

PLAT NO. 24-11800492

SUBDIVISION PLAT
ESTABLISHING
RAYBURN VALLEY
SUBDIVISION

A 14.030 ACRE (611,145.93 SQUARE FEET) TRACT OF LAND, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SITUATED IN FRANCISCO RIVAS, SURVEY 1, ABSTRACT 14, NEW CITY BLOCK 15193, BEING ALL OF A 14.03 ACRE TRACT DESIGNATED AS TRACT ONE, AS CONVEYED TO INVICTUS LAND DEVELOPMENTS LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20240224079 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

BPBLS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085
DATE OF PREPARATION: APRIL 21, 2025

STATE OF TEXAS
COUNTY OF BEXAR

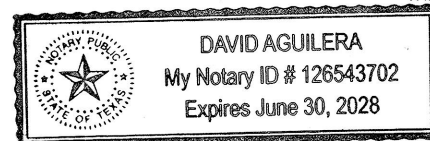
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LOGAN MARRS
INVICTUS LAND DEVELOPMENTS LLC
9347 BLANCA
SAN ANTONIO, TEXAS 78254
PH# (469) 288-7173

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LOGAN MARRS 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 12th DAY OF MAY, A.D. 2025

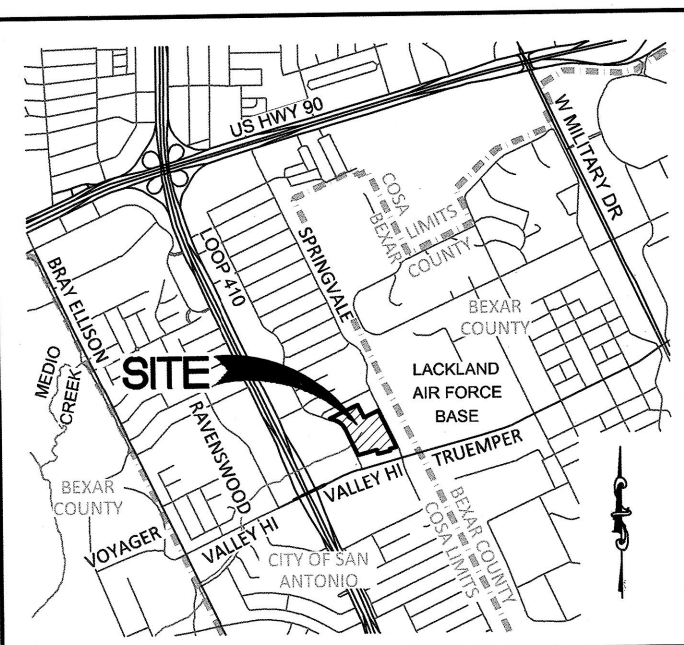
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RAYBURN VALLEY SUBDIVISION 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



LOCATION MAP

NOT TO SCALE

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
AC.	ACRES
C.	CENTERLINE
DOC.	DOCUMENT
G.E.T.CATV	GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION ESM'T
NCB NO.	NEW COUNTY BLOCK NUMBER
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
PG(S)	PAGE(S)
R	RADIUS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
ESMT	EASEMENT

KEYNOTES

- A 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- B 5' SIDEWALK EASEMENT
- C LOT 901, BLOCK 34, NCB 15193 VARIABLE WIDTH OPEN SPACE/ DRAINAGE EASEMENT (0.088 ACRES)
- D LOT 902, BLOCK 34, NCB 15193 VARIABLE WIDTH OPEN SPACE/ DRAINAGE EASEMENT (0.069 ACRES)
- E 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- F 10' SANITARY SEWER EASEMENT
- G LOT 901, BLOCK 32, NCB 15193 OPEN SPACE/TREE SAVE AREA (1.152 ACRES)
- H LOT 900, BLOCK 32, NCB 15193 VARIABLE WIDTH PRIVATE OPEN SPACE/DRAINAGE EASEMENT (1.568 ACRES)
- K VARIABLE WIDTH G.E.T.CATV & DRAINAGE EASEMENT (0.011 ACRES)
- L 12' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- 1 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. & SANITARY SEWER EASEMENT (VOL. 9545, PG. 78, O.P.R.B.C.T.)
- 2 25' BUILDING SETBACK LINE (VOL. 9545, PG. 78, O.P.R.B.C.T.)
- 3 50' INGRESS/EGRESS EASEMENT (VOLUME 8195, PAGE 1172 O.P.R.B.C.T.)
- 4 25' BUILDING SETBACK LINE (VOL. 9514, PG. 120, O.P.R.B.C.T.)
- 5 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PG. 89, O.P.R.B.C.T.)
- 6 10' SANITARY SEWER EASEMENT (VOL. 8000, PG. 94, O.P.R.B.C.T.)
- 7 10' BUILDING SETBACK LINE (VOL. 4305, PG. 247, O.P.R.B.C.T.)
- 8 30' BUILDING SETBACK LINE (VOL. 4305, PG. 247, O.P.R.B.C.T.)
- 9 14' UTILITY EASEMENT (DOC. NO. 20250014981, O.P.R.B.C.T.)

