

- LEGEND**
- MONUMENT FOUND AS NOTED WITH CAP STAMPED "LJA SURVEYING" 5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEYING"
  - 1190 EXISTING CONTOURS
  - (1190) PROPOSED CONTOURS
  - BUILDING SETBACK (B.S.L.)
  - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
  - VOL. VOLUME
  - PG. PAGE
  - V.N.A.E. VEHICULAR NON-ACCESS ESMT.
  - ESMT EASEMENT
  - CB COUNTY BLOCK
  - BLK BLOCK
  - ETJ EXTRA TERRITORIAL JURISDICTION
  - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION CENTERLINE
  - AC ACRE
  - LF LINEAR FEET
  - ≡ EQUIVALENT MEASUREMENT
- (A) 10' G.E.T.C.A. ESMT
  - (B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT & OFF-LOT TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.99 ACRES)
  - (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (4.16 ACRES, PERMEABLE)
  - (D) 5' R.O.W. DEDICATION (0.10 ACRES)
  - (E) 5' G.E.T.C.A. ESMT
  - (F) 1' V.N.A.E.
  - (G) OFF-LOT VARIABLE WIDTH GRADING ESMT (0.55 ACRES)
  - (H) OFF-LOT DRAINAGE ACCESS ESMT (0.27 ACRES)
  - (I) PERMEABLE VARIABLE WIDTH UTILITY ESMT & TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (0.02 ACRES)
  - (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)
  - (B) EXISTING 8" WATER ESMT (DOC. NO. 20210173966 OPR)

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 OF MADE ON THE GROUND BY:

*Gordon N. Anderson*  
GORDON N. ANDERSON, R.P.L.S., 88842  
TBPLS FIRM NO. 10194382

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.

*Richard W. Gray III*  
RICHARD W. GRAY III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

**BEARINGS AND COORDINATES:**

1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HERON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

**FLOODPLAIN VERIFICATION NOTE:**

1. NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 48029C058H, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**CPS ENERGY NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**DRAINAGE NOTES:**

1. 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-SECTION OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLK 221, LOT 901 BLK 222, LOT 901 BLK 223, & LOT 901 BLK 228, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

4. 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.

**WASTEWATER EDU NOTE:**

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

**OPEN SPACE NOTE:**

LOT 901 BLOCK 221 IS DESIGNATED AS OPEN SPACE/PERMEABLE DRAINAGE & G.E.T.C.A. ESMT (0.773 AC).  
LOT 901 BLOCK 222 IS DESIGNATED AS OPEN SPACE/PERMEABLE DRAINAGE & G.E.T.C.A. ESMT (0.15 AC).  
LOT 901 BLOCK 223 IS DESIGNATED AS OPEN SPACE/PERMEABLE DRAINAGE & G.E.T.C.A. ESMT (1.79 AC).  
LOT 901 BLOCK 228 IS DESIGNATED AS OPEN SPACE/PERMEABLE DRAINAGE & G.E.T.C.A. ESMT (0.55 AC).

**SETBACK NOTE:**

SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**IMPACT FEES PAYMENT DUE:**

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.

**SAVING DEDICATION:**

THE DEVELOPER 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.

**FIRE FLOW NOTE:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. FIRE PROTECTION ON COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

**INGRESS & EGRESS:**

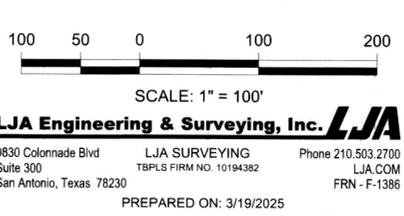
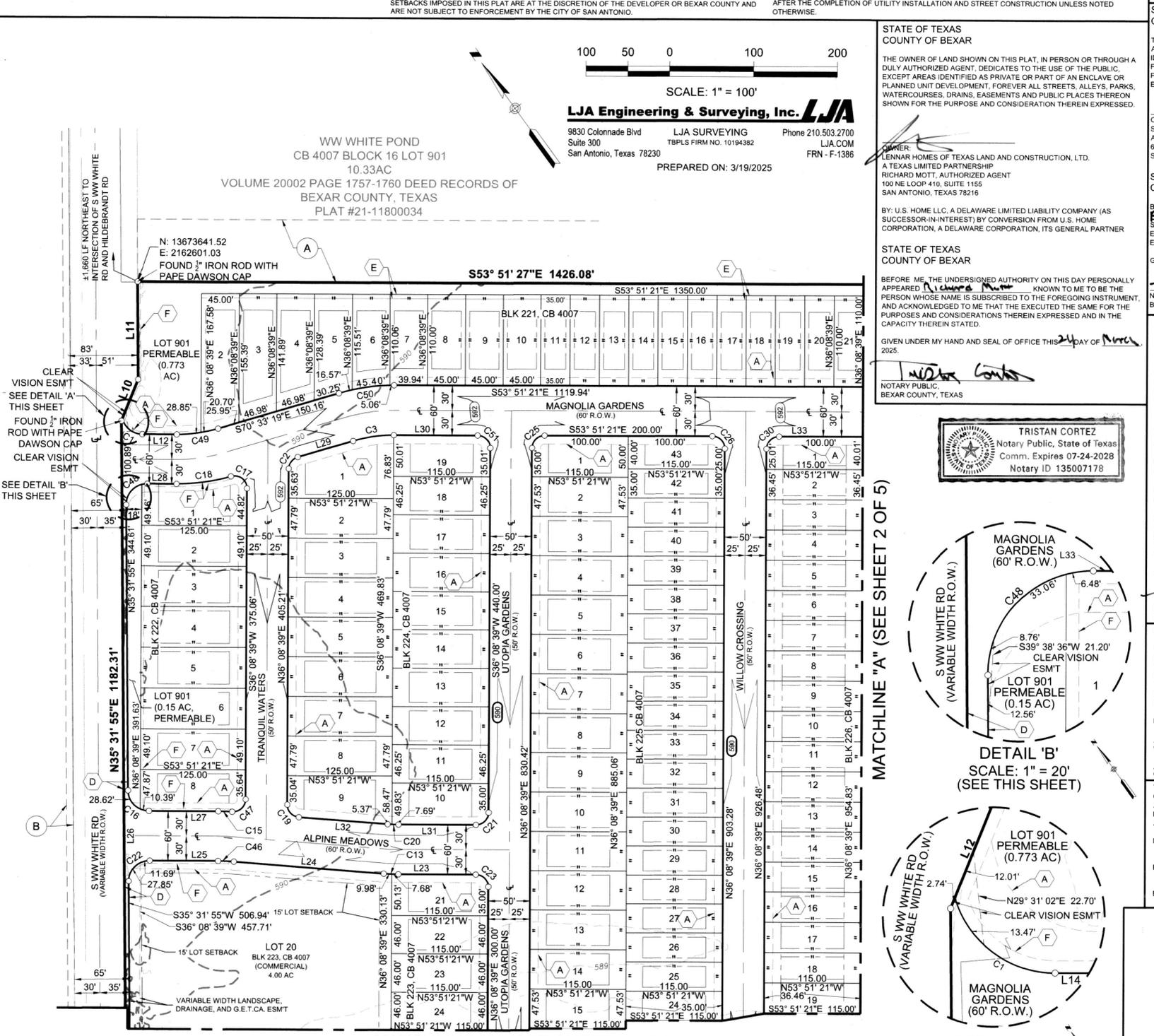
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP3-38802089) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-47(7)(B)(5)(C).

