

PLAT NO. 23-11800277

SUBDIVISION PLAT
ESTABLISHING
MILLBROOK- UNIT 9A

BEING A TOTAL OF 18.692 ACRE TRACT OF LAND, COMPRISED OF A PORTION OF THE 942.966 ACRE TRACT OF LAND RECORDED IN VOLUME 14342, PAGE 1814 AND THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4016, NOW ASSIGNED TO COUNTY BLOCK 4347, BEXAR, TEXAS, ESTABLISHING LOTS 1-35, BLOCK 104, LOTS 1-49, BLOCK 105, LOTS 1-23, AND LOT 901, BLOCK 112.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 2, 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS 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 MOTT
TITLE: AUTHORIZED AGENT, AS ATTORNEY-IN-FACT

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 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

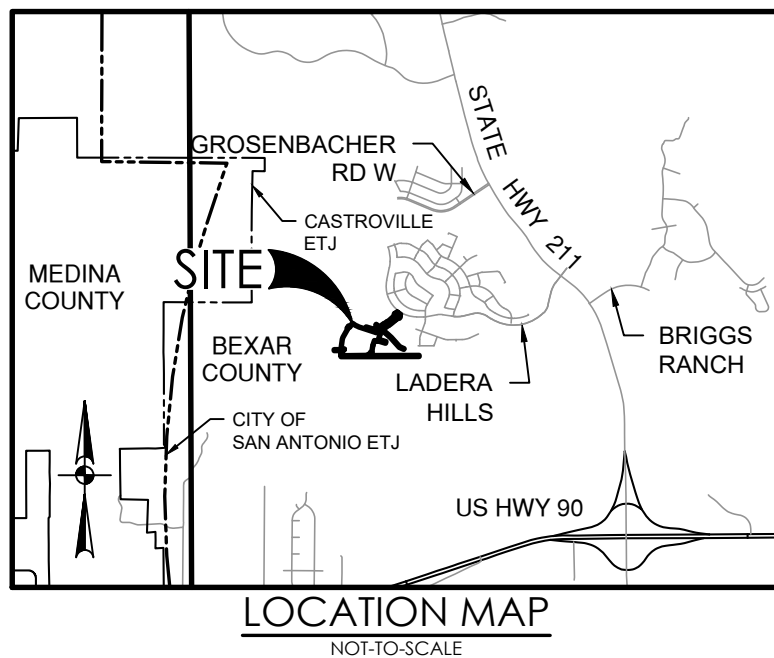
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MILLBROOK-UNIT 9A 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



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.

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.

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 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 112, 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.

OPEN SPACE:

LOT 901, BLOCK 112, CB 4347 IS DESIGNATED AS OPEN SPACE AND AS A WATER AND LANDSCAPE EASEMENT.

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.

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 U.S. SURVEY FEET, IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS 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

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.

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).