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

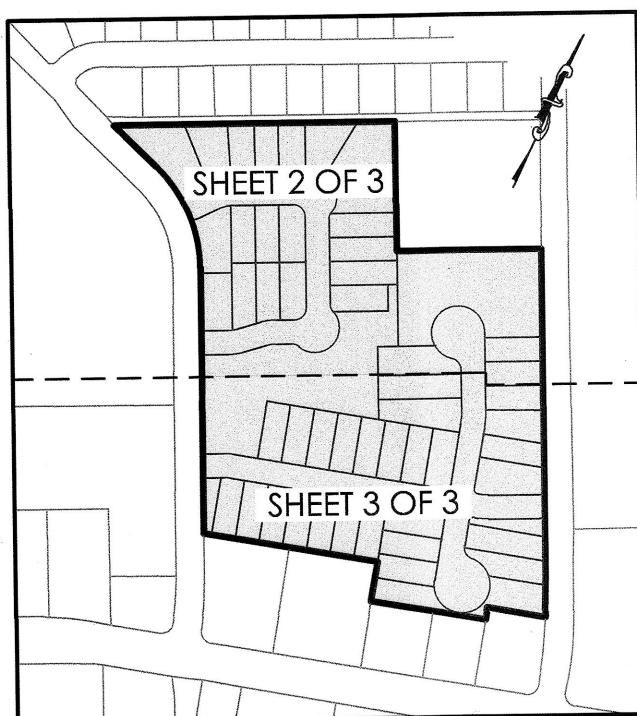
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

- 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 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.
- 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.
- 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.
- 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.
- 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802900370G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/ OR AMENDMENTS.
- 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.
- LOTS 900 BLOCK 32, 901 & 902 BLOCK 34, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- TOTAL OF 51 RESIDENTIAL LOTS ESTABLISHED.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901, BLK 32; LOTS 901-902, BLK 34, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- LOT 901, BLOCK 32, NCB 15193, (1.152 AC.) IS DESIGNATED AS TREE SAVE AREA.
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY 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 FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



INDEX MAP

NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	121.75'	S74°29'58"W
L2	25.06'	S15°32'43"E
L3	83.43'	N15°34'41"W
L4	122.49'	N70°45'58"W
L5	47.32'	N40°37'27"E
L6	111.17'	N64°24'04"E
L7	175.60'	S25°37'12"E
L8	31.53'	S64°24'04"W
L9	50.61'	S49°21'06"W
L10	44.71'	S64°24'04"W
L11	70.00'	N25°30'12"W
L12	44.59'	N64°24'04"E
L13	50.61'	N49°21'06"E
L14	38.71'	N64°24'04"E
L15	190.00'	N25°37'12"W
L16	118.38'	S64°24'04"W
L17	47.32'	S40°37'27"W
L18	157.85'	S25°33'13"E
L19	128.82'	S15°25'50"E
L20	7.61'	N74°34'10"E
L21	107.39'	N64°26'47"E
L22	70.00'	S25°33'13"E
L23	107.39'	S64°26'47"W
L24	7.61'	S74°34'10"W
L25	50.76'	S15°25'50"E
L26	132.00'	N15°25'50"W
L27	32.98'	S64°29'48"W
L28	32.98'	N64°29'48"E
L29	128.82'	N15°25'50"W
L30	80.39'	N25°33'13"W
L31	30.00'	N64°26'47"E
L32	33.00'	N74°34'10"E
L33	63.90'	N64°24'04"E
L34	198.37'	N25°37'12"W
L35	20.00'	N64°22'48"E
L36	54.91'	N25°37'12"W
L37	161.85'	S74°34'10"W
L38	5.00'	N15°25'50"W
L39	119.56'	N15°25'50"W
L40	129.32'	N25°37'12"W
L41	18.86'	S46°06'12"E
L42	24.00'	N43°53'48"E
L43	21.78'	N46°06'12"W

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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 NOTE:

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.

