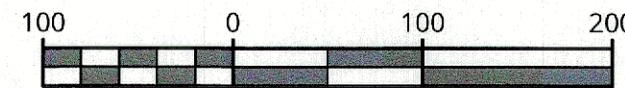
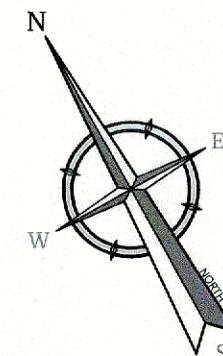


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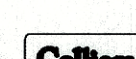
REPLAT & SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 2

BEING A 11.89 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, AND BEING ALL OF THAT CALLED 39.56 ACRE TRACT OF LAND (PARCEL FOUR) AS CONVEYED TO BRYCAP FARM PROPERTIES, LLC. AND RECORDED ON APRIL 1, 2009 AT VOLUME 13921, PAGE 157 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.).



SCALE: 1" = 100'

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



Engineering
& Design

SAN ANTONIO

3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# F-14909 TSP#S F-10194550

www.colliersengineering.com

DATE OF PREPARATION: March 13, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

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

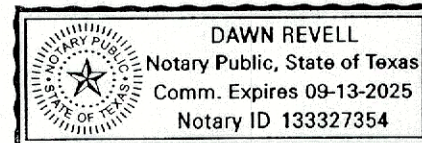
STATE OF TEXAS
COUNTY OF BEXAR

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 8th DAY OF April A.D. 2024

DAWN REVELL
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 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

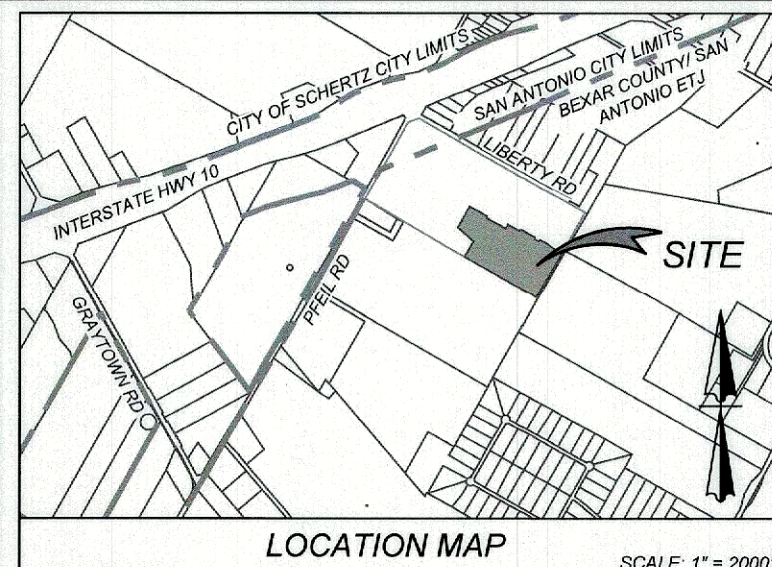
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF FLORA MEADOWS UNIT 2 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



SCALE: 1" = 2000'

CPS/COSEA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

RESIDENTIAL FINISHED FLOOR:

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

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 (APPENDIX H).

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)(5).

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.

OPEN SPACE NOTE:

LOT 901, BLOCK 23, C.B. 5087 (2.333 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

LOT 902, BLOCK 15, C.B. 5087, (0.1125 OF AN ACRE PERMEABLE), LOT 901, BLOCK 24, C.B. 5087, (0.0450 OF AN ACRE PERMEABLE), ARE DESIGNATED AS OPEN SPACE, COMMON AREA, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, & DRAINAGE EASEMENT.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 23, C.B. 5087, LOT 902, BLOCK 15, C.B. 5087, LOT 901, BLOCK 24, C.B. 5087, 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.

INGRESS/EGRESS:

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

FLOOD PLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, DATED 08/29/2010 AND 48029C0455G, DATED 08/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

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:

8 APRIL 2024
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SURVEYOR NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

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 FUNCTION 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 ELEVATION ALTERATIONS.

