

**IMPACT FEE PAYMENT DUE:**  
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.

**WASTE WATER EDU NOTE:**  
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.

**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.

**SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 925 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.

**CPS/SAWS/COSA UTILITY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, 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. 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.  
3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
4. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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:** HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., 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 September A.D. 2022.

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

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

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

**TIM C. PAPPAS**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

**RESIDENTIAL FINISHED FLOOR:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

**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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. (APPENDIX H)

**CLEAR VISION NOTE:**  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(0)(9)).

**FIRE FLOW NOTE:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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 MARSHALL.

**FIRE NOTE:**  
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

**BUILDING SETBACK NOTE:**  
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 NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801262) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-477(0).

**DETENTION NOTE:**  
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 OFFSITE 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.

**SURVEYOR NOTES:**  
12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

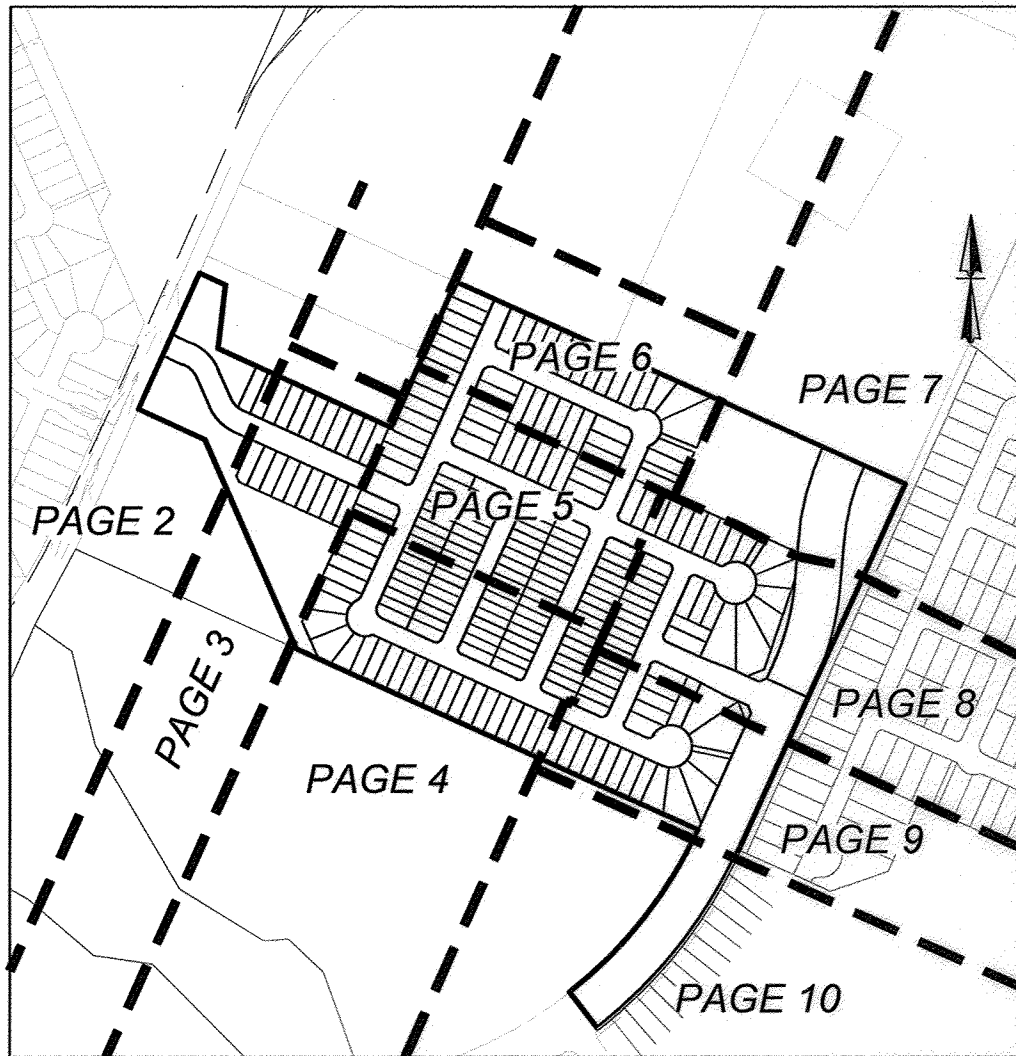
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 10)

**COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENT AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION, INCLUDING LOT 901, 902, 903, 904 BLOCK 50, LOT 901, 902 BLOCK 51 CB 4408, LOT 901, 902 BLOCK 57 AND LOT 901, BLOCK 56, CB 4408, 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.

**OPEN SPACE NOTE:**  
LOT 901, 902, 903, 904 BLOCK 50, LOT 901, 902, BLOCK 51 CB 4408, LOT 901, 902 BLOCK 57 CB 4408, AND LOT 901, BLOCK 56 CB 4408 IS DESIGNATED AS A VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V. & MAINTENANCE ACCESS EASEMENT.

**CROSS ACCESS NOTE:**  
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 901, BLOCK 51, CB 4408, IN ACCORDANCE WITH UDC 35-506(0)(3).

**FLOODPLAIN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48028C0185G, EFFECTIVE [9/28/2010]. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



