

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250417--PLAT--LEGACY GROVE S1--59962--P131063.DWG - SHENDERSON - 04/24/25

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, TRI POINTE 108 HOMES OF 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, hereinafter referred to as the owner of the property subdivided in the above and foregoing map ofLEGACY GROVE SEC 1, do hereby make subdivision of said property for and on behalf of said TRI POINTE 108 HOMES OF 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 108 HOMES OF 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 108 HOMES OF 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 ofLEGACY 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 108 HOMES OF 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, 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 108 HOMES OF 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 108 HOMES OF 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 108 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'.
- 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. 4 ELEV: 285.97'

CITY OF MONTGOMERY BENCHMARK NO. 4, BEING A BRASS DISK 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 149 AND LONESTAR PKWY, WEST ALONG PKWY +/- 4,300 FEET TO AN ASPHALT DRIVE THAT LEADS NOWHERE ON THE SOUTH SIDE OF ROAD. DRIVEWAY IS WEST OF AN OLD WOOD FRAME BUILDING THAT SITS UPON THE TOP BANK OF TEH SLOPE THAT GOES DOWN TO THE ROAD. BUILDING IS BELIEVED TO HAVE BEEN FOR A NURSERY. DRIVEWAY IS ALS0 ACROSS THE STREET FROM WHAT LOOKS TO BE AN UNOCCUPIED MOBILE HOME WITH THE ADDRESS 3300 ON THE MAILBOX. FROM THE SW CORNER OF ASPHALT DRIVE IN A SW DIRECTION +/- 5 FEET. MARK IS +/- 100 FEET EAST OF THE WEST CITY LIMITS LINE. (PER CITY OF MONTGOMERY BENCHMARK DATA SHEET, VERTICAL DATUM IS GEOID '09)

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.

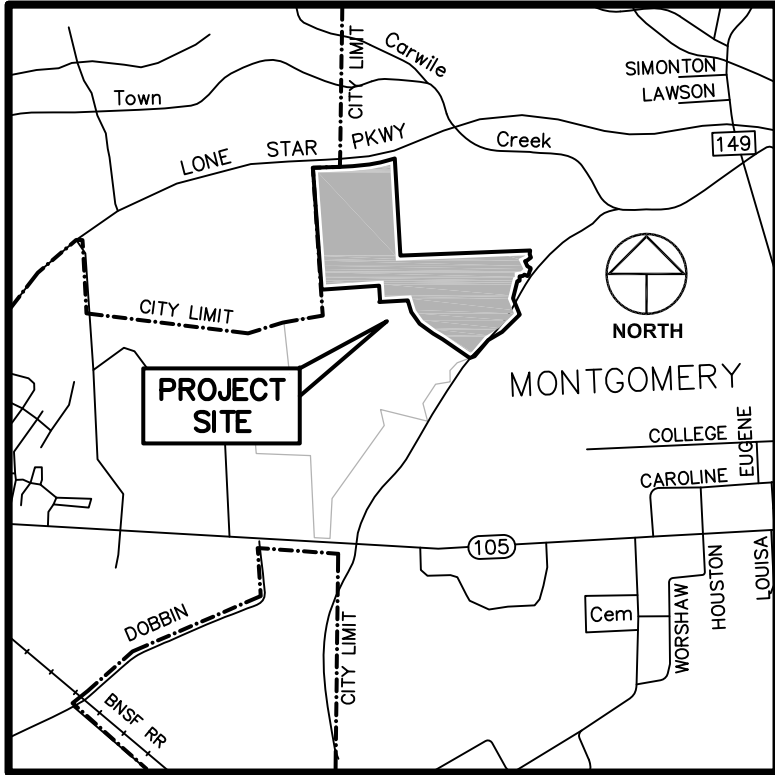
BLOCK	1	LOT AREAS
LOT	AC.	SQ. FT.
1	0.3926	17,100
2	0.3926	17,100
3	0.3926	17,100
4	0.3926	17,100
5	0.3779	16,461
6	0.4980	21,695
7	0.4947	21,548
8	0.3884	16,918
9	0.3944	17,182
10	0.3912	17,039
11	0.3879	16,895
12	0.4483	19,528
13	0.4565	19,887
14	0.3899	16,983
15	0.3937	17,150
16	0.3975	17,316
17	0.3862	16,825
18	0.4918	21,425
19	0.4590	19,996
20	0.3670	15,986
21	0.3817	16,625
22	0.3817	16,625
23	0.3817	16,625
24	0.4415	19,232
25	0.4362	19,001
26	0.3817	16,625
27	0.3817	16,625
28	0.3817	16,625
29	0.3657	15,929
30	0.4577	19,936
31	0.4427	19,285
32	0.3636	15,838
33	0.3817	16,625
34	0.3817	16,625
35	0.3817	16,625
36	0.4415	19,232

