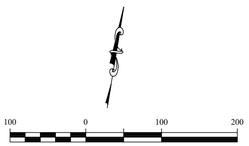
LOCATION MAP
N.T.S.



LOT AREA TABLE

Legendary Estates on Lake LBJ Phase I

Block 1

Lot Number	Square Footage	Acreage	Buildable Square Footage	Maximum Allowable Impervious Cover
1	13,787.97	0.32	13,787.97	2,000.00
2	24,583.53	0.56	24,583.53	2,400.00
3	13,975.47	0.32	13,975.47	2,000.00
4	10,735.90	0.25	10,735.90	2,000.00
5	11,268.42	0.26	11,268.42	2,000.00
6	11,881.65	0.27	11,881.65	2,000.00
7	14,295.12	0.33	14,295.12	2,000.00
8	32,935.93	0.76	32,935.93	2,500.00
9	17,050.52	0.39	17,050.52	2,000.00
10	14,938.28	0.34	14,938.28	2,000.00
11	16,201.27	0.37	16,201.27	2,000.00
12	16,624.14	0.38	16,624.14	2,000.00
13	26,781.98	0.61	26,781.98	2,000.00
14	51,715.68	1.19	51,715.68	5,000.00
15	14,448.80	0.33	14,448.80	1,800.00
16	14,196.86	0.33	14,196.86	1,800.00
17	23,841.77	0.55	23,841.77	2,000.00
18	316,085.13	7.26	316,085.13	5,000.00
	645,348.42	**14.82**	**645,348.42**	**42,500.00**

Block 2

Lot Number	Square Footage	Acreage	Buildable Square Footage	Maximum Allowable Impervious Cover
1	15,873.80	0.36	15,541.08	2,000.00
2	17,972.50	0.41	17,689.78	2,000.00
3	18,976.44	0.44	18,777.07	2,000.00
4	10,764.19	0.25	10,387.84	2,000.00
5	13,046.15	0.30	12,425.53	2,000.00
6	14,671.92	0.34	14,484.22	2,000.00
7	18,578.08	0.43	18,379.86	2,000.00
8	19,407.35	0.45	19,110.46	2,000.00
9	22,532.00	0.52	22,251.72	2,000.00
10	28,196.25	0.65	28,060.29	2,000.00
11	20,573.81	0.47	20,500.23	2,000.00
12	15,237.40	0.35	14,688.61	2,000.00
13	21,940.90	0.50	21,458.92	2,000.00
14	10,692.72	0.25	10,392.35	2,000.00
15	5,693.65	0.13	5,357.40	2,000.00
16	6,175.03	0.14	5,857.69	2,000.00
17	8,550.34	0.20	8,345.00	2,000.00
18	10,691.54	0.25	10,505.24	2,000.00
19	18,378.07	0.42	10,587.05	2,500.00
20	12,548.26	0.29	9,700.17	2,500.00
21	16,769.75	0.38	12,083.47	2,500.00
22	19,039.42	0.44	14,213.25	2,500.00
23	24,543.39	0.56	17,763.01	2,500.00
24	26,437.78	0.61	18,358.23	2,500.00
25	28,753.91	0.66	20,772.75	2,500.00
26	29,973.11	0.69	21,403.88	2,500.00
27	30,314.98	0.70	21,374.87	2,500.00
28	29,703.88	0.68	22,585.56	2,500.00
29	29,684.30	0.68	24,134.95	2,500.00
30	30,064.30	0.69	24,056.02	2,500.00
	575,785.22	**13.22**	**491,246.50**	**66,000.00**

Legendary Estates on Lake LBJ Phase II

Block 2

Lot Number	Square Footage	Acreage	Buildable Square Footage	Maximum Allowable Impervious Cover
1	23,620	0.54	18,951	590
2	24,203	0.56	19,176	590
3	24,767	0.57	12,196	590
4	25,311	0.58	16,272	590
5	25,836	0.59	18,667	590
6	25,069	0.58	18,899	590
7	23,565	0.54	14,790	590
8	77,883	1.79	18,889	590

