

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819--PLAT--LEGACY GROVE S1--59962--P131063.DWG - SHENDERSON - 08/20/25

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE HOMES TEXAS, INC. a Texas corporation, hereinafter referred to as the owner of the property subdivided in the above and foregoing map of LEGACY GROVE SEC 1, do hereby make subdivision of said property for and on behalf of said TRI POINTE HOMES TEXAS, INC. a Texas corporation, according to the lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as LEGACY GROVE SEC 1, in the BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, and on behalf of said TRI POINTE HOMES TEXAS, INC. a Texas corporation, dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that WE, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE 108 HOMES OF TEXAS, INC. a Texas corporation, owners of the property subdivided in the above and foregoing map of LEGACY GROVE SEC 1 have complied with or will comply with all regulations heretofore adopted by the City of Montgomery, Montgomery County, Texas.

FURTHER, WE, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE HOMES OF TEXAS, INC. a Texas corporation, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of all gullies, ravines, draws, sloughs, regulatory floodway, or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

IN TESTIMONY WHEREOF, WE, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE 108 HOMES OF TEXAS, INC. a Texas corporation, thereunto authorized, and its common seal

hereunto affixed this the ____ of _____, 20____.

By: TRI POINTE HOMES TEXAS, INC. a Texas corporation

By: _____
Joe Mandola
President

By: _____
Collins Pier
Vice President

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Joe Mandola, President, and Collins Pier, Vice President, of TRI POINTE HOMES OF TEXAS, INC. a Texas corporation, known me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, LUCAS G. DAVIS, a Registered Professional Land Surveyor, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the Planning and Zoning Commission of the City of Montgomery, Texas, has approved this plat and subdivision of TRI POINTE 108 SEC 1 as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signature of the Planning and Zoning Chairperson of the City of Montgomery, Texas, this

the ____ day of _____, 20____, do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

William (Bill) Simpson
Planning and Zoning Chairperson

I THE UNDERSIGNED, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

Chris Roznovsky, P.E.
City Engineer - Montgomery

This is to certify that the City Council of the City of Montgomery, Texas, has approved this plat and subdivision of LEGACY GROVE SEC 1 as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signature of the Mayor of the City of Montgomery, Texas, this the ____ day of _____, 20____, do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

Sara Countryman
Mayor

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, do hereby certify that the within instrument with its certificate of authentication was filed for

registration in my office on _____, 20____, at o'clock, ____M.,

and duly recorded on _____, 20____, at o'clock, ____M., in

Cabinet _____, Sheet _____, of record of _____ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

L. Brandonn Steinmann, County Clerk
Montgomery County, Texas

By: _____
Deputy

GENERAL NOTES

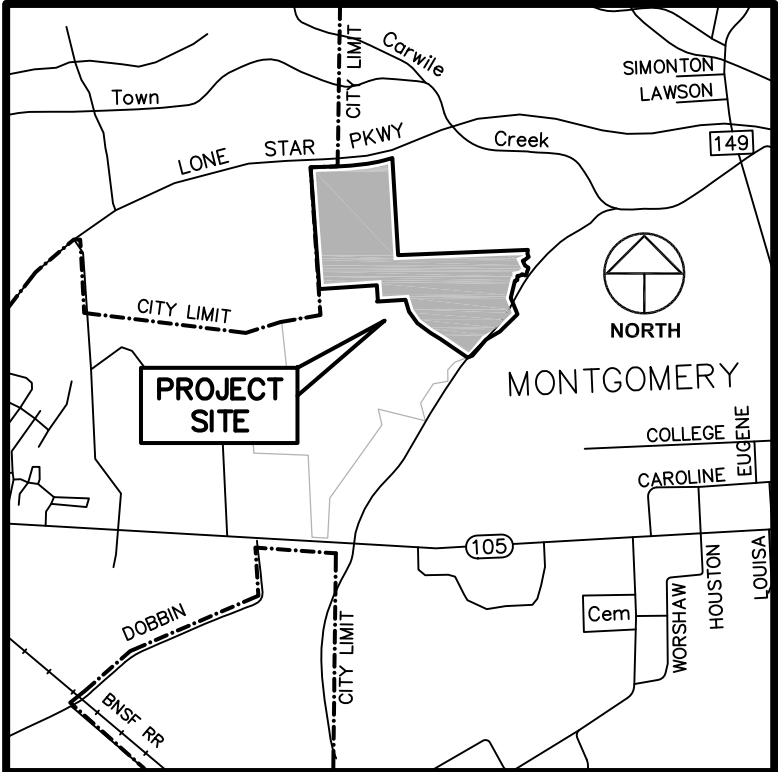
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999928436.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 48339C0200G REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", SHADED ZONE "X", ZONE "AE", AND ZONE "AE FLOODWAY", WITH A BFE OF 245' - 254'. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- ALL SIDE AND REAR BUILDING LINES ARE 10'.
- ONE-FOOT RESERVE TO BECOME AUTOMATICALLY DEDICATED FOR STREET PURPOSES WHEN ADJACENT PROPERTY IS RECORDED IN A PLAT.
- SUBJECT TO EASEMENT, RIGHT OF WAY AND/OR AGREEMENT RECORDED UNDER M.C.C.F. NO. 8536725. (BLANKET IN NATURE)
- SUBJECT TO EASEMENT, RIGHT OF WAY AND/OR AGREEMENT RECORDED UNDER M.C.C.F. NO. 9809863. (BLANKET IN NATURE)

CITY OF MONTGOMERY BM NO. 3 ELEV: 268.73'

CITY OF MONTGOMERY BENCHMARK NO. 3, BEING A BRASS DESK SET IN CONCRETE WITH A 6" X 5/8" IRON REBAR DROVE INTO IT, WITH A PUNCH HOLE IN THE CENTER OF DISK. FROM THE INTERSECTION OF HWY 105 AND HWY 149, TRAVEL WEST +/- 4700' TO THE PARKING LOT OF THE 'THE HERITAGE HOUSE RESTAURANT' WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105. FROM THE FLAG POLE IN FRONT OF RESTAURANT A DISTANCE OF +/- 30.5' IN THE WSW DIRECTION. FROM THE SOUTH END OF THE FURTHEST SOUTH RAILROAD TIE IN A SE DIRECTION A DISTANCE OF 3'. FROM THE SW CORNER OF THE COVERED CONCRETE AREA OF THE RESTAURANT +/- 43'. THIS MARK IS +/- 300' EAST OF THE WEST CITY LIMITS LINE.(PER MONTGOMERY BENCHMARK DATA SHEET, VERTICAL DATUM IS GEOID '09)