BLOCK	2	LOT AREAS
LOT	AC.	SQ. FT.
1	0.3669	15,982
2	0.3719	16,199
3	0.3719	16,199
4	0.3719	16,199
5	0.3719	16,199
6	0.3719	16,199
7	0.3719	16,199
8	0.3719	16,199
9	0.3719	16,199
10	0.3719	16,199
11	0.4496	19,585
12	0.6364	27,723
13	0.5843	25,452
14	0.5432	23,662
15	0.5311	23,134
16	0.5440	23,698
17	0.5726	24,944
18	0.6739	29,353
19	0.5441	23,700
20	0.5215	22,718
21	0.6047	26,342
22	0.7487	32,614
23	0.5573	24,277
24	0.6001	26,139
25	0.6679	29,094
26	0.7209	31,404
27	0.5039	21,948
28	0.5160	22,477
29	0.6141	26,752

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	N 06°49'42" E	3.01'
L20	N 38°16'18" E	20.00'
L21	N 51°43'42" W	45.10'
L22	N 51°43'42" W	82.56'
L23	N 85°53'10" E	40.02'
L24	N 85°53'10" E	40.02'
L25	S 80°54'06" E	48.84'
L26	S 32°38'40" E	51.23'
L27	S 50°51'15" W	30.00'
L28	N 85°53'10" E	39.95'

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



CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 2,000'

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	25.00'	49°38'07"	21.66'	S 21°25'55" W	20.99'
C4	300.00'	28°16'23"	148.04'	S 11°09'52" W	146.54'
C5	300.00'	28°41'12"	150.20'	S 10°57'27" W	148.64'
C6	1,500.00'	6°49'11"	178.54'	S 82°45'43" W	178.43'
C7	2,000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'
C9	330.00'	29°15'37"	168.53'	N 10°40'15" E	166.70'
C10	270.00'	27°09'22"	127.97'	S 11°43'22" W	126.78'
C11	270.00'	28°41'12"	135.18'	N 10°57'27" E	133.78'
C12	330.00'	15°21'13"	88.43'	N 17°37'27" E	88.17'
C13	25.00'	78°11'27"	34.12'	S 49°02'34" W	31.53'
C14	25.00'	49°40'47"	21.68'	S 67°01'18" E	21.00'
C15	60.00'	27°21'34"	292.54'	S 01°51'42" E	77.65'
C16	25.00'	49°40'47"	21.68'	S 63°17'54" W	21.00'
C17	25.00'	88°28'33"	38.60'	N 47°37'25" W	34.88'
C18	25.00'	89°33'26"	39.08'	S 41°23'35" W	35.22'
C19	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C20	60.00'	27°21'34"	292.54'	S 03°49'42" E	77.65'
C21	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C22	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C23	25.00'	89°33'26"	39.08'	N 41°23'35" E	35.22'
C24	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C25	60.00'	27°21'34"	292.54'	S 03°49'42" E	77.65'
C26	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C27	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C28	25.00'	91°46'40"	40.05'	N 49°16'29" W	35.90'
C29	25.00'	88°20'53"	38.55'	S 40°47'18" W	34.84'
C30	1,470.00'	5°29'04"	140.71'	S 82°05'39" W	140.66'
C31	1,530.00'	5°36'37"	149.81'	S 82°09'26" W	149.75'
C32	2,030.00'	15°43'08"	556.93'	S 87°12'41" W	555.18'
C33	25.00'	46°05'29"	20.11'	S 72°01'31" W	19.57'
C34	60.00'	27°10'06"	292.34'	S 08°33'49" W	77.80'
C35	25.00'	53°16'29"	23.25'	N 58°29'22" W	22.42'
C36	1,970.00'	12°23'12"	425.89'	N 88°40'47" E	425.06'
C37	25.00'	91°37'13"	39.98'	N 36°40'34" E	35.85'
C38	25.00'	91°30'50"	39.93'	N 54°53'27" W	35.82'
C39	270.00'	42°35'40"	200.72'	N 30°25'52" W	196.13'
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'
C41	25.00'	65°41'03"	28.66'	N 84°34'14" W	27.12'
C42	60.00'	27°34'52"	286.68'	S 19°27'57" W	82.03'
C43	25.00'	28°04'21"	12.25'	S 37°41'31" E	12.13'

PRELIMINARY PLAT OF

LEGACY GROVE SEC 1

A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

APRIL 2025

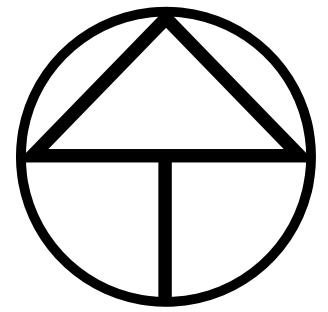
Owner
TRI POINTE HOMES TEXAS, INC.

