

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250822-PLAT-LEGACY GROVE S1-59962-PI31063.DWG - SHENDERSON - 08/28/25

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

Print Name

My Commission Expires:

I, MATTHEW CARPENTER, 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.

MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

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

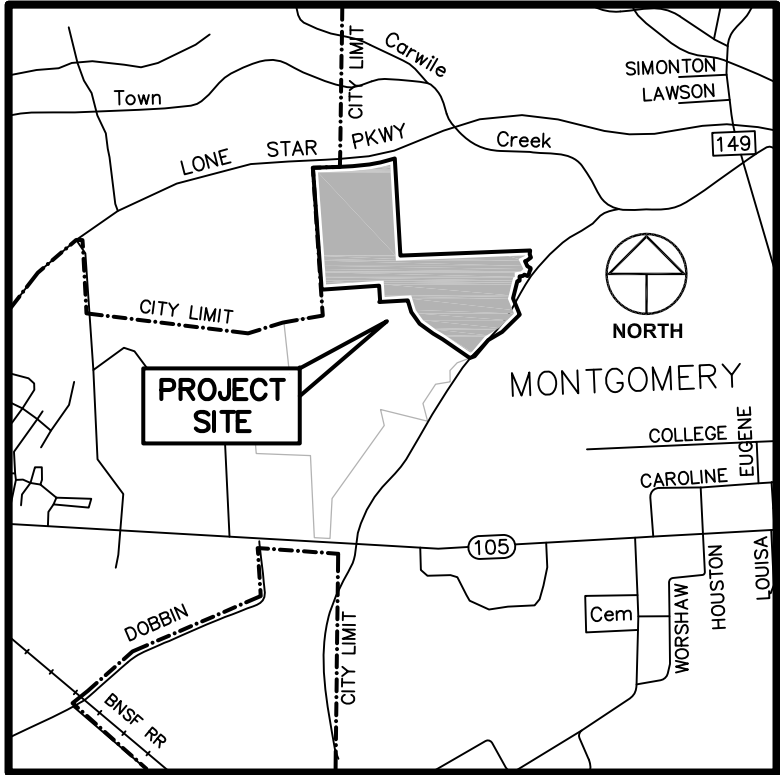
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999928436.
- ACCORDING TO THE FEDERAL EMERGENCY 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)

SUBDIVISION BENCHMARK ELEV: 282.30'

SUBDIVISION BENCHMARK IS A 3" BRASS DISK IN 6" CONCRETE COLUMN STAMPED "LEGACY GROVE SEC 1 ELEV 282.30" SET ON THE SOUTH SIDE OF LONE STAR PARKWAY APPROXIMATELY 4000' WEST OF HIGHWAY 149 (AS SHOWN)
ELEVATION = 282.30' (NAVD 1988/91 ADJUSTED/GEIOD99)



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

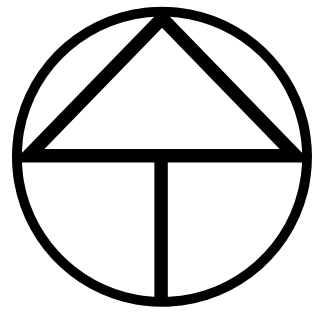
AUGUST 2025

Owner
TRI POINTE HOMES TEXAS, INC.

