

LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VAR WD	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	□	SET 1/2" IRON ROD (PD)-ROW
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN
---	---	---	ORIGINAL SURVEY/COUNTY LINE
---	---	---	CENTERLINE
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑩	25' SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.019 ACRES TOTAL OFF-LOT)
②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑪	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9695, PGS 74-77, DPR)
③	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑫	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 17963, PGS 534-544, OPR)
④	VARIABLE WIDTH CLEAR VISION EASEMENT	⑬	14' SANITARY SEWER EASEMENT (VOL 9641, PGS 205-208, DPR)
⑤	VARIABLE WIDTH DRAINAGE EASEMENT (0.614 ACRES OFF-LOT)	⑭	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9641, PGS 205-208, DPR)
⑥	14' SANITARY SEWER EASEMENT		
⑦	10' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.002 ACRES TOTAL OFF-LOT)		
⑧	16' SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.018 ACRES TOTAL OFF-LOT)		
⑨	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.847 ACRES TOTAL OFF-LOT)		
⑬	50' DRAINAGE, SEWER, AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.080 ACRES TOTAL OFF-LOT)		
⑮	25' SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.019 ACRES TOTAL OFF-LOT)		
⑯	70' ROW DEDICATION (1.242 ACRES)		
⑰	5' LANDSCAPE EASEMENT		
⑱	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.045 ACRES OFF-LOT)		
⑲	36' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
⑳	10' LANDSCAPE EASEMENT (VOL 9677, PGS 57-60, DPR)		
㉑	15' BUILDING SETBACK LINE (VOL 9677, PGS 57-60, DPR)		
㉒	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)		
㉓	10' BUILDING SETBACK LINE (VOL 9677, PGS 57-60, DPR)		
㉔	14' SANITARY SEWER EASEMENT (VOL 9663, PGS 104-107, DPR)		
㉕	DRAINAGE AND ACCESS EASEMENT (VOL 9641, PGS 205-208, DPR)		
㉖	14' SANITARY SEWER EASEMENT (VOL 9630, PGS 208-212, DPR)		
㉗	25' SANITARY SEWER EASEMENT (VOL 11051, PGS 104-110, OPR)		
㉘	15' INGRESS & EGRESS EASEMENT (VOL 7178, PGS 277-295, OPR) (VOL 7219, PGS 171-191, OPR)		
㉙	SANITARY SEWER EASEMENT (VOL 12458, PGS 2392-2398, OPR)		

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

*Paul 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 Nicolls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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 (CORS 1996) 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 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

BEXAR COUNTY MAINTENANCE NOTE:

BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. TO INCLUDE BUT NOT LIMITED TO LOT 902, BLOCK 18, LOT 901, BLOCK 20, LOT 901, BLOCK 21 AND LOT 901, BLOCK 30). THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

FINISHED FLOOR NOTE:

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

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 GRANTORS' 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-FOR FLOODPLAIN:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FIRE FLOW DEMAND NOTE:

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 1500 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE NOTE:

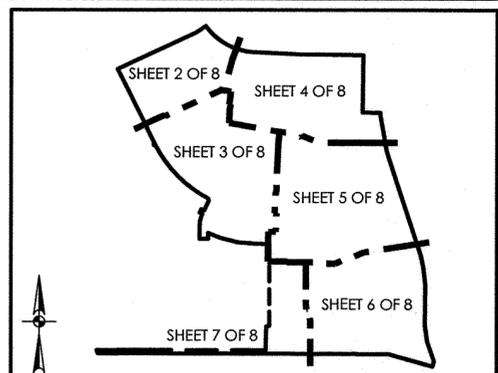
LOT 902, BLOCK 18 AND LOT 901, BLOCK 30 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT AND MAINTENANCE ACCESS DRAINAGE EASEMENT. ACCESS TO THIS AREA IS PROVIDED BY DAVALOS LANE, ROMAIRE RUN, CLAUDETTE STREET, AND NUCIO RIDGE PUBLIC RIGHT-OF-WAY. LOT 901, BLOCK 20 AND LOT 901, BLOCK 21 IS DESIGNATED AS OPEN SPACE.

SETBACK NOTE:

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

FEMA NOTE:

A PORTION OF LOTS 7-11 AND 15-22, BLOCK 30 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0530, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY AND FEMA. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.



INDEX MAP  
SCALE: 1"=1000'

PLAT NUMBER 170417

SUBDIVISION PLAT  
OF  
LUCKEY RANCH UNIT 11

BEING A TOTAL OF 96.26 ACRE TRACT OF LAND COMPRISED OF 96.22 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.04 OF AN ACRE 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 GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9500  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 19, 2018

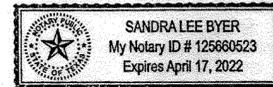
STATE OF TEXAS  
COUNTY OF MONTGOMERY

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 22 DAY OF June, A.D. 2018.



*Sandra Lee Byer*  
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

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

THIS PLAT OF LUCKEY RANCH UNIT 11 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.

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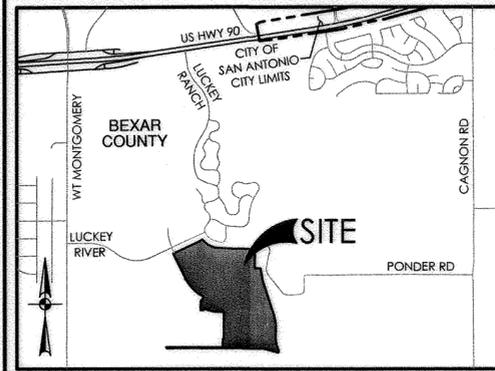
BY: \_\_\_\_\_ CHAIRMAN

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

NOTE:  
SEE SHEET 8 OF 8 FOR CURVE  
AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



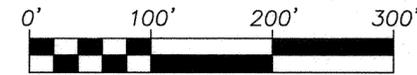


LOCATION MAP  
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SURVEYOR & EXTRA NOTES.

SCALE: 1" = 100'



PLAT NUMBER 170417

SUBDIVISION PLAT  
OF  
**LUCKEY RANCH UNIT 11**

BEING A TOTAL OF 96.26 ACRE TRACT OF LAND COMPRISED OF 96.22 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.04 OF AN ACRE 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 GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 IN BEXAR COUNTY, TEXAS.



