

PLAT NO. 22-11800780

SUBDIVISION PLAT
OF
MILLBROOK-UNIT 5A

BEING A TOTAL OF 54.114 ACRE TRACT OF LAND, OUT OF THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, AND THE 11.293 TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230136609, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 94-158, AND LOTS 904 AND 906, BLOCK 74, LOTS 1-13, BLOCK 101, LOTS 1-2, BLOCK 102, AND LOTS 1-4, BLOCK 103.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: September 30, 2024

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 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: JEN HOLDCO 24, LLC
A DELAWARE LIMITED LIABILITY COMPANY
680 FIFTH AVENUE, 25TH FLOOR
NEW YORK, NY 10019

BY: LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
ITS AGENT, UNDER LIMITED POWER OF ATTORNEY
DATED EFFECTIVE AUGUST 30, 2023

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY
COMPANY
ITS GENERAL PARTNER

BY: NAME: RICHARD MOIT
TITLE: AUTHORIZED AGENT, AS ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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 DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR 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 MILLBROOK-UNIT 5A 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 _____
COUNTY OF _____

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.

EXECUTED THIS DAY _____ OF _____, 202_____.

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY

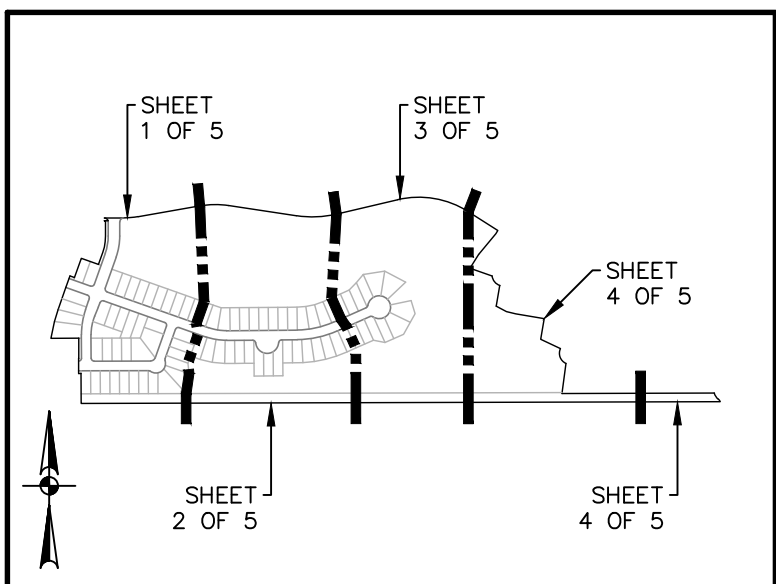
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, ARIZONA 85255

BY: _____
NAME: _____

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____
THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC



INDEX MAP

SCALE: 1"=100'



CPS/SAWS/COSA UTILITY:

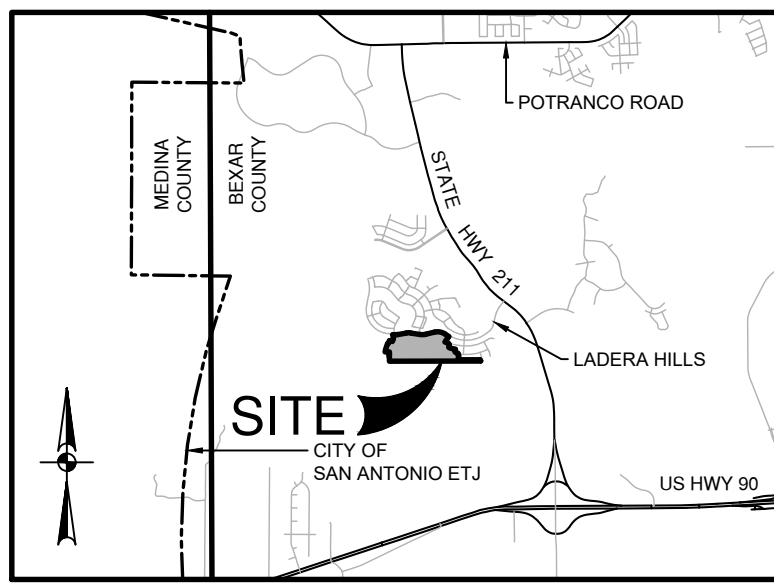
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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 BUILDING, STRUCTURE, 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.

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 WASTEWATER EDU:

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.



LOCATION MAP

SCALE: 1"=7000'

LEGEND

AC	ACRE(S)	PG	PAGE
BLK	BLOCK	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VOL	VOLUME
DOC NO	DOCUMENT NUMBER	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

— 1140 —	EXISTING CONTOURS
— 1140 —	PROPOSED CONTOURS
— c —	CENTERLINE
— — — —	CITY OF SAN ANTONIO ATLAS 14 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN
— — — —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

