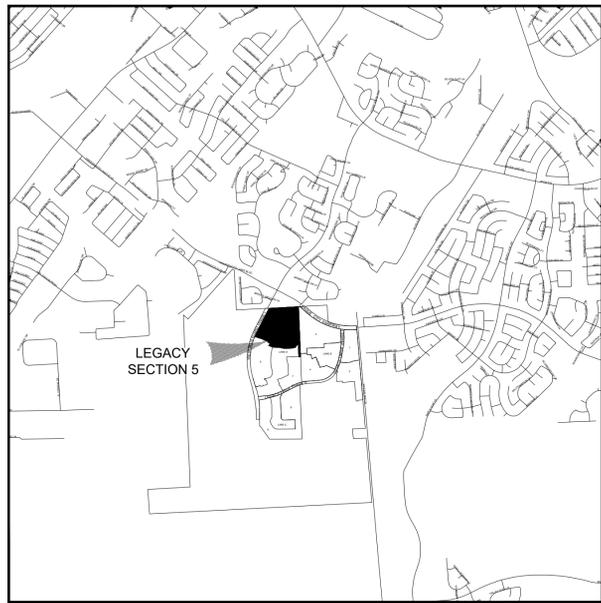
OWNER:
HILLWOOD RESIDENTIAL, LP

PLANNER:
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LEAGUE CITY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY TABLE

| BLOCK 1 | BLOCK 2 | BLOCK 3 | BLOCK 4 |
|---------|---------|---------|---------|
| LOT NO. | SQ.FT. | LOT NO. | SQ.FT. |
| 1 | 6,356 | 1 | 6,741 |
| 2 | 6,582 | 2 | 6,250 |
| 3 | 6,758 | 3 | 6,250 |
| 4 | 6,934 | 4 | 6,250 |
| 5 | 8,260 | 5 | 6,249 |
| 6 | 14,186 | 6 | 8,281 |
| 7 | 10,688 | 7 | 8,927 |
| 8 | 6,211 | 8 | 8,109 |
| 9 | 6,283 | 9 | 6,396 |
| 10 | 6,375 | 10 | 6,397 |
| 11 | 6,375 | 11 | 6,397 |
| 12 | 6,375 | 12 | 6,397 |
| 13 | 6,375 | 13 | 7,011 |
| 14 | 6,375 | 14 | 6,914 |
| 15 | 6,375 | 15 | 6,864 |
| 16 | 7,038 | 16 | 6,588 |
| 17 | 7,776 | 17 | 6,523 |
| 18 | 9,106 | 18 | 6,000 |
| 19 | 10,250 | 19 | 6,000 |
| 20 | 9,815 | 20 | 6,000 |
| 21 | 8,084 | 21 | 6,000 |
| 22 | 7,235 | 22 | 6,000 |
| 23 | 6,501 | 23 | 6,000 |
| 24 | 6,250 | 24 | 6,578 |
| 25 | 6,250 | 25 | 7,432 |
| 26 | 6,250 | 26 | 7,457 |
| 27 | 6,250 | 27 | 7,455 |
| 28 | 6,250 | 28 | 6,167 |
| 29 | 6,250 | 29 | 6,000 |
| 30 | 6,247 | 30 | 6,000 |
| 31 | 8,932 | 31 | 6,000 |
| 32 | 13,608 | 32 | 6,038 |
| 33 | 8,396 | 33 | 6,120 |
| 34 | 6,250 | 34 | 6,120 |
| 35 | 6,250 | 35 | 6,586 |
| 36 | 6,250 | | |
| 37 | 6,250 | | |
| 38 | 6,250 | | |
| 39 | 6,250 | | |
| 40 | 6,250 | | |
| 41 | 6,250 | | |
| 42 | 6,250 | | |
| 43 | 6,250 | | |
| 44 | 6,741 | | |

LEGACY FUTURE DEVELOPMENT

P.O.B.
X:3181175.75
Y:13742506.59

LEGACY SECTION 6

LEGACY LAKE A

| RESTRICTED RESERVE TABLE | | | |
|--------------------------|---------|---------|--|
| RESTRICTED RESERVE | ACREAGE | SQ.FT. | TYPE |
| A | 2.406 | 104,807 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / ELECTRIC TRANSMISSION / DISTRIBUTION EASEMENT |
| B | 1.068 | 46,523 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / ELECTRIC TRANSMISSION / DISTRIBUTION EASEMENT |
| C | 1.638 | 71,330 | RESTRICTED TO LANDSCAPE / OPEN SPACE / HOA PARK / DRAINAGE / UTILITIES |
| TOTAL | 5.112 | 222,660 | |

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- GENERAL NOTES:
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
 - ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RADI ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 102.4, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
 - ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB AND GUTTER STREETS WITH STORM SEWERS.
 - THIS PRELIMINARY PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, FEMA FIRM NO. 48167C0206G & 48167C0202G, EFFECTIVE DATE AUGUST 15, 2019, FEMA ZONE X, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100-YEAR FLOOD PLAIN.
 - "L" INDICATES STREET LIGHT LOCATION.
 - THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LEAGUE CITY.
 - THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STIPULATES OTHERWISE.
 - IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 5% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
 - ALL BUILDING LINES SHALL BE AS PER CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE/OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS ETC.
 - IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
 - ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SHOWN CONCEPTUALLY. APPROVAL FOR SAID UTILITIES SHALL BE GRANTED BY THE APPROVAL OF CONSTRUCTION PLANS BY CITY STAFF.
 - THE BENCHMARK IS LC-2021-124 BRSS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.52 FEET (NAVD83, 2002 ADJUSTMENT CORRS). THE TBM IS AN "X" CUT SCRIBED ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF LEAGUE CITY PARKWAY AT THE INTERSECTION WITH CONES LANE. ELEVATION IS 28.12 FEET (NAVD83, 2002 ADJUSTMENT CORRS).
 - ALL STREETS SHOWN WITHIN THE BOUNDARY OF THIS PLAT ARE PUBLIC.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
 - NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORIC FLOW SHALL BE ACCOMMODATED.
 - A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE, ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCELS(M) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 42.54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 - THERE IS HEREBY DEDICATED AN UNRESTRICTED AERIAL EASEMENT 9 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS, EXCEPT AS OTHERWISE SHOWN HEREON. EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT OR SUBSEQUENT PROPERTY OWNER. FLATWORK, LANDSCAPING AND FENCING ONLY ARE PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID FLATWORK, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
 - THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATE WITHIN THE BOUNDS OF THIS PLAT.
 - THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN RIGHTS-OF-WAY ADJACENT TO, OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER UPON FILING THIS PLAT.
 - THE RESTRICTIONS LISTED ON THE RESTRICTED RESERVE TABLE CONSTITUTE A BLANKET EASEMENT OVER THE RESTRICTED RESERVES EXCEPT FOR RESTRICTED RESERVE "E".