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C293	245.23	1407.00	122.93	9°59'11"	244.92	N63°31'36"W
C294	140.41	21838.52	70.21	0°22'06"	140.41	N58°20'57"W
C295	225.11	1146.04	112.92	11°15'16"	224.75	N85°13'28"W
C296	131.21	50.00	188.94	150°21'19"	96.67	N75°48'51"W
C297	47.73	185.00	24.00	14°47'01"	47.60	N19°07'47"E
C298	199.10	195.00	109.21	58°30'00"	190.56	S40°59'16"W
C299	123.80	251.75	63.18	28°10'32"	122.56	N89°24'54"W
C300	238.61	301.75	125.93	45°18'22"	232.44	N52°40'27"W
C301	30.72	335.00	15.37	5°15'17"	30.71	N27°23'38"W
C302	226.48	480.00	115.39	27°02'04"	224.39	N11°14'57"W
C303	36.85	25.00	22.69	84°26'42"	33.60	S39°57'16"E
C304	335.37	1407.00	168.49	13°39'26"	334.58	N75°20'54"W
C305	52.72	215.00	26.49	14°02'56"	52.59	N18°45'44"E
C306	168.47	165.00	92.40	58°30'00"	161.25	S40°59'16"W
C307	33.32	305.00	16.68	6°15'33"	33.30	S73°22'03"W
C308	36.60	335.00	18.32	6°15'33"	36.58	S73°22'03"W
C309	109.05	221.75	55.65	28°10'32"	107.95	N89°24'54"W
C310	214.88	271.75	113.41	45°18'22"	209.33	N52°40'27"W
C311	27.97	305.00	14.00	5°15'17"	27.96	N27°23'38"W
C312	212.33	450.00	108.18	27°02'04"	210.36	N11°14'57"W
C313	40.29	25.00	26.05	92°20'46"	36.07	N48°26'28"E
C314	170.42	1407.00	85.31	6°56'23"	170.31	N88°51'20"W
C315	19.57	25.00	10.32	44°51'39"	19.08	S69°53'42"E
C316	19.63	25.00	10.36	45°00'00"	19.13	N69°57'53"W
C317	125.66	40.00	INFINITY	180°00'00"	80.00	S2°27'53"E
C318	815.48	1377.00	420.09	33°55'52"	803.61	N75°29'57"W
C319	139.29	21794.75	69.64	0°21'58"	139.29	N58°21'01"W
C320	168.40	669.14	84.65	14°25'09"	167.95	N40°19'24"W
C321	31.52	47.02	16.38	38°24'47"	30.94	N7°41'05"W
C322	26.94	28.51	14.57	54°07'57"	25.94	S31°51'54"E
C323	48.96	79.16	25.29	35°26'21"	48.18	S64°35'20"W
C324	101.44	152.13	52.69	38°12'26"	99.58	S27°45'57"W
C334	39.75	195.00	19.94	11°40'44"	39.68	S17°34'38"W
C335	79.92	195.00	40.53	23°29'00"	79.36	S35°09'30"W
C336	79.43	195.00	40.27	23°20'16"	78.88	S58°34'08"W
C337	0.78	254.68	0.39	0°10'30"	0.78	S76°35'06"W
C338	80.31	251.70	40.50	18°16'50"	79.97	S85°48'46"W
C339	42.71	251.84	21.41	9°43'05"	42.66	N80°11'17"W
C340	46.12	301.75	23.11	8°45'27"	46.08	N70°56'55"W
C341	49.32	301.75	24.72	9°21'54"	49.27	N61°53'14"W
C342	72.92	301.75	36.64	13°50'47"	72.75	N50°16'53"W
C343	70.24	301.75	35.28	13°20'14"	70.08	N36°41'23"W
C344	10.17	335.00	5.09	1°44'24"	10.17	N29°09'04"W
C345	20.55	335.00	10.28	3°30'53"	20.55	N26°31'26"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C346	14.01	480.00	7.00	1°40'20"	14.01	N23°55'49"W
C347	132.38	480.00	66.61	15°48'07"	131.96	N5°37'58"W
C348	65.31	1407.00	32.66	2°39'34"	65.30	N80°50'50"W
C349	85.02	1407.00	42.52	3°27'44"	85.00	N77°47'11"W
C350	185.05	1407.00	92.66	7°32'08"	184.91	N72°17'15"W
C351	19.97	165.00	10.00	6°56'02"	19.96	S15°12'17"W
C352	148.50	165.00	79.70	51°33'59"	143.54	S44°27'17"W
C353	100.46	221.75	51.11	25°57'21"	99.60	S89°28'30"W
C354	8.59	131.84	4.30	3°44'02"	8.59	N76°26'14"W
C355	43.30	271.75	21.70	9°07'49"	43.26	N70°45'44"W
C356	126.28	271.75	64.30	26°37'26"	125.14	N52°53'07"W
C357	45.31	271.75	22.71	9°33'08"	45.25	N34°47'50"W
C358	62.81	450.00	31.46	7°59'52"	62.76	N20°46'03"W
C359	100.17	450.00	50.29	12°45'14"	99.96	N10°23'30"W
C360	49.35	450.00	24.70	6°16'58"	49.32	N0°52'24"W
C361	86.92	1407.00	43.47	3°32'22"	86.90	N87°09'20"W
C362	83.50	1407.00	41.76	3°24'01"	83.49	S89°22'29"W
C363	30.75	40.00	16.18	44°02'55"	30.00	S59°03'39"W
C364	30.75	40.00	16.18	44°02'55"	30.00	S15°00'44"W
C365	31.54	40.00	16.64	45°10'30"	30.73	S29°35'59"E
C366	28.12	40.00	14.67	40°16'39"	27.54	S72°19'33"E
C367	84.48	1377.00	42.25	3°30'54"	84.47	S89°17'34"W
C368	108.48	1377.00	54.27	4°30'49"	108.45	N86°41'34"W
C369	107.17	1377.00	53.61	4°27'33"	107.14	N82°12'23"W
C370	110.28	1377.00	55.17	4°35'19"	110.25	N77°40'57"W
C371	111.38	1377.00	55.72	4°38'03"	111.35	N73°04'16"W
C372	111.49	1377.00	55.77	4°38'20"	111.46	N68°26'04"W
C373	110.32	1377.00	55.19	4°35'25"	110.29	N63°49'12"W
C374	71.89	1377.00	35.96	2°59'29"	71.89	N60°01'45"W
C375	35.43	18622.29	17.72	0°06'32"	35.43	S58°32'00"E
C376	103.85	9920.08	51.93	0°35'59"	103.85	N58°17'17"W
C377	58.69	152.13	29.71	22°06'14"	58.33	S19°42'51"W
C378	42.76	152.13	21.52	16°06'12"	42.62	S38°49'04"W
C379	20.85	50.00	10.58	23°53'24"	20.70	N12°34'53"W
C380	23.29	50.00	11.86	26°40'59"	23.08	N37°52'04"W
C381	30.58	50.00	15.79	35°02'45"	30.11	N68°43'56"W
C382	56.49	50.00	31.69	64°44'11"	53.54	S61°22'35"W
C383	108.24	669.14	54.24	9°16'04"	108.12	N42°53'56"W
C384	60.16	669.14	30.10	5°09'04"	60.14	N35°41'22"W
C385	80.09	480.00	40.14	9°33'37"	80.00	N18°18'50"W
C455	4.50	40.00	2.25	6°27'00"	4.50	S84°18'37"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C403	39.45	25.00	25.18	90°25'13"	35.48	S76°40'36"W
C404	39.00	25.00	24.73	89°22'12"	35.16	S13°13'06"E
C405	18.19	25.00	9.52	41°41'15"	17.79	N77°55'03"W
C407	316.26	21838.52	158.13	0°49'47"	316.25	N57°29'19"W
C408	75.03	21808.52	37.52	0°11'50"	75.03	N58°04'08"W
C409	75.03	21808.52	37.51	0°11'50"	75.03	N57°52'18"W