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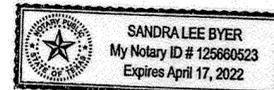
STATE OF TEXAS  
COUNTY OF MONTGOMERY

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Sandra Lee Byer  
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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



STATE OF TEXAS  
COUNTY OF BEXAR

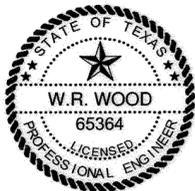
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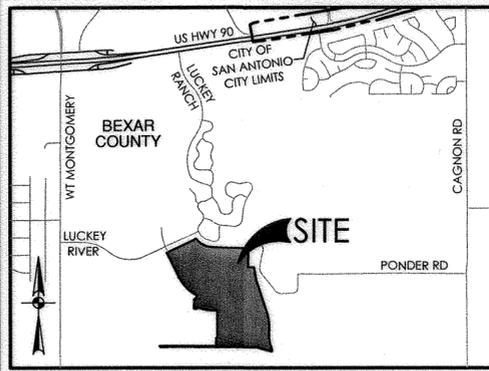
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John Noels Nicholls  
REGISTERED PROFESSIONAL LAND SURVEYOR



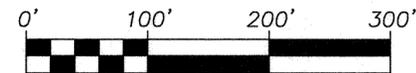


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**PLAT NUMBER 170417**

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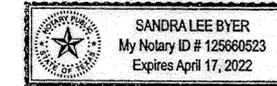
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COUNTY OF MONTGOMERY

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 Sharon Dietz 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 22 DAY OF June, A.D. 2018.



Sandra Lee Byer  
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

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

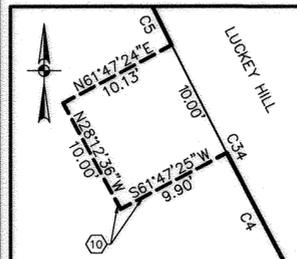
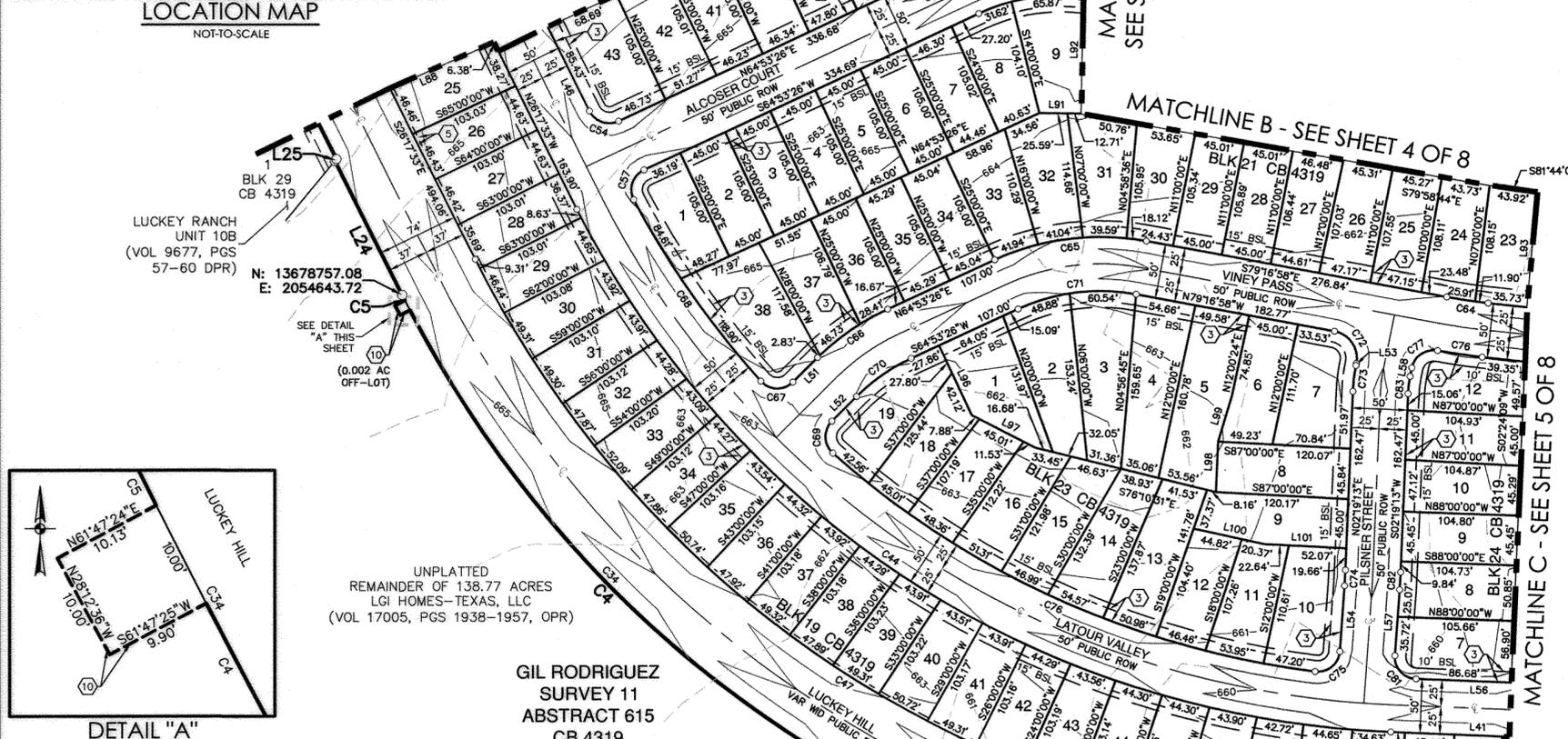
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ LUCKEY RANCH UNIT 11 \_\_\_\_\_ 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



DETAIL "A"  
NOT-TO-SCALE

UNPLATTED  
REMAINDER OF 138.77 ACRES  
LGI HOMES-TEXAS, LLC  
(VOL 17005, PGS 1938-1957, OPR)

GIL RODRIGUEZ  
SURVEY 11  
ABSTRACT 615  
CB 4319

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

**IMPACT FEE 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**C.P.S. NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

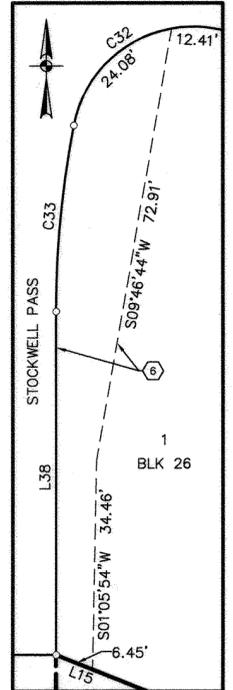
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

W.R. Wood  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

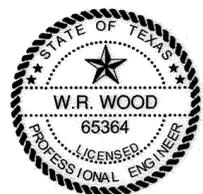
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls  
REGISTERED PROFESSIONAL LAND SURVEYOR



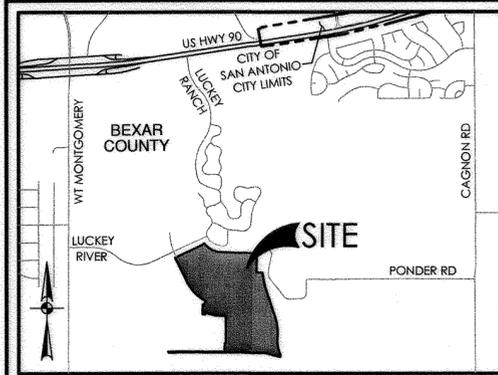
CLEAR VISION  
EASEMENT DETAIL "B"  
NOT-TO-SCALE

UNPLATTED  
REMAINDER OF 138.77 ACRES  
LGI HOMES-TEXAS, LLC  
(VOL 17005, PGS 1938-1957, OPR)



LUCKEY RANCH UNIT 11  
Civil Job No. 11164-07; Survey Job No. 9049-10

Date: Jun 19, 2018, 3:20pm User: id: caw  
File: P:\11164\07\Design\Chk\Plat\Pl116407.dwg



LOCATION MAP  
NOT-TO-SCALE

**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.  
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

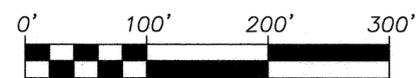
**WASTEWATER EDU NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

**NOTE:**  
 SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLE.

**NOTE:**  
 SEE SHEET 1 OF 8 FOR LEGEND AND ENGINEER, SURVEYOR & EXTRA NOTES.

SCALE: 1" = 100'



**PLAT NUMBER 170417**  
 SUBDIVISION PLAT  
 OF  
**LUCKEY RANCH UNIT 11**

BEING A TOTAL OF 96.26 ACRE TRACT OF LAND COMPRISED OF 96.22 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.04 OF AN ACRE 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 GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 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 #10022800

DATE OF PREPARATION: June 19, 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 22 DAY OF June, A.D. 20 18.

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

Sandra Lee Byer  
 NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

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 \_\_\_\_\_

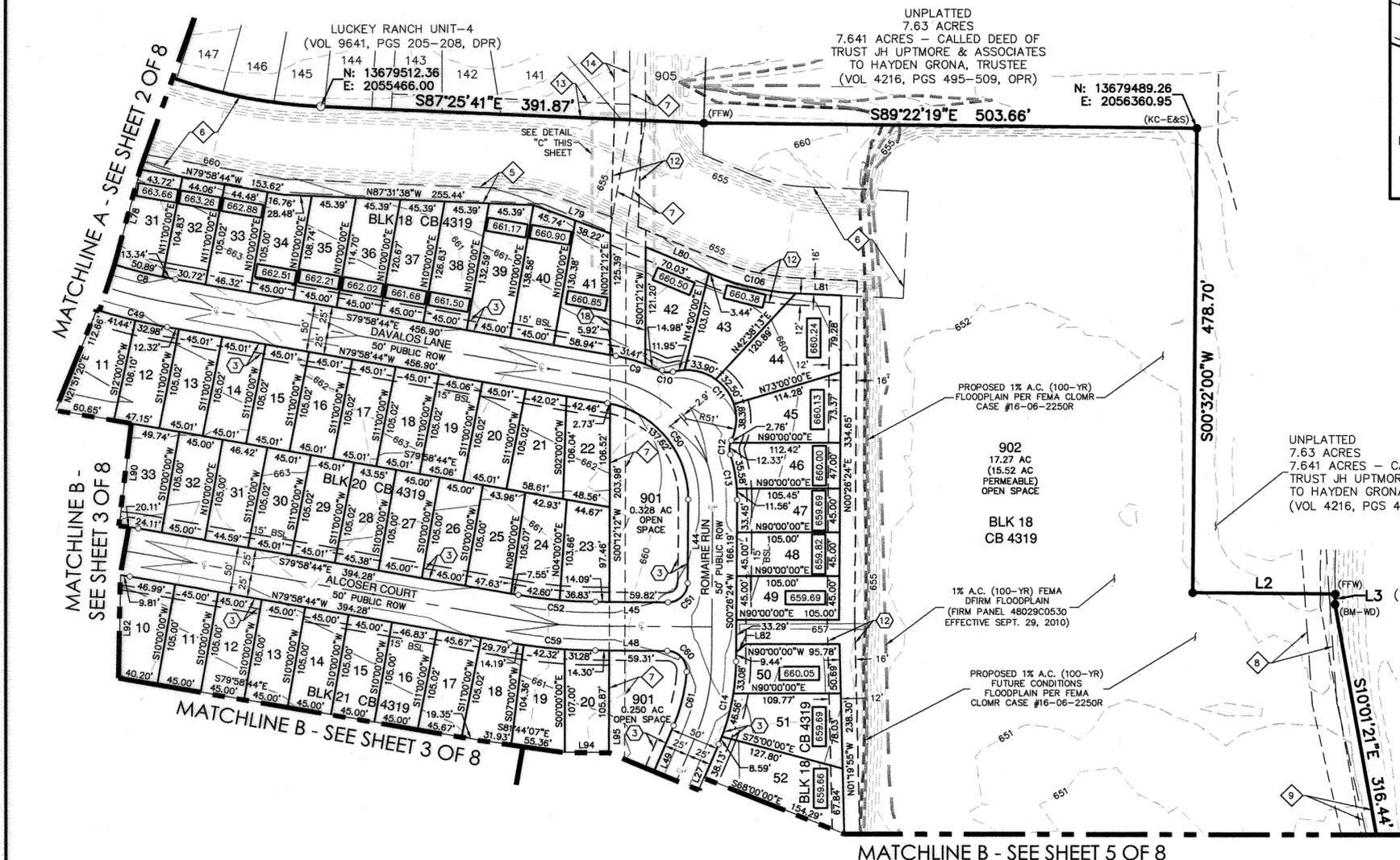
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ LUCKEY RANCH UNIT 11 \_\_\_\_\_ 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