1	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	9	14' GETCTV EASEMENT (VOL 20003, PG 1629-1630, PR)
2	12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	10	34' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1629-1630, PR)
4	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	11	14' GETCTV EASEMENT (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	12	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735)
11	14' BUILDING SETBACK	13	14' GETCTV EASEMENT (LADERA HILLS- PHASE IV) (PLAT NO. 22-11800736)
12	15' BUILDING SETBACK (NOT TO SCALE)	14	2' FILL EASEMENT (VOL 20003, PG 1629-1630, PR)
13	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (TOTAL: 0.076 OF AN ACRE, "OFF-LOT", PERMEABLE)	15	45' DRAINAGE EASEMENT (VOL 20003, PGS 482-486, PR)
14	20'X50' GETCTV, ACCESS, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.046 OF AN ACRE, "OFF-LOT", PERMEABLE)	16	15' BUILDING SETBACK (NOT-TO-SCALE)
15	16' PUBLIC DRAINAGE EASEMENT (TOTAL: 0.017 OF AN ACRE, "OFF-LOT", PERMEABLE)	17	14' GETCTV EASEMENT (TOTAL: 0.026 OF AN ACRE "OFF-LOT", PERMEABLE)
16	25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.325 OF AN ACRE, "OFF-LOT", PERMEABLE)	18	10' GETCTV EASEMENT (TOTAL: 0.036 OF AN ACRE "OFF-LOT", PERMEABLE)
17	28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	19	10' GETCTV EASEMENT (TOTAL: 0.036 OF AN ACRE "OFF-LOT", PERMEABLE)
18	5' WATER EASEMENT	20	20' SANITARY SEWER EASEMENT
19	20' SANITARY SEWER EASEMENT	21	FEMA EFFECTIVE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN PER PANEL NUMBER 48029C0345F, DATED SEPTEMBER 29, 2010, FOR BEXAR COUNTY, TEXAS
1	14' GETCTV EASEMENT (VOL 20003, PGS 487-498, PR)	2	UNPLATTED REMAINDER OF 158.270 ACRE JEN HOLDCO 24, LLC (DOC NO. 20240031946, OPR)
2	VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW (VOL 20003, PGS 487-498, PR)	3	4915 LINEAR FEET TO INTERSECTION OF LADERA HILLS AND MILLBROOK WAY
3	28' GETCTV EASEMENT (VOL 20003, PGS 487-498, PR)	4	CITY OF SAN ANTONIO ATLAS 14 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN
4	30' DRAINAGE EASEMENT (VOL 20003, PGS 487-498, PR)	5	LOT 904, BLOCK 74, CB 4347
5	14' GETCTV EASEMENT (VOL 20003, PGS 482-486, PR)	6	OPEN SPACE, PERMEABLE PUBLIC DRAINAGE EASEMENT AND TREE SAVE AREA (36.321 ACRES)
6	10' GETCTV EASEMENT (VOL 20003, PGS 482-486, PR)		
7	12' GETCTV EASEMENT (VOL 20003, PGS 482-486, PR)		
8	16' GETCTV EASEMENT (VOL 20003, PGS 482-486, PR)		

STATE OF TEXAS
COUNTY OF BEXAR

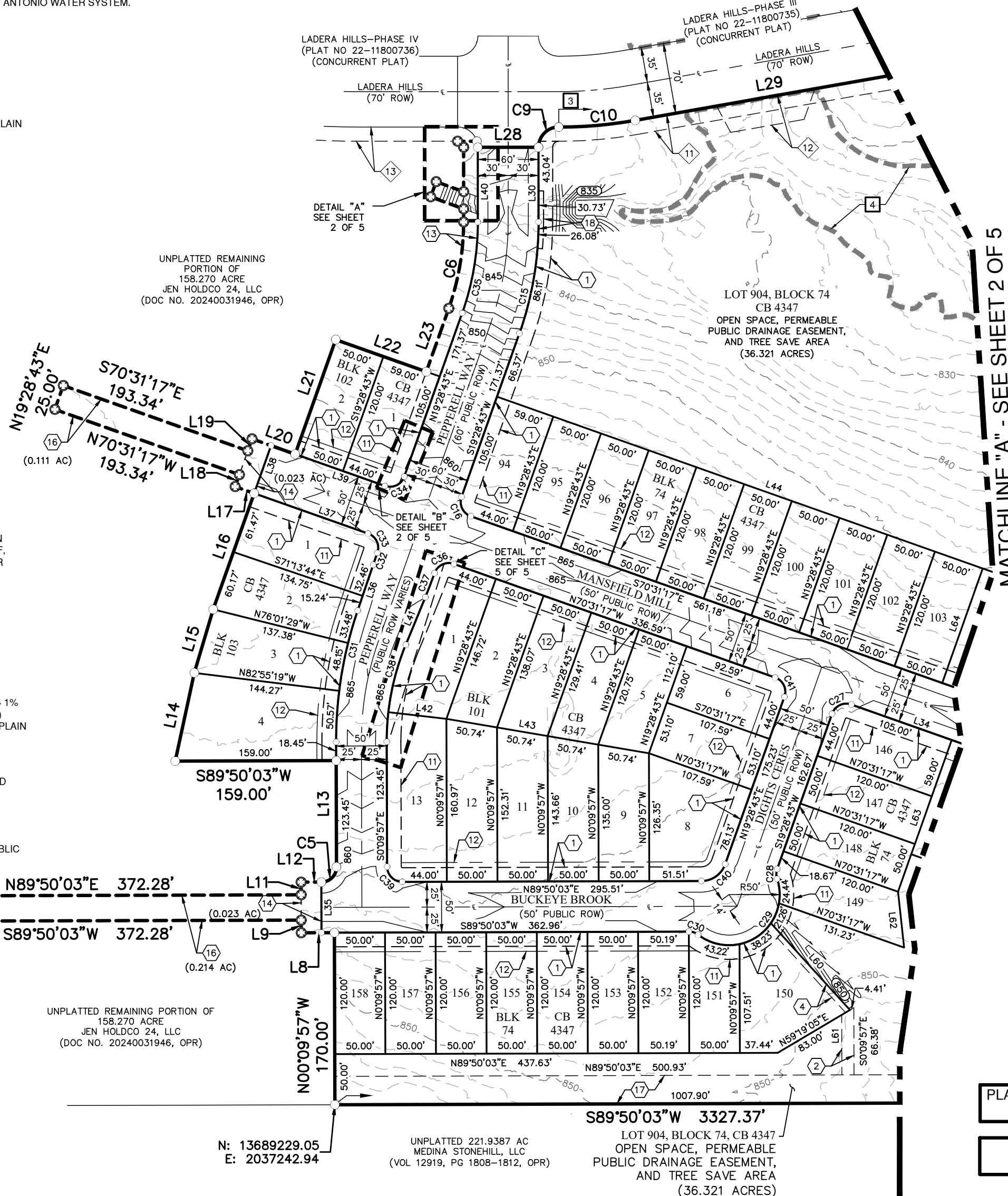
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