TEMPORARY BENCHMARK "A" ELEVATION - 282.12'

TEMPORARY BENCHMARK "A" IS A RAILROAD SPIKE IN A POWER POLE LOCATED ON THE NORTH SIDE OF LONE STAR PARKWAY, APPROXIMATELY 1.2 MILES NORTH OF THE INTERSECTION OF LONE STAR PARKWAY AND STATE HIGHWAY NO. 105, APPROXIMATELY 16 FEET WEST OF A GRAVEL DRIVE, AND APPROXIMATELY 113 FEET NORTH OF THE EDGE OF PAVING OF LONE STAR PARKWAY.



CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

BLOCK 1 LOT AREAS

LOT	SQ. FT.	ACRES
1	17,100	0.3926
2	17,100	0.3926
3	17,100	0.3926
4	17,100	0.3926
5	16,458	0.3778
6	21,695	0.4980
7	21,860	0.5018
8	16,959	0.3893
9	17,180	0.3944
10	17,037	0.3911
11	16,894	0.3878
12	19,057	0.4375
13	19,409	0.4456
14	16,981	0.3898
15	17,147	0.3936
16	17,313	0.3975
17	16,873	0.3874
18	21,733	0.4989
19	19,996	0.4590
20	15,983	0.3669
21	16,625	0.3817
22	16,625	0.3817
23	16,625	0.3817
24	19,101	0.4385
25	18,874	0.4333
26	16,625	0.3817
27	16,625	0.3817
28	16,625	0.3817
29	15,926	0.3656
30	19,936	0.4577
31	19,285	0.4427
32	15,835	0.3635
33	16,625	0.3817
34	16,625	0.3817
35	16,625	0.3817
36	19,101	0.4385

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
L3	S 52°46'43" W	49.55'
L4	S 66°05'51" W	24.40'
L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°38'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°01'16" W	27.54'
L10	S 14°03'47" W	33.05'
L11	S 39°56'21" W	18.11'
L12	N 67°05'23" W	36.50'
L13	S 48°51'33" W	20.17'
L14	S 80°54'16" W	34.72'
L15	S 00°50'41" E	43.56'
L16	S 75°49'01" W	25.57'
L17	S 69°22'48" W	54.08'
L18	N 86°10'18" E	21.76'
L19	S 06°49'42" W	3.01'
L20	N 71°47'17" W	44.16'
L21	N 51°43'42" W	53.64'
L22	S 51°43'42" E	43.82'
L23	N 51°43'42" W	82.06'
L24	N 85°53'10" E	39.95'
L25	N 85°53'10" E	40.02'
L26	N 85°53'10" E	40.02'
L27	S 80°54'06" E	48.84'
L28	N 50°51'15" E	30.00'

BLOCK 2 LOT AREAS

LOT	SQ. FT.	ACRES
1	15,982	0.3669
2	16,199	0.3719
3	16,199	0.3719
4	16,199	0.3719
5	16,199	0.3719
6	16,199	0.3719
7	16,199	0.3719
8	16,199	0.3719
9	16,199	0.3719
10	16,199	0.3719
11	19,446	0.4464
12	27,723	0.6364
13	25,452	0.5843
14	23,662	0.5432
15	23,134	0.5311
16	23,698	0.5440
17	24,943	0.5726
18	29,351	0.6738
19	23,700	0.5441
20	22,718	0.5215
21	26,204	0.6016
22	28,604	0.6567
23	28,280	0.6492
24	26,138	0.6000
25	29,094	0.6679
26	31,404	0.7209
27	21,541	0.4945
28	22,747	0.5222
29	26,632	0.6114

ABBREVIATIONS

FND - FOUND
M.C.C.F. - MONTGOMERY COUNTY CLERK FILE
M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
E.E. - ELECTRIC EASEMENT

FINAL PLAT OF LEGACY GROVE SEC 1

A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

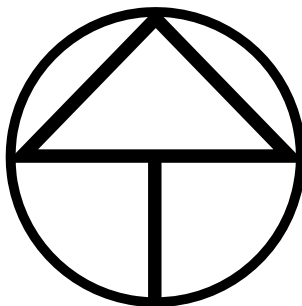
AUGUST 2025

Owner
TRI POINTE HOMES TEXAS, INC.