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 20 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 MARSHAL.

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 MARSHAL.

TCI DETENTION AND MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY (APPENDIX H.4.7.1).

OWNER:
AG EHC II (LEN) MULTI STATE 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
8585 E. HARTFORD, SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (602) 418-0443

STATE OF ARIZONA
COUNTY OF MARICOPA

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

EXECUTED THIS 4 DAY OF April 2024

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

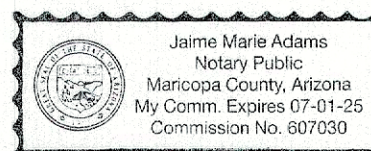
GIVEN UNDER MY HAND AND SEAL OF OFFICE

BY: Wendy Stoeckel
WENDY STOECKEL, AUTHORIZED REPRESENTATIVE

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF April, 2024, BY WENDY STOECKEL, THE AUTHORIZED REPRESENTATIVE OF ESSENTIAL HOUSING

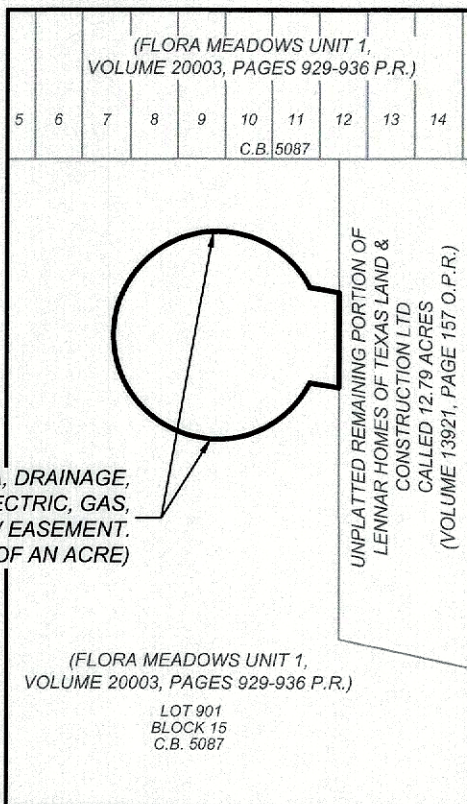
Jaime Marie Adams



LINE	LENGTH	BEARING
L1	20.00'	S29°15'09"W
L2	140.00'	S80°44'51"E
L3	1.30'	N29°15'09"E
L4	90.00'	S80°44'51"E
L5	50.00'	N29°15'09"E
L6	140.00'	S80°44'51"E
L7	3.70'	N29°15'09"E
L8	150.00'	S80°44'51"E
L9	50.00'	S80°44'51"E
L10	17.35'	N29°15'09"E
L11	87.46'	S80°44'51"E
L12	184.86'	S53°25'05"E
L13	188.00'	N29°15'09"E
L14	132.33'	N29°15'09"E
L15	15.70'	N51°06'51"W
L16	15.76'	S51°06'51"E
L17	70.22'	N29°15'09"E
L18	52.12'	S51°06'51"E
L19	45.00'	N29°15'09"E
L20	150.00'	S80°44'51"E

LINE	LENGTH	BEARING
L21	140.00'	S80°44'51"E
L22	75.13'	S29°15'09"W
L23	43.63'	N51°06'51"W
L24	50.72'	N29°15'09"E
L25	25.00'	N29°15'09"E
L26	25.00'	N29°15'09"E
L27	25.00'	N29°15'09"E
L28	25.00'	N29°15'09"E
L29	25.00'	N29°15'09"E
L30	25.00'	N29°15'09"E
L31	25.00'	N29°15'09"E
L32	25.00'	N29°15'09"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°15'09"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°44'51"E
C3	292.86'	55.00'	28.58'	305°04'46"	50.72'	N29°11'22"E
C4	12.61'	75.00'	6.32'	9°37'59"	12.59'	S55°55'51"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°15'09"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°44'51"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°15'09"E
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°44'51"E
C9	39.27'	25.00'	25.00'	90°00'00"	35.36'	N74°15'09"E
C10	10.43'	15.00'	5.44'	39°51'13"	10.22'	S9°19'33"W
C11	148.10'	50.00'	555.18'	169°42'26"	99.60'	S74°15'09"W
C12	10.43'	15.00'	5.44'	39°51'13"	10.22'	N40°49'14"W
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°15'09"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"W
C15	21.02'	125.00'	10.53'	9°37'59"	20.99'	N55°55'51"W



