

LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

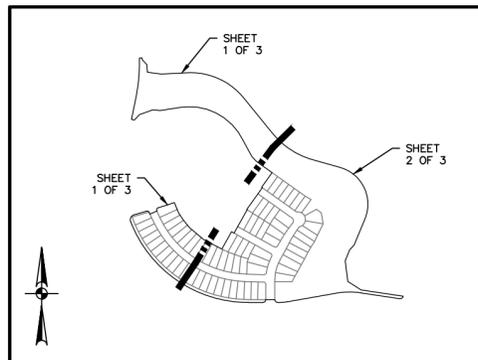
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF 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

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.



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

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 |
| PR 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 |
| — 1140 — 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 | ⑬ 14' GETCTV EASEMENT (LADERA HILLS-PHASE IV) (PLAT NO. 22-11800736) |
| ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑭ VARIABLE WIDTH CLEAR VISION EASEMENT (LADERA HILLS-PHASE IV) (PLAT NO. 22-11800736) |
| ③ 15' BUILDING SETBACK (NOT-TO-SCALE) | ⑮ 14' GETCTV EASEMENT (VOL 20003, PG 1635-1638, PR) |
| ④ 14' BUILDING SETBACK | ⑯ 10' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) |
| ⑤ 10' BUILDING SETBACK | ⑰ 27' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) |
| ⑥ 15' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) | ⑱ 25' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) |
| ⑦ 27' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) | ⑲ 15' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1635-1638, PR) |
| ⑧ 25' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) | ⑳ 15' BUILDING SETBACK (NOT-TO-SCALE) (VOL 20003, PG 1635-1638, PR) |
| ⑨ 16' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) | ㉑ VARIABLE WIDTH CLEAR VISION EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735) |
| ⑩ 28' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1615-1622, PR) | ㉒ REMAINDER OF EXISTING VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 20003, PG 1635-1638, PR) |
| ⑪ 15' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1629-1630, PR) | ㉓ 14' GETCTV EASEMENT (TOTAL: 0.125 OF AN ACRE, "OFF-LOT", PERMEABLE) (VOL 20003, PG 1635-1638, PR) |
| ⑫ 22' PUBLIC DRAINAGE EASEMENT (VOL 20003, PG 1629-1630, PR) | ㉔ 10' BUILDING SETBACK (VOL 20003, PG 1629-1630, PR) |
| ⑬ 10' GETCTV EASEMENT (VOL 20003, PG 1629-1630, PR) | ㉕ 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS |
| ⑭ 14' WIDTH GETCTV AND FILL EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735) | ㉖ LOT 901, BLOCK 54 CB 4347 (OPEN SPACE) (0.547 AC) |
| ⑮ VARIABLE WIDTH GETCTV EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735) | |
| ⑯ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735) | |
| ⑰ 16' WATER EASEMENT (LADERA HILLS-PHASE III) (PLAT NO. 22-11800735) | |