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

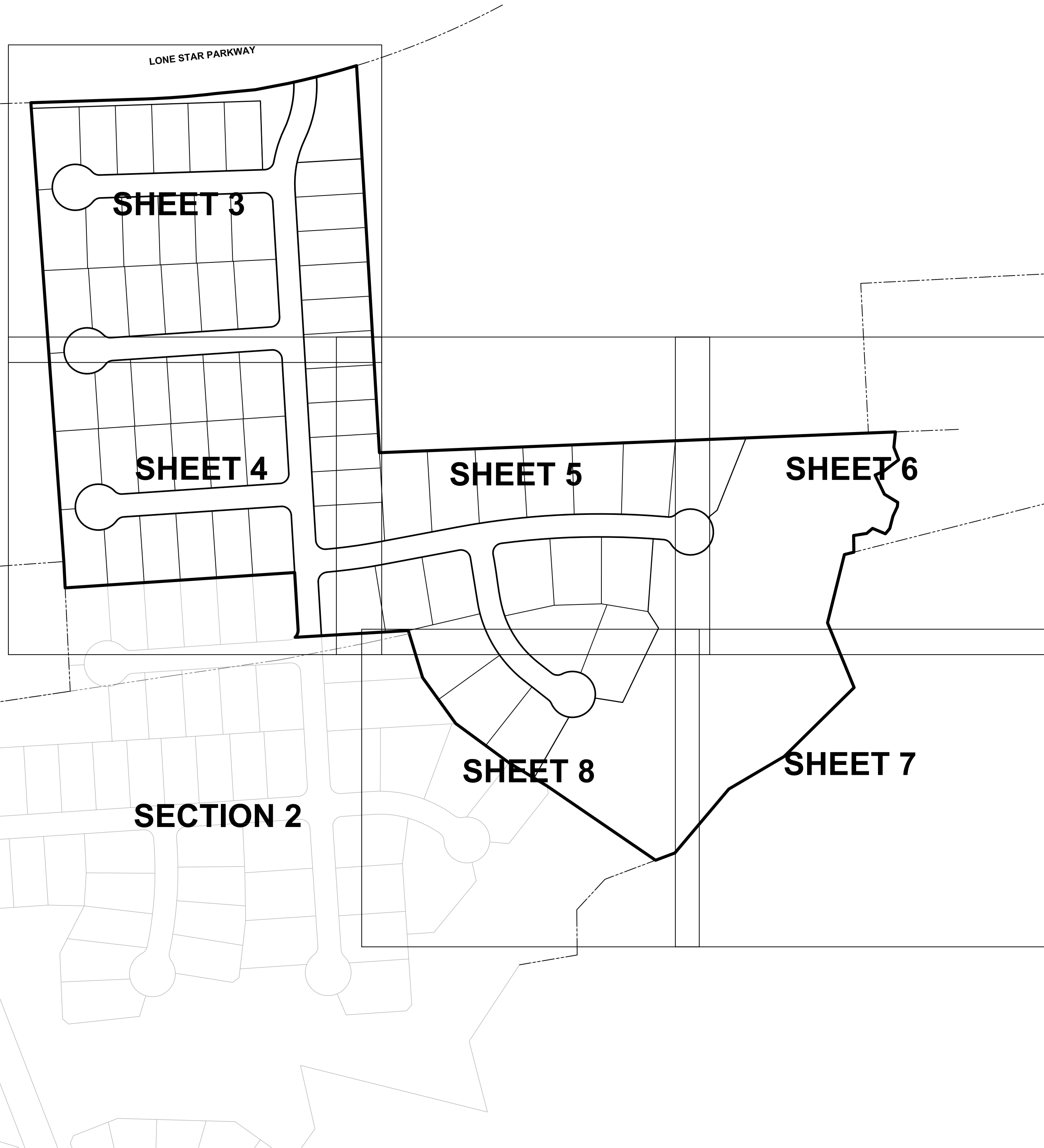
Surveyor

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\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25



NORTH



PRELIMINARY PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

APRIL 2025

Owner
TRI POINTE HOMES TEXAS, INC.