PAGE INDEX  
NTS

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	603.63'	1258.56'	307.74'	27°28'50"	597.87'	N39°28'32"E
C2	549.04'	1138.56'	279.97'	27°37'46"	543.74'	N38°24'02"E
C3	50.68'	70.00'	26.51'	41°28'42"	49.58'	S45°01'09"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N69°14'29"E
C5	10.43'	15.00'	5.44'	39°51'13"	10.22'	N44°10'08"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N20°45'31"W
C7	94.11'	130.00'	49.22'	41°28'44"	92.07'	S45°01'09"E
C8	10.43'	15.00'	5.44'	39°51'13"	10.22'	S85°41'07"E
C9	148.10'	50.00'	555.16'	169°42'26"	99.60'	N20°45'31"W
C10	10.43'	15.00'	5.44'	39°51'13"	10.22'	S44°10'08"W
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S20°45'31"E
C12	14.44'	15.00'	7.83'	55°09'00"	13.89'	N86°39'50"E
C13	278.67'	55.00'	38.30'	290°18'01"	62.86'	N24°14'29"E
C14	14.44'	15.00'	7.83'	55°09'00"	13.89'	N38°11'00"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S69°14'29"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S20°45'31"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	S20°45'31"E
C18	39.27'	25.00'	25.00'	90°00'00"	35.36'	S69°14'29"W
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'	N20°45'31"W
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N69°14'29"E
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S20°45'31"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	N69°14'29"E
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N20°45'31"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S69°14'29"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	S20°45'31"E
C26	222.24'	640.00'	112.25'	19°53'46"	221.13'	N14°30'37"E
C27	50.79'	70.00'	26.51'	41°34'08"	49.68'	N45°03'53"W
C28	23.56'	15.00'	14.99'	89°58'13"	21.21'	S69°09'57"W
C29	94.32'	130.00'	49.34'	41°34'08"	92.26'	N45°03'53"W
C30	23.56'	15.00'	15.01'	90°01'47"	21.22'	S20°50'03"E
C31	262.78'	760.00'	132.71'	19°48'38"	261.47'	S14°28'03"W
C32	23.56'	15.00'	15.00'	90°00'00"	21.21'	N69°14'29"E
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	N20°45'31"W
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	S69°14'29"W
C35	39.27'	25.00'	25.00'	90°00'00"	35.36'	S20°45'31"E
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'	N69°14'29"E
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	N20°45'31"W
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	S69°14'29"W
C39	221.68'	640.00'	111.96'	19°50'45"	220.57'	S14°29'06"W
C40	263.91'	760.00'	133.30'	19°53'46"	262.59'	N14°30'37"E
C41	2.53'	1138.56'	1.21'	0°07'39"	2.53'	N24°31'20"E
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	S69°14'29"W
C43	23.56'	15.00'	15.00'	90°00'00"	21.21'	S20°45'31"E
C44	21.41'	15.00'	12.99'	81°47'12"	19.64'	N73°20'53"E
C45	251.30'	55.00'	63.51'	261°47'12"	83.15'	N16°39'07"W
C46	10.43'	15.00'	5.44'	39°51'13"	10.22'	N85°41'07"W
C47	148.10'	50.00'	555.16'	169°42'26"	99.60'	S20°45'31"E
C48	23.56'	15.00'	15.00'	90°00'00"	21.21'	S20°45'31"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.98'	S24°29'40"W
L2	21.21'	N69°27'30"E
L3	21.21'	S20°32'30"E
L4	42.99'	N65°49'31"W
L5	45.67'	N65°50'57"W
L6	18.61'	S24°16'48"E
L7	14.56'	S41°32'50"E
L8	45.62'	N65°50'57"W
L9	30.86'	S19°51'18"W
L10	10.07'	S19°51'18"W

CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

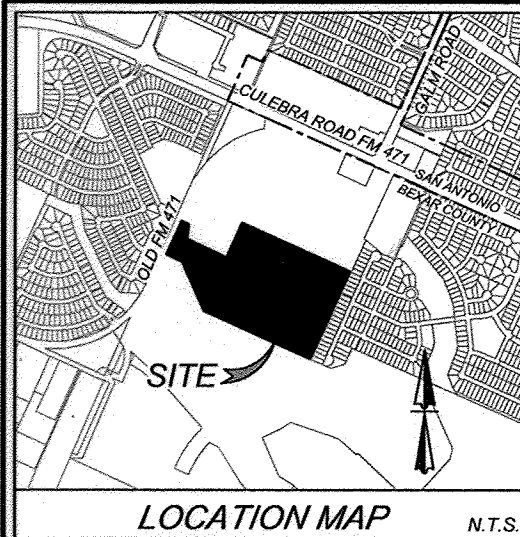
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 22nd DAY OF September A.D. 2022

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

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

**DEVELOPER**  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282





- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
  - P.R. = PUBLIC RECORD BEXAR COUNTY TEXAS.
  - E. G. T. V. E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
  - N.T.S. = NOT TO SCALE
  - C.B. = COUNTY BLOCK
  - LF = LINEAR FOOTAGE
  - AC = ACRE
  - VOL = VOLUME
  - PG. = PAGE
  - \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
  - 972 = PROPOSED CONTOURS
  - 970 = EXISTING MAJOR CONTOURS
  - 970 = EXISTING MINOR CONTOURS
  - = ORIGINAL SURVEY BOUNDARY LINE
  - = PROPOSED EASEMENT
  - = EXISTING EASEMENT
  - = CENTERLINE OF ROAD
  - = FEMA FLOODPLAIN

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: HUGO GUTIERREZ JR.  
SPH CULEBRA LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., 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 September A.D. 2022.

*Dawn Revell*  
NOTARY PUBLIC

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Travis R. Elseth*  
TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Tim C. Pappas*  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

**CPS/SAWS/COSA UTILITY NOTES:**

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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

**IMPACT FEE PAYMENT DUE:**

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.

**WASTE WATER EDU NOTE:**

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.

**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.

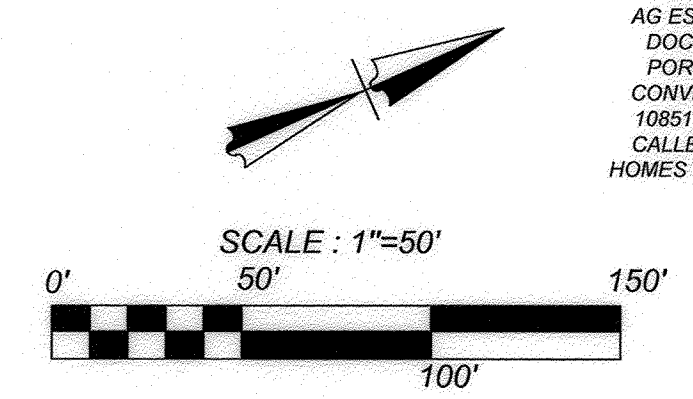
**SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