OPEN SPACE, COMMON AREA, DRAINAGE,
SEWER, WATER, ELECTRIC, GAS,
TELEPHONE AND CABLE TV EASEMENT.
(0.2314 OF AN ACRE)

(FLORA MEADOWS UNIT 1,
VOLUME 20003, PAGES 929-936 P.R.)
LOT 901
BLOCK 15
C.B. 5087

AREA BEING REPLATTED THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION
SCALE: 1" = 100'

0.2314 OF AN ACRE BEING REPLATTED IS OPEN SPACE, COMMON AREA, AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT, CALLED LOT 901, BLOCK 15, PLATTED IN FLORA MEADOWS UNIT 1 WHICH IS RECORDED IN VOLUME 20003, PAGES 929-936 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FLORA MEADOWS UNIT 1 WHICH IS RECORDED IN VOLUME 20003, PAGES 929-936, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF () HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

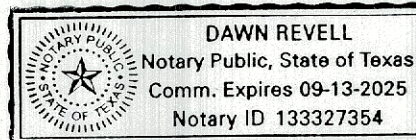
AUTHORIZED AGENT: RICHARD MOTT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6200

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF April 2024

DAWN REVELL
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

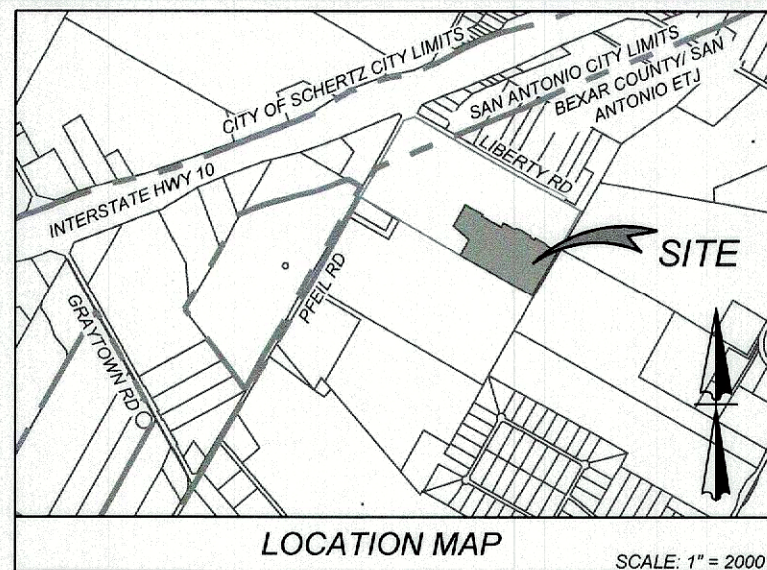
MY COMMISSION EXPIRES 09-13-2025



RESIDENTIAL LOTS = 122

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 1 OF 3



CPS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

OWNER:
AG EHC II (LEN) MULTI STATE 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
8585 E. HARTFORD, SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (602) 418-0443

STATE OF ARIZONA
COUNTY OF MARICOPA

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

EXECUTED THIS 4 DAY OF April 2024

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

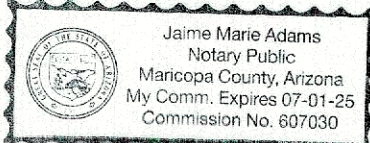
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE

BY: Wendy Stoeckel
WENDY STOECKEL, AUTHORIZED REPRESENTATIVE

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF April 2024, BY WENDY STOECKEL, THE AUTHORIZED REPRESENTATIVE OF ESSENTIAL HOUSING



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

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:

8 APRIL 2024
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SURVEYOR NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.

