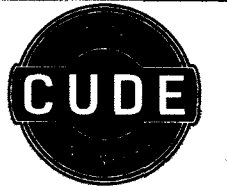


SUBDIVISION PLAT ESTABLISHING MCCRARY TRACT UNIT 21

BEING A TOTAL OF 7.432 ACRES OF LAND LOCATED IN THE M. M. Y. M. SURVEY 80, ABSTRACT 467, BEAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 60.988 ACRES OF LAND, AS DESCRIBED IN DOCUMENT 2020006668 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 82.79 ACRES OF LAND, AS DESCRIBED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPIS #10048500 • TBPE FIRM #455

SCALE: 1"=100'

0 100 200

STATE OF TEXAS
COUNTY OF BEAR

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
HDC DAVIS RANCH III, LLC
45 NE LOOP 410 SUITE 225
SAN ANTONIO, TX 78216
PHONE: (210) 638-6784
CONTACT PERSON: PAUL POWELL

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY

APPEARED Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY

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 5th DAY

OF April A.D. 2024

Gregory Sean Meeks
My Commission Expires
10/28/2024
ID No. 132754828

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON _____ 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. _____

COUNTY JUDGE, BEAR COUNTY, TEXAS

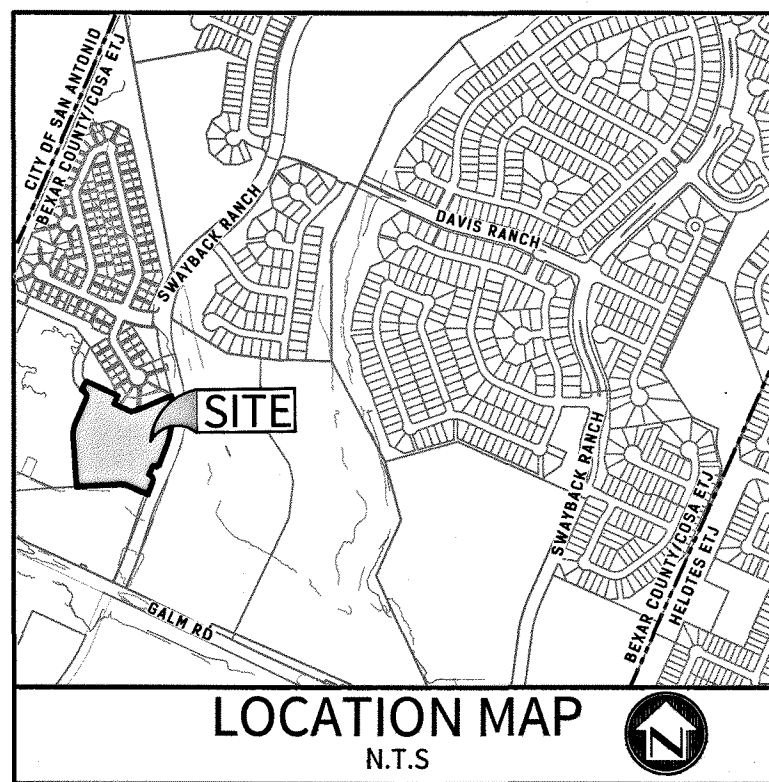
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT UNIT 21 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



- AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
C.B. = CURVE NUMBER
C.P.S. = COUNTY BLOCK
C.V.E. = CENTER LINE
C.P.S. = CITY PUBLIC SERVICE
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
E.S.M.T. = EASEMENT
L.I. = LINE NUMBER
L.F. = LINEAR FEET
MIN. = MINIMUM
NAD = NORTH AMERICAN DATUM
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PERM. = PERMEABLE
PG. = PAGES
PGS. = PAGES
RD. = RIGHT-OF-WAY
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
S.A.W.S. = SAN ANTONIO WATER SYSTEM
VAR. = VARIABLE
V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
VOL. = VOLUME
WAT. = WATER
MIN. = MINIMUM
--- = PROPOSED CONTOUR
--- = STREET CENTERLINE
--- = BUILDING SETBACK LINE
--- = EXISTING GROUND MAJOR CONTOUR
--- = EXISTING GROUND MINOR CONTOUR
--- = EXISTING PROPERTY LINE
--- = EXTRATERRITORIAL JURISDICTION LIMITS
--- = RECORD INFORMATION
--- = SEE MINIMUM FINISH FLOOR ELEVATION NOTE
--- = 1% ANNUAL CHANCE FLOODPLAIN PER LOMR CASE NO. 22-06-1766P
--- = 100 YR. ATLAS 14 FLOODPLAIN PER CLOMR CASE NO. 21-06-1834R

- KEYNOTES:
1. -20' B.S.L.
 2. -10' E.G.T.C.A. ESM'T.
 3. -14' E.G.T.C.A. ESM'T. & B.S.L.
 4. -14' E.G.T.C.A. ESM'T.
 5. -VAR. WID. OFF-LOT SAN. SEW., WAT., DRN. GRADING, & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.04 AC.)
 6. -OFF-LOT 14' E.G.T.C.A. ESM'T. (0.24 AC. PERMEABLE) (CONCURRENT PLAT 22-11800391)
 7. -5' E.G.T.C.A. ESM'T. (MCCRARY TRACT UNIT 27 VOL. 20003, PG. 473 D.P.R.)
 8. -22' PUBLIC IRREVOCABLE ACCESS, SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESM'T. (MCCRARY TRACT UNIT 27 VOL. 20003, PG. 473 D.P.R.)
 9. -PUBLIC OFF-LOT VAR. WIDTH PERMEABLE DRN. ESM'T. (0.711 AC.) (MCCRARY TRACT UNIT 27 VOL. 20003, PG. 473 D.P.R.)
 10. -VAR. WID. PERMEABLE DRN. ESM'T. (0.01 AC.) (MCCRARY TRACT UNIT 27 VOL. 20003, PG. 473 D.P.R.)
 11. -OFF-LOT 20' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE ROW (0.933 AC.) (MCCRARY TRACT UNIT 27 VOL. 20003, PG. 473 D.P.R.)
 12. -VAR. WID. CLEAR VISION ESM'T. (0.061 AC.)
 13. -10' WAT. ESM'T. (0.002 AC.)
 14. -OFF-LOT VAR. WID. TEMP. DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (1.13 AC.)
 15. -OFF-LOT VAR. WID. TEMP. GRADING ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (1.609 AC.)
 16. -TEMPORARY ACCESS AND UTILITY EASEMENT (DOC#20240047980)
 17. -1' V.N.A.E.

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, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
 2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NAD OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).
- SAWS NOTES:
1. WATER AND/OR WASTEWATER EQUIPMENT 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.
 2. 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.
 3. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE S.A.W.S.
 4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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 C.O.S.A.
 5. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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 C.O.S.A. DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

EASEMENTS FOR FLOODPLAINS:
THE DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE LESSOR OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 4802C02156, DATED SEPTEMBER 29, 2010; 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 ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

CPS/SAWS/COSA UTILITY:

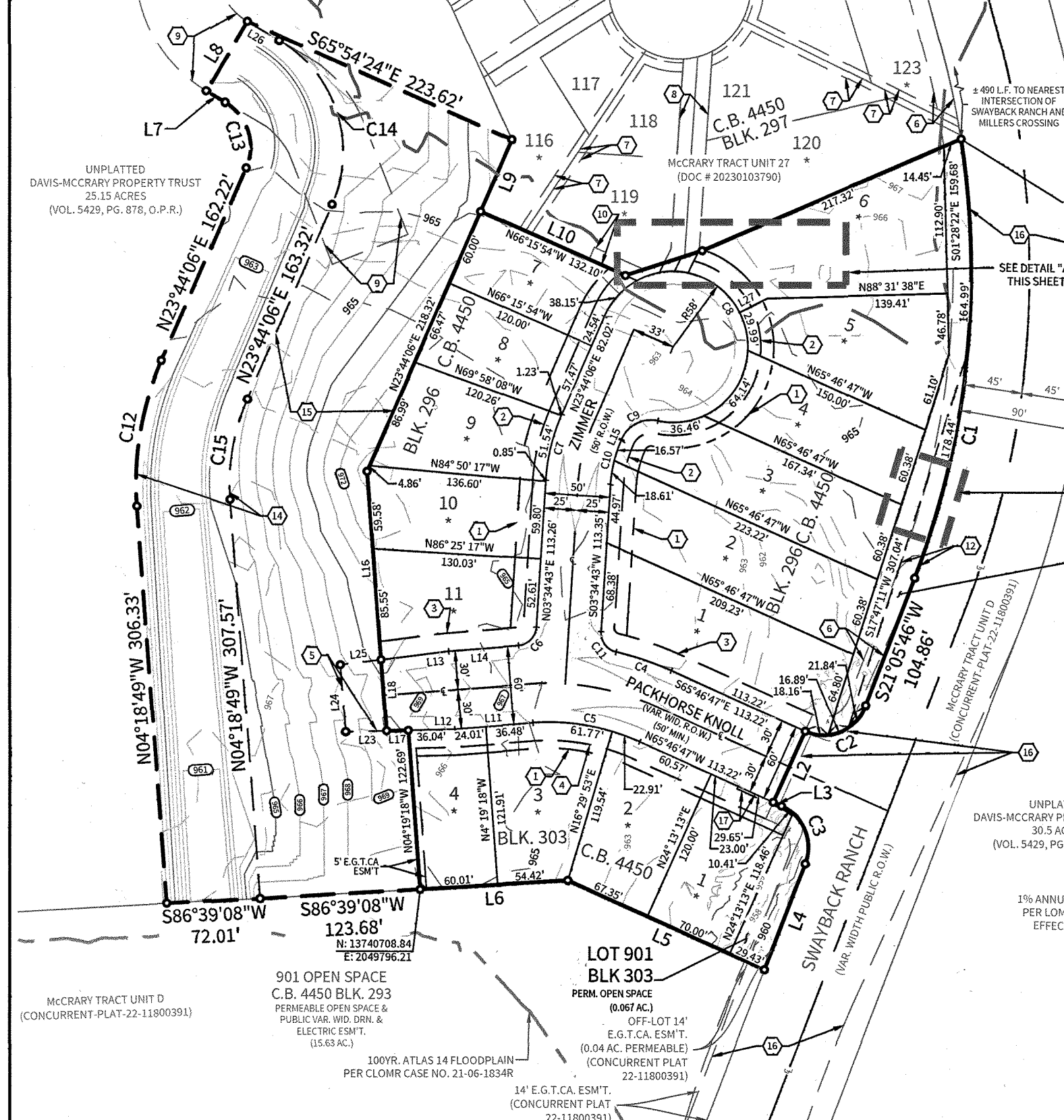
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OF GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID 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.
- CLEAR VISION: (8526-16)
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.
- OPEN SPACE:
LOT 901 SUB 303 (0.114 AC.), LOT 901 BLK 296 (0.354 AC.) & LOT 902, BLOCK 296 (0.003 AC.) ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LOMR'S WITH FEMA APPROVAL: (8526-3)
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DEDICATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY MTR AND APPROVED BY FEMA ON DECEMBER 19, 2022 (CASE NO. 22-06-1766P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°13'31"E	62.52'
L2	S24°13'13"W	60.00'
L3	S65°46'47"E	7.10'
L4	S21°05'46"W	87.04'
L5	N65°46'47"W	166.79'
L6	S86°39'08"W	114.43'
L7	N59°31'50"W	16.76'
L8	N30°28'10"E	62.50'
L9	S23°44'06"W	60.00'
L10	S66°15'54"E	122.23'
L11	S85°40'42"W	60.48'
L12	S88°32'27"W	36.04'
L13	N82°48'57"E	52.67'
L14	N85°40'42"E	54.10'
L15	S23°44'06"W	0.78'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N04°19'18"W	145.13'
L17	S88°32'27"W	16.64'
L18	N04°19'18"W	54.74'
L19	S66°15'54"E	9.87'
L20	N26°28'37"E	8.29'
L21	N26°28'37"E	11.94'
L22	N26°28'37"E	17.99'
L23	S88°36'39"W	31.58'
L24	N04°24'27"W	51.54'
L25	N82°48'57"E	31.65'
L26	N59°31'50"W	28.54'
L27	N62°54'22"E	23.81'

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	
C1	655.00'	30°02'29"	343.43'	339.51'	S06°04'32"W	
C2	35.00'	93°07'26"	56.89'	50.83'	S67°39'29"W	
C3	35.00'	86°52'34"	53.07'	48.13'	S22°20'31"E	
C4	230.00'	11°14'43"	45.14'	45.07'	S71°24'09"E	
C5	170.00'	28°32'31"	84.69'	82.84.68'	N80°03'03"W	
C6	15.00'	82°06'00"	21.49'	19.70'	N44°37'42"E	
C7	150.00'	20°09'24"	52.77'	52.50'	N13°39'24"E	
C8	58.00'	258°10'53"	261.35'	9.261.26'	S27°10'28"E	
C9	25.00'	78°10'52"	34.11'	31.53'	S62°49'32"W	
C10	100.00'	20°09'24"	35.18'	35.00'	S13°39'24"W	
C11	15.00'	80°36'13"	21.10'	19.40'	S36°43'24"E	
C12	234.00'	28°03'24"	114.59'	113.44'	N09°42'24"E	
C13	40.00'	83°15'56"	58.13'	53.15'	N17°53'52"W	
C14	100.00'	83°15'56"	145.33'	132.87'	N17°53'52"W	
C15	162.00'	28°02'55"	79.31'	78.52'	N09°42'39"E	



OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1718 DRI CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
PHONE: (210) 496-1985
CONTACT PERSON: TREY ROGERS
BY: PULTE NEVADA, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY

APPEARED Trey Rogers KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY

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 5th DAY

OF April A.D. 2024

Gregory Sean Meeks
My Commission Expires
10/28/2024
ID No. 132754828

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