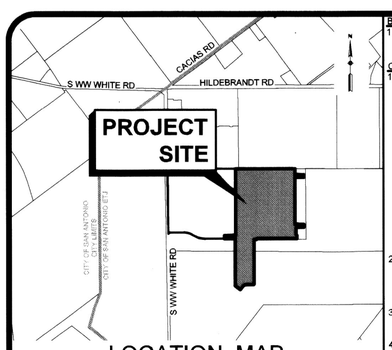

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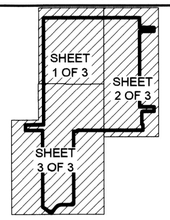

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LEGEND

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○	5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEYING"
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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 ESM'T.
ESM'T	EASEMENT
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(G) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESM'T (CONCURRENT PLAT #23-11800410)

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:

22 MAY 2025

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

STATE OF TEXAS
GORDON N. ANDERSON
6617
PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS
RICHARD W. GRAY III
75617
REGISTERED PROFESSIONAL ENGINEER
5-22-2025

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.

CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAYS 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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE THE 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 ELEVATIONS ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS 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 THEN (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.

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-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.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT(8) INCHES ABOVE FINAL ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLK 221, CB 4007, 901 BLK 229, CB 4007, AND LOT 901 BLK 232, CB 4007, 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 THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND DEDICATED BY A METES AND BOUNDS DESCRIPTION RECORDED IN DOCUMENT NO. 20250011979.

FLOODPLAIN VERIFICATION:
1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

WASTEWATER EDU NOTE:
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.

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.

SAWS IMPACT FEE NOTE:
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 NOTE:
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.

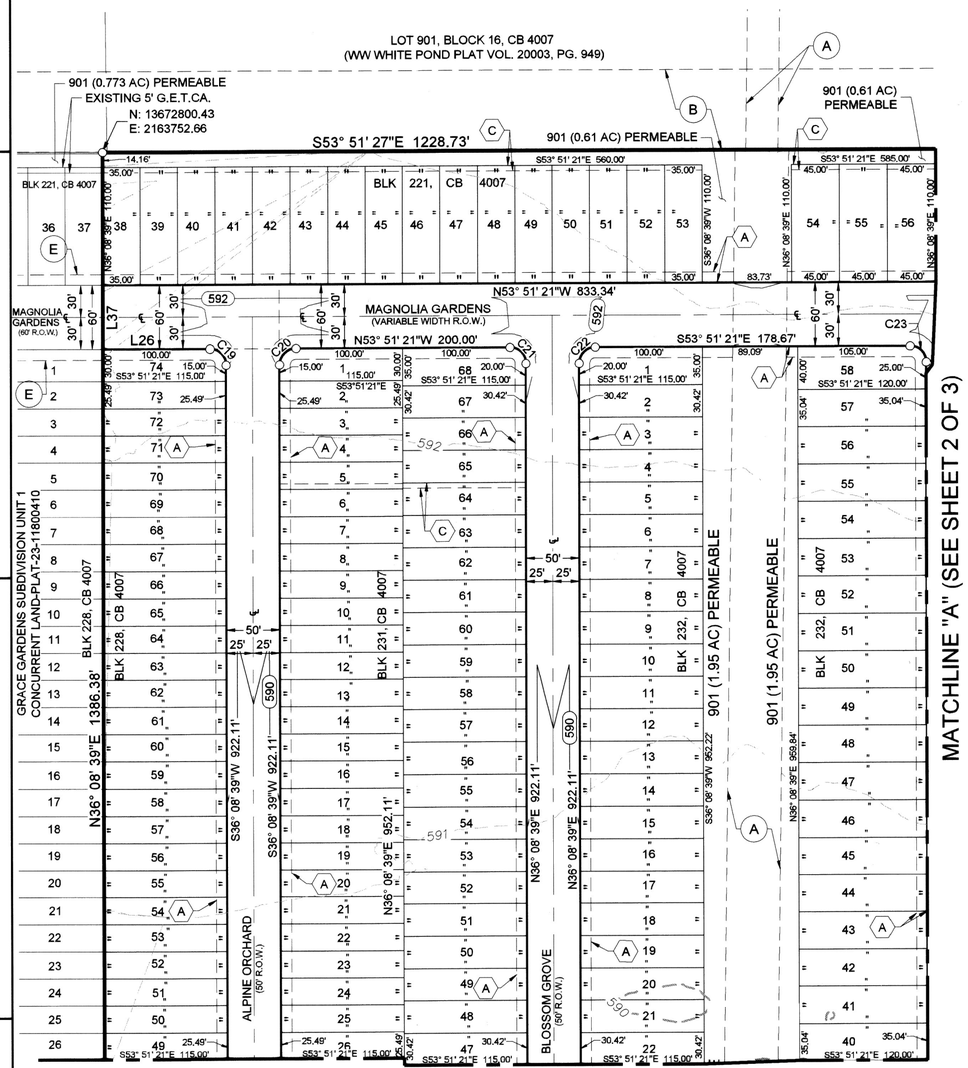
FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL 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.