RESIDENTIAL FINISHED FLOOR

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

LEGEND

| | | | |
|----------|--|-----|--|
| AC | ACRE(S) | VOL | VOLUME |
| CB | COUNTY BLOCK | PG | PAGE(S) |
| BLK | BLOCK | PR | PLAT RECORDS OF |
| DOC | DOCUMENT NUMBER | | BEXAR COUNTY, TEXA |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ROW | RIGHT-OF-WAY |
| | | - | REPETITIVE BEARING AND/OR DISTANCE |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | ○ | SET 1/2" IRON ROD (PD) |
| | | ⊙ | EASEMENT POINT OF INTERSECTION |
| — 1 — | CENTERLINE | | |
| — 1140 — | EXISTING CONTOURS | | |
| — 1140 — | PROPOSED CONTOURS | | |
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL: 0.010 OF AN ACRE, "OFF-LOT", PERMEABLE) | ② | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (LOTS 1-4, BLOCK 105) |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL: 0.073 OF AN ACRE, "OFF-LOT", PERMEABLE) | ③ | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 1.394 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 25' SANITARY SEWER EASEMENT (TOTAL: 0.161 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ⑤ | VARIABLE WIDTH CLEAR VISION EASEMENT (TOTAL: 0.014 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑤ | 38.5' DRAINAGE EASEMENT (TOTAL: 0.050 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ⑪ | 15' BUILDING SETBACK (NOT-TO-SCALE) | ⑥ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.312 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ⑫ | 5' WATER EASEMENT (LOTS 1-4, BLOCK 105) | ⑦ | 18' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⑬ | 14' BUILDING SETBACK | ⑧ | 14' GETCTV EASEMENT (LADERA HILLS-PHASE IV) (PLAT NO 22-11800736) (CONCURRENT PLAT) |
| ⑭ | 14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND LANDSCAPE EASEMENT (TOTAL: 0.249 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑨ | 20' WATER EASEMENT (LADERA HILLS-PHASE IV) (PLAT NO 22-11800736) (CONCURRENT PLAT) |
| ⑮ | 25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.075 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑩ | 28' GETCTV EASEMENT (MILLBROOK-UNIT 5A) (PLAT NO 22-11800780) (CONCURRENT PLAT) |
| ⑯ | 15' PUBLIC DRAINAGE EASEMENT (TOTAL: 0.013 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑪ | 25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.235 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ⑰ | 44.5' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.032 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑫ | UNPLATTED REMAINDER OF 942.966 ACRES LADERA I, LLC (VOL. 14342, PG. 1814, OPR) |
| ⑱ | 20'X60' GETCTV, ACCESS, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.028 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑬ | CITY OF SAN ANTONIO ATLAS 14 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN |
| ⑲ | 20'X70' GETCTV, ACCESS, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.375 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑭ | UNPLATTED REMAINDER OF 158.270 ACRES JEN HOLDCO 24, LLC (DOC NO. 20240031946, OPR) |
| ⑳ | 20'X60' GETCTV, ACCESS, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.032 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑮ | ±515 LINEAR FEET TO INTERSECTION OF LADERA HILLS AND PRESCOTT GRIND |
| ㉑ | VARIABLE WIDTH WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.932 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑯ | LOT 901, BLK 112 CB 4347 |
| | | ⑰ | OPEN SPACE, PERMEABLE (0.026 AC) |

SAWS IMPACT FEE:

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

SAWS DEDICATION:

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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

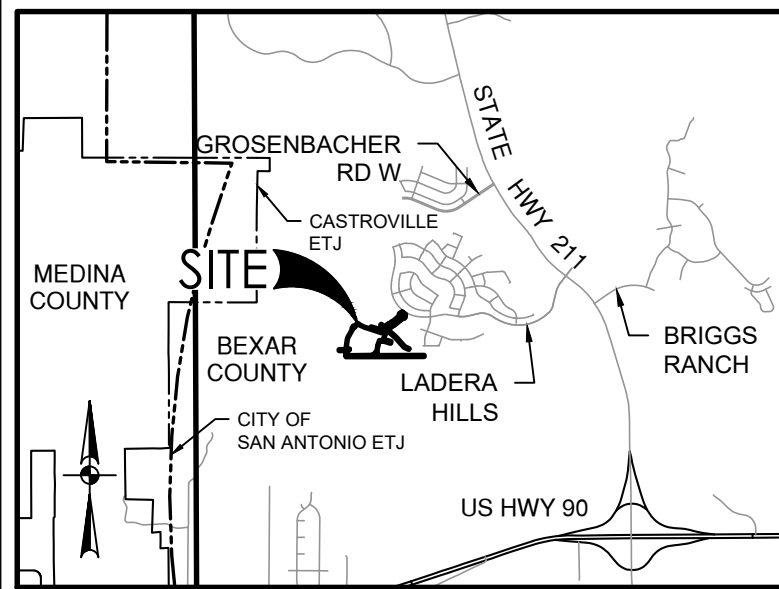
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOTS AFFECTED ARE LOTS 31-43, BLOCK 105)

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N52°02'49"W | 36.75' |
| L2 | S37°57'11"W | 10.58' |
| L3 | S58°34'38"W | 23.22' |
| L4 | S58°01'44"W | 26.91' |
| L5 | S45°30'46"W | 65.37' |
| L6 | S41°51'21"W | 91.29' |
| L7 | S39°11'15"W | 19.90' |
| L8 | S49°51'57"E | 141.43' |
| L9 | S89°50'03"W | 9.08' |
| L10 | S0°09'57"E | 17.84' |
| L11 | S39°11'15"W | 19.85' |
| L12 | S17°33'27"W | 97.06' |
| L13 | S0°09'57"E | 28.00' |
| L14 | N75°39'44"E | 65.04' |
| L15 | S89°50'03"W | 89.18' |
| L16 | N0°15'18"W | 18.76' |
| L17 | N36°49'36"E | 60.01' |
| L18 | N35°49'02"E | 120.00' |
| L19 | S55°09'34"E | 28.98' |
| L20 | S57°06'46"E | 28.98' |
| L21 | S59°03'58"E | 28.98' |
| L22 | S61°01'10"E | 28.98' |

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L23 | S62°58'22"E | 28.98' |
| L24 | S64°55'33"E | 28.98' |
| L25 | S66°52'45"E | 28.98' |
| L26 | S68°49'57"E | 28.98' |
| L27 | S70°40'03"E | 28.98' |
| L28 | S51°34'43"W | 4.63' |
| L29 | N72°26'33"W | 151.90' |
| L30 | N17°33'27"E | 36.20' |
| L31 | S72°26'33"E | 151.90' |
| L32 | N51°34'43"E | 6.17' |
| L33 | N37°57'11"E | 22.33' |
| L34 | N52°02'49"W | 25.00' |
| L35 | N37°57'11"E | 4.69' |
| L36 | N37°57'11"E | 1.66' |
| L37 | N72°26'33"W | 70.00' |
| L38 | S17°33'27"W | 132.02' |
| L39 | S0°09'57"E | 99.61' |
| L40 | N89°50'03"E | 70.00' |
| L41 | N0°09'57"W | 99.61' |
| L42 | N17°33'27"E | 132.02' |
| L43 | S36°18'20"W | 20.73' |
| L44 | S41°40'16"W | 74.50' |

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L45 | S72°31'24"W | 73.36' |
| L46 | N89°50'03"E | 132.06' |
| L47 | N0°09'57"W | 94.01' |
| L48 | S58°34'38"W | 23.22' |
| L49 | N72°26'33"W | 100.00' |
| L50 | N36°49'35"E | 60.00' |
| L51 | N17°33'27"E | 76.66' |
| L52 | S19°26'01"W | 51.40' |
| L53 | N19°26'01"E | 51.41' |
| L54 | N66°16'54"E | 32.73' |
| L55 | N34°06'36"E | 45.25' |
| L56 | N17°33'27"E | 38.90' |
| L57 | N17°33'27"E | 42.87' |
| L58 | N17°33'27"E | 90.80' |
| L59 | N17°33'27"E | 38.14' |
| L60 | S72°26'33"E | 120.00' |
| L61 | N17°33'27"E | 24.86' |
| L62 | S72°26'33"E | 123.73' |
| L63 | S72°26'33"E | 133.91' |
| L64 | S38°25'17"E | 44.92' |
| L65 | S38°25'17"E | 12.65' |
| L66 | N39°11'51"E | 59.76' |

