

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1-6 AND 13-14, BLOCK 4, NEW CITY BLOCK (N.C.B.) 15704, FERTILE VALLEY FARMS SUBDIVISION, RECORDED IN VOLUME 3377, PAGE 76-78 AND THE CORRECTION PLAT FERTILE VALLEY FARMS SUBDIVISION, SHEET NO. 3, RECORDED IN VOLUME 3377, PAGE 140, BOTH IN THE DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS FERTILE VALLEY FARMS SUBDIVISION, RECORDED IN VOLUME 3377, PAGE 76-78 DEED AND PLAT RECORDS, BEAR COUNTY TEXAS. 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: KB HOMES  
JOSEPH HERNANDEZ  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
(210) 349-1111

SWORN AND SUBSCRIBED BEFORE ME THIS 15<sup>th</sup> DAY OF November 2017.

PRIVATE STREET DESIGNATION NOTE:  
LOT 999, BLOCK 1, NCB 15704, IS A PRIVATE STREET AND IS DESIGNED AS AN UNDERGROUND WATER AND SANITARY SEWER EASEMENT.

SETBACK NOTE:  
SETBACKS IMPOSED ON THE PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SAWS ACCESS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER/WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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

SURVEY NOTES:  
1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.I.D. #4371 DATUM IS NAD83 (ADJUSTMENT 1980) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.000145. ROTATION GRID TO PLAT IS +00°00'00"

2) MONUMENTATION AS SHOWN HEREON, SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.  
3) THE BASIS OF BEARINGS SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)  
4) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED IN OCTOBER 2016.

STATE OF TEXAS  
COUNTY OF BEAR

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.

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY 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: CIVIL ENGINEERING CONSULTANTS.

STATE OF TEXAS  
COUNTY OF BEAR

LEGEND/ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- VOL VOLUME
- CATV CABLE TV
- TYP TYPICAL
- R.O.W. RIGHT-OF-WAY
- TEL TELEPHONE
- SS SANITARY SEWER
- ELEC CITY PUBLIC SERVICE ELECTRIC
- GAS CITY PUBLIC SERVICE GAS
- SARA SAN ANTONIO RIVER AUTHORITY CENTERLINE
- CL DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
- D.P.R. DEED RECORDS, BEAR COUNTY, TEXAS
- R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS

1 PERMANENT DRAINAGE EASEMENT PARCEL NO. 14276; (0.292 ACRE) VOL. 8596, PG. 1198, R.P.R.

2 15' ALLEY EASEMENT ORDINANCE 2017-02-23-0104

3 CITY OF ANTONIO 0.104 OF ONE ACRE, UNPLATTED VOL. 8596, PG. 1202, R.P.R.

4 CITY OF SAN ANTONIO 0.062 OF ONE ACRE, UNPLATTED VOL. 8596, PG. 1202, R.P.R.

5 CLOSURE, VACATION, AND ABANDONMENT OF APPROXIMATELY 0.082-ACRE ORDINANCE 2015-04-09-0284 VOL. 17189, PG. 851, R.P.R.

A 15' GAS, ELEC, TELE, CATV EASEMENT & BSL

B LOT 901, BLOCK 2, 16' SEWER ESM'T (0.035 OF AN ACRE, PERMEABLE)

- C LOT 902, BLOCK 2, PRIVATE DRAINAGE EASEMENT/OPEN SPACE (0.940 ACRES, PERMEABLE)
- D LOT 901, BLOCK 1, OPEN SPACE (0.077 OF AN ACRE, PERMEABLE)
- E LOT 901, BLOCK 3, OPEN SPACE (0.061 OF AN ACRE, NON-PERMEABLE)
- F LOT 999, BLOCK 1, PRIVATE STREET (1.912 ACRES)
- G 13' ROW DEDICATION TO CITY OF SAN ANTONIO (0.395 OF AN ACRE)
- H 1' VEHICULAR NON-ACCESS EASEMENT (1' VNAE)
- J LOT 903, BLOCK 2 (0.003 OF AN ACRE, NON-PERMEABLE)
- K 14' GAS, ELEC, TELE, & CATV EASEMENT
- L 5' GAS, ELEC, TELE, & CATV EASEMENT
- M LOT 904, BLOCK 2, OPEN SPACE (0.210 ACRES, PERMEABLE)
- N 5' WATER EASEMENT
- P LOT 902, BLOCK 1 (0.003 OF AN ACRE, NON-PERMEABLE)
- Q LOT 905, BLOCK 2, OPEN SPACE (0.009 ACRES, PERMEABLE)
- R LOT 906, BLOCK 2, 5' DRAINAGE, GAS, ELEC, TELE, & CATV ESM'T (0.074 ACRES, PERMEABLE)
- S LOT 907, BLOCK 2, PRIVATE DRAINAGE/UNDERGROUND ACCESS ESM'T & OPEN SPACE (0.294 ACRES, PERMEABLE)

DETENTION POND DEFERRAL NOTE:  
THIS WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE OBTAINED ONLY IN CONJUNCTION WITH NECESSARY FORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY WILL BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

SAWS DEDICATION NOTE:

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.

EDU NOTE:

THE NUMBER OF WATER/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 PAYMENT 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 WASTEWATER SERVICE CONNECTION.

