

SUBDIVISION PLAT
ESTABLISHING
LADERA HILLS-PHASE IV

BEING A TOTAL OF 2,722 ACRE TRACT OF LAND, COMPRISED OF A PORTION OF THE 158,270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, AND A PORTION OF THE 942,966 ACRE TRACT OF LAND RECORDED IN VOLUME 14342, PAGE 1814, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: October 1, 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.

OWNER: JEN HOLDCO 24, LLC
A DELAWARE LIMITED LIABILITY COMPANY
680 FIFTH AVENUE, 25TH FLOOR
NEW YORK, NY 10019

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ITS AGENT, UNDER LIMITED POWER OF ATTORNEY
DATED EFFECTIVE AUGUST 30, 2023

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY

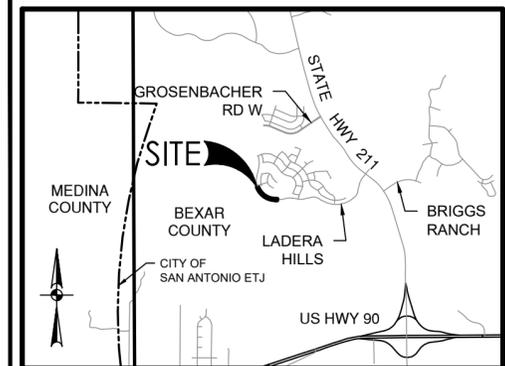
OWNER: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: NAME: RICHARD MOTT
TITLE: AUTHORIZED AGENT, AS ATTORNEY-IN-FACT

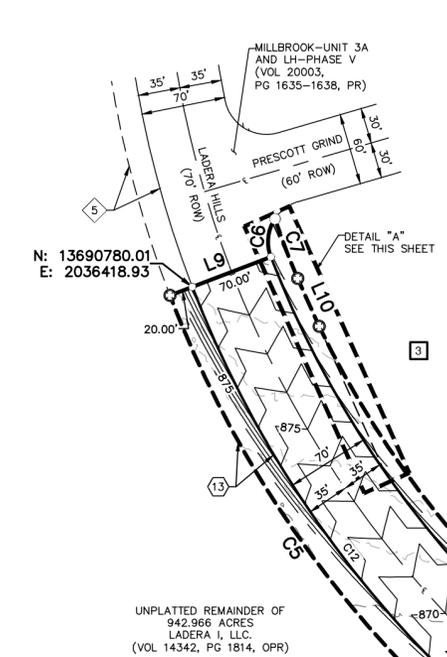
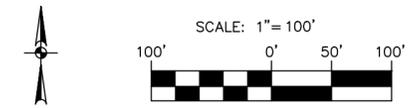
STATE OF TEXAS
COUNTY OF BEXAR

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 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE



CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED 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", "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 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 INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, 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 ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

LEGEND

- | | | | |
|--------|---|--------|--|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| DOC | DOCUMENT | ROW | RIGHT-OF-WAY VOLUME |
| GETCTV | GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION | 1/2" | SET 1/2" IRON ROD (PD) |
| NO | NUMBER | 1/2" | SET 1/2" IRON ROD (PD)-ROW |
| PG | PAGE(S) | ○ | EASEMENT POINT OF INTERSECTION |
| PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS | — 1140 | EXISTING CONTOURS |
| — 1140 | EXISTING CONTOURS | — 1140 | PROPOSED CONTOURS |
| — 1140 | PROPOSED CONTOURS | — 1140 | CENTERLINE |
| ① | 14' GETCTV EASEMENT (TOTAL: 0.580 OF AN ACRE "OFF-LOT", PERMEABLE) | ③ | 20'X60' GETCTV, DRAINAGE WATER, SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735) (CONCURRENT PLAT) |
| ② | VARIABLE WIDTH CLEAR VISION EASEMENT (TOTAL: 0.054 OF AN ACRE "OFF-LOT", PERMEABLE) | ④ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735) (CONCURRENT PLAT) |
| ③ | 36' PUBLIC DRAINAGE EASEMENT (TOTAL: 0.027 OF AN ACRE "OFF-LOT", PERMEABLE) | ⑤ | VARIABLE WIDTH WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.035 OF AN ACRE "OFF-LOT", PERMEABLE) |
| ④ | 81'X19' GETCTV, DRAINAGE, WATER, SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.213 OF AN ACRE "OFF-LOT", PERMEABLE) | ⑥ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735) (CONCURRENT PLAT) |
| ⑤ | 20' WATER EASEMENT (TOTAL: 0.213 OF AN ACRE "OFF-LOT", PERMEABLE) | ⑦ | VARIABLE WIDTH CLEAR VISION EASEMENT (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735) (CONCURRENT PLAT) |
| ⑥ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735) (CONCURRENT PLAT) | ⑧ | UNPLATTED REMAINDER OF 942.966 ACRES LADERA I, LLC (VOL. 14342, PG 1814, OPR) |
| ⑦ | VARIABLE WIDTH CLEAR VISION EASEMENT (LADERA HILLS- PHASE III) (PLAT NO. 22-11800735) (CONCURRENT PLAT) | ⑨ | LADERA HILLS 70' ROW (VOL. 20003, PG 1635-1638, PR) |
| ⑧ | UNPLATTED REMAINDER OF 158.270 ACRE JEN HOLDCO 24, LLC (DOC NO. 20240031946, OPR) | ⑩ | UNPLATTED REMAINDER OF 158.270 ACRE JEN HOLDCO 24, LLC (DOC NO. 20240031946, OPR) |
| ⑨ | LADERA HILLS 70' ROW (VOL. 20003, PG 1635-1638, PR) | ⑪ | LADERA HILLS 70' ROW (VOL. 20003, PG 1635-1638, PR) |
| ⑩ | UNPLATTED REMAINDER OF 158.270 ACRE JEN HOLDCO 24, LLC (DOC NO. 20240031946, OPR) | ⑫ | LADERA HILLS 70' ROW (VOL. 20003, PG 1635-1638, PR) |
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TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800410) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SAWS DEDICATION:

THE OWNER 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.

