



Vicinity Map  
1 inch = 1/2 mile

BLOCK 1	
LOT NO.	SQ.FT.
1	11,022
2	16,850
3	16,708
4	12,714
5	10,461
6	17,468
7	15,207
8	14,329
9	12,446
10	7,500
11	7,500
12	7,500
13	7,500
14	7,500
15	7,652
16	7,625
17	7,625
18	7,625
19	8,564
20	16,130
21	10,367
22	8,756
23	13,032
24	20,390
25	12,754

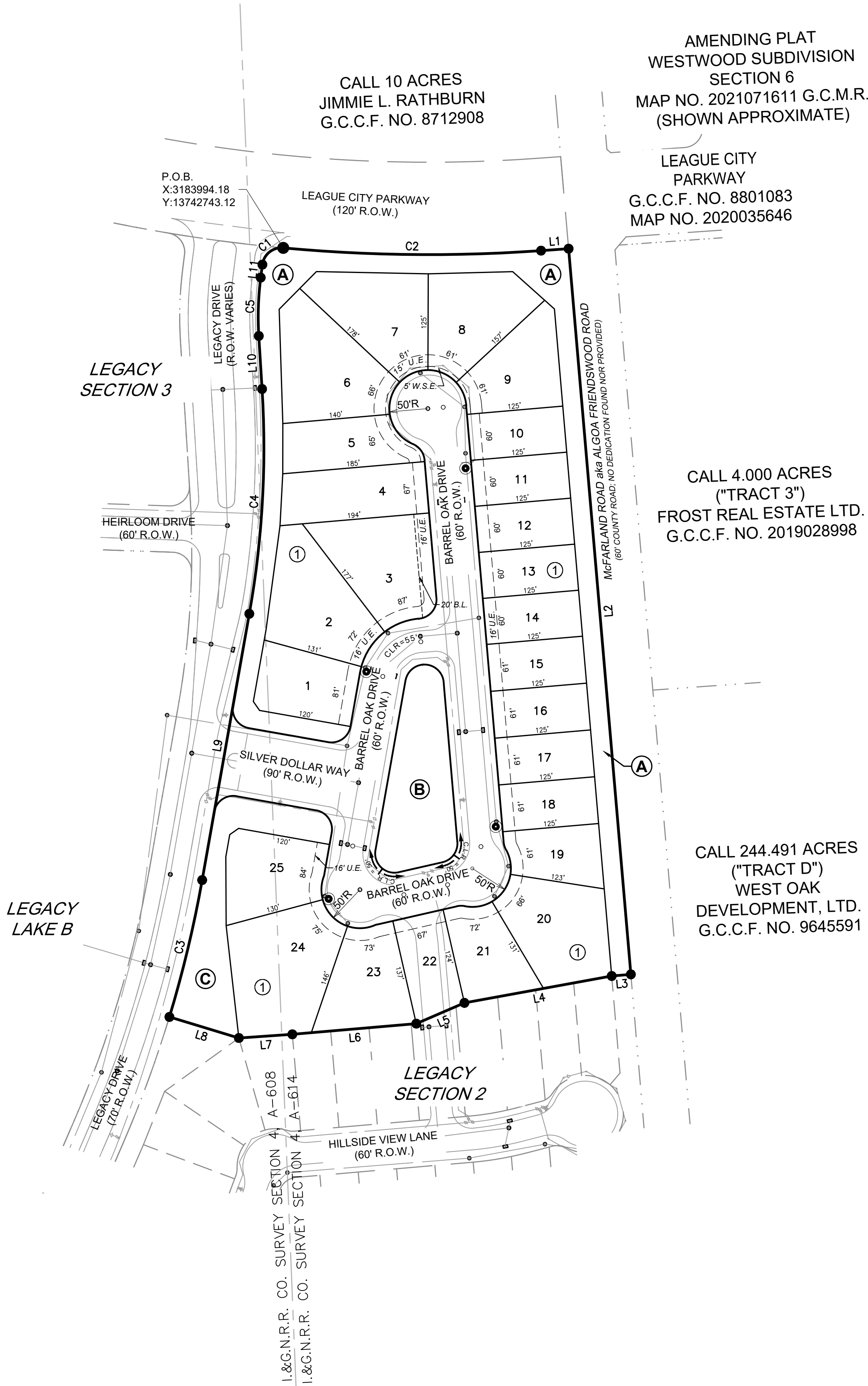
DISCLAIMER AND LIMITED WARRANTY

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.

RESTRICTED RESERVE TABLE			
RESTRICTED RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.230	53,591	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE
B	0.464	20,224	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	0.435	18,948	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	2.130	92,762	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°56'31" E	35.90'
L2	S 04°54'30" E	946.18'
L3	S 85°05'30" W	25.00'
L4	S 79°40'02" W	194.60'
L5	S 66°39'35" W	68.14'
L6	S 85°05'30" W	161.63'
L7	S 86°02'12" W	69.67'
L8	N 73°07'24" W	94.35'
L9	N 10°02'57" E	351.32'
L10	N 03°33'09" W	69.01'
L11	N 07°21'35" E	17.01'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	25.00'	87°54'40"	38.36'	N 51°18'55" E 34.70'
C2	2060.00'	9°19'44"	335.41'	S 89°23'37" E 335.04'
C3	1535.00'	6°49'39"	182.92'	N 13°27'47" E 182.81'
C4	1235.00'	13°36'06"	293.18'	N 03°14'54" E 292.49'
C5	399.00'	10°54'43"	75.99'	N 01°54'13" E 75.88'



AMENDING PLAT  
WESTWOOD SUBDIVISION  
SECTION 6  
MAP NO. 2021071611 G.C.M.R.  
(SHOWN APPROXIMATE)

LEAGUE CITY  
PARKWAY  
G.C.C.F. NO. 8801083  
MAP NO. 2020035646

CALL 4.000 ACRES  
("TRACT 3")  
FROST REAL ESTATE LTD.  
G.C.C.F. NO. 2019028998

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

- LEGEND
- RES. INDICATES RESTRICTED RESERVE
  - 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.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 1

