

LOCATION MAP  
NOT-TO-SCALE

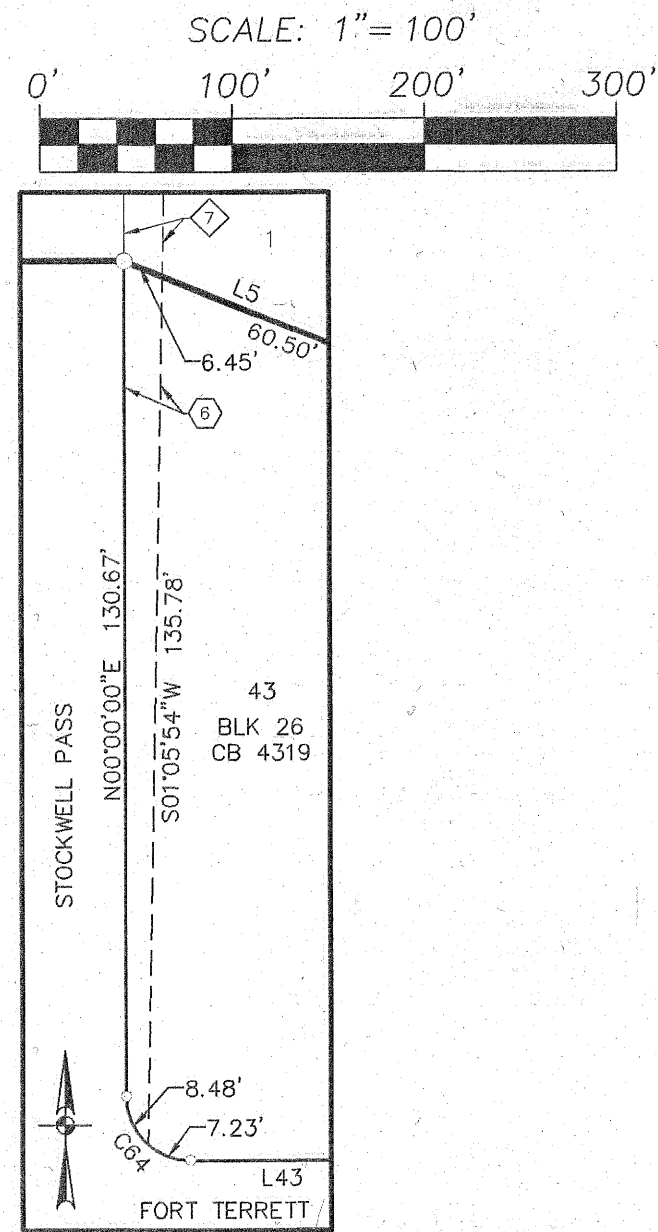
LUCKEY RANCH  
UNIT 10B  
(VOL 9677, PGS  
57-60, DPR)

LUCKEY RANCH  
UNIT 10B  
(VOL 9677, PGS  
57-60, DPR)

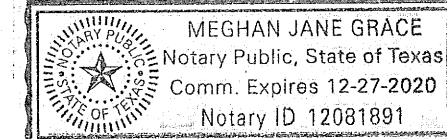
NOTE:  
SEE SHEET 5 OF 5 FOR CURVE  
AND LINE TABLE.

NOTE:  
SEE SHEET 1 OF 5 FOR  
LEGEND. SEE SHEET 5 OF  
5 FOR ENGINEER, SURVEYOR  
& EXTRA NOTES.

LUCKEY RANCH  
UNIT 11  
(VOL 20001, PGS  
979-986, PR)



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



PLAT NO. 180289

REPLAT & SUBDIVISION PLAT

ESTABLISHING

LUCKEY RANCH UNIT 12

BEING A TOTAL OF 49.99 ACRE TRACT OF LAND COMPRISED OF 44.11 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, AND 4.88 ACRES OUT OF A 208.339 ACRE TRACT OF LAND RECORDED IN VOLUME 15961, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, OUT OF THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARBIT SURVEY NUMBER 68, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WILSON SURVEY NUMBER 68, ABSTRACT 793, COUNTY BLOCK 4318 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

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 #10028900

DATE OF PREPARATION: November 15, 2019

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Shannon*  
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*, 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 *November*, A.D. 20*19*.