WASTEWATER EDU NOTE:

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

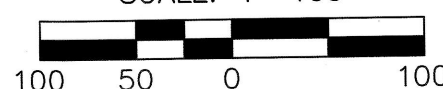
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-25-38800049) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

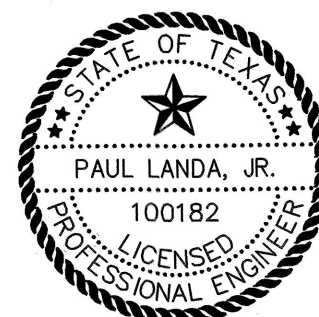
SCALE: 1"=100'



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	1494.85'	3°45'52"	49.12'	98.21'	98.20'	S23°36'42"E
C2	301.42'	44°59'47"	124.84'	236.72'	230.68'	N48°05'17"W
C3	10.00'	83°32'49"	8.93'	14.58'	13.32'	N82°23'52"E
C4	150.00'	23°46'36"	31.58'	62.25'	61.80'	N52°30'45"E
C5	25.00'	40°50'11"	9.31'	17.82'	17.44'	N43°58'58"E
C6	51.00'	171°39'07"	698.82'	152.79'	101.73'	S70°36'34"E
C7	25.00'	40°50'11"	9.31'	17.82'	17.44'	S05°12'07"E
C8	25.00'	40°50'11"	9.31'	17.82'	17.44'	S46°02'18"E
C9	51.00'	171°41'39"	702.38'	152.83'	101.73'	S19°23'26"W
C10	25.00'	40°50'11"	9.31'	17.82'	17.44'	S84°49'09"W
C11	75.00'	15°02'58"	9.91'	19.70'	19.64'	S56°52'35"W
C12	125.00'	15°02'58"	16.51'	32.83'	32.74'	S56°52'35"W
C13	10.00'	89°54'13"	9.98'	15.69'	14.13'	S19°26'57"W
C14	10.00'	90°05'44"	10.02'	15.72'	14.15'	S70°33'04"E
C15	75.00'	15°02'58"	9.91'	19.70'	19.64'	N56°52'35"E
C16	125.00'	15°02'58"	16.51'	32.83'	32.74'	N56°52'35"E
C17	25.00'	90°01'16"	25.01'	39.28'	35.36'	N19°23'26"E
C18	25.00'	89°58'44"	24.99'	39.26'	35.35'	N70°36'34"W
C19	100.00'	23°46'36"	21.05'	41.50'	41.20'	S52°30'45"W
C20	10.00'	83°32'49"	8.93'	14.58'	13.32'	S01°08'57"E
C21	225.00'	10°07'24"	19.93'	39.75'	39.70'	S20°29'32"E
C22	10.00'	90°00'00"	10.00'	15.71'	14.14'	S60°25'50"E
C23	75.00'	10°07'24"	6.64'	13.25'	13.23'	N69°30'28"E
C24	10.00'	90°00'00"	10.00'	15.71'	14.14'	N19°26'47"E
C25	10.00'	90°00'00"	10.00'	15.71'	14.14'	N70°33'13"W
C26	125.00'	10°07'24"	11.07'	22.09'	22.06'	S69°30'28"W
C27	10.00'	90°00'00"	10.00'	15.71'	14.14'	S29°34'10"W
C28	25.00'	78°10'52"	20.31'	34.11'	31.53'	S54°31'16"E
C29	58.00'	258°10'52"	71.39'	261.35'	90.03'	S35°28'44"W
C30	10.00'	90°00'00"	10.00'	15.71'	14.14'	N60°25'50"W
C31	75.00'	10°04'22"	6.61'	13.19'	13.17'	S69°31'59"W
C32	10.00'	90°00'00"	10.00'	15.71'	14.14'	S19°29'48"W
C33	10.00'	90°00'00"	10.00'	15.71'	14.14'	S70°30'12"E
C34	125.00'	10°04'22"	11.02'	21.98'	21.95'	N69°31'59"E
C35	10.00'	90°00'00"	10.00'	15.71'	14.14'	N29°34'10"E
C36	175.00'	10°07'24"	15.50'	30.92'	30.88'	N20°29'32"W
C37	25.00'	75°31'21"	19.36'	32.95'	30.62'	N63°18'54"W
C38	55.00'	255°31'21"	71.00'	245.28'	86.96'	N26°41'06"E

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



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Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500

12770 CIMARRON PATH, SUITE 100

SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051

FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 21, 2025

STATE OF TEXAS
COUNTY OF BEXAR

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9347 BIANCA
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LOGAN MARRS 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
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THIS 12th DAY OF MAY, A.D. 2025

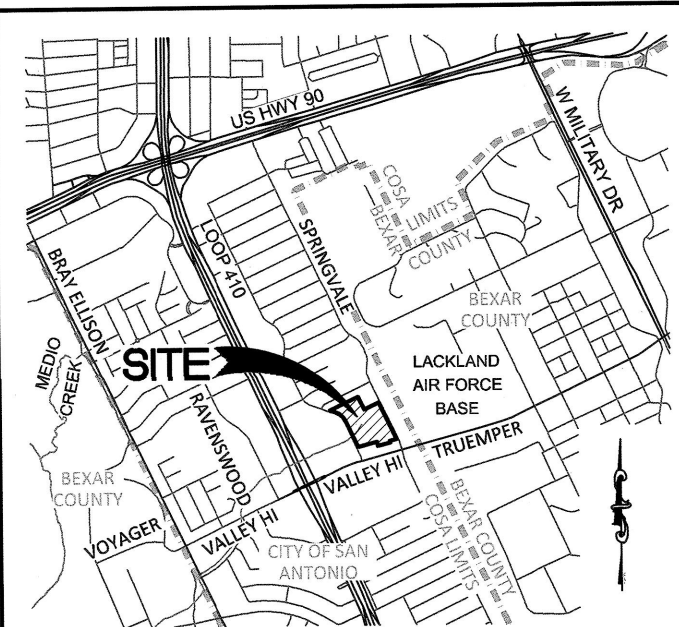
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DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP

NOT TO SCALE

LEGEND

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- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- ESM'T EASEMENT

KEYNOTES

- (A) 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
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- (C) LOT 901, BLOCK 34, NCB 15193 VARIABLE WIDTH OPEN SPACE/ DRAINAGE EASEMENT (0.088 ACRES)
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- (H) LOT 900, BLOCK 32, NCB 15193 VARIABLE WIDTH PRIVATE OPEN SPACE/DRAINAGE EASEMENT (1.568 ACRES)
- (K) VARIABLE WIDTH G.E.T.CATV & DRAINAGE EASEMENT (0.011 ACRES)
- (L) 12' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- (1) 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. & SANITARY SEWER EASEMENT (VOL. 9545, PG. 78, O.P.R.B.C.T.)
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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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

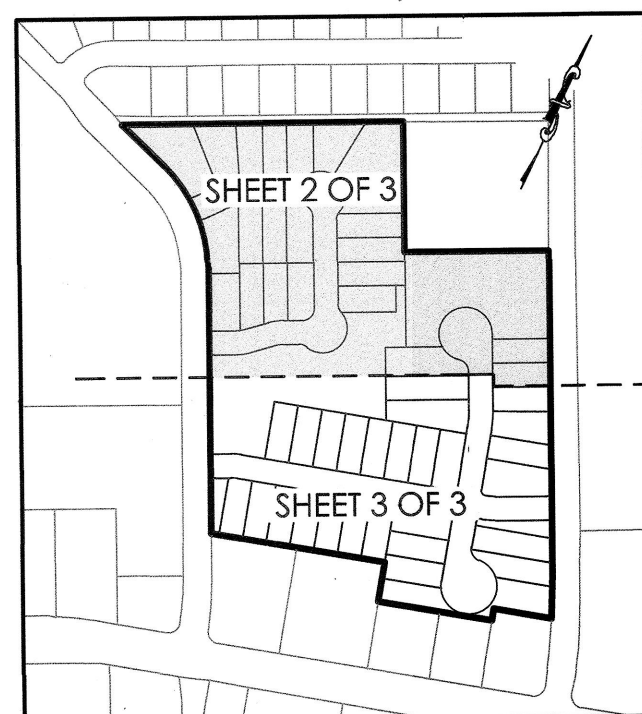
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
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SAN ANTONIO, TEXAS 78249
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CPS/SAWS/COSA/UTILITY NOTE:

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INDEX MAP

NOT TO SCALE

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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.

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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.