DETAIL "C"  
 NOT-TO-SCALE

MATCHLINE A - SEE SHEET 2 OF 8

MATCHLINE B - SEE SHEET 3 OF 8

MATCHLINE B - SEE SHEET 3 OF 8

MATCHLINE B - SEE SHEET 5 OF 8



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

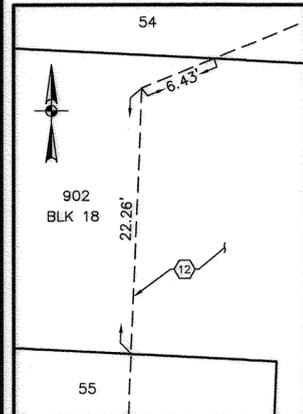
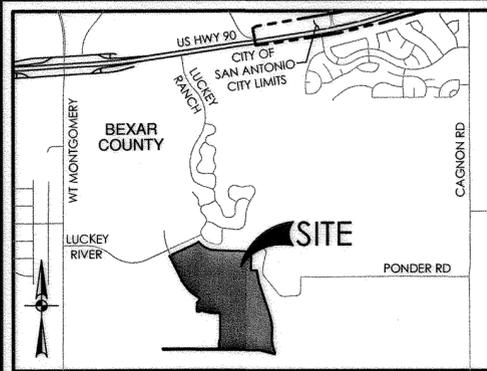
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John Noell Nicholls  
 REGISTERED PROFESSIONAL LAND SURVEYOR



LUCKEY RANCH UNIT 11  
 Civil Job No. 11164-07; Survey Job No. 9049-10

User: d:\caw  
 Date: Jun 19, 2018, 3:23pm  
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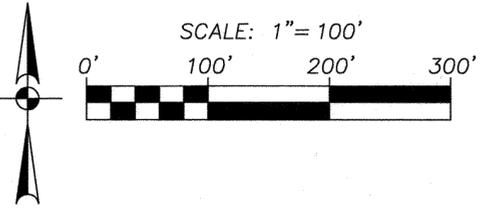


**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
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 3. THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.  
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BELOW-GROUND ELECTRIC AND GAS FACILITIES.  
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**WASTEWATER EDU NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
**IMPACT FEE NOTE:**  
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**NOTE:**  
 SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLE.

**NOTE:**  
 SEE SHEET 1 OF 8 FOR LEGEND AND ENGINEER, SURVEYOR & EXTRA NOTES.



**PLAT NUMBER 170417**  
**SUBDIVISION PLAT**  
**OF**  
**LUCKEY RANCH UNIT 11**

BEING A TOTAL OF 96.26 ACRE TRACT OF LAND COMPRISED OF 96.22 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.04 OF AN ACRE 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 GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 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 #10028800

DATE OF PREPARATION: June 19, 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

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 22 DAY OF June, A.D. 2018.

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

*Sandra Lee Byer*  
 NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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  
 THIS PLAT OF \_\_\_\_\_ LUCKEY RANCH UNIT 11 \_\_\_\_\_ 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

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



MATCHLINE D - SEE SHEET 7 OF 8

MATCHLINE D - SEE SHEET 6 OF 8

MATCHLINE B - SEE SHEET 4 OF 8

MATCHLINE C - SEE SHEET 3 OF 8

JOHN BARRIT  
 SURVEY 66  
 ABSTRACT 47  
 CB 4317

UNPLATTED  
 REMAINDER OF 138.77 ACRES  
 LGI HOMES-TEXAS, LLC  
 (VOL 17005, PGS 1938-1957, OPR)

UNPLATTED  
 REMAINDER OF 729.582 ACRES  
 TCP III STRAUS MEDINA, LLC  
 (VOL 15212, PGS 1628-1643 OPR)

PROPOSED 1% A.C. (100-YR)  
 FUTURE CONDITIONS  
 FLOODPLAIN PER FEMA  
 CLOMR CASE #16-06-2250R

1% A.C. (100-YR) FEMA  
 D-FIRM FLOODPLAIN  
 (FIRM PANEL 48029C0330  
 EFFECTIVE SEPT. 29, 2010)

PROPOSED 1% A.C. (100-YR)  
 FLOODPLAIN PER FEMA  
 CLOMR CASE #16-06-2250R

901  
 19.77 AC  
 (16.58 AC  
 PERMEABLE)  
 OPEN SPACE

BLK 30  
 CB 4319

BLK 28  
 CB 4319

BLK 25  
 CB 4319

BLK 19  
 CB 4319

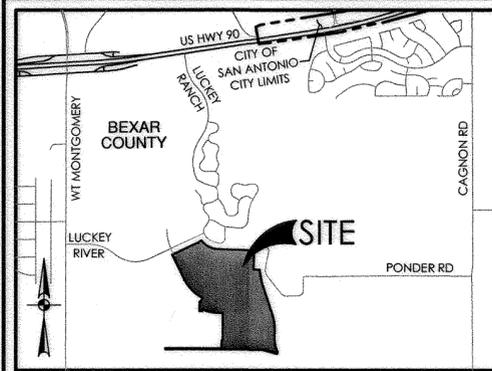
902  
 17.27 AC  
 (15.52 AC  
 PERMEABLE)  
 OPEN SPACE

BLK 18  
 CB 4319

BLK 21  
 CB 4319

BLK 24  
 CB 4319

Civil Job No. 11164-07; Survey Job No. 9049-10



LOCATION MAP  
NOT-TO-SCALE

**C.P.S. NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANICOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

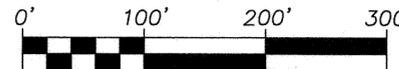
**IMPACT FEE NOTE:**

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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

NOTE:  
SEE SHEET 8 OF 8 FOR CURVE  
AND LINE TABLE.

NOTE:  
SEE SHEET 1 OF 8 FOR  
LEGEND AND ENGINEER,  
SURVEYOR & EXTRA NOTES.

SCALE: 1" = 100'



**PLAT NUMBER 170417**

**SUBDIVISION PLAT  
OF  
LUCKEY RANCH UNIT 11**

BEING A TOTAL OF 96.26 ACRE TRACT OF LAND COMPRISED OF 96.22 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.04 OF AN ACRE 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 GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 IN BEXAR COUNTY, TEXAS.



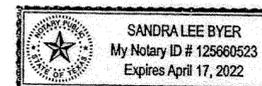
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 19, 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 Sharon Brown 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 22 DAY OF June, A.D. 2018.



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\_\_\_\_

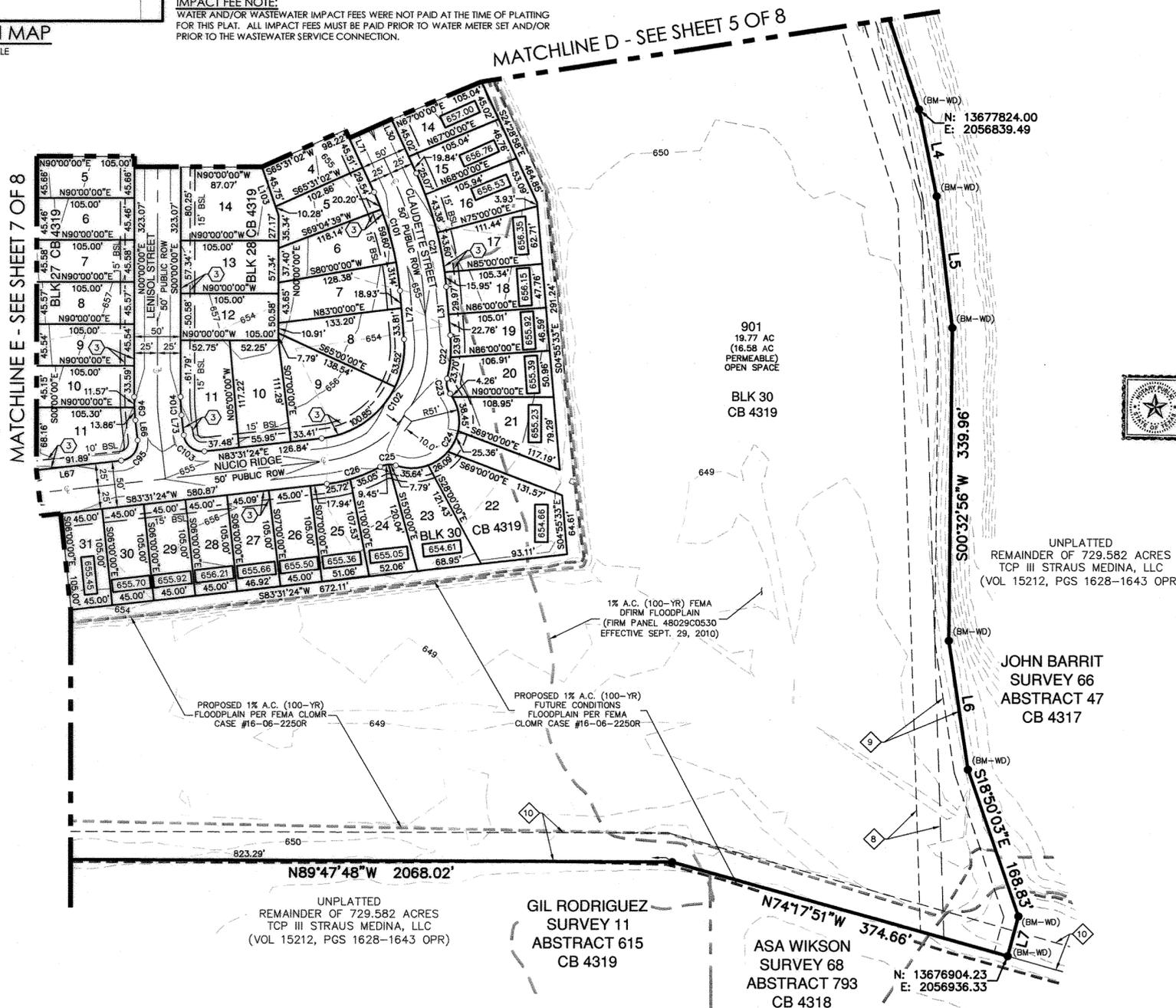
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 11 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

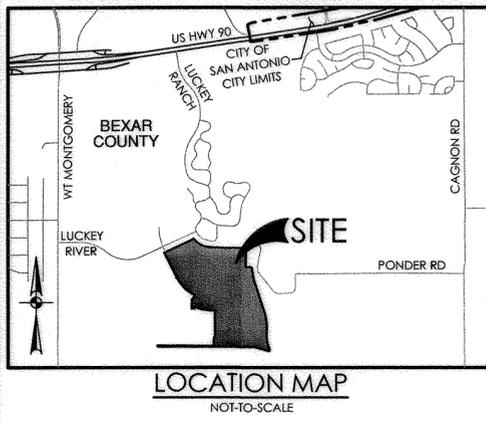


STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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



LUCKEY RANCH UNIT 11  
Civil Job No. 11164-07; Survey Job No. 9049-10  
Date: Jun 19, 2018 9:29am User: jn-ctm  
File: P:\11164-07\Survey\Drawings\Plat\170417.dwg



**C.P.S. NOTES:**

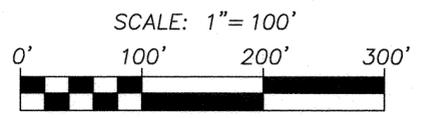
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGINGS OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADERS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, 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 ALTERATION.
- THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
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- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

**IMPACT FEE 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**NOTE:**  
SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLE.

**NOTE:**  
SEE SHEET 1 OF 8 FOR LEGEND AND ENGINEER, SURVEYOR & EXTRA NOTES.



**PLAT NUMBER 170417**  
**SUBDIVISION PLAT**  
**OF**  
**LUCKEY RANCH UNIT 11**

BEING A TOTAL OF 96.26 ACRE TRACT OF LAND COMPRISED OF 96.22 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.04 OF AN ACRE 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 GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 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 #10028800

DATE OF PREPARATION: June 19, 2018

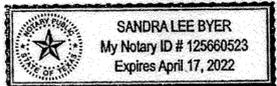
STATE OF TEXAS  
COUNTY OF MONTGOMERY

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 22 DAY OF June, A.D. 2018.