*Shannon*  
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 12 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

**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.

**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 GRANTOR'S 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.

STATE OF TEXAS  
COUNTY OF BEXAR

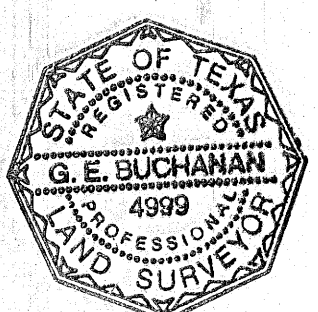
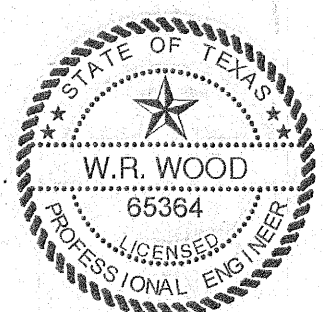
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*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.

*G.E. Buchanan* 11/15/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "A" - SEE SHEET 3 OF 5

MATCHLINE "B" - SEE SHEET 4 OF 5

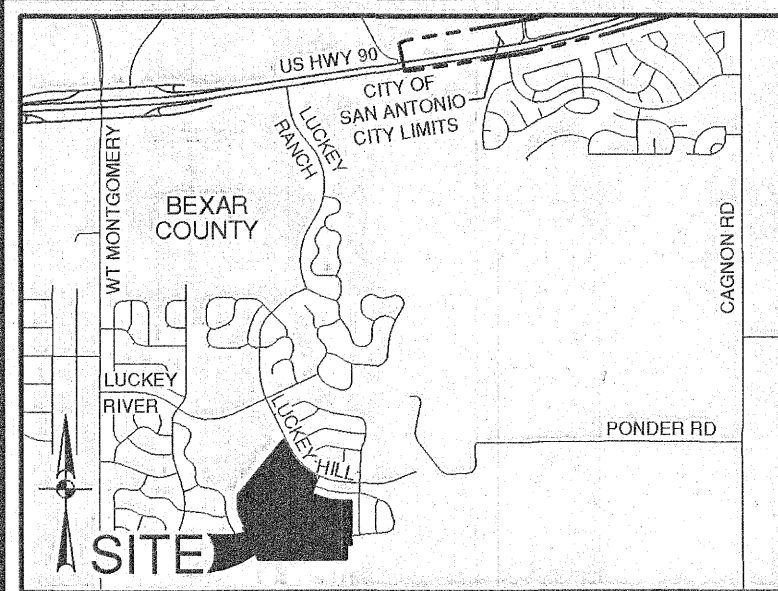
SHEET 2 OF 5

LUCKEY RANCH UNIT 12

Civil Job No. 11164-12; Survey Job No. 9050-14

Date: Nov 15, 2019, 2:13pm User ID: GReddy  
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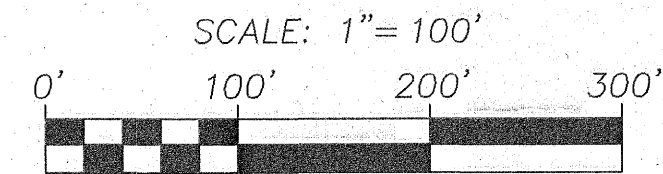




LOCATION MAP  
NOT-TO-SCALE

NOTE:  
SEE SHEET 5 OF 5 FOR CURVE  
AND LINE TABLE.

NOTE:  
SEE SHEET 1 OF 5 FOR  
LEGEND. SEE SHEET 5 OF  
5 FOR ENGINEER, SURVEYOR  
& EXTRA NOTES.



**PLAT NO. 180289**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**LUCKEY RANCH UNIT 12**

BEING A TOTAL OF 49.09 ACRE TRACT OF LAND COMPRISED OF 44.11 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, AND 4.98 ACRES OUT OF A 208.339 ACRE TRACT OF LAND RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, OUT OF THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, OUT OF THE JOHN BARRIT SURVEY NUMBER 86, ABSTRACT 47, COUNTY BLOCK 4317, AND OUT OF THE ASA WIKSON SURVEY NUMBER 88, ABSTRACT 793, COUNTY BLOCK 4318 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON**  
**ENGINEERS**

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

DATE OF PREPARATION: November 15, 2019

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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OWNER/DEVELOPER: LGI HOMES, TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
LUCKEY RANCH PARTNERS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77390  
(281) 362-9998

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 December, A.D. 2019.