- KEY NOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' BUILDING SET BACK LINE
  - 10' BUILDING SET BACK LINE
  - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
  - 14.5' PRIVATE DRAINAGE EASEMENT (0.035 AC)(PERMEABLE)
  - 16' SANITARY SEWER EASEMENT
  - 20' PRIVATE DRAINAGE EASEMENT (2.31 AC)(PERMEABLE)
  - 120' R.O.W. DEDICATION (1.74 AC)
  - VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & MONUMENTATION EASEMENT
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
  - VARIABLE WIDTH CLEAR VISION EASEMENT
  - 50' SHARED CROSS ACCESS & DRAINAGE EASEMENT
  - 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (VOL. 20001, PAGE 2021-2026, P.R.)
  - ENTERPRISE PRODUCTS NATURAL GAS TRANSMISSION LINE LO-VACA GATHERING COMPANY RIGHT-OF-WAY AGREEMENT (VOL. 6059, PG. 233, D.R.) (VOL. 6141, PG. 744 D.R.) CORRECTED BY (VOL. 6779, PG. 101, D.R.)
  - 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET R.O.W. (VOL. 20001, PAGE 2021, P.R.)
  - VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)
  - GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
  - 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143-144, D.P.R.)
  - 20' BUILDING SETBACK (VOL. 9717, PAGE 143-144, D.P.R.)
  - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9717, PAGE 143-144, D.P.R.)
  - OFF-LOT 15' SANITARY SEWER EASEMENT (0.08 AC)(PERMEABLE) (DOC # 20210235067)

REFER TO PAGE 1 OF 10 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR LINE AND CURVE TABLES



# PLAT NUMBER 21-11800193

**SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION**

SITUATED IN THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317482 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), ALL OF THAT CALLED 3.44 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317483 IN THE O.P.R., AND ALSO A PORTION OF THAT CALLED 185.151 ACRE TRACT OF LAND AS CONVEYED TO SPH CULEBRA, LTD. AND RECORDED IN VOLUME 10851, PAGE 2265 IN THE O.P.R., AND ALSO BEING ALL OF THAT CALLED 2.214 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20220214553 IN THE O.P.R.

**KFW ENGINEERS + SURVEYING**  
3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

EXECUTED THIS 21st DAY OF September 2022.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *Steven S. Benson*  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

*Jaime Marie Adams*  
NOTARY PUBLIC

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

## CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

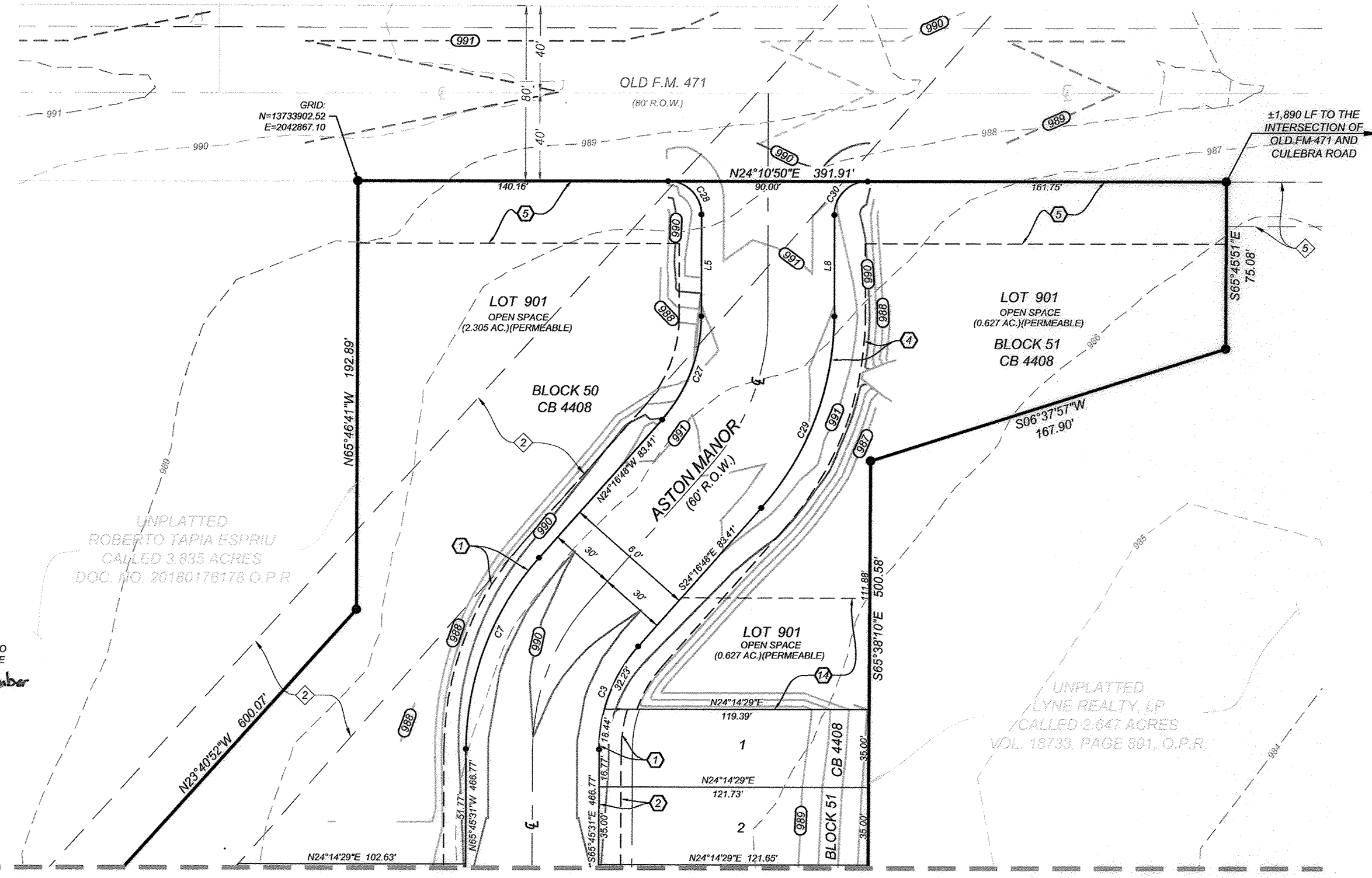
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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



MATCHLINE "A" SEE PAGE 3 OF 10

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*  
RICHARD MOTT, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

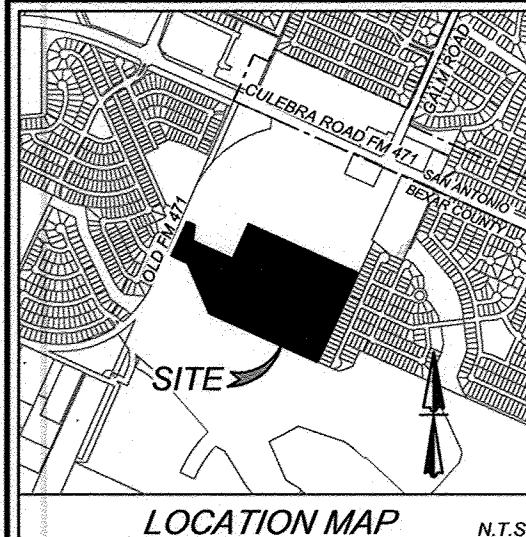
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 22nd DAY OF September A.D. 2022