Sandra Lee Byer  
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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

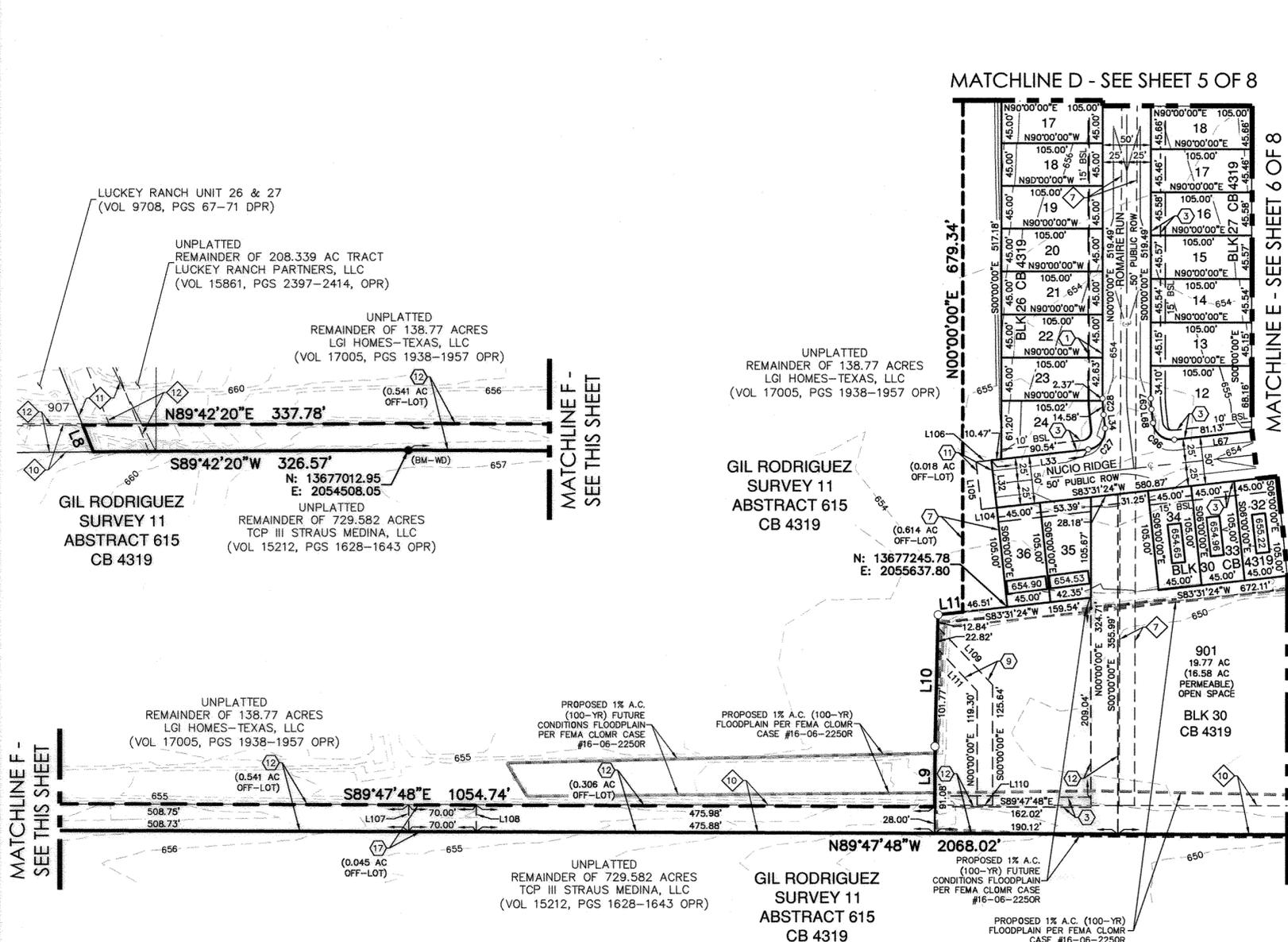
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ LUCKEY RANCH UNIT 11 \_\_\_\_\_ 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



STATE OF TEXAS  
COUNTY OF BEXAR

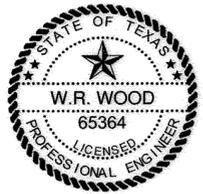
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rich Wood  
LICENSED PROFESSIONAL ENGINEER

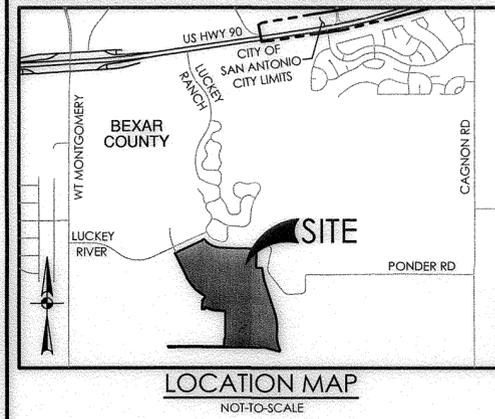
STATE OF TEXAS  
COUNTY OF BEXAR

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



LUCKEY RANCH UNIT 11  
Civil Job No. 11164-07; Survey Job No. 9049-10  
Date: Jun 19, 2018, 3:22pm  
User: JD  
File: P:\11\164\07\Design\Civil\Job\Plat\11164-07.dwg