**SET CORNER NOTE:**

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEYED BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT CORNER MARKERS WILL BE SET WITH A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" OR MAG NAIL WITH DISK STAMPED "LJA SURVEYING" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.



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:  
SA KOSTA BROWNE, LTD.  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

OWNER:  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

BY: U.S. HOME LLC, 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 BEXAR

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 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 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tristan Cortez* 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 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

LAND PLAT 23-11800410  
SUBDIVISION PLAT ESTABLISHING  
GRACE GARDENS UNIT 1  
SUBDIVISION

BEING A TOTAL OF 46.44 ACRES OUT OF:  
BEING 2.21 ACRES OUT OF A 139.197 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING A CALLED 139.65 ACRES OF LAND CONVEYED UNTO CAROLINE JANSSEN PFEIFER, ET AL. BY DEED EXECUTED MAY 27, 1986 AND RECORDED IN VOLUME 3761, PAGE 1412, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.  
AND  
BEING 44.23 ACRES OUT OF A 83.66 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 139.197 ACRE TRACT OF LAND CONVEYED TO SA KOSTA BROWNE, LTD., A TEXAS LIMITED PARTNERSHIP DESCRIBED AND RECORDED IN DOC. NO. 20200153938, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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:  
SA HUNDRED ACRE, LLC  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

OWNER:  
MICHELLE THI HOANG  
Notary Public, State of Texas  
Comm. Expires 01-05-2028  
Notary ID 133517899

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blade Yantis* 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 20 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blade Yantis* 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 20 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blade Yantis* 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 20 DAY OF March, 2025.

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., 2025.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GRACE GARDENS UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

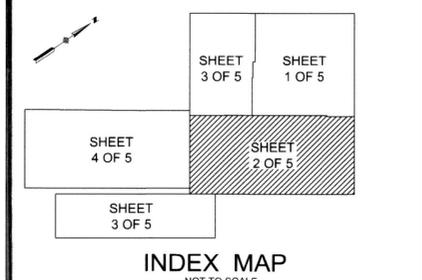
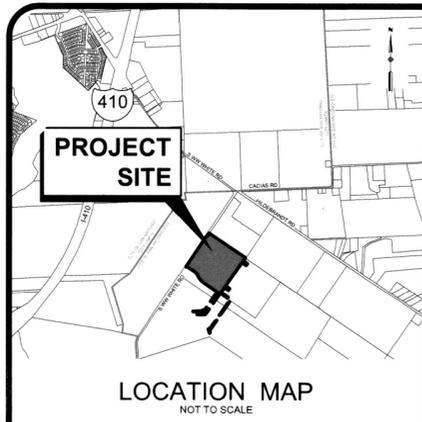
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

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

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



K:\SA002\Mosaic-Land-Development\04018-Grace-Gardens-Unit-1\2025-Site-Development-Plans\DWG-Sheets\301-Plat.dwg User: nrbmsmr Plot Date/Time: Mar. 19, 25 - 11:10:24



- LEGEND**
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  - \* EQUIVALENT MEASUREMENT

- (A) 10' G.E.T.C.A. ESMT
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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 OF MADE ON THE GROUND BY:

*Richard W. Gray III*  
GORDON N. ANDERSON, R.F.L.S. #6617  
TBPLS FIRM NO. 10194382

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.

*Richard W. Gray III*  
RICHARD W. GRAY III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

**CPS/SAWS/COSA UTILITY NOTES:**

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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER SEWER GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

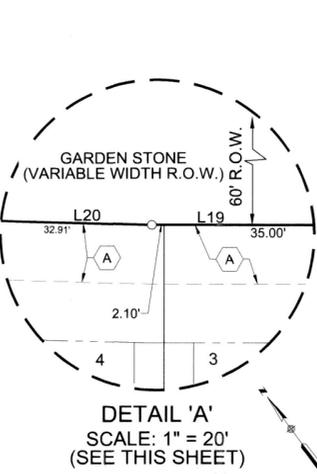
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS 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.