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

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

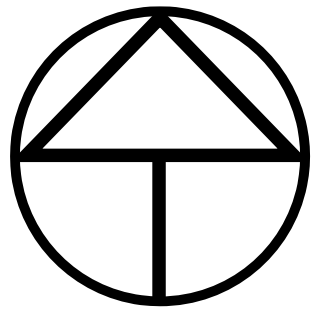
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

RESIDUE OF
CALLED 35.63 AC.
CARWILE FAMILY PARTNERS, L.P.
M.C.C.F. NO. 2004-135857

ACREAGE

APPROXIMATE CITY LIMIT LINE

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



NORTH

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



PRELIMINARY PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS
APRIL 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



GRAPHIC SCALE: 1" = 5'



A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

APRIL 2025

Owner
TRI POINTE HOMES TEXAS, INC.

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

Surveyo

WINDROSE
LAND SURVEYING | PLATTING

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

SHEET 4 OF 8

Z: \59962 - CHEATHAM-STEWART TRACT\PLAT\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25

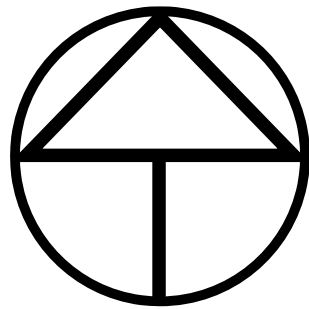
RESIDUE OF
CALLED 19.000 AC.
CARWILE FAMILY PARTNERS, L.P.
H & S MANAGEMENT, LLC
M.C.C.F. NO. 2004-135858

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

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

APPROXIMATE CITY LIMIT LINE

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25



NORTH

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

PRELIMINARY PLAT OF
LEGACY GROVE SEC 1

A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

APRIL 2025

Owner
TRI POINTE HOMES TEXAS, INC.