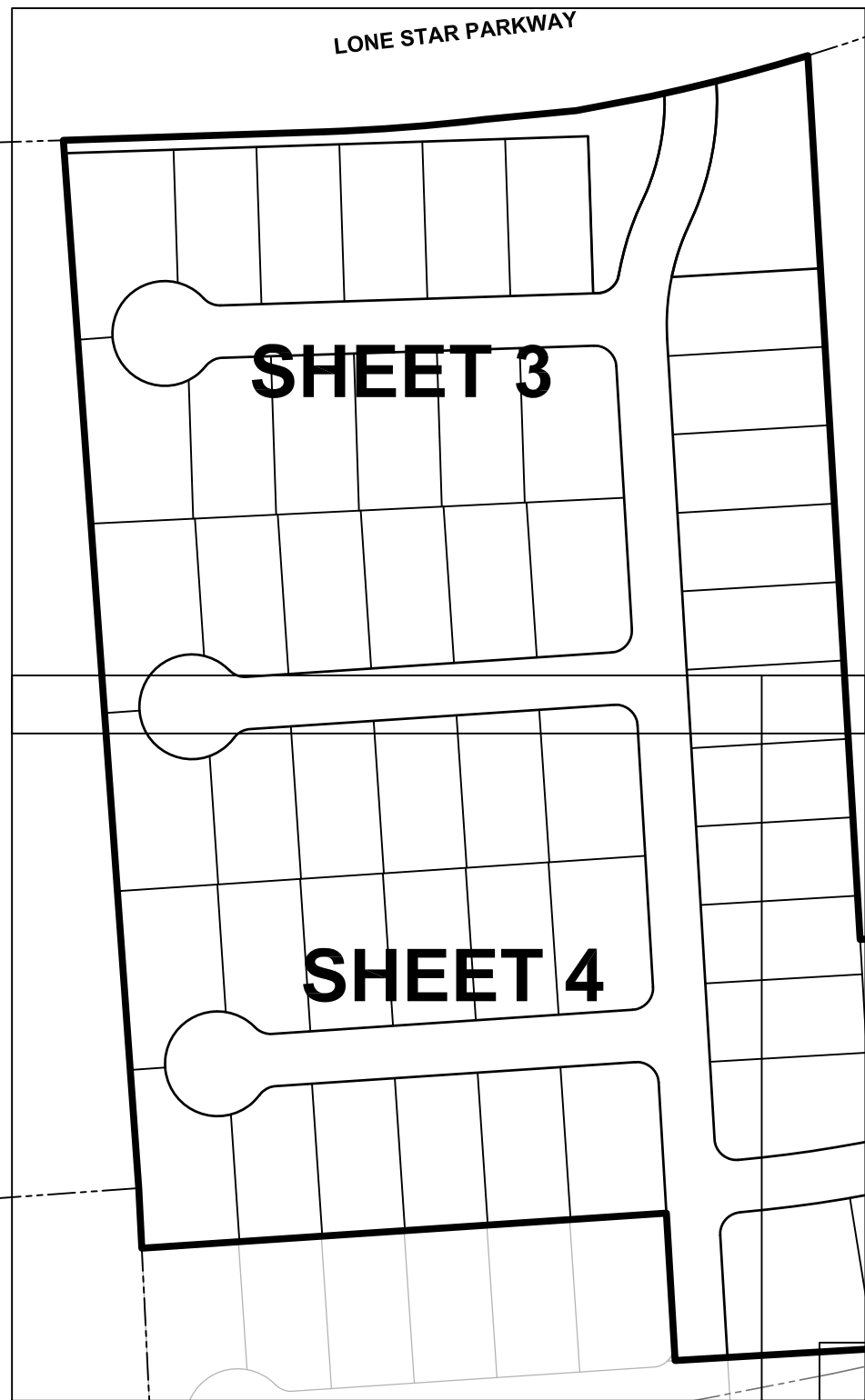
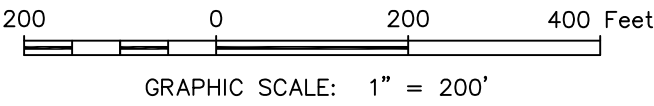
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor

WINDROSE
LAND SURVEYING & PLATING
FIRM REGISTRATION NO. 10108800
713.485.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



NORTH



SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 8

SHEET 7

SECTION 2

FINAL PLAT OF
LEGACY GROVE SEC 1

A SUBDIVISION OF
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MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

AUGUST 2025

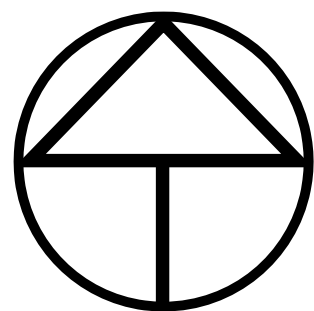
Owner
TRI POINTE HOMES TEXAS, INC.

a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

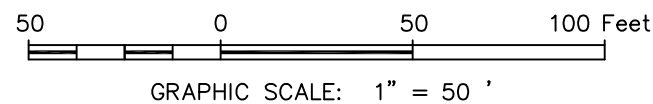
Surveyor



713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



NORTH



GRAPHIC SCALE: 1" = 50'

ACREAGE

RESIDUE OF
CALLED 92.23 AC.
MARTIN CLAY SIMMONS
M.C.C.F. NO. 2005-080735

FINAL PLAT OF
LEGACY GROVE SEC 1

A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS
AUGUST 2025

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Houston, TX 77084

Surveyor

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5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

LONE STAR PARKWAY
WIDTH VARIES - PUBLIC R.O.W.
M.C.C.F. NOS. 200142417, 2006024865, 2006077576

FND CAPPED 1/2" IR

FND CAPPED 5/8" IR
"CARTER BURGESS"

FND 5/8" IR

FND CAPPED 5/8" IR
"CARTER BURGESS"

FND CAPPED 5/8" IR
"CARTER BURGESS"

**UNRESTRICTED
RESERVE "A"**
0.5501 AC.
23,961 SQ. FT.

**UNRESTRICTED
RESERVE "B"**
0.6879 AC.
29,966 SQ. FT.

N 88°08'18" E 297.32'

N 88°08'18" E 600.02'

N 84°29'43" E 104.66' N 79°13'20" E 87.21'

C2 108.82'

FND CAPPED 5/8" IR

APPROXIMATE CITY LIMIT LINE

HERITAGE GROVE CT
(60' ROW, 28' PVMT.)

LEGACY GROVE DRIVE
(60' ROW, 28' PVMT.)

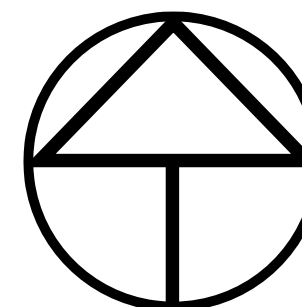
ESTATE GROVE CT
(60' ROW, 28' PVMT.)

