

LOCATION MAP  
NOT-TO-SCALE

#### 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.

#### LEGEND

AC ACRE(S)	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
BLK BLOCK	○ SET 1/2" IRON ROD (PD)
CB COUNTY BLOCK (SURVEYOR)	○ SET 1/2" IRON ROD (PD)-ROW
PG PLAT RECORDS OF BEXAR COUNTY, TEXAS	○ EASEMENT POINT OF INTERSECTION
VOL VOLUME	
PG PAGE(S)	
ROW RIGHT-OF-WAY	
— 1140 — EXISTING CONTOURS	
— 1140 — PROPOSED CONTOURS	
— 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS	
— 4 — CENTERLINE	
1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (LADERA HILLS-PHASE IV) (PLAT NO. 22-11800736)	13 14' GETCTV EASEMENT (LADERA HILLS-PHASE IV) (PLAT NO. 22-11800736)
3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (NOT-TO-SCALE)	14 VARIABLE WIDTH CLEAR VISION EASEMENT (LADERA HILLS-PHASE IV) (PLAT NO. 22-11800736)
12 15' BUILDING SETBACK (NOT-TO-SCALE)	15 14' GETCTV EASEMENT (VOL 20003, PG 1635-1638, PR)
13 14' BUILDING SETBACK	16 27' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)
14 10' BUILDING SETBACK	17 25' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)
1 15' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)	18 16' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)
2 27' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)	19 15' BUILDING SETBACK (NOT-TO-SCALE) (VOL 20003, PG 1635-1638, PR)
3 25' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)	20 VARIABLE WIDTH CLEAR VISION EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735)
4 16' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)	21 REMAINDER OF EXISTING VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 20003, PG 1635-1638, PR)
5 28' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR)	22 14' GETCTV EASEMENT (TOTAL: 0.125 OF AN ACRE, "OFF-LOT", PERMEABLE) (VOL 20003, PG 1635-1638, PR)
6 15' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1629-1630, PR)	23 10' BUILDING SETBACK (VOL 20003, PG 1629-1630, PR)
7 22' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1629-1630, PR)	24 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS
8 10' GETCTV EASEMENT (VOL 20003, PG 1629-1630, PR)	25 LOT 901, BLOCK 54 (OPEN SPACE) (0.547 AC)
9 14' WIDTH GETCTV AND FILL EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735)	
10 VARIABLE WIDTH GETCTV EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735)	
17 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735)	
12 16' WATER EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735)	

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.

LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

#### CPS/SAWS/COSA UTILITY:

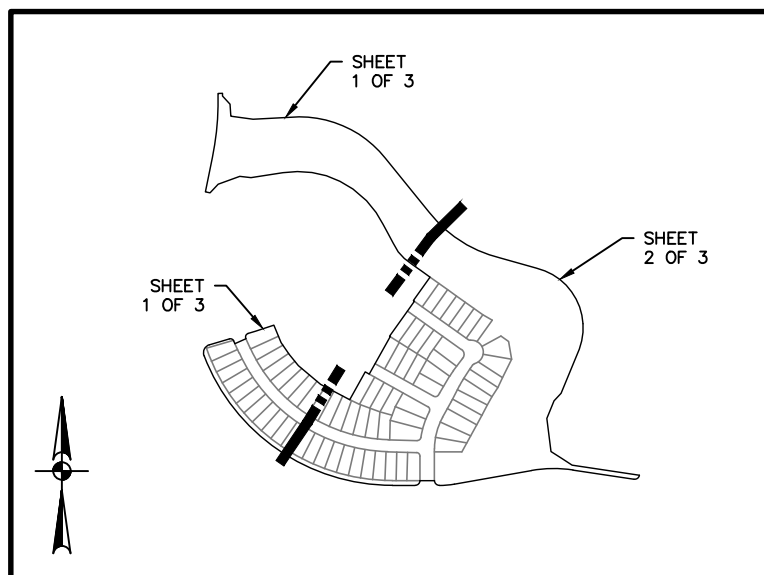
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 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.

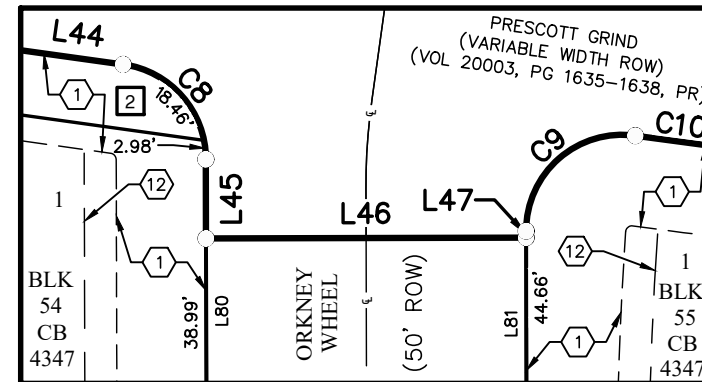
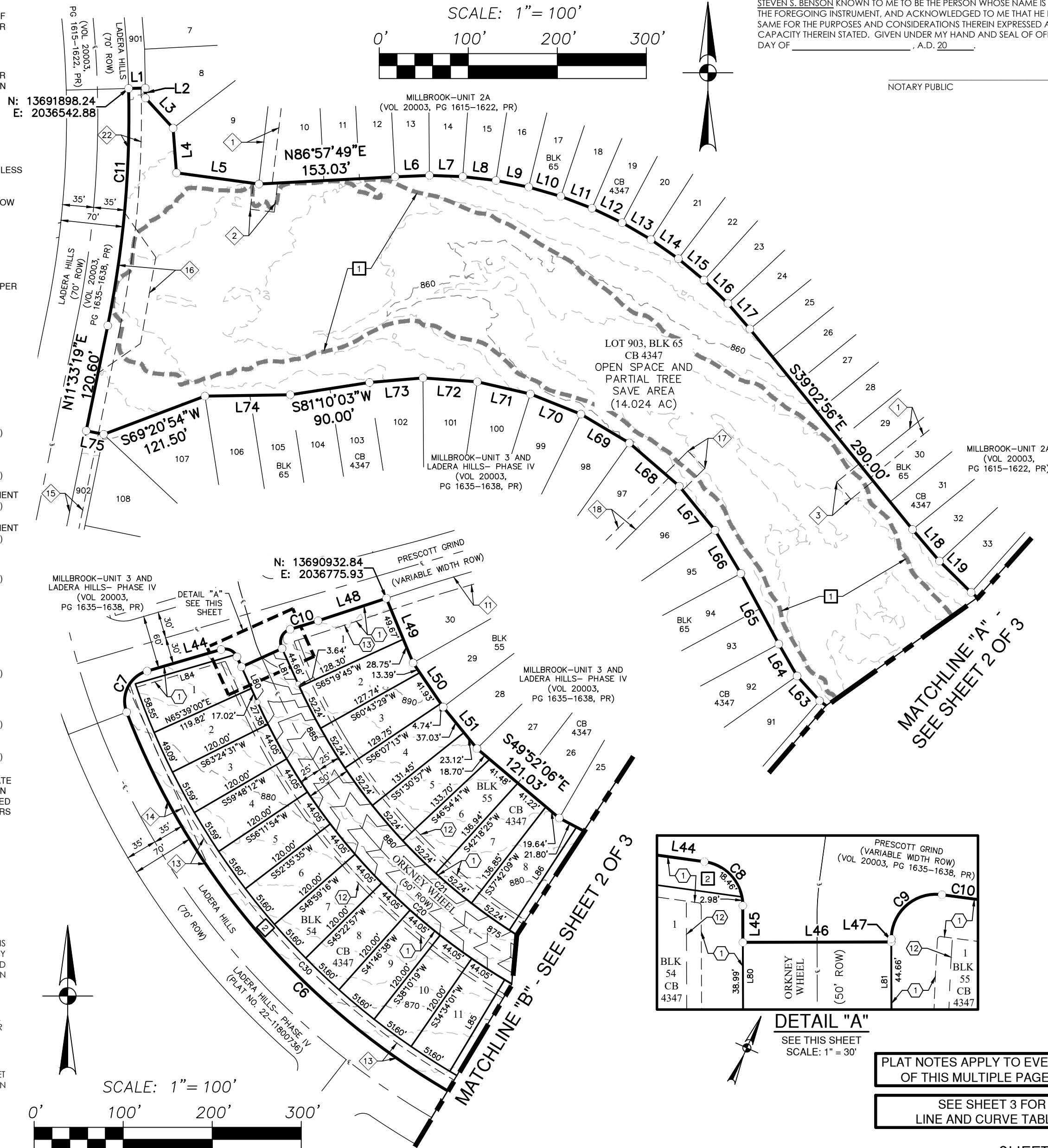
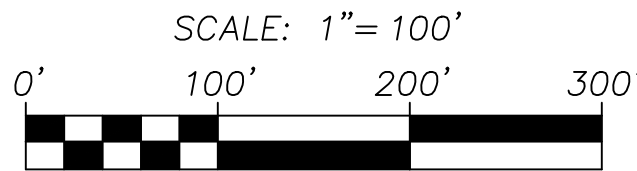
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.



INDEX MAP  
NOT-TO-SCALE



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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 FOR  
LINE AND CURVE TABLES

SHEET 1 OF 3

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

EXECUTED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_\_\_.

AG EHC II (LEN) MULTISTATE 4, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT  
8585 E. HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, ARIZONA 85255

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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 DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC

PLAT NO. 22-11800803

## SUBDIVISION PLAT OF MILLBROOK-UNIT 3B

BEING A TOTAL OF 27.204 ACRE TRACT OF LAND, OUT OF THAT 23.477 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230136609, AND THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, 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, ESTABLISHING LOTS 1-22, AND 901, BLOCK 54, LOTS 1-22, BLOCK 55, LOTS 10-21, BLOCK 56, AND LOTS 71-87, AND 903, BLOCK 65.

**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: October 21, 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

BY: 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

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

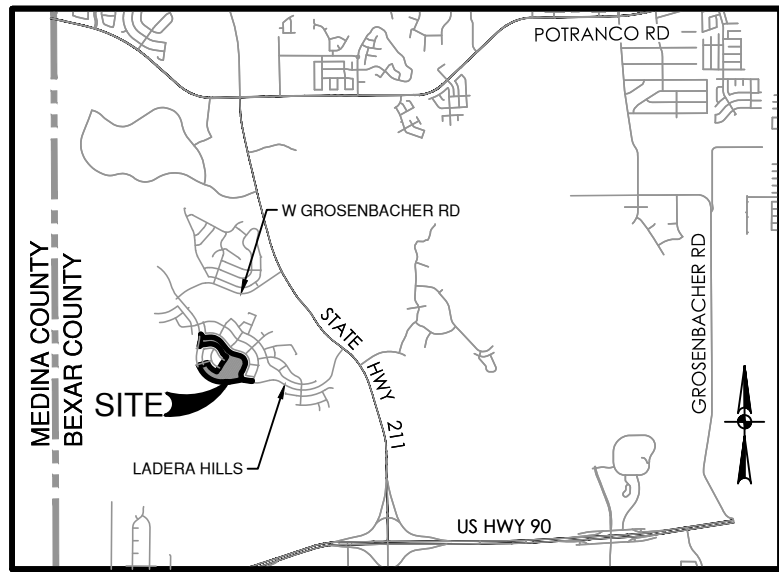
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MILLBROOK-UNIT 3B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



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 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 WHEN SAID 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 WASTEWATER EDU:**

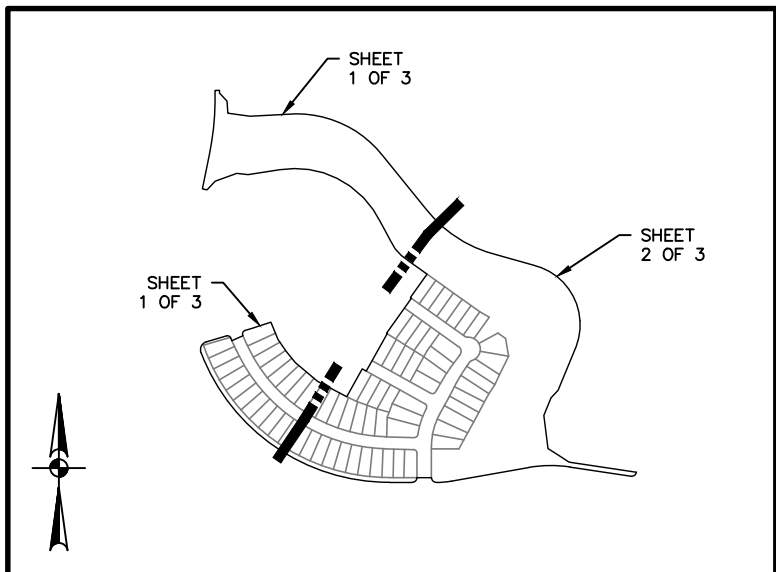
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SAWS 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.

**SETBACK:**

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



INDEX MAP  
NOT-TO-SCALE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

EXECUTED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_\_\_.

AG EHC II (LEN) MULTISTATE 4, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT  
8585 E. HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, ARIZONA 85255

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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 DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC

PLAT NO. 22-11800803

SUBDIVISION PLAT  
OF  
MILLBROOK-UNIT 3B

BEING A TOTAL OF 27.204 ACRE TRACT OF LAND, OUT OF THAT 23.477 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230136609, AND THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, 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, ESTABLISHING LOTS 1-22, AND 901, BLOCK 54, LOTS 1-22, BLOCK 55, LOTS 10-21, BLOCK 56, AND LOTS 71-87, AND 903, BLOCK 65.

**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: October 21, 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

BY: 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

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

THIS PLAT OF MILLBROOK-UNIT 3B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

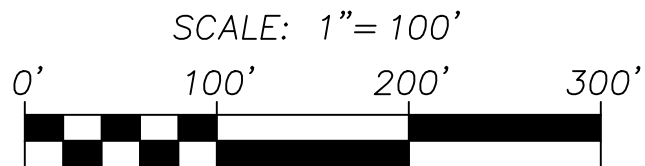
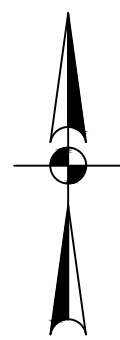
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LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 FOR  
LINE AND CURVE TABLES

SHEET 2 OF 3



PLAT NO. 22-11800803

SUBDIVISION PLAT  
OF  
MILLBROOK-UNIT 3B

BEING A TOTAL OF 27.204 ACRE TRACT OF LAND, OUT OF THAT 23.477 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230136609, AND THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240031946, 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, ESTABLISHING LOTS 1-22, AND 901, BLOCK 54, LOTS 1-22, BLOCK 55, LOTS 10-21, BLOCK 56, AND LOTS 71-87, AND 903, BLOCK 65.



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

DATE OF PREPARATION: October 21, 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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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

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

THIS PLAT OF MILLBROOK-UNIT 3B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

EXECUTED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_\_\_.

AG EHC II (LEN) MULTISTATE 4, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT  
8585 E. HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, ARIZONA 85255

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

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 DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN A BUILDABLE AREA OF 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.

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.

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 AFFECTED ARE LOT 71-87, BLOCK 65.)

RESIDENTIAL FINISHED FLOOR

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

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 48029C0345F, DATED SEPTEMBER 29, 2010; 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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 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 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 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.

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.

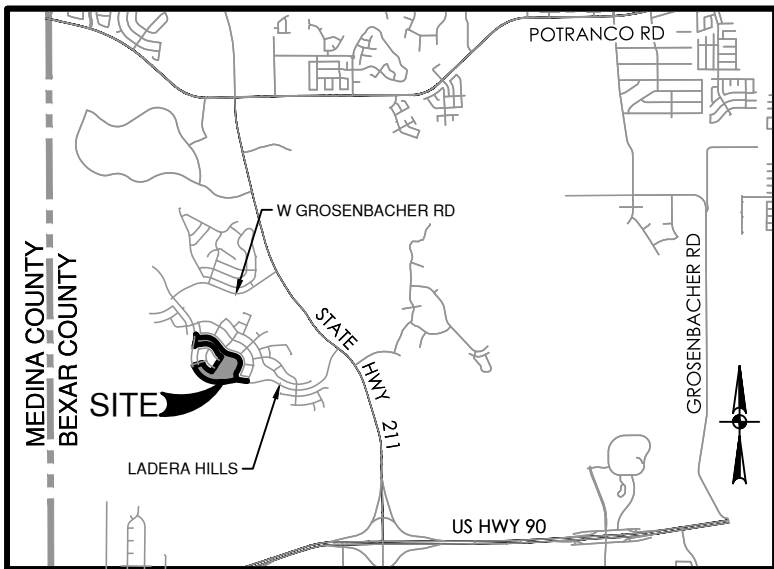
SAWS HIGH PRESSURE:

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°29'34"E	18.75'
L2	S0°55'05"E	11.17'
L3	S42°28'15"E	46.00'
L4	S4°18'23"E	50.28'
L5	S82°15'02"E	93.51'
L6	N87°40'51"E	38.63'
L7	S88°02'51"E	37.52'
L8	S83°19'18"E	37.52'
L9	S78°35'46"E	37.52'
L10	S73°52'13"E	37.52'
L11	S69°08'40"E	37.52'
L12	S64°25'08"E	37.52'
L13	S59°41'35"E	37.52'
L14	S54°58'03"E	37.52'
L15	S50°14'30"E	37.52'
L16	S45°30'58"E	37.52'
L17	S40°48'57"E	37.84'
L18	S40°20'05"E	46.64'
L19	S45°26'41"E	50.08'
L20	S50°57'53"E	50.08'
L21	S57°07'56"E	61.82'
L22	S63°24'40"E	52.09'
L23	S69°02'32"E	50.08'
L24	S73°42'32"E	44.72'
L25	S74°23'11"E	160.00'
L26	S71°52'25"E	36.61'
L27	S63°56'00"E	35.76'
L28	S55°53'28"E	35.76'
L29	S47°50'57"E	35.76'
L30	S39°48'25"E	35.76'
L31	S31°45'54"E	35.76'
L32	S23°43'22"E	35.76'
L33	S15°40'51"E	35.76'
L34	S7°38'19"E	35.76'
L35	S0°24'12"W	35.76'
L36	S8°26'44"W	35.76'
L37	S16°31'37"W	36.11'
L38	S42°57'22"W	42.72'
L39	S22°24'00"W	79.59'
L40	S7°10'56"E	138.68'
L41	S57°12'25"E	104.70'
L42	N90°00'00"W	60.00'
L43	N90°00'00"W	95.19'
L44	N73°43'36"E	86.59'
L45	S24°21'00"E	12.36'
L46	N65°39'00"E	50.00'
L47	N24°21'00"W	1.01'
L48	N71°50'40"E	80.73'
L49	S22°26'16"E	78.41'
L50	S34°19'32"E	60.06'
L51	S39°02'54"E	60.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L52	S62°12'16"E	137.16'
L53	N29°06'24"E	133.00'
L54	S60°53'36"E	19.57'
L55	N29°06'24"E	178.74'
L56	N57°41'59"W	3.27'
L57	N35°29'37"E	178.74'
L58	N54°30'23"W	5.27'
L59	N35°29'37"E	120.00'
L60	N54°30'23"W	45.00'
L61	N54°31'17"W	45.96'
L62	N53°33'46"W	41.89'
L63	N42°10'43"W	37.61'
L64	N29°49'55"W	41.32'
L65	N28°14'45"W	90.00'
L66	N30°52'42"W	56.45'
L67	N39°00'43"W	63.82'
L68	N49°10'18"W	74.14'
L69	N59°10'34"W	63.29'
L70	N68°12'38"W	61.15'
L71	N77°05'22"W	61.15'
L72	N85°58'05"W	61.15'
L73	S85°13'10"W	60.33'
L74	S89°03'41"W	95.89'
L75	N78°26'41"W	20.00'
L76	S33°04'26"W	57.50'
L77	S27°13'37"W	66.00'
L78	S29°06'24"W	73.79'
L79	N0°00'00"E	102.07'
L80	N24°21'00"W	43.65'
L81	S24°21'00"E	43.65'
L82	N30°47'14"E	81.69'
L83	N36°59'56"E	58.78'
L84	S73°43'36"W	117.39'
L85	S30°57'42"W	120.00'
L86	S33°05'53"W	138.12'
L87	N64°42'27"W	45.10'
L88	N69°58'41"W	45.57'
L89	N74°19'07"W	52.22'
L90	N90°00'00"E	115.19'
L91	N57°41'59"W	45.07'
L92	N57°41'59"W	48.34'
L93	N31°59'28"E	53.39'
L94	N35°29'37"E	65.22'
L95	S10°36'43"W	40.18'
L96	S17°25'21"W	37.40'