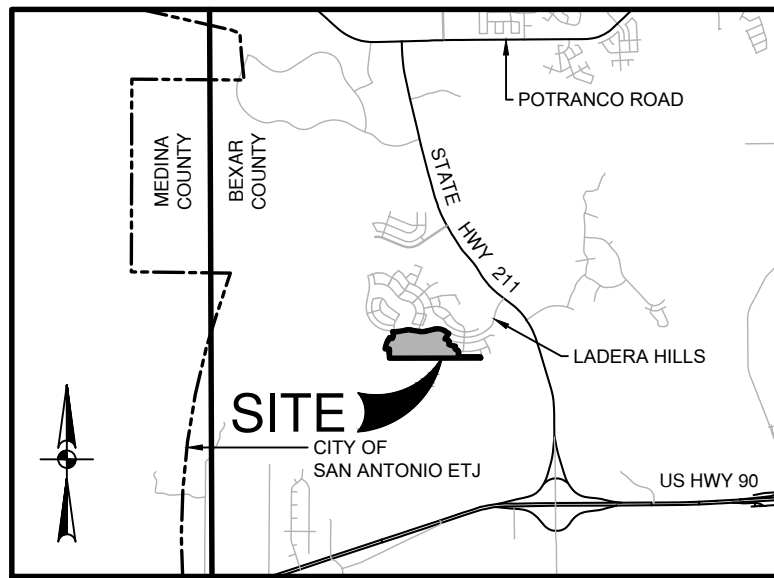
STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR





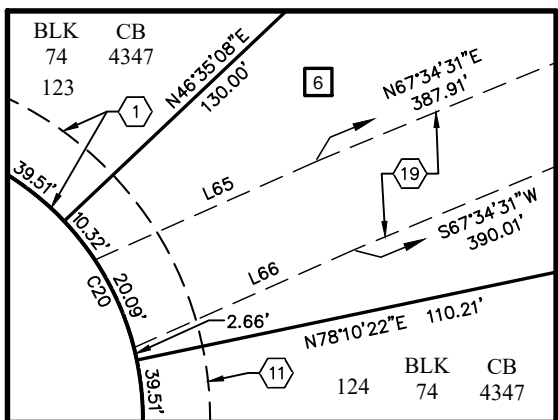
LOCATION MAP
SCALE: 1" = 7000'

SAWS IMPACT FEE:

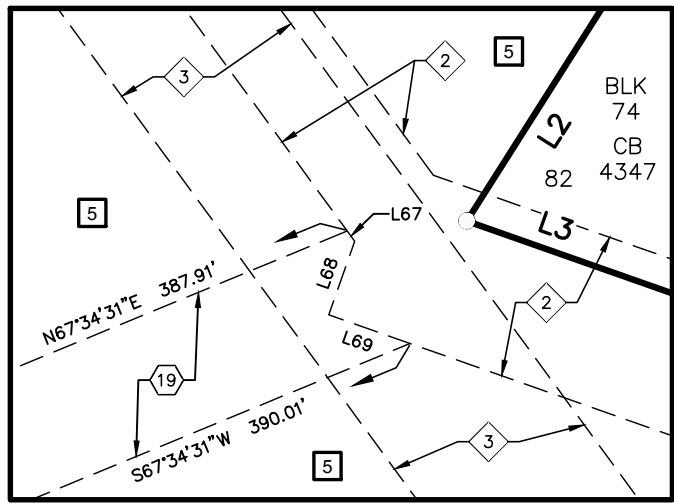
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SAWS WASTEWATER EDU:

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.



DETAIL "D"
SCALE: 1" = 40'
SEE THIS SHEET



DETAIL "E"
SCALE: 1" = 30'
SEE SHEET 3 & 4 OF 5

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.