*Meghan Jane Grace*  
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, IS 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

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

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

**SAWS WASTEWATER EDU**

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STATE OF TEXAS  
COUNTY OF BEXAR

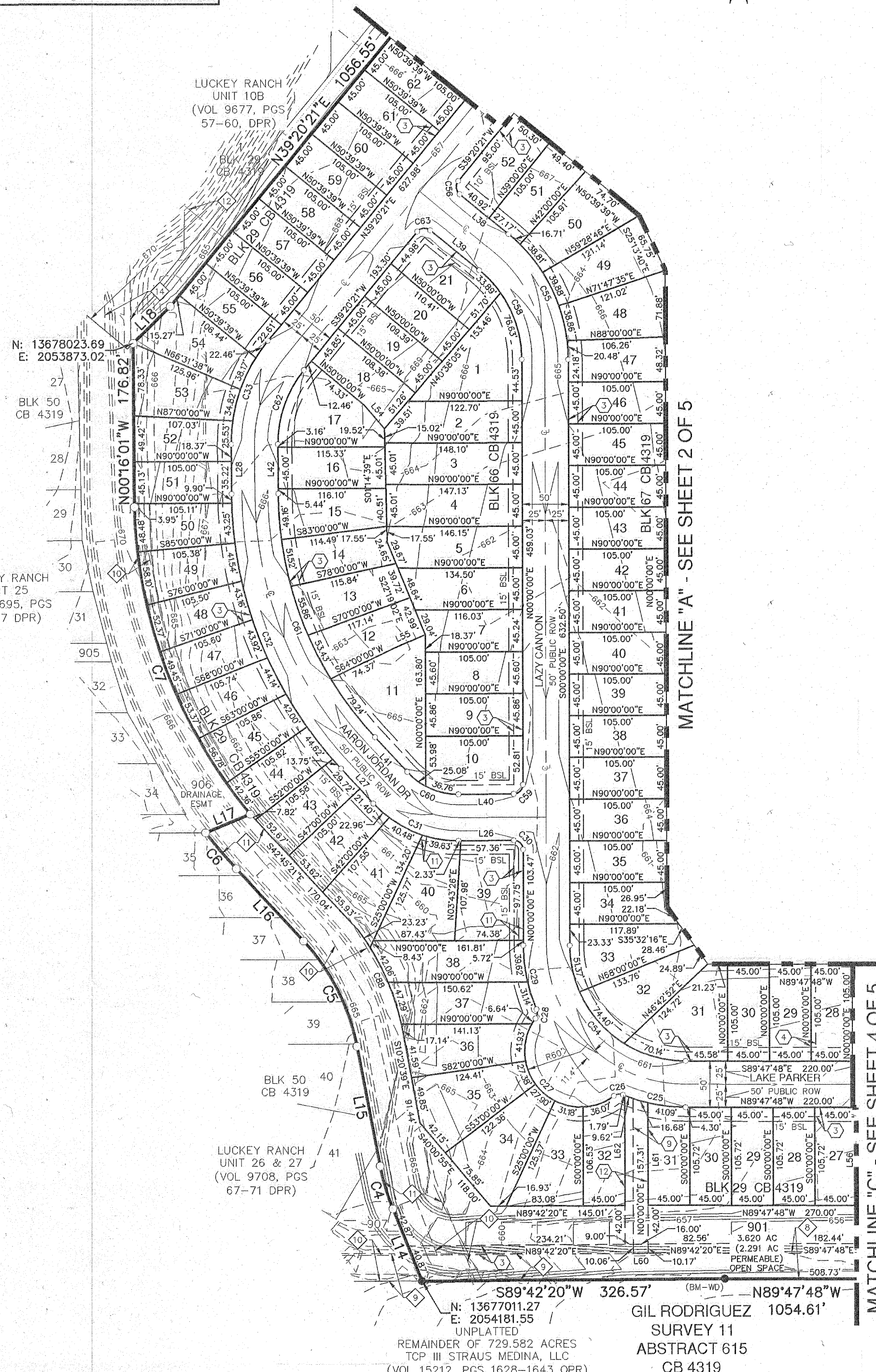
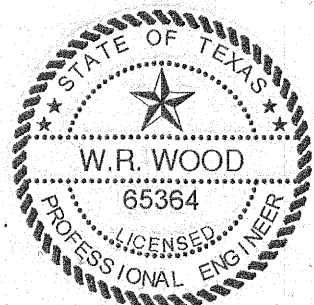
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*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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*G. E. Buchanan* 11/15/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "A" - SEE SHEET 2 OF 5

