

**PLAT NO. 22-11800358**  
**SUBDIVISION PLAT**  
**ESTABLISHING**  
**LEGACY HILLS SUBDIVISION**  
**UNIT 1A**

BEING A 16.086 ACRE TRACT OF LAND SITUATED IN THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, BEING A PORTION OF A 32.292 ACRE TRACT AS CONVEYED TO LYNDEY HAUS DEVELOPMENT, L.L.C. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2023010518, AND BEING A PORTION OF A 319.390 ACRE TRACT AS CONVEYED TO HK SCHUCHART LAKE RANCH, L.L.C. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2019006046, BOTH OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

**MTR**  
**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
 12770 CIMARRON PATH, SUITE 100  
 SAN ANTONIO, TEXAS 78249  
 TEL: (210) 698-5051 FAX: (210) 698-5058

• Engineers  
 • Surveyors  
 • Planners

**DATE OF PREPARATION: JUNE 11, 2024**

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LOGAN MARRS  
 INVICTUS LAND DEVELOPMENTS LLC  
 (FORMERLY: LYNDEY HAUS DEVELOPMENT, LLC)  
 9347 BIANCA  
 SAN ANTONIO, TEXAS 78254  
 210-695-5490

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LOGAN MARRS  
 KNOWN TO ME TO BE THE  
 PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND  
 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND  
 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED,  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ LEGACY HILLS SUBDIVISION UNIT 1A \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSIONER IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

\_\_\_\_\_ BY: CHAIRMAN

\_\_\_\_\_ BY: SECRETARY

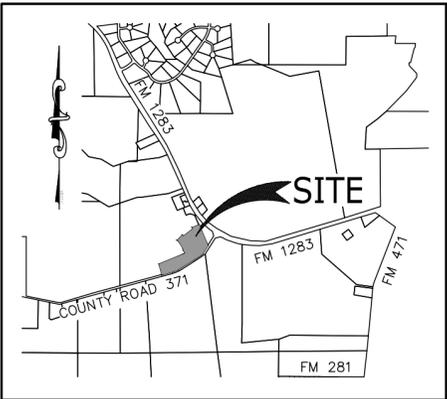
STATE OF TEXAS  
 COUNTY OF MEDINA

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 1A \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

BY: \_\_\_\_\_  
 JUDGE

BY: \_\_\_\_\_  
 COMMISSIONER PRECINCT 2



**LOCATION MAP**  
 NOT TO SCALE

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

- KEYNOTES**
- (A) 10' E.G.T.C.A. EASEMENT
  - (B) 15' BUILDING SETBACK LINE
  - (C) 20' BUILDING SETBACK LINE
  - (D) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
  - (E) 10' WATERLINE EASEMENT
  - (F) VARIABLE WIDTH SANITARY SEWER EASEMENT (0.314 AC.)
  - (G) 15' STREET DEDICATION (0.509 AC.)
  - (H) VARIABLE WIDTH TURN AROUND, ACCESS, WATER, SANITARY SEWER, DRAINAGE & E.G.T.C.A. EASEMENT TO EXPIRE IN ITS ENTIRETY WHEN PLATTED INTO PUBLIC STREET R.O.W. (OFF-LOT) (0.940 AC.)
  - (J) VARIABLE WIDTH SANITARY SEWER EASEMENT (0.072 AC.)
  - (K) 14' E.G.T.C.A. EASEMENT

- LEGEND**
- 609--- EXISTING CONTOUR
  - 702--- PROPOSED CONTOUR
  - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
  - R.O.W. RIGHT OF WAY
  - ⊕ CENTERLINE
  - ESMT EASEMENT
  - N.T.S. NOT TO SCALE
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - VAR. VARIABLE
  - AC. ACRE
  - L.F. LINEAR FEET

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
 MOY TARIN RAMIREZ ENGINEERS, LLC  
 12770 CIMARRON PATH STE. 100  
 SAN ANTONIO, TEXAS 78249  
 PH# (210) 698-5051