WASTEWATER EDU NOTE:

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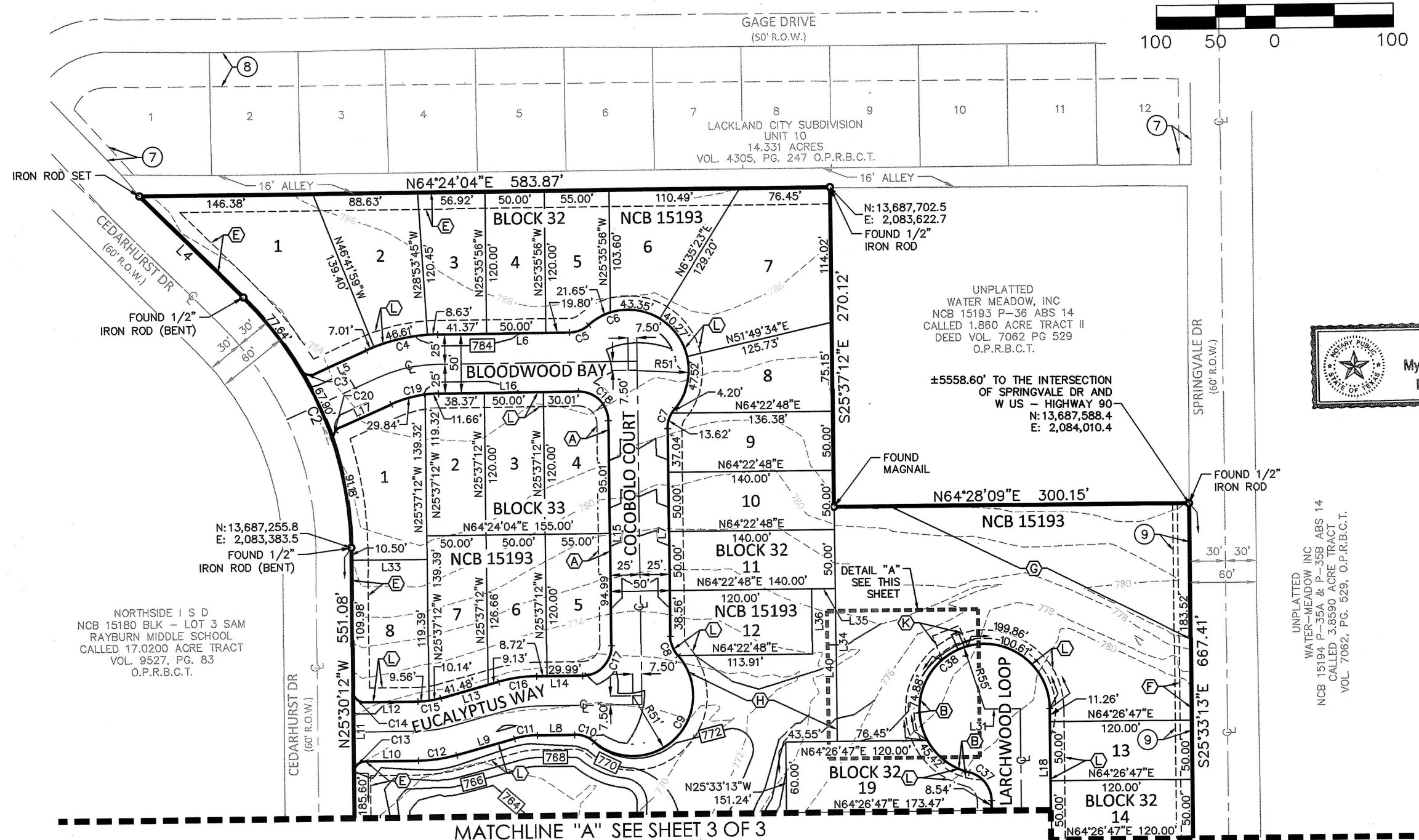
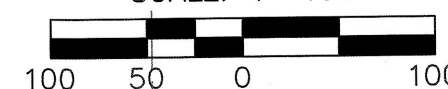
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-25-38800049) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