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER SEWER EASEMENT
 - STM. S.E. INDICATES STORM SEWER EASEMENT
 - G.C.C.F. INDICATES GALVESTON COUNTY CLERK FILES
 - G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREETNAME CHANGE

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 27°23'38" E | 795.64' |
| L2 | N 86°55'52" E | 920.59' |
| L3 | S 02°20'31" E | 829.94' |
| L4 | S 02°20'31" E | 723.63' |
| L5 | S 87°39'29" W | 60.00' |
| L6 | N 02°20'31" E | 413.04' |
| L7 | S 87°39'29" W | 10.00' |
| L8 | S 16°07'30" W | 38.79' |
| L9 | S 42°22'15" W | 119.04' |
| L10 | S 77°56'12" W | 94.61' |
| L11 | S 87°39'29" W | 200.00' |
| L12 | N 85°50'17" W | 64.38' |
| L13 | N 80°42'59" W | 64.07' |
| L14 | N 72°58'55" W | 54.07' |
| L15 | N 88°53'11" W | 223.09' |
| L16 | N 27°50'14" W | 14.30' |
| L17 | N 72°11'45" W | 115.00' |
| L18 | N 88°41'56" W | 60.00' |
| L19 | N 66°37'56" W | 191.91' |
| L20 | N 66°37'56" W | 69.08' |

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------|---------------|---------|
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
| C1 | 1950.00' | 6°15'53" | 213.22' | N 24°15'42" E | 213.11' |
| C2 | 1440.00' | 3°29'49" | 87.88' | N 19°33'09" E | 87.87' |
| C3 | 25.00' | 87°55'59" | 38.37' | N 22°39'56" W | 34.71' |
| C4 | 300.00' | 1°25'12" | 67.33' | N 73°03'40" W | 67.18' |
| C5 | 300.00' | 1°25'12" | 67.33' | N 73°03'18" W | 67.19' |
| C6 | 30.00' | 92°14'19" | 48.30' | S 67°14'55" W | 43.25' |

EXHIBIT " _ "

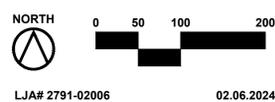
A FINAL PLAT OF
LEGACY SECTION 5

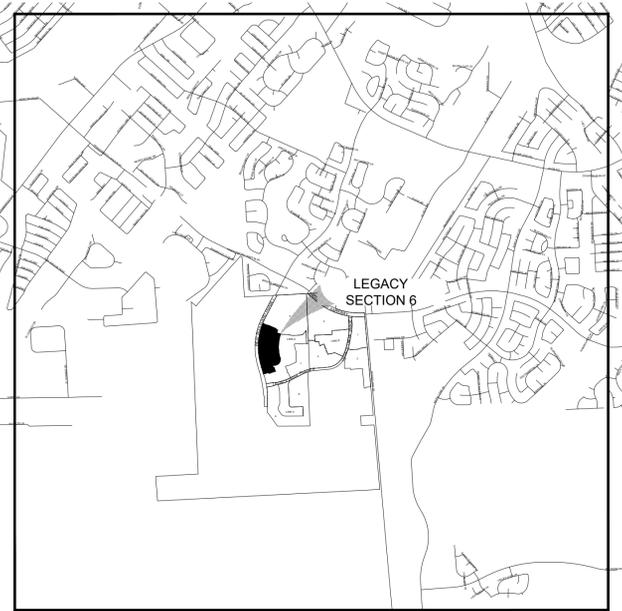
±32.8 ACRES
126 LOTS (50' x 120' TYP.) AND
3 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
I&G.N.R.R. CO. SURVEY SECTION 4, A-608
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:
HILLWOOD RESIDENTIAL, LP

PLANNER:
LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200





Vicinity Map
1 inch = 1/2 mile

| BLOCK 1 | BLOCK 2 | BLOCK 3 | BLOCK 4 |
|---------|---------|---------|---------|
| LOT NO. | SQ.FT. | LOT NO. | SQ.FT. |
| 1 | 7,892 | 1 | 7,673 |
| 2 | 7,796 | 2 | 7,723 |
| 3 | 7,796 | 3 | 7,723 |
| 4 | 7,796 | 4 | 7,723 |
| 5 | 7,796 | 5 | 7,723 |
| 6 | 7,796 | 6 | 7,723 |
| 7 | 7,796 | 7 | 7,295 |
| 8 | 7,796 | 8 | 7,723 |
| 9 | 7,796 | 9 | 7,723 |
| 10 | 7,801 | 10 | 7,723 |
| 11 | 7,791 | 11 | 7,723 |
| 12 | 7,985 | 12 | 7,779 |
| 13 | 7,809 | 13 | 7,931 |
| 14 | 11,297 | 14 | 11,555 |
| 15 | 15,460 | 15 | 10,799 |
| 16 | 8,721 | 16 | 7,698 |
| 17 | 9,058 | 17 | 7,500 |
| 18 | 8,576 | 18 | 8,866 |
| 19 | 8,376 | 19 | 7,200 |
| 20 | 8,685 | 20 | 7,903 |
| 21 | 8,878 | 21 | 7,905 |
| 22 | 7,611 | 22 | 7,903 |
| | | 23 | 7,903 |
| | | 24 | 7,926 |
| | | 25 | 7,958 |