RESIDUE OF AC.
CALLED 135.63 AC.
CARWILE FAMILY PARTNERS, L.P.
M.C.C.F. NO. 2004-05857

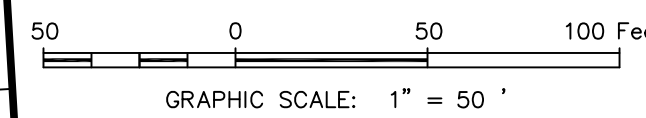
ACREAGE

S 03°23'09" E 1,014.22'

N 04°06'50" W 1,203.47'



NORTH

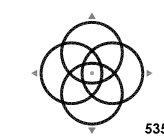


FINAL PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS
AUGUST 2025

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a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor
WINDROSE
LAND SURVEYING & PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W. SAM HOUSTON PKWY N. SUITE 150 HOUSTON TX 77041



RESIDUE OF
CALLED 94.899 AC.
NORMAN R. STEWART, JR., AND WIFE,
JENNIFER H. STEWART
M.C.C.F. NO. 9357628

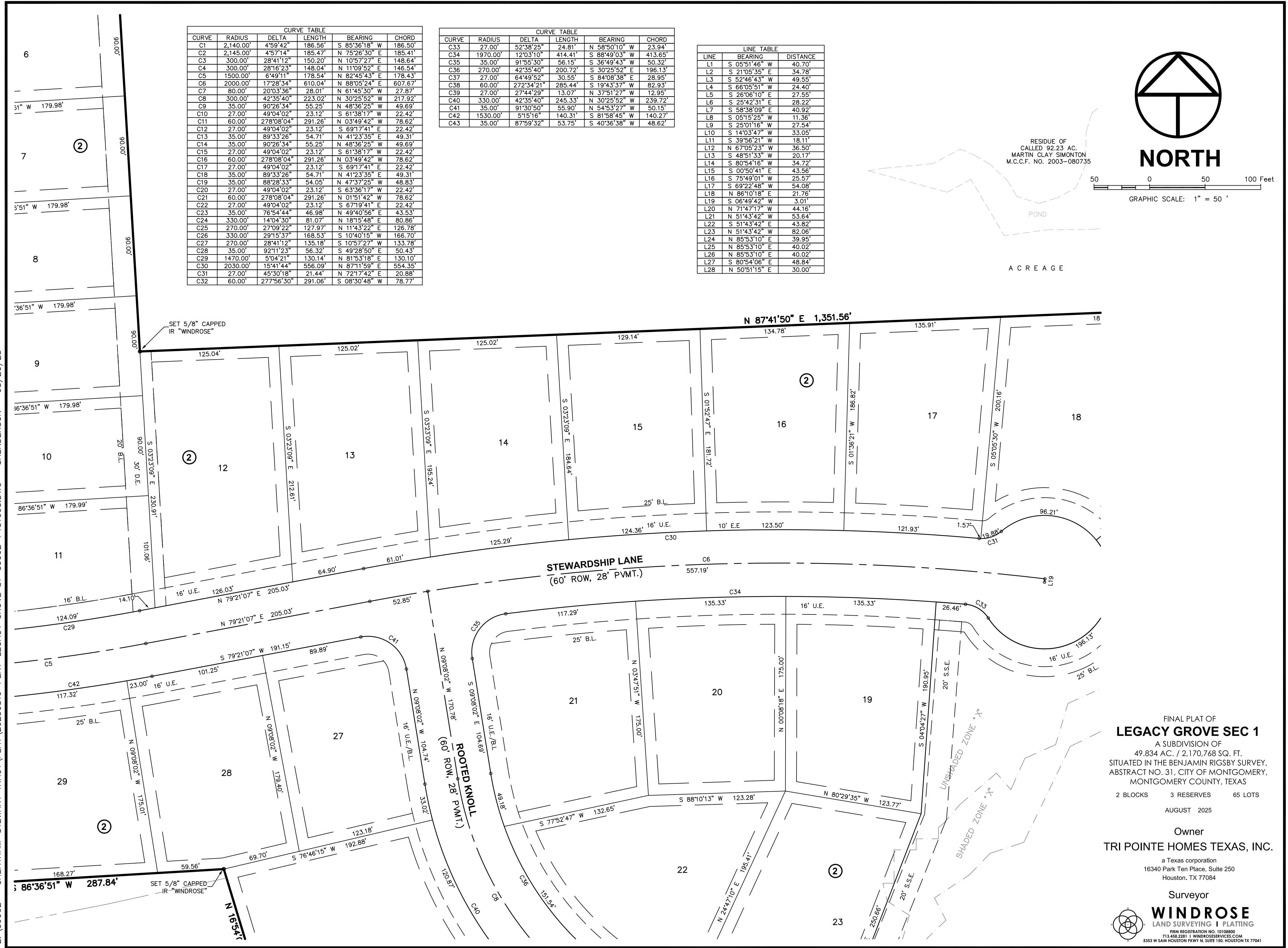
RESIDUE OF
CALLED 19.000 AC.
CARWILE FAMILY PARTNERS, L.P.
H & S MANAGEMENT, LLC
M.C.C.F. NO. 2004-135858

RESIDUE OF
CALLED 135.63 AC.
CARWILE FAMILY PARTNERS, L.P.
M.C.C.F. NO. 2004-135857

ACREAGE

ACREAGE

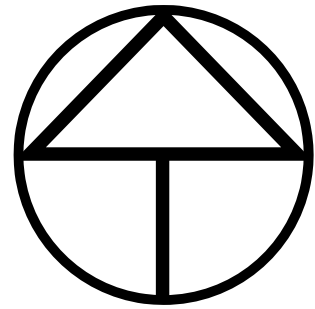
Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/20/25