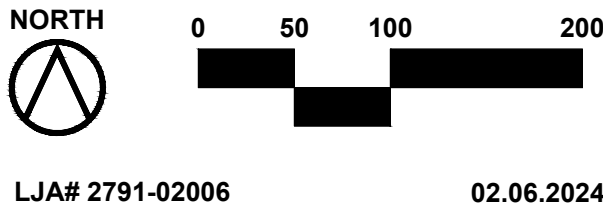
±10.79 ACRES  
25 LOTS (60' x 120' TYP.) AND  
3 RESTRICTED RESERVES IN 1 BLOCKS

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:

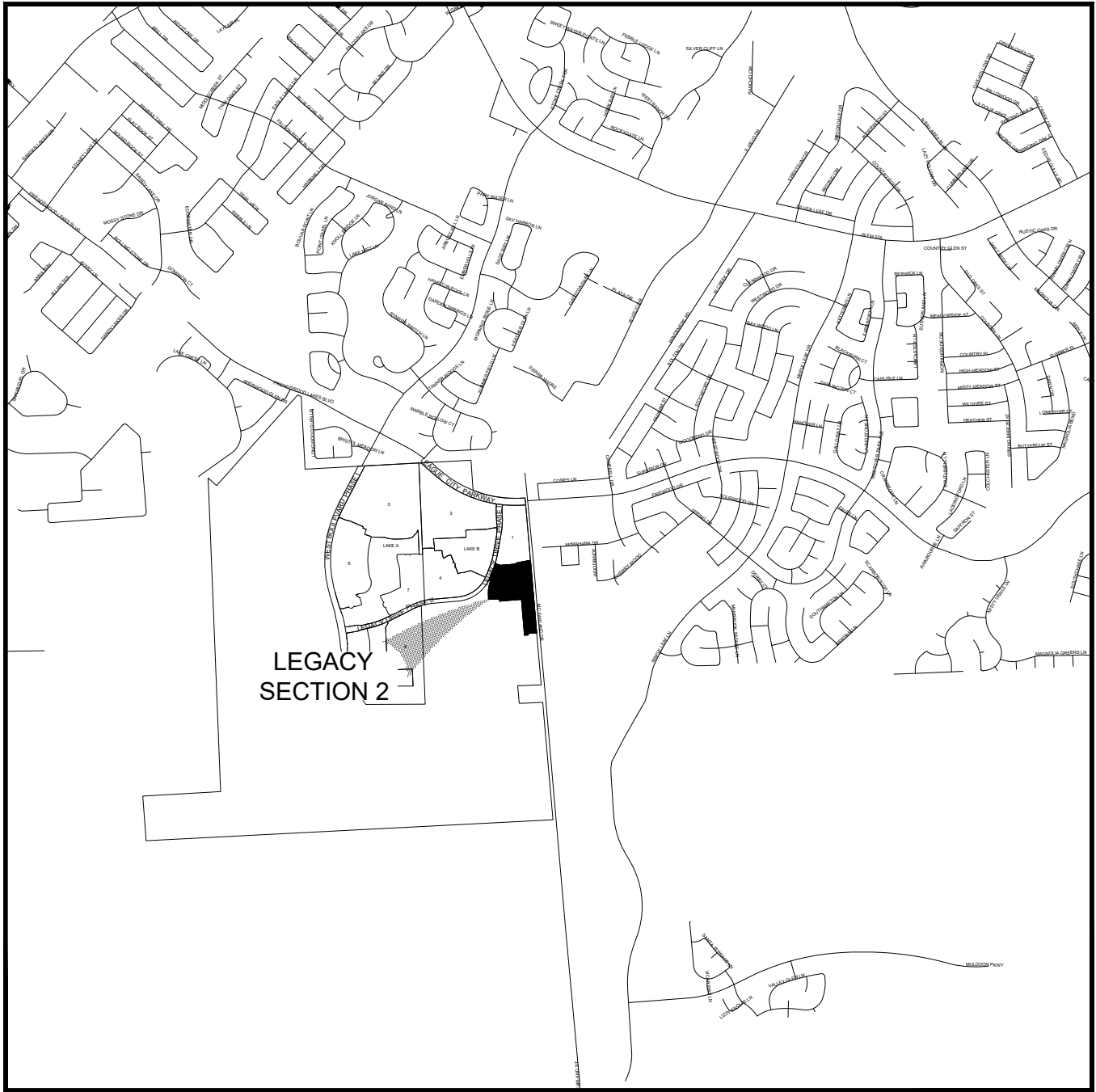
**LJA** Planning +  
Landscape  
Architecture  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200



LJA# 2791-02006

02.06.2024





Vicinity Map  
1 inch = 1/2 mile

LINE TABLE		
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 2°35'32" E	45.33'
L20	N 66°36'55" W	13.49'
L21	N 2°32'05" E	101.23'