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

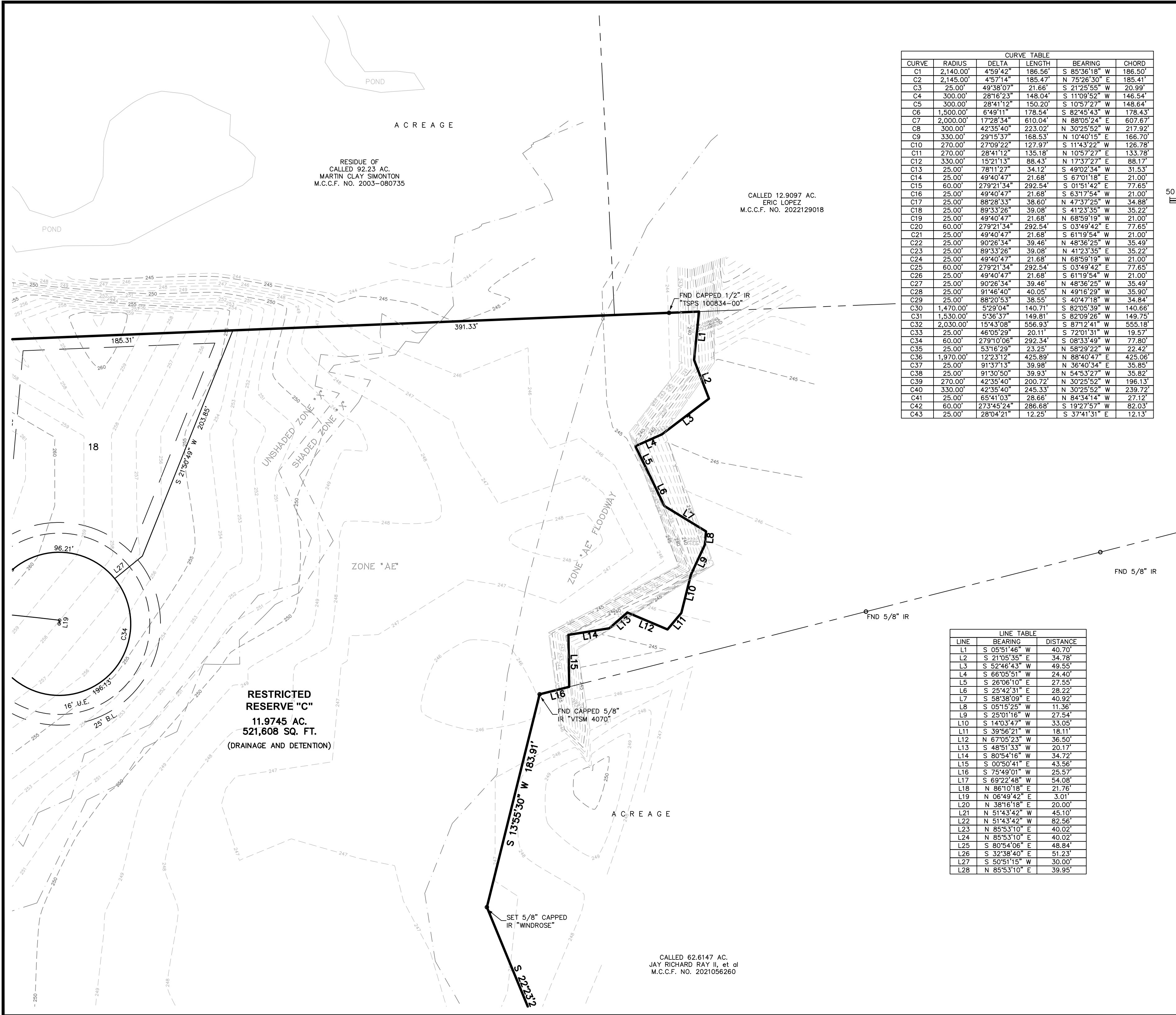
Surveyor



WINDROSE
LAND SURVEYING | PLATTING

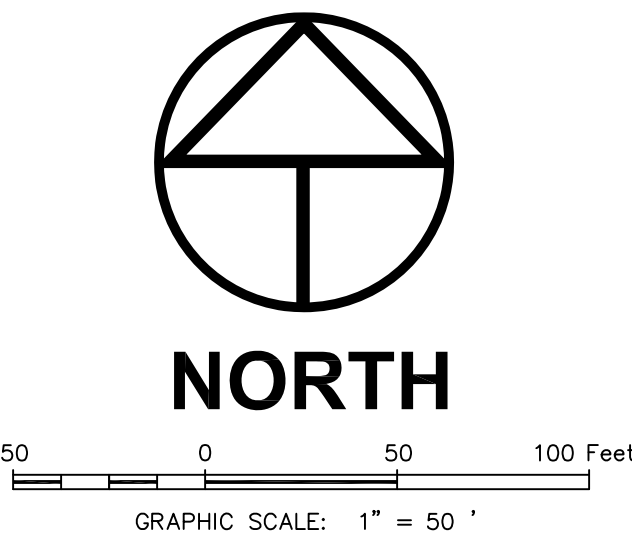
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W. SAM HOUSTON PKWY N. SUITE 150, HOUSTON TX 77041

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25



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	25.00'	49°38'07"	21.66'	S 21°25'55" W	20.99'
C4	300.00'	28°16'23"	148.04'	S 11°09'52" W	146.54'
C5	300.00'	28°41'12"	150.20'	S 10°57'27" W	148.64'
C6	1,500.00'	6°49'11"	178.54'	S 82°45'43" W	178.43'
C7	2,000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'
C9	330.00'	29°15'37"	168.53'	N 10°40'15" E	166.70'
C10	270.00'	27°09'22"	127.97'	S 11°43'22" W	126.78'
C11	270.00'	28°41'12"	135.18'	N 10°57'27" E	133.78'
C12	330.00'	15°21'13"	88.43'	N 17°37'27" E	88.17'
C13	25.00'	78°11'27"	34.12'	S 49°02'34" W	31.53'
C14	25.00'	49°40'47"	21.68'	S 67°01'18" E	21.00'
C15	60.00'	279°21'34"	292.54'	S 01°51'42" E	77.65'
C16	25.00'	49°40'47"	21.68'	S 63°17'54" W	21.00'
C17	25.00'	88°28'33"	38.60'	N 47°37'25" W	34.88'
C18	25.00'	89°33'26"	39.08'	S 41°23'35" W	35.22'
C19	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C20	60.00'	279°21'34"	292.54'	S 03°49'42" E	77.65'
C21	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C22	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C23	25.00'	89°33'26"	39.08'	N 41°23'35" E	35.22'
C24	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C25	60.00'	279°21'34"	292.54'	S 03°49'42" E	77.65'
C26	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C27	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C28	25.00'	91°46'40"	40.05'	N 49°16'29" W	35.90'
C29	25.00'	88°20'53"	38.55'	S 40°47'18" W	34.84'
C30	1,470.00'	5°29'04"	140.71'	S 82°05'39" W	140.66'
C31	1,530.00'	5°36'37"	149.81'	S 82°09'26" W	149.75'
C32	2,030.00'	15°43'08"	556.93'	S 87°12'41" W	555.18'
C33	25.00'	46°05'29"	20.11'	S 72°01'31" W	19.57'
C34	60.00'	279°10'06"	292.34'	S 08°33'49" W	77.80'
C35	25.00'	53°16'29"	23.25'	N 58°29'22" W	22.42'
C36	1,970.00'	12°23'12"	425.89'	N 88°40'47" E	425.06'
C37	25.00'	91°37'13"	39.98'	N 36°40'34" E	35.85'
C38	25.00'	91°30'50"	39.93'	N 54°53'27" W	35.82'
C39	270.00'	42°35'40"	200.72'	N 30°25'52" W	196.13'
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'
C41	25.00'	65°41'03"	28.66'	N 84°34'14" W	27.12'
C42	60.00'	273°45'24"	286.68'	S 19°27'57" W	82.03'
C43	25.00'	28°04'21"	12.25'	S 37°41'31" E	12.13'