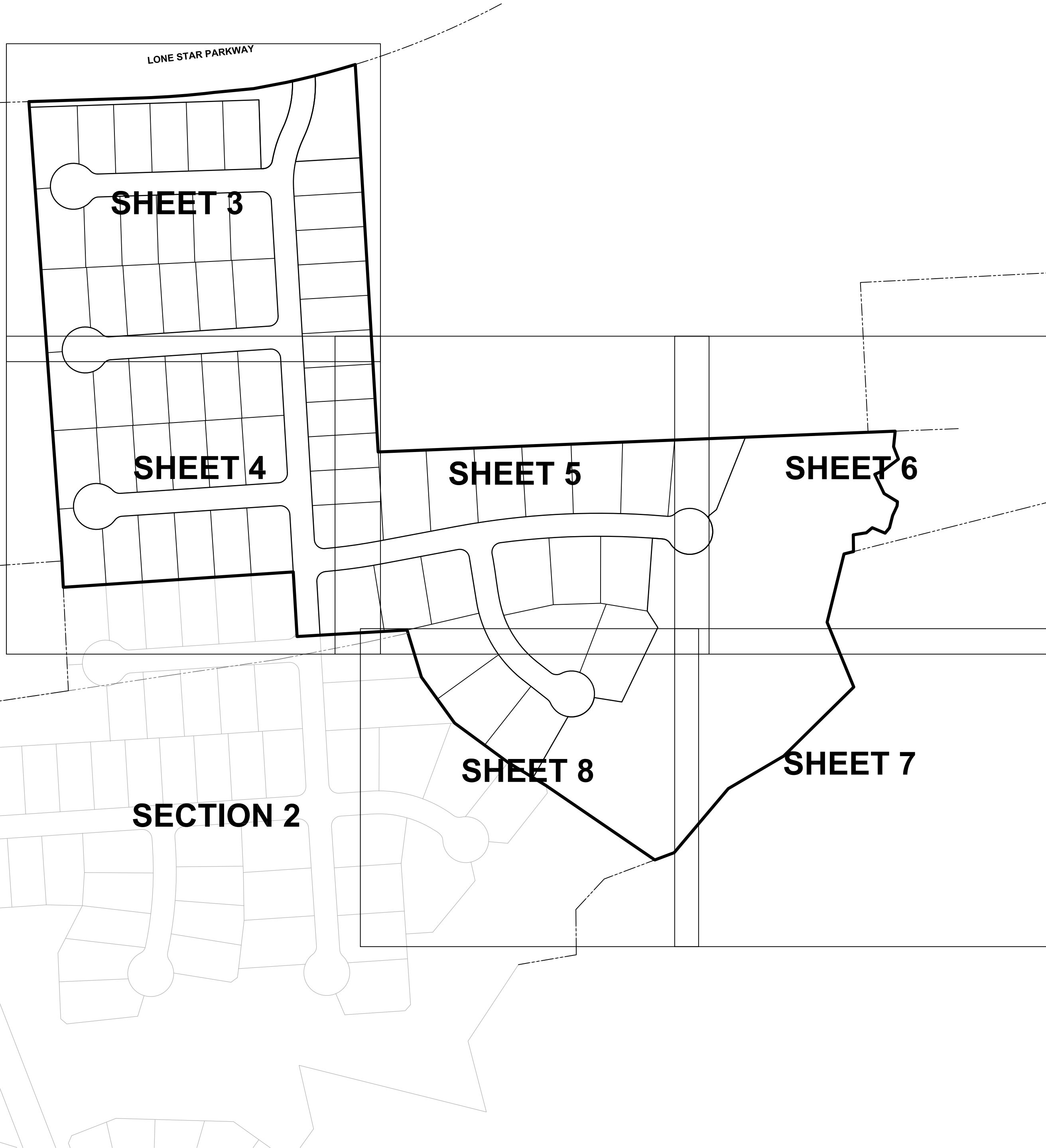
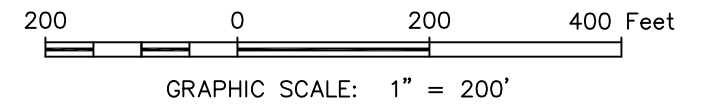
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor
WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5355 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250822-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/28/25