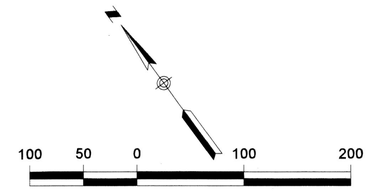
INGRESS & EGRESS (WATER / SANITARY SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38801316) 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 35-477(B)(5)C.

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.

OPEN SPACE NOTE:
- LOT 901 BLOCK 221 IS DESIGNATED AS OPEN SPACE/PERMEABLE DRAINAGE & G.E.T.CA. ESM'T (0.61 AC).
- LOT 901 BLOCK 232 IS DESIGNATED AS OPEN SPACE/PERMEABLE DRAINAGE & G.E.T.CA. ESM'T (1.95 AC).
- LOT 901 BLOCK 229 IS DESIGNATED AS OPEN SPACE/PERMEABLE DRAINAGE & G.E.T.CA. ESM'T (2.31 AC).





SCALE: 1" = 100'

LJA Engineering & Surveying, Inc. LJA

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

LJA SURVEYING
TBPLS FIRM NO. 10194382

Phone 210.503.2700
LJA.COM
FRN - F-1386

PREPARED ON: 5/21/2025

SEE SHEET 4 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NO. 24-11800119

SUBDIVISION PLAT ESTABLISHING

GRACE GARDENS UNIT 2 SUBDIVISION

BEING A TOTAL OF 50.65 ACRES OUT OF:

BEING 2.84 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 38.86 ACRES OUT OF A 83.66 ACRE TRACT OF LAND OUT OF THE JUAN MONTEZ SURVEY NO. 6 ABSTRACT NO. 11, SITUATED IN 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. ESTABLISHING LOTS 38-66 BLK 221 CB 4007, LOTS 38-74 BLK 228 CB 4007, LOTS 8-32 & 901 BLK 229 CB 4007, LOTS 1-68 BLK 231 CB 4007, LOTS 1-58 & 901 BLK 232 CB 4007, LOTS 1-48 BLK 233 CB 4007, LOTS 1-21 BLK 234 CB 4007, & LOT 1 BLK 235 CB 4007.

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.
MANAGER: T. 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 T. 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 22 DAY OF May, 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:
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 27 DAY OF May, 2025.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

TRISTAN CORTEZ
Notary Public, State of Texas
Comm. Expires 07-24-2028
Notary ID 135007178

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
MANAGER: T. 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 22 DAY OF May, 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 2 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:\SA173 Lennar Homes\0402 Grace Gardens Subdivision Unit 2\310 Subdivision Plat\Plat_Grace Gardens Unit 2.dwg
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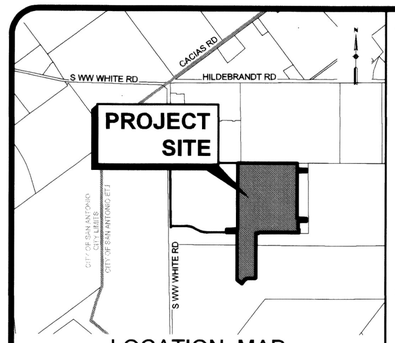