STATE OF TEXAS
COUNTY OF BEXAR

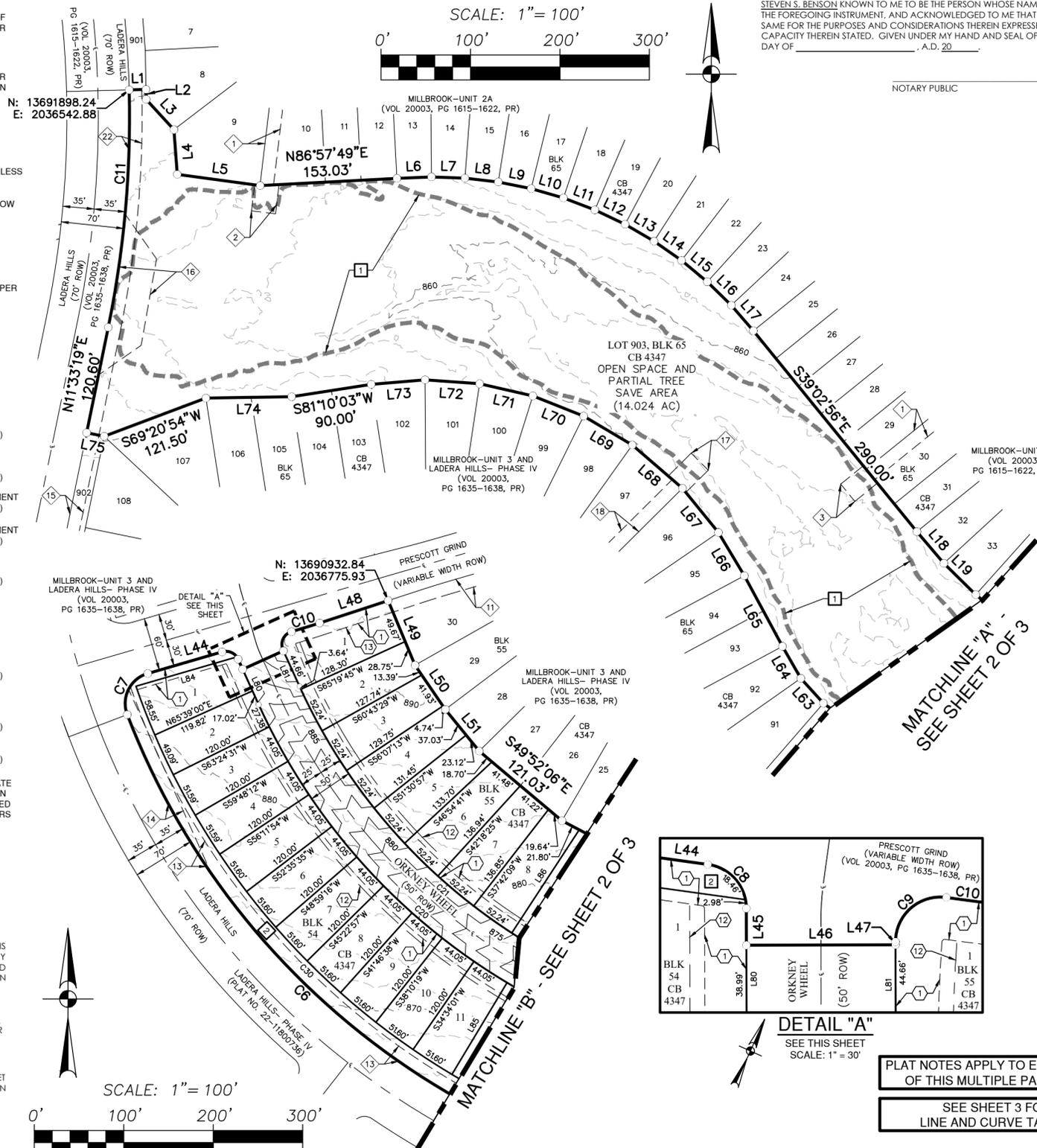
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

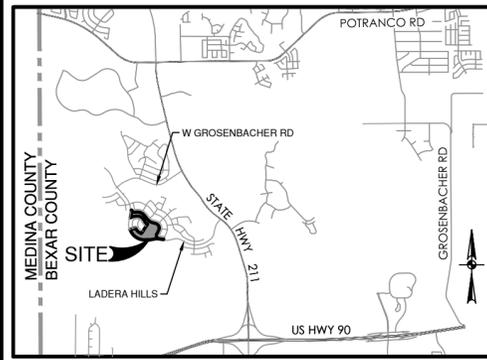


DETAIL "A"
SEE THIS SHEET
SCALE: 1" = 30'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 FOR LINE AND CURVE TABLES

MILLBROOK-UNIT 3B
Civil Job No. 6445-84; Survey Job No. 6445-65

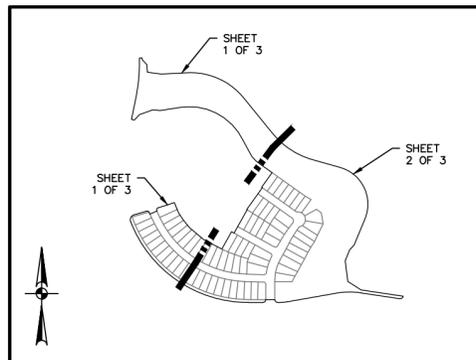


LOCATION MAP
NOT-TO-SCALE

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 _____

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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 _____

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.



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

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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

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.