WASTEWATER EDCU 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.

EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

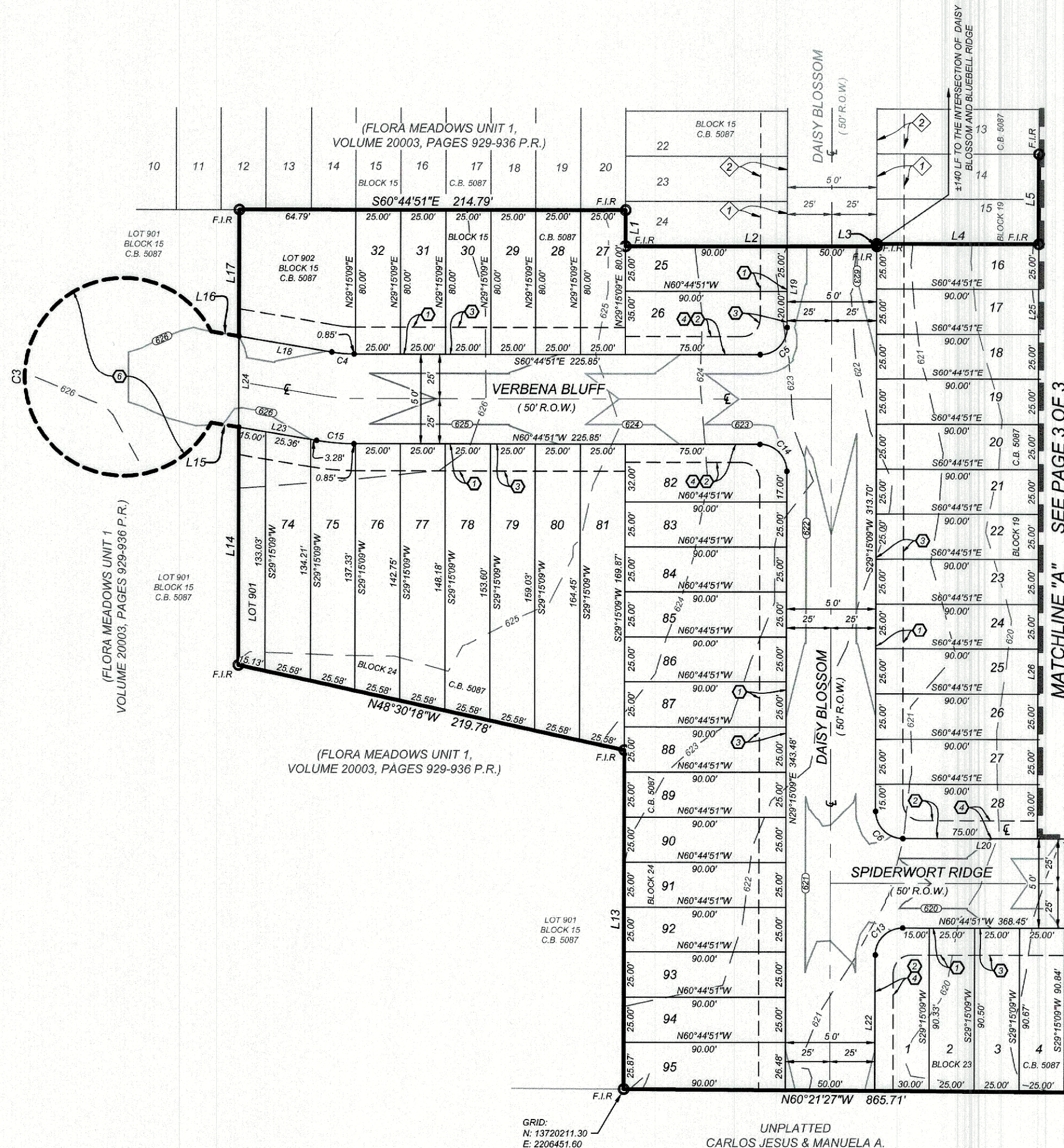
KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SEWER, DRAINAGE & LANDSCAPE EASEMENT (2.333 ACRE PERMEABLE)
- OFF-LOT 55' RADIUS ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & TURNOVER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.2314 OF AN ACRE PERMEABLE)

- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 15' BUILDING SET BACK LINE (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 30' SANITARY SEWER EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 28' ELECTRIC EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 1.445 ACRE VARIABLE WIDTH PERMANENT ELECTRIC AND GAS LINES EASEMENT (DOCUMENT NUMBER 20210207710 O.P.R.)

LEGEND:

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- E. G. T. V. E. = PROPOSED ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FOOTAGE
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE OF ROAD



PLAT NUMBER 22-11800397

REPLAT & SUBDIVISION PLAT ESTABLISHING
FLORA MEADOWS UNIT 2

BEING A 11.89 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, AND BEING ALL OF THAT CALLED 39.56 ACRE TRACT OF LAND (PARCEL FOUR) AS CONVEYED TO BRYCAP FARM PROPERTIES, LLC, AND RECORDED ON APRIL 1, 2009 AT VOLUME 13921, PAGE 157 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.).

SCALE: 1" = 60'

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



Engineering & Design

www.colliersengineering.com

DATE OF PREPARATION: March 13, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

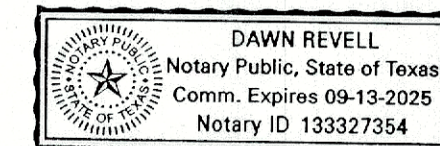
AUTHORIZED AGENT: RICHARD MOTT, P.E.
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78218
PHONE: (210) 403-6200

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 8th DAY OF April A.D. 2024
Dawn Revell
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 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

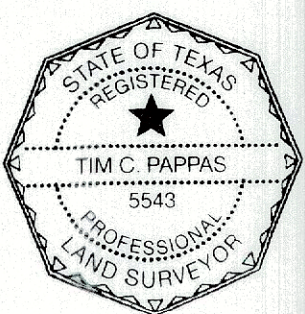
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF FLORA MEADOWS UNIT 2 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

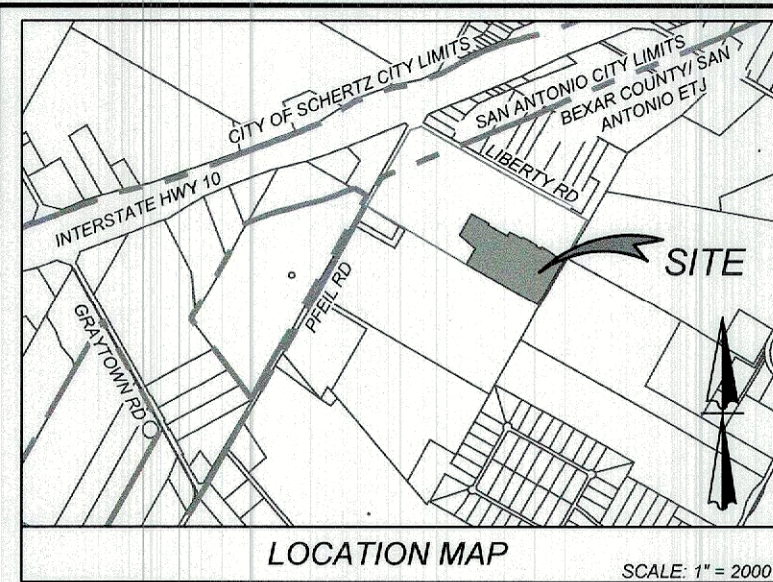


RESIDENTIAL LOTS = 122

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 2 OF 3



CPS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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 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, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY 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.
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LEGEND:

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KRW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FOOTAGE
- 97.2--- = PROPOSED CONTOURS
- - -97.0 - - - = EXISTING MAJOR CONTOURS
- - -97.0 - - - = EXISTING MINOR CONTOURS
- = PROPOSED EASEMENT
- = EXISTING EASEMENT
- = CENTERLINE OF ROAD

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

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:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SURVEYOR NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
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- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDITION 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.

EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SEWER, DRAINAGE & LANDSCAPE EASEMENT (2,333 ACRE PERMEABLE)
- OFF-LOT 55' RADIUS ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.2314 OF AN ACRE PERMEABLE)
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- 30' SANITARY SEWER EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 28' ELECTRIC EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (FLORA MEADOWS UNIT 1 VOLUME 20003, PAGES 929-936 P.R.)
- 1.445 ACRE VARIABLE WIDTH PERMANENT ELECTRIC AND GAS LINES EASEMENT (0.2314 OF AN ACRE PERMEABLE)



Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607330

OWNER:
AG EHC II (LEN) MULTI STATE 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
8885 E. HARTFORD, SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (602) 418-0443

STATE OF ARIZONA
COUNTY OF MARICOPA

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

EXECUTED THIS 4 DAY OF April 2024

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

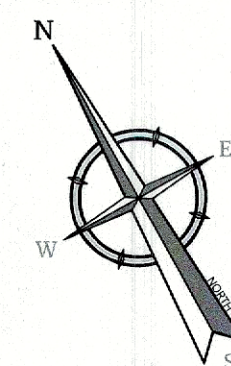
GIVEN UNDER MY HAND AND SEAL OF OFFICE

BY: Wendy Stoeckel
WENDY STOECKEL, AUTHORIZED REPRESENTATIVE

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF April 2024 BY WENDY STOECKEL, THE AUTHORIZED REPRESENTATIVE OF ESSENTIAL HOUSING

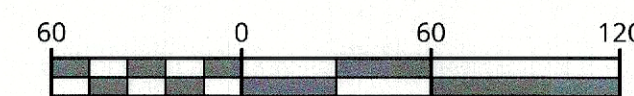
Jaime Marie Adams



PLAT NUMBER 22-11800397

REPLAT & SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 2

BEING A 11.89 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, AND BEING ALL OF THAT CALLED 39.56 ACRE TRACT OF LAND (PARCEL FOUR) AS CONVEYED TO BRYCAP FARM PROPERTIES, LLC, AND RECORDED ON APRIL 1, 2009 AT VOLUME 13921, PAGE 157 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)



SCALE: 1" = 60'

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



Engineering
& Design

SAN ANTONIO

3421 Paesanos

Parkway

San Antonio, TX 78231

Phone: 210.979.8444

COLLIERS ENGINEERING & DESIGN, INC.

TBE Form: F-14909 TSPS Form: 10194550

www.colliersengineering.com

DATE OF PREPARATION: March 13, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

AUTHORIZED AGENT: RICHARD MOTT, P.E.
LEWIS HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-8200

STATE OF TEXAS
COUNTY OF BEXAR

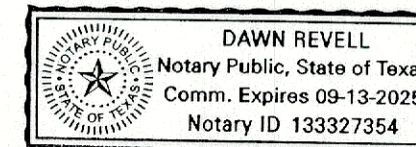
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 8th DAY OF April A.D. 2024

DAWN REVELL

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 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

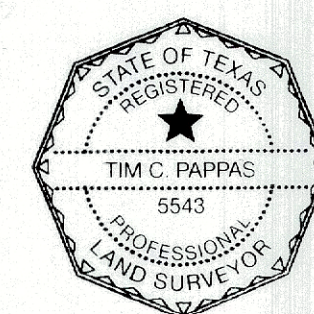
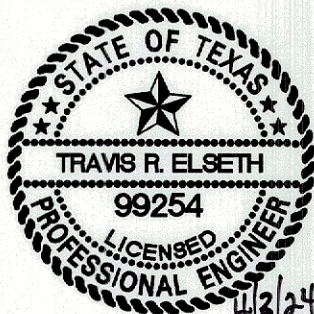
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF FLORA MEADOWS UNIT 2 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



RESIDENTIAL LOTS = 122

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 3 OF 3