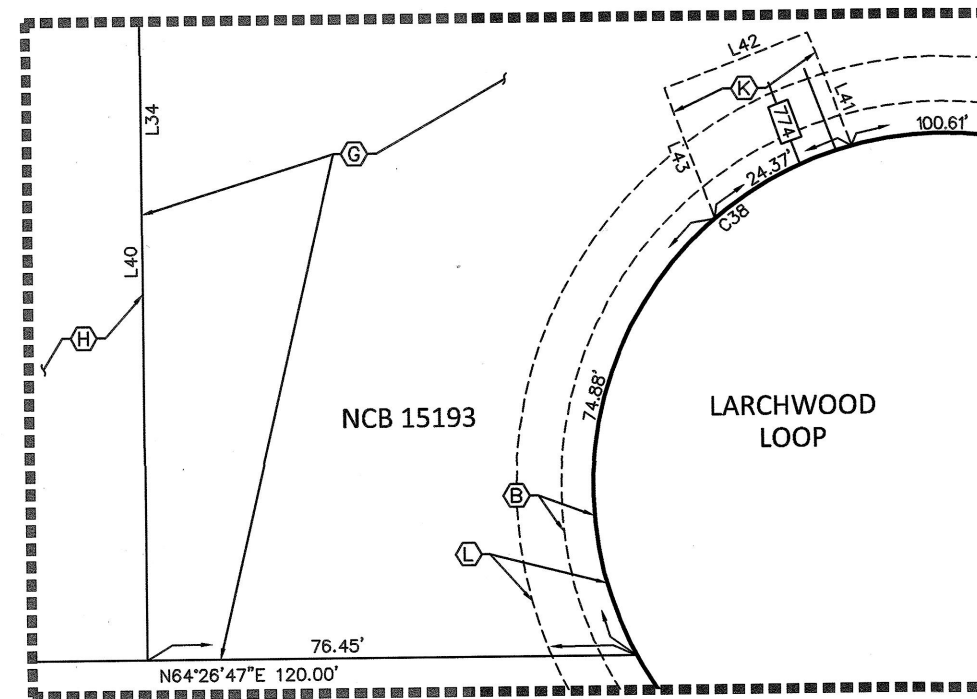
SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

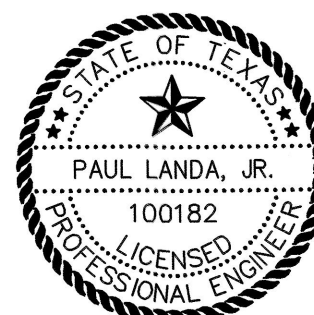
SCALE: 1"=100'



MATCHLINE "A" SEE SHEET 3 OF 3

DETAIL "A"
NOT TO SCALE

SHEET 2 OF 3



PLAT NO. 24-11800492

SUBDIVISION PLAT
ESTABLISHING
RAYBURN VALLEY
SUBDIVISION

A 14.030 ACRE (611,145.93 SQUARE FEET) TRACT OF LAND, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SITUATED IN FRANCISCO RIVAS, SURVEY 1, ABSTRACT 14, NEW CITY BLOCK 15193, BEING ALL OF A 14.03 ACRE TRACT DESIGNATED AS TRACT ONE, AS CONVEYED TO INVICTUS LAND DEVELOPMENTS LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20240224079 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085
DATE OF PREPARATION: APRIL 21, 2025

STATE OF TEXAS
COUNTY OF BEXAR

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 INDICATED 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: LOGAN MARRS
INVICTUS LAND DEVELOPMENTS LLC
9347 BIANCA
SAN ANTONIO, TEXAS 78254
PH# (469) 288-7173

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LOGAN MARRS 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 12th DAY OF MAY, A.D. 2025

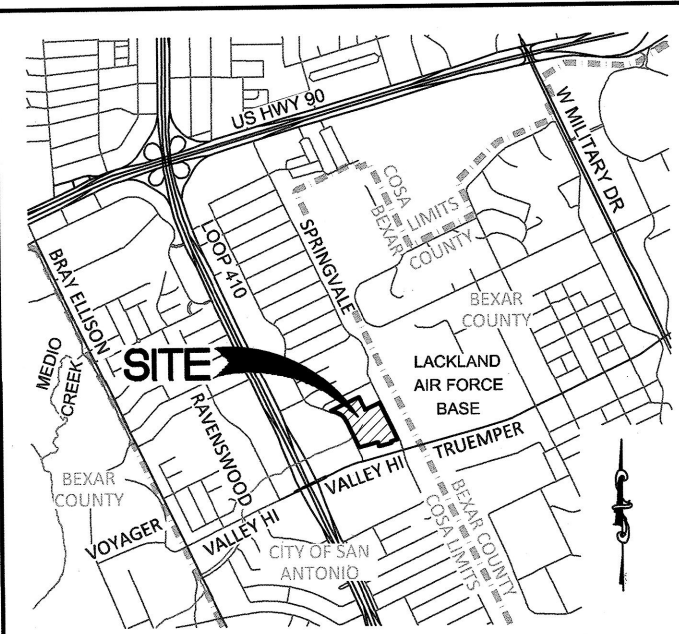
DAVID AGUILERA
My Notary ID # 126543702
Expires June 30, 2028
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RAYBURN VALLEY SUBDIVISION 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