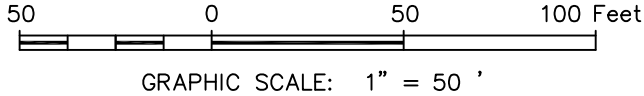
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,140.00'	4°59'42"	186.56'	S 85°36'18" W	186.50'
C2	2,145.00'	4°57'14"	185.47'	N 75°26'30" E	185.41'
C3	300.00'	28°41'12"	150.20'	N 10°57'27" E	148.64'
C4	300.00'	28°16'23"	148.04'	N 11°09'52" E	146.54'
C5	1500.00'	6°49'11"	178.54'	N 82°45'43" E	178.43'
C6	2000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'
C7	80.00'	20°03'36"	28.01'	N 61°45'30" W	27.87'
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'
C9	35.00'	90°26'34"	55.25'	N 48°36'25" W	49.69'
C10	27.00'	49°04'02"	23.12'	S 61°38'17" W	22.42'
C11	60.00'	278°08'04"	291.26'	N 03°49'42" W	78.62'
C12	27.00'	49°04'02"	23.12'	S 69°17'41" E	22.42'
C13	35.00'	89°33'26"	54.71'	N 41°23'35" E	49.31'
C14	35.00'	90°26'34"	55.25'	N 48°36'25" W	49.69'
C15	27.00'	49°04'02"	23.12'	S 61°38'17" W	22.42'
C16	60.00'	278°08'04"	291.26'	N 03°49'42" W	78.62'
C17	27.00'	49°04'02"	23.12'	S 69°17'41" E	22.42'
C18	35.00'	89°33'26"	54.71'	N 41°23'35" E	49.31'
C19	35.00'	88°28'33"	54.05'	N 47°37'25" W	48.83'
C20	27.00'	49°04'02"	23.12'	S 63°36'17" W	22.42'
C21	60.00'	278°08'04"	291.26'	N 01°51'42" W	78.62'
C22	27.00'	49°04'02"	23.12'	S 67°19'41" E	22.42'
C23	35.00'	76°54'44"	46.98'	N 49°40'56" E	43.53'
C24	330.00'	14°04'30"	81.07'	N 18°15'48" E	80.86'
C25	270.00'	27°09'22"	127.97'	N 11°43'22" E	126.78'
C26	330.00'	29°15'37"	168.53'	S 10°40'15" W	166.70'
C27	270.00'	28°41'12"	135.18'	S 10°57'27" W	133.78'
C28	35.00'	92°11'23"	56.32'	S 49°28'50" E	50.43'
C29	1470.00'	5°04'21"	130.14'	N 81°53'18" E	130.10'
C30	2030.00'	15°41'44"	556.09'	N 87°11'59" E	554.35'
C31	27.00'	45°30'18"	21.44'	N 72°17'42" E	20.88'
C32	60.00'	277°56'30"	291.06'	S 08°30'48" W	78.77'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C33	27.00'	52°38'25"	24.81'	N 58°50'10" W	23.94'
C34	1970.00'	12°03'10"	414.41'	S 88°49'03" W	413.65'
C35	35.00'	91°55'30"	56.15'	S 36°49'43" W	50.32'
C36	270.00'	42°35'40"	200.72'	S 30°25'52" E	196.13'
C37	27.00'	64°49'52"	30.55'	S 84°08'38" E	28.95'
C38	60.00'	272°34'21"	285.44'	S 19°43'37" W	82.93'
C39	27.00'	27°44'29"	13.07'	N 37°51'27" W	12.95'
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'
C41	35.00'	91°30'50"	55.90'	N 54°53'27" W	50.15'
C42	1530.00'	5°15'16"	140.31'	S 81°58'45" W	140.27'
C43	35.00'	87°59'32"	53.75'	S 40°36'38" W	48.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
L3	S 52°46'43" W	49.55'
L4	S 66°05'51" W	24.40'
L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°58'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°03'16" W	27.54'
L10	S 14°03'47" W	33.05'
L11	S 39°56'21" W	18.11'
L12	N 67°05'23" W	36.50'
L13	S 48°51'33" W	20.17'
L14	S 80°54'16" W	34.72'
L15	S 00°50'41" E	43.56'
L16	S 75°49'01" W	25.57'
L17	S 69°22'48" W	54.08'
L18	N 86°10'18" E	21.76'
L19	S 06°49'42" W	3.01'
L20	N 71°47'17" W	44.16'
L21	N 51°43'42" W	53.64'
L22	S 51°43'42" E	43.82'
L23	N 51°43'42" W	82.06'
L24	N 85°53'10" E	39.95'
L25	N 85°53'10" E	40.02'
L26	N 85°53'10" E	40.02'
L27	S 80°54'06" E	48.84'
L28	N 50°51'15" E	30.00'

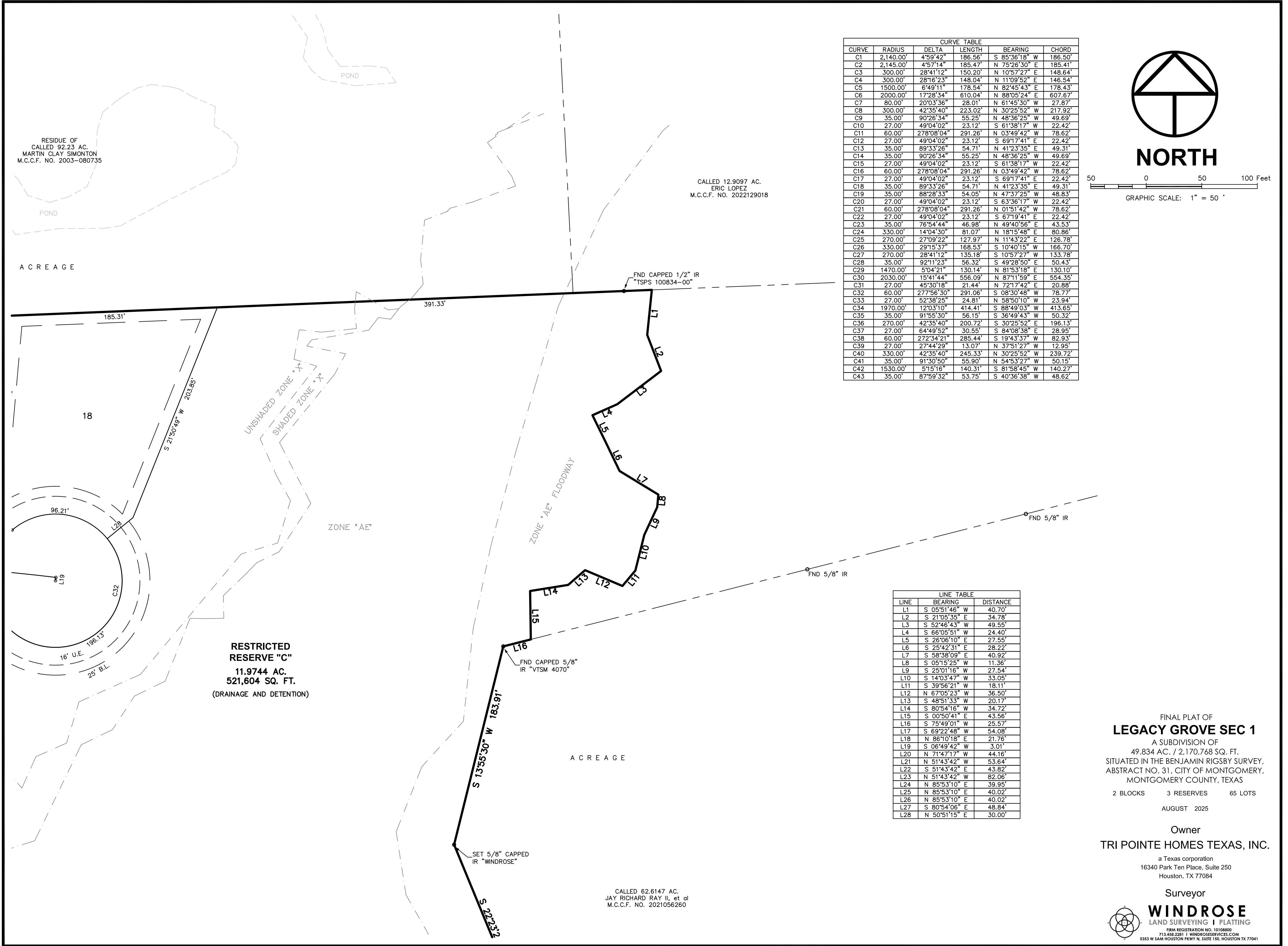


NORTH

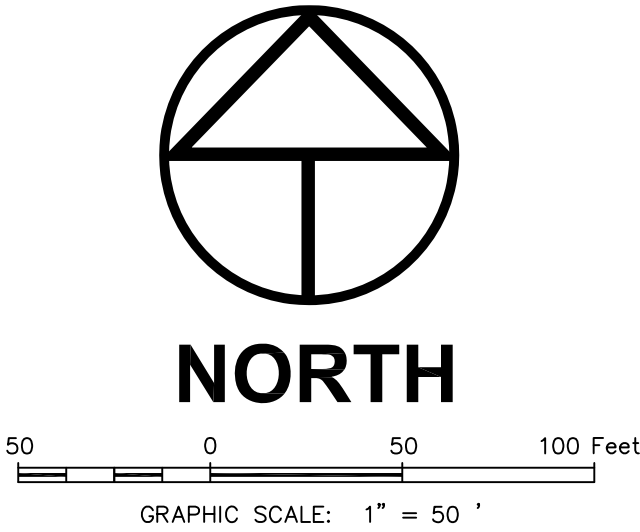
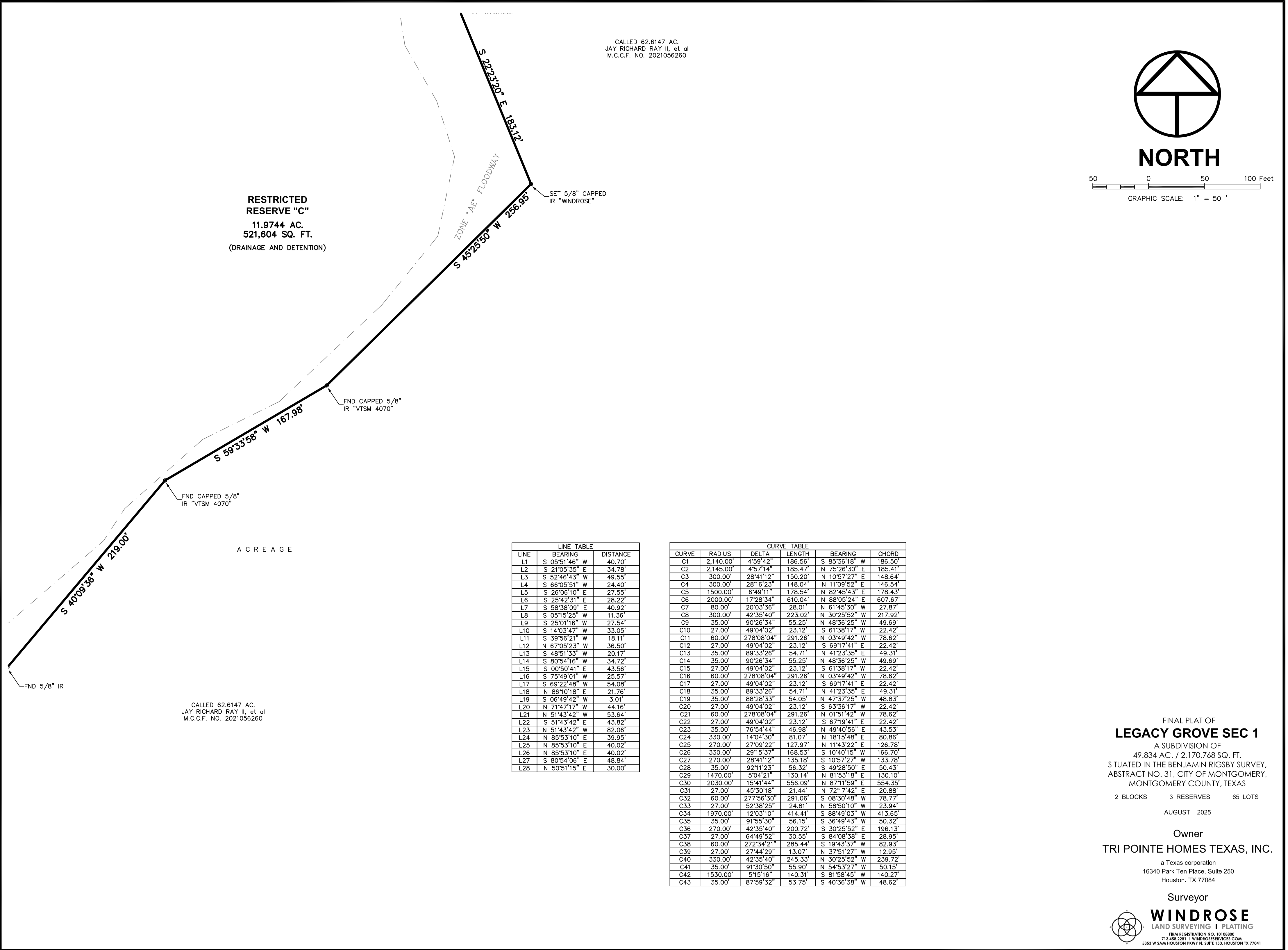