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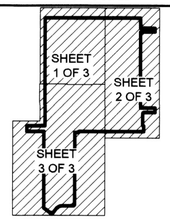

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STATE OF TEXAS
COUNTY OF BEXAR

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22 MAY 2025

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

STATE OF TEXAS
COUNTY OF BEXAR

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

5-22-2025

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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 ELEVATIONS ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS 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 THEN (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 (EDU's) 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.

100 50 0 100 200

SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

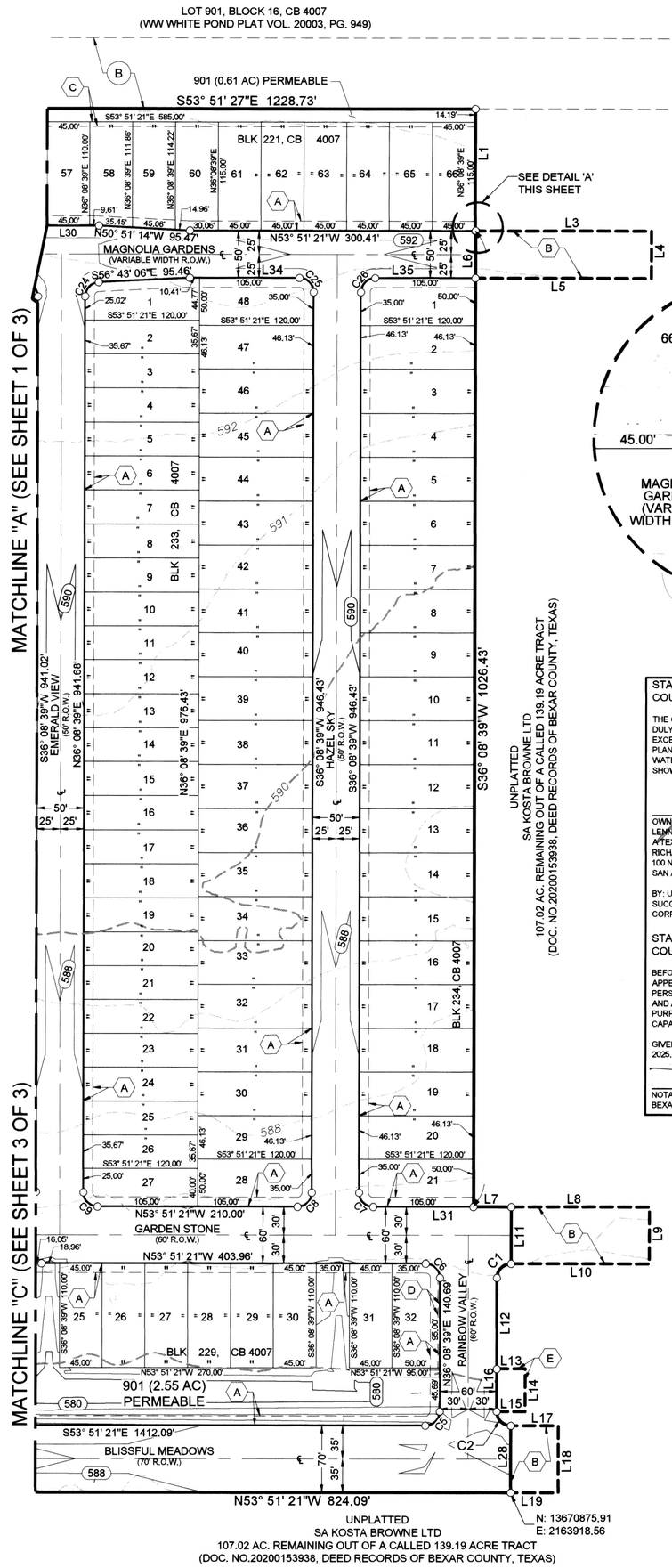
LJA SURVEYING
TBPLS FIRM NO. 10194382

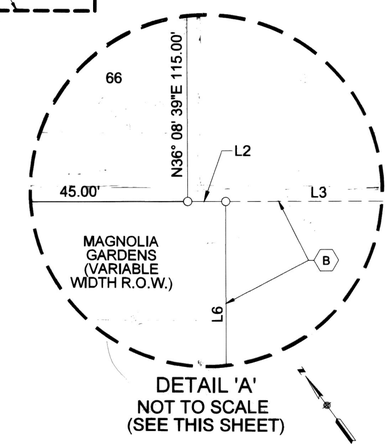
Phone 210.503.2700
LJA.COM
FRN - F-1386

PREPARED ON: 5/21/2025

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS





DETAIL 'A'
NOT TO SCALE
(SEE THIS SHEET)

PLAT NO. 24-11800119

SUBDIVISION PLAT ESTABLISHING

GRACE GARDENS UNIT 2 SUBDIVISION

BEING A TOTAL OF 50.65 ACRES OUT OF:

BEING 2.84 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 38.86 ACRES OUT OF A 83.66 ACRE TRACT OF LAND OUT OF THE JUAN MONTEZ SURVEY NO. 6 ABSTRACT NO. 11, SITUATED IN 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. ESTABLISHING LOTS 38-66 BLK 221 CB 4007, LOTS 38-74 BLK 228 CB 4007, LOTS 8-32 & 901 BLK 229 CB 4007, LOTS 1-68 BLK 231 CB 4007, LOTS 1-58 & 901 BLK 232 CB 4007, LOTS 1-48 BLK 233 CB 4007, LOTS 1-21 BLK 234 CB 4007, & LOT 1 BLK 235 CB 4007.