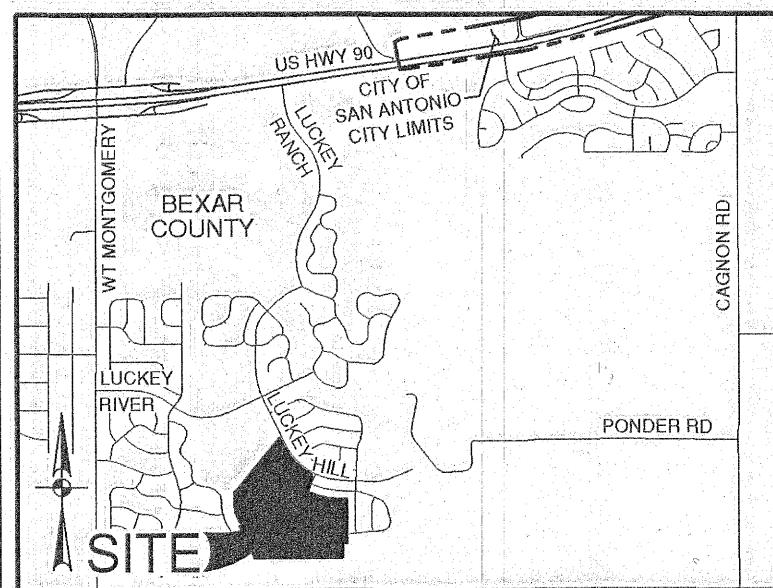
MATCHLINE "C" - SEE SHEET 4 OF 5

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

SURVEY 11  
ABSTRACT 615  
CB 4319

GIL RODRIGUEZ 1054.61'  
N: 13677011.27  
E: 2054181.55  
UNPLATTED





LOCATION MAP  
NOT-TO-SCALE

#### SAWS WASTEWATER EDU

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NOTE:  
SEE SHEET 5 OF 5 FOR CURVE  
AND LINE TABLE.

NOTE:  
SEE SHEET 1 OF 5 FOR  
LEGEND. SEE SHEET 5 OF  
5 FOR ENGINEER, SURVEYOR  
& EXTRA NOTES.



SCALE: 1"= 100'



PLAT NO. 180289

REPLAT & SUBDIVISION PLAT

ESTABLISHING

LUCKEY RANCH UNIT 12

BEING A TOTAL OF 49.09 ACRE TRACT OF LAND COMPRISED OF 44.11 ACRES OUT OF A 138.77 ACRE TRACT OF LAND RECORDED IN VOLUME 17005, PAGES 1938-1957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, AND 4.98 ACRES OUT OF A 208.339 ACRE TRACT OF LAND RECORDED IN VOLUME 15881, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY 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.

**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: November 15, 2019

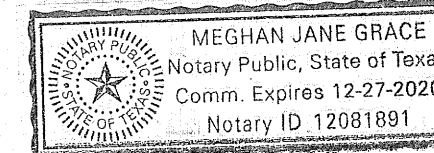
STATE OF TEXAS  
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OWNER/DEVELOPER: LGI HOMES, TEXAS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY  
LUCKEY RANCH PARTNERS, L.L.C.  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Meghan Jane Grace 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 November, A.D. 2019.



Meghan Jane Grace  
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 12 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