GRAPHIC SCALE: 1" = 50'

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/20/25



Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819-PLAT-LEGACY GROVE SI-59962-P131063.DWG - SHENDERSON - 08/20/25



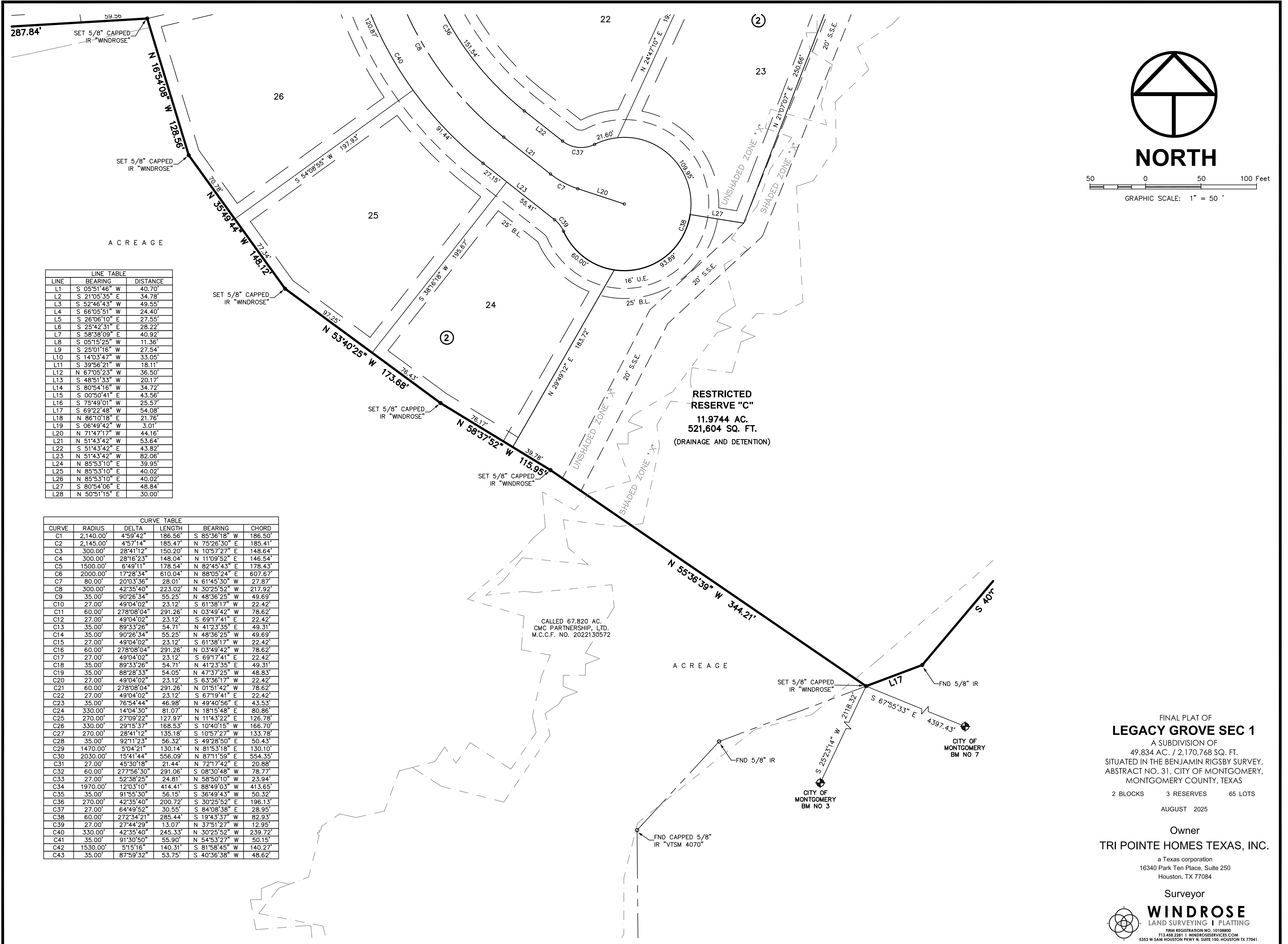
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
L3	S 52°46'43" W	49.55'
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L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°38'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°01'16" W	27.54'
L10	S 14°03'47" W	33.05'
L11	S 39°56'21" W	18.11'
L12	N 67°05'23" W	36.50'
L13	S 48°51'33" W	20.17'
L14	S 80°54'16" W	34.72'
L15	S 00°50'41" E	43.56'
L16	S 75°49'01" W	25.57'
L17	S 69°22'48" W	54.08'
L18	N 86°10'18" E	21.76'
L19	S 06°49'42" W	3.01'
L20	N 71°47'12" W	44.16'
L21	N 51°43'42" W	53.64'
L22	S 51°43'42" E	43.82'
L23	N 51°43'42" W	82.06'
L24	N 85°53'10" E	39.95'
L25	N 85°53'10" E	40.02'
L26	N 85°53'10" E	40.02'
L27	S 80°54'06" E	48.84'
L28	N 50°51'15" E	30.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,140.00'	4°59'42"	186.56'	S 85°36'18" W	186.50'
C2	2,145.00'	4°57'14"	185.47'	N 75°26'30" E	185.41'
C3	300.00'	28°41'12"	150.20'	N 10°57'27" E	148.64'
C4	300.00'	28°16'23"	148.04'	N 11°09'52" E	146.54'
C5	1500.00'	6°49'11"	178.54'	N 82°45'43" E	178.43'
C6	2000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'
C7	80.00'	20°03'36"	28.01'	N 61°45'30" W	27.87'
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'
C9	35.00'	90°26'34"	55.25'	N 48°36'25" W	49.69'
C10	27.00'	49°04'02"	23.12'	S 61°38'17" W	22.42'
C11	60.00'	278°08'04"	291.26'	N 03°49'42" W	78.62'
C12	27.00'	49°04'02"	23.12'	S 69°17'41" E	22.42'
C13	35.00'	89°33'26"	54.71'	N 41°23'35" E	49.31'
C14	35.00'	90°26'34"	55.25'	N 48°36'25" W	49.69'
C15	27.00'	49°04'02"	23.12'	S 61°38'17" W	22.42'
C16	60.00'	278°08'04"	291.26'	N 03°49'42" W	78.62'
C17	27.00'	49°04'02"	23.12'	S 69°17'41" E	22.42'
C18	35.00'	89°33'26"	54.71'	N 41°23'35" E	49.31'
C19	35.00'	88°28'33"	54.05'	N 47°37'25" W	48.83'
C20	27.00'	49°04'02"	23.12'	S 63°36'17" W	22.42'
C21	60.00'	278°08'04"	291.26'	N 01°51'42" W	78.62'
C22	27.00'	49°04'02"	23.12'	S 67°19'41" E	22.42'
C23	35.00'	76°54'44"	46.98'	N 49°40'56" E	43.53'
C24	330.00'	14°04'30"	81.07'	N 18°15'48" E	80.86'
C25	270.00'	27°09'22"	127.97'	N 11°43'22" E	126.78'
C26	330.00'	29°15'37"	168.53'	S 10°40'15" W	166.70'
C27	270.00'	28°41'12"	135.18'	S 10°57'27" W	133.78'
C28	35.00'	92°11'23"	56.32'	S 49°28'50" E	50.43'
C29	1470.00'	5°04'21"	130.14'	N 81°53'18" E	130.10'
C30	2030.00'	15°41'44"	556.09'	N 87°11'59" E	554.35'
C31	27.00'	45°30'18"	21.44'	N 72°17'42" E	20.88'
C32	60.00'	277°56'30"	291.06'	S 08°30'48" W	78.77'
C33	27.00'	52°38'25"	24.81'	N 58°50'10" W	23.94'
C34	1970.00'	12°03'10"	414.41'	S 88°49'03" W	413.65'
C35	35.00'	91°55'30"	56.15'	S 36°49'43" W	50.32'
C36	270.00'	42°35'40"	200.72'	S 30°25'52" E	196.13'
C37	27.00'	64°49'52"	30.55'	S 84°08'38" E	28.95'
C38	60.00'	272°34'21"	285.44'	S 19°43'37" W	82.93'
C39	27.00'	27°44'29"	13.07'	N 37°51'27" W	12.95'
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'
C41	35.00'	91°30'50"	55.90'	N 54°53'27" W	50.15'
C42	1530.00'	5°15'16"	140.31'	S 81°58'45" W	140.27'
C43	35.00'	87°59'32"	53.75'	S 40°36'38" W	48.62'