*Dawn Revell*  
NOTARY PUBLIC

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

DEVELOPER  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282





**CPS/SAWS/COSA UTILITY NOTES:**

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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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**DEVELOPER:**

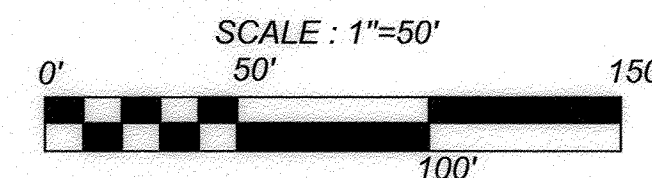
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

REFER TO PAGE 1 OF 10 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR LINE AND CURVE TABLES

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- P.R. = PUBLIC RECORD BEXAR COUNTY TEXAS.
- E. G. T. V. E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 972 — = PROPOSED CONTOURS
- 970 — = EXISTING MAJOR CONTOURS
- — = EXISTING MINOR CONTOURS
- — = ORIGINAL SURVEY BOUNDARY LINE
- — = PROPOSED EASEMENT
- — = EXISTING EASEMENT
- — = CENTERLINE OF ROAD
- — = FEMA FLOODPLAIN



**SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION**  
SITUATED IN THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317482 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), ALL OF THAT CALLED 3.44 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317483 IN THE O.P.R., AND ALSO A PORTION OF THAT CALLED 185.151 ACRE TRACT OF LAND AS CONVEYED TO SPH CULEBRA, LTD. AND RECORDED IN VOLUME 10851, PAGE 2265 IN THE O.P.R., AND ALSO BEING ALL OF THAT CALLED 2.214 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20220214553 IN THE O.P.R.

**KFW ENGINEERS + SURVEYING**  
3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

EXECUTED THIS 21 DAY OF September, 2022

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: Steven S. Benson  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF September, 2022, BY STEVEN S. BENSON, THE MANAGER OF AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

Jaime Marie Adams  
NOTARY PUBLIC

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

**CERTIFICATE OF APPROVAL**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ ASTON PARK SUBDIVISION \_\_\_\_\_ 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

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.

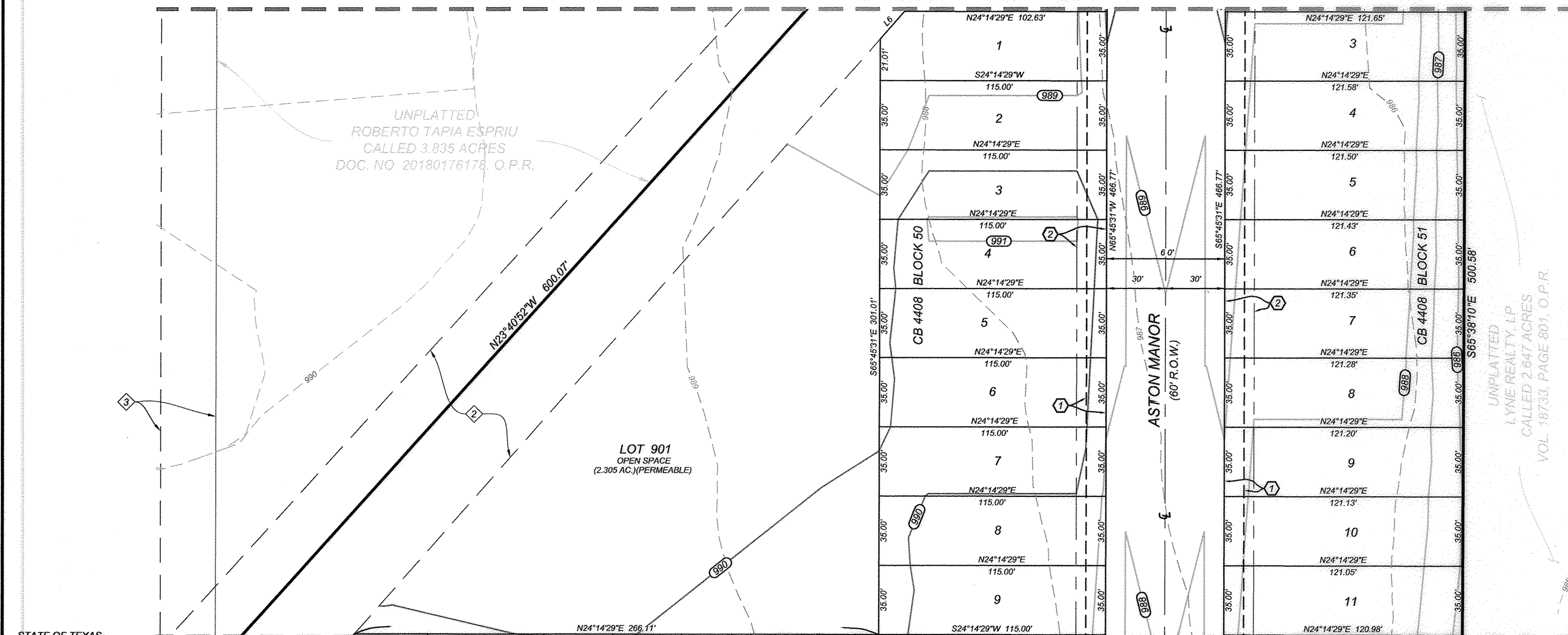
OWNER/DEVELOPER: HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY.  
SAN ANTONIO, TX 78258  
(210) 403-2081

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., 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 21 DAY OF September, A.D. 2022.

