

THE 0.437 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT OF THE LUCKEY RANCH UNIT-4 SUBDIVISION RECORDED IN VOLUME 9641, PAGES 205-208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LUCKEY RANCH UNIT-4, PLAT NO. 110347 WHICH IS RECORDED IN VOLUME 9641, PAGES 205-208, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
LUCKEY RANCH PARTNERS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998

SWORN AND SUBSCRIBED BEFORE ME THIS THE 27 DAY OF September, A.D. 20 18.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 4-17-22

SANDRA LEE BYER
My Notary ID # 125680523
Expires April 17, 2022

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

John Noel Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. 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 GRANTORS 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.

2. 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.

3. 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.

4. 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.

5. 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.

SAWS WASTEWATER EDU

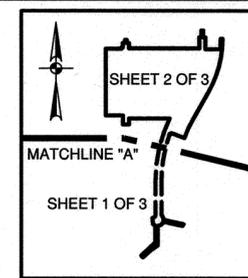
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

- | | | | |
|-------|---|-----|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLOCK | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| INT | INTERSECTION | | |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | | |
| --- | EXISTING CONTOURS | | |
| - - - | PROPOSED CONTOURS | | |
| --- | ORIGINAL SURVEY/COUNTY LINE | | |
| ⊕ | CENTERLINE | | |
-
- | | | | |
|---|--|---|---|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑬ | 50' DRAINAGE, SEWER, AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.057 ACRE OFF-LOT) |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑭ | 12' WATER EASEMENT |
| ⑤ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑮ | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9641, PGS 205-208, DPR) |
| ⑦ | VARIABLE WIDTH DRAINAGE EASEMENT (0.158 ACRE OFF-LOT) | ⑯ | 5' STREETSCAPE EASEMENT (VOL. 9630, PGS 208-212, DPR) |
| ⑨ | 16' SANITARY SEWER EASEMENT (0.059 ACRE OFF-LOT) | ⑰ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9630, PGS 208-212, DPR) |
| ⑪ | VARIABLE WIDTH DRAINAGE, SEWER, AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (1.125 ACRE OFF-LOT) | ⑱ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9630, PGS 208-212, DPR) |
| ⑬ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.025 ACRE OFF-LOT) | ⑲ | 16' SANITARY SEWER EASEMENT (VOL. 9641, PGS 205-208, DPR) |



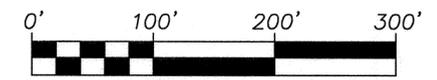
INDEX MAP
SCALE: 1"=100'

PLAT NUMBER 180288

REPLAT & SUBDIVISION PLAT ESTABLISHING LUCKEY RANCH UNIT 1B

BEING A TOTAL OF 13.45 ACRES TRACT OF LAND COMPRISED OF 10.56 ACRES OUT OF A 22.83 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 2.79 ACRES OUT OF A 208.339 ACRE TRACT OF LAND RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. T.A. COOK SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342 AND THE I. & G. N. R.R. SURVEY NO. 28, ABSTRACT 897, COUNTY BLOCK 4324 IN BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TXPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 18, 2018

STATE OF TEXAS
COUNTY OF MONTGOMERY

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 IDENTIFIED 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: LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
LUCKEY RANCH PARTNERS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Sandra Lee Byer* 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 27 DAY OF September, A.D. 20 18.

SANDRA LEE BYER
My Notary ID # 125680523
Expires April 17, 2022

Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 1B, 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. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

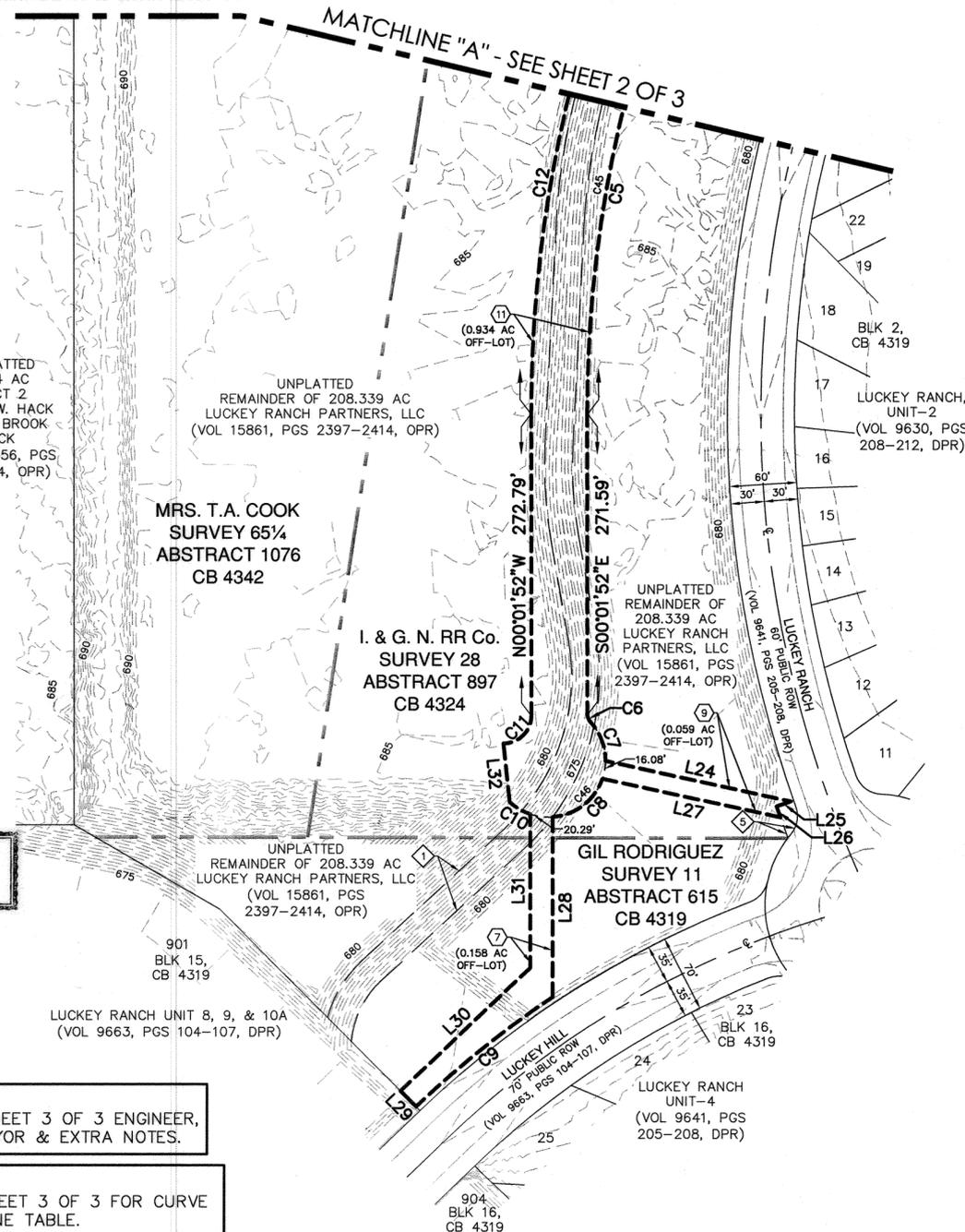
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

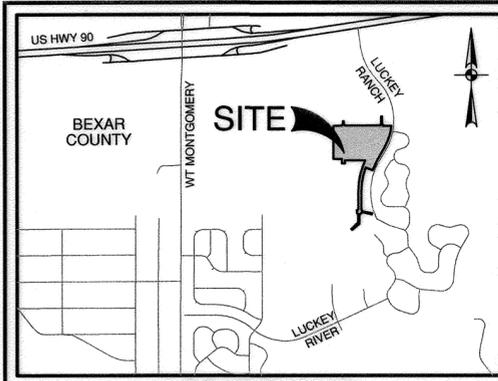
COUNTY CLERK, BEXAR COUNTY, TEXAS



NOTE:
SEE SHEET 3 OF 3 ENGINEER, SURVEYOR & EXTRA NOTES.

NOTE:
SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE.





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. 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 DEDICATING 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 GRANTORS 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.

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4. 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.

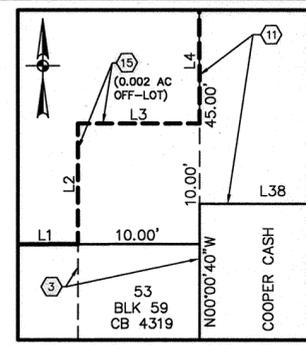
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU

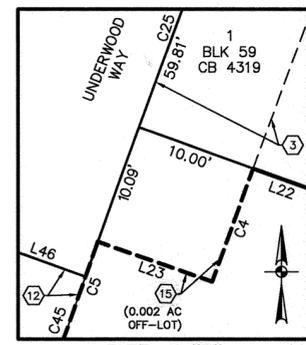
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



DETAIL "A"
NOT-TO-SCALE

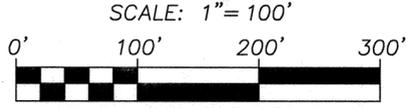


DETAIL "B"
NOT-TO-SCALE

PLAT NUMBER 180288

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
LUCKEY RANCH UNIT 1B**

BEING A TOTAL OF 13.45 ACRES TRACT OF LAND COMPRISED OF 10.56 ACRES OUT OF A 22.83 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 2.79 ACRES OUT OF A 208.339 ACRE TRACT OF LAND RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. T.A. COOK SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342 AND THE I. & G. N. R.R. SURVEY NO. 28, ABSTRACT 897, COUNTY BLOCK 4324 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8900
TBPE FIRM REGISTRATION #470 | TBP/LS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 18, 2018

STATE OF TEXAS
COUNTY OF MONTGOMERY

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 IDENTIFIED 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: LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
LUCKEY RANCH PARTNERS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sandra Lee Byer 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 27 DAY OF September, A.D. 20 18.

SANDRA LEE BYER
My Notary ID # 125660523
Expires April 17, 2022

Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

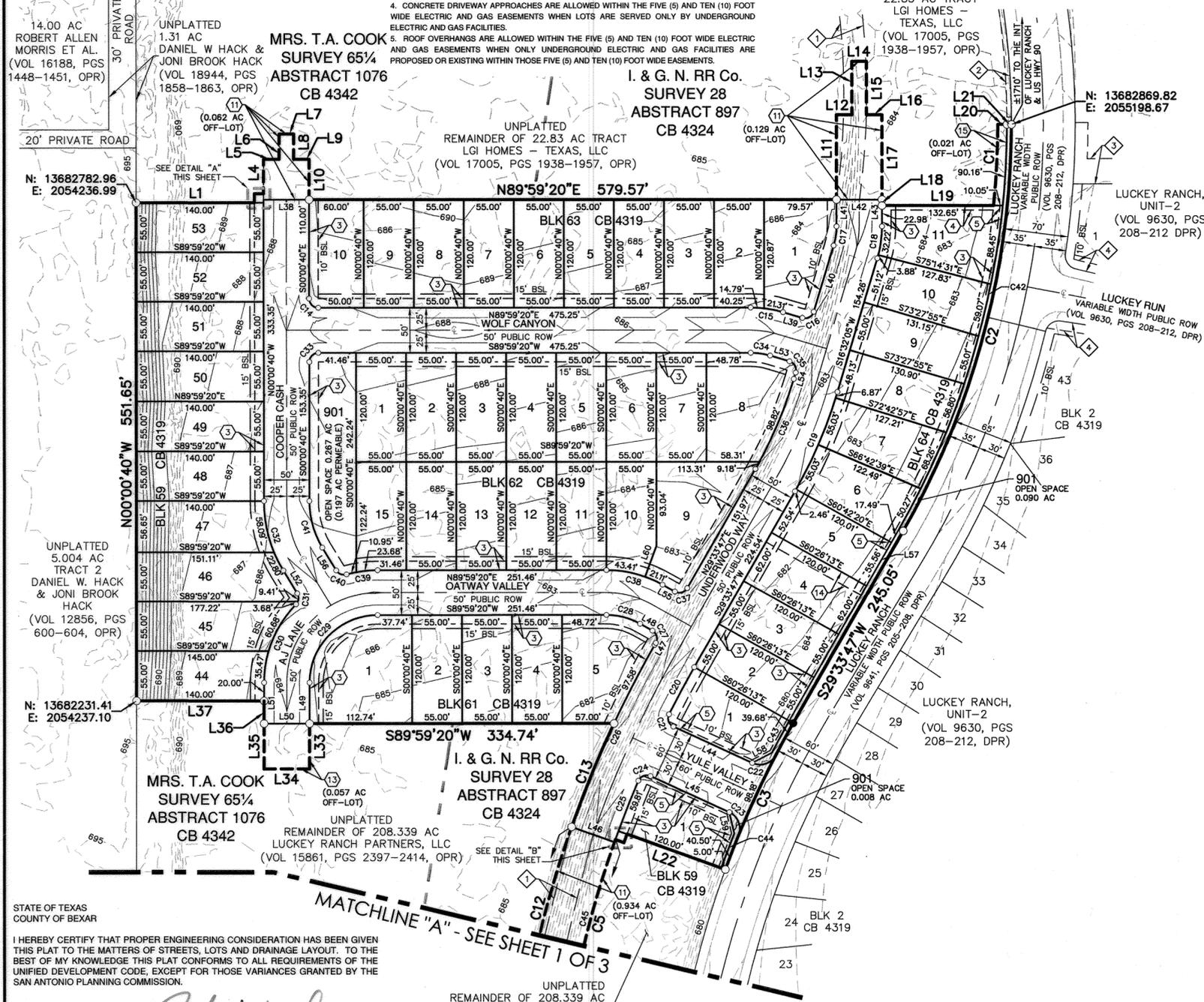
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

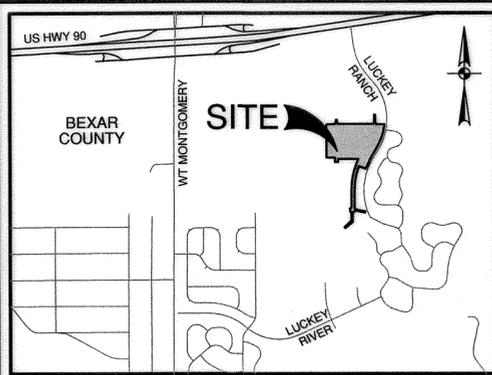
NOTE:
SEE SHEET 3 OF 3 ENGINEER,
SURVEYOR & EXTRA NOTES.

NOTE:
SEE SHEET 3 OF 3 FOR CURVE
AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND.



Civil Job No. 11164-17; Survey Job No. 9050-14



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. 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 GRANTORS 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.

2. 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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4. 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.

5. 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2376060) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SAWS WASTEWATER EDU

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

SAWS IMPACT FEE

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION:

THE OWNER 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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 85 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 59, LOT 901, BLOCK 62, AND LOT 901, BLOCK 64, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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 BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, 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-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'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.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE:

LOT 901, BLOCK 59, CB 4319 IS DESIGNATED AS OPEN SPACE AND A LANDSCAPE EASEMENT. LOT 901, BLOCK 64, CB 4319 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE AND WATER EASEMENT. LOT 901, BLOCK 62, CB 4319 IS DESIGNATED AS OPEN SPACE.

PLAT NUMBER 180288

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
LUCKEY RANCH UNIT 1B**

BEING A TOTAL OF 13.45 ACRES TRACT OF LAND COMPRISED OF 10.56 ACRES OUT OF A 22.83 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 2.79 ACRES OUT OF A 208.339 ACRE TRACT OF LAND RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. T.A. COOK SURVEY NO. 65 1/2, ABSTRACT 1076, COUNTY BLOCK 4342 AND THE L. & G. N. R.R. SURVEY NO. 28, ABSTRACT 897, COUNTY BLOCK 4324 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1028860

DATE OF PREPARATION: September 18, 2018

STATE OF TEXAS
COUNTY OF MONTGOMERY

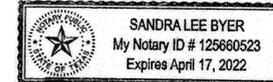
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
LUCKEY RANCH PARTNERS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shannon Birt 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 21 DAY OF September, A.D. 20 18.

Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS



THIS PLAT OF LUCKEY RANCH UNIT 1B, 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. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LINE #	BEARING	LENGTH
L1	N89°59'20"E	130.00'
L2	N00°00'40"W	10.00'
L3	N89°59'20"E	10.00'
L4	N00°00'40"W	38.35'
L5	N89°59'20"E	17.01'
L6	N00°00'27"W	28.00'
L7	N89°59'33"E	16.00'
L8	S00°00'27"E	28.00'
L9	N89°59'20"E	16.99'
L10	S00°00'40"E	45.00'
L11	N00°00'40"W	93.81'
L12	S89°59'20"W	17.00'
L13	N00°00'40"W	59.19'
L14	N89°59'20"E	16.00'
L15	S00°00'40"E	59.19'
L16	N89°59'20"E	17.00'
L17	S00°00'40"E	93.81'
L18	S00°00'40"E	6.66'
L19	N89°59'20"E	122.60'
L20	N89°59'20"E	10.00'

LINE #	BEARING	LENGTH
L21	S89°54'15"E	5.00'
L22	N70°04'39"W	115.00'
L23	N70°33'55"W	10.00'
L24	S77°43'42"E	169.48'
L25	S70°25'45"W	13.49'
L26	S19°34'15"E	10.46'
L27	N77°43'42"W	162.85'
L28	S00°01'51"E	162.97'
L29	N44°23'19"W	20.00'
L30	N45°56'58"E	161.24'
L31	N00°01'51"W	138.61'
L32	N06°04'46"W	52.93'
L33	S00°00'40"E	50.00'
L34	S89°59'20"W	50.00'
L35	N00°00'40"W	50.00'
L36	N00°00'40"W	25.00'
L37	S89°59'20"W	140.00'
L38	N89°59'20"E	50.00'
L39	S73°27'55"E	22.19'
L40	N16°32'05"E	76.95'

LINE #	BEARING	LENGTH
L41	N00°00'40"W	29.64'
L42	N89°59'20"E	50.00'
L43	S00°00'40"E	29.64'
L44	S65°14'06"E	95.48'
L45	N65°14'06"W	95.48'
L46	N70°04'39"W	50.00'
L47	N29°33'47"E	2.57'
L48	N60°26'13"W	15.55'
L49	S00°00'40"E	45.00'
L50	S89°59'20"W	50.00'
L51	N00°00'40"W	45.00'
L52	N30°54'32"W	29.81'
L53	N73°27'55"W	22.19'
L54	N16°32'05"E	7.31'
L55	S60°26'13"E	15.55'
L56	S30°54'32"E	29.81'
L57	N29°33'47"E	245.05'
L58	N62°34'54"E	24.44'
L59	N13°03'06"W	24.44'
L60	N19°53'10"E	36.61'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	900.00'	5°44'23"	N02°58'01"E	90.12'	90.16'
C2	915.00'	29°28'02"	S14°49'46"W	465.42'	470.59'
C3	1060.00'	9°38'27"	S24°44'34"W	178.15'	178.36'
C4	1175.00'	0°29'15"	S19°40'43"W	10.00'	10.00'
C5	1185.00'	19°27'57"	S09°42'07"W	400.66'	402.60'
C6	10.00'	42°36'12"	S21°19'58"E	7.27'	7.44'
C7	51.00'	43°24'03"	S20°56'03"E	37.71'	38.63'
C8	51.00'	66°54'43"	S52°17'20"W	56.23'	59.56'
C9	875.00'	10°19'09"	S50°46'16"W	157.38'	157.59'
C10	51.00'	24°01'52"	N59°26'35"W	21.23'	21.39'
C11	25.00'	90°00'01"	N44°58'08"E	35.36'	39.27'
C12	1235.00'	19°20'35"	N09°38'25"E	414.96'	416.93'
C13	1235.00'	5°43'26"	N22°10'26"E	123.33'	123.38'
C14	10.00'	90°00'00"	S45°00'40"E	14.14'	15.71'
C15	125.00'	16°32'45"	S81°14'17"E	35.97'	36.10'
C16	10.00'	90°00'00"	N61°32'05"E	14.14'	15.71'
C17	75.00'	16°32'45"	N08°15'43"E	21.58'	21.66'
C18	125.00'	16°32'45"	S08°15'43"W	35.97'	36.10'
C19	525.00'	13°01'42"	S23°02'56"W	119.12'	119.38'
C20	1185.00'	2°50'50"	S28°08'22"W	58.88'	58.89'
C21	10.00'	91°57'03"	S19°15'35"E	14.38'	16.05'
C22	20.00'	87°20'47"	N71°05'30"E	27.62'	30.49'
C23	20.00'	87°20'44"	N21°33'44"W	27.62'	30.49'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C24	10.00'	91°57'03"	S68°47'22"W	14.38'	16.05'
C25	1185.00'	3°31'41"	S21°03'00"W	72.95'	72.97'
C26	1235.00'	10°15'04"	N24°26'15"E	220.67'	220.96'
C27	10.00'	90°00'00"	N15°26'13"W	14.14'	15.71'
C28	75.00'	29°34'27"	N75°13'26"W	38.28'	38.71'
C29	75.00'	90°00'00"	S44°59'20"W	106.07'	117.81'
C30	125.00'	44°04'34"	N22°01'37"E	93.81'	96.16'
C31	10.00'	74°58'26"	N06°34'41"E	12.17'	13.09'
C32	150.00'	30°53'52"	N15°27'36"W	79.91'	80.89'
C33	10.00'	90°00'00"	S44°59'20"W	14.14'	15.71'
C34	75.00'	16°32'45"	N81°44'17"W	21.58'	21.66'
C35	10.00'	90°00'00"	N28°27'55"W	14.14'	15.71'
C36	475.00'	13°01'42"	N23°02'56"E	107.78'	108.01'
C37	10.00'	90°00'00"	N74°33'47"E	14.14'	15.71'
C38	125.00'	29°34'27"	S75°13'26"E	63.81'	64.52'
C39	125.00'	15°52'18"	N82°03'11"E	34.52'	34.63'
C40	10.00'	74°58'26"	S68°23'45"E	12.17'	13.09'
C41	100.00'	30°53'52"	S15°27'36"E	53.28'	53.93'
C42	910.00'	29°28'02"	N14°49'46"E	462.87'	468.01'
C43	1065.00'	2°08'41"	N28°29'22"E	39.86'	39.86'
C44	1065.00'	2°11'20"	N21°01'01"E	40.69'	40.69'
C45	1185.00'	19°19'02"	S09°37'39"W	397.63'	399.52'
C46	51.00'	175°12'25"	S44°58'08"W	101.91'	155.95'

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND.

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

