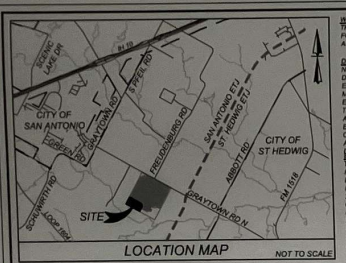
PLAT NUMBER 22-11800752

SUBDIVISION PLAT ESTABLISHING

ROSE VALLEY PHASE 4

BEING A 12.99 ACRE TRACT OF LAND SITUATED IN THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 365, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A 153.26 ACRE TRACT CONVEYED TO GRAYTOWN RD HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 20210240677, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

SCALE : 1" = 100'

100 0 100 200

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

DATE OF PREPARATION: Nov 26, 2024

Colliers Engineering & Design

SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444

COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
6. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

CPS/ 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) - IS HEREBY DEDICATED THE 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" 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 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.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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 ELEVATIONS ALTERATIONS.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS 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 (35-506(D)(9)).

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.

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
COLLIERS ENGINEERING & DESIGN, INC.

STATE OF TEXAS
TRAVIS R ELSETH
99254
LICENSED PROFESSIONAL ENGINEER
11/26/25

STATE OF TEXAS
COUNTY OF BEXAR

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

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
REGISTERED
COREY CAMPBELL
7076
PROFESSIONAL
LAND SURVEYOR
11/22/2024

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

DRAINAGE EASEMENT ENCROACHMENTS:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT; NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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, IF REQUIRED.

DRAINAGE/FLOOD NOTE/FEMA:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF HE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATION OF THE CITY OF SAN ANTONIO OF BEXAR COUNTY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN TRE-APP-APP 23-38801274 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-477(h).

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H. 15.2)

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN ★) SHALL BE IN COMPLIANCE WITH THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142(e) & (b)(1))

IMPACT FEE 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.

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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 MARSHALL.

FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE:
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.