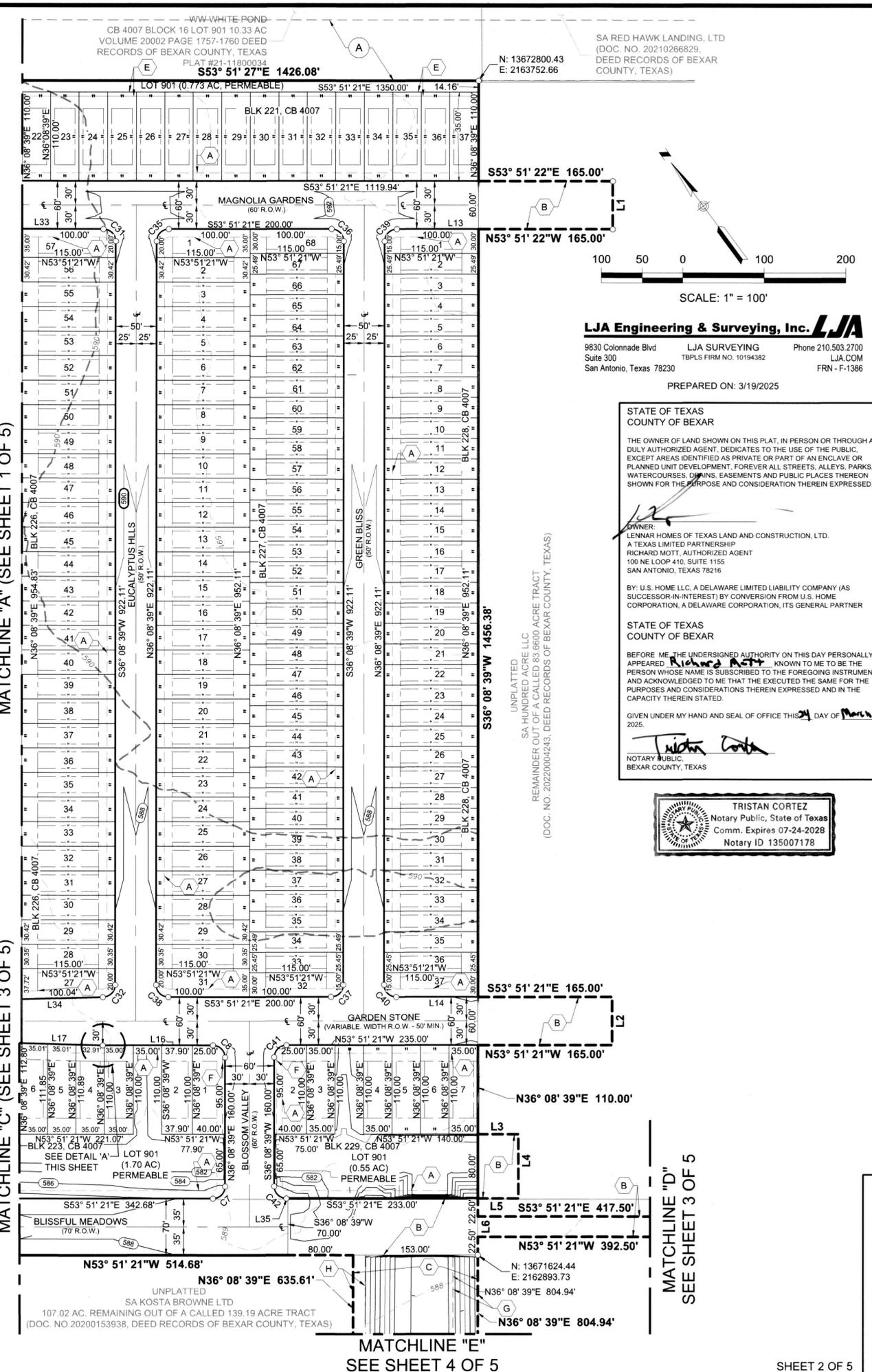
**SAWS IMPACT FEE:**

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS



**LAND PLAT 23-11800410**

**SUBDIVISION PLAT ESTABLISHING GRACE GARDENS UNIT 1 SUBDIVISION**

BEING A TOTAL OF 46.44 ACRES OUT OF:

BEING 2.21 ACRES OUT OF A 139.197 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING A CALLED 139.65 ACRES OF LAND CONVEYED UNTO CAROLINE JANSZEN PFEIFER, ET AL. BY DEED EXECUTED MAY 27, 1986 AND RECORDED IN VOLUME 3761, PAGE 1412, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND

BEING 44.23 ACRES OUT OF A 83.66 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 139.197 ACRE TRACT OF LAND CONVEYED TO SA KOSTA BROWNE, LTD., A TEXAS LIMITED PARTNERSHIP DESCRIBED AND RECORDED IN DOC. NO. 20200153938, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

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:  
SA KOSTA BROWNE, LTD.  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

*Michelle Thi Hoang*  
Notary Public, State of Texas  
Comm. Expires 01-05-2028  
Notary ID 133517899

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blake Yantis* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 20 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

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:  
SA HUNDRED ACRE, LLC  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

*Michelle Thi Hoang*  
Notary Public, State of Texas  
Comm. Expires 01-05-2028  
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STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF March, 2025.

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., 2025.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GRACE GARDENS UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

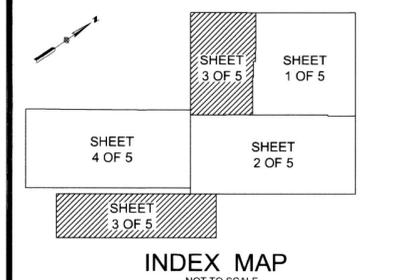
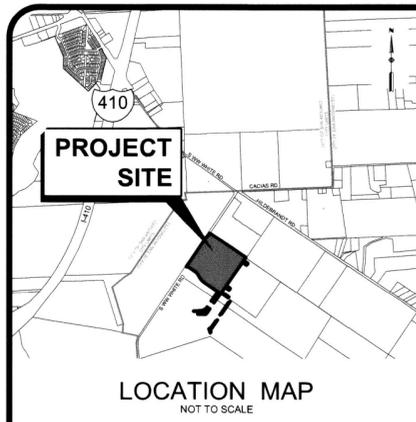
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