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.
MANAGER: T. 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 T. 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 22 DAY OF May 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:
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 21 DAY OF May 2025.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

TRISTAN CORTEZ
Notary Public, State of Texas
Comm. Expires 07-24-2028
Notary ID 135007178

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
MANAGER: T. 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 T. 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 22 DAY OF May, 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 2 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:\SA173 Lennar Homes\0402 Grace Gardens Subdivision Unit 2\310 Subdivision Plat\Plat_Grace Gardens Unit 2.dwg
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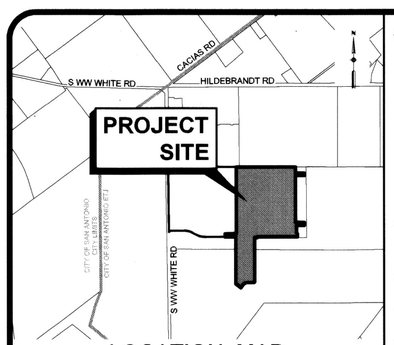
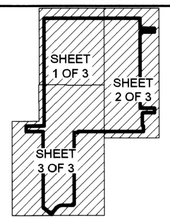


LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

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 ESM'T.
ESM'T	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. ESM'T

(B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.55 AC)

(C) 5' G.E.T.CA. ESM'T

(D) 1' V.N.A.E.

(E) OFF-LOT DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.03 AC)

(A) ENTERPRISE GAS LINE EASEMENT (VOL. 3315, PG. 380 O.P.R.) (VOL. 1747, PG. 236, O.P.R.)