Dawn Revell  
NOTARY PUBLIC



STATE OF TEXAS  
COUNTY OF BEXAR

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

Travis R. Elseth  
TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

Tim C. Pappas  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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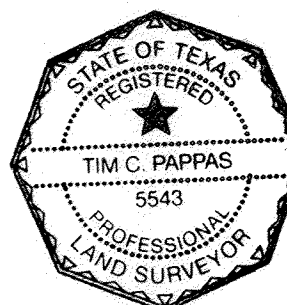
Richard Mott  
RICHARD MOTT, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEXAR

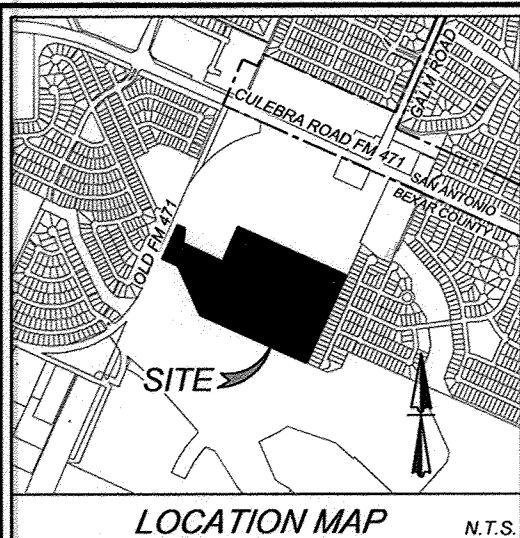
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Mott P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 21 DAY OF September, A.D. 2022  
Dawn Revell  
NOTARY PUBLIC

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







REFER TO PAGE 1 OF 10 FOR  
ALL OTHER ENGINEERING  
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR  
LINE AND CURVE TABLES

#### CPS/SAWS/COSA UTILITY NOTES:

- 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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC 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 BUILDINGS, STRUCTURES, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### IMPACT FEE PAYMENT DUE:

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.

#### WASTE WATER EDU NOTE:

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.

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.

#### SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

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, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEXAR

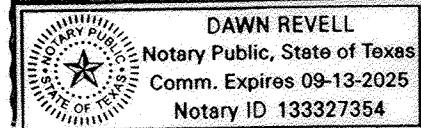
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, RICHARD MOTT, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 22nd DAY OF September, A.D. 2022

Dawn Revell

NOTARY PUBLIC



#### LEGEND

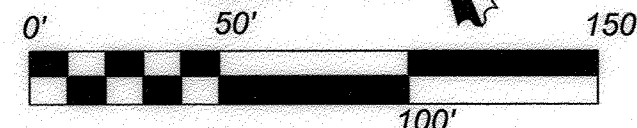
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PUBLIC RECORD BEXAR COUNTY TEXAS

E. G. T. V. E = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LP = LINEAR FOOTAGE
- AC = ACRE
- VOL = VOLUME
- PG. = PAGE
- \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1

- 982 = PROPOSED CONTOURS
- 970 = EXISTING MAJOR CONTOURS
- 982 = EXISTING MINOR CONTOURS
- 982 = ORIGINAL SURVEY BOUNDARY LINE
- 982 = PROPOSED EASEMENT
- 982 = EXISTING EASEMENT
- 982 = CENTERLINE OF ROAD
- 982 = FEMA FLOODPLAIN

SCALE: 1"=50'



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.

EXECUTED THIS 11th DAY OF September, 2022

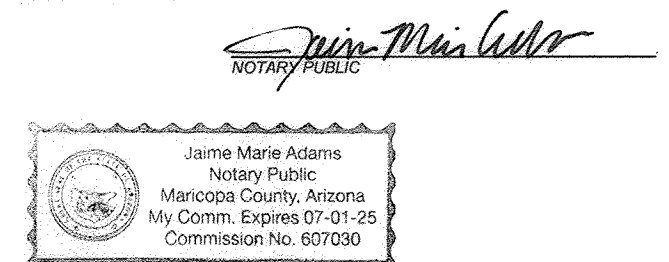
AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

BY: Steven S. Benson, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF September, 2022, BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.



#### CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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

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 LIMITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PASAENOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

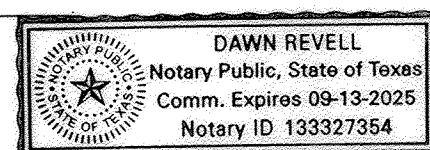
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER: HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, HUGO GUTIERREZ JR., 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 September, A.D. 2022.

NOTARY PUBLIC



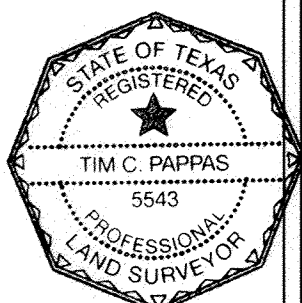
#### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 14.5' PRIVATE DRAINAGE EASEMENT (0.035 AC.) (PERMEABLE)
- 16' SANITARY SEWER EASEMENT
- 20' PRIVATE DRAINAGE EASEMENT (2.31 AC.) (PERMEABLE)
- 120' R.O.W. DEDICATION (1.74 AC.)
- VARIABLE WIDTH CLEAR VISION, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & MONUMENTATION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 50' SHARED CROSS ACCESS & DRAINAGE EASEMENT

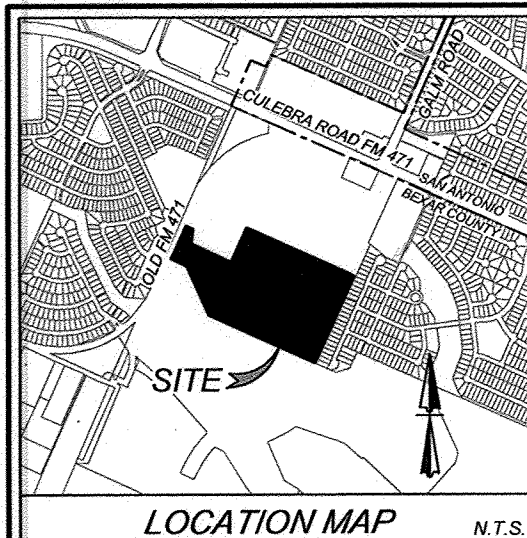
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (VOL. 20001, PAGE 2021-2028, P.R.)
- ENTERPRISE PRODUCTS NATURAL GAS TRANSMISSION LINE LO-VACA GATHERING COMPANY RIGHT-OF-WAY AGREEMENT (VOL. 6059, PG. 233, D.R.) (VOL. 6141, PG. 744 D.R.) CORRECTED BY (VOL. 6779, PG. 101, D.R.)
- 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET R.O.W. (VOL. 20001, PAGE 2021, P.R.)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)
- GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2028, P.R.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- OFF-LOT 15' SANITARY SEWER EASEMENT (0.06 AC.) (PERMEABLE) (DOC # 20210235067)

UNPLATTED  
SPH CULEBRA, LTD.  
REMAINDER OF  
CALLED 185.151 ACRES  
(VOL. 10851, PAGE 2265, O.P.R.)