STATE OF TEXAS
COUNTY OF BEXAR

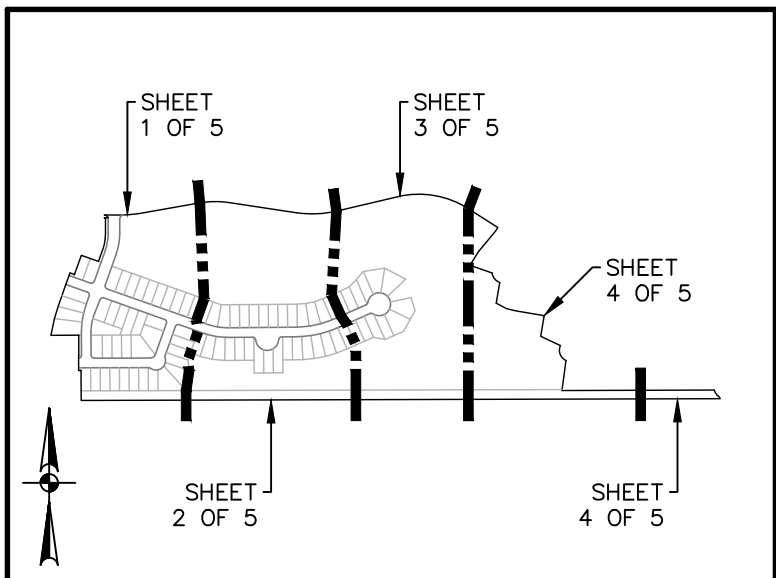
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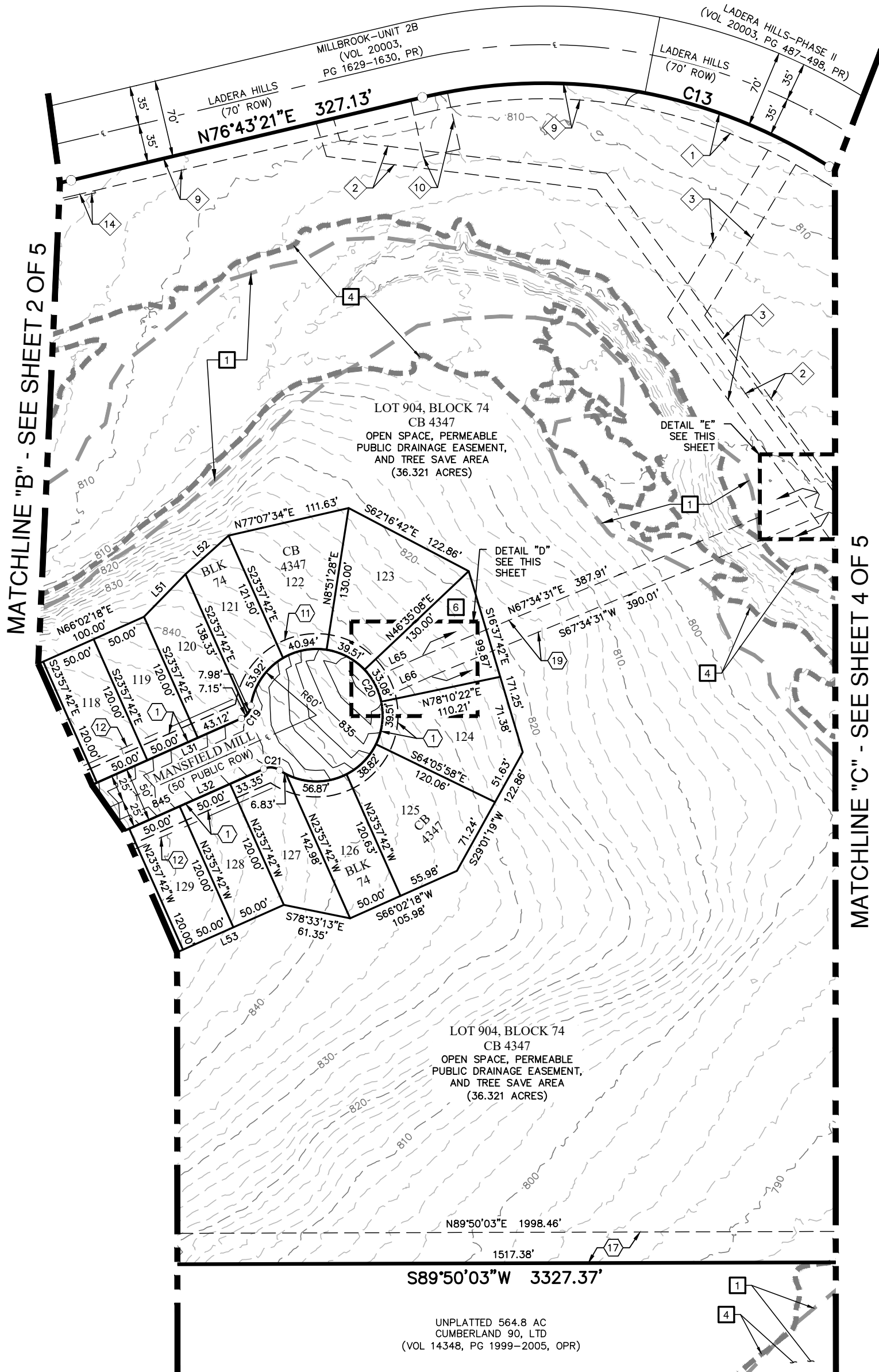
REGISTERED PROFESSIONAL LAND SURVEYOR

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 BUILDING, STRUCTURE, 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.
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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.
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INDEX MAP
SCALE: 1" = 1000'



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR
LINE AND CURVE TABLES

STATE OF _____
COUNTY OF _____

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.

EXECUTED THIS DAY _____ OF _____, 2024.

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, ARIZONA 85255

BY: _____

NAME: _____

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

PLAT NO. 22-11800780

SUBDIVISION PLAT
OF
MILLBROOK-UNIT 5A

BEING A TOTAL OF 54.114 ACRE TRACT OF LAND, OUT OF THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, AND THE 11.293 TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230136609, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 94-158, AND LOTS 904 AND 906, BLOCK 74, LOTS 1-13, BLOCK 101, LOTS 1-2, BLOCK 102, AND LOTS 1-4, BLOCK 103.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 30, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER: JEN HOLDCO 24, LLC
A DELAWARE LIMITED LIABILITY COMPANY
680 FIFTH AVENUE, 25TH FLOOR
NEW YORK, NY 10019

BY: LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
ITS AGENT, UNDER LIMITED POWER OF ATTORNEY
DATED EFFECTIVE AUGUST 30, 2023

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY
COMPANY
ITS GENERAL PARTNER

BY: NAME: RICHARD MOIT
TITLE: AUTHORIZED AGENT, AS ATTORNEY IN-FACT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR 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