(B) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

(C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (CONCURRENT PLAT #23-11800410)

(D) OFF-LOT VARIABLE WIDTH GRADING EASEMENT (CONCURRENT PLAT #23-11800410)

(E) 10' G.E.T.CA. ESM'T (CONCURRENT PLAT #23-11800410)

(F) OFF-LOT DRAINAGE ACCESS ESM'T (CONCURRENT PLAT #23-11800410)

(G) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESM'T (CONCURRENT PLAT #23-11800410)

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:

22 may 2025

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, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 75617

STATE OF TEXAS REGISTERED GORDON N. ANDERSON 6617 PROFESSIONAL LAND SURVEYOR

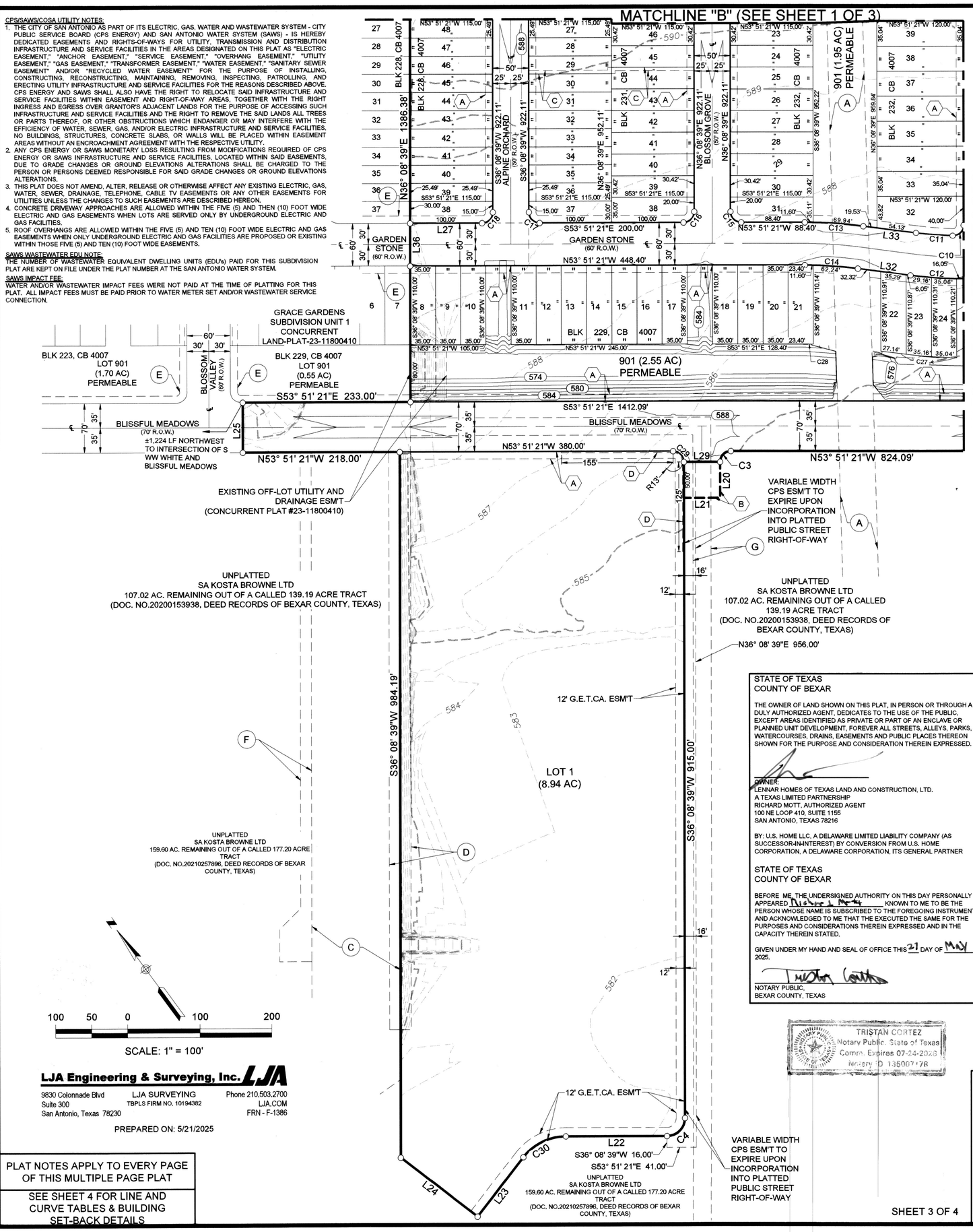
STATE OF TEXAS RICHARD W. GRAY III 75617 REGISTERED PROFESSIONAL ENGINEER 5-22-2025