DEVELOPER  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

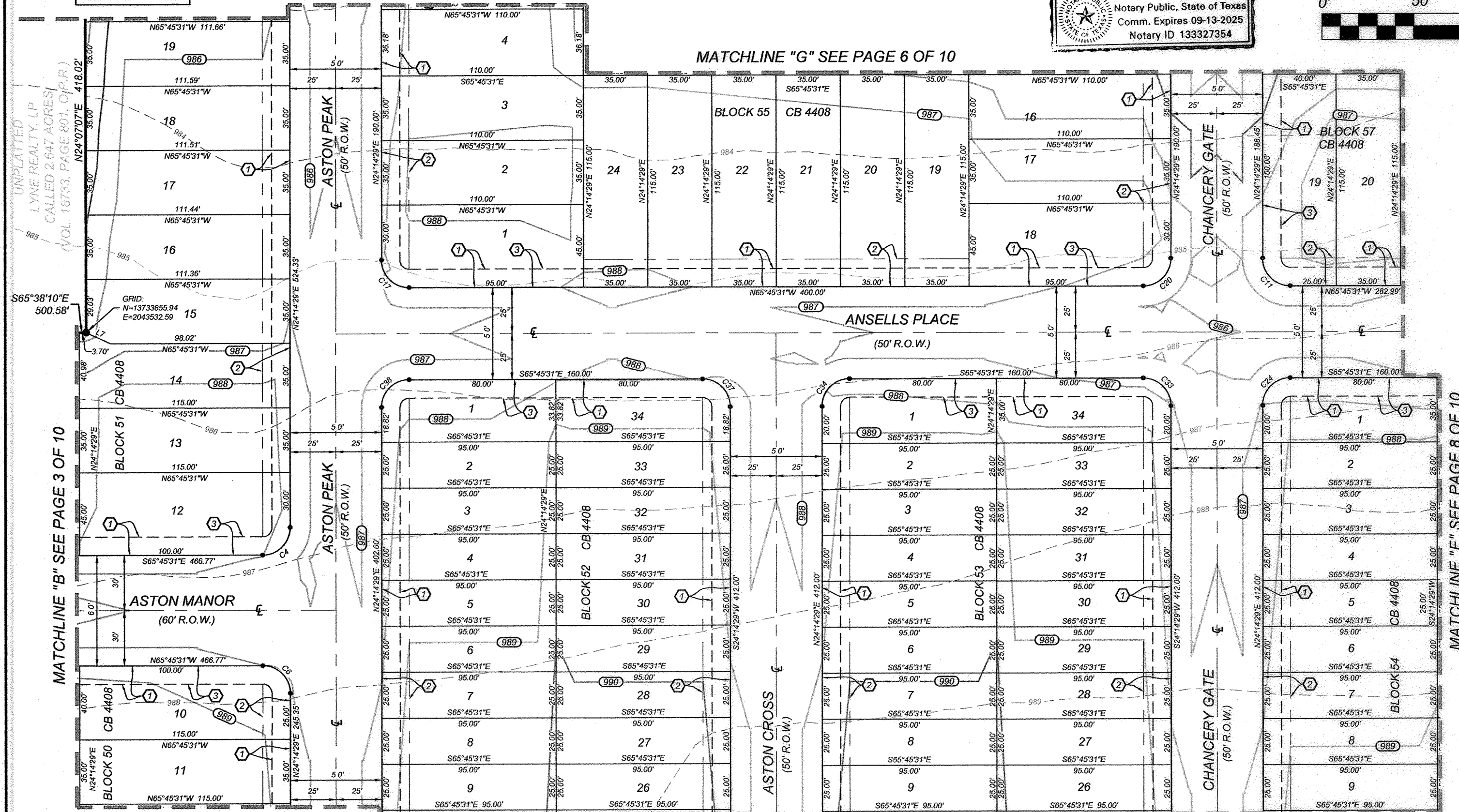






REFER TO PAGE 1 OF 10 FOR  
ALL OTHER ENGINEERING  
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR  
LINE AND CURVE TABLES



STATE OF TEXAS  
COUNTY OF BEXAR

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STATE OF TEXAS  
COUNTY OF BEXAR

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STATE OF TEXAS  
COUNTY OF BEXAR

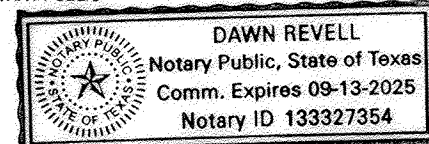
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OWNER/DEVELOPER: HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 403-2061

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., 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 September, A.D. 2022.

DAWN REVELL  
NOTARY PUBLIC



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.

SAWS HIGH PRESSURE NOTE (SPWS REQUIRED):  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

STATE OF TEXAS  
COUNTY OF BEXAR

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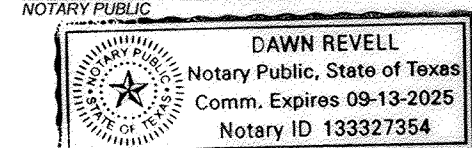
RICHARD MOTT, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

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 September, A.D. 2022



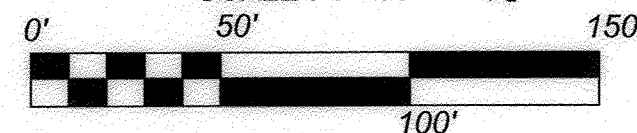
## LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
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- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- AC = ACRE
- VOL. = VOLUME
- PG. = PAGE
- \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 972 — = PROPOSED CONTOURS
- 970 — = EXISTING MAJOR CONTOURS
- — = EXISTING MINOR CONTOURS
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- — = PROPOSED EASEMENT
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SCALE: 1"=50'



STATE OF ARIZONA  
COUNTY OF MARICOPA

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EXECUTED THIS 21st DAY OF September, 2022.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

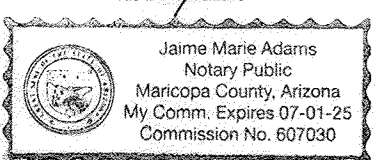
BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September, 2022, BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