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

RAYMOND TARIN, JR., P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 87060  
 MOY TARIN RAMIREZ ENGINEERS, LLC  
 12770 CIMARRON PATH, STE. 100  
 SAN ANTONIO, TEXAS 78249  
 PHONE: (210)698-5051

**NOTES:**

**FLOODPLAIN VERIFICATION:**  
 A PORTION OF THE FEM 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS ADJACENT TO THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C0250D, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**EASEMENTS FOR FLOODPLAINS:**  
 THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 48325C0250D, DATED MAY 15, 2020; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

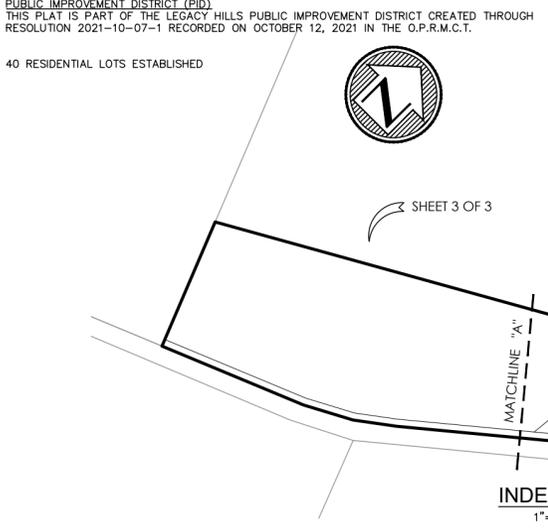
**DRAINAGE EASEMENT ENCROACHMENTS:**  
 NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND MEDINA COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**RESIDENTIAL FINISHED FLOOR:**  
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

**COMMON AREA MAINTENANCE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 & 902, BLOCK 1; LOTS 901 & 902 BLOCK 6, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

**STREET AND RIGHT OF WAY:**  
 OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT MEDINA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT. ALL STREETS ARE PUBLIC BUT OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE HOME OWNERS ASSOCIATION (HOA) FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

**PUBLIC IMPROVEMENT DISTRICT (PID):**  
 THIS PLAT IS PART OF THE LEGACY HILLS PUBLIC IMPROVEMENT DISTRICT CREATED THROUGH RESOLUTION 2021-10-07-1 RECORDED ON OCTOBER 12, 2021 IN THE O.P.R.M.C.T.

