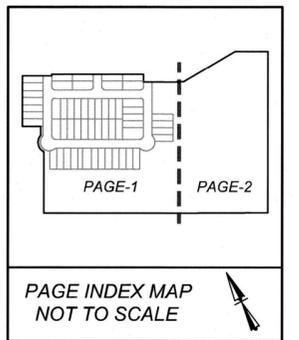


DEDICATION OF THE WATER MAINS:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN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

- CPS/COSEA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENFORCEMENT 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, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY 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.

- LEGEND:**
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - CL = CENTERLINE
 - LF = LINEAR FEET
 - ★ = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
 - 100 — = EXISTING CONTOURS
 - (100) = PROPOSED CONTOURS
 - FFE = 527.6 = MINIMUM FINISHED FLOOR ELEVATION
 - = 1% AC ULTIMATE FLOODPLAIN
 - = FEMA 100 YR FLOODPLAIN
 - ▲ = POINT OF INFLECTION NODE TO SHOW LIMITS OF LINES AND CURVES



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
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 18).
 - ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 - CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

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.

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

- KEY NOTES:**
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 15' BUILDING SET BACK LINE
 - 14' BUILDING SET BACK LINE
 - 25' PUBLIC DRAINAGE EASEMENT (0.0689 ACRE PERMEABLE)
 - OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0471 ACRE PERMEABLE)
 - VARIABLE WIDTH PUBLIC DRAINAGE & ACCESS EASEMENT (16.50 ACRES PERMEABLE)
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (ROSE VALLEY PHASE 3A, PLAT NUMBER 22-11800448)
 - 15' BUILDING SETBACK LINE (ROSE VALLEY PHASE 3A, PLAT NUMBER 22-11800448)
 - VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (ROSE VALLEY PHASE 2A, VOLUME 20003 PAGES 961-967 P.R.)
 - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ROSE VALLEY PHASE 1B, (VOLUME 20003 PAGES 1278-1279 P.R.)
 - 30' SANITARY SEWER EASEMENT (ROSE VALLEY PHASE 1A) (VOLUME 20003 PAGES 149-152 P.R.)
 - 20' SANITARY SEWER EASEMENT (VOLUME 13676, PAGE 246 O.P.R.)
 - OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ROSE VALLEY PHASE 2B, PLAT NUMBER 22-11800749)
 - VARIABLE WIDTH OPEN SPACE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT (ROSE VALLEY PHASE 2B, PLAT NUMBER 22-11800749)

OWNER:
AG EHC II (LEN) MULTI STATE 2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
888 E. HARTFORD, SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (602) 418-0443

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

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 HEREOF SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 10 DAY OF November 2024

AG EHC II (LEN) MULTI STATE 2, 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: Steven S. Benson
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA
COUNTY OF MARICOPA

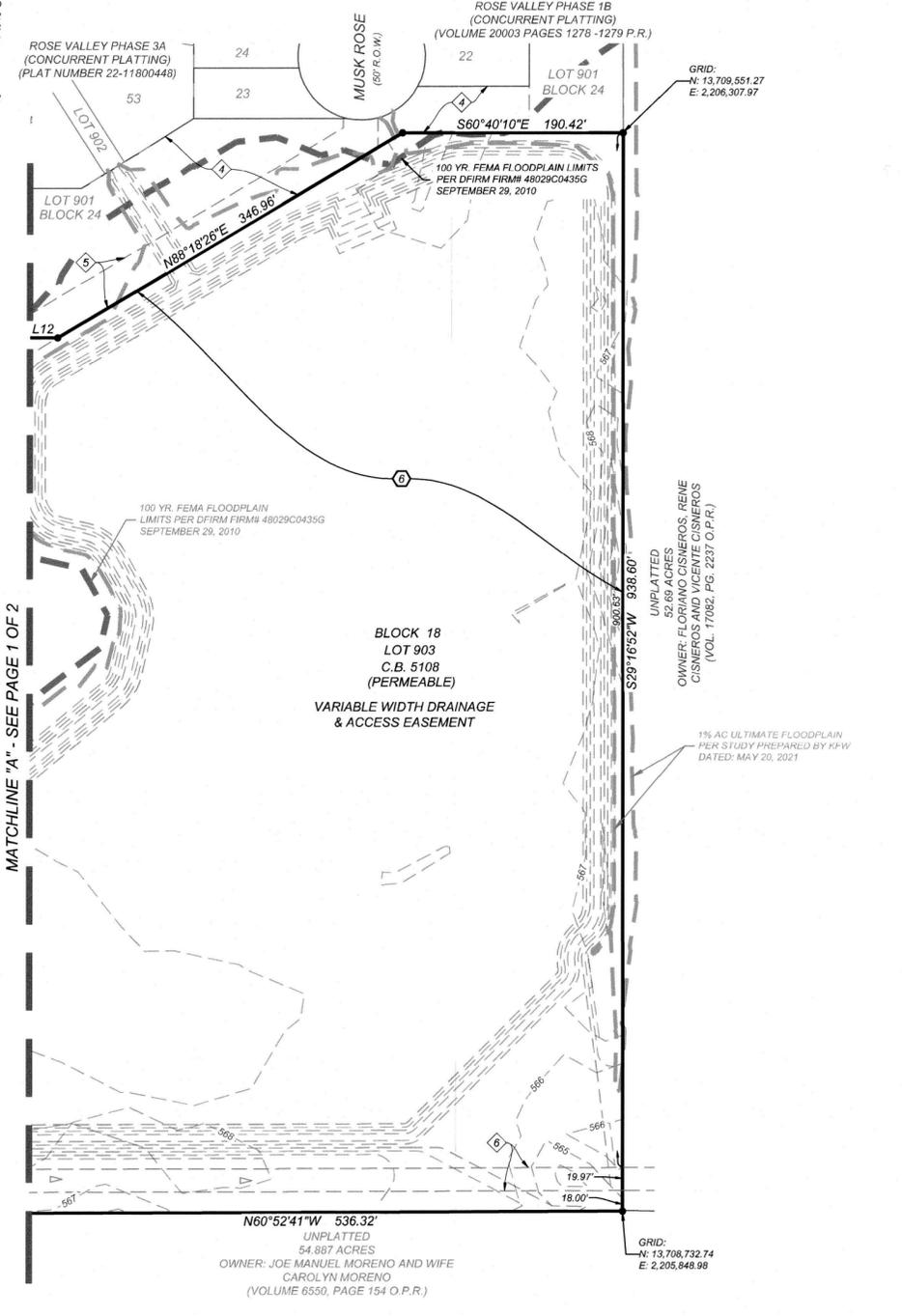
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF November, 2024 BY STEVEN S. BENSON, THE AUTHORIZED REPRESENTATIVE OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

Jaime Marie Adams
NOTARY PUBLIC

RESIDENTIAL LOTS = 56

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L10	10.35'	N29°19'50"E	L11	40.00'	S60°40'10"E
L2	44.99'	S29°19'50"W	L12	58.57'	N60°47'34"W
L3	50.30'	N29°19'50"E			
L4	66.49'	S29°19'50"W			
L5	76.84'	N29°19'50"E			
L6	76.84'	S29°19'50"W			
L7	15.30'	S29°19'50"W			
L8	14.00'	S60°40'10"E			
L9	40.00'	S29°19'50"W			

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	114.12'	64.00'	79.27'	102°09'51"	99.59'	N18°25'32"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C8	10.70'	15.00'	5.59'	40°52'57"	10.48'	S8°53'21"W
C9	152.89'	51.00'	708.46'	171°45'54"	101.74'	N74°19'50"E
C10	10.70'	15.00'	5.59'	40°52'57"	10.48'	N40°13'41"W
C11	39.27'	25.00'	25.00'	90°00'00"	35.36'	S74°19'50"W
C12	39.27'	25.00'	25.00'	90°00'00"	35.36'	N15°40'10"W
C13	10.70'	15.00'	5.59'	40°52'57"	10.48'	N81°06'39"W
C14	152.89'	51.00'	708.46'	171°45'54"	101.74'	N15°40'10"W
C15	10.70'	15.00'	5.59'	40°52'57"	10.48'	N49°48'19"E



MATCHLINE "A" - SEE PAGE 1 OF 2

N60°52'41"W 536.32'

UNPLATTED
54.887 ACRES
OWNER: JOE MANUEL MORENO AND WIFE
CAROLYN MORENO
(VOLUME 6550, PAGE 154 O.P.R.)

GRID:
N: 13,708,732.74
E: 2,205,848.98



SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBP# FIRM#: F-14999 TPL# FIRM#: 10194590
www.colliersengineering.com

Engineering & Design

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
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 10th DAY OF November A.D. 2024
Sam Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES 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 ROSE VALLEY PHASE 3B 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