MILLBROOK-UNIT 3 AND LADERA HILLS - PHASE IV (VOL 20003, PG 1635-1638, PR)

MILLBROOK-UNIT 2A (VOL 20003, PG 1615-1622, PR)

MILLBROOK-UNIT 2B (VOL 20003, PG 1629-1630, PR)

MILLBROOK-UNIT 2C (VOL 20003, PG 1631-1632, PR)

MILLBROOK-UNIT 2D (VOL 20003, PG 1633-1634, PR)

MILLBROOK-UNIT 2E (VOL 20003, PG 1635-1636, PR)

MILLBROOK-UNIT 2F (VOL 20003, PG 1637-1638, PR)

MILLBROOK-UNIT 2G (VOL 20003, PG 1639-1640, PR)

MILLBROOK-UNIT 2H (VOL 20003, PG 1641-1642, PR)

MILLBROOK-UNIT 2I (VOL 20003, PG 1643-1644, PR)

MILLBROOK-UNIT 2J (VOL 20003, PG 1645-1646, PR)

MILLBROOK-UNIT 2K (VOL 20003, PG 1647-1648, PR)

MILLBROOK-UNIT 2L (VOL 20003, PG 1649-1650, PR)

MILLBROOK-UNIT 2M (VOL 20003, PG 1651-1652, PR)

MILLBROOK-UNIT 2N (VOL 20003, PG 1653-1654, PR)

MILLBROOK-UNIT 2O (VOL 20003, PG 1655-1656, PR)

MILLBROOK-UNIT 2P (VOL 20003, PG 1657-1658, PR)

MILLBROOK-UNIT 2Q (VOL 20003, PG 1659-1660, PR)

MILLBROOK-UNIT 2R (VOL 20003, PG 1661-1662, PR)

MILLBROOK-UNIT 2S (VOL 20003, PG 1663-1664, PR)

MILLBROOK-UNIT 2T (VOL 20003, PG 1665-1666, PR)

MILLBROOK-UNIT 2U (VOL 20003, PG 1667-1668, PR)

MILLBROOK-UNIT 2V (VOL 20003, PG 1669-1670, PR)

MILLBROOK-UNIT 2W (VOL 20003, PG 1671-1672, PR)

MILLBROOK-UNIT 2X (VOL 20003, PG 1673-1674, PR)

MILLBROOK-UNIT 2Y (VOL 20003, PG 1675-1676, PR)

MILLBROOK-UNIT 2Z (VOL 20003, PG 1677-1678, PR)

MILLBROOK-UNIT 2AA (VOL 20003, PG 1679-1680, PR)

MILLBROOK-UNIT 2AB (VOL 20003, PG 1681-1682, PR)

MILLBROOK-UNIT 2AC (VOL 20003, PG 1683-1684, PR)

MILLBROOK-UNIT 2AD (VOL 20003, PG 1685-1686, PR)

MILLBROOK-UNIT 2AE (VOL 20003, PG 1687-1688, PR)

MILLBROOK-UNIT 2AF (VOL 20003, PG 1689-1690, PR)

MILLBROOK-UNIT 2AG (VOL 20003, PG 1691-1692, PR)

MILLBROOK-UNIT 2AH (VOL 20003, PG 1693-1694, PR)

MILLBROOK-UNIT 2AI (VOL 20003, PG 1695-1696, PR)

MILLBROOK-UNIT 2AJ (VOL 20003, PG 1697-1698, PR)

MILLBROOK-UNIT 2AK (VOL 20003, PG 1699-1700, PR)

MILLBROOK-UNIT 2AL (VOL 20003, PG 1701-1702, PR)

MILLBROOK-UNIT 2AM (VOL 20003, PG 1703-1704, PR)

MILLBROOK-UNIT 2AN (VOL 20003, PG 1705-1706, PR)

MILLBROOK-UNIT 2AO (VOL 20003, PG 1707-1708, PR)

MILLBROOK-UNIT 2AP (VOL 20003, PG 1709-1710, PR)

MILLBROOK-UNIT 2AQ (VOL 20003, PG 1711-1712, PR)

MILLBROOK-UNIT 2AR (VOL 20003, PG 1713-1714, PR)

MILLBROOK-UNIT 2AS (VOL 20003, PG 1715-1716, PR)

MILLBROOK-UNIT 2AT (VOL 20003, PG 1717-1718, PR)

MILLBROOK-UNIT 2AU (VOL 20003, PG 1719-1720, PR)