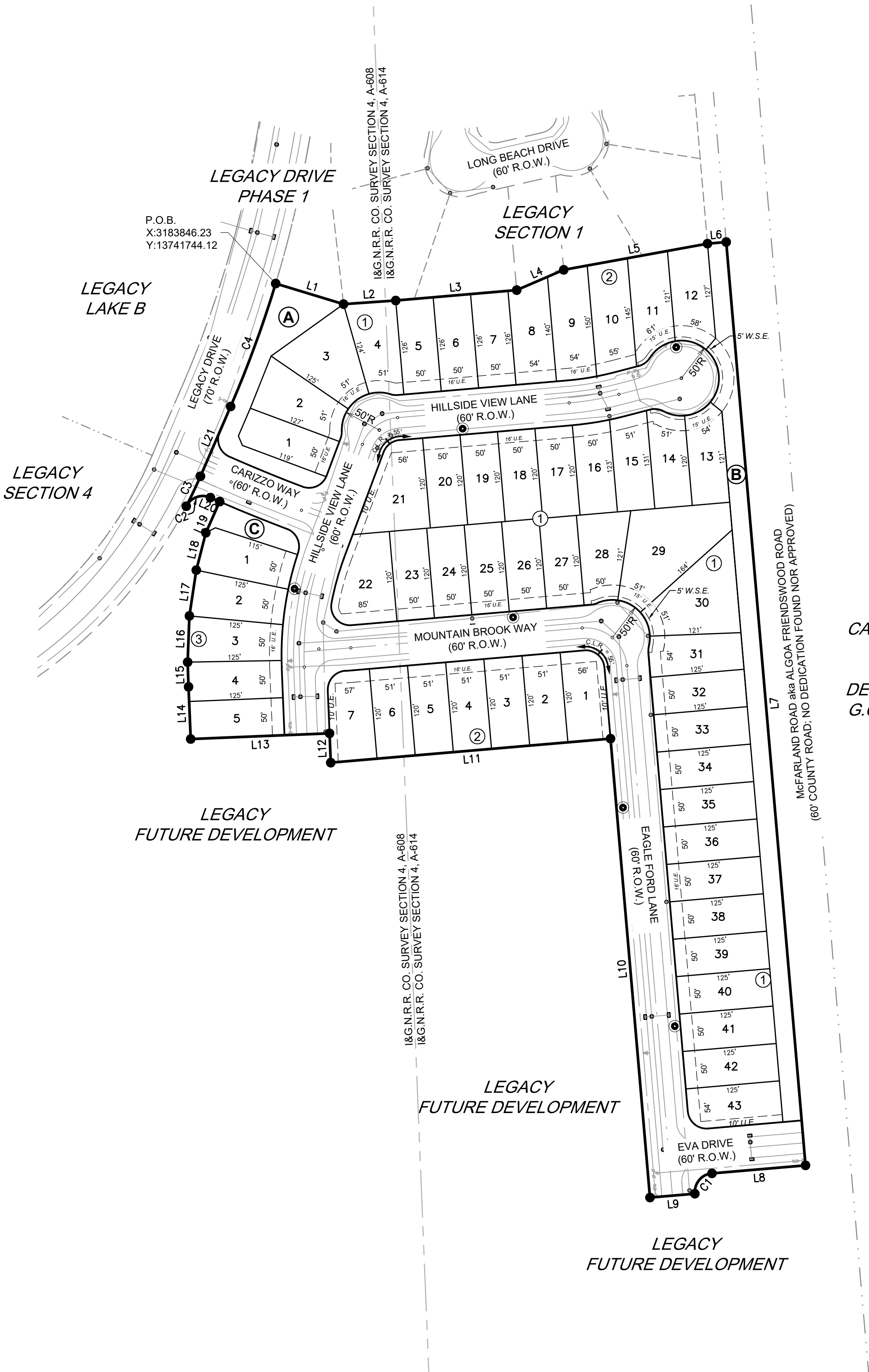
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 40°05'30" W	35.36'
C2	25.00'	86°01'06"	37.53'	S 70°22'32" W	34.11'
C3	635.00'	3°58'54"	44.13'	N 25°22'32" E	44.12'
C4	1535.00'	6°30'29"	174.36'	N 20°07'51" E	174.26'

RESERVE TABLE			
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.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	6,342	26	6,000	1	6,706	1	6,763
2	7,322	27	6,000	2	6,120	2	6,800
3	8,863	28	6,942	3	6,120	3	6,800
4	7,098	29	13,274	4	6,120	4	6,372
5	6,279	30	10,877	5	6,120	5	6,250
6	6,279	31	6,448	6	6,120		
7	6,279	32	6,250	7	6,979		
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

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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 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, 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 STIPULATES 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 55% 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