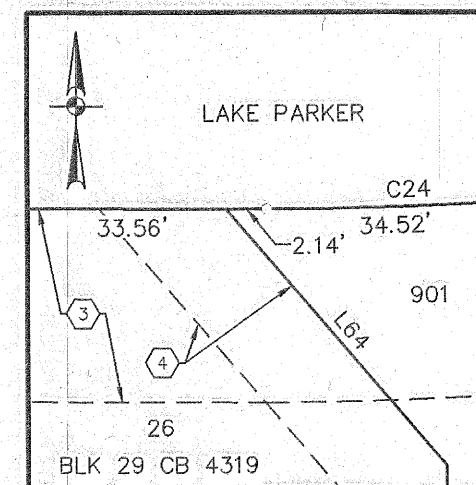
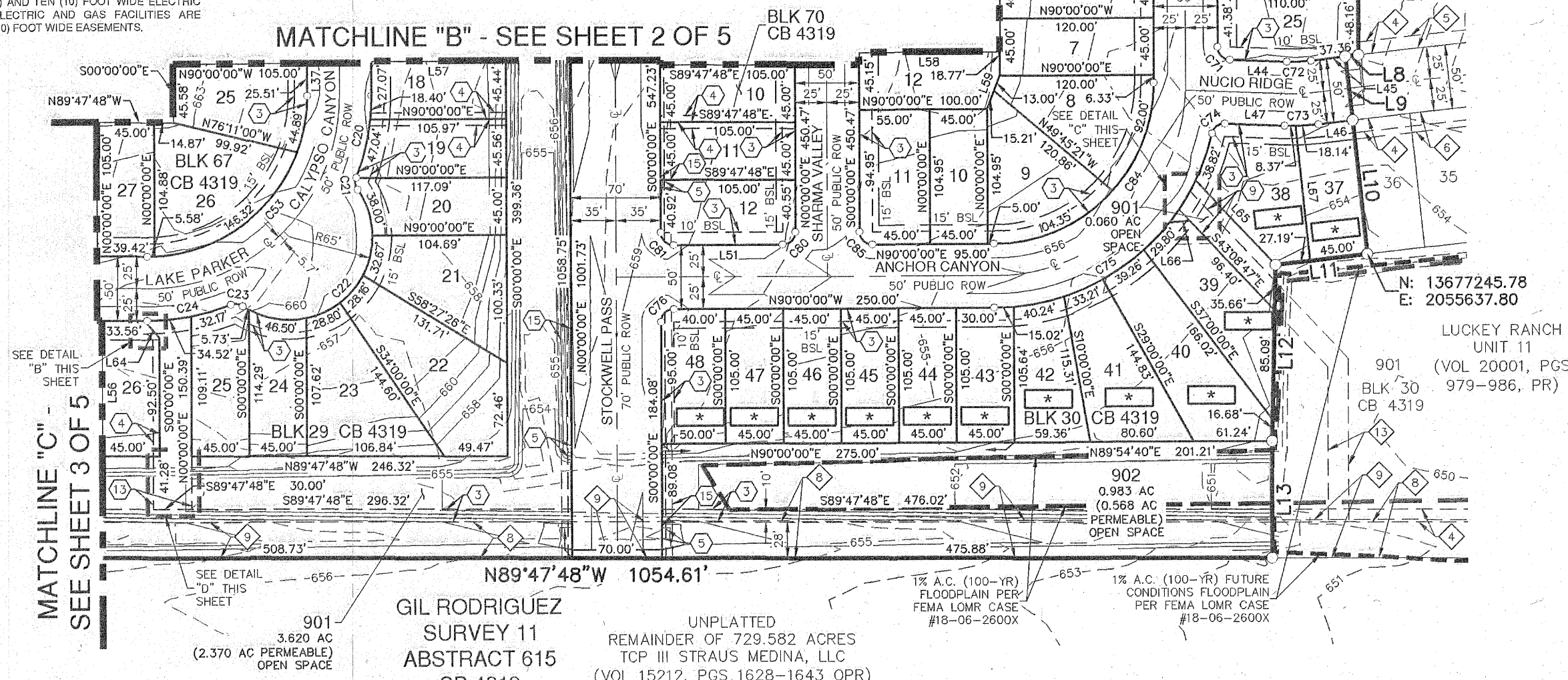
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

W.R. Wood  
LICENSED PROFESSIONAL ENGINEER

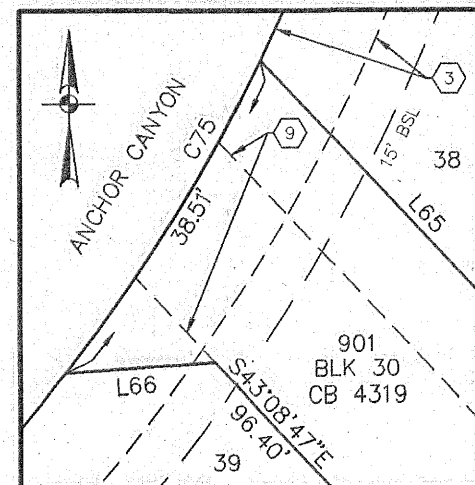
STATE OF TEXAS  
COUNTY OF BEXAR

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.