FINAL PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS
2 BLOCKS 3 RESERVES 65 LOTS
AUGUST 2025
Owner
TRI POINTE HOMES TEXAS, INC.

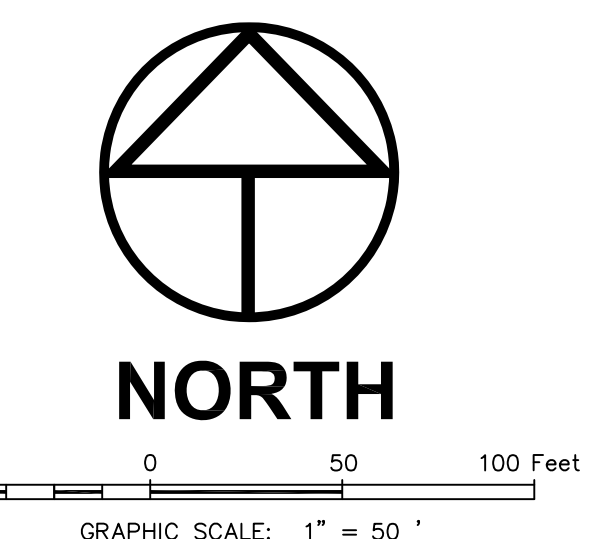
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084
Surveyor
WINDROSE
LAND SURVEYING & PLATTING
REGISTRATION NO. 10108800
713.468.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819-PLAT-LEGACY GROVE SEC 1-59962-P131063.DWG -- SHENDERSON -- 08/20/25



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
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L4	S 66°05'51" W	24.40'
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L26	N 85°53'10" E	40.02'
L27	S 80°54'06" E	48.84'
L28	N 50°51'15" E	30.00'

CURVE TABLE				
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C1	2,140.00'	4°59'42"	186.56'	S 85°36'18" W
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C5	1500.00'	6°49'11"	178.54'	N 82°45'43" E
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C7	80.00'	20°03'36"	28.01'	N 61°45'30" W
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W
C9	35.00'	90°26'34"	55.25'	N 48°36'25" W
C10	27.00'	49°04'02"	23.12'	S 61°38'17" W
C11	60.00'	278°08'04"	291.26'	N 03°49'42" W
C12	27.00'	49°04'02"	23.12'	S 69°17'41" E
C13	35.00'	89°33'26"	54.71'	N 41°23'35" E
C14	35.00'	90°26'34"	55.25'	N 48°36'25" W
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C19	35.00'	88°28'33"	54.05'	N 47°37'25" W
C20	27.00'	49°04'02"	23.12'	S 63°36'17" W
C21	60.00'	278°08'04"	291.26'	N 01°51'42" W
C22	27.00'	49°04'02"	23.12'	S 67°19'41" E
C23	35.00'	76°54'44"	46.98'	N 49°40'56" E
C24	330.00'	14°04'30"	81.07'	N 18°15'48" E
C25	270.00'	27°09'22"	127.97'	N 11°43'22" E
C26	330.00'	29°15'37"	168.53'	S 10°40'15" W
C27	270.00'	28°41'12"	135.18'	S 10°57'27" W
C28	35.00'	92°11'23"	56.32'	S 49°28'50" E
C29	1470.00'	5°04'21"	130.14'	N 81°53'18" E
C30	2030.00'	15°41'44"	556.09'	N 87°11'59" E
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FIRM REGISTRATION NO. 10108000
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041