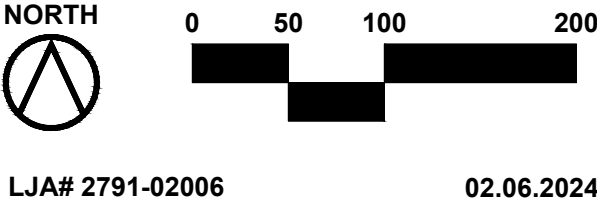
±12.9 ACRES  
55 LOTS (50' x 120' TYP.) AND  
3 RESTRICTED RESERVES IN 3 BLOCKS

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



LJA# 2791-02006

02.06.2024





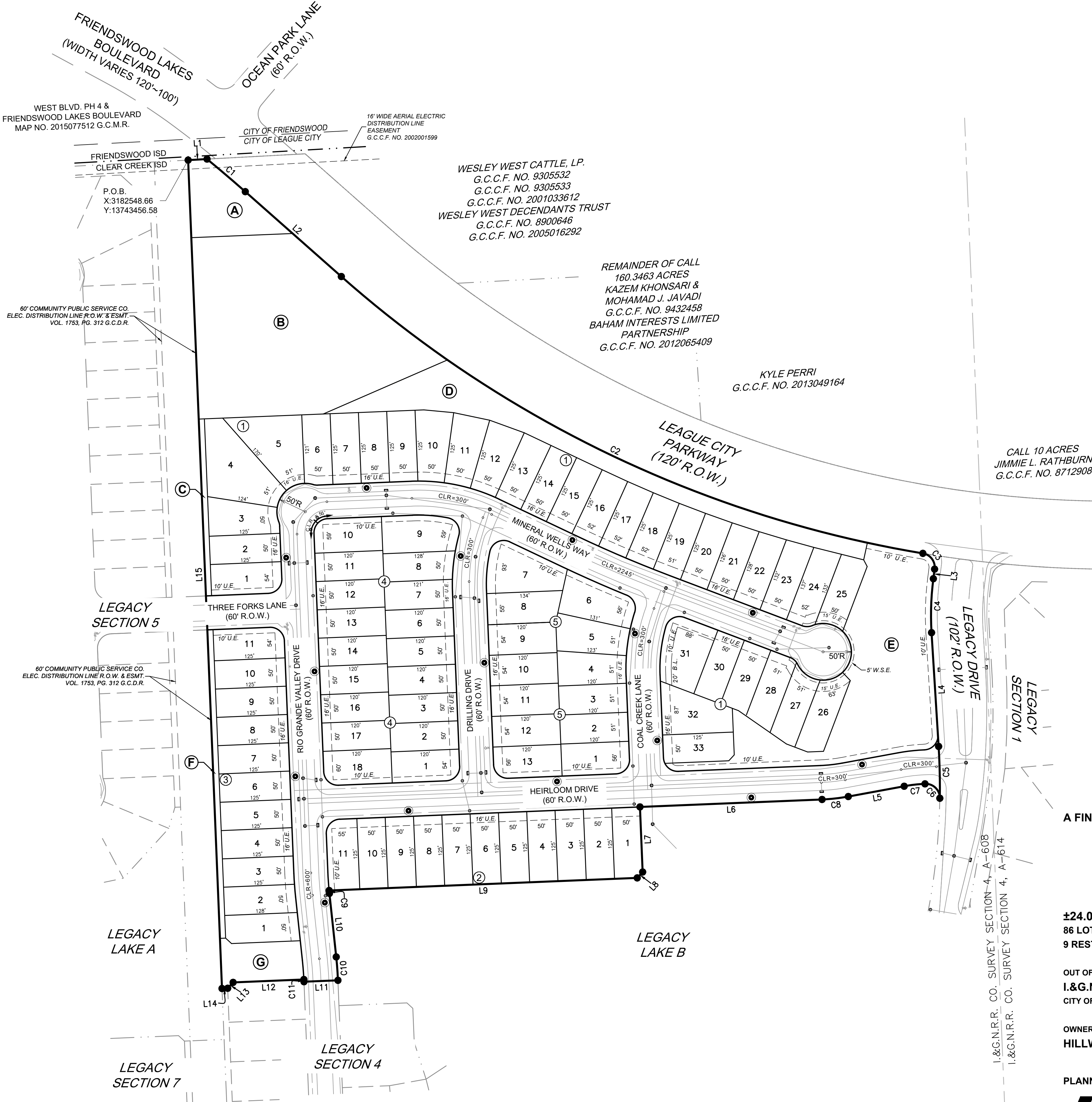
Vicinity Map  
1 inch = 1/2 mile

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	6,741	1	6,200	1	6,441	1	6,466	1	6,658
2	6,250	2	6,250	2	6,329	2	6,000	2	6,150
3	7,130	3	6,250	3	6,252	3	6,000	3	6,150
4	13,640	4	6,250	4	6,250	4	6,000	4	6,692
5	11,136	5	6,250	5	6,250	5	6,000	5	7,313
6	6,202	6	6,250	6	6,250	6	6,000	6	8,531
7	6,250	7	6,250	7	6,250	7	6,005	7	9,763
8	6,250	8	6,250	8	6,250	8	6,185	8	7,013
9	6,251	9	6,250	9	6,250	9	8,437	9	6,480
10	7,180	10	6,250	10	6,250	10	7,066	10	6,480
11	6,951	11	6,737	11	6,741	11	6,000	11	6,480
12	6,954					12	6,000	12	6,480
13	6,366					13	6,000	13	6,607
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	

DISCLAIMER AND LIMITED WARRANTY

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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 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, FEMA FIRM No.48167C02060, EFFECTIVE DATE AUGUST 15, 2019, FEMA ZONE X, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100/500 YEAR FLOOD PLAN.
- 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 65% 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-3021-159 BRASS DISC SET FLUSH ON CONCRETE INLET AT THE SOUTHEAST INTERSECTION OF HALDHEAD LANE AND CRANBROOK LANE IN LEAGUE CITY, TEXAS. THE ELEVATION IS 25.62 FEET (NAVDS8 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 (NAVDS8 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 UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERMETER EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERMETER EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERMETER 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 (U.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 UNOBSTRUCTED 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 (U.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 06°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	95.27'
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