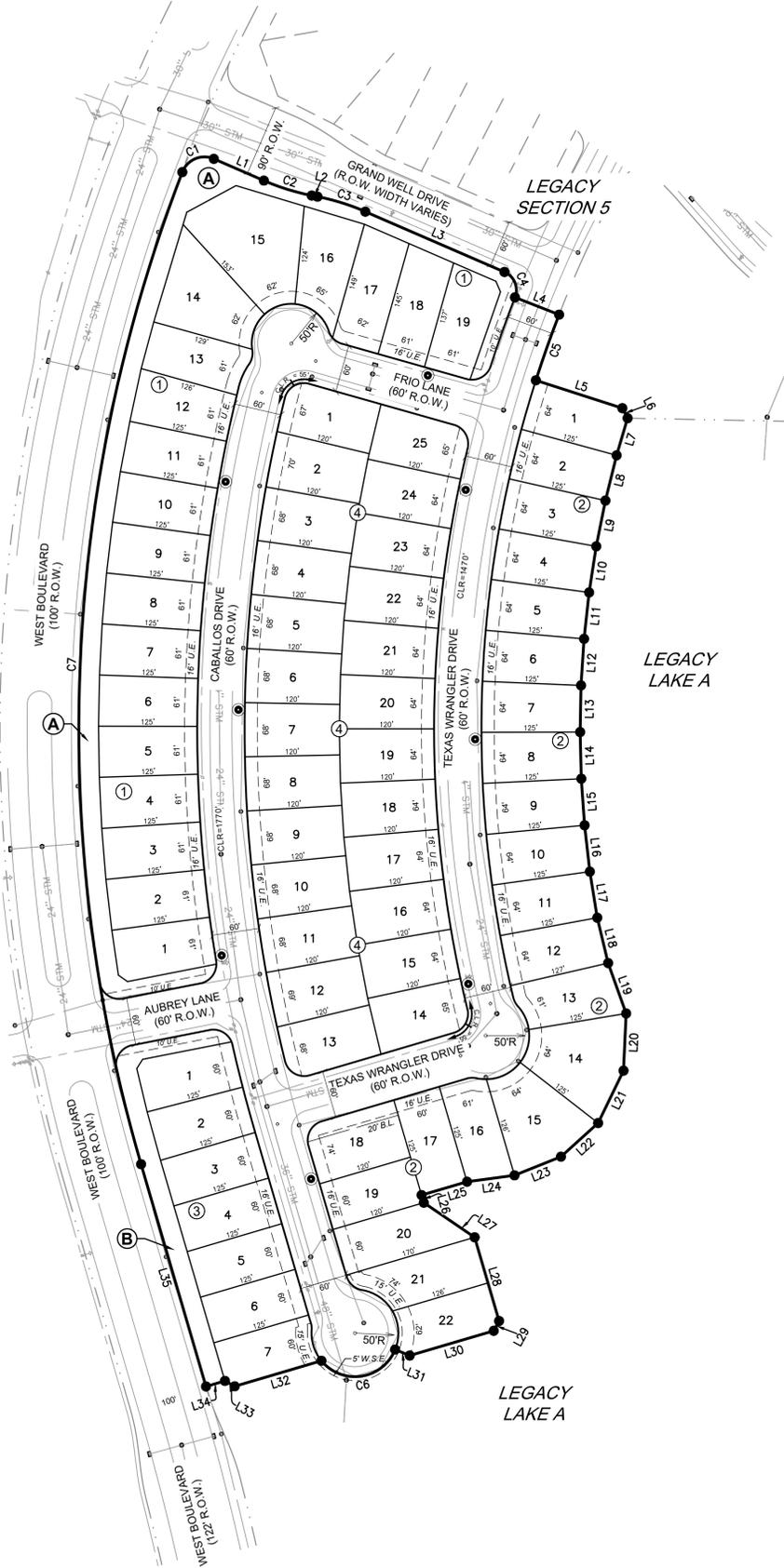
| RESTRICTED RESERVE TABLE | | | |
|--------------------------|---------|--------|--|
| RESTRICTED RESERVE | ACREAGE | SQ.FT. | TYPE |
| A | 0.910 | 39,618 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| B | 0.306 | 13,327 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| TOTAL | 1.215 | 52,945 | |

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LEAGUE CITY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUCCESSFULLY GRANTED BY THE LEAGUE CITY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

LEGACY
FUTURE DEVELOPMENT

LEGACY
FUTURE DEVELOPMENT



GENERAL NOTES:

- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
- ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RADII ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 102.5, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
- ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB AND GUTTER STREETS WITH STORM SEWERS.
- THIS PRELIMINARY PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, FEMA FIRM NO. 48167C0219G & 48167C0228H, EFFECTIVE DATE AUGUST 15, 2019, FEMA ZONE X, A PORTION OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 10000 YEAR FLOOD PLAIN.
- INDICATES STREET LIGHT LOCATION.
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LEAGUE CITY.
- THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STIPULATES OTHERWISE.
- IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THE 55% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
- ALL BUILDING LINES SHALL BE AS PER CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REVOKE ANY COVENANTS OR RESTRICTIONS.
- ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE/OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS ETC.
- IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
- ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SHOWN CONCEPTUALLY. APPROVAL FOR SAID UTILITIES SHALL BE GRANTED BY THE APPROVAL OF CONSTRUCTION PLANS BY CITY STAFF.
- THE BENCHMARK IS LC-2021-124 BRASS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.52 FEET (NAVD8, 2002 ADJUSTMENT CORRS). THE TBM IS AN "X" CURB SCRIED ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF LEAGUE CITY PARKWAY AT THE INTERSECTION WITH CONES LANE. ELEVATION IS 28.12 FEET (NAVD8 2002 ADJUSTMENT CORRS).
- ALL STREETS SHOWN WITHIN THE BOUNDARY OF THIS PLAT ARE PUBLIC.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
- NO PRE OR POST DEVELOPED STORMWATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORIC FLOW SHALL BE ACCOMMODATED.
- A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCEL(S) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
- THERE IS HEREBY DEDICATED AN UNRESTRICTED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS EXCEPT AS OTHERWISE SHOWN HEREON. EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT OR SUBSEQUENT PROPERTY OWNER. PLANTWORK, LANDSCAPING AND FENCING ONLY ARE PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID PLANTWORK, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
- THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
- THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN RIGHTS-OF-WAY ADJACENT TO, OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE HOA OR PROPERTY OWNER UPON FILING OF THIS PLAT.
- THE RESTRICTIONS LISTED ON THE RESTRICTED RESERVE TABLE CONSTITUTE A BLANKET EASEMENT OVER THE RESTRICTED RESERVES.