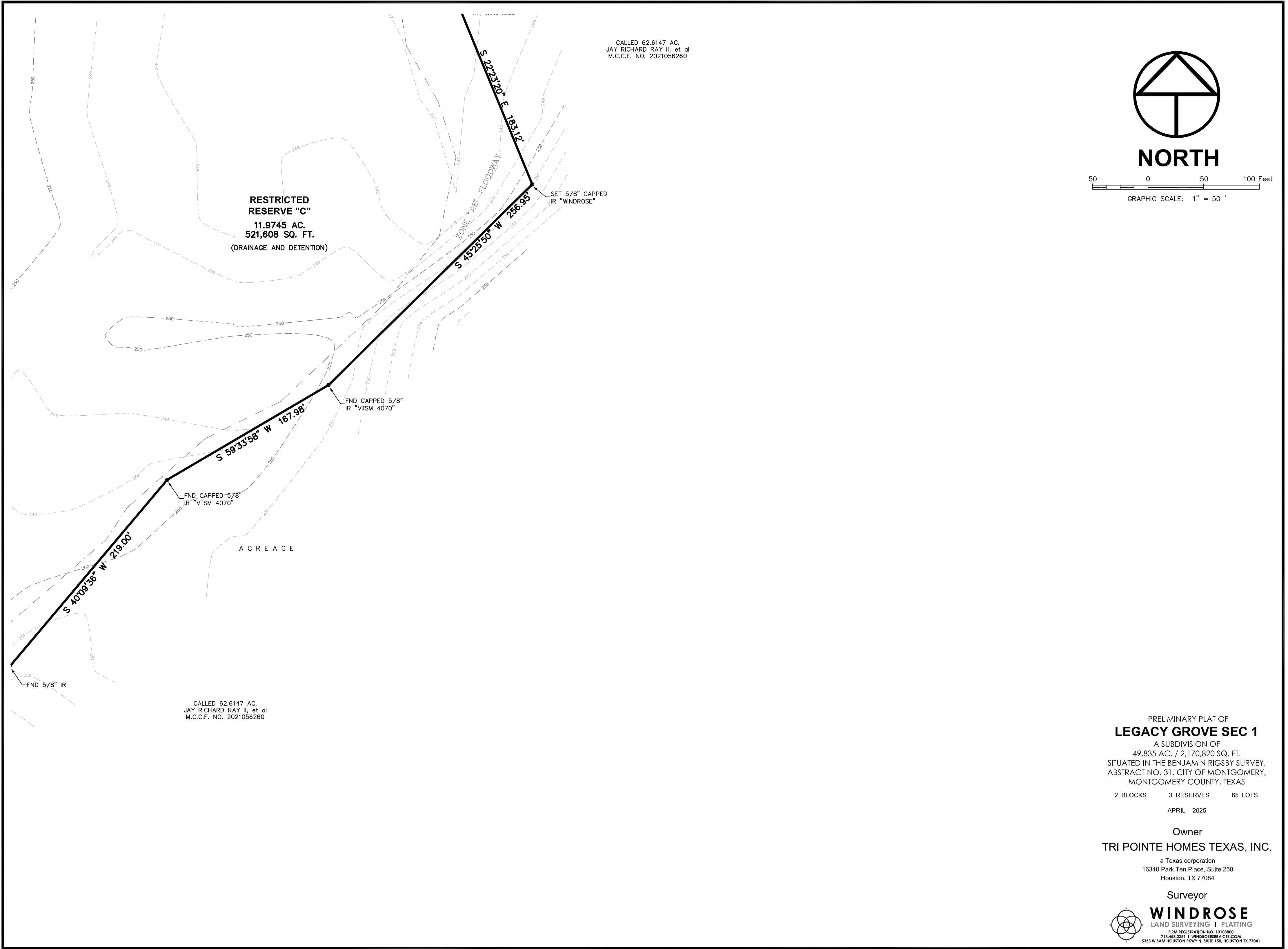
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
L3	S 52°46'43" W	49.55'
L4	S 66°05'51" W	24.40'
L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°38'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°01'16" W	27.54'
L10	S 14°03'47" W	33.05'
L11	S 39°56'21" W	18.11'
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	N 06°49'42" E	3.01'
L20	N 38°16'18" E	20.00'
L21	N 51°43'42" W	45.10'
L22	N 51°43'42" W	82.56'
L23	N 85°53'10" E	40.02'
L24	N 85°53'10" E	40.02'
L25	S 80°54'06" E	48.84'
L26	S 32°38'40" E	51.23'
L27	S 50°51'15" W	30.00'
L28	N 85°53'10" E	39.95'

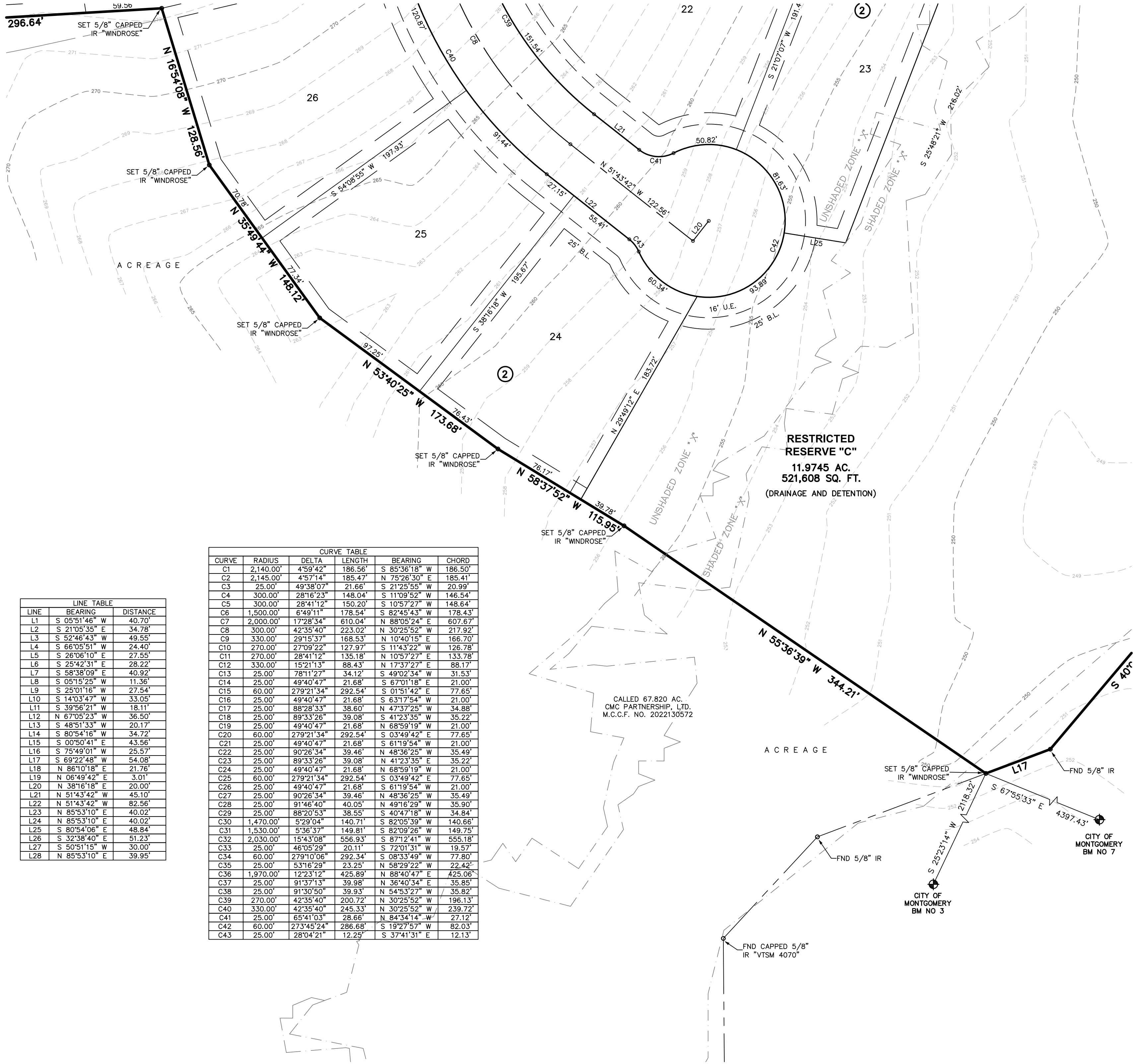


PRELIMINARY PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS
2 BLOCKS 3 RESERVES 65 LOTS
APRIL 2025

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 | WINDROSESURVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77061