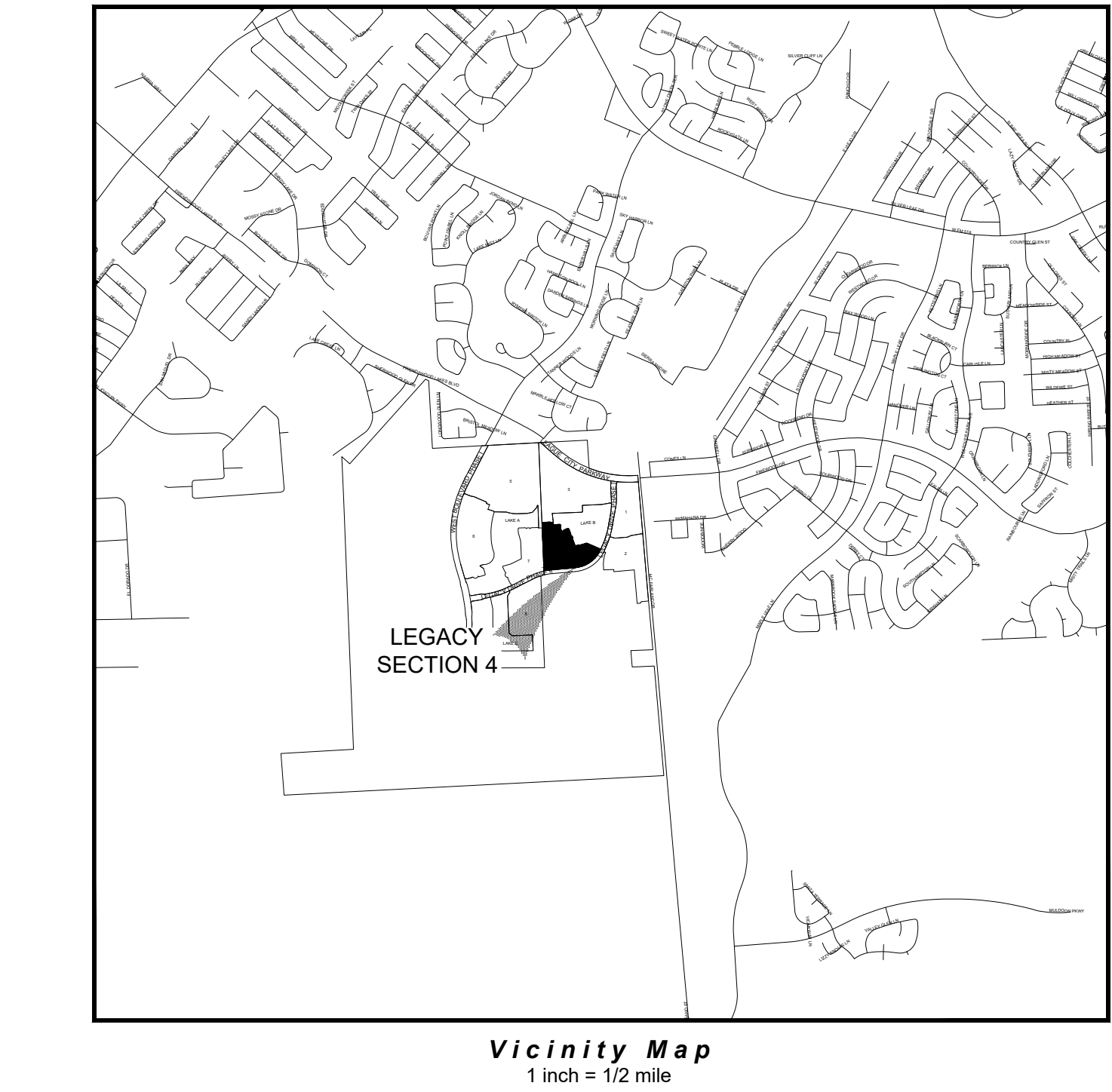
OWNER:  
HILLWOOD RESIDENTIAL, LP

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





LINE TABLE		
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'

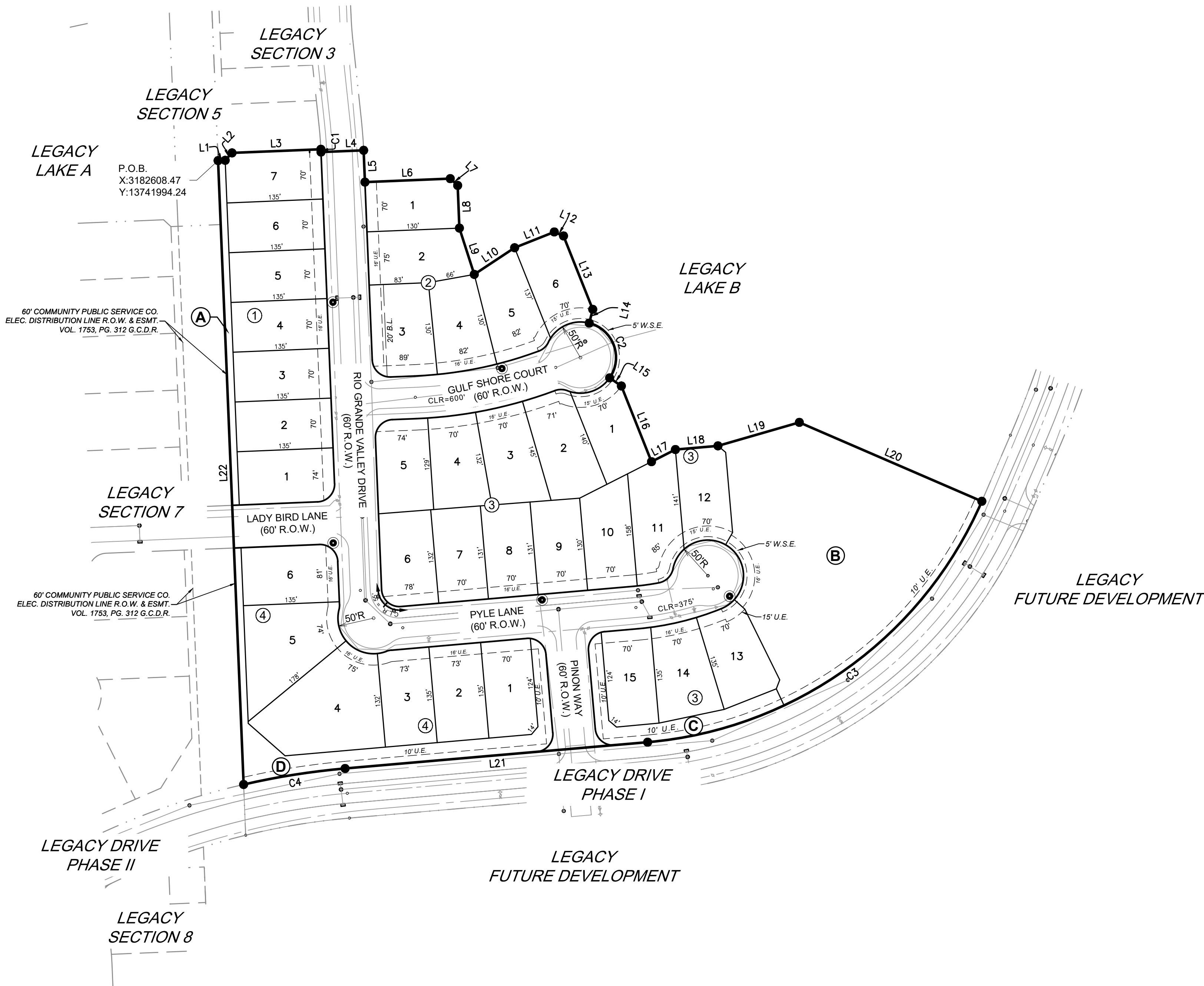
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	570.00'	0°23'40"	3.92'	S 02°32'21" E	3.92'
C2	50.00'	110°22'28"	96.32'	S 20°28'44" E	82.10'
C3	565.00'	61°38'55"	607.92'	S 54°12'33" W	579.02'
C4	1035.00'	8°00'01"	144.52'	S 81°01'54" W	144.40'

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	9,991	1	9,050	1	9,007	1	9,399
2	9,450	2	10,200	2	11,149	2	9,855
3	9,450	3	11,193	3	10,368	3	9,823
4	9,450	4	9,821	4	9,713	4	19,789
5	9,450	5	10,347	5	9,772	5	15,103
6	9,450	6	9,079	6	9,973	6	10,869
7	9,400			7	9,209		
				8	9,165		
				9	9,122		
				10	10,087		
				11	11,252		
				12	9,281		
				13	10,326		
				14	10,632		
				15	9,392		