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 66°37'56" E | 69.08' |
| L2 | S 78°46'38" E | 7.47' |
| L3 | S 66°37'56" E | 191.91' |
| L4 | S 68°41'56" E | 60.00' |
| L5 | S 72°11'45" E | 115.00' |
| L6 | S 27°50'14" E | 14.30' |
| L7 | S 16°31'17" W | 48.88' |
| L8 | S 13°57'20" W | 58.88' |
| L9 | S 11°23'24" W | 58.88' |
| L10 | S 08°49'27" W | 58.88' |
| L11 | S 06°15'31" W | 58.88' |
| L12 | S 03°41'34" W | 58.88' |
| L13 | S 01°07'38" W | 58.88' |
| L14 | S 01°26'19" E | 58.88' |
| L15 | S 04°00'15" E | 58.88' |
| L16 | S 06°34'12" E | 58.88' |
| L17 | S 09°08'08" E | 58.88' |
| L18 | S 13°32'57" E | 58.87' |
| L19 | S 19°45'07" E | 67.57' |
| L20 | S 02°37'44" W | 72.22' |
| L21 | S 25°59'49" W | 73.55' |
| L22 | S 47°55'20" W | 63.36' |
| L23 | S 68°11'42" W | 63.36' |
| L24 | S 82°22'32" W | 60.70' |
| L25 | S 73°39'09" W | 60.00' |
| L26 | S 16°20'51" E | 10.00' |
| L27 | S 55°52'39" E | 77.79' |
| L28 | S 16°20'51" E | 110.00' |
| L29 | S 28°39'09" W | 14.14' |
| L30 | S 73°39'09" W | 110.88' |
| L31 | N 67°46'00" W | 20.00' |
| L32 | S 73°39'09" W | 114.41' |
| L33 | N 61°20'51" W | 14.14' |
| L34 | S 73°39'09" W | 25.00' |
| L35 | N 16°20'51" W | 292.21' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|----------|---------------|----------|
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
| C1 | 30.00' | 92°14'19" | 48.30' | N 67°14'55" E | 43.25' |
| C2 | 299.94' | 127°08'52" | 63.59' | S 72°42'17" E | 63.47' |
| C3 | 300.00' | 127°08'43" | 63.59' | S 72°42'17" E | 63.47' |
| C4 | 25.00' | 87°55'59" | 38.37' | S 22°39'56" E | 34.71' |
| C5 | 1440.00' | 37°29'49" | 87.88' | S 19°33'09" W | 87.87' |
| C6 | 55.00' | 118°19'03" | 113.58' | S 81°23'32" W | 94.45' |
| C7 | 1950.00' | 37°28'36" | 1275.48' | N 02°23'27" E | 1252.86' |

LEGEND

- RES. INDICATES RESERVE
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- S.L.E. INDICATES STREET LIGHT EASEMENT
- W.S.E. INDICATES WATER SEWER EASEMENT
- G.C.C.F. INDICATES GALVESTON COUNTY CLERK FILES
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC NO. INDICATES DOCUMENT NUMBER
- INDICATES STREETNAME CHANGE

EXHIBIT " "

A FINAL PLAT OF

LEGACY SECTION 6

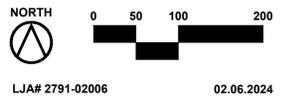
±19.1 ACRES
73 LOTS (60' x 120' TYP.) AND
2 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
I.&G.N.R.R. CO. SURVEY SECTION 4, A-608
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:
HILLWOOD RESIDENTIAL, LP

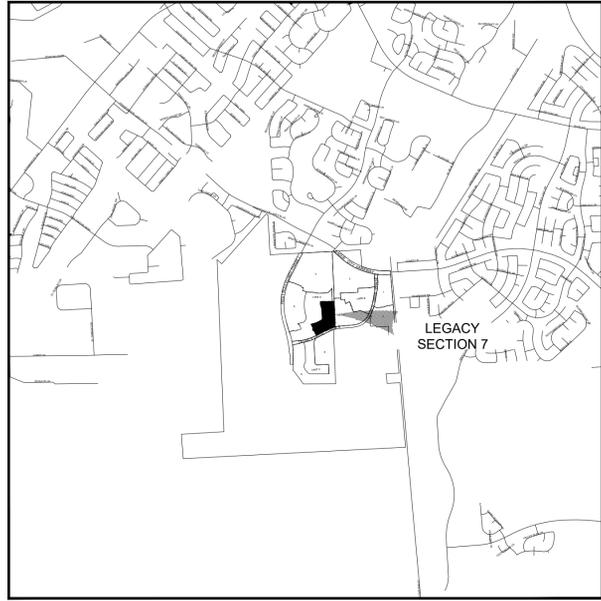
PLANNER:

LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 2791-02006

02.06.2024



Vicinity Map
1 inch = 1/2 mile

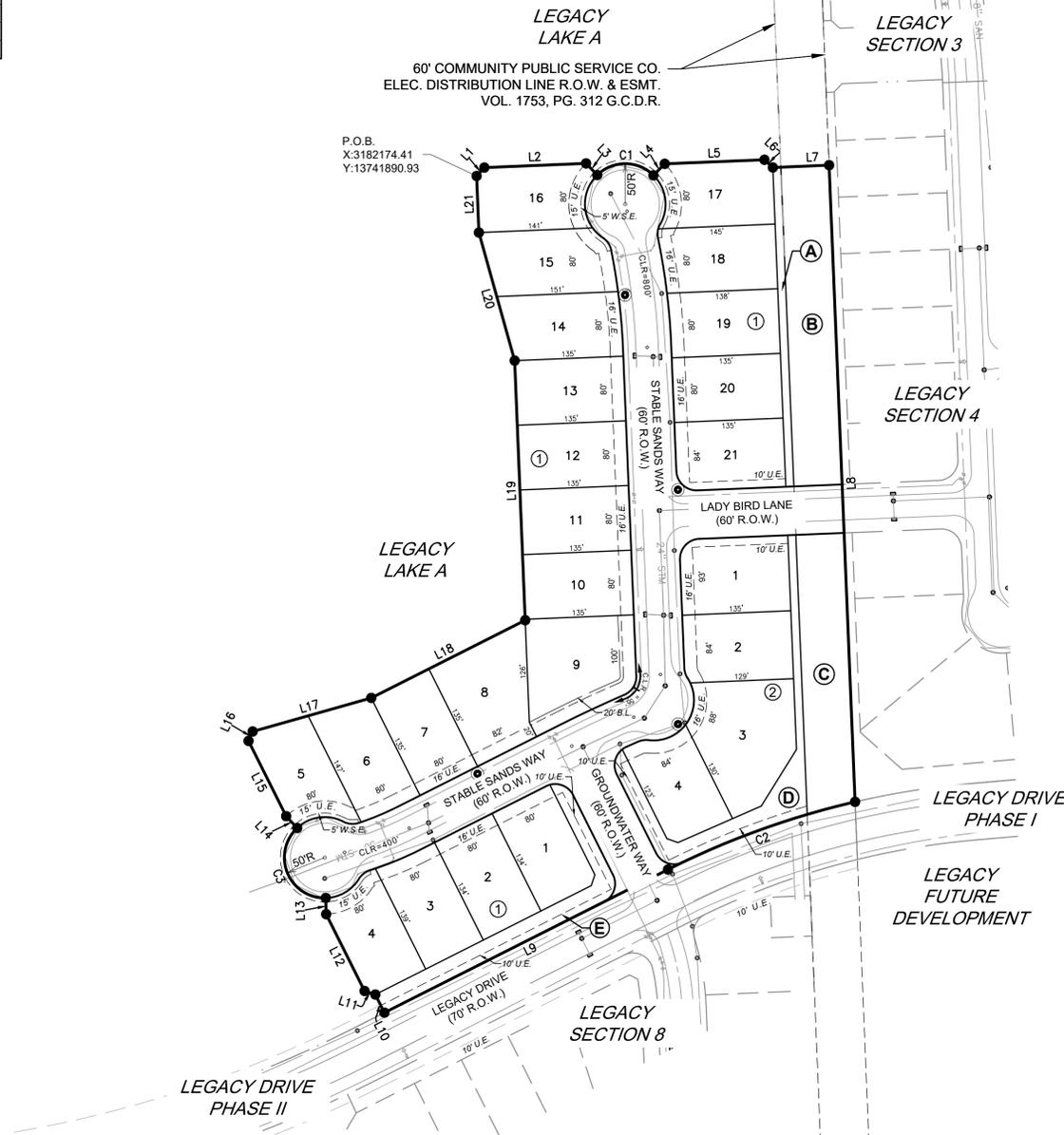
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 42°39'29" E | 14.14' |
| L2 | N 87°39'29" E | 126.44' |
| L3 | S 43°56'37" E | 20.00' |
| L4 | N 44°33'46" E | 20.00' |
| L5 | N 87°39'29" E | 123.88' |
| L6 | S 47°20'31" E | 14.14' |
| L7 | N 87°39'29" E | 70.00' |
| L8 | S 02°20'31" E | 787.69' |
| L9 | S 63°19'47" W | 394.01' |
| L10 | N 26°40'13" W | 25.00' |
| L11 | N 71°40'13" W | 14.14' |
| L12 | N 26°40'13" W | 106.26' |
| L13 | S 01°28'32" E | 20.00' |
| L14 | N 43°05'20" W | 20.00' |
| L15 | N 26°40'13" W | 104.13' |
| L16 | N 23°47'25" E | 12.73' |
| L17 | N 74°15'02" E | 152.95' |
| L18 | N 63°19'47" E | 213.99' |
| L19 | N 02°20'31" W | 321.13' |
| L20 | N 15°40'32" W | 164.43' |
| L21 | N 02°20'31" W | 70.00' |

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|-------|----------|------------|---------|---------------|---------|
| C1 | 50.00' | 88°30'23" | 77.24' | S 89°41'26" E | 69.78' |
| C2 | 1035.00' | 13°42'06" | 247.51' | S 70°10'51" W | 246.92' |
| C3 | 50.00' | 138°23'12" | 120.77' | N 22°16'56" W | 93.48' |

| RESTRICTED RESERVE | ACREAGE | SQ.FT. | TYPE |
|--------------------|---------|--------|---|
| A | 0.091 | 3,950 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| B | 0.544 | 23,700 | RESTRICTED TO ELECTRIC TRANSMISSION / DISTRIBUTION EASEMENT |
| C | 0.467 | 20,336 | RESTRICTED TO ELECTRIC TRANSMISSION / DISTRIBUTION EASEMENT |
| D | 0.274 | 11,937 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| E | 0.246 | 10,733 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| TOTAL | 1.622 | 70,655 | |

