

The State of Texas
County of Chambers

We, Legends Bay I, Ltd., acting by and through Legends Bay, L.L.C., it's sole general partner, acting by and through Joseph G. Dow, Member/Partner, and Earl W. Wilburn, Jr., Member/Partner, herein after referred to as owners, owners of the 32.248 Acres tract described in the above and forgoing map of Legends Bay Section 1, do hereby make and establish said subdivision and development plan of said property according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Legends Bay Section 1.

In the R.A. West Survey A-314, Chambers County School Land, A-321 and, A.B.J. Winfree Survey, A-306 Chambers County Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown hereon forever, except those easements and reserves labeled as private; and do hereby bind ourselves, our heirs assigns to warrant and forever defend the title to the land so dedicated.

Further, Owners do hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We, Owners hereby dedicate to the Home Owners Association Restricted Reserve "F" for detention pond purposes. Restricted Reserves "A", "B", "C", and "F", as shown hereon, will be owned and maintained by the Homeowners Association.

In testimony whereof, Legends Bay I, LTD., acting by and through Legends Bay I LLC, General Partner has caused these presents to be signed by Joseph G. Dow, it's Member/Partner and Earl W. Wilburn, Jr. it's Member/Partner, this 21st day of Dec., 2006.

By: Joseph G. Dow
Joseph G. Dow
Member/Partner

By: Earl W. Wilburn
Earl W. Wilburn
Member/Partner

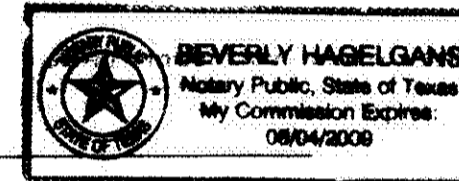
Witness our hands in Baytown, Chambers County, Texas. This 21st day of Dec., 2006.

State of Texas
County of Chambers

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared, Joseph G. Dow, and Earl W. Wilburn, Jr. known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein set forth and in the capacity therein stated as an act of said individuals.

Given under my seal of office this 21st day of Dec., 2006.

Beverly Hagelgans
Notary Public in and for Chambers County, Texas

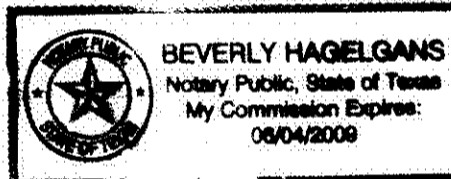


I, Joseph G. Dow owner and holder of a lien against the property described in the plat known as Legends Bay Section 1, said lien being evidenced by instrument of record in the Clerk's File No. 6155-6 of the Official Public Records of Real Property of Chambers County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and all things and restrictions shown herein to said subdivision plat and I confirm that I am the present owners of said lien and have not assigned the same nor any part thereof.

Joseph G. Dow
Joseph G. Dow

Before me, the undersigned authority, on this day appeared, Joseph G. Dow, 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 and herein set out, and as the act of said corporation.

Beverly Hagelgans
Notary Public in and for Chambers County, Texas



My Commission Expires

This is to certify that I, John J. Rodriguez, a Registered Professional Land Surveyor, in the State of Texas, have plotted the above subdivision from an actual survey made under my supervision on the ground on or during December 22, 2006; that all monuments, block corners, angle points and points on curve are, or will be properly marked with iron rods a minimum of 1/2 inch in diameter and 24 inches in length with cap stamped "RPLS 2634". This subdivision is located in Flood Zone ("B" and "C") according to FIRM Community Panel No. 480119 0155 C, dated 12/02/1992.

Date: 1/8/07
John J. Rodriguez
John J. Rodriguez, Registered Professional Land Surveyor
Texas Registration No. 2634



This is to certify that the Planning and Zoning Commission of the City of Baytown, Texas has approved this plat and subdivision of Legends Bay, Section 1 in conformance with the laws of the State of Texas and the ordinance of the City of Baytown as shown hereon, and authorize the recording of this plat this 23 day of January, 2006.

By: Joe C. Zierke
Chairman

By: Kimberly Brooks
Kimberly Brooks

County Engineer's Certification

I, Don Brandon, do hereby certify that the plat of this subdivision complies with the Subdivision Regulations of Chambers County, Texas and Design Standards applicable thereto, this 23rd day of Jan., 2007.

Date: 1-23-07
Don Brandon P.E.
Don Brandon, County Engineer

COMMISSIONER'S COURT APPROVAL CERTIFICATION

This is to certify that the Commissioner's Court of Chambers County, Texas, on motion made, seconded, and adopted, has approved this Plat and Subdivision of Legends Bay Section 1 as shown hereon, and ordered said plat filed of record in the office of the County Clerk of Chambers County, Texas this 23rd day of Jan., 2007.

Jimmy Sylvia
County Judge
Jimmy Sylvia, County Judge

County Clerks Certification

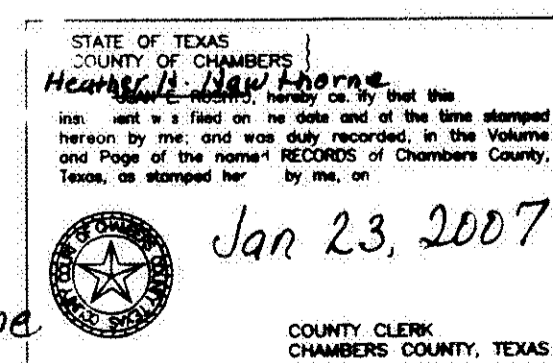
CLERK'S FILE NO. 22252

FILED FOR RECORD

This the 23rd day Jan of 2007

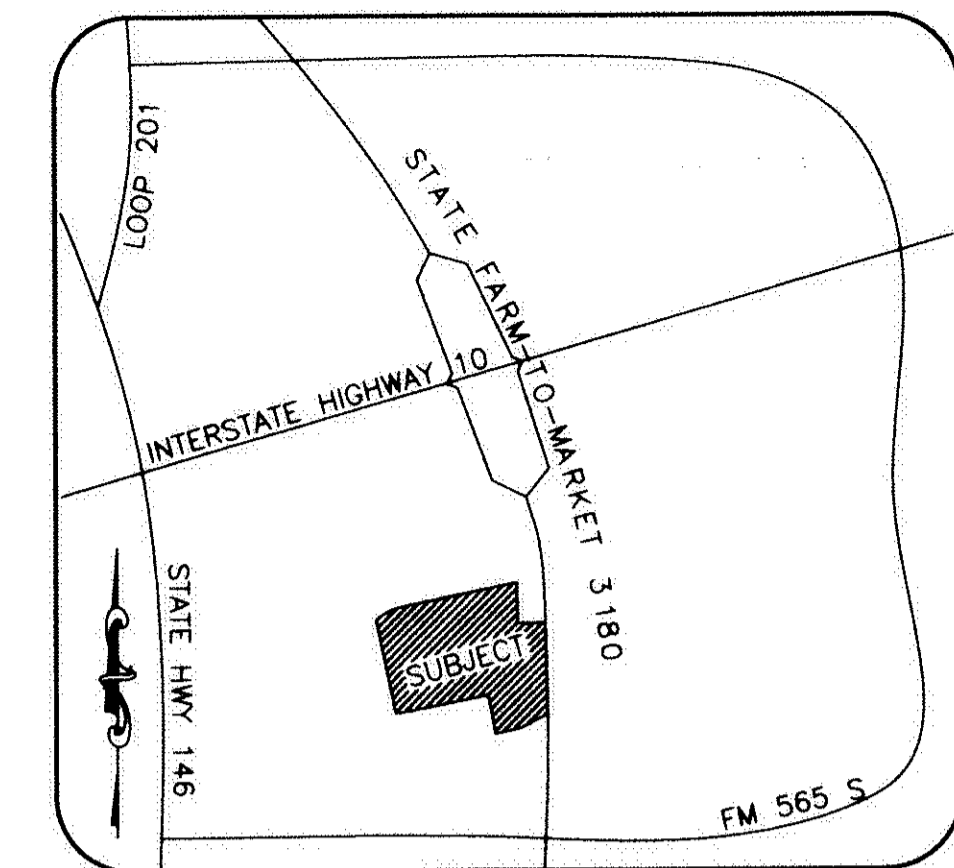
A.D. 2007 at 11:38 O'clock A.M.

Clerk's File No. 22252 Vol. Pg.
Susan E. Roshto Heather N. Nowithorne
County Clerk, Chambers County, Texas
By Jim Ann Lamb Deputy



NOTES:
SUBDIVISION - 32.248
7 RESTRICTED RESERVES - 10.086 ACRES
STREET RIGHT OF WAY - 6.330 ACRES
7 BLOCKS, 95 LOTS - 15.740 ACRES
AVERAGE RESIDENTIAL DENSITY - 2.94 LOTS PER ACRE

ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO THE CENTERLINE OF THE PROPOSED STREETS UNLESS OTHERWISE NOTED.



VICINITY MAP
N.T.S.

LEGEND

- U.E. INDICATES UTILITY EASEMENT
- S.L.S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- B.L. INDICATES BUILDING LINE
- (NR) INDICATES NON-RADIAL LOT LINE BEARING
- P.U.E. INDICATES PRIVATE UTILITY EASEMENT
- P.A.E. INDICATES PERMANENT ACCESS EASEMENT

FINAL PLAT FOR
LEGENDS BAY SECTION 1
BEING 32.248 ACRES OF LAND
CONTAINING 7 BLOCKS, 95 LOTS
AND 7 RESTRICTED RESERVES
SITUATED IN THE
CHAMBERS COUNTY SCHOOL LAND SURVEY, A-321,
A.B.J. WINFREE SURVEY, A-306
AND THE
R.A. WEST SURVEY, A-314
CHAMBERS COUNTY, TEXAS
1" = 100' DECEMBER 2006



11811 NORTH FREEWAY, STE 200
HOUSTON, TEXAS 77060
PHONE (281) 820-8822
FAX (281) 820-8979

CONSULTING ENGINEERS, INC.

2222

Sheet 1 of 2

321

Sheet 1

FUTURE LEGENDS BAY SECTION 5
101 LOTS
LEGENDS BAY 1, LTD., ACTING BY AND THROUGH
LEGENDS BAY, L.L.C.

FUTURE LEGENDS BAY SECTION 6
82 LOTS
LEGENDS BAY 1, LTD., ACTING BY AND THROUGH
LEGENDS BAY, L.L.C.

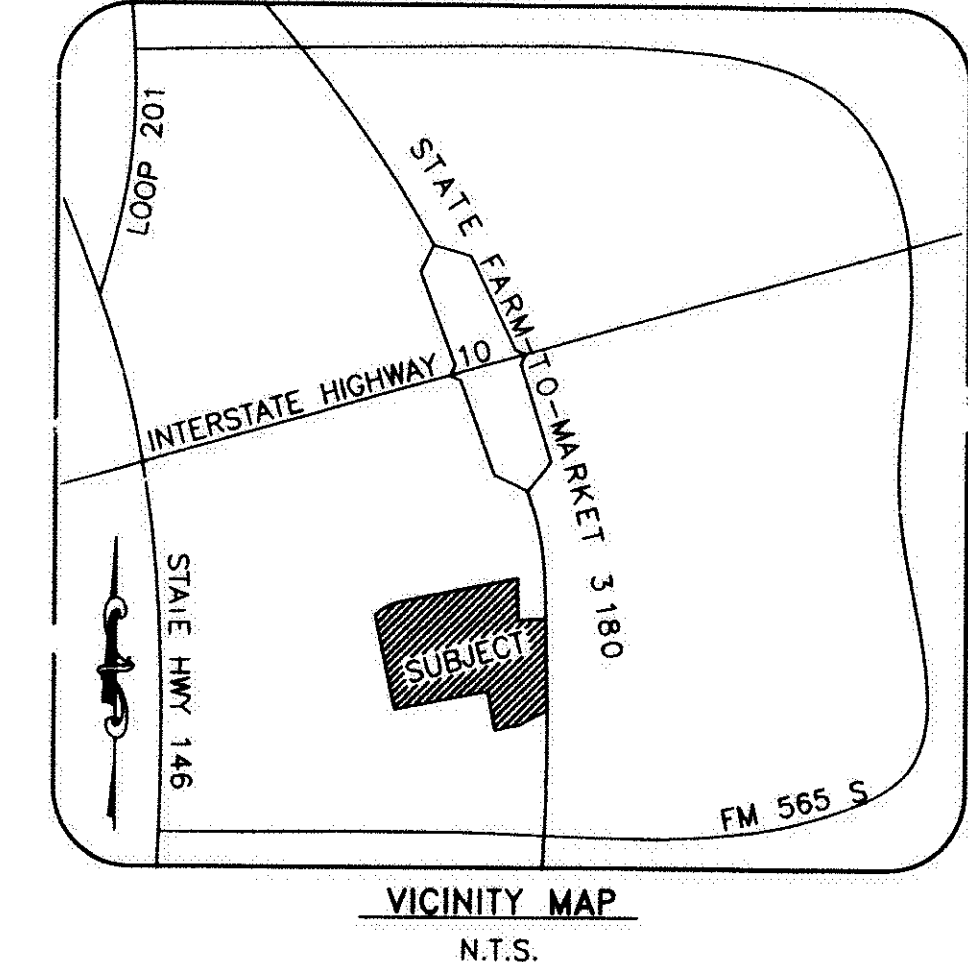
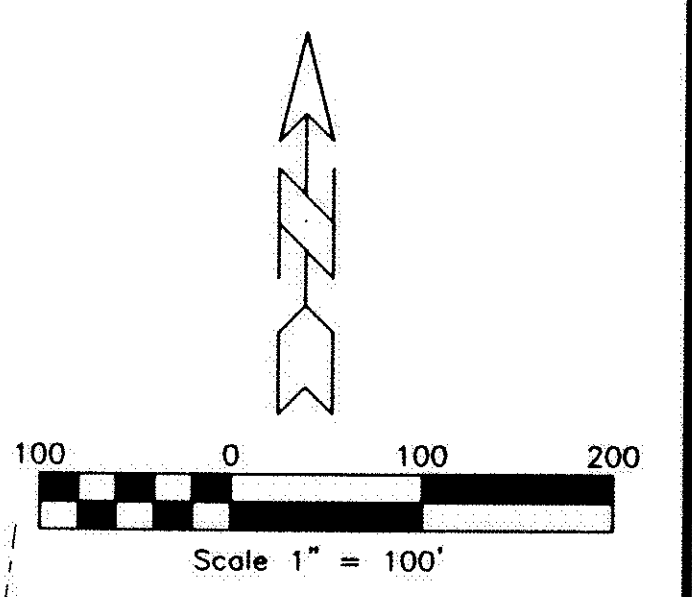
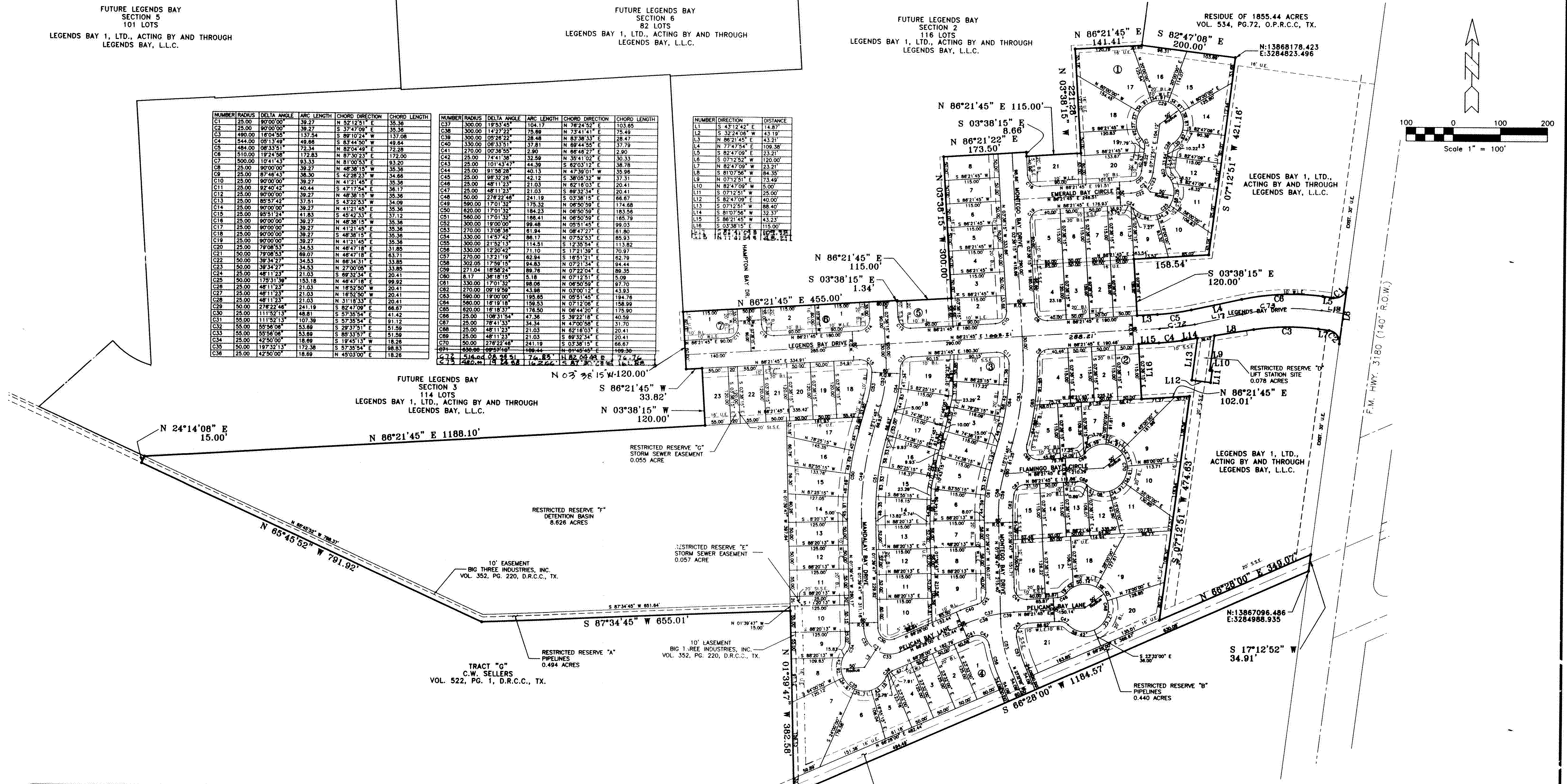
FUTURE LEGENDS BAY SECTION 2
116 LOTS
LEGENDS BAY 1, LTD., ACTING BY AND THROUGH
LEGENDS BAY, L.L.C.

RESIDUE OF 1855.44 ACRES
VOL. 534, PG. 72, O.P.R.C.C., TX.

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00	90°00'00"	39.27	N 52°12'51" E	35.36
C2	25.00	90°00'00"	39.27	S 37°47'09" E	35.36
C3	490.00	16°04'55"	137.54	S 89°10'24" W	137.08
C4	344.00	05°13'49"	49.86	S 83°44'50" W	49.64
C5	484.00	06°33'51"	72.34	N 82°04'49" E	72.28
C6	510.00	12°24'58"	172.83	N 81°00'23" E	172.00
C7	500.00	10°41'43"	93.33	N 87°30'23" E	93.20
C8	25.00	90°00'00"	39.27	N 48°38'15" W	35.36
C9	25.00	87°48'43"	38.30	S 42°28'23" W	34.66
C10	25.00	90°00'00"	39.27	N 41°21'45" E	35.36
C11	25.00	82°40'42"	40.44	S 47°15'54" E	38.17
C12	25.00	90°00'00"	39.27	N 48°38'15" W	35.36
C13	25.00	85°57'42"	37.51	S 43°22'53" W	34.09
C14	25.00	90°00'00"	39.27	N 41°21'45" E	35.36
C15	25.00	85°51'24"	41.83	S 49°42'53" E	37.12
C16	25.00	90°00'00"	39.27	N 48°38'15" W	35.36
C17	25.00	90°00'00"	39.27	N 41°21'45" E	35.36
C18	25.00	90°00'00"	39.27	N 41°21'45" E	35.36
C19	25.00	90°00'00"	39.27	N 41°21'45" E	35.36
C20	25.00	79°08'53"	34.53	N 48°47'18" E	31.85
C21	50.00	79°08'53"	69.07	N 48°47'18" E	63.71
C22	50.00	39°34'27"	34.53	N 86°34'51" E	33.85
C23	50.00	39°34'27"	34.53	N 27°00'05" E	33.85
C24	25.00	48°11'23"	21.03	S 69°32'54" E	20.41
C25	50.00	175°31'39"	153.18	N 48°47'18" E	99.92
C26	25.00	48°11'23"	21.03	N 18°52'50" W	20.41
C27	25.00	48°11'23"	21.03	N 18°52'50" W	20.41
C28	25.00	48°11'23"	21.03	N 31°18'33" E	20.41
C29	50.00	276°22'48"	241.19	S 82°47'09" E	66.67
C30	25.00	111°52'13"	44.81	S 57°35'54" E	41.42
C31	55.00	111°52'13"	107.39	S 57°35'54" E	91.12
C32	55.00	55°56'06"	53.89	S 29°37'51" E	51.59
C33	55.00	55°56'06"	53.89	S 85°33'57" E	51.59
C34	25.00	42°50'00"	18.89	S 19°45'13" W	18.26
C35	50.00	187°32'13"	172.38	S 57°35'54" E	98.83
C36	25.00	42°50'00"	18.89	N 45°03'00" E	18.26

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	300.00	19°53'45"	104.17	N 76°24'52" E	103.65
C38	300.00	14°27'22"	75.89	N 73°41'41" E	75.49
C39	300.00	02°29'22"	28.48	N 83°38'33" E	28.47
C40	330.00	09°51'51"	37.81	N 89°44'55" E	37.79
C41	270.00	00°38'55"	2.90	N 88°48'27" E	2.90
C42	25.00	74°41'36"	32.59	N 35°41'02" E	30.33
C43	25.00	101°43'47"	44.39	S 82°03'12" E	38.78
C44	25.00	91°58'28"	40.13	N 47°39'01" W	35.96
C45	25.00	98°32'28"	42.12	S 38°00'32" W	37.31
C46	25.00	48°11'23"	21.03	S 89°32'34" E	20.41
C47	25.00	48°11'23"	21.03	S 89°32'34" E	20.41
C48	590.00	17°01'32"	175.32	N 06°50'59" E	174.68
C49	620.00	17°01'32"	184.23	N 06°50'59" E	183.56
C50	590.00	17°01'32"	175.32	N 06°50'59" E	174.68
C51	590.00	17°01'32"	175.32	N 06°50'59" E	174.68
C52	300.00	10°00'00"	99.48	N 25°14'45" E	99.03
C53	270.00	13°08'36"	61.94	N 08°47'27" E	61.80
C54	330.00	14°57'42"	86.17	N 07°52'53" E	85.93
C55	300.00	21°52'13"	114.51	S 12°35'54" E	113.82
C56	300.00	17°20'42"	71.10	S 17°15'09" E	70.97
C57	270.00	13°21'19"	62.94	S 18°51'21" E	62.79
C58	302.05	17°59'15"	94.83	N 07°21'54" E	94.44
C59	271.04	18°36'24"	89.78	N 07°22'04" E	89.35
C60	6.17	38°11'15"	6.18	N 07°12'51" E	5.09
C61	330.00	17°01'32"	98.06	N 06°50'59" E	97.70
C62	270.00	08°19'59"	43.88	N 03°00'12" E	43.83
C63	590.00	18°00'00"	195.85	N 05°51'45" E	194.76
C64	590.00	18°00'00"	195.85	N 05°51'45" E	194.76
C65	820.00	18°18'37"	176.50	N 06°42'20" E	175.90
C66	25.00	108°31'54"	47.36	S 39°22'18" E	40.59
C67	25.00	78°41'33"	34.34	N 47°00'58" E	31.70
C68	25.00	48°11'23"	21.03	N 02°10'09" E	20.41
C69	25.00	48°11'23"	21.03	S 89°32'34" E	20.41
C70	50.00	276°22'48"	241.19	S 03°38'15" E	66.67
C71	514.00	28°58'51"	169.44	N 01°45'45" E	169.30
C72	514.00	28°58'51"	169.44	S 85°33'57" E	169.30
C73	248.00	19°24'58"	104.22	S 85°33'57" E	104.16

NUMBER	DIRECTION	DISTANCE
L1	S 43°12'42" E	14.87
L2	S 32°24'06" W	43.19
L3	N 86°21'45" E	43.21
L4	N 77°47'54" E	109.38
L5	S 82°47'09" E	23.21
L6	S 07°12'52" W	120.00
L7	N 82°47'09" W	23.21
L8	S 81°07'58" W	84.38
L9	N 07°12'51" E	73.49
L10	N 82°47'09" W	5.00
L11	S 07°12'51" W	25.00
L12	S 82°47'09" E	40.00
L13	S 07°12'51" W	88.40
L14	S 81°07'56" W	32.37
L15	S 86°21'45" W	43.23
L16	S 03°38'15" E	115.00
L17	S 03°38'15" E	115.00
L18	S 03°38'15" E	115.00



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