MILLBROOK-UNIT 2AV (VOL 20003, PG 1721-1722, PR)

MILLBROOK-UNIT 2AW (VOL 20003, PG 1723-1724, PR)

MILLBROOK-UNIT 2AX (VOL 20003, PG 1725-1726, PR)

MILLBROOK-UNIT 2AY (VOL 20003, PG 1727-1728, PR)

MILLBROOK-UNIT 2AZ (VOL 20003, PG 1729-1730, PR)

MILLBROOK-UNIT 2BA (VOL 20003, PG 1731-1732, PR)

MILLBROOK-UNIT 2BB (VOL 20003, PG 1733-1734, PR)

MILLBROOK-UNIT 2BC (VOL 20003, PG 1735-1736, PR)

MILLBROOK-UNIT 2BD (VOL 20003, PG 1737-1738, PR)

MILLBROOK-UNIT 2BE (VOL 20003, PG 1739-1740, PR)

MILLBROOK-UNIT 2BF (VOL 20003, PG 1741-1742, PR)

MILLBROOK-UNIT 2BG (VOL 20003, PG 1743-1744, PR)

MILLBROOK-UNIT 2BH (VOL 20003, PG 1745-1746, PR)

MILLBROOK-UNIT 2BI (VOL 20003, PG 1747-1748, PR)

MILLBROOK-UNIT 2BJ (VOL 20003, PG 1749-1750, PR)

MILLBROOK-UNIT 2BK (VOL 20003, PG 1751-1752, PR)

MILLBROOK-UNIT 2BL (VOL 20003, PG 1753-1754, PR)

MILLBROOK-UNIT 2BM (VOL 20003, PG 1755-1756, PR)

MILLBROOK-UNIT 2BN (VOL 20003, PG 1757-1758, PR)

MILLBROOK-UNIT 2BO (VOL 20003, PG 1759-1760, PR)

MILLBROOK-UNIT 2BP (VOL 20003, PG 1761-1762, PR)

MILLBROOK-UNIT 2BQ (VOL 20003, PG 1763-1764, PR)

MILLBROOK-UNIT 2BR (VOL 20003, PG 1765-1766, PR)

MILLBROOK-UNIT 2BS (VOL 20003, PG 1767-1768, PR)

MILLBROOK-UNIT 2BT (VOL 20003, PG 1769-1770, PR)

MILLBROOK-UNIT 2BU (VOL 20003, PG 1771-1772, PR)

MILLBROOK-UNIT 2BV (VOL 20003, PG 1773-1774, PR)

MILLBROOK-UNIT 2BW (VOL 20003, PG 1775-1776, PR)

MILLBROOK-UNIT 2BX (VOL 20003, PG 1777-1778, PR)

MILLBROOK-UNIT 2BY (VOL 20003, PG 1779-1780, PR)

MILLBROOK-UNIT 2BZ (VOL 20003, PG 1781-1782, PR)

MILLBROOK-UNIT 2CA (VOL 20003, PG 1783-1784, PR)

MILLBROOK-UNIT 2CB (VOL 20003, PG 1785-1786, PR)

MILLBROOK-UNIT 2CC (VOL 20003, PG 1787-1788, PR)

MILLBROOK-UNIT 2CD (VOL 20003, PG 1789-1790, PR)

MILLBROOK-UNIT 2CE (VOL 20003, PG 1791-1792, PR)

MILLBROOK-UNIT 2CF (VOL 20003, PG 1793-1794, PR)

MILLBROOK-UNIT 2CG (VOL 20003, PG 1795-1796, PR)

MILLBROOK-UNIT 2CH (VOL 20003, PG 1797-1798, PR)

MILLBROOK-UNIT 2CI (VOL 20003, PG 1799-1800, PR)

MILLBROOK-UNIT 2CJ (VOL 20003, PG 1801-1802, PR)

MILLBROOK-UNIT 2CK (VOL 20003, PG 1803-1804, PR)

MILLBROOK-UNIT 2CL (VOL 20003, PG 1805-1806, PR)

MILLBROOK-UNIT 2CM (VOL 20003, PG 1807-1808, PR)

MILLBROOK-UNIT 2CN (VOL 20003, PG 1809-1810, PR)

MILLBROOK-UNIT 2CO (VOL 20003, PG 1811-1812, PR)