LOCATION MAP

NOT TO SCALE

LEGEND

- 780 --- EXISTING CONTOUR
- 780 --- PROPOSED CONTOUR
- AC. ACRES
- C. CENTERLINE
- DOC. DOCUMENT
- G.E.T.CATV GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION ESM'T
- NCB NEW COUNTY BLOCK
- NO. NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- PG(S) PAGE(S)
- R. RADIUS
- R.O.W. RIGHT OF WAY
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KEYNOTES

1. NCB 15180, LOT 3
SAM RAYBURN MIDDLE SCHOOL
VOL. 9527 PG. 83, O.P.R.B.C.T.
2. VAQUERO VALLEY HI PARTNERS, LP
DEED NO. 20220192776, O.P.R.B.C.T.
3. NCB 15180 LOT 1
LACKLAND CITY COMMERCIAL SITES
SUBDIVISION, UNIT 7A
VOL. 7700, PG. 137 O.P.R.B.C.T.
4. NCB 15195 BLOCK 30 LOT 28
LACKLAND CITY COMMERCIAL SITES,
UNIT 11 VOL. 9517, PG. 43
O.P.R.B.C.T.
5. NCB 15195 BLOCK 30 LOT 24
LACKLAND CITY COMMERCIAL SITE
SUBDIVISION UNIT 6A
VOL. 7800, PG. 150 O.P.R.B.C.T.
6. NCB 15195 BLOCK 30 LOT 25
LACKLAND CITY COMMERCIAL SITES
SUBDIVISION UNIT 6-B
VOL. 7700, PG. 42 O.P.R.B.C.T.
7. NCB 15195 BLOCK 30 LOT 33
LACKLAND CITY COMMERCIAL SITES
VOL. 9666, PAGES 21-23 O.P.R.B.C.T.
8. NCB 15195 BLOCK 30 LOT 30
FAMILY DOLLAR-VALLEY HI
SUBDIVISION VOL. 9551, PG. 22
O.P.R.B.C.T.

9. NCB 15195 BLK 30 LOT 26
LACKLAND CITY COMMERCIAL
SITES, UNIT 8-C
VOL. 7700, PG. 98, O.P.R.B.C.T.
10. NCB 15206 BLK 29 LOT 39
LACKLAND CITY SUBDIVISION,
UNIT 17-C
VOL. 7800, PG. 86, O.P.R.B.C.T.
11. NCB 15193 BLOCK 31 LOT 14
LACKLAND CITY COMMERCIAL SITE
SUBDIVISION UNIT 10-C, VOL. 9514,
PG. 120 O.P.R.B.C.T.
12. NCB 15193 BLOCK 31 LOT 15
LACKLAND CITY COMMERCIAL
SITE SUBDIVISION UNIT 10-B, VOL.
9300, PG. 8 O.P.R.B.C.T.
13. NCB 15193 BLOCK 31 LOT 18,
SPRINGVALE SUBDIVISION VOL.
2001, PG. 89 O.P.R.B.C.T.

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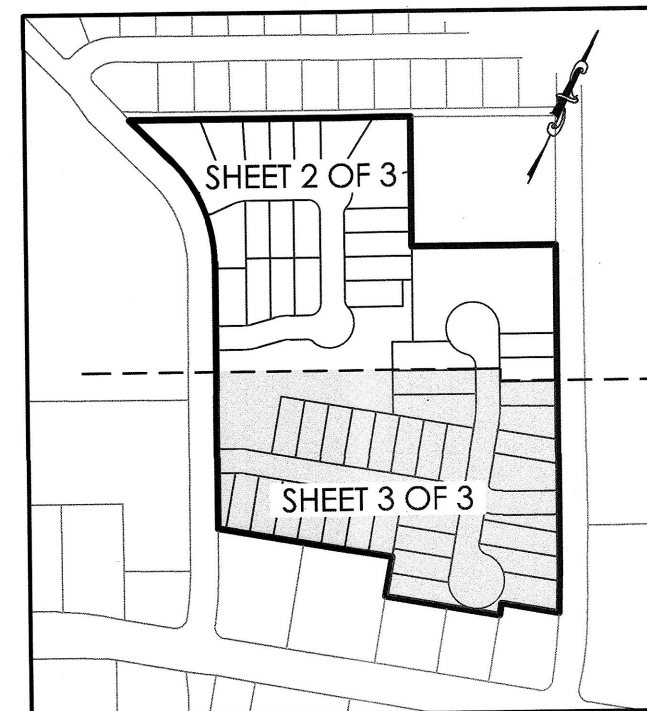
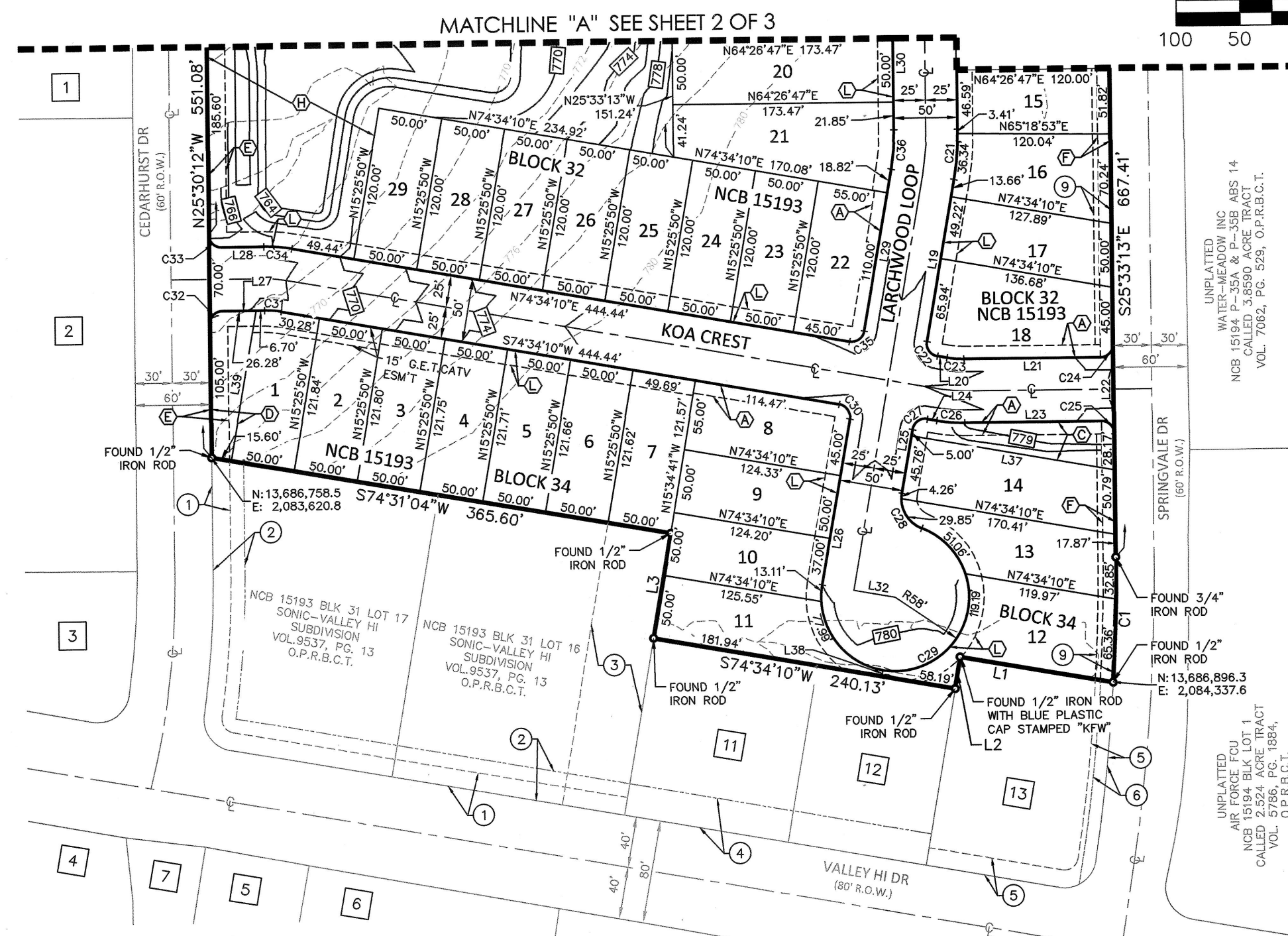
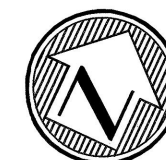
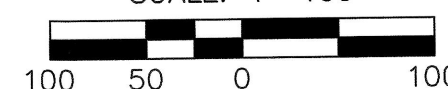
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SCALE: 1"=100'



INDEX MAP

NOT TO SCALE

NOTE:
SEE SHEET 1 OF 3 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