NORTH

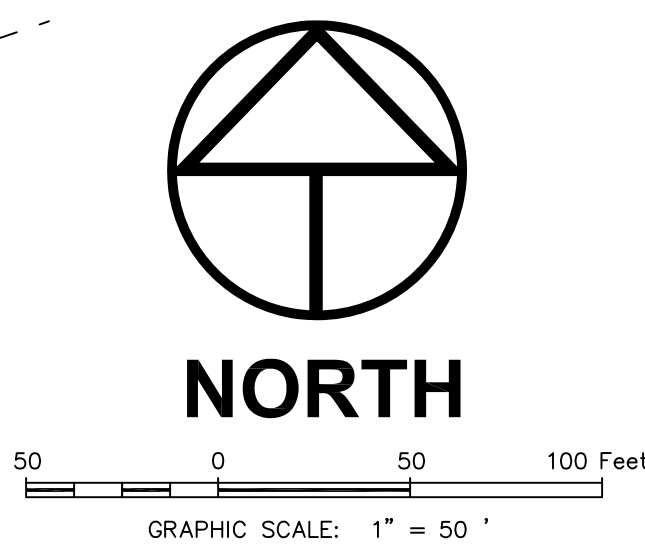


FINAL PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

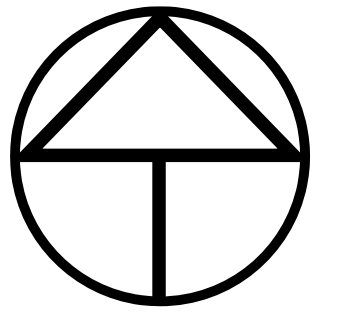
2 BLOCKS 3 RESERVES 65 LOTS
AUGUST 2025

Owner
TRI POINTE HOMES TEXAS, INC.
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



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
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77061



NORTH

50 0 50 100 Feet
GRAPHIC SCALE: 1" = 50'

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

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



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

ACREAGE

ACREAGE

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

APPROXIMATE CITY LIMIT LINE

FND 1/2" IR
N 02°48'59" W
68.94'

SET 5/8" CAPPED
IR "WINDROSE"

SET 5/8" CAPPED
IR "WINDROSE"

SET 5/8" CAPPED
IR "WINDROSE"

LEGACY GROVE DRIVE
(60' R.O.W., 28' PVMT.)

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

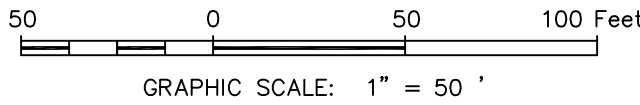
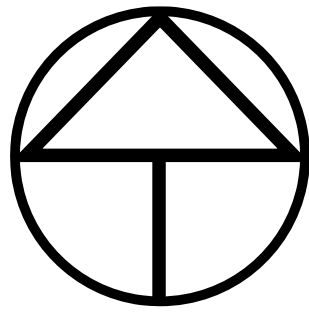
COPSE SHADE CT
(60' ROW, 28' PVMT.)

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250822-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/28/25

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	148.54'
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'	27°8'08"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'	27°8'08"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'	27°8'08"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'	27°7'56"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'	27°2'34'21"	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'