FIRE FLOW 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 1000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MADERA P.U.D. SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

CPS GENERAL NOTES:

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 HEREON.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

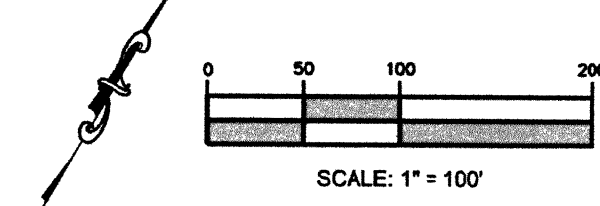
Curve Table						
Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	12.67'	15.00'	6.74'	12.30'	N11°15'00"W	048°23'30"
C2	66.26'	743.00'	33.15'	66.24'	N32°58'30"W	005°06'30"
C3	23.20'	15.00'	4.64'	20.95'	N74°44'00"W	088°36'40"
C4	21.99'	14.00'	4.00'	19.80'	N75°26'20"W	090°00'00"
C5	171.52'	55.00'	4787.99'	109.99'	N31°05'10"W	178°41'00"
C6	22.19'	14.00'	4.20'	19.94'	N75°01'20"W	090°49'50"
C7	38.32'	25.00'	24.06'	34.66'	N14°52'10"E	087°49'00"
C8	21.99'	14.00'	4.00'	19.80'	N74°02'20"W	090°00'00"
C9	13.13'	55.00'	6.80'	13.10'	N67°48'10"E	013°40'40"
C10	31.96'	758.79'	5.98'	31.96'	N31°38'10"W	002°24'30"
C11	259.98'	55.00'	54.21'	77.22'	N16°22'40"E	270°49'50"
C12	22.19'	14.00'	4.20'	19.94'	N73°37'20"W	090°49'50"
C13	21.99'	14.00'	4.00'	19.80'	N15°57'40"E	090°00'00"
C14	13.40'	14.00'	7.26'	12.88'	N56°27'30"W	054°50'30"
C15	20.33'	50.00'	0.31'	20.19'	N36°55'20"W	023°17'50"
C16	17.26'	50.00'	8.71'	17.17'	N38°17'00"E	019°46'30"
C17	13.58'	50.00'	6.83'	13.54'	N74°09'40"E	015°33'40"
C18	172.36'	50.00'	324.64'	98.83'	N14°52'30"E	187°30'40"
C19	13.40'	14.00'	7.26'	12.88'	N86°12'00"E	054°50'30"
C20	21.99'	14.00'	4.00'	19.80'	N14°33'40"E	090°00'00"

LOT COUNT = 44 LOTS

Line Table		
Line	Direction	Length
L1	N12°56'40"E	7.02'
L2	N89°57'40"E	15.00'
L3	N29°02'20"W	15.00'
L4	N29°02'20"W	6.15'
L5	N01°16'20"W	18.48'
L6	N60°57'40"E	269.57'
L7	N60°57'40"E	20.73'
L8	N29°02'20"W	207.09'
L9	N60°57'40"E	17.96'
L10	N58°46'40"E	19.12'
L11	N68°46'40"E	21.80'
L12	N59°33'40"E	18.21'
L13	N75°26'20"W	14.14'
L14	N59°33'40"E	18.94'
L15	N58°46'40"E	21.06'
L16	N59°33'40"E	33.68'

PLAT NO. 170208  
REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
MADERA P.U.D.

BEING A 9.36 ACRE TRACT OF LAND ESTABLISHING LOTS 1-8, 901 AND 902, BLOCK 1, NEW CITY BLOCK (N.C.B.) 15704; LOTS 1-28, LOTS 901-907, BLOCK 2, NEW CITY BLOCK (N.C.B.) 15704; LOTS 1-8 AND 901, BLOCK 3, NEW CITY BLOCK (N.C.B.) 15704, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING OUT OF A REMAINING PORTION OF LOT 1 AND ALL OF LOTS 2-6, DESCRIBED BY DEED AND CALLED TRACT 1 IN VOLUME 13238, PAGE 1898, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, ALL OF LOT 13 AND A REMAINING PORTION OF LOT 14, DESCRIBED BY DEED AND CALLED TRACT 2, SAID VOLUME 13238, PAGE 1898, ALL SHOWN ON THE PLAT OF FERTILE VALLEY FARMS SUBDIVISION, RECORDED IN VOLUME 3377, PAGES 76-78 AND ON THE CORRECTION PLAT OF FERTILE VALLEY FARMS SUBDIVISION SHEET NO. 3, RECORDED IN VOLUME 3377, PAGE 140, BOTH IN THE DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, AND A 15-FOOT WIDE PORTION OF ALLEY DESCRIBED BY ORDINANCE 2015-04-09-0284, VOLUME 17189, PAGE 851, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



DATE: SEPTEMBER 17  
CIVIL ENGINEERING CONSULTANTS  
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SURVEY LICENSE #00490000  
Email: cec@ceconsultants.com  
JOB NUMBER: E0565801

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE 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: KB HOME  
JOSEPH HERNANDEZ  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
(210) 349-1111

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joe C. Hernandez 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 15<sup>th</sup> DAY OF Nov., A.D., 2017.

NOTARY PUBLIC, SAN ANTONIO, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THIS PLAT OF MADERA P.U.D. 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) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2017.

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

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D., 2017 AT \_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D., 2017 AT \_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_ ON PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2017.

COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY