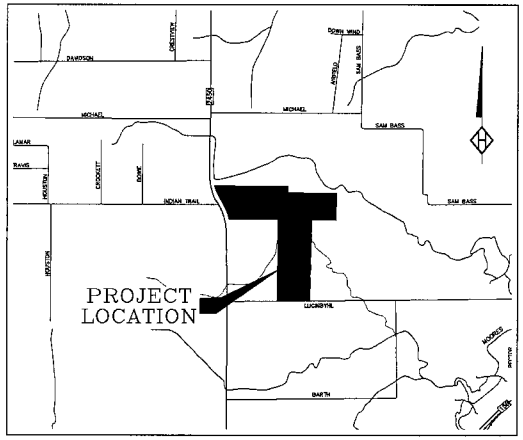


VICINITY MAP
SCALE 1"=2000'

NOTES:

1. EACH LOT SHALL HAVE A PRIVATE ON-SITE SEPTIC SYSTEM DESIGNED AND INSTALLED BY OTHERS. THE ON-SITE SEPTIC SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH DENTON COUNTY HEALTH DEPARTMENT REQUIREMENTS.
2. THE PROPOSED DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION ESTABLISHED BY THE DEVELOPER.
3. THE PROPOSED 100 YR. FLOODPLAIN AS SHOWN PER STUDY BY NATHAN D. MAIER CONSULTING ENGINEERS, INC. – APRIL 02, 2008

   THE EXISTING 100 YR. FLOODPLAIN AS SHOWN PER FEMA MAP PANEL 48121C0205 F DATED MARCH 30, 1998, AND PANEL 48121C0215 F DATED MARCH 30, 1998.
4. WATER SERVICE TO BE PROVIDED BY BOLIVAR WATER SUPPLY: P.O. BOX 1789, SANGER, TX 76266, (940) 458-3931.

   ELECTRIC SERVICE PROVIDED BY CoSERV ELECTRIC: 7701 SOUTH STEMMONS, CORINTH, TX 76210, (800) 274-4014

DENTON COUNTY PLANNING DEPARTMENT EXTRA TERRITORIAL JURISDICTION (ETJ) AFFIDAVIT

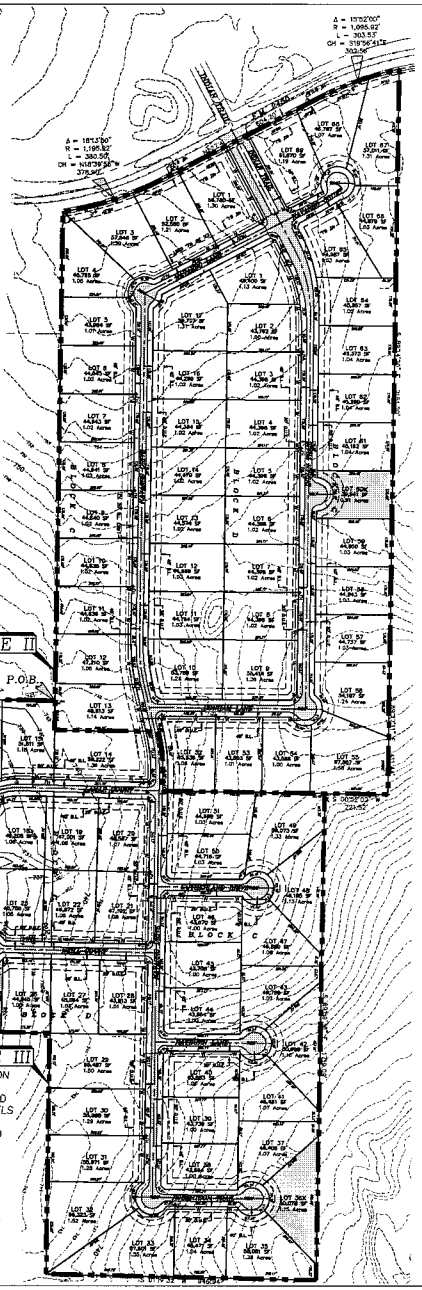
I STEVEN R. HOMEYER DO HEREBY SWEAR OR AFFIRM THAT THE PROPERTY WITHIN LEGENDS ESTATES SUBDIVISION IS, TO MY PERSONAL KNOWLEDGE:

☐ WITHIN THE EXTRA TERRITORIAL JURISDICTION OF _____ (CITY NAME)

☒ NOT WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THE ____ DAY OF _____ 2008.

NOTARY PUBLIC, _____ COUNTY, TEXAS.



PROPOSED APPROX. DETENTION

100 YR. FLOODPLAIN

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, P.E.
Phone: 972-906-9985

DEVELOPER
Spindletop Land Development, LLC
P.O. Box 270874
Flower Mound, Texas 75027
Contact: Mike Kevlin
Phone: 972-899-5950

FIELD NOTE DESCRIPTION:

BEING A 174.300 ACRE TRACT OF LAND SITUATED IN THE J.C.P. MELTON SURVEY, ABSTRACT NO. 802, DENTON COUNTY, TEXAS, SAID TRACT BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SPINDLETOP LAND DEVELOPMENT, LLC RECORDED IN INSTRUMENT NO. 2007-51385 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KENNETH D. FAIRMAN AND JODY D. FAIRMAN RECORDED IN INSTRUMENT NO. 2007-22453 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, SAID 75.297 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE FOUND FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CORNELIUS CHARLES MEYER AND IRENE A. MEYER RECORDED IN VOLUME 323, PAGE 550 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID SPINDLETOP LAND DEVELOPMENT TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERTA A. EWING RECORDED IN INSTRUMENT NO. 99-R0084945 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 15 MINUTES 52 SECONDS EAST WITH THE SOUTH LINE OF SAID FIRST TRACT AND THE NORTH LINES OF SAID WALKER TRACT, A TRACT DESCRIBED IN A DEED TO ROBERTA A. EWING, RECORDED IN COUNTY CLERK'S FILE NUMBER 99-0084945M REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND A TRACT DESCRIBED IN A DEED TO ROBERTA A. EWING, RECORDED IN VOLUME 1236, PAGE 758, DEED RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 1726.67 FEET TO A FOUND ½ INCH IRON PIN AT THE SOUTHERN MOST SOUTHWEST CORNER OF SAID FIRST TRACT AND THE NORTHWEST CORNER OF SAID EWING (VOLUME 1236, PAGE 758) TRACT;

THENCE ALONG SAID CURVE TO THE LEFT WITH THE EAST RIGHT-OF-WAY LINE OF F.M. 2450, HAVING A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 50 SECONDS, A RADIUS OF 1,195.92 FEET, AN ARC LENGTH OF 380.50 FEET, AND A CHORD WHICH BEARS NORTH 18 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE OF 378.90 FEET TO A FOUND ½ INCH IRON PIN OF SAID EAST RIGHT-OF-WAY LINE OF F.M. 2450;

THENCE NORTH 27 DEGREES 46 MINUTES 50 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF F.M. 2450 AND THE WESTERN MOST SOUTHWEST CORNER OF SAID FIRST TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 604.20 FEET TO A FOUND ½ INCH IRON PIN ON THE WEST LINE OF SAID FIRST TRACT AND THE EAST RIGHT-OF-WAY OF F.M. 2450 AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE WEST LINE OF SAID FIRST TRACT AND THE EAST RIGHT-OF-WAY LINE OF F.M. 2450, HAVING A CENTRAL ANGLE OF 15 DEGREES 52 MINUTES 00 SECONDS, A RADIUS OF 1,095.92 FEET, AN ARC LENGTH OF 303.53 FEET, AND A CHORD WHICH BEARS SOUTH 19 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 302.56 FEET TO A FOUND ½ INCH IRON PIN AT THE NORTHWEST CORNER OF SAID FIRST TRACT AND THE WESTERN MOST SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO GREG AND JANELLE DUNNE, RECORDED IN COUNTY CLERK'S FILE NUMBER 2004-117802, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF F.M. 2450;

THENCE NORTH 89 DEGREES 14 MINUTES 20 SECONDS EAST A DISTANCE OF 2151.20 FEET TO A FOUND 1 AND ½ INCH PIPE AT THE EAST MOST SOUTHEAST CORNER OF SAID DUNNE TRACT AND THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO PHILLIP R. SHELP, RECORDED IN VOLUME 1193, PAGE 495, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ON A NORTH LINE OF SAID FIRST TRACT;

THENCE NORTH 89 DEGREES 07 MINUTES 10 SECONDS EAST CONTINUING WITH A NORTH LINE OF SAID FIRST TRACT AND THE SOUTH LINE OF SAID SHELP TRACT, A DISTANCE OF 411.44 FEET TO A FENCE CORNER POST AT THE NORTHERN MOST NORTHEAST CORNER OF SAID FIRST TRACT, THE SOUTHEAST CORNER OF SAID SHELP TRACT, THE SOUTHWEST CORNER OF A CALLED FIRST TRACT DESCRIBED IN A DEED TO ROBERT WAYNE BRUCE, RECORDED IN COUNTY CLERK'S FILE NUMBER 03-167268, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID ROBERT WAYNE BRUCE SECOND TRACT;

THENCE SOUTH 00 DEGREES 52 MINUTES 02 SECONDS EAST WITH AN EAST LINE OF SAID FIRST TRACT AND THE WEST LINE OF SAID ROBERT WAYNE BRUCE SECOND TRACT, A DISTANCE OF 221.52 FEET TO A FENCE CORNER POST AT AN INNER ELL CORNER OF SAID FIRST TRACT AND THE SOUTHWEST CORNER OF SAID ROBERT WAYNE BRUCE SECOND TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 38 SECONDS EAST, A DISTANCE OF 1719.09 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 946.94 TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 16 MINUTES 43 SECONDS WEST, A DISTANCE OF 849.58 TO A 1/2-INCH ROD FOUND FOR CORNER;

THENCE SOUTH 01 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 2836.84 FEET TO A POINT FOR CORNER IN LUGINBYHL ROAD, SAID POINT BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID M. SJOGREN AND DEBRA CARRICO RECORDED IN INSTRUMENT NO. 98-R0034076 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST, ALONG SAID LUGINBYHL ROAD, A DISTANCE OF 1135.97 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHARLES S. WILSON AND DOROTHY SUE WILSON RECORDED IN VOLUME 1256, PAGE 247 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 1915.63 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 926.41 FEET TO THE POINT OF BEGINNING, CONTAINING: 174.300 ACRES ACRES OF LAND, MORE OR LESS.

PHASE I:	43 LOTS – 59.53 ACRES
PHASE II:	48 LOTS – 59.83 ACRES
PHASE III:	38 LOTS – 54.94 ACRES

PRELIMINARY PLAT
Legends Estates
Lots 1-34, Block A; and Lots 1-9, Block B; Lots 1-69, Block C; and Lots 1-17, Block D

(124 Residential Lots)
(5 HOA Lots)

Being 174.300 Acres
out of the
J.C.P. Melton Survey, Abstract No. 802,
Denton County, Texas

HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING
P.O. BOX 294527 LEWISVILLE, TEXAS 75029
972-906-9985 PHONE 972-906-9987 FAX

LEGENDS ESTATES
174.300 ACRES - 130 LOTS
DENTON COUNTY, TEXAS

PRELIMINARY PLAT

DATE: 02/04/08
HEI #: 07-120

EXHIBIT
1 OF 8