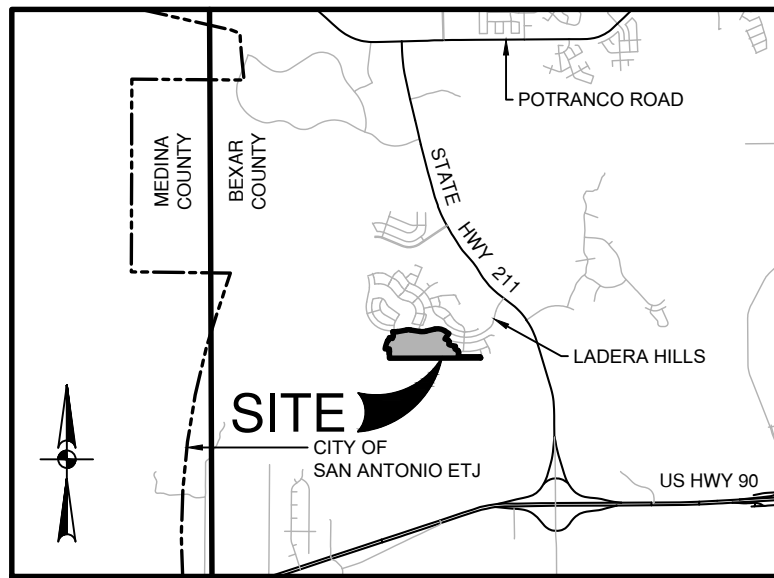
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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SHEET 3 OF 5



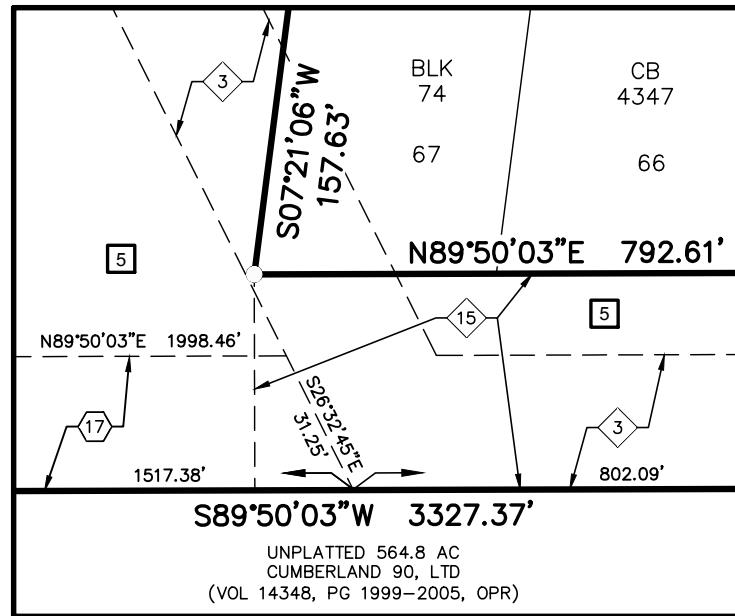
LOCATION MAP
SCALE: 1" = 7000'

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 WASTEWATER EDU:

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DETAIL "F"
SCALE: 1" = 40'
SEE THIS SHEET

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.

STATE OF TEXAS
COUNTY OF BEXAR

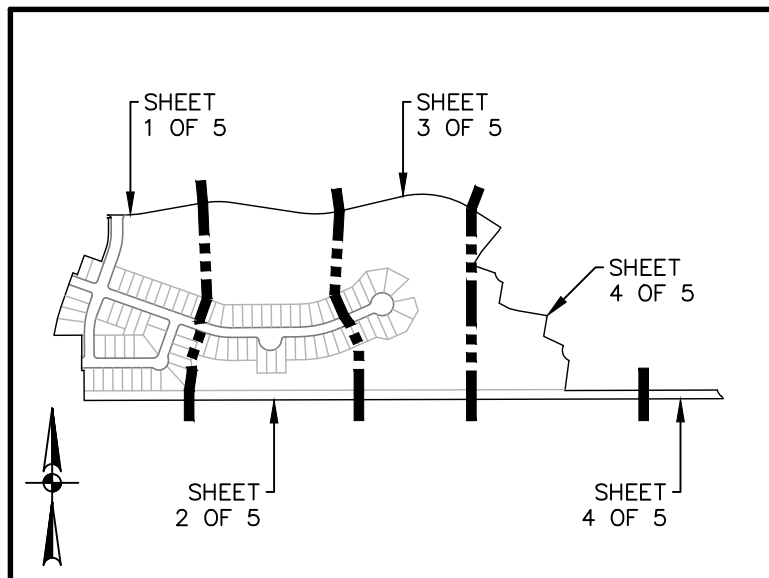
LICENSED PROFESSIONAL ENGINEER

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: **PAPE-DAWSON ENGINEERS.**

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- 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 BUILDING, STRUCTURE, 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.



INDEX MAP
SCALE: 1" = 1000'

STATE OF _____
COUNTY OF _____

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.

EXECUTED THIS DAY _____ OF _____, 202 ____.