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAYS 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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE THE 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 ELEVATIONS ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS 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 THEN (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 (EDU's) 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.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
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TBPLS FIRM NO. 10194382
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LJA.COM
FRN - F-1386

PREPARED ON: 5/21/2025

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS

PLAT NO. 24-11800119

SUBDIVISION PLAT ESTABLISHING

GRACE GARDENS UNIT 2 SUBDIVISION

BEING A TOTAL OF 50.65 ACRES OUT OF:

BEING 2.84 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 38.86 ACRES OUT OF A 83.66 ACRE TRACT OF LAND OUT OF THE JUAN MONTEZ SURVEY NO. 6 ABSTRACT NO. 11, SITUATED IN 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. ESTABLISHING LOTS 38-66 BLK 221 CB 4007, LOTS 38-74 BLK 228 CB 4007, LOTS 8-32 & 901 BLK 229 CB 4007, LOTS 1-68 BLK 231 CB 4007, LOTS 1-58 & 901 BLK 232 CB 4007, LOTS 1-48 BLK 233 CB 4007, LOTS 1-21 BLK 234 CB 4007, & LOT 1 BLK 235 CB 4007.

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.
MANAGER: T. 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 T. 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 22 DAY OF May, 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
MANAGER: T. 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 T. 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 22 DAY OF May, 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:
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 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 21 DAY OF May, 2025.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

TRISTAN CORTEZ
Notary Public, State of Texas
Comm. Expires 07-24-2028
Notary ID 135007178

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

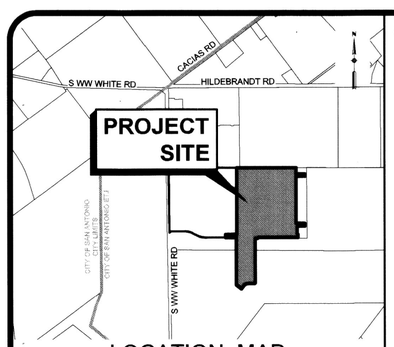
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GRACE GARDENS UNIT 2 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.

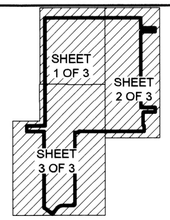
DATED THIS _____ DAY OF _____ A.D. , 2025.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

LEGEND

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○	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 ESM'T.
ESM'T	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. ESM'T

(B) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.55 AC)

(C) 5' G.E.T.CA. ESM'T

(D) 1' V.N.A.E.

(E) OFF-LOT DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.03 AC)

(A) ENTERPRISE GAS LINE EASEMENT (VOL. 3315, PG. 380 O.P.R.) (VOL. 1747, PG. 236, O.P.R.)

(B) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7517, PGS. 863-867 OPR)

(C) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (CONCURRENT PLAT #23-11800410)

(D) OFF-LOT VARIABLE WIDTH GRADING EASEMENT (CONCURRENT PLAT #23-11800410)

(E) 10' G.E.T.CA. ESM'T (CONCURRENT PLAT #23-11800410)

(F) OFF-LOT DRAINAGE ACCESS ESM'T (CONCURRENT PLAT #23-11800410)

(G) OFF-LOT PERMEABLE VARIABLE WIDTH UTILITY ESM'T (CONCURRENT PLAT #23-11800410)

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:

22 MAY 2025

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, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 75617

STATE OF TEXAS REGISTERED GORDON N. ANDERSON LAND SURVEYOR

STATE OF TEXAS REGISTERED RICHARD W. GRAY III 75617 PROFESSIONAL ENGINEER
5-22-2025

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAYS 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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE THE 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 ELEVATIONS ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS 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 THEN (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 (EDU's) 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 FOR LINE AND CURVE TABLES & BUILDING SET-BACK DETAILS