RESTRICTED RESERVE TABLE			
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	18,138	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	2.746	119,609	

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 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 15, 2019, FEMA ZONE X, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100/500 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 25.42 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 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 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 43-84 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. PLATWORK, LANDSCAPING AND FENCING ONLY ARE PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID PLATWORK, 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

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

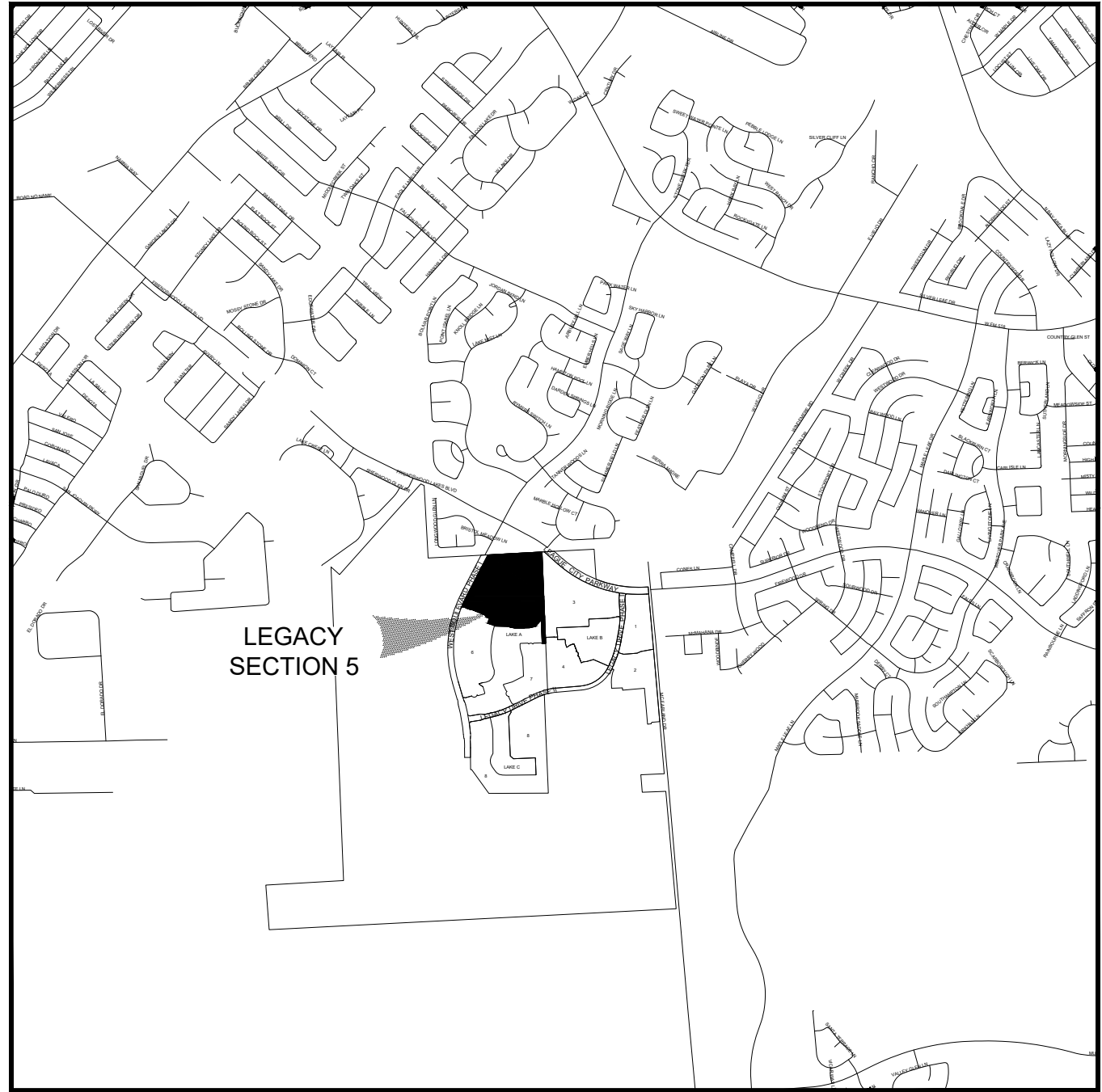
OWNER:  
HILLWOOD RESIDENTIAL, LP

PLANNER:

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

NORTH  
0 50 100 200  
LJA# 2791-02006 02.06.2024





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		

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	

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 ORDINANCES 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 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 100500 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 THE CONSTRUCTION STANDARDS OF THE 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 25.32 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 COMES 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 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 WIDE UPWARD FROM A PLANE 30 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 OF 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" W	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 68°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'	12°51'29"	67.32'	N 73°03'40" W	67.18'
C5	300.00'	12°51'32"	67.33'	N 73°01'18" 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

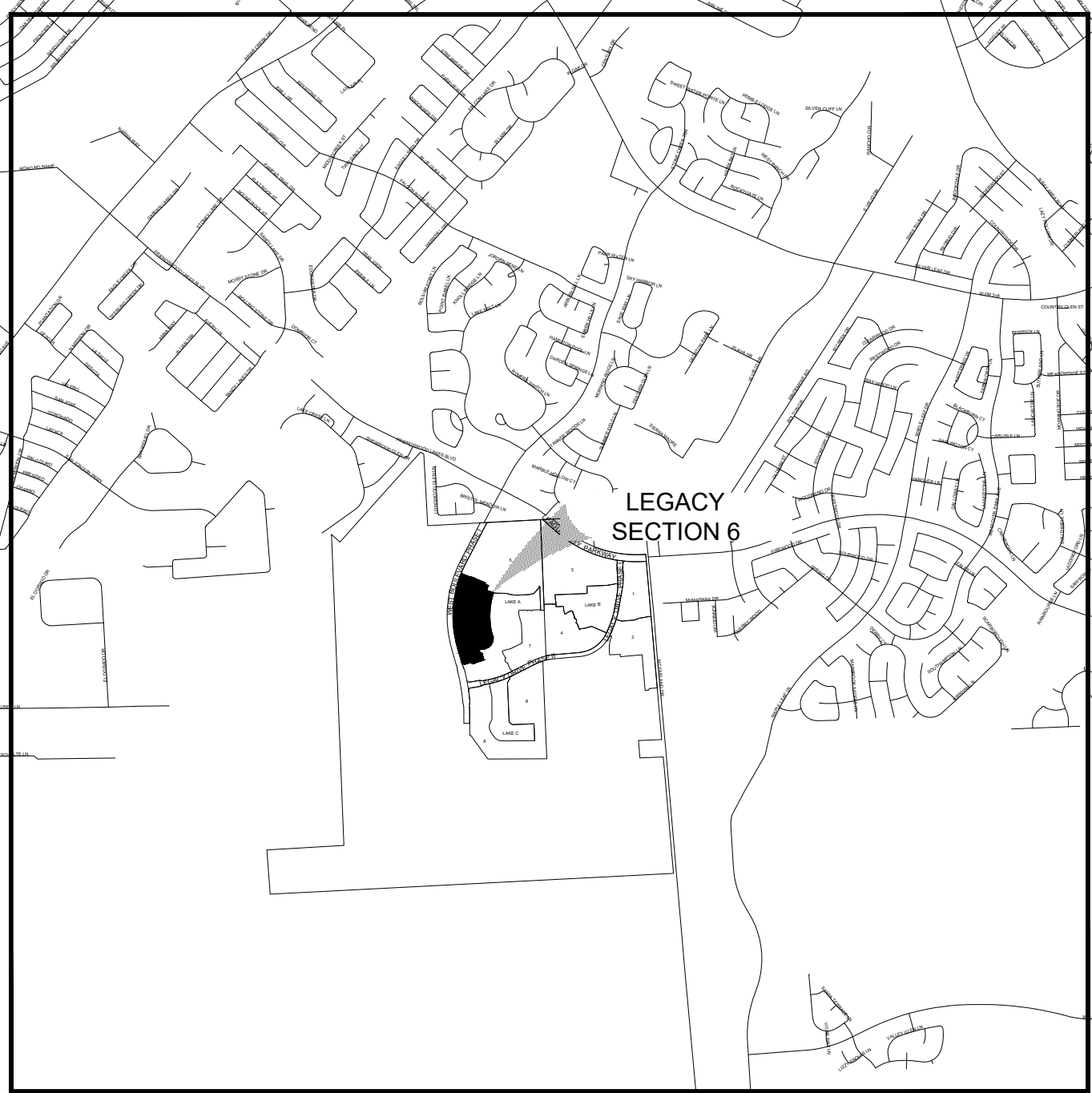


0 50 100 200

LJA# 2791-02006

02.06.2024





Vicinity Map  
1 inch = 1/2 mile

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	7,892	1	7,873
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	7,723
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

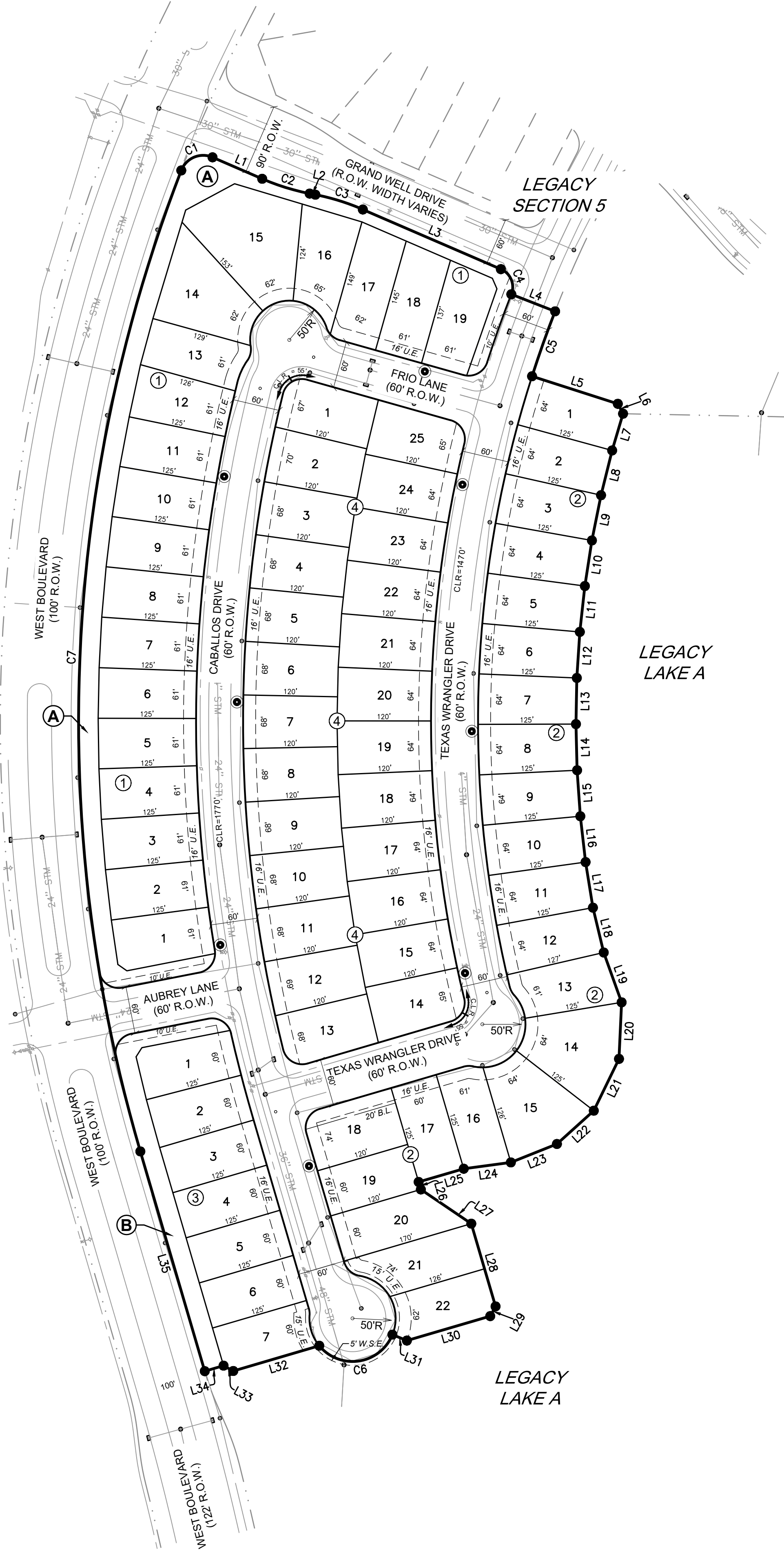
RESTRICTED RESERVE TABLE			
RESTRICTED RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.910	39,618	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
B	0.306	13,327	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	1.215	52,945	

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 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.

LEGACY  
FUTURE DEVELOPMENT

LEGACY  
FUTURE DEVELOPMENT



LEGACY  
LAKE A

LEGACY  
LAKE A

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 CURBS 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 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 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 (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 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 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 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'	12°08'52"	63.59'	S 72°42'17" E	63.47'
C3	300.00'	12°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'	3°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

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

NORTH  
0 50 100 200  
LJA# 2791-02006 02.06.2024









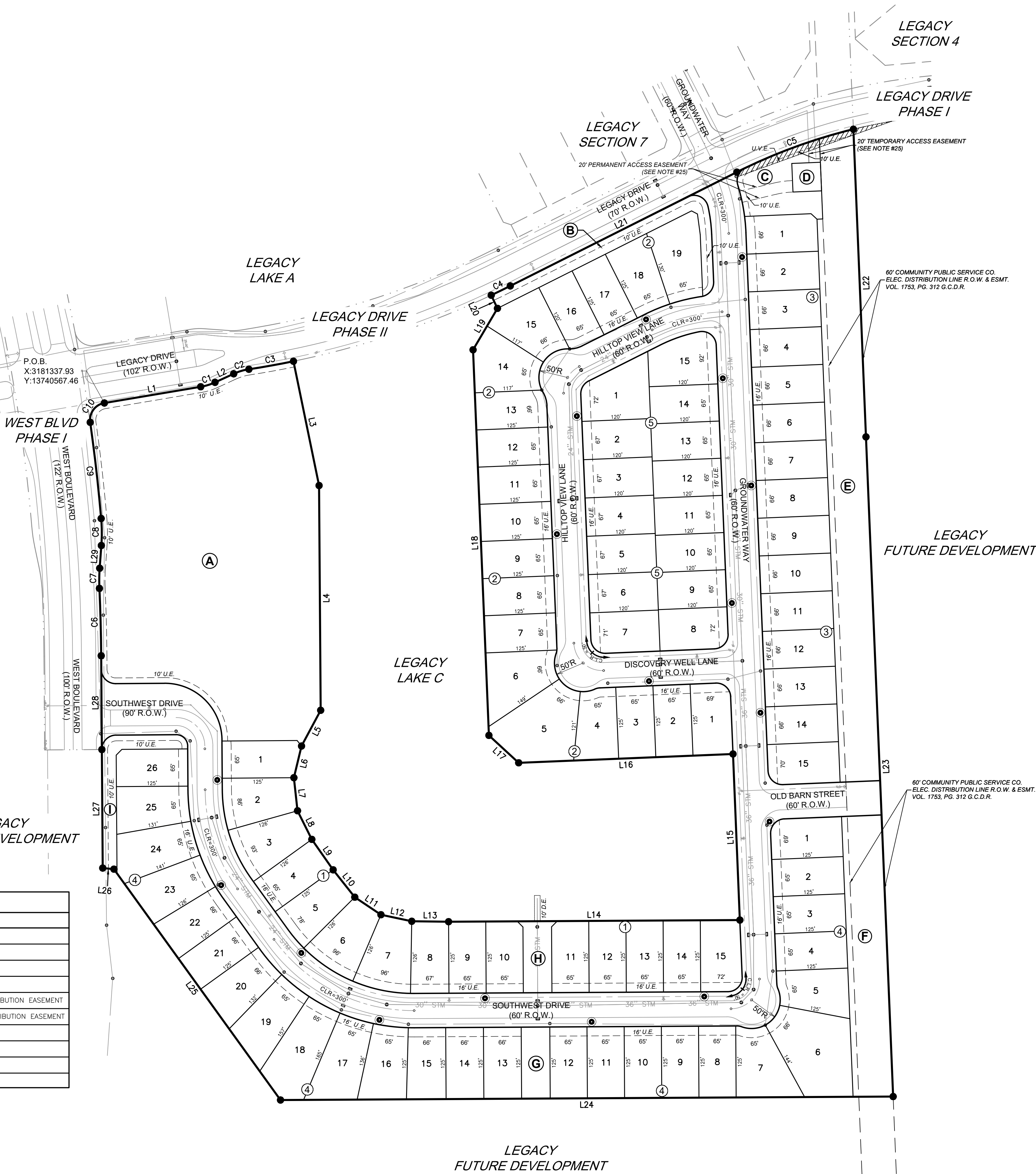
Vicinity Map  
1 inch = 1/2 mile

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	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

RESTRICTED RESERVE TABLE				
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

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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 152.5, 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.48167C02065, DATED AUGUST 15, 2019, FEMA ZONE X, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100500 YEAR FLOOD PLAN.
- 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.
- 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 LG-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 (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 28.15 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 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 43-84 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
- THERE IS HEREBY DEDICATED AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET UPWARD FROM A PLANE 30 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 FENCED 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 TABLE		
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 06°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	S 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 TABLE					
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

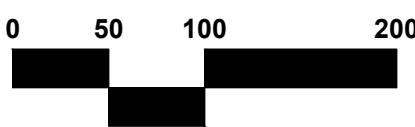
OUT OF THE  
I&G.N.R.R. CO. SURVEY SECTION 4, A-608  
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:  
HILLWOOD RESIDENTIAL, LP

PLANNER:

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

NORTH



LJA# 2791-02006

02.06.2024