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|----------|-----------|---------------|---------|---------|
| C1 | 886.00' | 2°00'34" | S38°57'28"W | 31.07' | 31.07' |
| C2 | 90.00' | 18°36'53" | S49°16'12"W | 29.11' | 29.24' |
| C3 | 10.00' | 15°07'16" | S51°01'00"W | 2.63' | 2.64' |
| C4 | 875.00' | 14°34'22" | S50°44'33"W | 221.95' | 222.55' |
| C5 | 470.00' | 17°43'24" | S8°41'45"W | 144.81' | 145.39' |
| C6 | 64.00' | 12°09'14" | N8°22'52"E | 13.55' | 13.58' |
| C7 | 1030.00' | 1°06'45" | N52°37'02"W | 20.00' | 20.00' |
| C8 | 970.00' | 1°10'53" | S52°34'58"E | 20.00' | 20.00' |
| C9 | 970.00' | 1°00'34" | S53°40'41"E | 17.09' | 17.09' |
| C10 | 464.00' | 16°27'27" | N29°17'16"E | 132.82' | 133.28' |
| C11 | 211.60' | 55°58'44" | S79°34'05"W | 198.61' | 206.74' |
| C12 | 175.40' | 55°58'44" | N79°34'05"E | 164.63' | 171.37' |
| C13 | 464.00' | 16°21'04" | N49°51'12"E | 131.97' | 132.42' |
| C14 | 771.00' | 20°04'33" | N47°59'27"E | 268.77' | 270.15' |
| C15 | 930.00' | 2°24'25" | S48°41'12"E | 39.07' | 39.07' |
| C16 | 15.00' | 86°13'08" | N81°03'45"E | 20.50' | 22.57' |
| C17 | 910.00' | 2°42'07" | S57°10'45"E | 42.91' | 42.92' |
| C18 | 560.00' | 17°43'24" | S8°41'45"W | 172.53' | 173.22' |
| C19 | 490.00' | 17°43'24" | N8°41'45"E | 150.97' | 151.57' |
| C20 | 866.00' | 2°00'34" | S38°57'28"W | 30.37' | 30.37' |
| C21 | 70.00' | 18°36'53" | S49°16'12"W | 22.64' | 22.74' |
| C22 | 30.00' | 15°07'16" | S51°01'00"W | 7.89' | 7.92' |
| C23 | 855.00' | 14°34'22" | S50°44'33"W | 216.88' | 217.46' |
| C24 | 380.00' | 40°28'17" | S37°47'35"W | 262.87' | 268.42' |



LOCATION MAP
NOT-TO-SCALE

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.

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.

CPS/SAWS/COSA UTILITY:

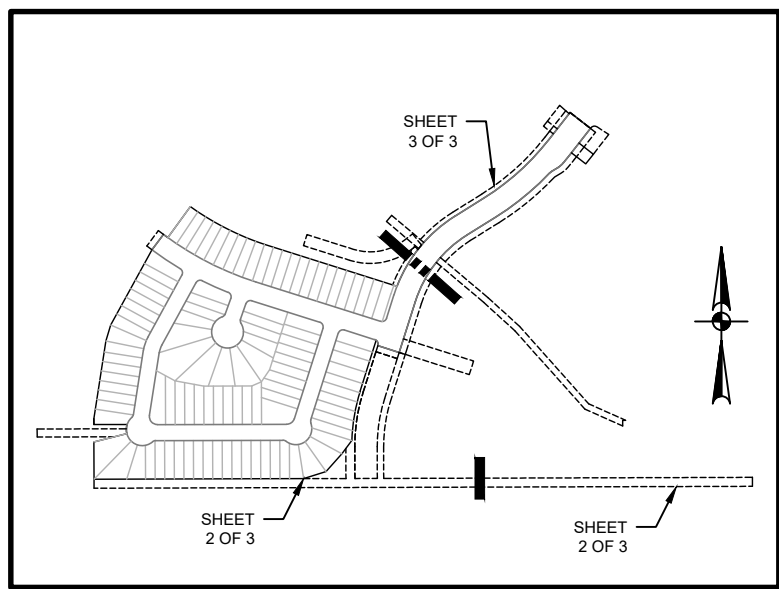
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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

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

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

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



INDEX MAP
SCALE: 1"=600'

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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

OWNER/DEVELOPER: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
RHONDA OLIVER, PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA
(907) 274-8638

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RHONDA OLIVER 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

PLAT NO. 23-11800277

SUBDIVISION PLAT
ESTABLISHING
MILLBROOK- UNIT 9A

BEING A TOTAL OF 18.692 ACRE TRACT OF LAND, COMPRISED OF A PORTION OF THE 942.966 ACRE TRACT OF LAND RECORDED IN VOLUME 14342, PAGE 1814 AND THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ PUBLIC NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4016, NOW ASSIGNED TO COUNTY BLOCK 4347, BEXAR, TEXAS, ESTABLISHING LOTS 1-35, BLOCK 104, LOTS 1-49, BLOCK 105, LOTS 1-23, AND LOT 901, BLOCK 112.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 2, 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS 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 9A 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 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