LINE TABLE

LINE	LENGTH	DIRECTION
L1	129.19'	N36° 08' 39"E
L2	0.36'	S53° 51' 21"E
L3	185.00'	N53° 51' 21"W
L4	50.00'	N36° 08' 39"E
L5	185.00'	S53° 51' 21"E
L6	50.00'	N36° 08' 39"E
L7	40.00'	N53° 51' 21"W
L8	145.00'	S53° 51' 21"E
L9	60.00'	S36° 08' 39"W
L10	145.00'	N53° 51' 21"W
L11	60.00'	N36° 08' 39"E
L12	95.69'	S36° 08' 41"W
L13	30.00'	N53° 51' 27"W
L14	45.00'	N36° 08' 33"E
L15	30.00'	S53° 51' 27"E
L16	45.00'	N36° 08' 39"E
L17	50.00'	N53° 51' 21"W
L18	70.00'	N36° 08' 39"E
L19	50.00'	S53° 51' 21"E
L20	50.00'	N36° 08' 39"E

LINE TABLE

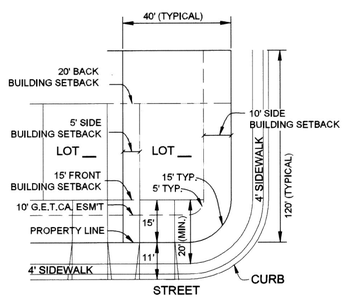
LINE	LENGTH	DIRECTION
L21	50.00'	S53° 51' 21"E
L22	140.49'	S53° 51' 21"E
L23	104.10'	N73° 50' 33"E
L24	134.61'	S16° 09' 27"E
L25	70.00'	S36° 08' 39"W
L26	100.00'	S53° 51' 21"E
L27	100.00'	N53° 51' 21"W
L28	70.00'	N36° 08' 39"E
L29	50.00'	S53° 51' 21"E
L30	833.34'	S53° 51' 21"E
L31	145.00'	S53° 51' 21"E
L32	73.66'	N46° 29' 53"W
L33	73.66'	N46° 29' 53"W
L34	115.41'	S53° 51' 21"E
L35	105.00'	N53° 51' 21"W
L36	60.00'	N36° 08' 39"E
L37	60.00'	S36° 08' 38"W

CURVE TABLE

Curve #	Arc	Rad	Delta	Tan	Chord Bearing	Chord
C1	23.56'	15.00'	90°00'00"	15.00'	N81° 08' 39"E	21.21'
C2	23.56'	15.00'	90°00'00"	15.00'	N8° 51' 21"W	21.21'
C3	23.56'	15.00'	90°00'00"	15.00'	N81° 08' 39"E	21.21'
C4	39.27'	25.00'	90°00'00"	25.00'	N81° 08' 39"E	35.36'
C5	23.56'	15.00'	90°00'00"	15.00'	N81° 08' 39"E	21.21'
C6	23.56'	15.00'	90°00'00"	15.00'	N8° 51' 21"W	21.21'
C7	23.56'	15.00'	90°00'00"	15.00'	S8° 51' 21"E	21.21'
C8	23.56'	15.00'	90°00'00"	15.00'	S81° 08' 39"W	21.21'
C9	23.56'	15.00'	90°00'00"	15.00'	N8° 51' 21"W	21.21'
C10	24.14'	15.00'	92°11'34"	15.59'	S82° 14' 26"W	21.62'
C11	50.93'	565.00'	5°09'55"	25.48'	N49° 04' 50"W	50.92'
C12	80.26'	625.00'	7°21'28"	40.19'	N50° 10' 37"W	80.21'
C13	81.55'	635.00'	7°21'28"	40.83'	N50° 10' 37"W	81.49'
C14	73.84'	575.00'	7°21'28"	36.97'	N50° 10' 37"W	73.79'
C15	23.56'	15.00'	90°00'00"	15.00'	N8° 51' 21"W	21.21'
C16	23.56'	15.00'	90°00'00"	15.00'	N81° 08' 39"E	21.21'
C17	23.56'	15.00'	90°00'00"	15.00'	S8° 51' 21"E	21.21'
C18	23.56'	15.00'	90°00'00"	15.00'	S81° 08' 39"W	21.21'
C19	23.56'	15.00'	90°00'00"	15.00'	S8° 51' 21"E	21.21'
C20	23.56'	15.00'	90°00'00"	15.00'	S81° 08' 39"W	21.21'