JAIME MARIE ADAMS  
NOTARY PUBLIC



## CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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\_\_\_\_

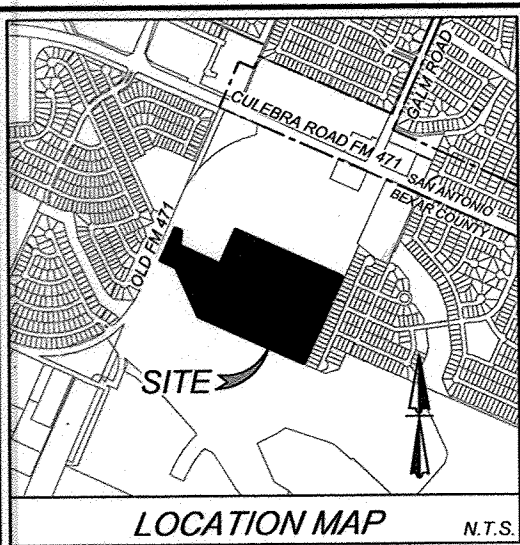
BY: CHAIRMAN

BY: SECRETARY

DRAWN BY: SJ

Date: Sep 19, 2022, 4:26pm User ID: aceja  
File: N:\314\3802\Design\Civil\PLAT\PL3143802.dwg





REFER TO PAGE 1 OF 10 FOR  
ALL OTHER ENGINEERING  
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR  
LINE AND CURVE TABLES

LYNE REALTY, LP  
CALLED 3.000 ACRES  
LOT 1, BLOCK 15, C.B. 4408  
PREFERRED PUMP FM 471  
VOL. 9608, PAGE 20, D.P.R.  
VOL. 13401, PAGE 2055, O.P.R.

#### CPS/SAWS/COSA UTILITY NOTES:

- 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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### IMPACT FEE PAYMENT DUE:

WATER AND 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.

#### WASTE WATER EDU NOTE:

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.

#### 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.

#### SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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: HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STYME OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 493-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., 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 September, A.D. 2022.

DAWN REVELL  
NOTARY PUBLIC

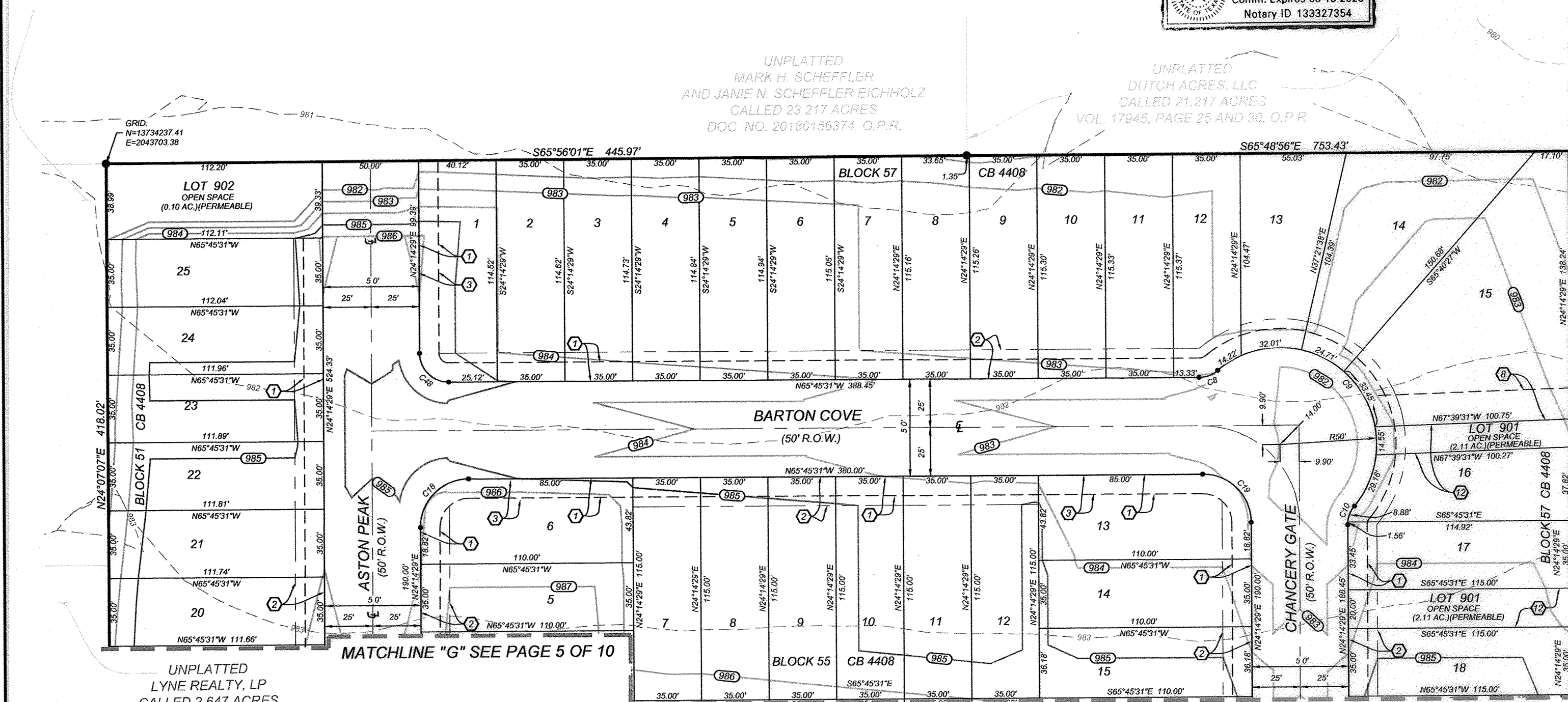
STATE OF TEXAS  
COUNTY OF BEXAR

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, P.E.  
AUTHORIZED AGENT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

UNPLATTED  
MARK H. SCHEFFLER  
AND JANIE N. SCHEFFLER EICHHOLZ  
CALLED 23.217 ACRES  
DOC. NO. 20180156374, O.P.R.

UNPLATTED  
DUTCH ACRES, LLC  
CALLED 21.217 ACRES  
VOL. 17945, PAGE 25 AND 30, O.P.R.