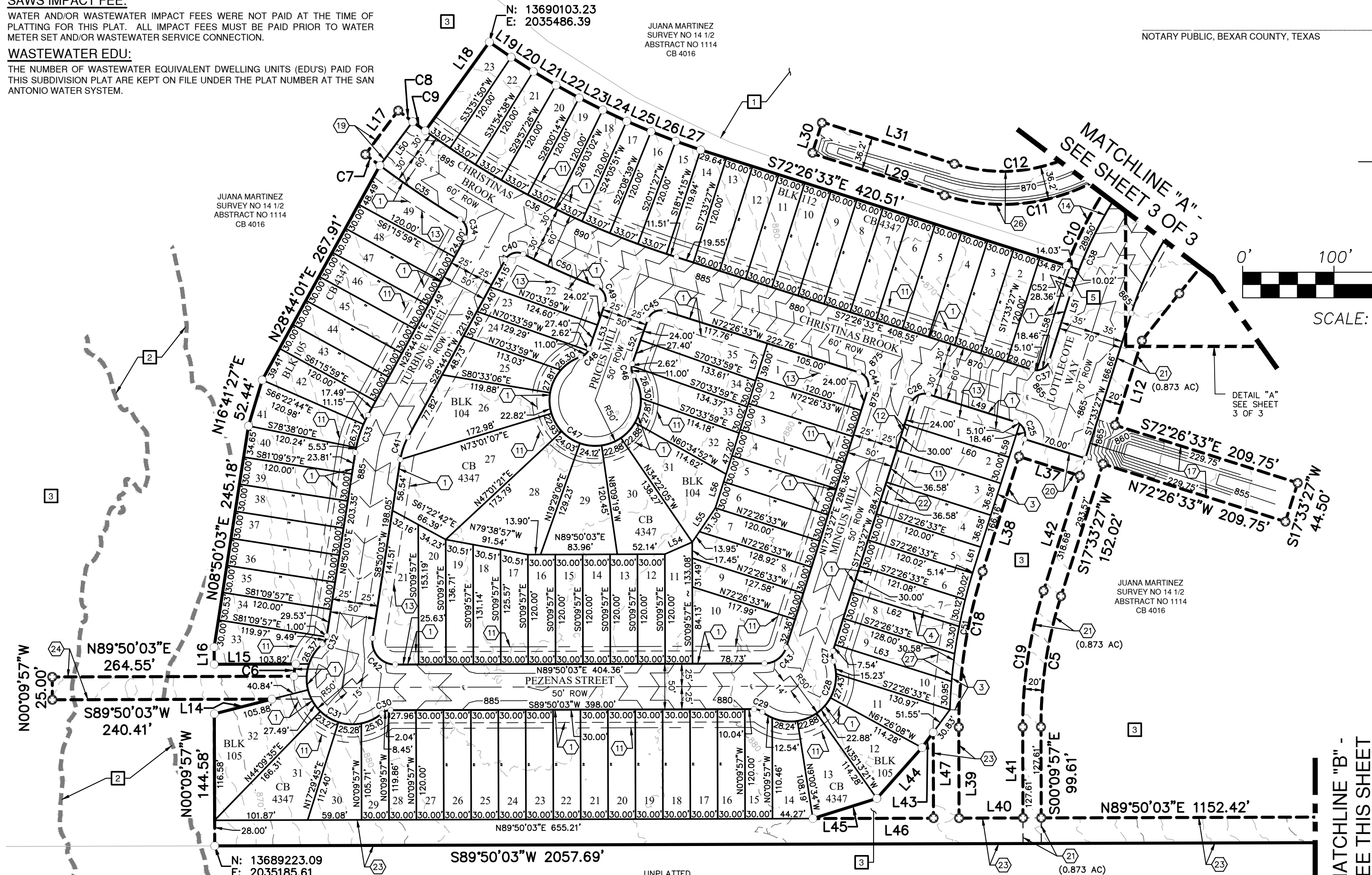
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "B" -
SEE THIS SHEET

