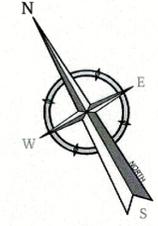


REPLAT & SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 2

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, L.L.C. AND RECORDED ON APRIL 1, 2009 AT VOLUME 13921, PAGE 157 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.).

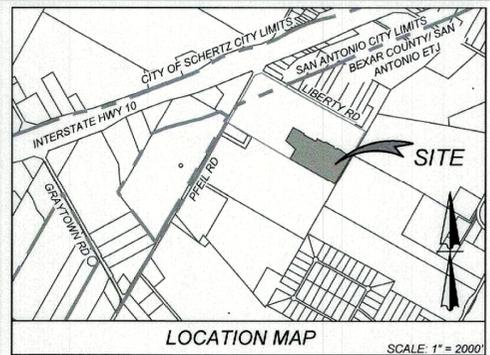


SCALE: 1" = 100' Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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

www.colliersengineering.com

DATE OF PREPARATION: March 13, 2024



SURVEYOR NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED 'SURVEYOR'S NAME' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE...

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 DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES...

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...

CPS/COSA UTILITY NOTES: 1. 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'...

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...

CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) 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.

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, WALL, 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 09/29/2010 AND 48029C0455G, DATED 09/29/2010. 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

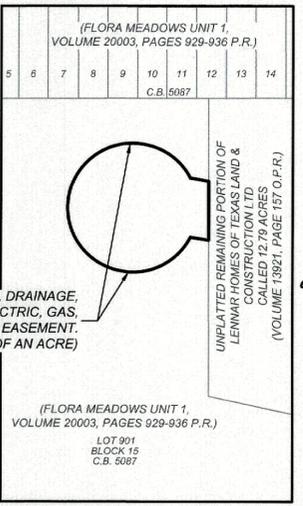
STATE OF TEXAS COUNTY OF BEXAR

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

Table with 3 columns: LINE, LENGTH, BEARING. Contains 20 rows of line data for the plat.

Table with 3 columns: LINE, LENGTH, BEARING. Contains 20 rows of line data for the plat.

Table with 10 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Contains 15 rows of curve data for the plat.



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.

OWNER: AG EHC II (LEN) MULTI STATE 1, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY 8585 E. HARTFORD, SUITE 119 SCOTTSDALE, ARIZONA 85285 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, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

Jan Min Alvar

Jaime Marie Adams Notary Public Maricopa County, Arizona My Comm. Expires 01-31-25 Commission No. 607030

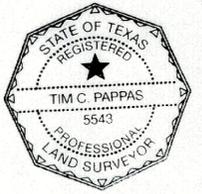
STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FLORA MEADOWS UNIT 1 WHICH IS RECORDED IN VOLUME 20003, PAGES 929-936, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF () HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED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

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



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, L.L.C. AND RECORDED ON APRIL 1, 2008 AT VOLUME 13921, PAGE 157 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)

OWNER: AG EHC II (LEN) MULTI STATE 1, L.L.C. 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, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

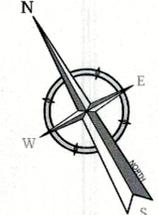
GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

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



SCALE: 1" = 60'

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

SAN ANTONIO 3421 Paesanos Parkway San Antonio, TX 78231 Phone: 210.979.8444 COLLIERS ENGINEERING & DESIGN, INC. TBE Form# F-14993 TRP'S Form# 10194550

www.colliersengineering.com

DATE OF PREPARATION: March 13, 2024

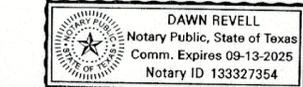
STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, 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, 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, TEXAS 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.

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

COUNTY JUDGE, BEXAR COUNTY, TX _____

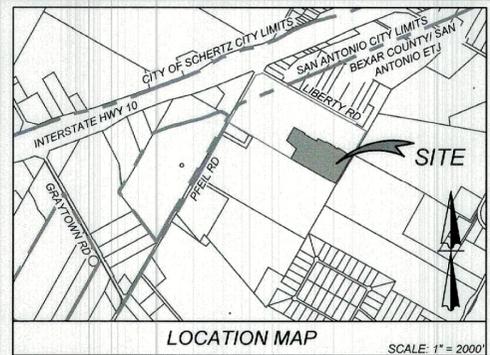
COUNTY CLERK, BEXAR COUNTY, TEXAS _____

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

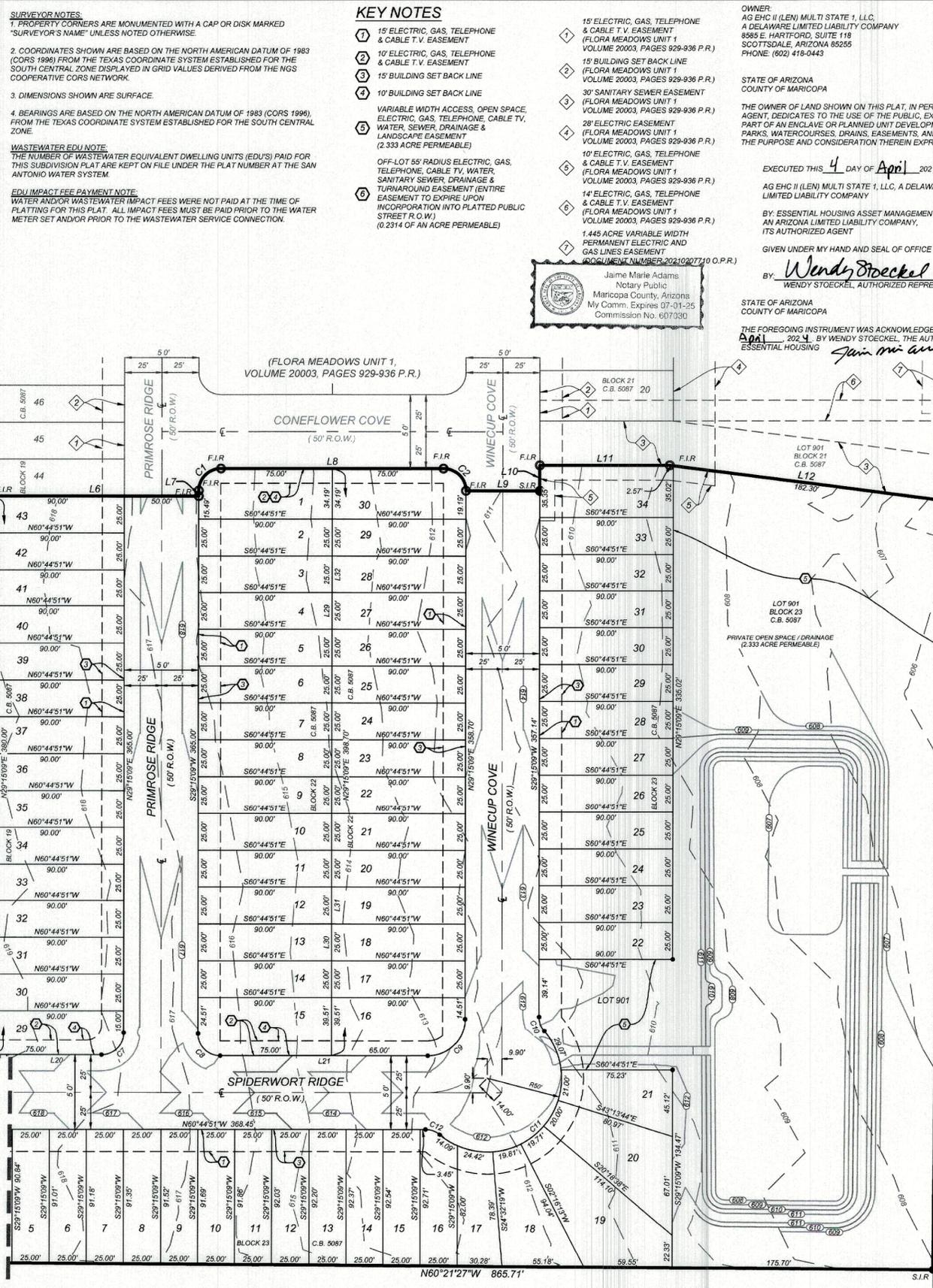


WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. EDU IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

- 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, 072 = PROPOSED CONTOURS, -970 = EXISTING MAJOR CONTOURS, - = 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: 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



UNPLATTED CARLOS JESUS & MANUELA A. 49.020 ACRES (VOLUME 10595, PAGE 351 O.P.R.)

RESIDENTIAL LOTS = 122

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