L97	S28°36'27"W	53.62'
L98	S28°46'08"W	45.00'
L99	S27°18'12"W	48.45'
L100	S29°11'13"W	41.89'
L101	S56°24'04"W	48.99'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	90°00'00"	S53°36'13"W	28.28'	31.42'
C2	535.00'	18°36'13"	S89°18'06"W	172.95'	173.71'
C3	365.00'	10°00'00"	S85°00'00"W	63.62'	63.70'
C4	20.00'	90°00'00"	N45°00'00"W	28.28'	31.42'
C5	20.00'	90°00'00"	S45°00'00"W	28.28'	31.42'
C6	840.00'	69°05'42"	N55°27'09"W	952.71'	1012.99'
C7	35.00'	94°37'53"	N26°24'39"E	51.46'	57.81'
C8	15.00'	81°55'25"	S65°18'42"E	19.67'	21.45'
C9	15.00'	98°04'35"	N24°41'18"E	22.65'	25.68'
C10	1000.00'	1°52'56"	N72°47'08"E	32.85'	32.85'
C11	1175.00'	13°03'45"	N5°01'27"E	267.30'	267.88'
C12	15.00'	39°51'13"	S74°25'59"E	10.22'	10.43'
C13	50.00'	169°42'26"	S9°30'23"E	99.60'	148.10'
C14	15.00'	39°51'13"	S55°25'14"W	10.22'	10.43'
C15	300.00'	2°25'12"	S34°17'02"W	12.67'	12.67'
C16	300.00'	5°50'49"	S30°09'01"W	30.60'	30.61'
C17	300.00'	1°52'47"	S28°10'00"W	9.84'	9.84'
C18	270.00'	29°06'24"	S14°33'12"W	135.69'	137.16'
C19	15.00'	88°28'19"	N44°14'09"W	20.93'	23.16'
C20	700.00'	64°07'19"	N56°24'39"W	743.15'	783.40'
C21	650.00'	64°07'19"	S56°24'39"E	690.07'	727.44'
C22	15.00'	83°20'31"	N49°51'26"E	19.95'	21.82'
C23	330.00'	19°53'21"	N18°07'50"E	113.98'	114.55'
C24	15.00'	88°58'07"	N16°24'33"W	21.02'	23.29'
C25	15.00'	90°00'00"	N74°06'24"E	21.21'	23.56'
C26	300.00'	1°40'50"	N29°56'49"E	8.80'	8.80'
C27	250.00'	6°12'42"	N33°53'35"E	27.09'	27.10'
C28	300.00'	1°30'19"	N36°14'47"E	7.88'	7.88'
C29	25.00'	90°00'00"	N9°30'23"W	35.36'	39.27'
C30	820.00'	70°55'50"	S54°32'05"E	951.54'	1015.14'



LOCATION MAP  
NOT-TO-SCALE

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 54, LOT 903, BLOCK 65, CB 4347, 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.

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).

SETBACK:

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

TREE SAVE:

LOT 903, BLOCK 65, CB 4347, IS DESIGNATED AS A PARTIAL TREE SAVE AREA.

OPEN SPACE:

LOT 901, BLOCK 54, CB 4347 IS DESIGNATED AS OPEN SPACE AND LOT 903, BLK 65, CB 4347, IS DESIGNATED AS OPEN SPACE, DRAINAGE EASEMENT AND A PARTIAL TREE SAVE AREA.

RESIDENTIAL FINISHED FLOOR ELEVATION –

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

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 RE