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

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



K:\SA2022 Mosaic Land Development\04019 Grace Gardens Unit 1\426 Site Development Plms\DWG-Sheets\gh\_Plat.dwg  
Plot Date/Time: Mar. 19. 25 - 11:10:37  
User: noremser



**LEGEND**

- MONUMENT FOUND AS NOTED WITH CAP STAMPED "LJA SURVEYING" 5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEYING"
- 1190 EXISTING CONTOURS
- 1190 PROPOSED CONTOURS
- OPR BUILDING SETBACK (B.S.L.)
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESMT.
- ESMT EASEMENT
- CB COUNTY BLOCK
- ETJ EXTRA TERRITORIAL JURISDICTION
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION CENTERLINE
- AC ACRE
- LF LINEAR FEET
- \* EQUIVALENT MEASUREMENT

- (A) 10' G.E.T.C.A. ESMT
- (B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT & OFF-LOT TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.99 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (4.16 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.10 ACRES)
- (E) 5' G.E.T.C.A. ESMT
- (F) 1' V.N.A.E.
- (G) OFF-LOT VARIABLE WIDTH GRADING ESMT (0.55 ACRES)
- (H) OFF-LOT DRAINAGE ACCESS ESMT (0.27 ACRES)
- (I) PERMEABLE VARIABLE WIDTH UTILITY ESMT & TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (0.02 ACRES)
- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)
- (B) EXISTING 8" WATER ESMT (DOC. NO. 20210713966 OPR)

STATE OF TEXAS  
COUNTY OF BEXAR

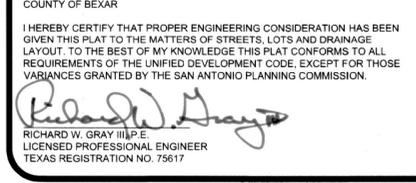
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

*Gordon N. Anderson*  
GORDON N. ANDERSON, R.P.L.S., #6617  
TBPLS FIRM NO. 10194382

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.

*Richard W. Gray III*  
RICHARD W. GRAY III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617



**CPS/SAWS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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 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 WASTEWATER EASEMENT:**  
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 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.

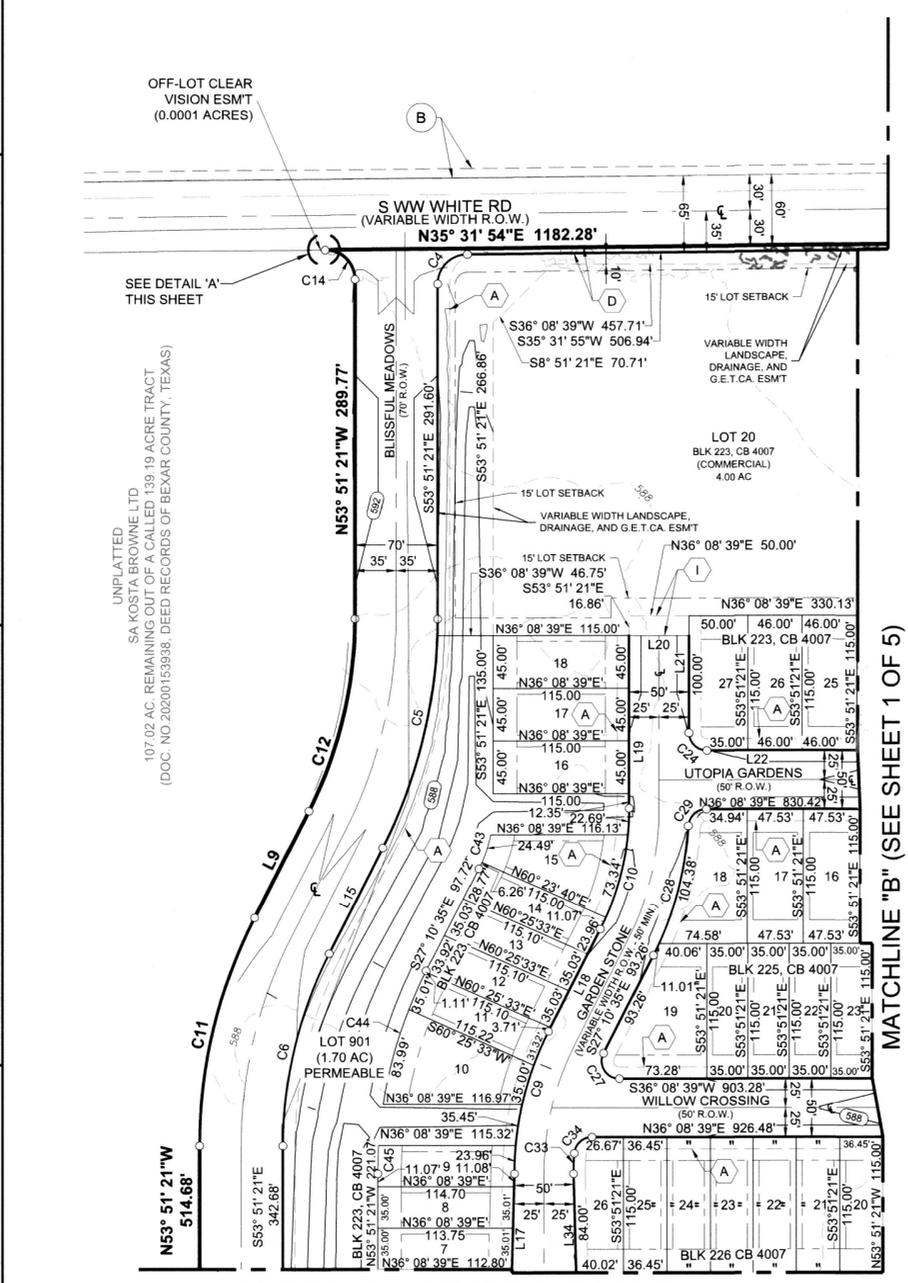
**LJA Engineering & Surveying, Inc. LJA**