MILLBROOK-UNIT 2CP (VOL 20003, PG 1813-1814, PR)

MILLBROOK-UNIT 2CQ (VOL 20003, PG 1815-1816, PR)

MILLBROOK-UNIT 2CR (VOL 20003, PG 1817-1818, PR)

MILLBROOK-UNIT 2CS (VOL 20003, PG 1819-1820, PR)

MILLBROOK-UNIT 2CT (VOL 20003, PG 1821-1822, PR)

MILLBROOK-UNIT 2CU (VOL 20003, PG 1823-1824, PR)

MILLBROOK-UNIT 2CV (VOL 20003, PG 1825-1826, PR)

MILLBROOK-UNIT 2CW (VOL 20003, PG 1827-1828, PR)

MILLBROOK-UNIT 2CX (VOL 20003, PG 1829-1830, PR)

MILLBROOK-UNIT 2CY (VOL 20003, PG 1831-1832, PR)

MILLBROOK-UNIT 2CZ (VOL 20003, PG 1833-1834, PR)

MILLBROOK-UNIT 2DA (VOL 20003, PG 1835-1836, PR)

MILLBROOK-UNIT 2DB (VOL 20003, PG 1837-1838, PR)

MILLBROOK-UNIT 2DC (VOL 20003, PG 1839-1840, PR)

MILLBROOK-UNIT 2DD (VOL 20003, PG 1841-1842, PR)

MILLBROOK-UNIT 2DE (VOL 20003, PG 1843-1844, PR)

MILLBROOK-UNIT 2DF (VOL 20003, PG 1845-1846, PR)

MILLBROOK-UNIT 2DG (VOL 20003, PG 1847-1848, PR)

MILLBROOK-UNIT 2DH (VOL 20003, PG 1849-1850, PR)

MILLBROOK-UNIT 2DI (VOL 20003, PG 1851-1852, PR)

MILLBROOK-UNIT 2DJ (VOL 20003, PG 1853-1854, PR)

MILLBROOK-UNIT 2DK (VOL 20003, PG 1855-1856, PR)

MILLBROOK-UNIT 2DL (VOL 20003, PG 1857-1858, PR)

MILLBROOK-UNIT 2DM (VOL 20003, PG 1859-1860, PR)

MILLBROOK-UNIT 2DN (VOL 20003, PG 1861-1862, PR)

MILLBROOK-UNIT 2DO (VOL 20003, PG 1863-1864, PR)

MILLBROOK-UNIT 2DP (VOL 20003, PG 1865-1866, PR)

MILLBROOK-UNIT 2DQ (VOL 20003, PG 1867-1868, PR)

MILLBROOK-UNIT 2DR (VOL 20003, PG 1869-1870, PR)

MILLBROOK-UNIT 2DS (VOL 20003, PG 1871-1872, PR)

MILLBROOK-UNIT 2DT (VOL 20003, PG 1873-1874, PR)

MILLBROOK-UNIT 2DU (VOL 20003, PG 1875-1876, PR)

MILLBROOK-UNIT 2DV (VOL 20003,

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 1118 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 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 AND 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 THE INFRASTRUCTURE AND SERVICE FACILITIES. LOCATED WITHIN SAID EASEMENTS, 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 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:

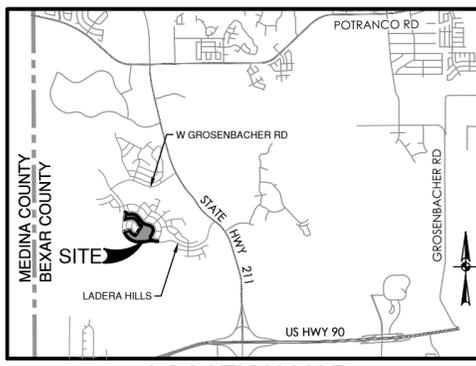
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.



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 FLOOR ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOR 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 REVISION THEREOF.

SURVEYOR'S NOTES:

- 1. 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. 2. 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 CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, WITH SURFACE ADJUSTMENT FACTOR: 1.00017 4. 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.

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

Table with 3 columns: LINE #, BEARING, LENGTH. Contains 27 rows of line data.

Table with 3 columns: LINE #, BEARING, LENGTH. Contains 27 rows of line data.

Table with 6 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 30 rows of curve data.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES