

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC#	DOCUMENT NUMBER	REPT	REPETITIVE BEARING
OPR	OFFICIAL PUBLIC RECORDS	AND/OR DISTANCE	
	(OFFICIAL PUBLIC RECORDS	GETCTV	GAS, ELECTRIC, TELEPHONE,
	OF REAL PROPERTY) OF	AND CABLE TV	
	BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
LF	LINEAR FEET		
INT	INTERSECTION		
ESMT	EASEMENT		
DPR	DEED AND PLAT RECORDS		
DR	DEED RECORDS OF BEXAR		
	COUNTY		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR)		
---	FLOODPLAIN (DFIRM PANEL #48029C0615G)		
---	100 YR CLOMR FLOODPLAIN		
---	CENTERLINE		
3	10' GETCTV ESMT	24	25' SANITARY SEWER ESMT TO
4	(0.882 AC TOTAL OFF-LOT)		EXPIRE UPON INCORPORATION
5	5' GETCTV ESMT		INTO FUTURE PLAT
6	1' VEHICULAR NON-ACCESS	25	16' WATER EASEMENT
7	ESMT (NOT-TO-SCALE)		
8	VAR WID CLEAR VISION ESMT	26	16' DRAINAGE EASEMENT
9	VAR WID DRAINAGE ESMT		
10	(1.057 AC TOTAL)		
11	15' BUILDING SETBACK	1	ROW ESMT
12	10' GETCTV ESMT AND BUILDING		JUDGEMENT CASE
13	SETBACK LINE		NO. 2002ED0022 PC1
14	50'X50' MAINTENANCE ACCESS,	2	(VOL 9409, PG 1205 OPR)
15	SANITARY SEWER, WATER,	3	(VOL 9428, PG 2015 OPR)
16	ELECTRIC, GAS, TELEPHONE,	4	16' SANITARY SEWER ESMT
17	CABLE TELEVISION, AND PUBLIC	5	(VOL 20003, PG 884-889 PR)
18	DRAINAGE ESMT TO EXPIRE UPON	6	15' BUILDING SETBACK
19	INCORPORATION INTO FUTURE	7	(VOL 20003, PG 884-889 PR)
20	PLATTED PUBLIC STREET ROW	8	13' PRIVATE DRAINAGE ESMT
21	(0.114 AC TOTAL OFF-LOT)	9	(VOL 20003, PG 884-889 PR)
22	28' GETCTV ESMT	10	VAR WID GETCTV ESMT
23	VAR WID MAINTENANCE ACCESS,	11	(VOL 20003, PG 884-889 PR)
24	SANITARY SEWER, WATER,	12	VAR WID ROW DEDICATION
25	ELECTRIC, GAS, TELEPHONE,	13	(VOL 20003, PG 884-889 PR)
26	CABLE TELEVISION, AND PUBLIC	14	15' BUILDING SETBACK
27	DRAINAGE ESMT TO EXPIRE UPON	15	(NOT-TO-SCALE)
28	INCORPORATION INTO FUTURE	16	25' SANITARY SEWER ESMT
29	PLATTED PUBLIC STREET ROW	17	(VOL 20003, PG 884-889 PR)
30	(0.125 AC TOTAL OFF-LOT)	18	14' GETCTV ESMT
31	16' SANITARY SEWER ESMT TO	19	(VOL 20003, PG 884-889 PR)
32	EXPIRE UPON INCORPORATION	20	30' SANITARY SEWER ESMT
33	INTO FUTURE PLAT	21	(VOL 20003, PG 884-889 PR)
34	(0.301 AC TOTAL OFF-LOT)	22	VAR WID SANITARY SEWER ESMT
35	24' SANITARY SEWER ESMT	23	ENTIRE ESMT TO EXPIRE UPON
36	(0.012 AC TOTAL OFF-LOT)	24	INCORPORATION INTO PLATTED
37	VAR WID DRAINAGE ESMT TO	25	PUBLIC STREET ROW
38	EXPIRE UPON INCORPORATION	26	(VOL 20003, PG 884-889 PR)
39	INTO FUTURE PLAT	27	UNPLATTED
40	(0.637 AC TOTAL OFF-LOT)	28	A REMAINING PORTION OF
41	60'X50' MAINTENANCE ACCESS,	29	289.64 ACRES
42	SANITARY SEWER, WATER,	30	DAVIS MCCRARY PROPERTY TRUST
43	ELECTRIC, GAS, TELEPHONE,	31	(VOL 5429, PG 878 OPR)
44	CABLE TELEVISION, AND PUBLIC	32	DESCRIBED IN (VOL 3048, PG 708 OPR)
45	DRAINAGE ESMT TO EXPIRE UPON	33	UNPLATTED
46	INCORPORATION INTO FUTURE	34	27.540 ACRE
47	PLATTED PUBLIC STREET ROW	35	JOSE GARZA AND DAISY I. GARZA
48	(0.138 AC TOTAL OFF-LOT)	36	(VOL 9969, PG 744 OPR)
49	50' ACCESS ESMT TO EXPIRE	37	STONE GARDEN-UNIT 1
50	UPON INCORPORATION INTO	38	(VOL 20003, PG 884-889 PR)
51	FUTURE PLAT	39	PALM PARK
52	(3.316 AC TOTAL OFF-LOT)	40	(VOL 3975, PG 57 DPR)
53	VAR WID DRAINAGE ESMT TO	41	UNPLATTED
54	EXPIRE UPON INCORPORATION	42	A REMAINING PORTION OF
55	INTO FUTURE PLAT	43	240.10 ACRES
56	(9.780 AC TOTAL OFF-LOT)	44	DAVIS MCCRARY PROPERTY TRUST
57	25' SANITARY SEWER ESMT	45	(VOL 5429, PG 878 OPR)
58	(0.119 AC TOTAL OFF-LOT)	46	DESCRIBED IN (VOL 3048, PG 708 OPR)
59	VAR WID GETCTV ESMT		

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

3-22-24
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

6	LOT 902 BLOCK 177 CB 4007	11	UNPLATTED
7	OPEN SPACE	12	A REMAINING PORTION OF
8	3.122 ACRES PERMEABLE	13	54.773 ACRES
9	LOT 905 BLOCK 179 CB 4007	14	AG EHC II (LEN) MULTI STATE 4, LLC
10	OPEN SPACE	15	C/O ESSENTIAL HOUSING ASSET
	0.082 ACRES PERMEABLE	16	MANAGEMENT
	LENNAR HOMES OF TEXAS	17	(DOC# 20240033741 OPR)
	LAND AND CONSTRUCTION, LTD	18	UNPLATTED
	(DOC# 20240061939 OPR)	19	A REMAINING PORTION OF
	LOT 906 BLOCK 179 CB 4007	20	22.136 ACRES
	OPEN SPACE	21	AG EHC II (LEN) MULTI STATE 4, LLC
	12.688 ACRES PERMEABLE	22	C/O ESSENTIAL HOUSING ASSET
	LOT 901 BLOCK 190 CB 4007	23	MANAGEMENT
	OPEN SPACE	24	(DOC# 20240033741 OPR)
	0.129 ACRES PERMEABLE	25	UNPLATTED
	LOT 901 BLOCK 191 CB 4007	26	A REMAINING PORTION OF
	OPEN SPACE	27	22.057 ACRES
	0.257 ACRES PERMEABLE	28	AG EHC II (LEN) MULTI STATE 4, LLC
		29	C/O ESSENTIAL HOUSING ASSET
		30	MANAGEMENT
		31	(DOC# 20240033741 OPR)

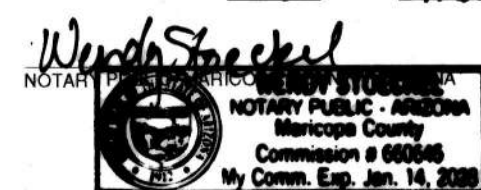
STATE OF ARIZONA
COUNTY OF MARICOPA

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.

OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, 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 22ND DAY OF March, A.D. 2024.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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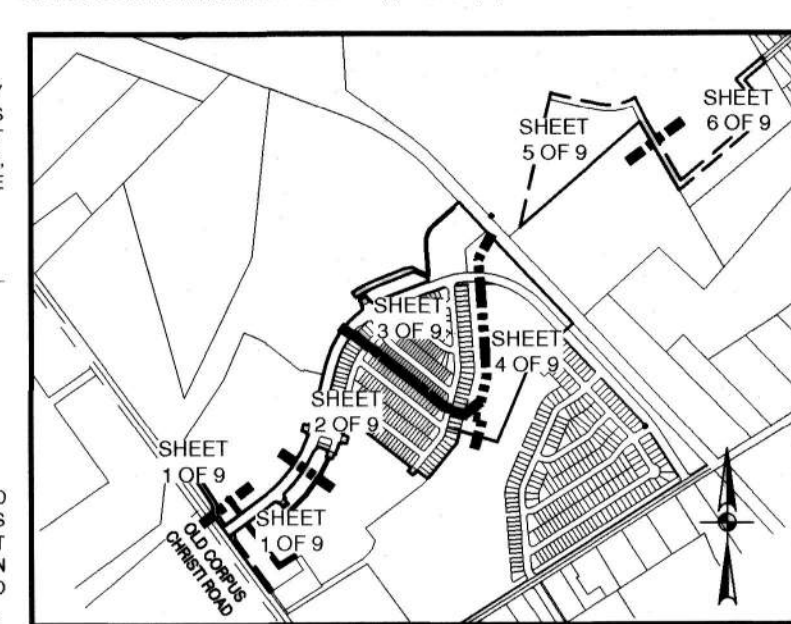
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE 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. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (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.



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STATE OF TEXAS
COUNTY OF TRAVIS

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 AND LOCATED ON PROPERTY OWNED BY IT AT THE TIME OF THE EXECUTION HEREOF FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAVIS MCCRARY PROPERTY TRUST
C/O MERRY ANN SOUTHWELL
4608 RIDGE OAK DRIVE
AUSTIN, TEXAS 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 22ND DAY OF March, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

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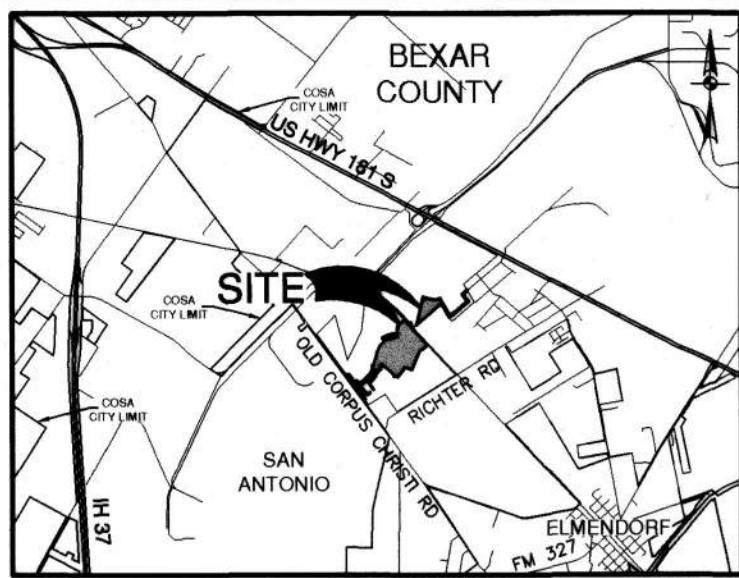
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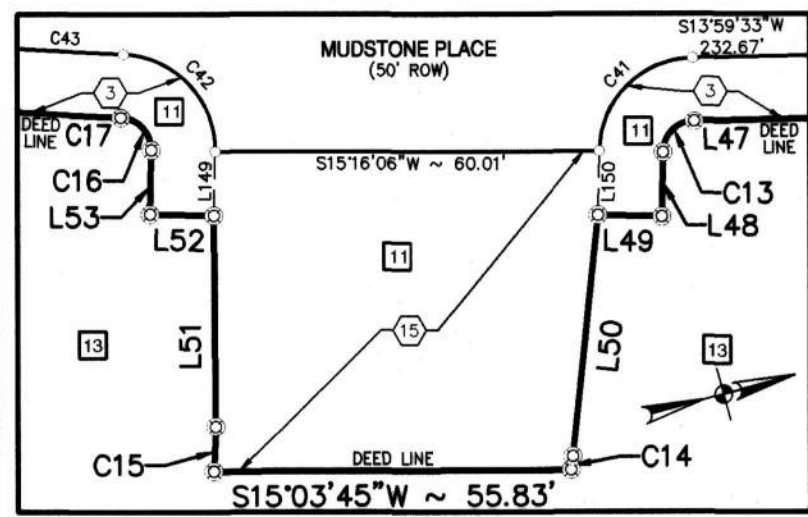
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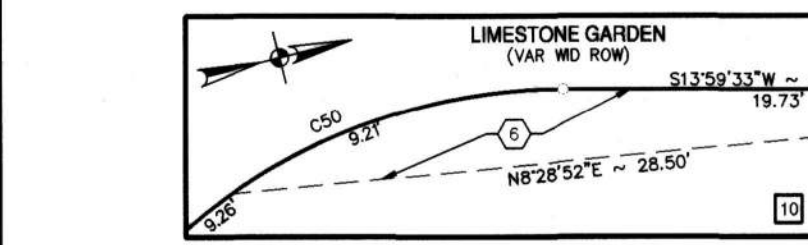
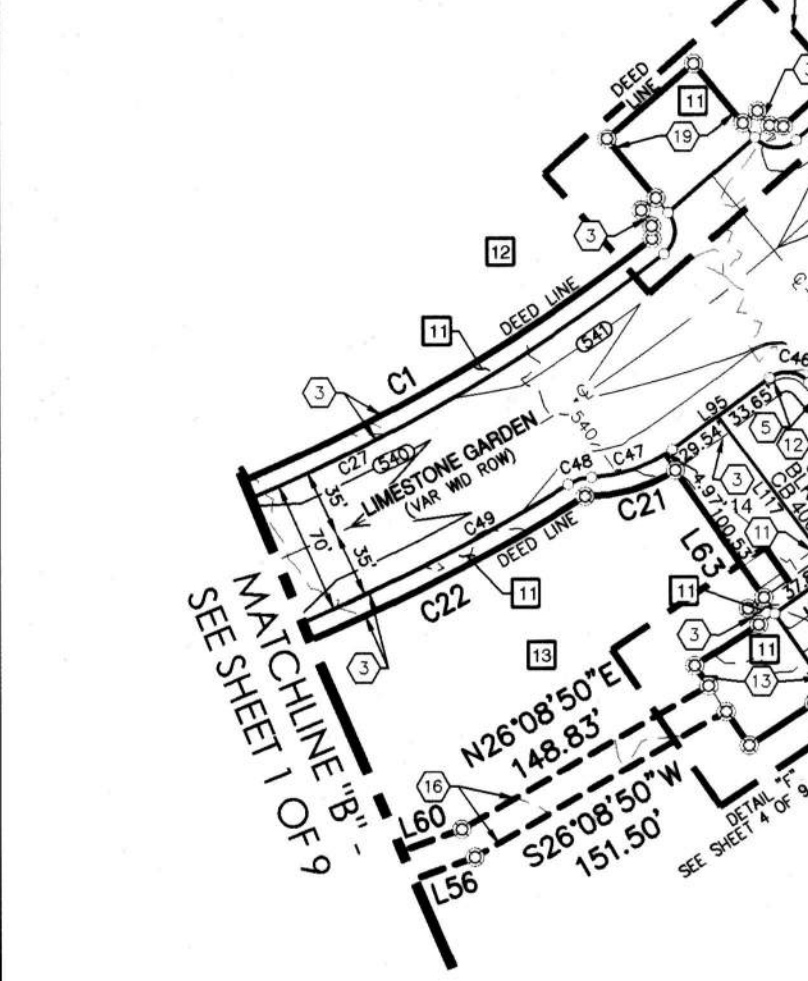
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



DETAIL "A"
SCALE: 1" = 30'
SEE THIS SHEET



DETAIL "B"
SCALE: 1" = 5'
CLEAR VISION EASEMENT
SEE THIS SHEET

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

3-22-24
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S. BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

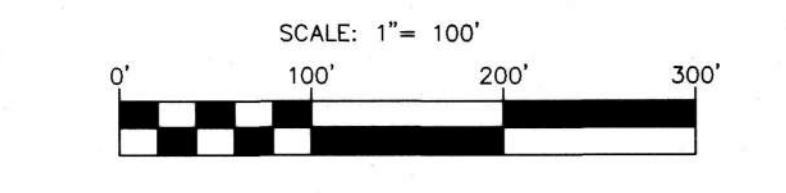
STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, 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 28th DAY OF March, A.D. 2024.

Wendy Strockel
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA
My Comm. Exp. Jan. 14, 2026

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.

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.



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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE 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 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (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.

STATE OF TEXAS
COUNTY OF TRAVIS

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/DEVELOPER: DAVIS MCCRARY PROPERTY TRUST
C/O MERRY ANN SOUTHWELL
4608 RIDGE OAK DRIVE
AUSTIN, TEXAS 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 28th DAY OF March, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

VANESSA KLUS
Notary Public, State of Texas
Comm. Expires 03-06-2026
Notary ID 131476286

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

VANESSA KLUS
Notary Public, State of Texas
Comm. Expires 03-06-2026
Notary ID 131476286

THIS PLAT OF STONE GARDEN - 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

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. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEETS 8-9 OF 9

SHEET 2 OF 9

PLAT-22-11800400

SUBDIVISION PLAT OF STONE GARDEN - UNIT 2

BEING A TOTAL OF 69.536 ACRE TRACT OF LAND, COMPRISED OF ALL OF A 54.773 ACRES, SAVE AND EXCEPT A 0.082 OF AN ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240061939, ALL OF AN 8.976 ACRE TRACT, A 0.512 ACRE OFFSITE EASEMENT LOCATED ON A 22.136 ACRE TRACT, AND 1.026 ACRE OFFSITE EASEMENT LOCATED ON A 22.057 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20240033741, 0.283 OF AN ACRE OUT OF A 72.017 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20220163212, A 3.328 ACRE OFFSITE EASEMENT LOCATED ON A 240.10 ACRE TRACT, AND 0.838 ACRE OFFSITE EASEMENT LOCATED ON A 289.64 ACRE TRACT, BOTH IN DEED RECORDED IN VOLUME 5429, PAGE 878, AND DESCRIBED IN VOLUME 3048, PAGE 708, AND A 0.082 OF AN ACRE TRACT RECORDED SAID DOCUMENT NUMBER 20240061939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

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

DATE OF PREPARATION: March 22, 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/DEVELOPER: LENNARD HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
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 RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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 28th DAY OF March, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

VANESSA KLUS
Notary Public, State of Texas
Comm. Expires 03-06-2026
Notary ID 131476286

THIS PLAT OF STONE GARDEN - 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

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. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

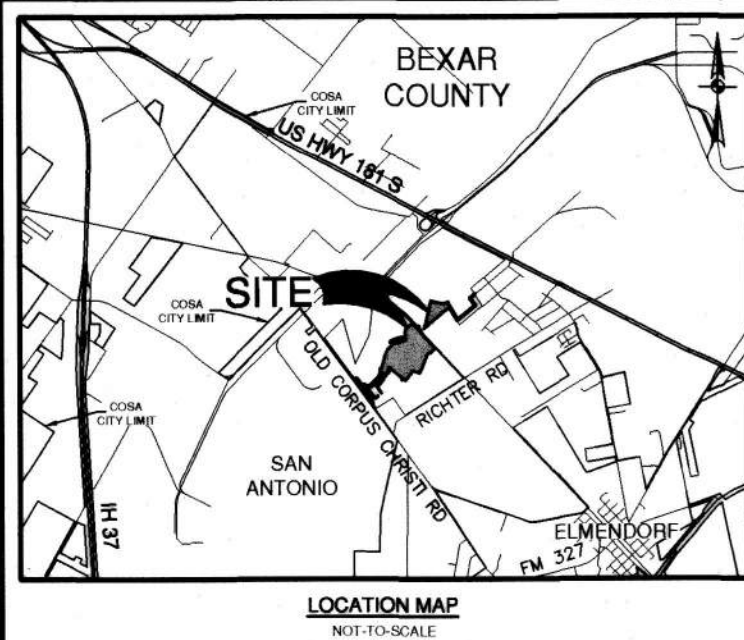
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEETS 8-9 OF 9

SHEET 2 OF 9





STATE OF TEXAS
COUNTY OF TRAVIS

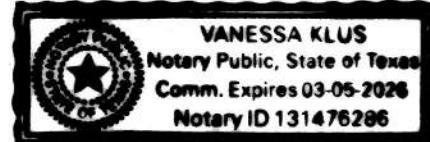
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Mary Ann Southwell
OWNER/DEVELOPER: DAVIS-MCCRAHY PROPERTY TRUST SEE KEYNOTE (3) 0.0014 AC
C/O MERRY ANN SOUTHWELL SEE KEYNOTE (17) 0.012 AC
4608 RIDGE OAK DRIVE SEE KEYNOTE (18) 0.637 AC
AUSTIN, TEXAS 78731 SEE KEYNOTE (20) 3.316 AC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL 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 24th DAY OF March, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



STATE OF ARIZONA
COUNTY OF MARICOPA

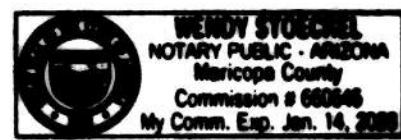
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Steven S. Benson
OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON 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 28th DAY OF March, A.D. 2024.

Wendy Stocchel
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Eric J. Snell
3-22-24
REGISTERED PROFESSIONAL LAND SURVEYOR

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 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, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

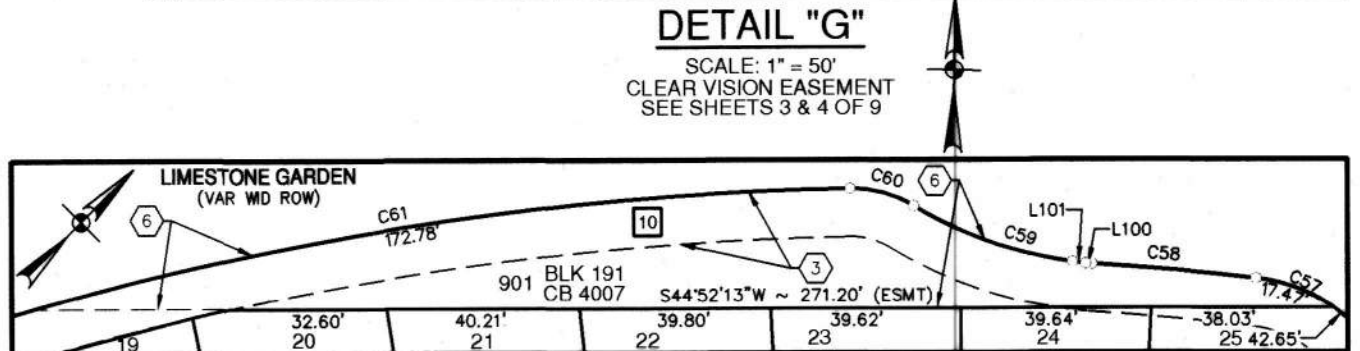
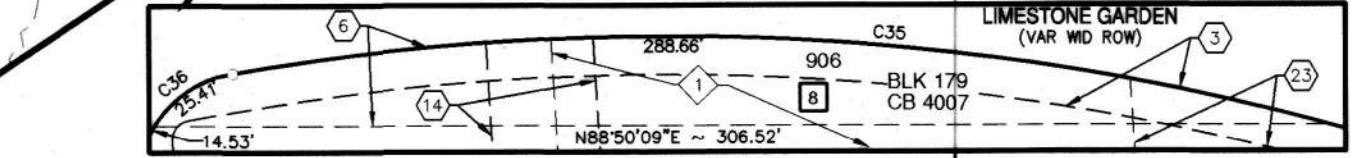
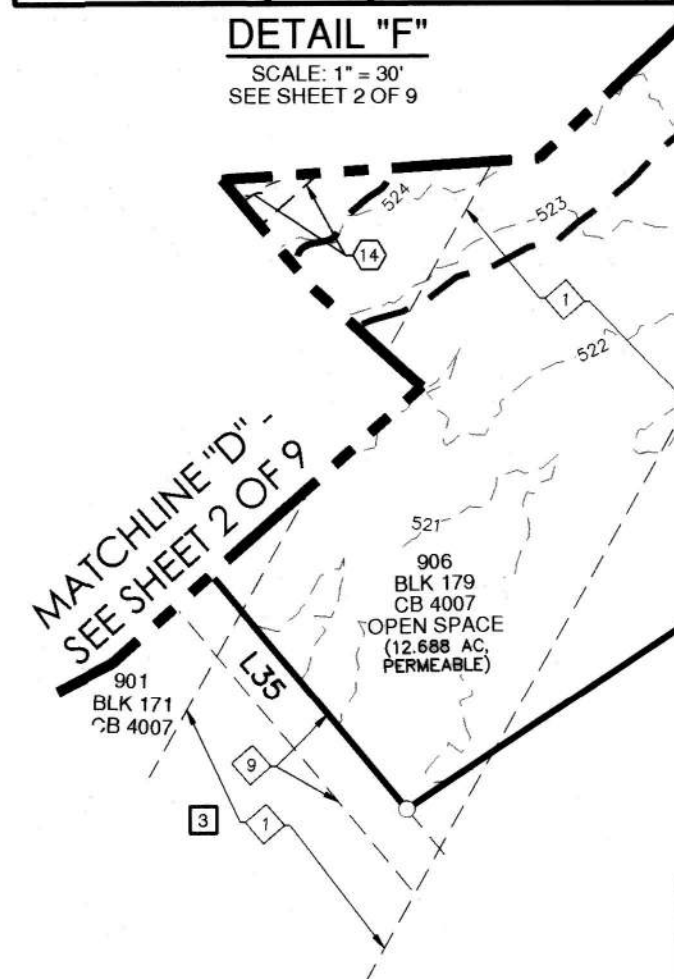
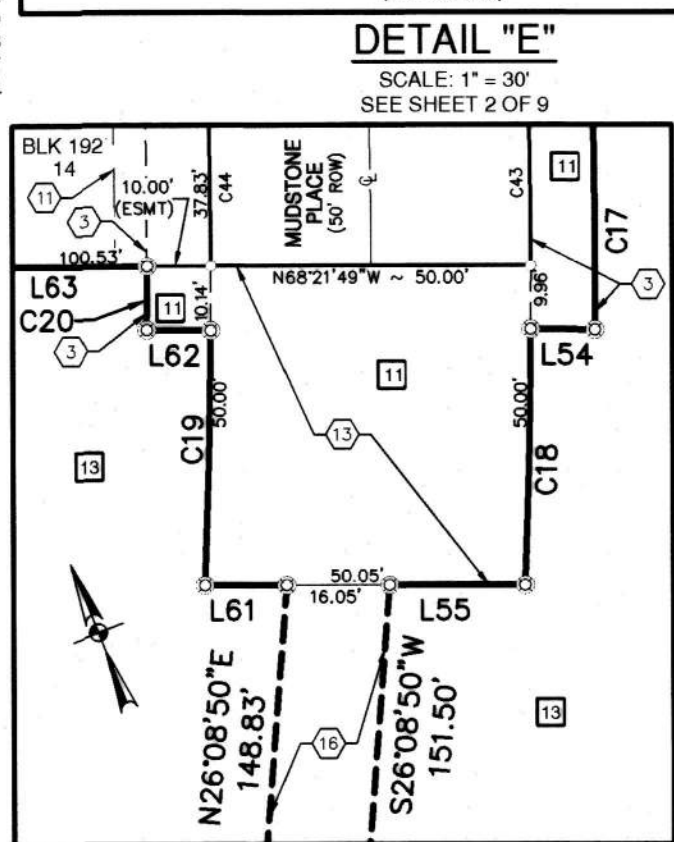
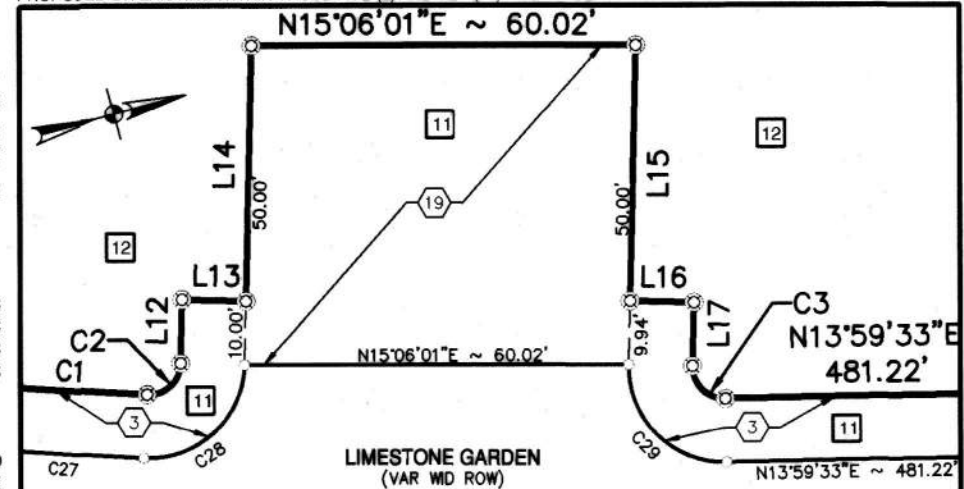
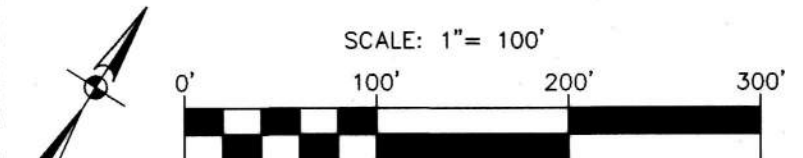
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN EASEMENTS.

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.

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.



NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEETS 8-9 OF 9

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 9

PLAT-22-11800400

SUBDIVISION PLAT

OF

STONE GARDEN - UNIT 2

BEING A TOTAL OF 89.536 ACRE TRACT OF LAND, COMPRISED OF ALL OF A 54.773 ACRES, SAVE AND EXCEPT A 0.082 OF AN ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240061939, ALL OF AN 8.976 ACRE TRACT, A 0.512 ACRE OFFSITE EASEMENT LOCATED ON A 22.136 ACRE TRACT, AND 1.026 ACRE OFFSITE EASEMENT LOCATED ON A 22.057 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20240033741, 0.283 OF AN ACRE OUT OF A 72.017 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2020163212, A 3.328 ACRE OFFSITE EASEMENT LOCATED ON A 240.10 ACRE TRACT, AND 0.638 ACRE OFFSITE EASEMENT LOCATED ON A 289.84 ACRE TRACT, BOTH IN DEED RECORDED IN VOLUME 5429, PAGE 878, AND DESCRIBED IN VOLUME 3048, PAGE 708, AND A 0.082 OF AN ACRE TRACT RECORDED SAID DOCUMENT NUMBER 20240061939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

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

DATE OF PREPARATION: March 22, 2024

STATE OF TEXAS
COUNTY OF BEXAR

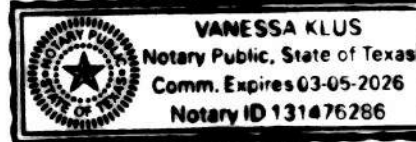
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Richard Mott
OWNER/DEVELOPER: LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
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 RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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 24th DAY OF March, A.D. 2024.

Vanessa Klus
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - 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

CERTIFICATE OF APPROVAL

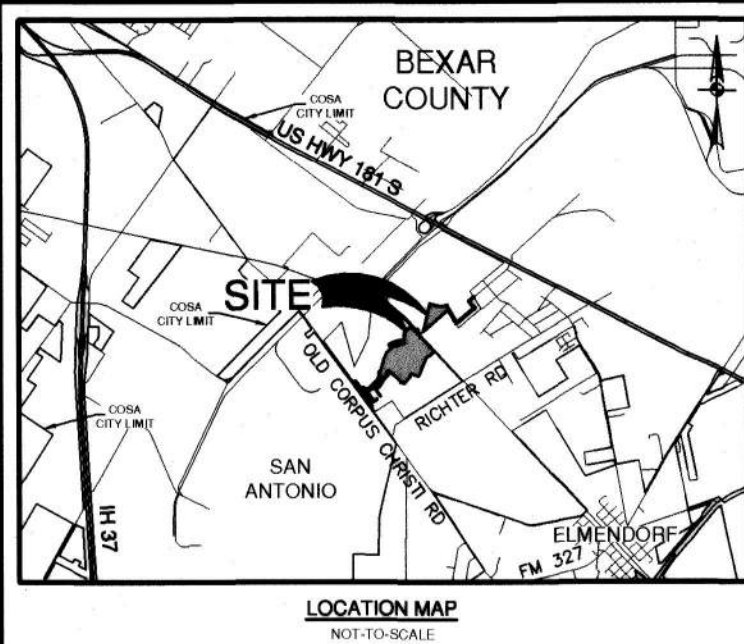
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





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.

Steven S. Benson
OWNER/DEVELOPER: AG EHC II (LBN) MULTI-STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON 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 26th DAY OF MARCH, A.D. 2024.

Wendy Stoessel
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (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 IMPACT FEE:

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SAWS WASTEWATER EDU:

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STATE OF TEXAS
COUNTY OF TRAVIS

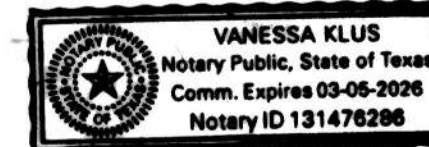
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Merry Ann Southwell
OWNER/DEVELOPER: DAVIS MCCRARY PROPERTY TRUST
C/O MERRY ANN SOUTHWELL
4608 RIDGE OAK DRIVE
AUSTIN, TEXAS 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL 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 26th DAY OF MARCH, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



PLAT-22-11800400

SUBDIVISION PLAT OF STONE GARDEN - UNIT 2

BEING A TOTAL OF 69.536 ACRE TRACT OF LAND, COMPRISED OF ALL OF A 54.773 ACRES, SAVE AND EXCEPT A 0.082 OF AN ACRE TRACTE RECORDED IN DOCUMENT NUMBER 20240061939, ALL OF AN 8.976 ACRE TRACT, A 0.512 ACRE OFFSITE EASEMENT LOCATED ON A 22.136 ACRE TRACT, AND 1.026 ACRE OFFSITE EASEMENT LOCATED ON A 22.057 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20240033741, 0.283 OF AN ACRE OUT OF A 72.017 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20220163212, A 3.328 ACRE OFFSITE EASEMENT LOCATED ON A 240.10 ACRE TRACT, AND 0.638 ACRE OFFSITE EASEMENT LOCATED ON A 289.64 ACRE TRACT, BOTH IN DEED RECORDED IN VOLUME 5429, PAGE 878, AND DESCRIBED IN VOLUME 3048, PAGE 708, AND A 0.082 OF AN ACRE TRACT RECORDED SAID DOCUMENT NUMBER 20240061939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: March 22, 2024

STATE OF TEXAS
COUNTY OF BEXAR

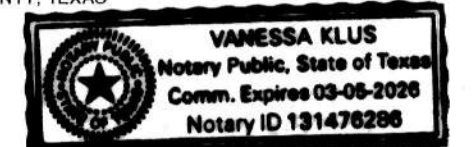
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Richard Mott
OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
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 RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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 26th DAY OF MARCH, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - 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

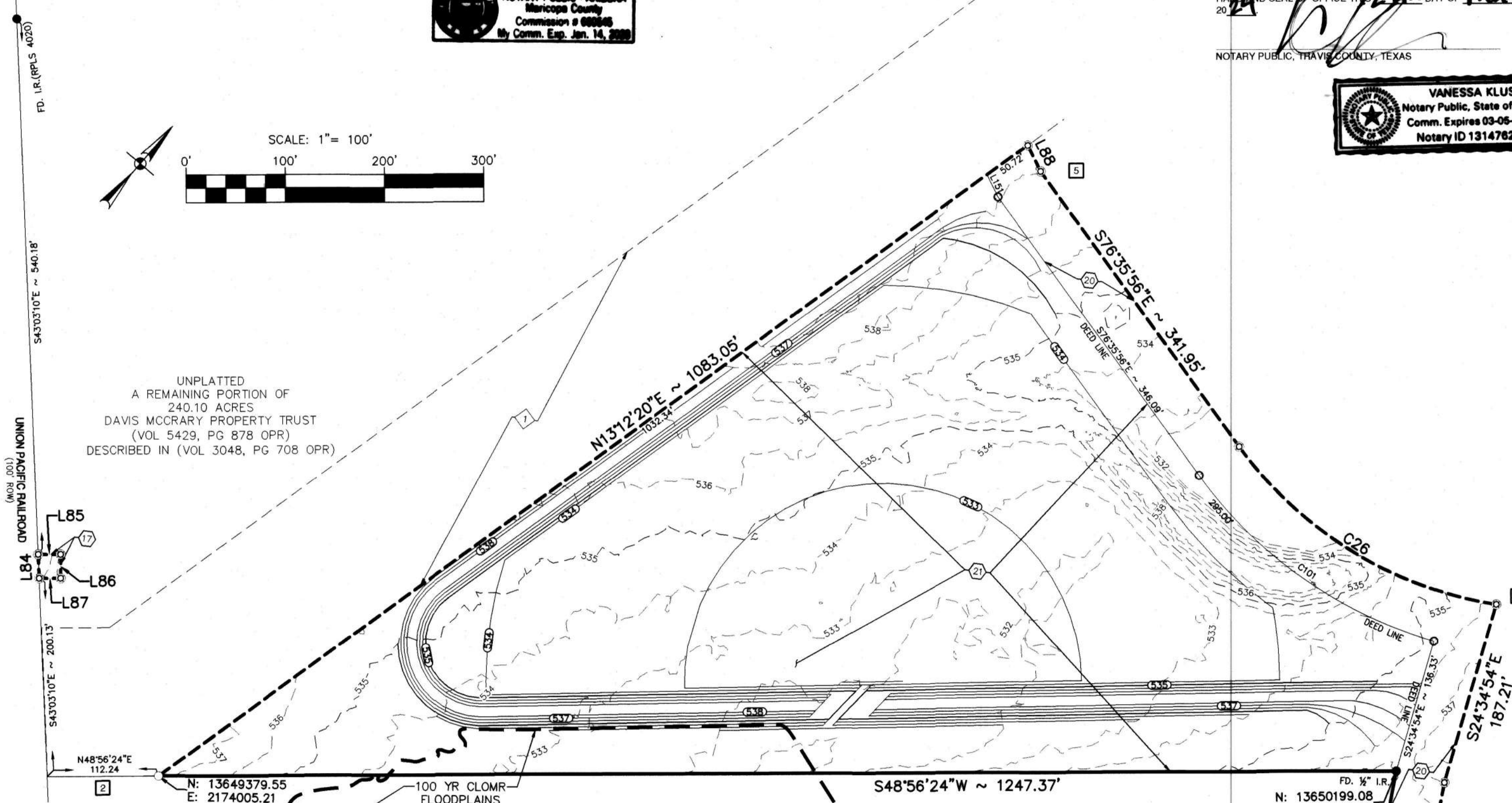
CERTIFICATE OF APPROVAL

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. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



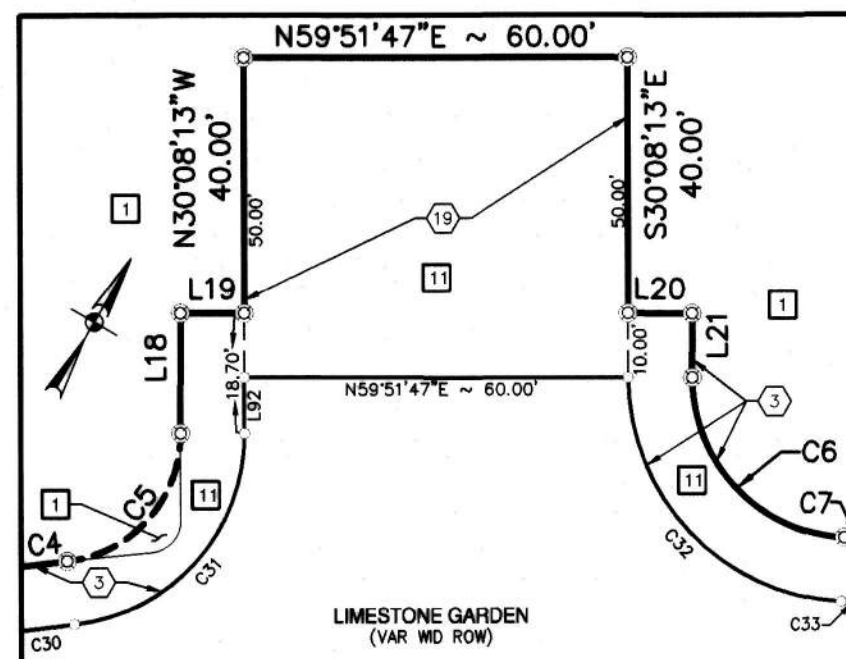
STATE OF TEXAS
COUNTY OF BEXAR

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Eric J. Snell
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "I"

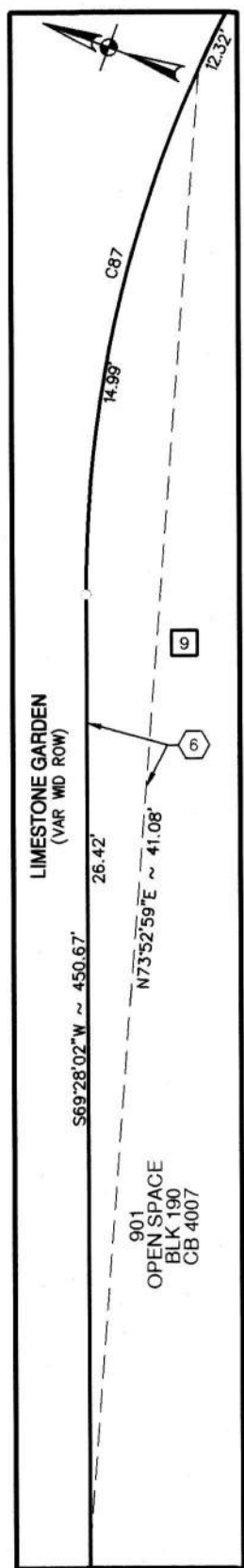
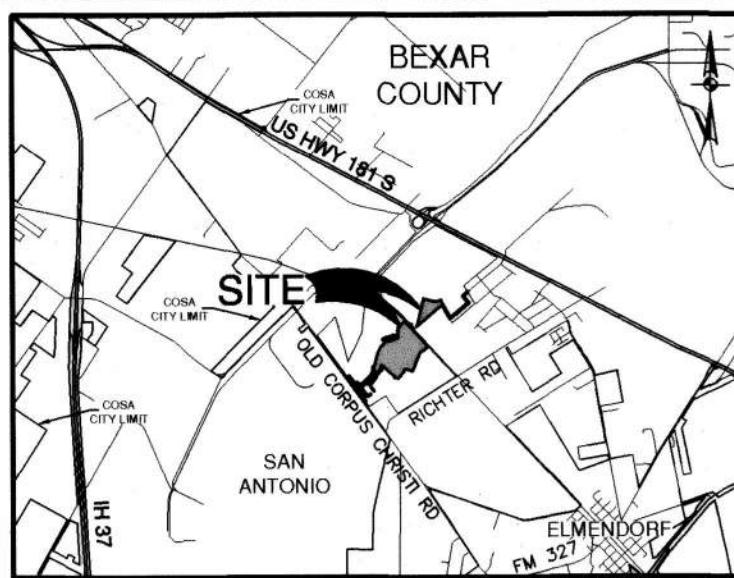
SCALE: 1" = 30'
SEE SHEET 3 OF 9

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEETS 8-9 OF 9

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 5 OF 9





DETAIL "J"
SCALE: 1" = 5'
CLEAR VISION
EASEMENT
SEE SHEET 3 OF 9

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ARIZONA
COUNTY OF MARICOPA

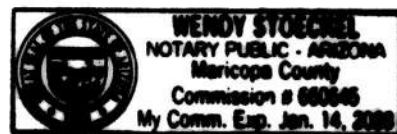
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: AG EHC (IL)ENI MULTI-STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN S BENSON, 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 20th DAY OF March, A.D. 2024.

Wendy Stoeckel
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



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.

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.

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 DEDICATING 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (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.

STATE OF TEXAS
COUNTY OF TRAVIS

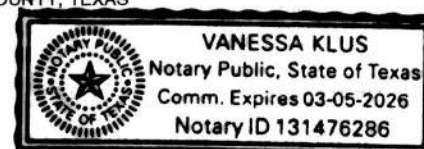
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: DAVIS-MCGARRY PROPERTY TRUST
C/O MERRY ANN SOUTHWELL
4608 RIDGE OAK DRIVE
AUSTIN, TEXAS 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 21st DAY OF March, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



PLAT-22-11800400

SUBDIVISION PLAT OF STONE GARDEN - UNIT 2

BEING A TOTAL OF 69.536 ACRE TRACT OF LAND, COMPRISED OF ALL OF A 54.773 ACRES, SAVE AND EXCEPT A 0.082 OF AN ACRE TRACTE RECORDED IN DOCUMENT NUMBER 20240061939, ALL OF AN 8.976 ACRE TRACT, A 0.512 ACRE OFFSITE EASEMENT LOCATED ON A 22.136 ACRE TRACT, AND 1.026 ACRE OFFSITE EASEMENT LOCATED ON A 22.057 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20240033741, 0.283 OF AN ACRE OUT OF A 72.017 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20220163212, A 3.328 ACRE OFFSITE EASEMENT LOCATED ON A 240.10 ACRE TRACT, AND 0.838 ACRE OFFSITE EASEMENT LOCATED ON A 289.64 ACRE TRACT, BOTH IN DEED RECORDED IN VOLUME 5429, PAGE 878, AND DESCRIBED IN VOLUME 3048, PAGE 708, AND A 0.082 OF AN ACRE TRACT RECORDED SAID DOCUMENT NUMBER 20240061939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028890

DATE OF PREPARATION: March 22, 2024

STATE OF TEXAS
COUNTY OF BEXAR

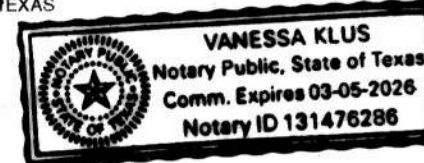
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
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 RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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 20th DAY OF March, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - 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

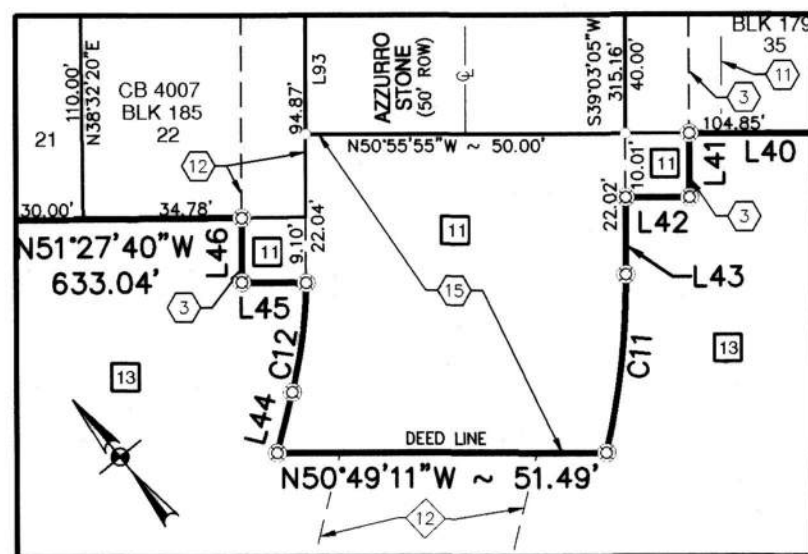
CERTIFICATE OF APPROVAL

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.

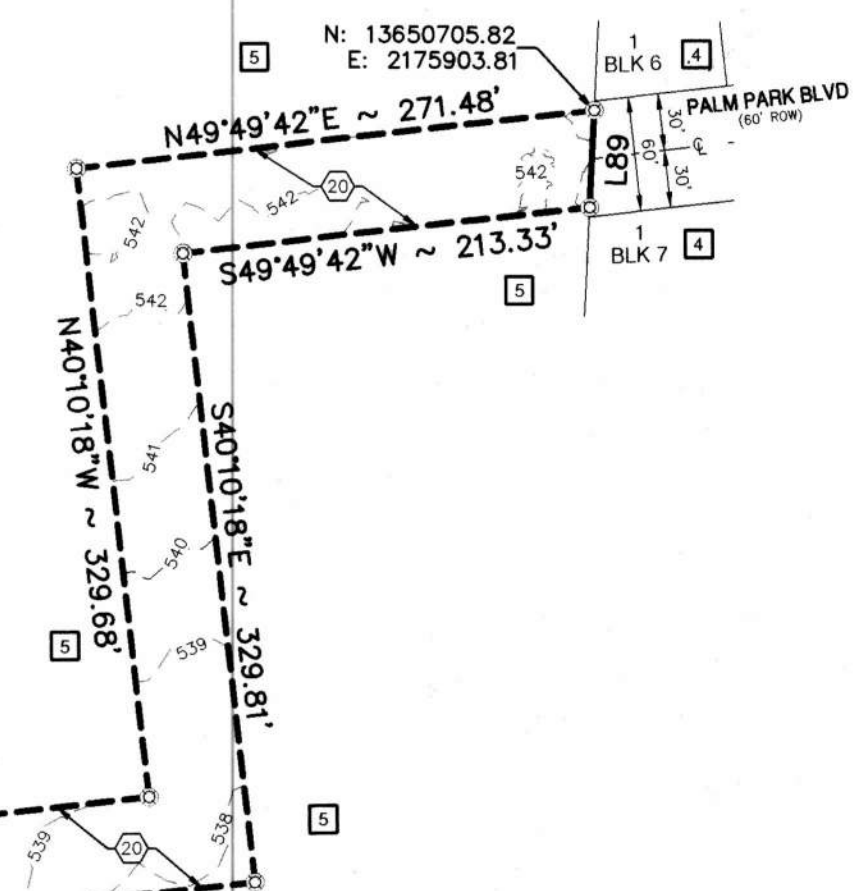
DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

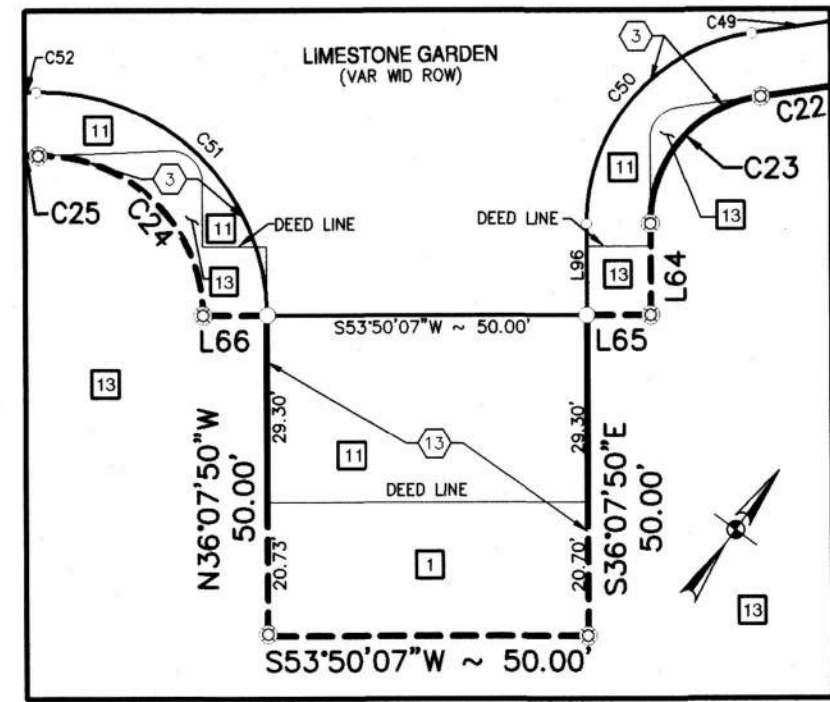
COUNTY CLERK, BEXAR COUNTY, TEXAS



DETAIL "K"
SCALE: 1" = 30'
SEE SHEET 2 OF 9



DETAIL "M"
SCALE: 1" = 40'
SEE SHEET 1 OF 9



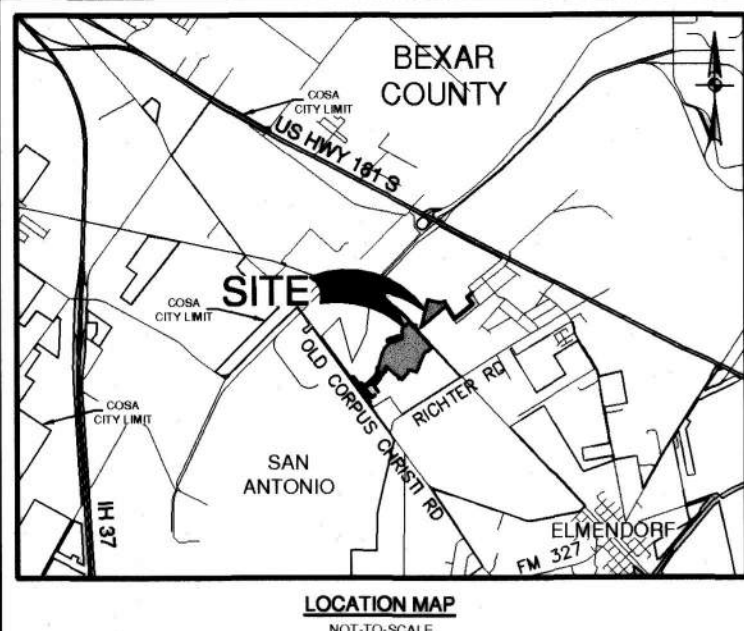
DETAIL "L"
SCALE: 1" = 30'
SEE SHEET 1 OF 9

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEETS 8-9 OF 9

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 9





STATE OF TEXAS
COUNTY OF TRAVIS

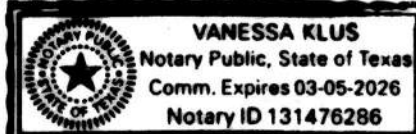
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Mary Ann Southwell
OWNER/DEVELOPER: DAVIS MCGRAW PROPERTY TRUST SEE KEYNOTE (3) 0.0014 AC
C/O MERRY ANN SOUTHWELL SEE KEYNOTE (17) 0.012 AC
4608 RIDGE OAK DRIVE SEE KEYNOTE (18) 0.637 AC
AUSTIN, TEXAS 78731 SEE KEYNOTE (20) 3.316 AC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *MARY ANN SOUTHWELL* 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 24th DAY OF MARCH, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



STATE OF ARIZONA
COUNTY OF MARICOPA

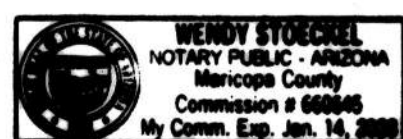
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Steven S. Benson
OWNER/DEVELOPER: AG EHC II (LEN) MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S. BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *STEVEN S. BENSON* 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 22nd DAY OF MARCH, A.D. 2024.

Wendy Stoschel
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Eric J. Snell
REGISTERED PROFESSIONAL LAND SURVEYOR
3-22-24



DETAIL "N"
SEE SHEET 2 & 3 OF 9

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEETS 8-9 OF 9

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SHEET 7 OF 9

PLAT-22-11800400

SUBDIVISION PLAT OF STONE GARDEN - UNIT 2

BEING A TOTAL OF 69.536 ACRE TRACT OF LAND, COMPRISED OF ALL OF A 54.773 ACRES, SAVE AND EXCEPT A 0.082 OF AN ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240061939, ALL OF AN 8.976 ACRE TRACT, A 0.512 ACRE OFFSITE EASEMENT LOCATED ON A 22.136 ACRE TRACT, AND 1.026 ACRE OFFSITE EASEMENT LOCATED ON A 22.057 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20240033741, 0.283 OF AN ACRE OUT OF A 72.017 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20220163212, A 3.328 ACRE OFFSITE EASEMENT LOCATED ON A 240.10 ACRE TRACT, AND 0.638 ACRE OFFSITE EASEMENT LOCATED ON A 288.84 ACRE TRACT, BOTH IN DEED RECORDED IN VOLUME 5429, PAGE 878, AND DESCRIBED IN VOLUME 3048, PAGE 708, AND A 0.082 OF AN ACRE TRACT RECORDED SAID DOCUMENT NUMBER 20240061939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, 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: March 22, 2024

STATE OF TEXAS
COUNTY OF BEXAR

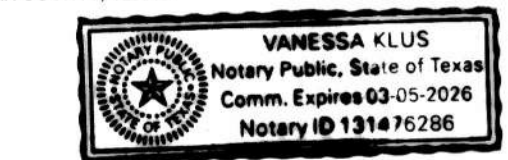
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LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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 24th DAY OF MARCH, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

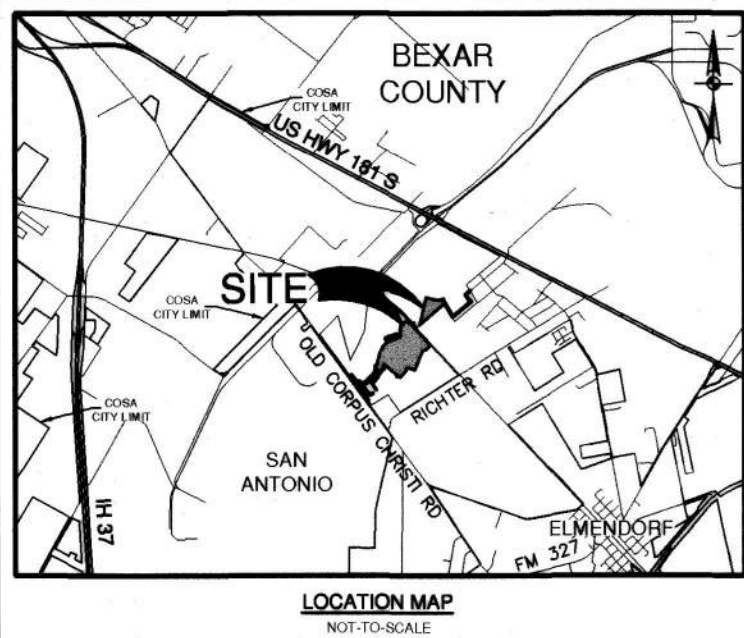
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STONE GARDEN - UNIT 2
Civil Job No. 12482-04; Survey Job No. 12482-01
Date: Mar 22, 2024, 11:45am User: JD_GCS2024
File: P:\12482\04\Design\Civil\Plat_VPL1248204.dwg



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.

OWNER/DEVELOPER: AG EHC II (L)ENI MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, 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 29th DAY OF March, A.D. 2024.

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (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 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.

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.

STATE OF TEXAS
COUNTY OF TRAVIS

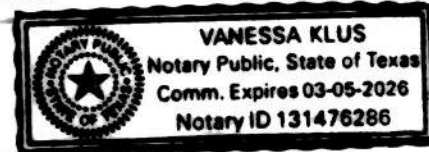
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: DAVIS MCCRARY PROPERTY TRUST SEE KEYNOTE (3) 0.0014 AC
C/O MERRY ANN SOUTHWELL SEE KEYNOTE (17) 0.012 AC
4608 RIDGE OAK DRIVE SEE KEYNOTE (18) 0.637 AC
AUSTIN, TEXAS 78731 SEE KEYNOTE (20) 3.316 AC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 29th DAY OF March, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



PLAT-22-11800400

SUBDIVISION PLAT OF STONE GARDEN - UNIT 2

BEING A TOTAL OF 89.536 ACRE TRACT OF LAND, COMPRISED OF ALL OF A 54.773 ACRES, SAVE AND EXCEPT A 0.082 OF AN ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240081939, ALL OF AN 8.976 ACRE TRACT, A 0.512 ACRE OFFSITE EASEMENT LOCATED ON A 22.136 ACRE TRACT, AND 1.026 ACRE OFFSITE EASEMENT LOCATED ON A 22.057 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20240033741, 0.283 OF AN ACRE OUT OF A 7.217 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20220163212, A 3.328 ACRE OFFSITE EASEMENT LOCATED ON A 240.10 ACRE TRACT, AND 0.638 ACRE OFFSITE EASEMENT LOCATED ON A 289.84 ACRE TRACT, BOTH IN DEED RECORDED IN VOLUME 5429, PAGE 878, AND DESCRIBED IN VOLUME 3048, PAGE 708, AND A 0.082 OF AN ACRE TRACT RECORDED SAID DOCUMENT NUMBER 20240081939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10528800

DATE OF PREPARATION: March 22, 2024

STATE OF TEXAS
COUNTY OF BEXAR

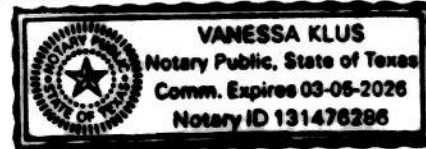
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
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 RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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 29th DAY OF March, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - 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

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. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

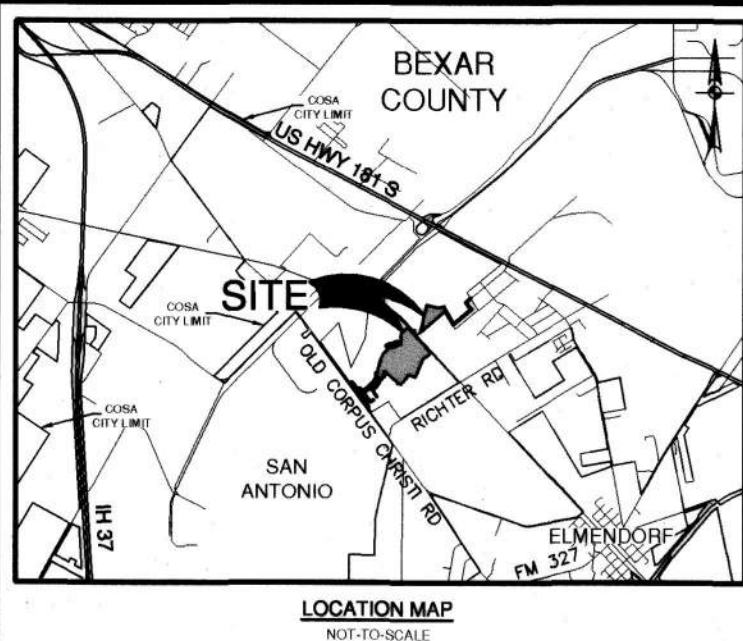
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	955.00'	35°20'26"	N35°48'26"E	579.76'	589.05'
C2	5.00'	91°36'56"	N27°40'15"W	7.17'	7.99'
C3	5.00'	92°31'44"	N60°15'25"E	7.23'	8.07'
C4	745.00'	39°29'28"	N33°44'17"E	503.39'	513.49'
C5	20.00'	83°37'14"	N11°40'24"E	26.67'	29.19'
C6	25.00'	87°01'20"	S73°38'53"E	34.42'	37.97'
C7	745.00'	6°37'35"	N66°09'14"E	86.11'	86.16'
C8	850.00'	13°08'15"	S61°50'22"W	194.47'	194.90'
C9	900.00'	13°08'15"	N61°50'22"E	205.91'	206.36'
C10	200.00'	53°32'24"	N22°16'27"E	180.16'	186.89'
C11	125.00'	12°53'10"	S45°29'39"W	28.05'	28.11'
C12	75.00'	13°10'07"	N46°30'43"E	17.20'	17.24'
C13	5.00'	87°28'16"	S29°44'35"E	6.91'	7.63'
C14	127.50'	0°56'24"	S68°10'16"E	2.09'	2.09'
C15	72.50'	5°35'08"	N72°18'59"W	7.06'	7.07'
C16	5.00'	88°44'13"	S62°09'10"W	6.99'	7.74'
C17	1210.00'	4°19'39"	S19°56'54"W	91.37'	91.39'
C18	1200.00'	1°54'42"	S23°04'05"W	40.04'	40.04'
C19	1150.00'	1°59'11"	N23°08'04"E	39.87'	39.87'
C20	1140.00'	0°30'10"	N21°53'24"E	10.00'	10.00'
C21	84.75'	33°39'30"	S40°05'29"W	49.07'	49.79'
C22	1045.00'	21°56'43"	S35°11'01"W	397.81'	400.25'
C23	20.00'	821°7'13"	S5°00'46"W	26.32'	28.72'
C24	25.00'	91°29'45"	N81°52'43"W	35.81'	39.92'
C25	1045.00'	1°06'15"	S52°55'31"W	20.14'	20.14'
C26	395.00'	45°15'18"	N80°46'26"E	303.94'	311.99'
C27	965.00'	35°20'26"	N35°48'26"E	585.83'	595.22'
C28	15.00'	91°36'56"	N27°40'15"W	21.51'	23.98'
C29	15.00'	92°31'44"	N60°15'25"E	21.68'	24.22'
C30	735.00'	39°29'28"	N33°44'17"E	496.63'	506.60'
C31	30.00'	83°37'14"	N11°40'24"E	40.00'	43.78'
C32	35.00'	87°01'20"	S73°38'53"E	48.19'	53.16'
C33	735.00'	6°37'35"	N66°09'14"E	84.96'	85.01'
C34	735.00'	67°28'48"	S76°47'34"E	816.48'	865.65'
C35	665.00'	57°47'28"	N71°56'54"W	642.68'	670.75'
C36	30.00'	83°39'07"	S37°19'48"W	40.01'	43.80'
C37	245.00'	18°59'22"	S4°59'56"W	80.83'	81.20'
C38	125.00'	24°33'28"	S26°46'21"W	53.17'	53.58'
C39	15.00'	90°30'45"	N6°12'18"W	21.31'	23.70'
C40	15.00'	114°32'47"	S71°55'56"W	25.24'	29.99'
C41	15.00'	87°28'16"	S29°44'35"E	20.74'	22.90'
C42	15.00'	88°44'13"	S62°09'10"W	20.98'	23.23'
C43	1200.00'	3°51'07"	S19°42'37"W	80.66'	80.67'
C44	1150.00'	3°45'46"	N19°45'18"E	75.51'	75.52'
C45	15.00'	91°21'08"	N27°48'09"W	21.46'	23.92'
C46	15.00'	86°49'29"	S63°06'32"W	20.62'	22.73'
C47	74.75'	34°36'25"	S37°00'00"W	44.47'	45.15'
C48	25.00'	29°51'51"	S39°22'17"W	12.88'	13.03'
C49	1035.00'	21°43'01"	S35°17'52"W	389.96'	392.30'
C50	30.00'	821°7'13"	S5°00'46"W	39.48'	43.09'
C51	35.00'	91°29'45"	N81°52'43"W	50.14'	55.89'
C52	1035.00'	1°06'15"	S52°55'31"W	19.94'	19.94'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C53	15.00'	87°28'16"	S29°44'35"E	20.74'	22.90'
C54	15.00'	92°31'44"	N60°15'25"E	21.68'	24.22'
C55	675.00'	36°21'52"	N32°10'29"E	421.26'	428.41'
C56	15.00'	80°29'38"	N10°06'36"E	19.38'	21.07'
C57	35.00'	98°24'26"	N79°20'27"W	52.99'	60.11'
C58	651.60'	3°01'09"	S49°56'46"W	34.33'	34.34'
C59	85.60'	23°37'34"	S64°15'02"W	35.05'	35.30'
C60	25.00'	32°03'07"	S60°02'15"W	13.80'	13.99'
C61	665.00'	30°01'09"	S29°00'07"W	344.45'	348.42'
C62	15.00'	65°27'13"	S18°44'04"E	16.22'	17.14'
C63	15.00'	89°29'15"	N83°47'42"E	21.12'	23.43'
C64	75.00'	24°33'28"	N26°46'21"E	31.90'	32.15'
C65	15.00'	65°57'17"	N18°29'02"W	16.33'	17.27'
C66	15.00'	105°14'28"	S75°55'07"W	23.84'	27.55'
C67	625.00'	9°18'22"	S18°38'43"W	101.40'	101.51'
C68	15.00'	82°25'51"	S10°14'45"E	19.77'	21.58'
C69	15.00'	114°35'49"	N71°14'25"E	25.24'	30.00'
C70	355.00'	0°33'06"	N14°13'04"E	3.42'	3.42'
C71	15.00'	65°57'17"	N18°29'02"W	16.33'	17.27'
C72	127.50'	15°56'32"	N43°48'26"W	35.36'	35.48'
C73	15.00'	100°46'00"	N80°31'13"W	23.11'	26.38'
C74	625.00'	18°07'36"	S40°01'59"W	196.91'	197.73'
C75	15.00'	87°44'58"	S13°44'16"W	20.79'	22.97'
C76	72.50'	18°21'57"	S37°23'03"E	23.14'	23.24'
C77	15.00'	114°02'43"	N71°30'58"E	25.17'	29.86'
C78	195.00'	18°59'22"	N4°59'56"E	64.33'	64.83'
C79	15.00'	74°15'41"	N41°37'36"W	18.11'	19.44'
C80	125.00'	27°17'46"	N65°06'33"W	58.99'	59.55'
C81	125.00'	21°58'42"	N40°28'19"W	47.66'	47.95'
C82	15.00'	81°03'00"	N70°00'28"W	19.49'	21.22'
C83	625.00'	11°51'17"	S63°32'23"W	129.08'	129.32'
C84	15.00'	98°57'00"	S19°59'32"W	22.80'	25.91'
C85	75.00'	21°58'42"	S40°28'19"E	28.59'	28.77'
C86	75.00'	27°17'46"	S65°06'33"E	35.39'	35.73'
C87	15.00'	105°44'19"	N48°22'24"E	23.92'	27.68'
C88	15.00'	106°02'13"	N57°30'52"W	23.96'	27.76'
C89	30.00'	93°09'35"	S16°26'34"W	43.58'	48.78'
C90	15.00'	91°59'22"	S76°07'54"E	21.58'	24.08'
C91	675.00'	11°35'37"	N63°40'13"E	136.35'	136.58'
C92	15.00'	73°57'47"	N32°29'08"E	18.05'	19.36'
C93	35.00'	106°02'13"	N57°30'52"W	55.92'	64.77'
C94	665.00'	6°26'40"	S66°14'42"W	74.76'	74.80'
C95	59.00'	25°00'17"	S41°37'25"W	25.54'	25.75'
C96	781.00'	67°28'48"	N76°47'34"W	867.58'	919.82'
C97	745.00'	67°28'48"	N76°47'34"W	827.58'	877.42'
C98	184.00'	53°32'24"	S22°16'27"W	165.75'	171.94'
C99	627.00'	12°51'52"	N86°09'49"W	140.48'	140.78'
C100	655.00'	34°34'27"	N75°23'24"W	389.28'	395.25'
C101	445.00'	37°58'58"	N84°24'35"E	289.63'	295.00'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 8 OF 9





DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

TCI DETENTION & 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 OFF-SITE 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.

TREE SAVE:

PORTION OF LOT 902, BLOCK 177, (3.122 AC), AND PORTION OF LOT 906, BLOCK 179, (12.688 AC) CB 4007 ARE DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN FOR TREE SAVE AREA.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2238800641) 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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

FINISHED FLOOR NOTE:

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

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 177, LOTS 905-906, BLOCK 179, LOT 901, BLOCK 190, AND LOT 901, BLOCK 191, CB 4007, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS ACCESS NOTE:

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

DRAINAGE EASEMENT NOTE:

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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE 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.

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 GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

3-22-24
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

COUNTY FINISHED FLOOR ELEVATION: (RELATIVE TO FLOODPLAIN) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOTS 1-35, BLOCK 179)

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.

OPEN SPACE NOTE:

LOT 902, BLOCK 177, LOTS 905-906, BLOCK 179, LOT 901, BLOCK 190, AND LOT 901, BLOCK 191, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0815G, DATED JULY 19, 2023; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CLOMRS PENDING FEMA APPROVAL:

LOT 902, BLOCK 177, AND LOT 906, BLOCK 179, LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0815G, DATED JULY 19, 2023. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 24-08-14735) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

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.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

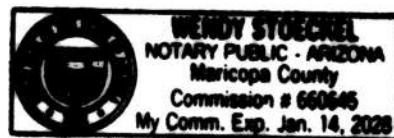
OWNER/DEVELOPER:

AG EHC II (LEN) MULTI STATE 4, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC
STEVEN S BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, 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 28th DAY OF March, A.D. 2024.

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



STATE OF TEXAS
COUNTY OF TRAVIS

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 AND LOCATED ON PROPERTY OWNED BY IT AT THE TIME OF THE EXECUTION HEREOF FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

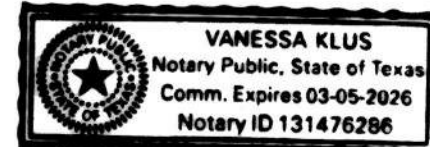
OWNER/DEVELOPER:

DAVIS MCCRARY PROPERTY TRUST
C/O MERRY ANN SOUTHWELL
4608 RIDGE OAK DRIVE
AUSTIN, TEXAS 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 28th DAY OF March, A.D. 2024.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



PLAT-22-11800400

SUBDIVISION PLAT OF STONE GARDEN - UNIT 2

BEING A TOTAL OF 69.536 ACRE TRACT OF LAND, COMPRISED OF ALL OF A 54.773 ACRES, SAVE AND EXCEPT A 0.082 OF AN ACRE TRACTE RECORDED IN DOCUMENT NUMBER 20240081988, ALL OF AN 8.976 ACRE TRACT, A 0.512 ACRE OFFSITE EASEMENT LOCATED ON A 22.136 ACRE TRACT, AND 1.028 ACRE OFFSITE EASEMENT LOCATED ON A 22.057 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20240033741, 0.283 OF AN ACRE OUT OF A 72.017 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20220163212, A 3.328 ACRE OFFSITE EASEMENT LOCATED ON A 240.10 ACRE TRACT, AND 0.638 ACRE OFFSITE EASEMENT LOCATED ON A 289.64 ACRE TRACT, BOTH IN DEED RECORDED IN VOLUME 5429, PAGE 878, AND DESCRIBED IN VOLUME 3048, PAGE 708, AND A 0.082 OF AN ACRE TRACT RECORDED SAID DOCUMENT NUMBER 20240081988, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: March 22, 2024

STATE OF TEXAS
COUNTY OF BEXAR

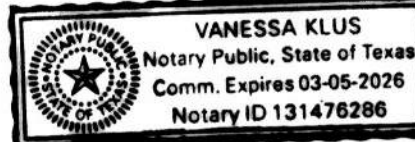
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
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 RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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 28th DAY OF March, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - 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

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. 20 _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 9 OF 9