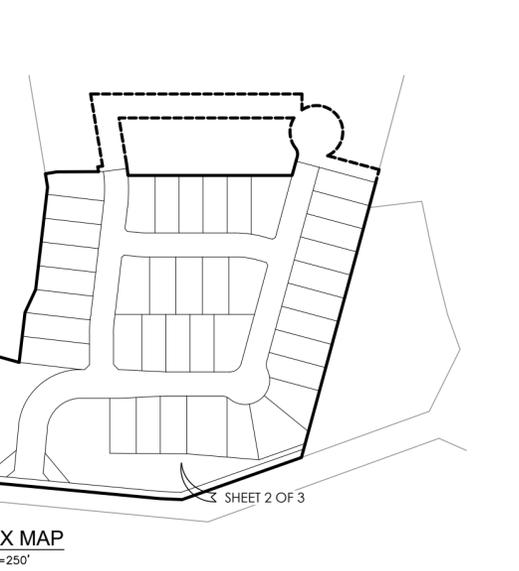


40 RESIDENTIAL LOTS ESTABLISHED

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	325.00'	4'25"26"	12.55'	25.09'	25.09'	N45°20'03"W
C2	20.00'	53'07"48"	10.00'	18.55'	17.89'	S49°37'03"E
C3	55.00'	188°03'47"	780.36'	180.53'	109.73'	S67°17'54"E
C4	55.00'	69°53'28"	38.43'	67.09'	63.01'	S41°14'13"E
C5	70.00'	84°28'44"	63.56'	103.21'	94.11'	S09°36'12"W
C6	130.00'	84°28'44"	118.04'	191.68'	174.78'	S09°36'12"W
C7	325.00'	6'37"08"	18.79'	37.55'	37.52'	S34°50'52"E
C8	275.00'	6'37"07"	15.90'	31.77'	31.75'	S34°50'52"E
C9	275.00'	14°11'23"	34.23'	68.11'	67.93'	N38°37'59"W
C10	325.00'	14°11'23"	40.45'	80.49'	80.28'	N38°37'59"W
C11	175.00'	6'37"08"	10.12'	20.22'	20.21'	N55°09'08"E
C12	225.00'	6'37"08"	13.01'	25.99'	25.98'	N55°09'08"E
C13	225.00'	15°06'18"	29.83'	59.32'	59.15'	S59°23'43"W
C14	175.00'	15°06'18"	23.20'	46.14'	46.00'	S59°23'43"W
C15	29.00'	39°15'50"	10.34'	19.87'	19.49'	S42°41'03"E
C16	51.00'	153°25'23"	215.94'	136.56'	99.27'	N14°23'43"E
C17	29.00'	39°15'50"	10.34'	19.87'	19.49'	S71°28'29"W
C18	25.00'	74°53'42"	19.15'	32.68'	30.40'	N14°23'43"E
C19	265.00'	2°11'14"	5.06'	10.12'	10.12'	N47°05'56"W

**CPS/SAWS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.



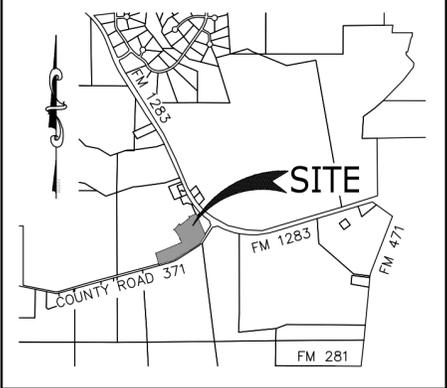
LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	105.00'	N31°25'45"W	L33	7.07'	N21°56'52"E
L2	52.62'	N13°23'52"W	L34	50.00'	N66°56'52"E
L3	28.31'	N47°32'46"W	L35	7.07'	S68°03'08"E
L4	25.00'	N42°27'14"E	L36	20.00'	N66°56'52"E
L5	85.99'	N51°34'59"E	L37	82.24'	S23°23'02"E
L6	33.00'	S38°09'26"E	L38	81.36'	S12°18'14"W
L7	40.97'	S23°03'08"E	L39	81.07'	S77°41'46"E
L8	111.02'	N66°56'52"E	L40	167.71'	N09°37'26"W
L9	171.69'	S66°56'52"W	L41	155.08'	S09°37'26"E
L10	46.12'	S54°20'13"W	L42	10.00'	N23°03'08"W
L11	92.06'	S60°03'29"W	L43	14.45'	S57°14'38"W
L12	107.87'	S68°50'04"W	L44	26.16'	N28°42'21"W
L13	759.88'	N67°21'28"E	L45	10.45'	S28°42'21"E
L14	21.24'	N12°18'14"E	L46	6.14'	N57°14'38"E
L15	21.19'	S77°41'46"E	L47	9.41'	S57°14'38"W
L16	93.43'	S32°38'10"E	L48	225.16'	N57°14'38"E
L17	93.55'	N32°38'10"W	L49	225.20'	S57°14'38"W
L18	78.12'	S51°50'34"W	L50	6.87'	S80°07'15"E
L19	100.12'	S48°58'49"W	L51	10.77'	N80°07'15"W
L20	100.14'	S54°42'19"W	L52	14.45'	S74°57'47"W
L21	14.49'	N81°43'34"W	L53	4.50'	N15°02'13"W
L22	63.10'	N38°09'26"W	L54	10.02'	N42°27'14"E
L23	14.14'	N06°50'34"E	L55	10.09'	N51°34'59"E
L24	8.12'	N51°50'34"E	L56	4.50'	N15°02'13"W
L25	63.60'	N38°09'26"W	L57	10.55'	S74°57'47"W
L26	7.07'	N13°27'42"E	L58	10.55'	S57°14'38"W
L27	20.00'	N58°27'42"E	L59	4.50'	N32°45'22"W
L28	20.00'	N58°27'42"E	L60	4.50'	N32°45'22"W
L29	7.07'	S76°32'18"E			
L30	45.70'	S31°32'18"E			
L31	50.00'	N44°16'20"E			
L32	20.00'	N66°56'52"E			

**NOTE:**  
 SEE THIS SHEET FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LEGACY HILLS SUBDIVISION, UNIT 1A



LOCATION MAP NOT TO SCALE

**LEGEND**

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
⊕	CENTERLINE
ESMT	EASEMENT
N.T.S.	NOT TO SCALE
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
VAR.	VARIABLE
AC.	ACRE
L.F.	LINEAR FEET

UNPLATTED HK SCHUCHART LAKE RANCH, LLC 88.321 ACRE TRACT DOCUMENT NUMBER 2019006046 O.P.R.M.C.T.

ZONE "A" APPROXIMATE LIMITS OF THE EFFECTIVE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOODPLAIN) ZONE A PER FEDERAL INSURANCE RATE MAP NO. 48325C02500 DATED MAY 15, 2020.

**KEYNOTES**

(A)	10' E.G.T.C.A. EASEMENT
(B)	15' BUILDING SETBACK LINE
(C)	20' BUILDING SETBACK LINE
(D)	10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
(E)	10' WATERLINE EASEMENT
(F)	VARIABLE WIDTH SANITARY SEWER EASEMENT (0.314 AC.)
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(J)	VARIABLE WIDTH SANITARY SEWER EASEMENT (0.072 AC.)
(K)	14' E.G.T.C.A. EASEMENT

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

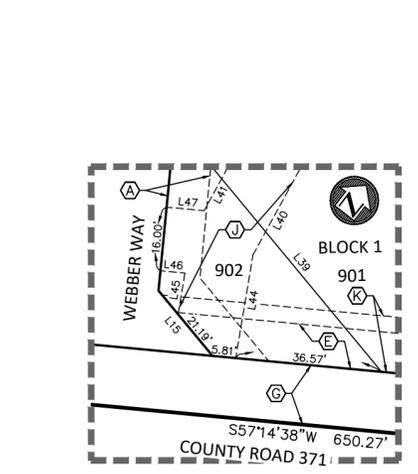
MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