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, ARIZONA 85255

BY: _____

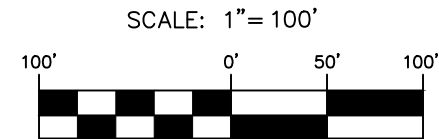
NAME: _____

STATE OF _____)

COUNTY OF _____)

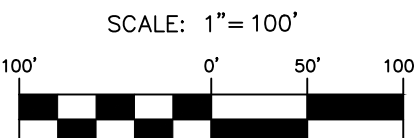
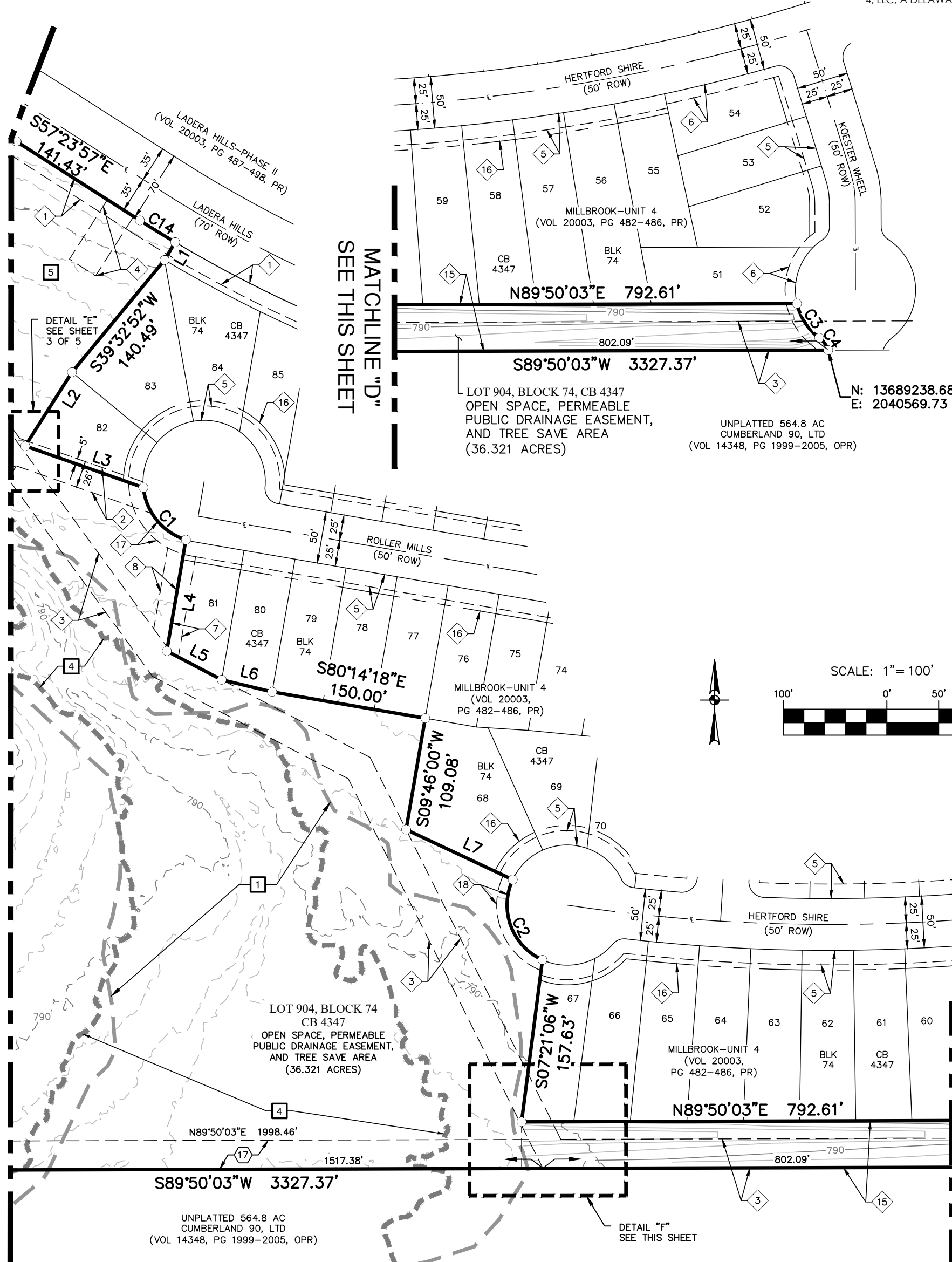
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC



MATCHLINE "D"
SEE THIS SHEET

MATCHLINE "C" - SEE SHEET 3 OF 5



MATCHLINE "D"
SEE THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR
LINE AND CURVE TABLES

PLAT NO. 22-11800780

SUBDIVISION PLAT
OF
MILLBROOK-UNIT 5A

BEING A TOTAL OF 54.114 ACRE TRACT OF LAND, OUT OF THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, AND THE 11.293 TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230136609, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 94-158, AND LOTS 904 AND 906, BLOCK 74, LOTS 1-13, BLOCK 101, LOTS 1-2, BLOCK 102, AND LOTS 1-4, BLOCK 103.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 30, 2024

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 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: JEN HOLDCO 24, LLC
A DELAWARE LIMITED LIABILITY COMPANY
680 FIFTH AVENUE, 25TH FLOOR
NEW YORK, NY 10019

BY: LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
ITS AGENT, UNDER LIMITED POWER OF ATTORNEY
DATED EFFECTIVE AUGUST 30, 2023

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY
COMPANY
ITS GENERAL PARTNER

NAME: RICHARD MOIT
TITLE: AUTHORIZED AGENT, AS ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR 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 MILLBROOK-UNIT 5A 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

SHEET 4 OF 5

PLAT NO. 22-11800780

SUBDIVISION PLAT
OF
MILLBROOK-UNIT 5A

BEING A TOTAL OF 54.114 ACRE TRACT OF LAND, OUT OF THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946; AND THE 11.293 TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230136609, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 94-158, AND LOTS 904 AND 906, BLOCK 74, LOTS 1-13, BLOCK 101, LOTS 1-2, BLOCK 102, AND LOTS 1-4, BLOCK 103.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 30, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER: JEN HOLDCO 24, LLC
A DELAWARE LIMITED LIABILITY COMPANY
680 FIFTH AVENUE, 25TH FLOOR
NEW YORK, NY 10019