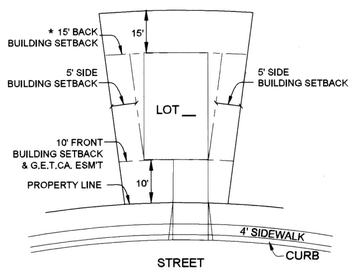
CURVE TABLE

Curve #	Arc	Rad	Delta	Tan	Chord Bearing	Chord
C21	23.56'	15.00'	90°00'00"	15.00'	N8° 51' 21"W	21.21'
C22	23.56'	15.00'	90°00'00"	15.00'	N81° 08' 39"E	21.21'
C23	23.56'	15.00'	90°00'00"	15.00'	S8° 51' 21"E	21.21'
C24	22.81'	15.00'	87°08'15"	14.27'	N79° 42' 46"E	20.68'
C25	23.56'	15.00'	90°00'00"	15.00'	S8° 51' 21"E	21.21'
C26	23.56'	15.00'	90°00'00"	15.00'	S81° 08' 39"W	21.21'
C27	78.34'	735.00'	6°06'26"	39.21'	S49° 33' 06"E	78.31'
C28	11.60'	465.00'	1°25'48"	5.80'	S53° 08' 28"E	11.60'
C29	23.56'	15.00'	90°00'00"	15.00'	N8° 51' 21"W	21.21'
C30	68.46'	75.00'	52°18'06"	36.82'	S80° 00' 24"E	66.11'

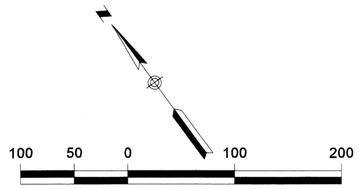


TYPICAL RESIDENTIAL LOT
BUILDING SETBACK LINE
NOT TO SCALE

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



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



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc. LJA

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

LJA SURVEYING
TBPLS FIRM NO. 10194382

Phone 210.503.2700
LJA.COM
FRN - F-1386

PREPARED ON: 5/21/2025

PLAT NO. 24-11800119

SUBDIVISION PLAT ESTABLISHING

GRACE GARDENS UNIT 2 SUBDIVISION

BEING A TOTAL OF 50.65 ACRES OUT OF:

BEING 2.84 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 38.86 ACRES OUT OF A 83.66 ACRE TRACT OF LAND OUT OF THE JUAN MONTEZ SURVEY NO. 6 ABSTRACT NO. 11, SITUATED IN 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. ESTABLISHING LOTS 38-66 BLK 221 CB 4007, LOTS 38-74 BLK 228 CB 4007, LOTS 8-32 & 901 BLK 229 CB 4007, LOTS 1-68 BLK 231 CB 4007, LOTS 1-58 & 901 BLK 232 CB 4007, LOTS 1-48 BLK 233 CB 4007, LOTS 1-21 BLK 234 CB 4007, & LOT 1 BLK 235 CB 4007.

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.
MANAGER: T. 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 T. 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 22 DAY OF May, 2025.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

SARAH LYN THOMPSON
Notary ID 132642109
My Commission Expires
December 3, 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:
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 21 DAY OF May, 2025.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

Notary Public, State of Texas
Comm. Expires 07-24-2028
Notary ID 13002712

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
MANAGER: T. 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 T. 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 22 DAY OF May, 2025.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

SARAH LYN THOMPSON
Notary ID 132642109
My Commission Expires
December 3, 2025

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 2 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:\SA\173 Lennar Homes\0402 Grace Gardens Subdivision Unit 2\310 Subdivision Plat\Plat_Grace Gardens Unit 2.dwg
User: rbroder