

**LEGEND**

- Ac. = ACRES
- Blk. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CORS = CONTINUOUSLY OPERATING REFERENCE STATIONS
- COSA = CITY OF SAN ANTONIO
- C.V.E. = CLEAR VISION EASEMENT
- DOC. = DOCUMENT
- D.P.R.B.C. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- DRN. = DRAINAGE
- EDU = EQUIVALENT DWELLING UNITS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- G.P.M. = GALLONS PER MINUTE
- LI = LINE NUMBER
- LN = NATIONAL GEODETIC SURVEY
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- O.P.R.R.P.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- PG. = PAGE(S)
- P.S.I. = POUNDS PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- RD. = ROAD
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- WID. = PROPOSED CONTOUR
- WID. = STREET CENTERLINE
- Elev. = EXISTING GROUND MAJOR CONTOUR
- Elev. = EXISTING GROUND MINOR CONTOUR
- Elev. = PROPERTY LINE
- WID. = B.S.L.
- WID. = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED
- WID. = CITY LIMITS
- WID. = EQUAL BEARING AND DISTANCE

**KEYNOTES:**

1	-10' B.S.L. & E.G.T.C.A. ESM.T.	1	-15' B.S.L. (VOL. 20002, PGS. 727-730 O.P.R.B.C.)
2	-15' B.S.L.	2	-10' B.S.L. & E.G.T.C.A. ESM.T. (VOL. 20002, PGS. 727-730 O.P.R.B.C.)
3	-14' E.G.T.C.A. ESM.T.	3	-14' E.G.T.C.A. ESM.T. (VOL. 20002, PGS. 727-730 O.P.R.B.C.)
4	-VAR. WID. C.V.E.	4	-15' B.S.L. (VOL. 20002, PG. 2598 O.P.R.B.C.)
5	-14' E.G.T.C.A. ESM.T. (VOL. 20002, PG. 2598 O.P.R.B.C.)	5	-14' E.G.T.C.A. ESM.T. (VOL. 20002, PG. 2598 O.P.R.B.C.)

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON RUBY CROSSING SUBDIVISION UNIT 1 PLAT WHICH IS RECORDED IN VOLUME 20002, PAGES 727-730 BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

OWNER'S DULY AUTHORIZED AGENT: \_\_\_\_\_

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2028  
Notary ID 132324420

NOTARY PUBLIC, BEAR COUNTY, TEXAS  
1-22-2028  
MY COMMISSION EXPIRES:

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 A. MCKINNE, P.E.

REGISTERED PROFESSIONAL ENGINEER  
2-26-24

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 LAND SURVEYING 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  
02/26/2024

**SURVEYOR'S NOTES: (BS26 - 37.)**

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "CUDE" UNLESS OTHERWISE NOTED.
- 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 CORN 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.

**SAWS NOTES: (BS26 - 30-33.35)**

- 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.
- 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.
- 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM 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.

**COMMON AREA MAINTENANCE: (BS26 - 1)**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 8, C.B. 5722, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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 BEAR COUNTY.

**CPS/SAWS/COSA UTILITY: (BS26 - 22-26.)**

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," "ANCHOE 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 EFFICIENT OPERATION 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.

**OPEN SPACE: (BS26 - 47 & 8)**

LOTS 901 AND 902, BLOCK 8, C.B. 5722, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

**DRAINAGE EASEMENT ENCROACHMENTS: (BS26 - 12)**

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 BEAR 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.

**TREE NOTE: (BS26 - 43)**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801344) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY AND TREE 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'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**TCI DETENTION AND MAINTENANCE NOTE (BS26 - 13)**

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 BEAR COUNTY.