N: 13690103.23
E: 2035486.39

JUANA MARTINEZ
SURVEY NO 14 1/2
ABSTRACT NO 1114
CB 4016



N: 13689223.09
E: 2035185.61

UNPLATTED
361.222 ACRES
378 STONEHILL INVESTMENTS, LTD
(DOC NO. 20230156016, OPR)

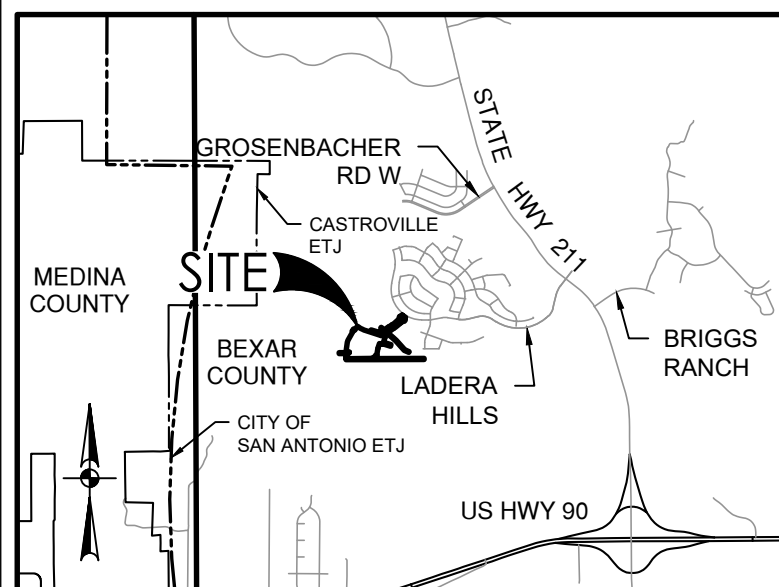
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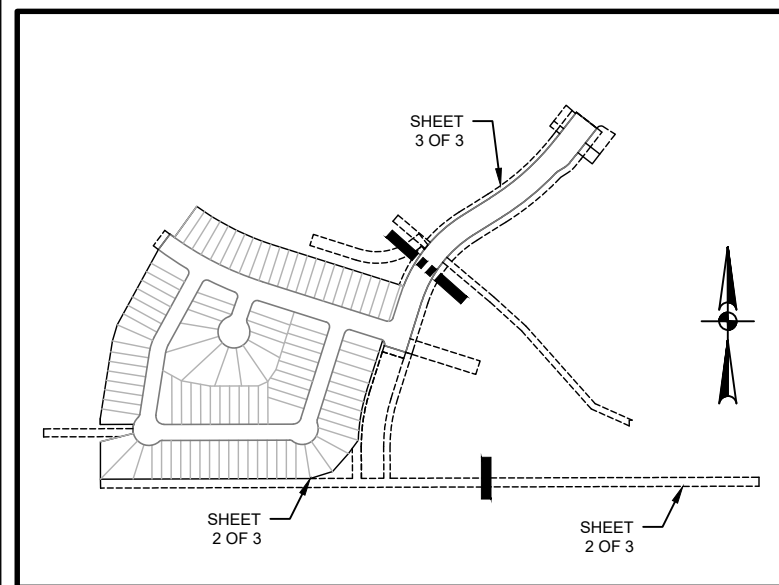
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND
CURVE TABLES

SHEET 2 OF 3



LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"=600'

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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SAWS IMPACT FEE:

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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.

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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

OWNER/DEVELOPER: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
RHONDA OLIVER, PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA
(907) 274-8638

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RHONDA OLIVER 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

PLAT NO. 23-11800277

SUBDIVISION PLAT ESTABLISHING MILLBROOK- UNIT 9A

BEING A TOTAL OF 18.692 ACRE TRACT OF LAND, COMPRISED OF A PORTION OF THE 942.966 ACRE TRACT OF LAND RECORDED IN VOLUME 14342, PAGE 1814 AND THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4016, NOW ASSIGNED TO COUNTY BLOCK 4347, BEXAR, TEXAS, ESTABLISHING LOTS 1-35, BLOCK 104, LOTS 1-49, BLOCK 105, LOTS 1-23, AND LOT 901, BLOCK 112.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 2, 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS 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 9A 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