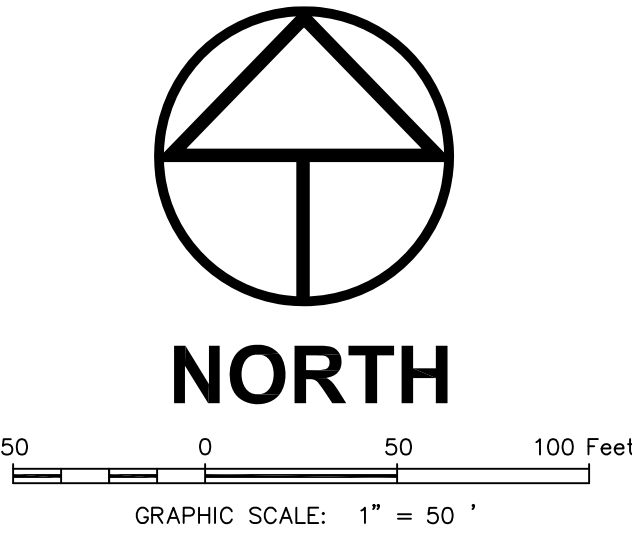
Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25





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'
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	N 06°49'42" E	3.01'
L20	N 38°16'18" E	20.00'
L21	N 51°43'42" W	45.10'
L22	N 51°43'42" W	82.56'
L23	N 85°53'10" E	40.02'
L24	N 85°53'10" E	40.02'
L25	S 80°54'06" E	48.84'
L26	S 32°38'40" E	51.23'
L27	S 50°51'15" W	30.00'
L28	N 85°53'10" E	39.95'

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	25.00'	49°38'07"	21.66'	S 21°25'55" W	20.99'
C4	300.00'	28°16'23"	148.04'	S 11°09'52" W	146.54'
C5	300.00'	28°41'12"	150.20'	S 10°57'27" W	148.64'
C6	1,500.00'	6°49'11"	178.54'	S 82°45'43" W	178.43'
C7	2,000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'
C9	330.00'	29°15'37"	168.53'	N 10°40'15" E	166.70'
C10	270.00'	27°09'22"	127.97'	S 11°43'22" W	126.78'
C11	270.00'	28°41'12"	135.18'	N 10°57'27" E	133.78'
C12	330.00'	15°21'13"	88.43'	N 17°37'27" E	88.17'
C13	25.00'	78°11'27"	34.12'	S 49°02'34" W	31.53'
C14	25.00'	49°40'47"	21.68'	S 67°01'18" E	21.00'
C15	60.00'	279°21'34"	292.54'	S 01°51'42" E	77.65'
C16	25.00'	49°40'47"	21.68'	S 63°17'54" W	21.00'
C17	25.00'	88°28'33"	38.60'	N 47°37'25" W	34.88'
C18	25.00'	89°33'26"	39.08'	S 41°23'35" W	35.22'
C19	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C20	60.00'	279°21'34"	292.54'	S 03°49'42" E	77.65'
C21	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C22	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C23	25.00'	89°33'26"	39.08'	N 41°23'35" E	35.22'
C24	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C25	60.00'	279°21'34"	292.54'	S 03°49'42" E	77.65'
C26	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C27	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C28	25.00'	91°46'40"	40.05'	N 49°16'29" W	35.90'
C29	25.00'	88°20'53"	38.55'	S 40°47'18" W	34.84'
C30	1,470.00'	5°29'04"	140.71'	S 82°05'39" W	140.66'
C31	1,530.00'	5°36'37"	149.81'	S 82°09'26" W	149.75'
C32	2,030.00'	15°43'08"	556.93'	S 87°12'41" W	555.18'
C33	25.00'	46°05'29"	20.11'	S 72°01'31" W	19.57'
C34	60.00'	279°10'06"	292.34'	S 08°33'49" W	77.80'
C35	25.00'	53°16'29"	23.25'	N 58°29'22" W	22.42'
C36	1,970.00'	12°23'12"	425.89'	N 88°40'47" E	425.06'
C37	25.00'	91°37'13"	39.98'	N 36°40'34" E	35.85'
C38	25.00'	91°30'50"	39.93'	N 54°53'27" W	35.82'
C39	270.00'	42°35'40"	200.72'	N 30°25'52" W	196.13'
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'
C41	25.00'	65°41'03"	28.66'	N 84°34'14" W	27.12'
C42	60.00'	273°45'24"	286.68'	S 19°27'57" W	82.03'
C43	25.00'	28°04'21"	12.25'	S 37°41'31" E	12.13'



PRELIMINARY PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS
2 BLOCKS 3 RESERVES 65 LOTS
APRIL 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