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	525.00'	51°39'54"	S61°35'45"E	457.53'	473.41'
C2	235.00'	25°20'07"	N12°40'03"E	103.07'	103.91'
C3	20.00'	87°01'02"	N18°10'24"W	27.54'	30.37'
C4	1037.00'	34°31'19"	N44°25'16"W	615.41'	624.82'
C5	1037.00'	0°18'54"	N26°27'00"W	5.70'	5.70'
C6	30.00'	87°43'36"	S71°14'46"E	41.58'	45.93'
C7	175.00'	53°30'31"	S88°21'19"E	157.56'	163.43'
C8	475.00'	18°22'41"	S70°47'23"E	151.71'	152.36'
C9	150.00'	17°43'00"	S71°07'14"E	46.20'	46.36'
C10	20.00'	43°13'20"	S83°52'24"E	14.73'	15.09'
C11	51.00'	131°08'38"	S39°54'45"E	92.87'	116.73'
C12	20.00'	43°13'20"	S04°02'54"W	14.73'	15.09'
C13	150.00'	18°00'09"	S08°33'41"E	46.94'	47.13'
C14	225.00'	22°27'57"	S11°40'22"W	87.66'	88.22'
C15	175.00'	20°30'12"	S12°39'15"W	62.29'	62.62'
C16	20.00'	90°04'56"	S42°38'19"E	28.30'	31.44'
C17	20.00'	90°00'00"	S47°19'13"W	28.28'	31.42'
C18	20.00'	90°00'00"	S42°40'47"E	28.28'	31.42'
C19	150.00'	18°13'16"	S78°34'08"E	47.50'	47.70'
C20	175.00'	44°58'32"	S46°58'14"E	133.87'	137.37'
C21	375.00'	19°33'25"	S14°42'15"E	127.38'	128.00'
C22	150.00'	18°11'00"	S04°09'57"W	47.40'	47.60'
C23	20.00'	49°22'49"	S11°25'57"E	16.71'	17.24'
C24	51.00'	145°49'02"	S36°47'09"W	97.50'	129.79'
C25	20.00'	49°22'49"	S85°00'16"W	16.71'	17.24'
C26	150.00'	23°12'33"	S71°55'08"W	60.35'	60.76'
C27	20.00'	90°00'00"	N38°31'24"E	28.28'	31.42'
C28	150.00'	6°28'36"	N03°14'18"W	16.95'	16.96'
C29	150.00'	2°19'13"	N01°09'37"E	6.07'	6.07'
C30	20.00'	90°00'00"	N42°40'47"W	28.28'	31.42'
C31	875.00'	23°00'54"	N76°10'20"W	349.12'	351.47'
C32	20.00'	104°31'18"	S63°04'28"W	31.63'	36.48'
C33	165.00'	10°48'49"	S05°24'24"W	31.09'	31.14'
C34	1037.00'	35°23'23"	N43°59'14"W	630.39'	640.52'
C35	35.00'	91°10'58"	S19°17'57"W	50.01'	55.70'
C36	125.00'	53°30'31"	N88°21'19"W	112.54'	116.74'
C37	20.00'	90°00'00"	N16°36'03"W	28.28'	31.42'
C38	100.00'	36°29'29"	N46°38'41"E	62.62'	63.69'
C39	150.00'	23°07'21"	N53°19'46"E	60.12'	60.53'
C40	20.00'	42°08'01"	N62°50'06"E	14.38'	14.71'
C41	60.00'	136°00'28"	N15°53'52"E	111.27'	142.43'
C42	20.00'	42°08'01"	N31°02'21"W	14.38'	14.71'
C43	150.00'	16°19'12"	N18°07'56"W	42.58'	42.73'
C44	861.00'	61°23'14"	N56°59'10"W	878.99'	922.48'
C45	20.00'	90°04'56"	N42°38'19"W	28.30'	31.44'
C46	20.00'	89°55'04"	N47°21'41"E	28.26'	31.39'
C47	963.00'	61°23'14"	S56°59'10"E	983.12'	1031.77'
C48	20.00'	88°27'04"	S72°37'29"W	27.90'	30.88'
C49	525.00'	16°49'45"	N71°33'52"W	153.65'	154.20'
C50	100.00'	80°25'08"	N39°46'10"W	129.12'	140.36'
C51	20.00'	90°00'00"	N45°26'24"E	28.28'	31.42'
C52	475.00'	9°34'52"	S84°46'10"E	79.34'	79.43'
C53	225.00'	35°07'50"	N82°27'21"E	135.81'	137.96'
C54	20.00'	88°49'02"	S70°42'03"E	27.99'	31.00'
C55	100.00'	91°10'58"	S19°17'57"W	142.87'	159.14'
C56	150.00'	36°29'29"	S46°38'41"W	93.93'	95.53'
C57	20.00'	92°13'58"	S18°46'27"W	28.83'	32.20'
C58	175.00'	35°07'50"	S82°27'21"W	105.63'	107.30'
C59	525.00'	9°34'52"	N84°46'10"W	87.69'	87.79'
C60	20.00'	93°34'42"	N42°46'15"W	29.15'	32.66'
C61	175.00'	18°53'15"	N132°7'43"E	57.43'	57.69'
C62	225.00'	6°09'59"	N19°49'22"E	24.20'	24.21'
C63	20.00'	79°24'58"	N56°26'51"E	25.56'	27.72'
C64	475.00'	4°33'42"	S81°33'49"E	37.81'	37.82'
C65	225.00'	35°49'36"	N82°48'14"E	138.41'	140.69'
C66	225.00'	19°51'16"	N54°57'48"E	77.58'	77.97'
C67	20.00'	93°14'37"	S88°20'31"E	29.07'	32.55'
C68	811.00'	14°22'40"	S34°31'52"E	202.98'	203.51'
C69	20.00'	93°16'44"	S01°36'12"E	29.08'	32.56'
C70	175.00'	19°51'16"	S54°57'48"W	60.34'	60.64'
C71	175.00'	35°49'36"	S82°48'14"W	107.65'	109.43'
C72	25.00'	90°38'30"	N33°57'43"W	35.55'	39.55'
C73	150.00'	9°02'19"	N08°50'23"E	23.64'	23.66'
C74	475.00'	1°44'31"	N03°11'29"E	14.44'	14.44'
C75	20.00'	93°15'41"	N50°41'35"E	29.08'	32.55'
C76	811.00'	34°28'01"	S65°27'34"E	480.09'	487.40'
C77	20.00'	89°15'14"	S55°59'09"W	28.10'	31.16'
C78	525.00'	4°27'26"	N81°36'58"W	40.83'	40.84'
C79	20.00'	88°14'49"	N40°43'15"W	27.34'	30.11'
C80	20.00'	89°55'04"	N47°21'41"E	28.26'	31.39'
C81	20.00'	91°44'31"	S41°48'31"E	28.71'	32.02'
C82	525.00'	1°44'31"	S03°11'29"W	15.96'	15.96'
C83	100.00'	9°02'19"	S06°50'23"W	15.76'	15.78'
C84	20.00'	87°01'02"	S68°50'38"W	27.54'	30.37'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C85	1037.00'	20°01'56"	N77°39'49"W	380.72'	382.56'
C86	20.00'	90°00'00"	N42°40'47"W	28.28'	31.42'
C87	20.00'	90°00'00"	N47°19'13"E	28.28'	31.42'
C88	825.00'	23°00'54"	S76°10'20"E	329.17'	331.39'
C89	20.00'	90°00'00"	S19°39'53"E	28.28'	31.42'
C90	20.00'	90°00'00"	S47°19'13"W	28.28'	31.42'
C91	100.00'	18°13'16"	N78°34'08"W	31.67'	31.80'
C92	20.00'	90°00'00"	N24°27'30"W	28.28'	31.42'
C93	175.00'	20°32'30"	N10°16'15"E	62.41'	62.74'
C94	225.00'	6°28'36"	N03°14'18"W	25.42'	25.43'
C95	20.00'	90°00'00"	N38°31'24"E	28.28'	31.42'
C96	20.00'	90°00'00"	S51°28'36"E	28.28'	31.42'
C97	100.00'	6°28'36"	S03°14'18"E	11.30'	11.30'
C98	100.00'	2°19'13"	S01°09'37"W	4.05'	4.05'
C99	20.00'	90°00'00"	S65°32'30"W	28.28'	31.42'
C100	125.00'	44°58'32"	N46°58'14"W	95.62'	98.12'
C101	325.00'	19°33'25"	N14°42'15"W	110.39'	110.93'
C102	100.00'	88°26'57"	N39°17'55"E	139.49'	154.37'
C103	20.00'	90°00'00"	S51°28'36"E	28.28'	31.42'
C104	175.00'	6°28'36"	S03°14'18"E	19.77'	19.78'
C105	125.00'	20°32'30"	S10°16'15"W	44.58'	44.81'
C106	250.20'	20°12'30"	N77°12'15"W	87.79'	88.25'
C108	465.00'	23°42'29"	N80°27'59"E	191.04'	192.41'
C109	535.00'	23°42'29"	S80°27'59"W	219.80'	221.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N54°14'12"E	90.20'
L2	S89°28'00"E	145.82'
L3	S02°29'20"W	10.46'
L4	S11°26'08"E	96.76'
L5	S06°50'49"E	143.51'
L6	S08°27'34"E	141.33'
L7	S14°55'24"W	44.58'
L8	N21°53'33"W	30.11'
L9	N00°12'12"E	63.08'
L10	N01°21'55"E	137.43'
L11	N83°31'24"E	25.88'
L12	N87°40'47"W	126.13'
L13	N85°40'47"W	132.59'
L14	N76°00'50"W	144.31'
L15	N68°03'35"W	115.06'
L16	N00°00'00"E	50.00'
L17	N90°00'00"W	70.00'
L18	N00°00'00"E	50.00'
L19	N00°00'00"E	57.01'
L20	N64°39'53"W	25.00'
L21	N25°20'07"E	33.64'
L22	S64°39'53"E	25.00'
L23	N25°20'07"E	84.97'
L24	N26°17'33"W	137.69'
L25	N39°20'21"E	2.20'
L26	S27°22'59"E	76.25'
L27	S22°54'21"W	109.67'
L28	S02°19'13"W	65.00'
L29	S87°40'47"E	10.61'
L30	S24°28'58"E	114.09'
L31	S04°55'33"E	52.73'
L32	N06°28'36"W	50.00'
L33	N83°31'24"E	101.02'
L34	N06°28'36"W	14.41'
L35	N02°19'13"E	8.84'
L36	N87°40'47"W	258.46'
L37	N64°39'53"W	3.23'
L38	S00°00'00"E	57.01'
L39	N90°00'00"W	70.00'
L40	S28°23'57"W	8.37'
L41	N87°40'47"W	192.54'
L42	N02°24'09"E	63.00'
L43	S87°40'47"E	193.04'
L44	N00°26'24"E	85.86'
L45	S89°33'36"E	73.91'
L46	S26°17'33"E	88.37'
L47	S28°23'57"W	8.57'
L48	N89°33'36"W	73.61'
L49	N22°54'21"E	109.67'
L50	S83°50'39"E	127.59'