**SETBACKS: (BS26 - 41)**

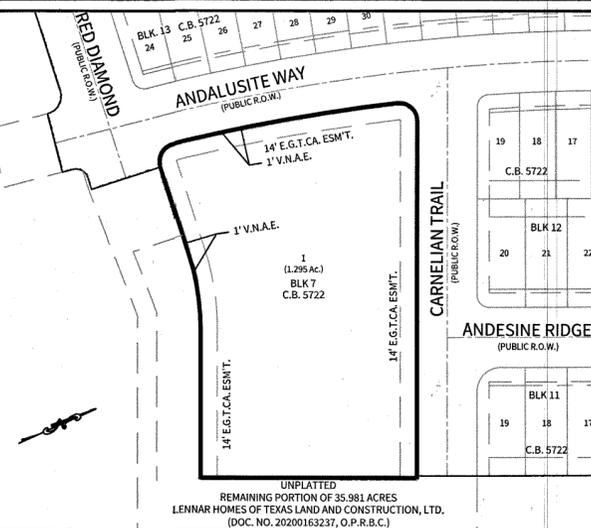
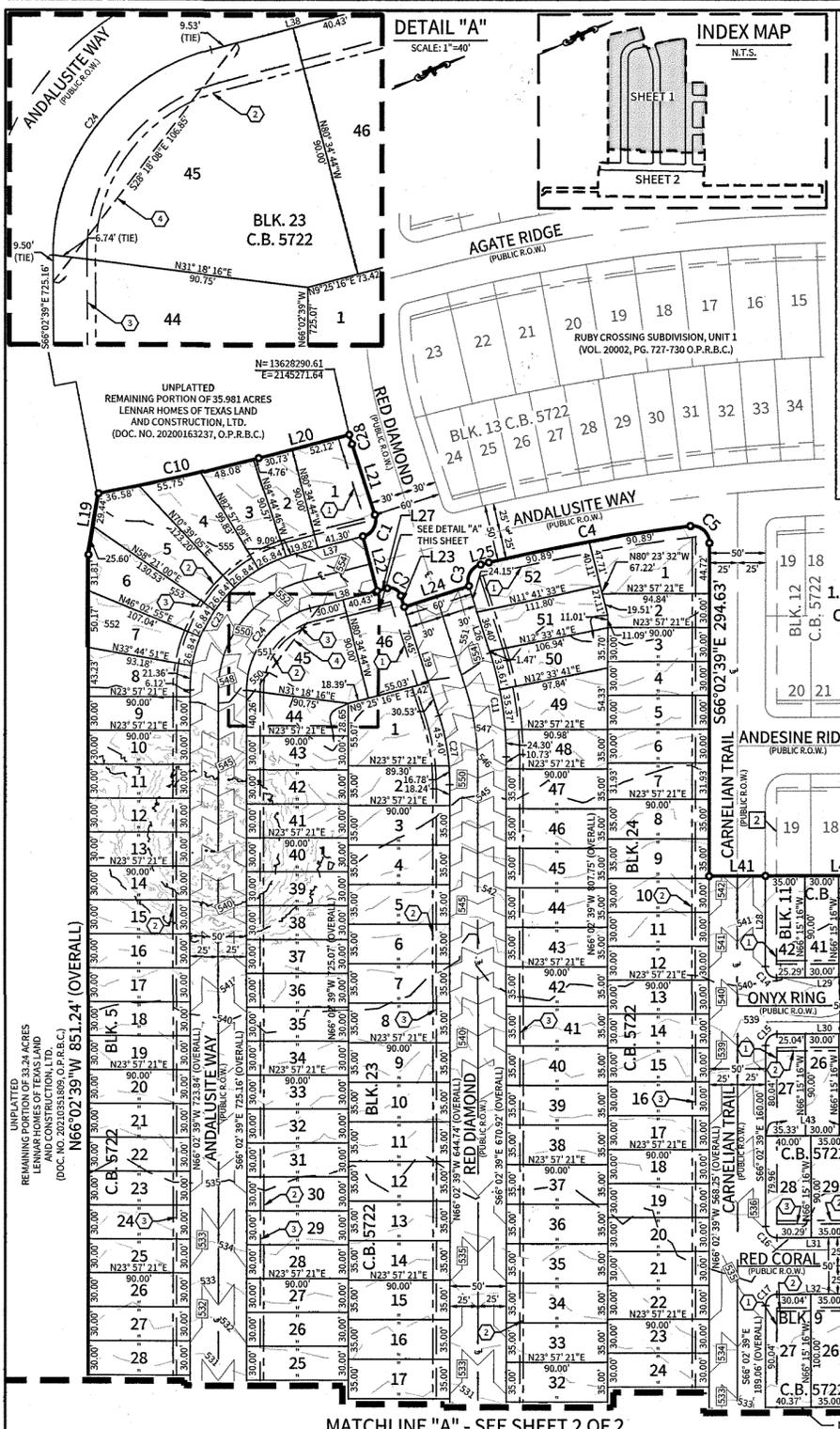
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**RESIDENTIAL FINISHED FLOOR (BS26 - 8)**

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

**FLOODPLAIN VERIFICATION: (BS26 - 6)**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0730F, EFFECTIVE SEPTEMBER 29, 2018. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

NOT TO SCALE

1.295 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 7, C.B. 5722, OF THE RUBY CROSSING SUBDIVISION, UNIT 1, PLAT RECORDED IN VOLUME 20002, PAGES 727-730 OF THE OFFICIAL PLAT RECORDS OF BEAR COUNTY, TEXAS.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S66°15'16"E	90.00'
L2	S65°39'57"E	50.00'
L3	S66°15'16"E	90.00'
L4	S23°44'44"W	20.33'
L5	S66°15'16"E	90.00'
L6	S65°39'55"E	50.00'
L7	S66°15'16"E	100.00'
L8	N23°44'44"E	9.63'
L9	S23°54'52"W	6.86'
L10	S66°05'08"E	100.00'
L11	S66°15'16"E	80.43'
L12	N64°57'49"W	30.91'
L13	S19°57'49"E	36.20'
L14	S25°02'46"W	15.57'
L15	N65°44'51"W	10.04'
L16	N19°57'49"W	15.27'
L17	N64°57'49"W	121.42'
L18	N66°02'39"W	57.17'
L19	N56°43'52"W	55.05'
L20	N09°25'16"E	82.86'
L21	S83°51'28"E	65.68'
L22	S80°34'44"E	50.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L23	S83°51'28"E	10.26'
L24	N06°08'32"E	60.00'
L25	N09°33'40"E	7.44'
L26	S83°51'28"E	62.02'
L27	N09°25'16"E	9.30'
L28	S66°02'39"E	79.96'
L29	N23°44'44"E	85.29'
L30	S23°44'44"W	85.04'
L31	N23°44'44"E	65.29'
L32	S23°44'44"W	65.04'
L33	N23°54'52"E	75.07'
L34	S23°54'52"W	76.60'
L35	N66°02'39"W	50.33'
L36	N25°02'11"E	66.22'
L37	N09°25'16"E	61.12'
L38	S09°25'16"W	61.12'
L39	N83°51'28"W	100.98'
L40	N24°12'41"E	28.00'
L41	N23°57'21"E	50.00'
L42	N23°44'44"E	95.00'
L43	N23°44'44"E	75.00'
L44	N64°57'49"W	28.00'

**PLAT NUMBER: 22-11800793**

**REPLAT & SUBDIVISION PLAT ESTABLISHING RUBY CROSSING SUBDIVISION, UNIT 3A**

BEING A TOTAL OF 18.787 ACRES, BEING LOT 1, BLOCK 7, C.B. 5722 OF THE RUBY CROSSING SUBDIVISION, UNIT 1, RECORDED IN VOLUME 20002, PAGE 727 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A 1.295 ACRES OUT OF A 25.673 ACRES TRACT OF LAND RECORDED IN VOLUME 20002, PAGE 727 OF THE OFFICIAL PLAT RECORDS OF BEAR COUNTY, TEXAS, OUT OF LAND LOCATED IN THE MANUEL DE LUNA SURVEY, NUMBER 3, ABSTRACT 8, COUNTY BLOCK 4167, BEAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 584.851 ACRES OF LAND CONVEYED TO CAMPBELL ROAD, LTD., AS DESCRIBED IN VOLUME 7711, PAGE 1393, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'

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  
TBPELS #10048500 • TPPE FIRM #455  
[MWC: 02122.205]

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:  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216  
AUTHORIZED AGENT: RICHARD MOTT, P.E.  
PHONE: (210) 403-6200

BY: U.S. HOME L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER)

NAME: *Richard Mott*  
TITLE: *Authorized Agent*

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard Mott* 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 *March*, A.D. *2024*.

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2028  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF RUBY CROSSING SUBDIVISION, UNIT 3A 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. \_\_\_\_\_

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

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

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 FIELD WITH THE COMMISSIONERS COURT OF BEAR 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 SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY JUDGE, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

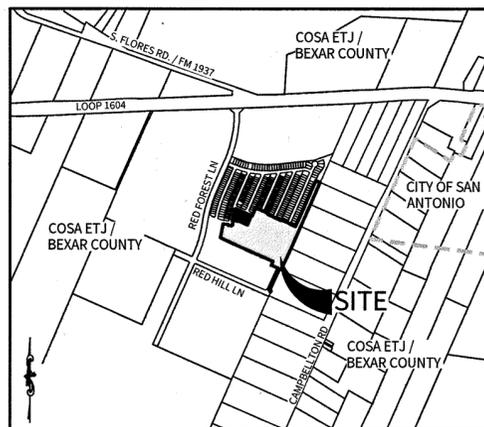
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
02/26/2024

FEBRUARY 2024 SHEET 1 OF 2



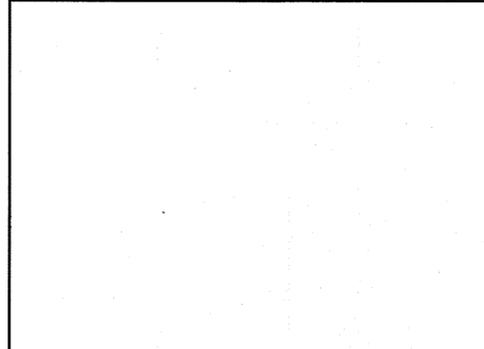


LOCATION MAP  
N.T.S.

LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- CL. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CORS = CONTINUOUSLY OPERATING REFERENCE STATIONS
- COSA = CITY OF SAN ANTONIO
- C.V.E. = CLEAR VISION EASEMENT
- DOC. = DOCUMENT
- D.P.R.B.C. = DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
- DRN. = DRAINAGE
- EDU. = EQUIVALENT DWELLING UNITS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM.T.
- ETJ. = EXTRA-TERRITORIAL JURISDICTION
- G.P.M. = GALLONS PER MINUTE
- LN. = LINE NUMBER
- NGS = NATIONAL GEODETIC SURVEY
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS
- O.P.R.P.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS
- PG. = PAGE(S)
- P.S.I. = POUND(S) PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- RD. = ROAD
- SAN. SEW. = SANITARY SEWER
- TEX. = TEXAS CORRECTIONAL INDUSTRIES
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- LEV. = PROPOSED CONTOUR
- = STREET CENTERLINE
- - - = EXISTING GROUND MAJOR CONTOUR
- · - · - = EXISTING GROUND MINOR CONTOUR
- · - · - = PROPERTY LINE
- · - · - = B.S.L.
- · - · - = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED
- · - · - = CITY LINE
- · - · - = EQUAL BEARING AND DISTANCE

- KEYNOTES:
- 1 - 10' B.S.L. & E.G.T.C.A. ESM.T. (VOL. 20002, PGS. 727-730 O.P.R.B.C.)
  - 2 - 15' B.S.L. (VOL. 20002, PGS. 727-730 O.P.R.B.C.)
  - 3 - 14' E.G.T.C.A. ESM.T. (VOL. 20002, PGS. 727-730 O.P.R.B.C.)
  - 4 - 15' B.S.L. (VOL. 20002, PG. 2598 O.P.R.B.C.)
  - 5 - 14' E.G.T.C.A. ESM.T. (VOL. 20002, PG. 2598 O.P.R.B.C.)



STATE OF TEXAS  
COUNTY OF BEJAR

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 A. MCKINNIE, P.E.

STATE OF TEXAS  
COUNTY OF BEJAR

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:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES: (B526 - 37.)

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "CUDE" UNLESS OTHERWISE NOTED.
- 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 CORNERS 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.

SAWS NOTES: (B526 - 30-33-35.)

- 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.
- 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.
- 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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.
- 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.

COMMON AREA MAINTENANCE: (B526 - 1.)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 8, C.B. 5722, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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 BEJAR COUNTY.

CPS/SAWS/COSA UTILITY: (B526 - 22-26.)

- THE CITY OF SAN ANTONIO'S 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.
- 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.

OPEN SPACE: (B526 - 47.)

LOTS 901 AND 902, BLOCK 8, C.B. 5722, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

DRAINAGE EASEMENT ENCROACHMENTS: (B526 - 12.)

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 BEJAR 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.

TREE NOTE: (B526 - 43.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-2011-38801344) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR SUCCEESORS 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'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(FH).

TCI DETENTION AND MAINTENANCE NOTE (B526 - 13.)

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 (FIO) 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 BEJAR COUNTY.

SETBACK: (B526 - 41.)

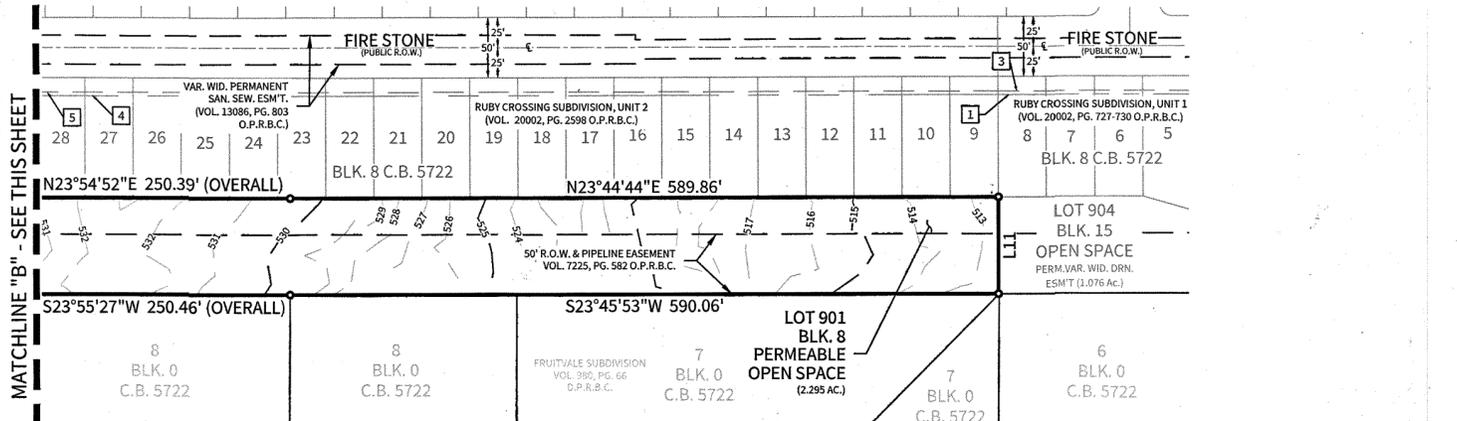
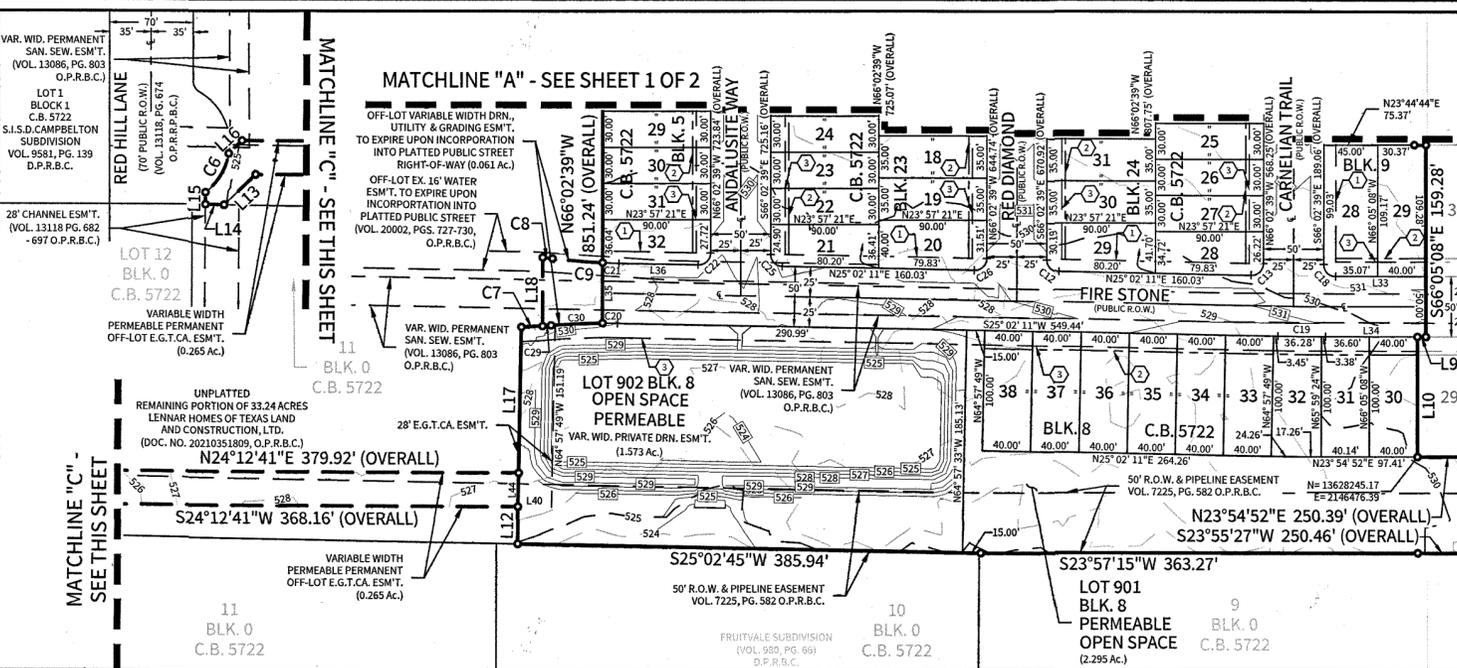
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEJAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR (B526 - 8.)

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

FLOODPLAIN VERIFICATION: (B526 - 6.)

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0730F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

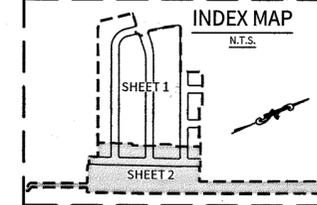


CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	15.00'	93°16'45"	24.42'	S37°13'06"E	21.81'
C2	10.00'	86°43'16"	15.14'	N52°46'54"E	13.73'
C3	15.00'	93°25'07"	24.46'	N37°08'54"W	21.84'
C4	1549.00'	6°43'26"	181.78'	N13°47'43"E	181.67'
C5	15.00'	96°47'55"	25.34'	N65°33'23"E	22.43'
C6	50.00'	44°10'11"	38.55'	N35°03'19"W	37.60'
C7	430.00'	2°19'07"	17.40'	N21°15'00"E	17.40'
C8	430.00'	1°05'47"	8.23'	N30°23'11"E	8.23'
C9	540.00'	4°27'14"	41.98'	N28°42'27"E	41.97'
C10	2303.00'	3°36'41"	145.16'	N11°13'37"E	145.14'
C11	300.00'	17°48'49"	93.27'	S74°57'03"E	92.50'
C12	10.00'	88°55'10"	15.52'	N69°29'46"E	14.01'
C13	10.00'	91°04'50"	15.90'	N20°30'14"W	14.27'
C14	10.00'	90°12'38"	15.74'	N68°51'02"E	14.17'
C15	10.00'	89°47'22"	15.67'	S21°08'58"E	14.12'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C16	10.00'	90°12'38"	15.74'	N68°51'02"E	14.17'
C17	10.00'	89°47'22"	15.67'	S21°08'58"E	14.12'
C18	10.00'	90°02'29"	15.72'	N68°56'06"E	14.15'
C19	2025.00'	1°07'19"	39.66'	S24°28'31"W	39.66'
C20	540.00'	1°20'36"	12.66'	S24°21'53"W	12.66'
C21	540.00'	1°26'39"	13.61'	N25°45'31"E	13.61'
C22	10.00'	91°04'50"	15.90'	N20°30'14"W	14.27'
C23	125.00'	75°27'55"	164.64'	N28°18'41"W	152.99'
C24	75.00'	75°27'55"	98.78'	S28°18'41"E	91.80'
C25	10.00'	88°55'10"	15.52'	N69°29'46"E	14.01'
C26	10.00'	91°04'50"	15.90'	N20°30'14"W	14.27'
C27	200.00'	17°48'49"	62.18'	N74°57'03"W	61.93'
C28	380.00'	1°17'35"	8.58'	S83°12'40"E	8.58'
C29	413.13'	0°59'28"	7.15'	N19°37'27"E	7.15'
C30	540.00'	4°33'17"	42.93'	N21°24'56"E	42.92'

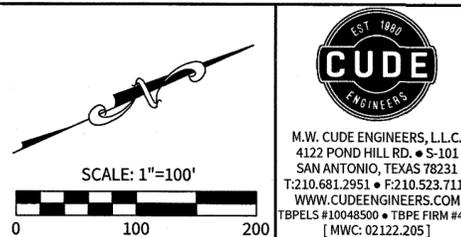


SEE SHEET 1 OF 2 FOR LINE TABLE

PLAT NUMBER: 22-11800793

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
RUBY CROSSING SUBDIVISION, UNIT 3A

BEING A TOTAL OF 18.787 ACRES, BEING LOT 1, BLOCK 7, C.B. 5722 OF THE RUBY CROSSING SUBDIVISION, UNIT 1, RECORDED IN VOLUME 20002, PAGE 727 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS AND A 1.295 ACRES OUT OF A 25.673 ACRES TRACT OF LAND RECORDED IN VOLUME 20002, PAGE 727 OF THE OFFICIAL PLAT RECORDS OF BEJAR COUNTY, TEXAS, OUT OF LAND LOCATED IN THE MANUEL DE LUNA SURVEY, NUMBER 3, ABSTRACT 8, COUNTY BLOCK 4167, BEJAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 584.851 ACRES OF LAND CONVEYED TO CAMPBELL TOWN, LTD., AS DESCRIBED IN VOLUME 7711, PAGE 1393, OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEJAR

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

OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216  
AUTHORIZED AGENT: RICHARD MOTT, P.E.  
PHONE: (210) 403-6200

BY: U.S. HOME L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST) BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Mott 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 22nd DAY OF FEBRUARY, 2024.

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2024

THIS PLAT FOR RUBY CROSSING SUBDIVISION, UNIT 3A 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. \_\_\_\_\_

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FIELD WITH THE COMMISSIONERS COURT OF BEJAR 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 SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY JUDGE, BEJAR COUNTY, TEXAS

FEBRUARY 2024 SHEET 2 OF 2