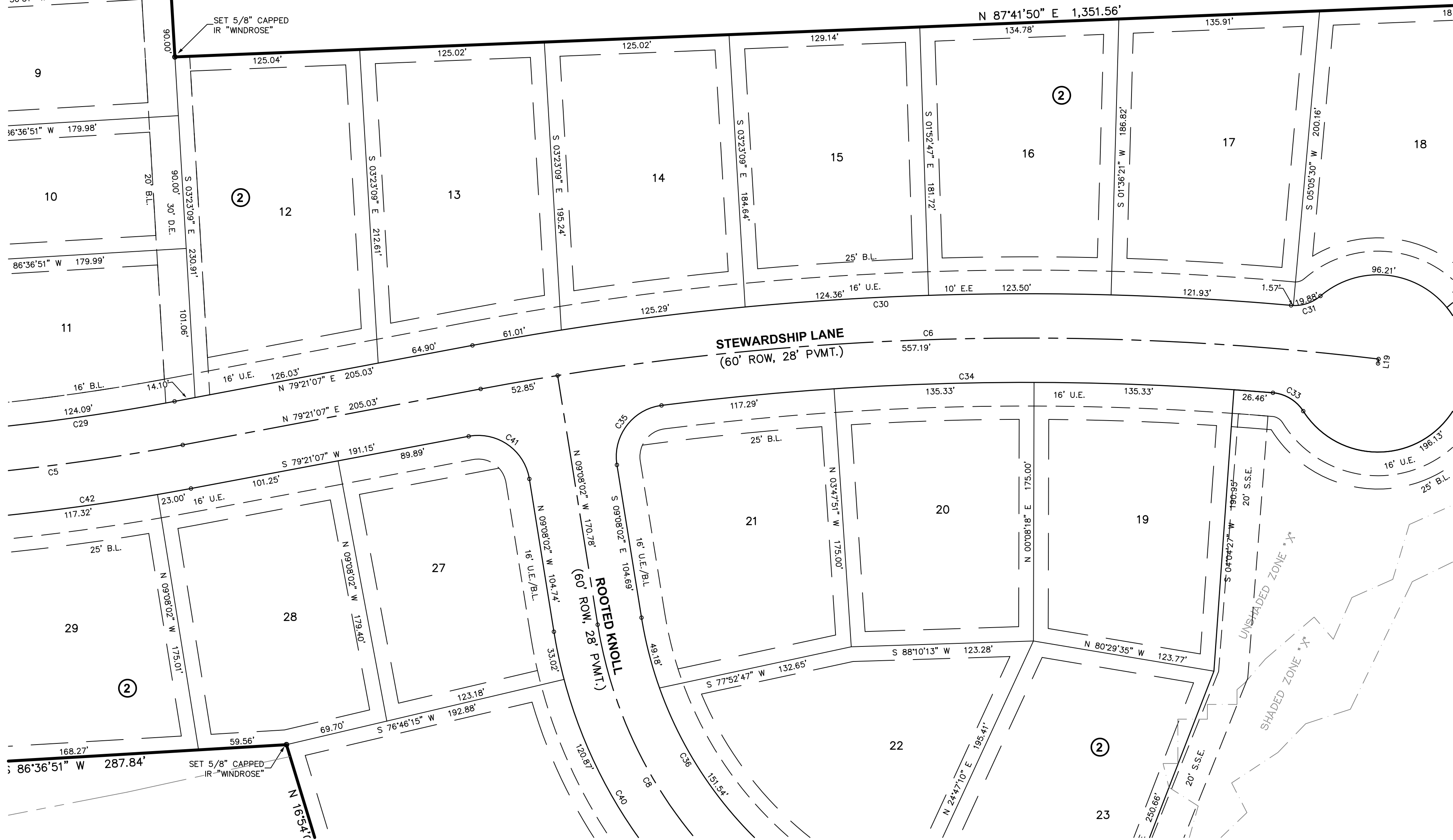
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
L3	S 52°46'43" W	49.55'
L4	S 66°05'51" W	24.40'
L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°38'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°01'16" W	27.54'
L10	S 14°03'47" W	33.05'
L11	S 39°56'21" W	18.11'
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'
L29	N 84°29'43" E	104.66'
L30	N 79°13'20" E	87.21'



RESIDUE OF
CALLED 92.23 AC.
MARTIN CLAY SIMONTON
M.C.C.F. NO. 2003-080735

POND

A C R E A G E



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



FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77061

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250822-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/28/25

RESIDUE OF
CALLED 92.23 AC.
MARTIN CLAY SIMONTON
M.C.C.F. NO. 2003-080735

POND

POND

CALLED 12.9097 AC.
ERIC LOPEZ
M.C.C.F. NO. 2022129018

ACREAGE

18

UNSHADED ZONE "X"
SHADED ZONE "X"

ZONE "AE"

ZONE "AE" FLOODWAY

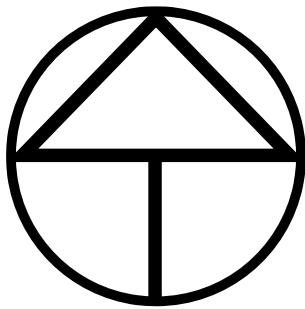
ACREAGE

**RESTRICTED
RESERVE "C"**
11.9744 AC.
521,604 SQ. FT.
(DRAINAGE AND DETENTION)

SET 5/8" CAPPED
IR "WINDROSE"

CALLED 62.6147 AC.
JAY RICHARD RAY II, et al
M.C.C.F. NO. 2021056260

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'	27°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'	27°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'	27°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'	27°7'56'30"	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'	27°2'34'21"	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'



NORTH

50 0 50 100 Feet
GRAPHIC SCALE: 1" = 50'

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'
L29	N 84°29'43" E	104.66'
L30	N 79°13'20" E	87.21'

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.

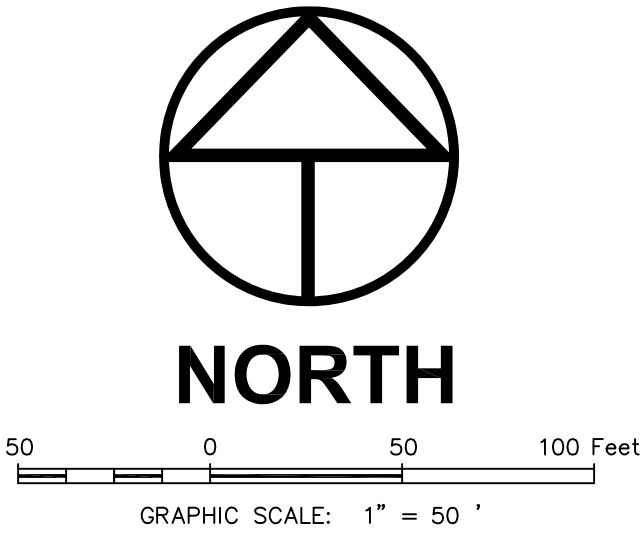
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

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

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250822-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/28/25

RESTRICTED
RESERVE "C"
11.9744 AC.
521,604 SQ. FT.
(DRAINAGE AND DETENTION)

CALLED 62.6147 AC.
JAY RICHARD RAY II, et al
M.C.C.F. NO. 2021056260



A C R E A G E

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'
L29	N 84°29'43" E	104.66'
L30	N 79°13'20" E	87.21'