BY: LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
ITS AGENT, UNDER LIMITED POWER OF ATTORNEY
DATED EFFECTIVE AUGUST 30, 2023

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY
COMPANY
ITS GENERAL PARTNER

NAME: RICHARD MOIT
TITLE: AUTHORIZED AGENT, AS ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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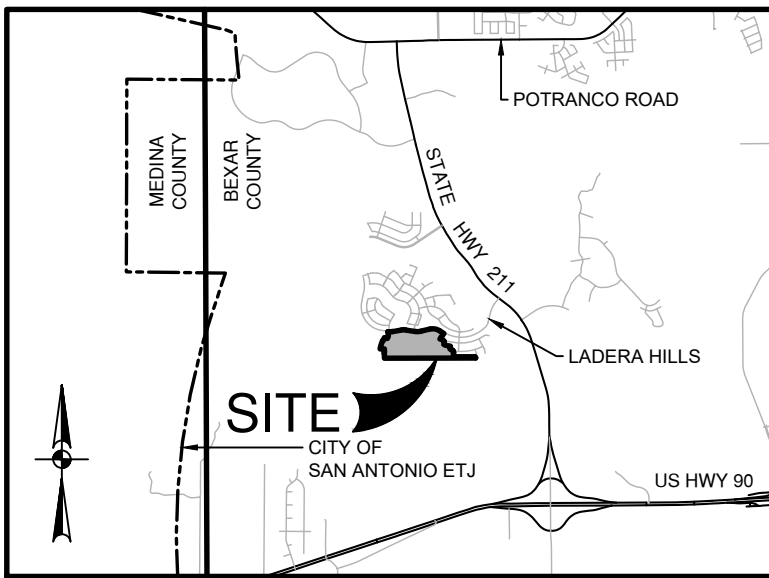
DATED THIS _____ DAY OF _____, A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF **MILLBROOK-UNIT 5A** 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: _____
CHAIRMANBY: _____
SECRETARY

LOCATION MAP

SCALE: 1" = 7000'

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.

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 REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOT AFFECTED ARE LOTS 113-122, BLOCK 74)

RESIDENTIAL FINISHED FLOOR

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

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0345F, 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 AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800410) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

TREE SAVE:

LOT 904, BLOCK 74, CB 4347, (36.493 AC.) IS DESIGNATED AS TREE SAVE AREA.

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.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COGS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS**.

REGISTERED PROFESSIONAL LAND SURVEYOR

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- 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.
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- 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904 AND 906, BLOCK 74, CB 4347, 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 BEXAR COUNTY.

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 WASTEWATER EDU:

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.

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 895 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.

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.

RESIDENTIAL FIRE FLOW:

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.

OPEN SPACE:

LOT 906, BLOCK 74, CB 4347, IS DESIGNATED AS AN OPEN SPACE AND DRAINAGE EASEMENT, LOT 904, BLOCK 74, CB 4347, IS DESIGNATED AS AN OPEN SPACE, COMMON AREA, DRAINAGE EASEMENT AND TREE SAVE AREA.