LINE TABLE		
LINE #	BEARING	LENGTH
L51	N45°02'10"E	31.62'
L52	S45°02'10"W	31.59'
L53	N11°21'32"E	1.88'
L54	N04°03'44"E	60.51'
L55	N83°50'39"W	125.85'
L56	S87°40'47"E	171.70'
L57	S04°03'44"W	80.79'
L58	S11°21'32"W	7.95'
L59	N87°40'47"W	192.96'
L60	N02°19'13"E	63.00'
L61	S87°40'47"E	258.46'
L62	S64°39'53"E	7.87'
L63	S25°20'07"W	64.97'
L64	N87°40'47"W	10.61'
L65	N20°32'30"E	31.88'
L66	N06°28'36"W	22.00'
L67	N83°31'24"E	173.01'
L68	S06°28'36"E	14.41'
L69	S02°19'13"W	8.84'
L70	N69°27'30"W	48.59'
L71	N24°28'58"W	114.09'
L72	N04°55'33"W	52.73'
L73	S06°28'36"E	22.00'
L74	S20°32'30"W	31.88'
L75	N61°36'03"W	116.91'
L76	N52°32'04"E	10.96'
L77	N61°36'03"W	79.85'
L78	N15°00'00"E	101.05'
L79	N69°41'03"W	83.96'
L80	N67°06'00"W	73.47'
L81	N87°18'30"W	46.72'
L82	S50°31'06"W	13.04'
L83	N67°47'54"E	62.91'
L84	S74°31'55"E	10.27'
L85	S62°24'09"W	10.88'
L86	S01°00'00"W	105.03'
L87	S80°06'12"W	30.89'
L88	S88°00'00"W	103.22'
L89	S03°00'00"W	103.01'
L90	N07°00'00"E	106.05'
L91	N89°17'26"W	38.29'
L92	S01°00'00"W	106.04'
L93	N05°00'00"E	106.70'
L94	N89°47'48"W	45.18'
L95	N00°12'12"E	215.42'
L96	S25°06'34"E	69.92'
L97	S62°43'12"E	64.43'
L98	S02°27'22"W	45.83'
L99	S16°45'15"W	43.69'
L100	N77°38'08"W	65.19'

LINE TABLE		
LINE #	BEARING	LENGTH
L101	N87°00'00"W	74.71'
L102	S02°19'13"W	103.00'
L103	N18°39'59"W	56.03'
L104	S83°31'24"W	18.00'
L105	N06°28'36"W	50.00'
L106	N83°31'24"E	16.00'
L107	N00°00'00"E	28.00'
L108	S00°00'00"E	28.00'
L109	S43°08'47"E	82.88'
L110	N89°55'19"W	16.00'
L111	N43°08'47"W	60.28'

NOTE:  
SEE SHEET 1 OF 8 FOR  
LEGEND AND ENGINEER,  
SURVEYOR & EXTRA NOTES.

# PLAT NUMBER 170417

## SUBDIVISION PLAT OF LUCKEY RANCH UNIT 1