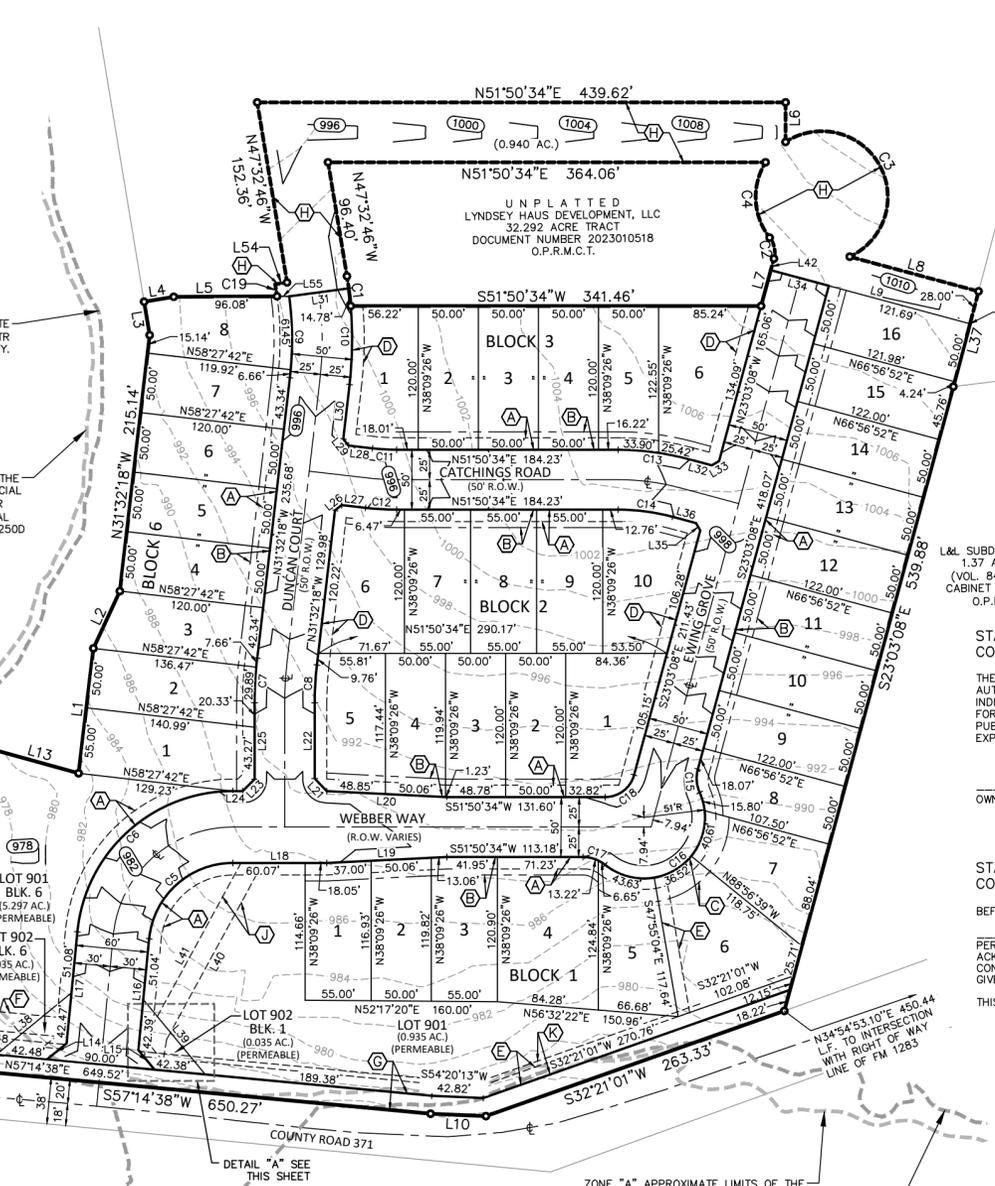
STATE OF TEXAS COUNTY OF BEXAR

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RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051



DETAIL "A" N.T.S.



NOTE: SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
  - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER RIGHTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**EDU IMPACT FEE PAYMENT NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**INGRESS & EGRESS (SEWER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**SETBACK NOTE:**  
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#21-38800800) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

**TREE SAVE AREA:**  
LOT 901, BLOCK 6, NCB, (5.297 AC.) IS DESIGNATED AS TREE SAVE AREA.

UNPLATTED HEINRICH (HENRY) MICHAEL PFANZELT 0.50 AC. VOL. 841, PG. 681 O.P.R.M.C.T.

L&L SUBDIVISION LOT 2 1.37 AC. TRACT (VOL. 841, PG. 681, CABINET 3 SLIDE 903 O.P.R.M.C.T.)

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HARRY HAUSMAN  
HK SCHUCHART LAKE RANCH, LLC  
9347 BIANCA  
SAN ANTONIO, TEXAS 78254  
210-695-5490

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY HAUSMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**PLAT NO. 22-11800358**  
**SUBDIVISION PLAT**  
**ESTABLISHING**  
**LEGACY HILLS SUBDIVISION**  
**UNIT 1A**

BEING A 16.086 ACRE TRACT OF LAND SITUATED IN THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, BEING A PORTION OF A 32.292 ACRE TRACT AS CONVEYED TO LYNDESEY HAUS DEVELOPMENT, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2023010518, AND BEING A PORTION OF A 319.390 ACRE TRACT AS CONVEYED TO HK SCHUCHART LAKE RANCH, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2019006046, BOTH OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

SCALE: 1"=100'

**MTR**  
Moy Tarin Ramirez Engineers, LLC

• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: JUNE 11, 2024  
STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LOGAN MARRS  
INVICTUS LAND DEVELOPMENTS LLC  
(FORMERLY: LYNDESEY HAUS DEVELOPMENT, LLC)  
9347 BIANCA  
SAN ANTONIO, TEXAS 78254  
210-695-5490

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOGAN MARRS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS COUNTY OF MEDINA

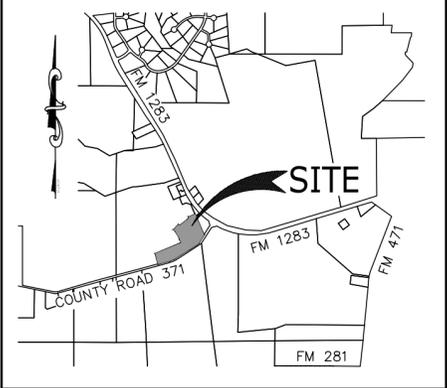
THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ JUDGE

BY: \_\_\_\_\_ COMMISSIONER PRECINCT 2

LEGACY HILLS SUBDIVISION, UNIT 1A



LOCATION MAP NOT TO SCALE

**KEYNOTES**

- (A) 10' E.G.T.C.A. EASEMENT
- (B) 15' BUILDING SETBACK LINE
- (C) 20' BUILDING SETBACK LINE
- (D) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
- (E) 10' WATERLINE EASEMENT
- (F) VARIABLE WIDTH SANITARY SEWER EASEMENT (0.314 AC.)
- (G) 15' STREET DEDICATION (0.509 AC.)
- (H) VARIABLE WIDTH TURN AROUND, ACCESS, WATER, SANITARY SEWER, DRAINAGE & E.G.T.C.A. EASEMENT TO EXPIRE IN ITS ENTIRETY WHEN PLATTED INTO PUBLIC STREET R.O.W. (OFF-LOT) (0.940 AC.)
- (J) VARIABLE WIDTH SANITARY SEWER EASEMENT (0.072 AC.)
- (K) 14' E.G.T.C.A. EASEMENT

**LEGEND**

- 609 --- EXISTING CONTOUR
- 702 --- PROPOSED CONTOUR
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- ⊕ CENTERLINE
- ESMT EASEMENT
- N.T.S. NOT TO SCALE
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- AC. ACRE
- L.F. LINEAR FEET

- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS — CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) — IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
  - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
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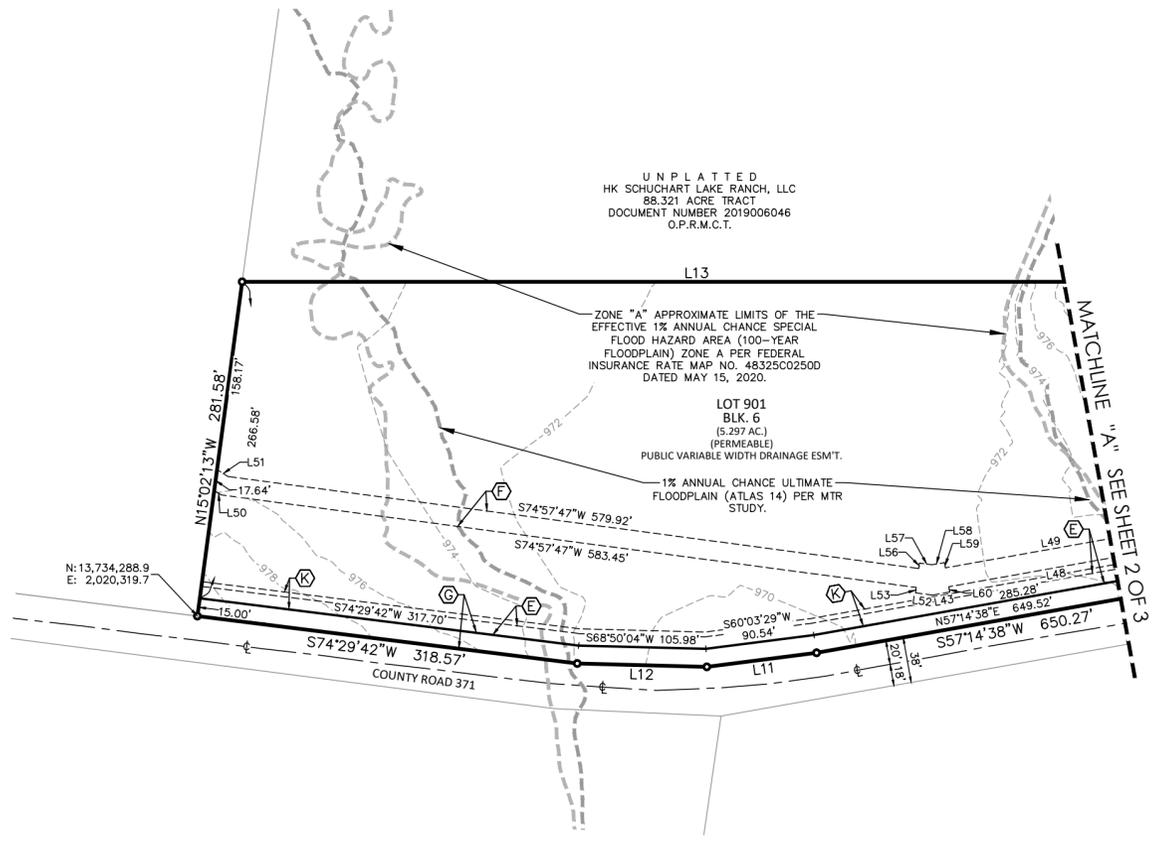
**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
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**TREE NOTE:**  
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**TREE SAVE AREA:**  
LOT 901, BLOCK 6, NCB, (5,297 AC.) IS DESIGNATED AS TREE SAVE AREA.



**NOTE:**  
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC



STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210)698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HARRY HAUSMAN  
HK SCHUCHART LAKE RANCH, LLC  
9347 BIANCA  
SAN ANTONIO, TEXAS 78254  
210-695-5490

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY HAUSMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**PLAT NO. 22-11800358**  
**SUBDIVISION PLAT**  
**ESTABLISHING**  
**LEGACY HILLS SUBDIVISION**  
**UNIT 1A**

BEING A 16.086 ACRE TRACT OF LAND SITUATED IN THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, BEING A PORTION OF A 32.292 ACRE TRACT AS CONVEYED TO LYNDSY HAUS DEVELOPMENT, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2023010518, AND BEING A PORTION OF A 319.390 ACRE TRACT AS CONVEYED TO HK SCHUCHART LAKE RANCH, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2019006046, BOTH OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

SCALE: 1"=100'

• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: JUNE 11, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LOGAN MARRS  
INVICTUS LAND DEVELOPMENTS LLC  
(FORMERLY: LYNDSY HAUS DEVELOPMENT, LLC)  
9347 BIANCA  
SAN ANTONIO, TEXAS 78254  
210-695-5490

STATE OF TEXAS  
COUNTY OF BEXAR

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THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

\_\_\_\_\_ BY: CHAIRMAN

\_\_\_\_\_ BY: SECRETARY

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ JUDGE

BY: \_\_\_\_\_ COMMISSIONER PRECINCT 2

LEGACY HILLS SUBDIVISION, UNIT 1A