- GENERAL NOTES:
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
 - ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RADI ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 102-2, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
 - ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB AND GUTTER STREETS WITH STORM SEWERS.
 - THIS PRELIMINARY PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - THIS PROPERTY LIES IN FEMA ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY - PANEL No.48167C0202G, AND PANEL No. 48167C0206G DATED AUGUST 15, 2019.
 - INDICATES STREET LIGHT LOCATION.
 - THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LEAGUE CITY.
 - THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STIPULATES OTHERWISE.
 - IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 55% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
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 - ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE/OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS ETC.
 - IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
 - ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SHOWN CONCEPTUALLY. APPROVAL FOR SAID UTILITIES SHALL BE GRANTED BY THE APPROVAL OF CONSTRUCTION PLANS BY CITY STAFF.
 - THE BENCHMARK IS LC-2021-124 BRASS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALSEAD LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.32 FEET (NAVD8S 2002 ADJUSTMENT CORRS). THE TBM IS AN "X" CUT SCRIBED ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF LEAGUE CITY PARKWAY AT THE INTERSECTION WITH CONES LANE. ELEVATION IS 25.12 FEET (NAVD8S 2002 ADJUSTMENT CORRS).
 - ALL STREETS SHOWN WITHIN THE BOUNDARY OF THIS PLAT ARE PUBLIC.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
 - NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORIC FLOW SHALL BE ACCOMMODATED.
 - A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCELS) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 - THERE IS HEREBY DEDICATED AN UNRESTRICTED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS, EXCEPT AS OTHERWISE SHOWN HEREON. EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT OR SUBSEQUENT PROPERTY OWNER. FLATWORK, LANDSCAPING AND FENCING ONLY ARE PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID FLATWORK, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
 - THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
 - THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN RIGHTS-OF-WAY ADJACENT TO, OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER UPON FILING OF THIS PLAT.
 - THE RESTRICTIONS LISTED ON THE RESTRICTED RESERVE TABLE CONSTITUTE A BLANKET EASEMENT OVER THE RESERVES.

| BLOCK 1 | BLOCK 2 | | |
|---------|---------|---------|--------|
| LOT NO. | SQ.FT. | LOT NO. | SQ.FT. |
| 1 | 10,749 | 1 | 12,474 |
| 2 | 10,800 | 2 | 11,296 |
| 3 | 10,883 | 3 | 17,022 |
| 4 | 10,619 | 4 | 10,799 |
| 5 | 10,603 | | |
| 6 | 11,362 | | |
| 7 | 10,800 | | |
| 8 | 14,060 | | |
| 9 | 16,021 | | |
| 10 | 10,800 | | |
| 11 | 10,800 | | |
| 12 | 10,800 | | |
| 13 | 10,800 | | |
| 14 | 11,483 | | |
| 15 | 12,215 | | |
| 16 | 11,003 | | |
| 17 | 11,095 | | |
| 18 | 11,358 | | |
| 19 | 10,857 | | |
| 20 | 10,800 | | |
| 21 | 11,341 | | |



- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER SEWER EASEMENT
 - S.L.E. INDICATES STREET LIGHT EASEMENT
 - G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

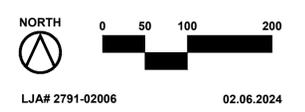
EXHIBIT " _ "

A FINAL PLAT OF LEGACY SECTION 7

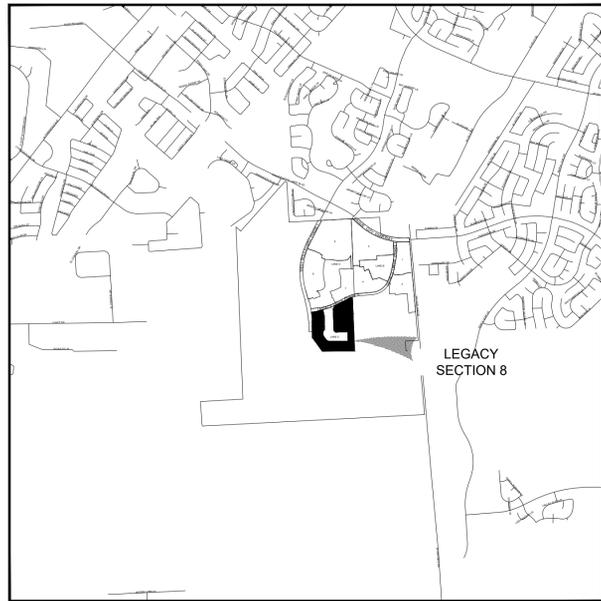
±10.6 ACRES
25 LOTS (80' x 130' TYP.) AND
5 RESTRICTED RESERVES IN 2 BLOCKS
OUT OF THE
I&G.N.R.R. CO. SURVEY SECTION 4, A-608
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:
HILLWOOD RESIDENTIAL, LP

PLANNER:
LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LEAGUE CITY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