CURVE TABLE

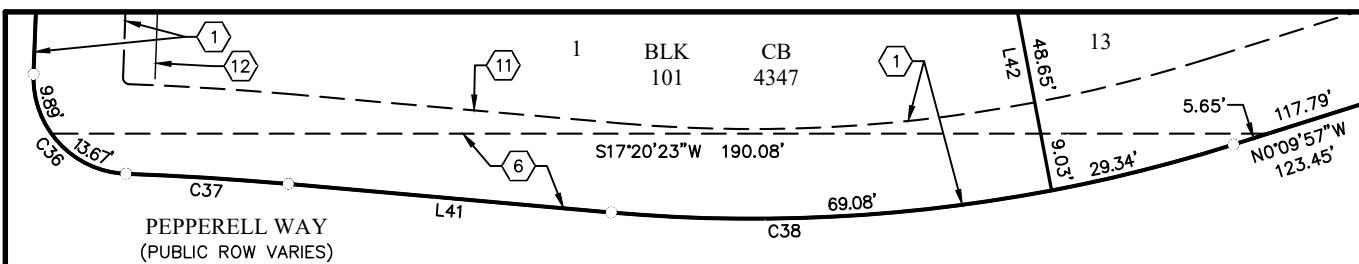
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	59.00'	66°54'20"	S39°07'51"E	65.05'	68.90'
C2	58.00'	90°52'34"	S20°18'26"E	82.65'	91.99'
C3	58.00'	39°39'53"	S32°57'01"E	39.36'	40.15'
C4	26.00'	32°57'38"	S36°18'09"E	14.75'	14.96'
C5	15.00'	90°00'00"	N44°50'03"E	21.21'	23.56'
C6	256.00'	19°28'43"	N9°44'21"E	86.61'	87.03'
C7	6.00'	90°00'00"	N45°00'00"W	8.49'	9.42'
C8	20.00'	17°27'27"	S8°43'44"E	6.07'	6.09'
C9	20.00'	90°00'00"	N45°00'00"E	28.28'	31.42'
C10	435.00'	10°00'00"	N85°00'00"E	75.83'	75.92'
C11	465.00'	18°36'13"	N89°18'06"E	150.32'	150.98'
C12	550.00'	21°52'52"	N87°39'47"E	208.77'	210.04'
C13	480.00'	45°52'42"	S80°20'18"E	374.16'	384.35'
C14	1235.00'	1°51'25"	S58°19'39"E	40.02'	40.03'
C15	330.00'	19°28'43"	S9°44'21"W	111.65'	112.19'
C16	15.00'	90°00'00"	S25°31'17"E	21.21'	23.56'
C17	275.00'	20°00'00"	S80°31'17"E	95.51'	95.99'
C18	475.00'	23°26'25"	N77°45'30"E	192.98'	194.33'
C19	15.00'	57°46'09"	N37°09'14"E	14.49'	15.12'
C20	60.00'	295°32'17"	S23°57'42"E	64.00'	309.49'
C21	15.00'	57°46'09"	N85°04'38"W	14.49'	15.12'
C22	525.00'	23°26'25"	S77°45'30"W	213.29'	214.78'
C23	15.00'	86°10'39"	S46°23'23"W	20.49'	22.56'
C24	60.00'	172°21'18"	S89°28'43"W	119.73'	180.49'
C25	15.00'	86°10'39"	N47°25'58"W	20.49'	22.56'
C26	325.00'	20°00'00"	N80°31'17"W	112.87'	113.45'
C27	15.00'	90°00'00"	S64°28'43"W	21.21'	23.56'
C28	15.00'	37°40'49"	S0°38'18"W	9.69'	9.86'
C29	50.00'	145°42'59"	S54°39'23"W	95.56'	127.16'
C30	15.00'	37°40'49"	N71°19'32"W	9.69'	9.86'
C31	400.00'	18°56'13"	N91°18'09"E	131.60'	132.20'
C32	1000.00'	0°42'27"	N19°07'29"E	12.35'	12.35'
C33	15.00'	90°00'00"	N25°31'17"W	21.21'	23.56'
C34	15.00'	90°00'00"	N64°28'43"E	21.21'	23.56'
C35	270.00'	19°28'43"	N9°44'21"E	91.35'	91.79'
C36	15.00'	90°00'00"	S64°28'43"W	21.21'	23.56'
C37	500.00'	2°54'49"	S20°56'07"W	25.42'	25.43'
C38	250.00'	22°33'29"	S11°06'47"W	97.79'	98.43'
C39	15.00'	90°00'00"	S45°09'57"E	21.21'	23.56'
C40	25.00'	70°21'20"	N54°39'23"E	28.81'	30.70'
C41	15.00'	90°00'00"	N25°31'17"W	21.21'	23.56'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S30°44'38"W	20.00'
L2	S32°23'00"W	84.21'
L3	S70°36'28"E	120.94'
L4	S9°46'00"W	108.93'
L5	S62°22'57"E	59.88'
L6	S76°32'16"E	50.10'
L7	S64°52'09"E	113.69'
L8	S89°50'03"W	32.77'
L9	N0°09'57"W	12.50'
L10	N0°09'57"W	25.00'
L11	N0°09'57"W	12.50'
L12	N89°50'03"E	20.00'
L13	N0°09'57"W	105.00'
L14	N12°11'24"E	89.14'
L15	N16°33'51"E	65.43'
L16	N19°28'43"E	121.64'
L17	N70°31'17"W	20.00'
L18	N19°28'43"E	12.50'
L19	N19°28'43"E	12.50'
L20	S70°31'17"E	45.26'
L21	N19°28'43"E	120.00'
L22	S70°31'17"E	95.00'
L23	N19°28'43"E	66.37'
L24	N0°00'00"E	12.92'
L25	S70°00'00"E	28.83'
L26	N0°00'00"E	43.81'
L27	N90°00'00"E	19.08'
L28	N90°00'00"E	60.00'
L29	N80°00'00"E	326.45'
L30	S0°00'00"E	73.76'
L31	N66°02'18"E	186.56'
L32	S66°02'18"W	186.56'
L33	S89°28'43"W	82.10'
L34	N70°31'17"W	144.59'
L35	N0°09'57"W	50.00'

LINE TABLE

LINE #	BEARING	LENGTH
L36	N18°46'16"E	47.70'
L37	N70°31'17"W	119.26'
L38	N19°28'43"E	50.00'
L39	S70°31'17"E	119.26'
L40	N0°00'00"E	73.76'
L41	S22°23'32"W	50.67'
L42	N83°26'26"W	57.68'
L43	N80°20'37"W	50.74'
L44	N70°31'17"W	559.00'
L45	N70°43'37"W	44.95'
L46	N89°28'39"E	49.93'
L47	N85°37'13"E	46.08'
L48	N78°10'42"E	46.08'
L49	S70°44'10"W	46.08'
L50	N66°05'53"E	49.49'
L51	N44°14'13"E	53.85'
L52	N48°08'54"E	52.54'
L53	N66°02'18"E	150.00'
L54	N68°23'04"E	59.05'
L55	N73°39'05"E	59.67'
L56	N78°57'14"E	59.67'
L57	S84°53'53"E	65.30'
L58	S76°28'59"E	65.30'
L59	N70°31'17"W	53.21'
L60	S42°18'45"E	116.12'
L61	S0°09'57"E	59.31'
L62	S61°41'11"E	55.50'
L63	S19°28'43"W	50.00'
L64	N19°28'43"E	120.00'
L65	N66°02'18"E	50.44'
L66	S66°02'18"W	50.17'
L67	S36°09'59"E	1.97'
L68	S19°23'32"W	12.21'
L69	S70°36'28"E	13.47'



DETAIL "C"

SCALE: 1"=30'
SEE SHEET 1 OF 5

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLATSEE THIS SHEET FOR LINE AND
CURVE TABLES

SHEET 5 OF 5