C410	75.02	21808.52	37.51	0°11'50"	75.02	N57°40'29"W
C411	75.01	21808.52	37.51	0°11'49"	75.01	N57°28'39"W
C412	75.01	21808.52	37.50	0°11'49"	75.01	N57°16'50"W
C413	19.98	21808.53	9.99	0°03'09"	19.98	N57°09'21"W
C414	31.15	25.00	17.96	71°23'29"	29.17	N21°26'01"W
C415	45.29	50.00	24.33	51°54'11"	43.76	S11°41'22"E
C416	58.80	50.00	33.34	67°23'03"	55.47	S71°19'59"E
C417	33.05	50.00	17.16	37°52'29"	32.45	N56°02'15"E
C418	395.08	21808.52	197.55	1°02'17"	395.08	N57°38'54"W
C419	255.71	50.00	33.08	293°01'24"	55.18	N47°45'01"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L149	60.00'	N81°34'35"E
L150	102.33'	S55°49'13"W
L151	143.66'	S17°19'23"E
L152	49.92'	N0°41'50"W
L153	52.13'	S89°02'59"W
L154	62.95'	S75°19'38"E
L155	115.49'	S24°45'59"E
L156	123.49'	N70°14'16"E
L157	62.95'	S75°19'38"E
L158	115.49'	S24°45'59"E
L159	50.01'	N47°27'53"W
L160	40.14'	S87°32'07"W
L161	107.37'	N87°32'07"E
L162	111.40'	N17°27'51"E
L163	20.62'	N0°36'23"E
L164	20.55'	N43°00'39"W
L165	41.94'	N38°43'23"W
L166	31.71'	N49°18'01"E
L167	31.96'	N79°48'00"E
L168	32.45'	S4°37'33"W
L169	17.38'	S14°18'33"E
L170	24.38'	S31°42'26"E
L171	38.14'	S59°48'46"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L172	47.63'	S11°31'19"W
L173	37.57'	S58°55'53"E
L174	23.27'	N76°15'09"E
L175	31.50'	S61°52'58"E
L176	22.26'	S37°48'10"E
L177	16.70'	S68°00'21"E
L178	49.68'	S47°30'10"E
L179	30.78'	S38°40'14"E
L180	18.00'	S37°42'57"W
L181	110.01'	N83°04'11"W
L182	36.41'	S85°33'35"W
L183	58.87'	S82°18'31"W
L184	31.63'	S8°39'43"W
L185	32.39'	S21°49'41"E
L186	107.69'	S11°31'16"W
L187	57.16'	S85°46'44"W
L192	67.06'	N10°53'20"E
L193	0.97'	N70°14'16"E
L194	19.35'	N90°00'00"W
L195	5.87'	S17°05'04"W
L228	15.65'	N0°38'38"W
L229	17.33'	S38°57'47"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L220	30.01'	S33°36'57"W
L221	19.75'	N58°08'21"W
L223	141.79'	N56°23'03"W
L224	82.39'	N48°10'52"W
L225	96.59'	N36°02'45"E
L226	79.74'	S9°18'51"E
L227	21.40'	N56°23'03"W

No.	DATE	
01	01/29/2019	LOT NUMBERS CORRECTED
02	05/06/2020	CORRECTED LOT AREA TABLE

DON MCCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
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SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

LEGENDARY ESTATES ON LAKE LBJ
PHASE I AND II
MARKETING PLAT
KINGSLAND, TEXAS

SHEET
1
OF 1

DRAWN BY:	CHECKED BY:
J. McNEW	
DATE	PROJ. NO.
May 2020	15011

Date: May 06, 2020, 3:43pm User ID: jmcne
File: \\Dmc-nas2-v1\Projects\DWGS\1501\DESIGN\PLAT\2015-07-24 - MARKETING PLAT PHASE 1.dwg