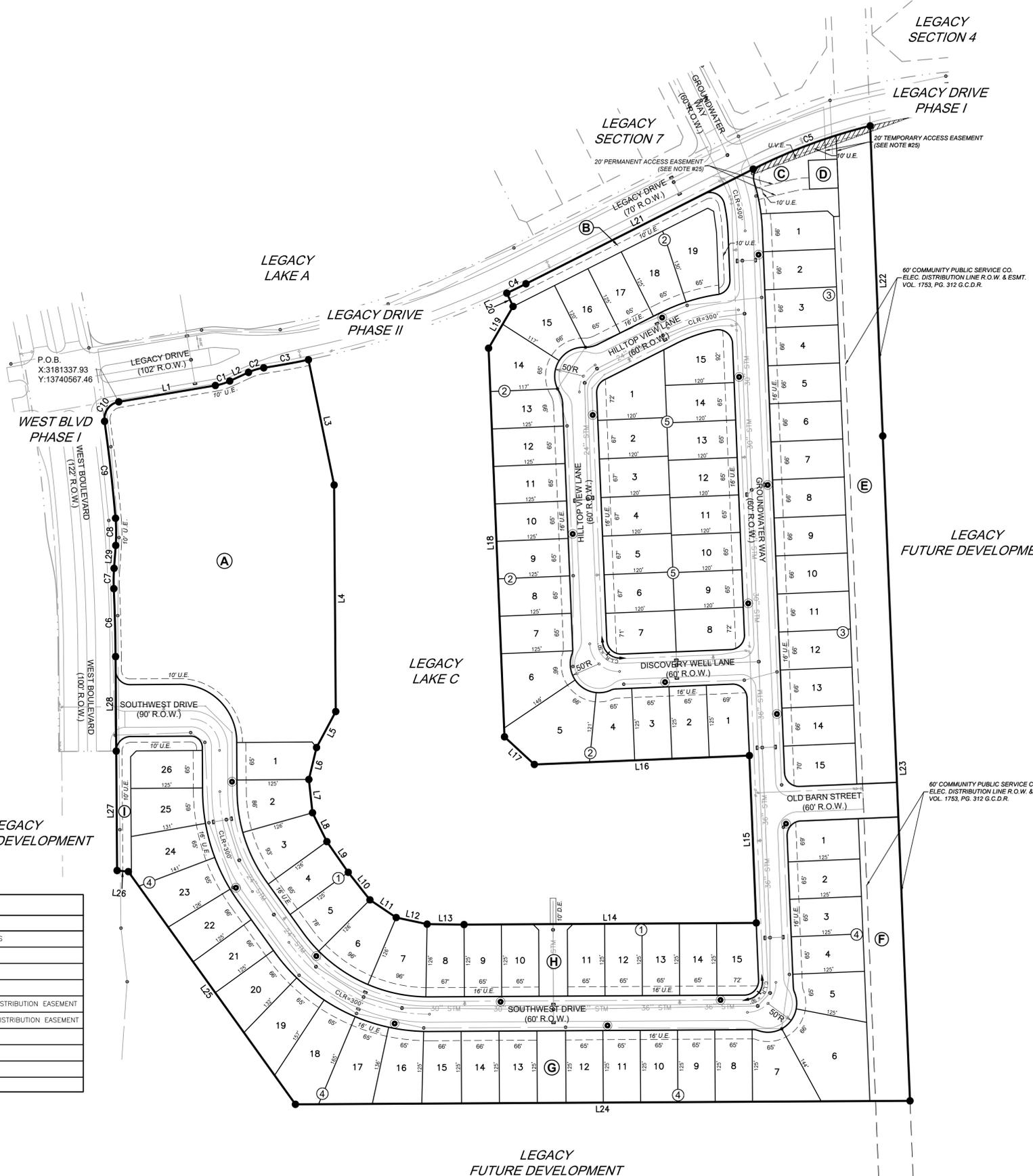


Vicinity Map
1 inch = 1/2 mile

| BLOCK 1 | BLOCK 2 | BLOCK 3 | BLOCK 4 | BLOCK 5 | | | | | |
|---------|---------|---------|---------|---------|--------|---------|--------|---------|--------|
| LOT NO. | SQ.FT. | LOT NO. | SQ.FT. | LOT NO. | SQ.FT. | LOT NO. | SQ.FT. | LOT NO. | SQ.FT. |
| 1 | 8,620 | 1 | 8,616 | 1 | 8,216 | 1 | 8,620 | 1 | 10,820 |
| 2 | 9,534 | 2 | 8,125 | 2 | 8,253 | 2 | 8,129 | 2 | 8,040 |
| 3 | 9,981 | 3 | 8,125 | 3 | 8,253 | 3 | 8,130 | 3 | 8,040 |
| 4 | 8,157 | 4 | 8,657 | 4 | 8,253 | 4 | 8,130 | 4 | 8,040 |
| 5 | 8,950 | 5 | 15,583 | 5 | 8,253 | 5 | 9,136 | 5 | 8,040 |
| 6 | 10,133 | 6 | 11,155 | 6 | 8,252 | 6 | 17,738 | 6 | 8,040 |
| 7 | 10,141 | 7 | 8,125 | 7 | 8,253 | 7 | 10,625 | 7 | 8,470 |
| 8 | 8,268 | 8 | 8,125 | 8 | 8,253 | 8 | 8,125 | 8 | 8,557 |
| 9 | 8,125 | 9 | 8,125 | 9 | 8,253 | 9 | 8,125 | 9 | 7,800 |
| 10 | 8,075 | 10 | 8,125 | 10 | 8,253 | 10 | 8,125 | 10 | 7,800 |
| 11 | 8,075 | 11 | 8,125 | 11 | 8,253 | 11 | 8,125 | 11 | 7,800 |
| 12 | 8,125 | 12 | 8,134 | 12 | 8,253 | 12 | 8,125 | 12 | 7,800 |
| 13 | 8,125 | 13 | 8,053 | 13 | 8,253 | 13 | 8,250 | 13 | 7,800 |
| 14 | 8,125 | 14 | 10,049 | 14 | 8,253 | 14 | 8,250 | 14 | 7,800 |
| 15 | 8,771 | 15 | 9,783 | 15 | 8,744 | 15 | 8,417 | 15 | 9,807 |
| 16 | 8,089 | | | 16 | 9,484 | | | | |
| 17 | 8,125 | | | 17 | 11,184 | | | | |
| 18 | 8,997 | | | 18 | 13,143 | | | | |
| 19 | 10,941 | | | 19 | 10,663 | | | | |
| 20 | | | | 20 | 9,389 | | | | |
| 21 | | | | 21 | 8,250 | | | | |
| 22 | | | | 22 | 8,663 | | | | |
| 23 | | | | 23 | 9,767 | | | | |
| 24 | | | | 24 | 10,420 | | | | |
| 25 | | | | 25 | 9,188 | | | | |
| 26 | | | | 26 | 8,075 | | | | |

| RESTRICTED RESERVE | ACREAGE | SQ.FT. | TYPE |
|--------------------|---------|---------|--|
| A | 4.993 | 217,506 | RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION CENTER / TRAILS / UTILITIES |
| B | 0.303 | 13,218 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| C | 0.295 | 12,860 | RESTRICTED TO LANDSCAPE / OPEN SPACE / ACCESS EASEMENT / UTILITIES |
| D | 0.057 | 2,500 | RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION / UTILITIES |
| E | 1.786 | 77,786 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / ELECTRIC TRANSMISSION / DISTRIBUTION EASEMENT |
| F | 0.790 | 34,401 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / ELECTRIC TRANSMISSION / DISTRIBUTION EASEMENT |
| G | 0.143 | 6,250 | RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE |
| H | 0.146 | 6,350 | RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE |
| I | 0.202 | 8,810 | RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES |
| TOTAL | 8.716 | 379,683 | |