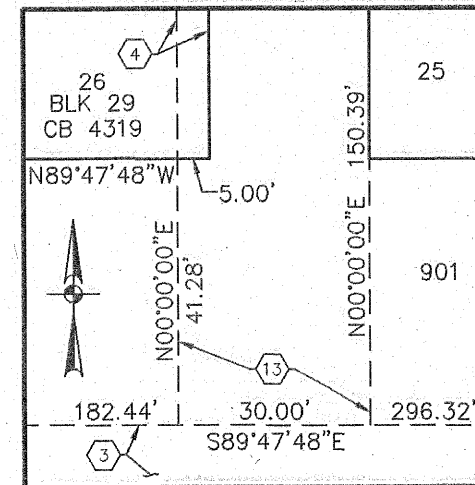
G.E. Buchanan 11/15/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR



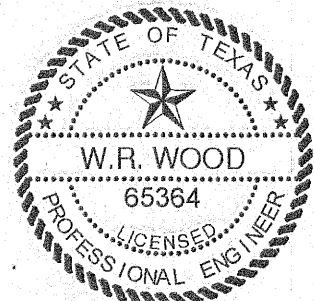
DETAIL "B"  
NOT-TO-SCALE



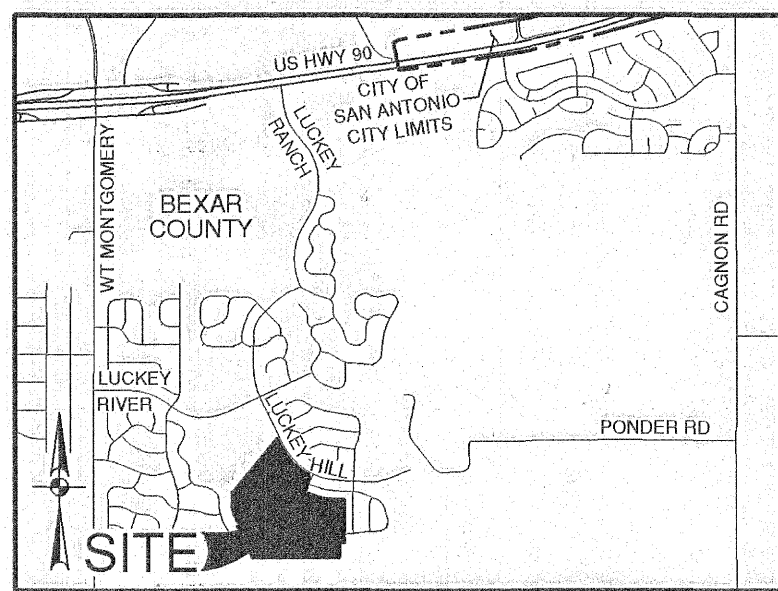
DETAIL "C"  
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DETAIL "D"  
NOT-TO-SCALE







LOCATION MAP  
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S26°17'33"E	137.69'
L2	S25°20'07"W	118.61'
L3	S00°00'00"E	57.01'
L4	N90°00'00"E	70.00'
L5	S68°03'35"E	115.06'
L6	S76°00'50"E	144.31'
L7	S85°40'47"E	132.59'
L8	S83°31'24"W	10.47'
L9	S06°28'36"E	50.00'
L10	S06°00'00"E	105.00'
L11	S83°31'24"W	72.19'
L12	S01°21'55"W	137.43'
L13	S00°12'12"W	91.08'
L14	N21°53'33"W	83.74'
L15	N10°47'00"W	131.86'
L16	N42°45'21"W	106.03'
L17	N67°35'29"E	52.32'
L18	N45°11'37"E	56.49'
L19	S61°47'24"W	27.60'
L20	S39°20'21"W	39.76'
L21	S50°39'39"E	30.06'
L22	S37°17'44"E	55.33'
L23	S64°39'53"E	73.04'
L24	N64°39'53"W	74.46'
L25	S38°20'27"W	35.71'
L26	N90°00'00"W	59.69'
L27	N42°45'21"W	51.12'
L28	N00°16'01"W	53.59'
L29	N61°47'24"E	27.56'
L30	N50°39'39"W	30.06'
L31	N37°17'44"W	55.33'
L32	N38°20'27"E	35.31'
L33	N90°00'00"E	75.00'
L34	S39°20'21"W	104.68'
L35	S39°20'21"W	14.78'

LINE TABLE		
LINE #	BEARING	LENGTH
L36	N90°00'00"W	75.00'
L37	N00°00'00"E	74.86'
L38	S50°39'39"E	68.09'
L39	N50°39'39"W	68.09'
L40	N90°00'00"E	59.69'
L41	S42°45'21"E	51.12'
L42	S00°16'01"E	53.59'
L43	N90°00'00"E	33.00'
L44	S87°47'55"E	44.39'
L45	N83°31'24"E	26.89'
L46	S83°31'24"W	26.89'
L47	N87°47'55"W	46.53'
L48	N90°00'00"W	33.00'
L49	N76°00'50"W	40.57'
L50	N13°59'10"E	40.02'
L51	N90°00'00"E	85.00'
L52	N76°00'50"W	113.06'
L53	S13°59'10"W	40.02'
L54	N40°40'18"W	33.40'
L55	S66°38'40"W	38.29'
L56	S00°00'00"E	105.72'
L57	N90°00'00"E	105.00'
L58	N90°00'00"E	110.00'
L59	S20°45'45"W	28.21'
L60	N89°55'19"W	16.00'
L61	N00°00'00"E	110.52'
L62	S00°00'00"E	118.75'
L63	N55°00'21"E	19.78'
L64	S40°47'03"E	17.51'
L65	S43°08'47"E	90.58'
L66	N85°48'12"E	15.65'
L67	S08°00'00"E	105.94'