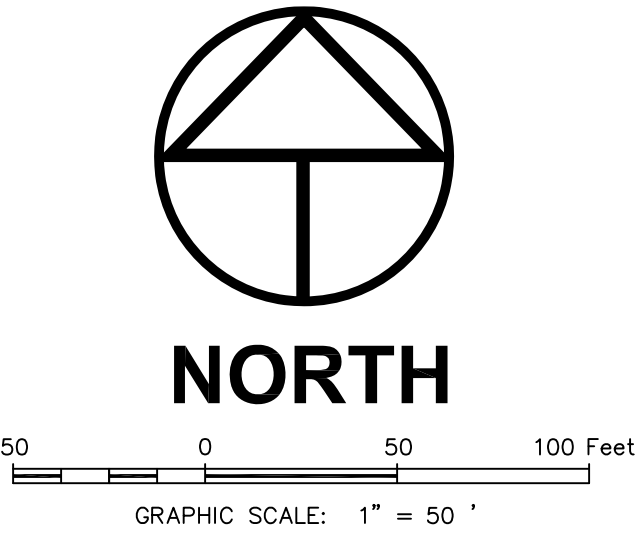
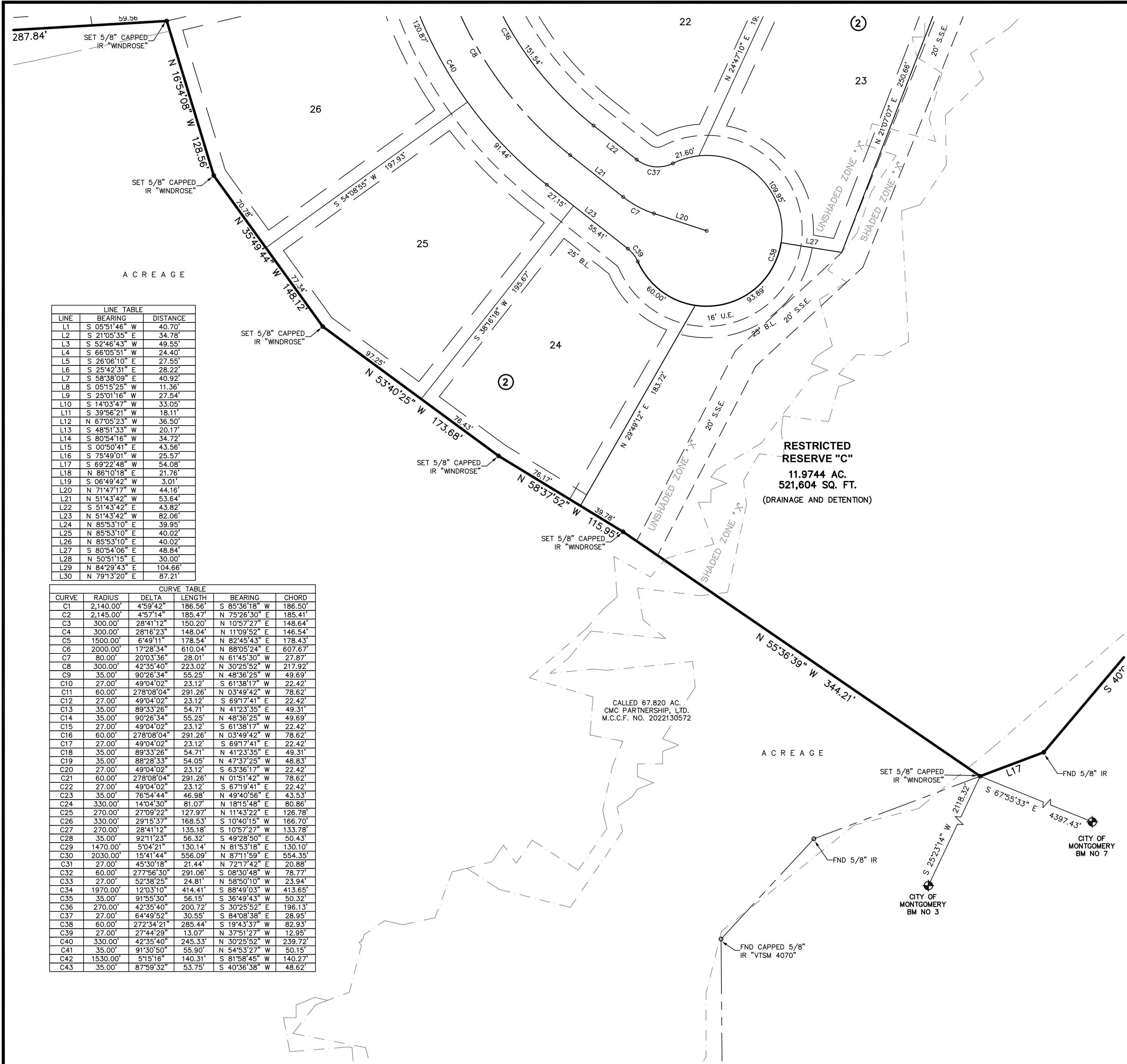
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,140.00'	4°59'42"	186.56'	S 85°36'18" W	186.50'
C2	2,145.00'	4°57'14"	185.47'	N 75°26'30" E	185.41'
C3	300.00'	28°41'12"	150.20'	N 10°57'27" E	148.64'
C4	300.00'	28°16'23"	148.04'	N 11°09'52" E	146.54'
C5	1500.00'	6°49'11"	178.54'	N 82°45'43" 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
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESURV.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77061

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250822-PLAT-LEGACY GROVE S1-59962--P131063.DWG - SHENDERSON - 08/28/25



ACREAGE

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'
L29	N 84°29'43" E	104.66'
L30	N 79°13'20" E	87.21'

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'

RESTRICTED
RESERVE "C"
11.9744 AC.
521,604 SQ. FT.
(DRAINAGE AND DETENTION)

CALLED 67.820 AC.
CMC PARTNERSHIP, LTD.
M.C.C.F. NO. 2022130572

ACREAGE

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
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77061