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.

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 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.

SAWS WASTEWATER EDU:

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 HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION:

CLEAR VISION AREAS 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.

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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THIRD JUDICIAL DISTRICT

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STATE OF ALASKA
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN U.S. SURVEY FEET IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

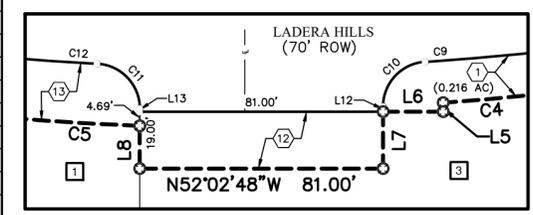
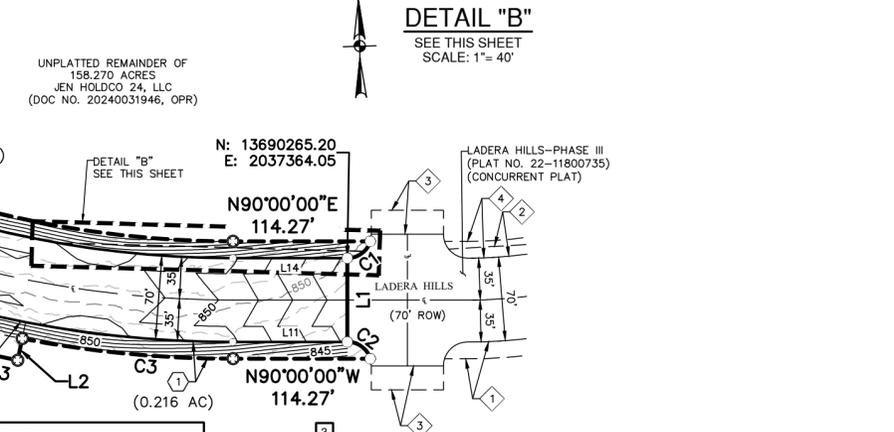
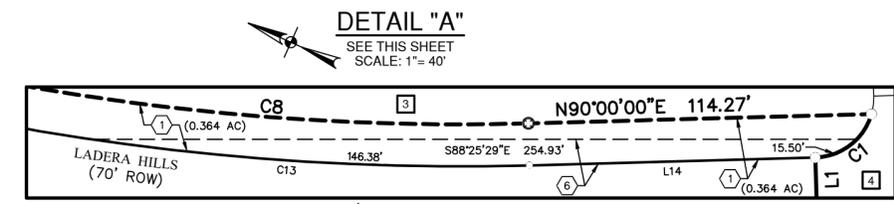
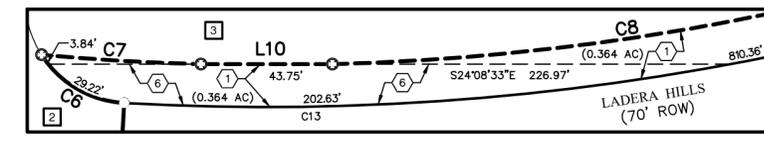
STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

LINE #	BEARING	LENGTH
L1	S0°00'00"E	70.00'
L2	S12°03'18"W	18.43'
L3	N77°56'42"W	36.00'
L4	N12°03'18"E	18.43'
L5	S37°57'11"W	3.01'
L6	N52°02'49"W	20.00'
L7	S37°57'11"W	19.00'
L8	N37°57'11"E	14.31'
L9	N69°05'42"E	90.00'
L10	S24°08'33"E	43.75'
L11	N90°00'00"W	95.19'
L12	S37°57'11"W	1.66'
L13	N37°57'11"E	1.00'
L14	N90°00'00"E	95.19'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	72°32'33"	S53°43'44"W	23.66'	25.32'
C2	20.00'	72°32'33"	S53°43'44"E	23.66'	25.32'
C3	924.00'	10°56'19"	N84°31'50"W	176.14'	176.41'
C4	924.00'	20°41'09"	N66°29'09"W	331.79'	333.60'
C5	930.00'	28°59'07"	N35°23'51"W	465.47'	470.48'
C6	35.00'	54°07'13"	N6°09'19"E	31.84'	33.06'
C7	826.00'	3°41'15"	S20°46'52"E	53.15'	53.16'
C8	826.00'	64°20'24"	S57°49'48"E	879.58'	927.55'
C9	910.00'	34°01'19"	N72°54'51"W	534.73'	542.74'
C10	15.00'	86°13'08"	S81°03'45"W	20.50'	22.57'
C11	15.00'	86°54'05"	N5°29'51"W	20.63'	22.75'
C12	910.00'	28°02'36"	N34°55'36"W	440.97'	445.40'
C13	840.00'	69°05'42"	S55°27'09"E	952.71'	1012.99'



DETAIL "C"
SEE THIS SHEET
SCALE: 1" = 40'