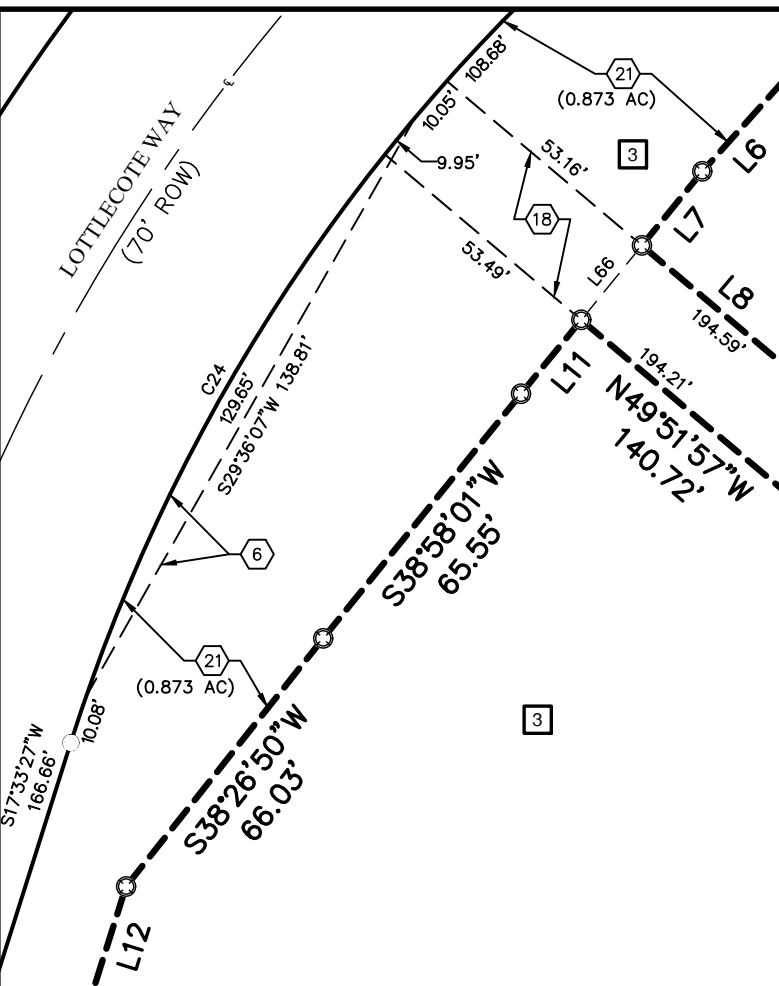
STATE OF TEXAS
COUNTY OF BEXAR

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

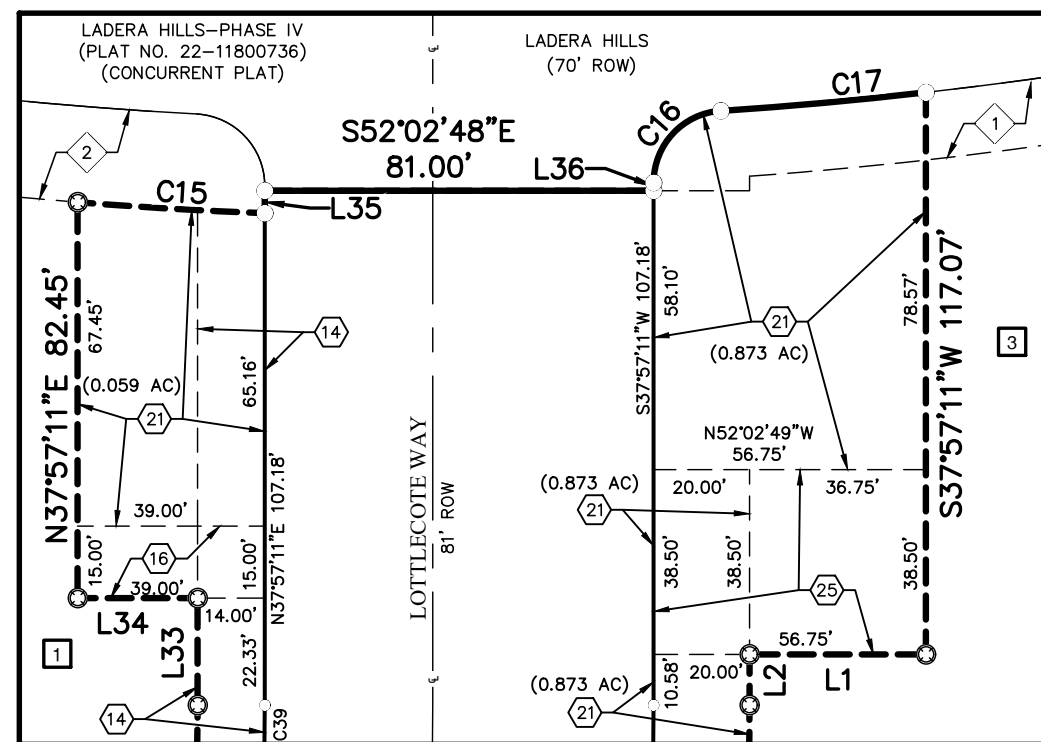
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR



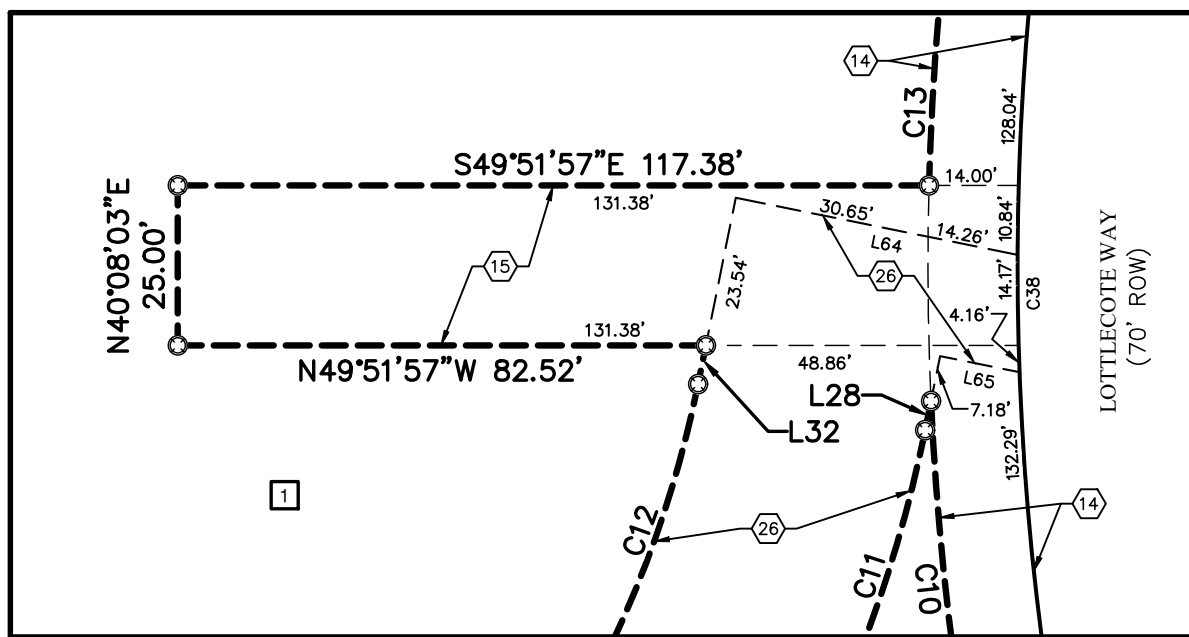
DETAIL "A"

SEE SHEET 2 & 3 OF 3
SCALE: 1"= 40'



DETAIL "B"

SCALE: 1"= 40'
SEE THIS SHEET



DETAIL "C"

SEE THIS SHEET
SCALE: 1"= 30'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND
CURVE TABLES

SHEET 3 OF 3