#### 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, 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 RELATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 TO THE EFFICIENCY OF WATER, GAS, 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 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. ROOT 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.

#### 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 80 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1037.00'	35°23'23"	S43°59'14"E	630.39'	640.52'
C2	20.00'	87°01'02"	S18°10'24"E	27.54'	30.37'
C3	235.00'	25°20'07"	S12°40'03"W	103.07'	103.91'
C4	248.50'	11°06'33"	N16°20'17"W	48.11'	48.18'
C5	231.50'	31°58'21"	N26°46'11"W	127.51'	129.18'
C6	618.50'	4°44'04"	N40°23'19"W	51.09'	51.11'
C7	543.16'	38°04'11"	N20°31'02"W	354.30'	360.90'
C8	15.00'	87°32'54"	N74°26'09"W	20.75'	22.92'
C9	120.00'	22°27'03"	S50°33'53"W	46.72'	47.02'
C10	10.00'	90°00'00"	S05°39'39"E	14.14'	15.71'
C11	225.00'	13°21'55"	S43°58'41"E	52.37'	52.49'
C12	125.00'	7°42'16"	S41°08'52"E	16.80'	16.81'
C13	375.00'	6°39'33"	S48°19'47"E	43.56'	43.58'
C14	175.00'	13°00'20"	S58°09'43"E	39.64'	39.72'
C15	10.00'	90°00'00"	N70°20'07"E	14.14'	15.71'
C16	10.00'	83°49'26"	N22°45'10"W	13.36'	14.63'
C17	225.00'	9°41'27"	N59°49'09"W	38.01'	38.06'
C18	10.00'	86°41'08"	S81°41'01"W	13.73'	15.13'
C19	125.00'	38°20'27"	S19°10'13"W	82.09'	83.65'
C20	175.00'	21°25'29"	S10°42'44"W	65.06'	65.44'
C21	10.00'	55°47'59"	S08°28'31"E	9.36'	9.74'
C22	65.00'	158°32'46"	S44°53'53"W	127.73'	179.86'
C23	10.00'	55°47'59"	N83°43'44"W	9.36'	9.74'
C24	175.00'	21°49'55"	S79°17'14"W	66.28'	66.68'
C25	175.00'	22°39'12"	N78°28'13"W	68.74'	69.19'
C26	10.00'	59°42'04"	S83°00'21"W	-9.95'	10.42'
C27	60.00'	163°22'38"	N45°09'22"W	118.74'	171.09'
C28	10.00'	59°42'04"	N06°40'55"E	9.95'	10.42'
C29	175.00'	23°10'07"	N11°35'03"W	70.28'	70.76'
C30	10.00'	90°00'00"	N45°00'00"W	14.14'	15.71'
C31	125.00'	47°14'39"	N66°22'40"W	100.18'	103.07'
C32	440.00'	42°29'20"	N21°30'41"W	318.87'	326.29'
C33	175.00'	39°36'22"	N19°32'10"E	118.58'	120.97'
C34	180.00'	22°27'03"	N50°33'53"E	70.08'	70.53'
C35	15.00'	88°04'57"	N17°44'56"E	20.86'	23.06'
C36	175.00'	13°21'55"	N43°58'41"W	40.73'	40.82'
C37	175.00'	7°42'16"	N41°08'52"W	23.51'	23.53'
C38	425.00'	6°39'33"	N48°19'47"W	49.37'	49.40'
C39	10.00'	90°00'00"	N06°39'33"W	14.14'	15.71'
C40	175.00'	38°20'27"	N19°10'13"E	114.93'	117.11'
C41	10.00'	90°00'00"	N45°00'00"E	14.14'	15.71'
C42	125.00'	90°00'00"	S45°00'00"E	176.78'	196.35'
C43	175.00'	50°39'39"	S25°19'49"E	149.74'	154.73'
C44	10.00'	90°00'00"	S05°39'39"E	14.14'	15.71'
C45	10.00'	90°00'00"	S84°20'21"W	14.14'	15.71'

#### SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

#### RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

#### COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

#### LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON JUNE 19, 2018 (CASE NO. 18-062800X). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON JUNE 19, 2018 (CASE NO. 18-062800X), OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

#### CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

#### 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C46	125.00'	50°39'39"	N25°19'49"W	106.96'	110.52'
C47	175.00'	17°38'30"	N08°49'15"W	53.67'	53.88'
C48	10.00'	41°02'18"	N02°52'39"E	7.01'	7.16'
C49	80.00'	135°37'23"	N44°24'53"W	148.15'	189.37'
C50	10.00'	41°02'18"	S88°17'34"W	7.01'	7.16'
C51	175.00'	18°48'43"	N80°35'38"W	57.20'	57.46'
C52	10.00'	90°00'00"	N45°00'00"W	14.14'	15.71'
C53	125.00'	90°12'12"	N45°06'06"E	177.09'	196.79'
C54	125.00'	89°47'48"	S44°53'54"E	176.46'	195.91'
C55	175.00'	50°39'39"	S25°19'49"E	149.74'	154.73'
C56	10.00'	90°00'00"	S05°39'39"E	14.14'	15.71'
C57	10.00'	90°00'00"	S84°20'21"W	14.14'	15.71'
C58	125.00'	50°39'39"	N25°19'49"W	106.96'	110.52'
C59	10.00'	90°00'00"	N45°00'00"E	14.14'	15.71'
C60	75.00'	47°14'39"	S66°22'40"E	60.11'	61.84'
C61	390.00'	42°29'20"	S21°30'41"E	282.63'	289.21'
C62	125.00'	39°36'22"	S19°32'10"W	84.70'	86.41'
C63	10.00'	90°00'00"	S84°20'21"W	14.14'	15.71'
C64	10.00'	90°00'00"	S45°00'00"E	14.14'	15.71'
C65	175.00'	13°59'10"	S83°00'25"E	42.61'	42.72'
C66	175.00'	7°26'19"	S72°17'40"E	22.70'	22.72'
C67	10.00'	38°32'18"	S87°50'40"E	6.60'	6.73'
C68	80.00'	129°13'12"	S42°30'13"E	144.55'	180.43'
C69	10.00'	38°32'18"	S02°50'14"W	6.60'	6.73'
C70	175.00'	16°25'54"	S08°12'57"E	50.02'	50.19'
C71	10.00'	87°47'55"	S43°53'57"E	13.87'	15.32'
C72	125.00'	8°40'41"	N87°51'45"E	18.91'	18.93'
C73	175.00'	8°40'41"	S87°51'45"W	26.48'	26.51'
C74	10.00'	79°05'39"	S52°39'16"W	12.73'	13.80'
C75	175.00'	76°53'34"	S51°33'13"W	217.62'	234.86'
C76	10.00'	90°00'00"	S45°00'00"W	14.14'	15.71'
C77	125.00'	13°59'10"	N83°00'25"W	30.44'	30.51'
C78	10.00'	90°00'00"	N31°00'50"W	14.14'	15.71'
C79	175.00'	13°59'10"	N06°59'35"E	42.61'	42.72'
C80	10.00'	90°00'00"	N45°00'00"E	14.14'	15.71'
C81	10.00'	90°00'00"	S45°00'00"E	14.14'	15.71'
C82	10.00'	90°00'00"	S45°00'00"W	14.14'	15.71'
C83	125.00'	76°00'50"	N38°00'25"W	153.94'	165.84'
C84	125.00'	90°00'00"	N45°00'00"E	176.78'	196.35'
C85	10.00'	90°00'00"	S45°00'00"E	14.14'	15.71'
C86	125.00'	13°59'10"	S06°59'35"W	30.44'	30.51'
C87	10.00'	90°00'00"	S58°59'10"W	14.14'	15.71'
C88	267.86'	27°44'50"	S22°49'07"E	128.45'	129.72'

#### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 29, AND LOT 901, BLOCK 30, 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 ENCROACHMENTS:

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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

#### 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 29, CB 4319 AND LOT 901, BLOCK 30, CB 4319 ARE DESIGNATED AS OPEN SPACE AND AS A PUBLIC DRAINAGE AND MAINTENANCE ACCESS EASEMENT. ALL OPEN SPACE LOTS TO BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION AT THE TIME OF RECORDATION.