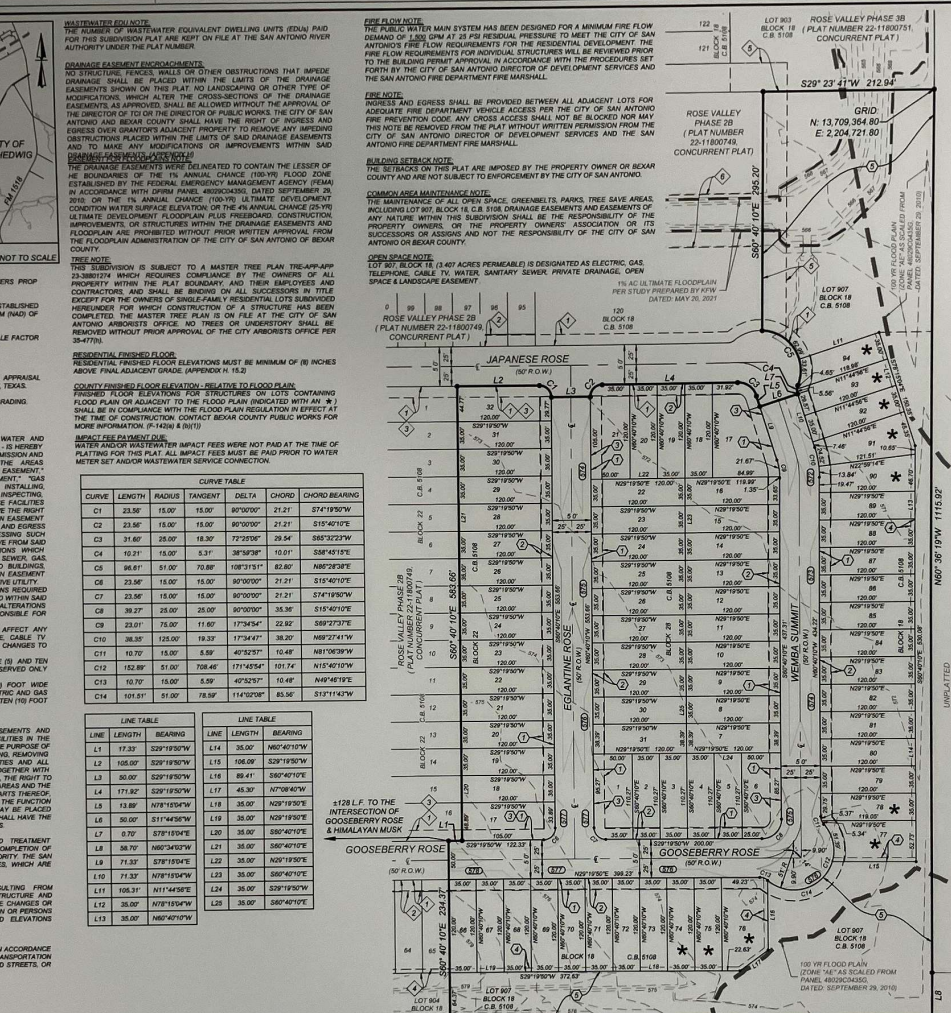
COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 907, BLOCK 18, C.B. 5108, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:
LOT 907, BLOCK 18, (3.407 ACRES PERMEABLE) IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE, OPEN SPACE & LANDSCAPE EASEMENT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°19'50"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C3	31.60'	25.00'	18.30'	72°23'06"	29.54'	S65°33'23"W
C4	10.21'	15.00'	5.31'	38°59'38"	10.01'	S58°45'15"E
C5	96.61'	51.00'	70.88'	108°31'51"	82.80'	N86°28'38"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°19'50"W
C8	39.27'	25.00'	25.00'	90°00'00"	35.36'	S15°40'10"E
C9	23.01'	75.00'	11.60'	17°34'54"	22.92'	S89°27'37"E
C10	38.35'	125.00'	19.33'	17°34'47"	38.20'	N89°27'41"W
C11	10.70'	15.00'	5.59'	40°52'57"	10.48'	N81°06'39"W
C12	152.89'	51.00'	708.46'	171°45'54"	101.74'	N15°40'10"W
C13	10.70'	15.00'	5.59'	40°52'57"	10.48'	N49°46'19"E
C14	101.51'	51.00'	78.59'	114°02'08"	85.56'	S13°11'43"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.33'	S29°19'50"W
L2	105.00'	S29°19'50"W
L3	50.00'	S29°19'50"W
L4	171.92'	S29°19'50"W
L5	13.89'	N78°15'04"W
L6	50.00'	S11°44'56"W
L7	0.70'	S78°15'04"E
L8	38.70'	N60°34'02"W
L9	71.33'	S78°15'04"E
L10	71.33'	N78°15'04"W
L11	105.31'	N11°44'56"E
L12	35.00'	N78°15'04"W
L13	35.00'	N60°40'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	35.00'	N60°40'10"W
L15	106.09'	S29°19'50"W
L16	89.41'	S60°40'10"E
L17	45.30'	N7°08'40"W
L18	35.00'	N29°19'50"E
L19	35.00'	N29°19'50"E
L20	35.00'	S60°40'10"E
L21	35.00'	S60°40'10"E
L22	35.00'	N29°19'50"E
L23	35.00'	S60°40'10"E
L24	35.00'	S29°19'50"W
L25	35.00'	S60°40'10"E



RESIDENTIAL LOTS = 76

LEGEND:

- ○ = FOUND ½" IRON ROD
- ● = SET ½" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- E.G.T.TV. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- ℄ = CENTERLINE
- L.F. = LINEAR FEET
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS
- FFE = 527.8 = MINIMUM FINISHED FLOOR ELEVATION
- = 1% AC ULTIMATE FLOODPLAIN
- = FEMA 100 YR FLOODPLAIN

RESIDENTIAL FINISHED FLOOR ELEVATION:
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT, OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO

KEY NOTES:

1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. 15' BUILDING SET BACK LINE
3. 14' BUILDING SET BACK LINE
4. 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
5. VARIABLE WIDTH E.G.T.TV., PRIVATE DRAINAGE, OPEN SPACE & LANDSCAPE EASEMENT (3.407 ACRE PERMEABLE)
1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800749)
2. 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800749)
3. 14' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800749)
4. 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800749)
5. VARIABLE WIDTH SANITARY SEWER EASEMENT (CONCURRENT PLAT NUMBER 22-11800749)
6. VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800057)

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: BRANDON KNEUPPER
GRAYTOWN RD HOLDINGS, LLC
27914 SAN CLEMENTE
SAN ANTONIO, TEXAS 78260

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED RICHARD MOTT, P.E. 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 26th DAY OF November A.D. 2024

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS

DAWN REVELL
Notary Public, State of Texas
Comm. Expires 09-13-2025
Notary ID 133327354

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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.

ON THIS _____ DAY OF _____ A.D. 20____

_____
COUNTY JUDGE, BEXAR COUNTY, TX

_____
COUNTY CLERK, BEXAR COUNTY , TEXAS

THIS PLAT OF ROSE VALLEY PHASE 4 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

Date: Nov 26, 2024, 9:44am User ID: SJoseph
File: N:\31451\06Design\Civil\PLAT\PLAT45106.dwg