9830 Colonnade Blvd Suite 300 San Antonio, Texas 78230

LJA SURVEYING  
TBPLS FIRM NO. 10194382  
LJA.COM  
FRN - F-1386

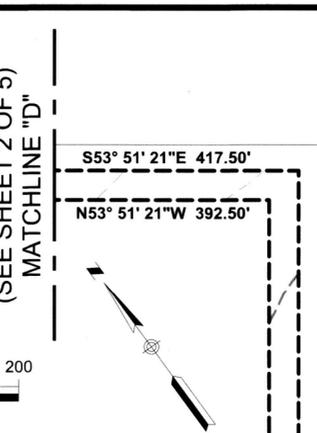
Phone 210.503.2700

PREPARED ON: 3/19/2025

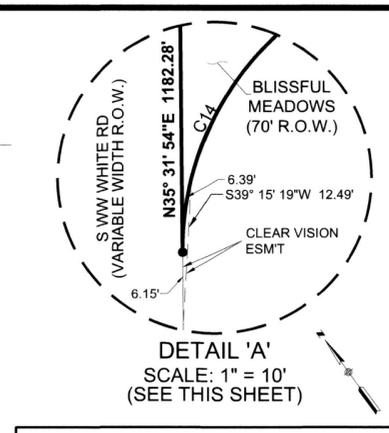


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS



SCALE: 1" = 100'



SCALE: 1" = 10'  
(SEE THIS SHEET)

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:  
SA KOSTA BROWNE LTD.  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

BY: U.S. HOME LLC, 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 BEXAR

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 THE 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 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tristan Cortez* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blake Yantis* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 24 DAY OF March, 2025.

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, TEXAS 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., 2025.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GRACE GARDENS UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

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

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

**LAND PLAT 23-11800410**

**SUBDIVISION PLAT ESTABLISHING GRACE GARDENS UNIT 1 SUBDIVISION**

BEING A TOTAL OF 46.44 ACRES OUT OF:

BEING 2.21 ACRES OUT OF A 139.197 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING A CALLED 139.65 ACRES OF LAND CONVEYED UNTO CAROLINE JANSZEN PFEIFER, ET AL. BY DEED EXECUTED MAY 27, 1986 AND RECORDED IN VOLUME 3761, PAGE 1412, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER:  
SA KOSTA BROWNE, LTD.  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michelle Thi Hoang* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 20 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

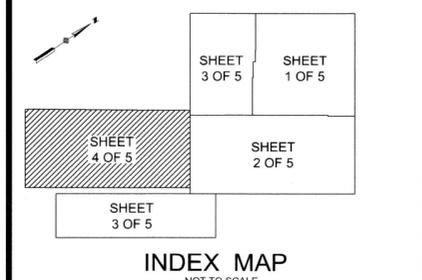
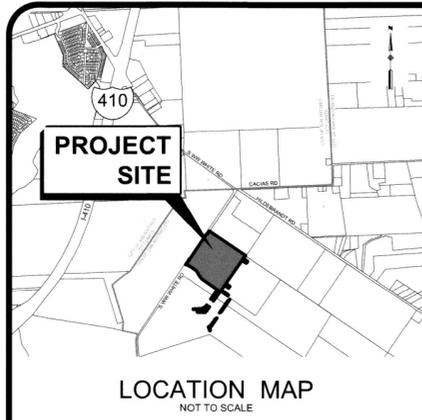
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

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

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

K:\SA202 Mosaic Land Development\04018 Grace Gardens Unit 1\426 Site Development\Plats\DWG-Sheets\Sh\_Plat.dwg  
User: nremsar Plot Date/Time: Mar. 19, 25 - 11:10:47



**LEGEND**

- MONUMENT FOUND AS NOTED WITH CAP STAMPED "LJA SURVEYING"
- 5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEYING"
- 1190 EXISTING CONTOURS
- (1190) PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESMT.
- ESMT EASEMENT
- CB COUNTY BLOCK
- BLK BLOCK
- ETJ EXTRA TERRITORIAL JURISDICTION
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION CENTERLINE
- AC ACRE
- LF LINEAR FEET
- \* EQUIVALENT MEASUREMENT

- (A) 10' G.E.T.C.A. ESMT
- (B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT & OFF-LOT TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.99 ACRES)
- (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (4.16 ACRES, PERMEABLE)
- (D) 5' R.O.W. DEDICATION (0.10 ACRES)
- (E) 5' G.E.T.C.A. ESMT
- (F) 1' V.N.A.E.
- (G) OFF-LOT VARIABLE WIDTH GRADING ESMT (0.55 ACRES)
- (H) OFF-LOT DRAINAGE ACCESS ESMT (0.27 ACRES)
- (I) PERMEABLE VARIABLE WIDTH UTILITY ESMT & TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (0.02 ACRES)
- (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)
- (B) EXISTING 8" WATER ESMT (DOC. NO. 20210173966 OPR)

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 OF MADE ON THE GROUND BY:

*Gordon N. Anderson*  
GORDON N. ANDERSON, R.P.L.S. #6617  
TBPLS FIRM NO. 10194382

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.

*Richard W. Gray III*  
RICHARD W. GRAY III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

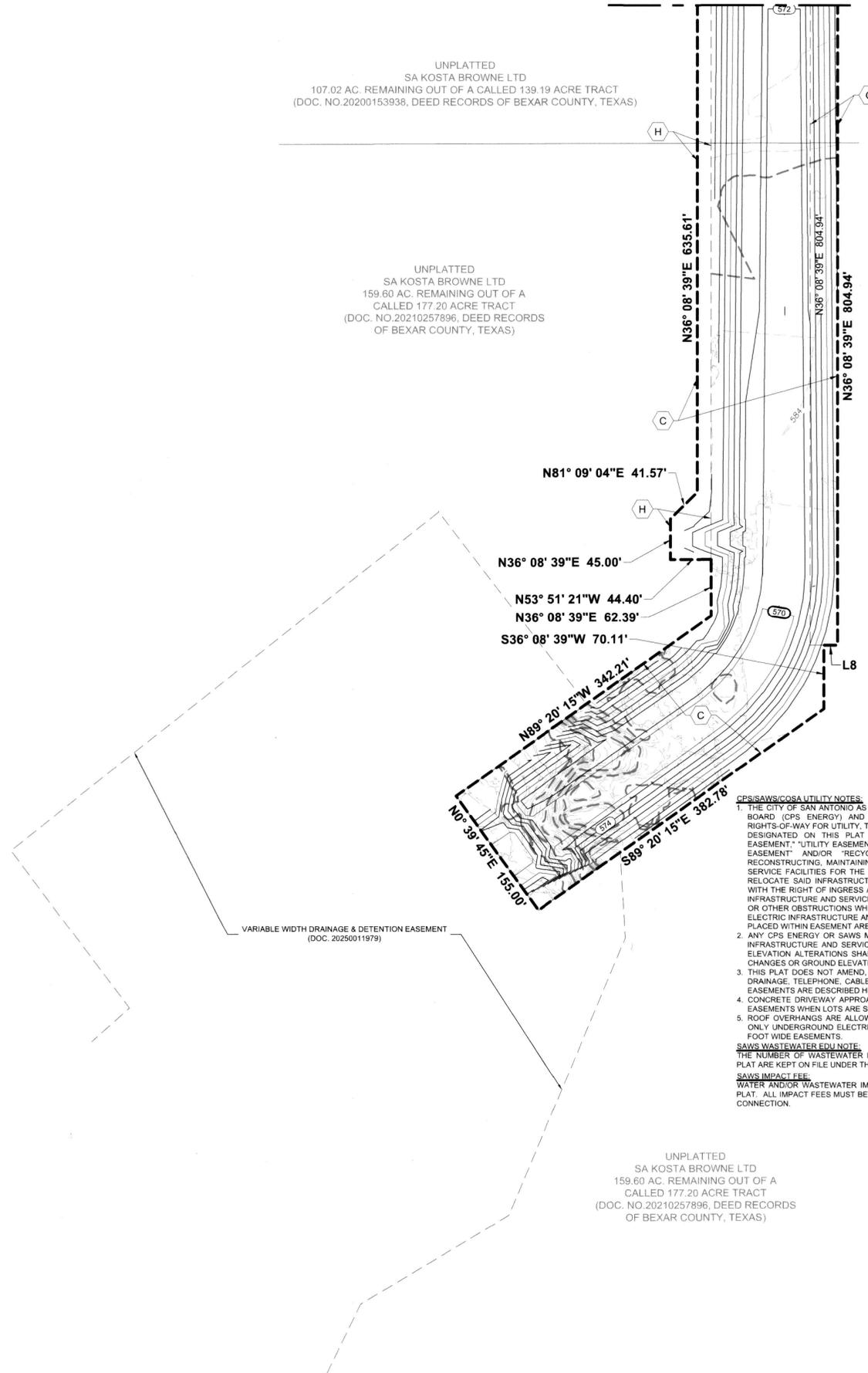
SEE SHEET 5 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS

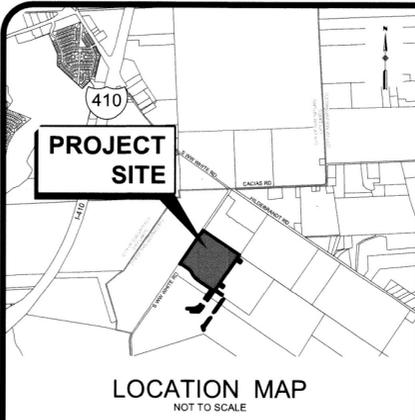
UNPLATTED  
SA KOSTA BROWNE LTD  
107.02 AC. REMAINING OUT OF A CALLED 139.19 ACRE TRACT  
(DOC. NO. 20200153938, DEED RECORDS OF BEXAR COUNTY, TEXAS)

UNPLATTED  
SA KOSTA BROWNE LTD  
159.60 AC. REMAINING OUT OF A CALLED 177.20 ACRE TRACT  
(DOC. NO. 20210257896, DEED RECORDS OF BEXAR COUNTY, TEXAS)

UNPLATTED  
SA KOSTA BROWNE LTD  
159.60 AC. REMAINING OUT OF A CALLED 177.20 ACRE TRACT  
(DOC. NO. 20210257896, DEED RECORDS OF BEXAR COUNTY, TEXAS)

MATCHLINE "E"  
SEE SHEET 2 OF 5





Curve #	Δ	Rad	Arc	Tan	Chord	Chord Bearing
C1	73°47'51"	25.00'	32.20'	18.77	30.02'	N16° 57' 26"W
C2	73°18'03"	15.00'	19.19'	11.16	17.91'	S72° 47' 40"W
C3	16°41'57"	170.00'	49.55'	24.95	49.37'	N62° 12' 20"W
C4	89°23'16"	25.00'	39.00'	24.73	35.17'	S9° 09' 43"E
C5	26°40'46"	435.00'	202.56'	103.15	200.73'	S40° 30' 58"E
C6	26°40'46"	365.00'	169.96'	86.55	168.43'	S40° 30' 58"E
C7	90°00'00"	15.00'	23.56'	15.00	21.21'	N81° 08' 39"E
C8	90°00'00"	15.00'	23.56'	15.00	21.21'	N8° 51' 21"W
C9	26°40'46"	270.00'	125.72'	64.02	124.59'	N40° 30' 58"W
C10	26°40'46"	230.00'	107.10'	54.54	106.13'	N40° 30' 58"W
C11	26°40'46"	435.00'	202.56'	103.15	200.73'	S40° 30' 58"E
C12	26°40'46"	365.00'	169.96'	86.55	168.43'	S40° 30' 58"E
C13	4°24'00"	230.00'	17.66'	8.84	17.66'	S51° 39' 21"E
C14	90°36'41"	25.00'	39.54'	25.27	35.54'	N80° 50' 18"E
C15	4°08'20"	230.00'	16.62'	8.31	16.61'	S51° 47' 11"E
C16	89°23'16"	25.00'	39.00'	24.73	35.17'	S9° 09' 43"E
C17	106°41'57"	15.00'	27.93'	20.16	24.07'	N17° 12' 20"W
C18	16°41'07"	230.34'	65.27'	32.85	65.05'	N61° 58' 46"W
C19	85°36'00"	15.00'	22.41'	13.89	20.38'	S6° 39' 21"E
C20	4°24'00"	170.00'	13.06'	6.53	13.05'	S51° 39' 21"E

LINE	DIRECTION	LENGTH
L1	S36° 08' 39"W	60.00'
L2	N36° 08' 39"E	60.00'
L3	S53° 51' 21"E	50.00'
L4	S36° 08' 39"W	80.00'
L5	N53° 51' 21"W	50.00'
L6	S36° 08' 39"W	25.00'
L7	S73° 50' 33"W	25.00'
L8	S53° 51' 21"E	15.00'
L9	N27° 10' 35"W	101.15'
L10	N57° 37' 13"E	53.77'
L11	N35° 37' 16"E	118.62'
L12	S53° 51' 21"E	40.94'
L13	N53° 51' 21"W	100.00'
L14	S53° 51' 21"E	100.00'
L15	S27° 10' 35"E	101.15'
L16	N53° 51' 21"W	135.00'
L17	N52° 17' 57"W	184.04'
L18	N27° 10' 35"W	97.72'
L19	N53° 51' 21"W	147.35'
L20	N36° 08' 39"E	50.00'

- LEGEND**
- MONUMENT FOUND AS NOTED WITH CAP STAMPED "LJA SURVEYING" 5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEYING"
  - 1190 EXISTING CONTOURS
  - 1190 PROPOSED CONTOURS
  - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
  - VOL. VOLUME
  - PG. PAGE
  - V.N.A.E. VEHICULAR NON-ACCESS ESMT.
  - ESMT EASEMENT
  - CB COUNTY BLOCK
  - BLK BLOCK
  - ETJ EXTRA TERRITORIAL JURISDICTION
  - G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION CENTERLINE
  - AC ACRE
  - LF LINEAR FEET
  - \* EQUIVALENT MEASUREMENT
- (A) 10' G.E.T.CA. ESMT
  - (B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESMT & OFF-LOT TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (1.99 ACRES)
  - (C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE ESMT (4.16 ACRES, PERMEABLE)
  - (D) 5' R.O.W. DEDICATION (0.10 ACRES)
  - (E) 5' G.E.T.CA. ESMT
  - (F) 1' V.N.A.E.
  - (G) OFF-LOT VARIABLE WIDTH GRADING ESMT (0.55 ACRES)
  - (H) OFF-LOT DRAINAGE ACCESS ESMT (0.27 ACRES)
  - (I) PERMEABLE VARIABLE WIDTH UTILITY ESMT & TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE STREET R.O.W. (0.02 ACRES)
  - (A) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)
  - (B) EXISTING 8" WATER ESMT (DOC. NO. 20210173966 OPR)

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 OF MADE ON THE GROUND BY:

GORDON N. ANDERSON, R.P.L.S. #6617  
TBPLS FIRM NO. 10194382

3-24-25

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.

RICHARD W. GRAY III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

Curve #	Δ	Rad	Arc	Tan	Chord	Chord Bearing
C21	90°00'00"	15.00'	23.56'	15.00	21.21'	N81° 08' 39"E
C22	90°36'44"	25.00'	39.54'	25.27	35.54'	S80° 50' 17"W
C23	90°00'00"	15.00'	23.56'	15.00	21.21'	N8° 51' 21"W
C24	90°00'00"	15.00'	23.56'	15.00	21.21'	N81° 08' 39"E
C25	90°00'00"	15.00'	23.56'	15.00	21.21'	N81° 08' 39"E
C26	90°00'00"	15.00'	23.56'	15.00	21.21'	S8° 51' 21"E
C27	116°40'46"	15.00'	30.55'	24.32	25.54'	N85° 30' 58"W
C28	23°36'41"	280.00'	115.39'	58.52	114.57'	N38° 58' 56"W
C29	86°55'55"	15.00'	22.76'	14.22	20.64'	N7° 19' 19"W
C30	90°00'00"	15.00'	23.56'	15.00	21.21'	S81° 08' 39"W
C31	90°00'00"	15.00'	23.56'	15.00	21.21'	N8° 51' 21"W
C32	90°00'00"	15.00'	23.56'	15.00	21.21'	N81° 08' 39"E
C33	4°29'06"	220.00'	17.22'	8.61	17.22'	S51° 36' 49"E
C34	85°30'54"	15.00'	22.39'	13.87	20.37'	S6° 36' 49"E
C35	90°00'00"	15.00'	23.56'	15.00	21.21'	S8° 51' 21"E
C36	90°00'00"	15.00'	23.56'	15.00	21.21'	S8° 51' 21"E
C37	90°00'00"	15.00'	23.56'	15.00	21.21'	S81° 08' 39"W
C38	90°00'00"	15.00'	23.56'	15.00	21.21'	N8° 51' 21"W
C39	90°00'00"	15.00'	23.56'	15.00	21.21'	N81° 08' 39"E
C40	90°00'00"	15.00'	23.56'	15.00	21.21'	N8° 51' 21"W

LINE	DIRECTION	LENGTH
L21	S53° 51' 21"E	83.14'
L22	N36° 08' 39"E	300.00'
L23	N53° 51' 21"W	92.32'
L24	N49° 27' 21"W	179.42'
L25	N53° 51' 21"W	86.05'
L26	N35° 31' 55"E	110.01'
L27	S53° 51' 21"E	87.23'
L29	S70° 33' 19"E	68.34'
L30	S53° 51' 59"E	100.00'
L31	S53° 51' 21"E	92.32'
L32	N49° 27' 21"W	106.10'
L33	S53° 51' 21"E	200.00'
L34	N55° 24' 46"W	184.04'
L35	S53° 51' 21"E	2.00'

**CPS(SAW)/COSA UTILITY NOTES:**

- 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", "TRUNKLINE 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 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.
- ROOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS WASTEWATER EDU 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.

**SAWS IMPACT FEES:**  
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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS

Curve #	Δ	Rad	Arc	Tan	Chord	Chord Bearing
C41	90°00'00"	15.00'	23.56'	15.00	21.21'	S81° 08' 39"W
C42	90°00'00"	15.00'	23.56'	15.00	21.21'	S8° 51' 21"E
C43	15°19'09"	115.00'	30.75'	15.47	30.66'	N34° 50' 10"W
C44	17°52'30"	385.00'	120.11'	60.55	119.63'	N36° 06' 51"W
C45	3°33'48"	385.00'	23.94'	11.98	23.94'	N52° 04' 27"W
C46	4°24'00"	170.00'	13.06'	6.53	13.05'	N51° 39' 21"W
C47	94°08'20"	15.00'	24.65'	16.12	21.97'	N83° 12' 49"E
C48	90°36'44"	25.00'	39.54'	25.27	35.54'	S80° 50' 17"W
C49	16°41'57"	170.00'	49.55'	24.95	49.37'	N62° 12' 20"W
C50	16°41'57"	230.00'	67.04'	33.76	66.80'	N62° 12' 20"W
C51	90°00'00"	15.00'	23.56'	15.00	21.21'	N8° 51' 21"W

LINE	DIRECTION	LENGTH
L21	S53° 51' 21"E	83.14'
L22	N36° 08' 39"E	300.00'
L23	N53° 51' 21"W	92.32'
L24	N49° 27' 21"W	179.42'
L25	N53° 51' 21"W	86.05'
L26	N35° 31' 55"E	110.01'
L27	S53° 51' 21"E	87.23'
L29	S70° 33' 19"E	68.34'
L30	S53° 51' 59"E	100.00'
L31	S53° 51' 21"E	92.32'
L32	N49° 27' 21"W	106.10'
L33	S53° 51' 21"E	200.00'
L34	N55° 24' 46"W	184.04'
L35	S53° 51' 21"E	2.00'

**TYPICAL RESIDENTIAL LOT BUILDING SETBACK LINE**  
NOT TO SCALE

**\* IRREGULAR RESIDENTIAL LOT BUILDING SETBACK LINE (CUL-DE-SAC, KNUCKLE)**  
NOT TO SCALE

NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

SCALE: 1" = 100'

PREPARED ON: 3/19/2025

Curve #	Δ	Rad	Arc	Tan	Chord	Chord Bearing
C41	90°00'00"	15.00'	23.56'	15.00	21.21'	S81° 08' 39"W
C42	90°00'00"	15.00'	23.56'	15.00	21.21'	S8° 51' 21"E
C43	15°19'09"	115.00'	30.75'	15.47	30.66'	N34° 50' 10"W
C44	17°52'30"	385.00'	120.11'	60.55	119.63'	N36° 06' 51"W
C45	3°33'48"	385.00'	23.94'	11.98	23.94'	N52° 04' 27"W
C46	4°24'00"	170.00'	13.06'	6.53	13.05'	N51° 39' 21"W
C47	94°08'20"	15.00'	24.65'	16.12	21.97'	N83° 12' 49"E
C48	90°36'44"	25.00'	39.54'	25.27	35.54'	S80° 50' 17"W
C49	16°41'57"	170.00'	49.55'	24.95	49.37'	N62° 12' 20"W
C50	16°41'57"	230.00'	67.04'	33.76	66.80'	N62° 12' 20"W
C51	90°00'00"	15.00'	23.56'	15.00	21.21'	N8° 51' 21"W

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:  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

BY: U.S. HOME LLC, 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 BEXAR

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 THE 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 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

PRISCILLA MARTINEZ  
Notary Public, State of Texas  
Comm. Expires 04-18-2026  
Notary ID 131535383

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:  
SA HUNDRED ACRE, LLC  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

MICHELLE THI HOANG  
Notary Public, State of Texas  
Comm. Expires 01-05-2026  
Notary ID 133517899

STATE OF TEXAS  
COUNTY OF BEXAR

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 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., 2025.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GRACE GARDENS UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

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

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

SCALE: 1" = 100'

PREPARED ON: 3/19/2025

LAND PLAT 23-11800410

SUBDIVISION PLAT ESTABLISHING  
**GRACE GARDENS UNIT 1**  
SUBDIVISION

BEING A TOTAL OF 46.44 ACRES OUT OF:  
BEING 2.21 ACRES OUT OF A 139.197 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING A CALLED 139.65 ACRES OF LAND CONVEYED UNTO CAROLINE JANSEN PFEIFER, ET AL. BY DEED EXECUTED MAY 27, 1986 AND RECORDED IN VOLUME 3761, PAGE 1412, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND  
BEING 44.23 ACRES OUT OF A 83.66 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 139.197 ACRE TRACT OF LAND CONVEYED TO SA KOSTA BROWNE, LTD., A TEXAS LIMITED PARTNERSHIP DESCRIBED AND RECORDED IN DOC. NO. 20200153938, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

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:  
SA KOSTA BROWNE, LTD.  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

MICHELLE THI HOANG  
Notary Public, State of Texas  
Comm. Expires 01-05-2026  
Notary ID 133517899

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:  
SA HUNDRED ACRE, LLC  
AGENT: BLAKE YANTIS  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF March, 2025.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

MICHELLE THI HOANG  
Notary Public, State of Texas  
Comm. Expires 01-05-2026  
Notary ID 133517899

STATE