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LEAGUE CITY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



- GENERAL NOTES:
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
 - ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RADII ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 152.5, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
 - ALL STREETS WILL BE PAVED WITH CONCRETE AND DE CURB AND GUTTER STREETS WITH STORM SEWERS.
 - THIS PRELIMINARY PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, PANEL NO. 46167C2260, DATED AUGUST 15, 2019, FEMA ZONE X. NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100-YEAR FLOOD PLAIN.
 - INDICATES STREET LIGHT LOCATION.
 - THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LEAGUE CITY.
 - THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STIPULATES OTHERWISE.
 - IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 5% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
 - ALL BUILDING LINES SHALL BE AS PER CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE/OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE FOOT (1) CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL. SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS ETC.
 - IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
 - ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SHOWN CONCEPTUALLY. APPROVAL FOR SAID UTILITIES SHALL BE GRANTED BY THE APPROVAL OF CONSTRUCTION PLANS BY CITY STAFF.
 - THE BENCHMARK IS LC-2021-124 BRASS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.52 FEET (NAVD83, 2002 ADJUSTMENT CORRS). THE TBM IS AN "X" CUT SCRIBED ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF LEAGUE CITY PARKWAY AT THE INTERSECTION WITH CONES LANE. ELEVATION IS 25.15 FEET (NAVD83, 2002 ADJUSTMENT CORRS).
 - ALL STREETS SHOWN WITHIN THE BOUNDARY OF THIS PLAT ARE PUBLIC.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DESIGN REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
 - NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORIC FLOW SHALL BE ACCOMMODATED.
 - A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCEL(S) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43.54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 - THERE IS HEREBY DEDICATED AN UNRESTRICTED AERIAL EASEMENT 8 FEET UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED. EASEMENTS MAY BE PROVIDED BY THE BUILDER OR SUBSEQUENT PROPERTY OWNER. THE CITY OR UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
 - THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
 - THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN THE RIGHTS-OF-WAY ADJACENT TO, OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE IMMEDIATELY ADJACENT PROPERTY OWNER(S) UPON FILING OF THIS PLAT. THE RESTRICTIONS LISTED ON THE RESTRICTED RESERVE TABLE CONSTITUTE A BLANK EASEMENT OVER THE RESTRICTED RESERVES.
 - THE 20-FOOT-WIDE TEMPORARY ACCESS EASEMENT FROM LEGACY DRIVE (TO BE RECORDED BY SEPARATE INSTRUMENT) WILL BE PROVIDED UNTIL SECTION 8 IS COMPLETED AND THE PLAT IS RECORDED. ONCE SECTION 8 IS RECORDED, THE 20-FOOT-WIDE PERMANENT ACCESS EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT) WILL BE PROVIDED FROM GROUNDWATER WAY.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 80°25'55" E | 170.76' |
| L2 | N 65°23'09" E | 35.95' |
| L3 | S 11°38'59" E | 221.78' |
| L4 | S 00°24'17" E | 392.84' |
| L5 | S 28°09'41" W | 70.86' |
| L6 | S 13°33'30" W | 56.98' |
| L7 | S 08°17'15" E | 58.13' |
| L8 | S 26°32'40" E | 55.89' |
| L9 | S 34°59'19" E | 65.01' |
| L10 | S 38°19'50" E | 60.92' |
| L11 | S 56°11'31" E | 55.07' |
| L12 | S 77°59'52" E | 55.02' |
| L13 | S 89°18'56" E | 64.42' |
| L14 | N 89°40'34" E | 509.12' |
| L15 | N 02°21'13" W | 290.49' |
| L16 | N 87°38'47" W | 375.00' |
| L17 | N 47°21'13" W | 70.71' |
| L18 | N 02°21'13" W | 674.55' |
| L19 | N 30°29'17" E | 84.02' |
| L20 | N 25°17'08" W | 25.46' |
| L21 | N 63°19'47" E | 443.09' |
| L22 | S 02°20'31" E | 538.24' |
| L23 | S 02°21'31" E | 1153.98' |
| L24 | S 89°40'34" W | 1070.89' |
| L25 | N 35°48'51" W | 497.64' |
| L26 | N 84°28'50" W | 19.71' |
| L27 | N 00°24'17" W | 207.16' |
| L28 | N 00°24'17" W | 163.92' |
| L29 | N 04°07'06" E | 39.81' |

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|-------|----------|-----------|---------|---------------|---------|
| C1 | 100.00' | 15°02'46" | 26.28' | N 72°54'32" E | 26.19' |
| C2 | 100.00' | 15°55'11" | 27.79' | N 73°20'45" E | 27.70' |
| C3 | 1535.00' | 2°57'19" | 79.17' | N 79°49'41" E | 79.16' |
| C4 | 1535.00' | 1°23'05" | 37.10' | N 64°01'20" E | 37.10' |
| C5 | 965.00' | 12°55'15" | 217.62' | N 69°47'25" E | 217.16' |
| C6 | 3050.00' | 2°12'46" | 117.78' | N 01°30'40" W | 117.78' |
| C7 | 300.00' | 6°44'09" | 35.27' | N 00°45'02" E | 35.25' |
| C8 | 300.00' | 9°01'07" | 47.22' | N 00°23'27" W | 47.17' |
| C9 | 3061.00' | 3°10'02" | 169.21' | N 06°28'58" W | 169.19' |
| C10 | 30.00' | 88°29'54" | 46.34' | N 36°10'58" E | 41.87' |

- LEGEND
- U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT
 - G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

EXHIBIT " _ "

A FINAL PLAT OF

LEGACY SECTION 8

±30.6 ACRES
90 LOTS (65' x 120' TYP.) AND
9 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
I&G.N.R.R. CO. SURVEY SECTION 4, A-608
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:
HILLWOOD RESIDENTIAL, LP

PLANNER:
LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH

0 50 100 200

LJA# 2791-02006 02.06.2024