STATE OF TEXAS VOL. 18733, PAGE 801, O.P.R.  
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

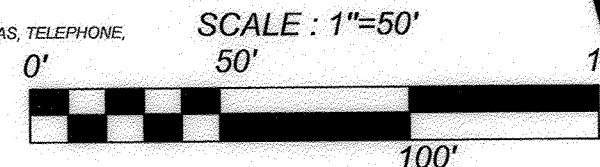
20 SEPT 2022  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PASAENOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 14.5' PRIVATE DRAINAGE EASEMENT (0.035 AC.) (PERMEABLE)
- 16' SANITARY SEWER EASEMENT
- 20' PRIVATE DRAINAGE EASEMENT (2.31 AC.) (PERMEABLE)
- 120' R.O.W. DEDICATION (1.74 AC.)
- VARIABLE WIDTH CLEAR VISION, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & MONUMENTATION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 50' SHARED CROSS ACCESS & DRAINAGE EASEMENT
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (VOL. 20001, PAGE 2021-2026, P.R.)
- ENTERPRISE PRODUCTS NATURAL GAS TRANSMISSION LINE LO-VACA GATHERING COMPANY RIGHT-OF-WAY AGREEMENT (VOL. 6089, PG. 233, D.R.) (VOL. 6141, PG. 744, D.R.) CORRECTED BY (VOL. 6779, PG. 101, D.R.)
- 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET R.O.W. (VOL. 20001, PAGE 2021, P.R.)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)
- GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- 20' BUILDING SETBACK (VOL. 9717, PAGE 143 - 144, D.P.R.)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- OFF-LOT 15' SANITARY SEWER EASEMENT (0.08 AC.) (PERMEABLE) (DOC # 20210235067)

#### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" RIGHT-OF-WAY
- EASEMENT
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- PUBLIC RECORD BEXAR COUNTY TEXAS
- PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- AC = ACRE
- VOL = VOLUME
- PG. = PAGE
- REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1



PLAT NUMBER 21-11800193

#### SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION

SITUATED IN THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317482 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), ALL OF THAT CALLED 3.44 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317483 IN THE O.P.R., AND ALSO A PORTION OF THAT CALLED 185.151 ACRE TRACT OF LAND AS CONVEYED TO SPH CULEBRA, LTD. AND RECORDED IN VOLUME 10851, PAGE 2265 IN THE O.P.R., AND ALSO BEING ALL OF THAT CALLED 2.214 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20220214553 IN THE O.P.R.

DEVELOPER  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

**KFW**  
ENGINEERS + SURVEYING  
3421 Pasaenos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP# Firm #: 9513 • TBP# Firm #: 10122300

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.

EXECUTED THIS 11 DAY OF September, 2022

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF Sept. 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

Jaime Marie Adams  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 07/31/25  
Commission No. 667930

#### CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

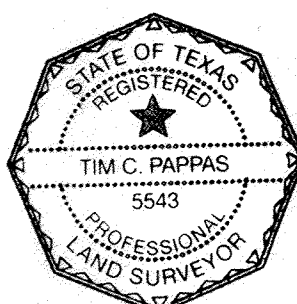
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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

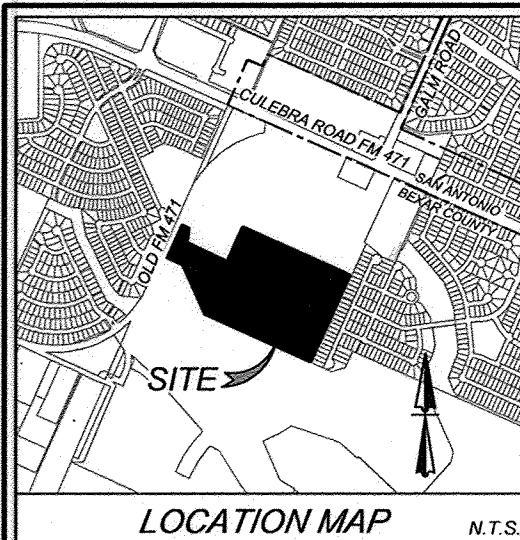
BY: \_\_\_\_\_  
SECRETARY



DRAWN BY: SJ

Date: Sep 19, 2022, 4:27pm User ID: aceja  
File: N:\314\38102\Design\Civil\PLAT\PL3143802.dwg





REFER TO PAGE 1 OF 10 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR LINE AND CURVE TABLES

#### CPS/SAWS/COSA UTILITY NOTES:

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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### IMPACT FEE PAYMENT DUE:

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.

#### WASTE WATER EDU NOTE:

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.

#### 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.

#### SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 865 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.

STATE OF TEXAS  
COUNTY OF BEXAR

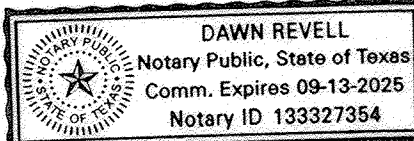
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OWNER/DEVELOPER: HUGO GUTIERREZ, JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 463-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, JR., 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 September, A.D. 2022.

*Dawn Revell*  
NOTARY PUBLIC



STATE OF TEXAS  
COUNTY OF BEXAR

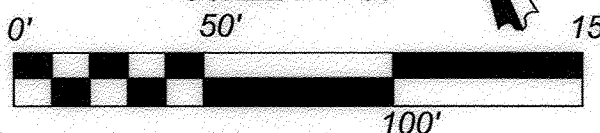
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FORWARD NOTE, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

#### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
  - P.R. = PUBLIC RECORD BEXAR COUNTY TEXAS
  - E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
  - N.T.S. = NOT TO SCALE
  - C.B. = COUNTY BLOCK
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  - VOL. = VOLUME
  - PG. = PAGE
  - \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- PROPOSED CONTOURS  
EXISTING MAJOR CONTOURS  
EXISTING MINOR CONTOURS  
ORIGINAL SURVEY BOUNDARY LINE  
PROPOSED EASEMENT  
EXISTING EASEMENT  
CENTERLINE OF ROAD  
FEMA FLOODPLAIN

SCALE: 1"=50'



## PLAT NUMBER 21-11800193

### SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION

SITUATED IN THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317482 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), ALL OF THAT CALLED 3.44 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317483 IN THE O.P.R., AND ALSO A PORTION OF THAT CALLED 185.151 ACRE TRACT OF LAND AS CONVEYED TO SPH CULEBRA, LTD. AND RECORDED IN VOLUME 10851, PAGE 2265 IN THE O.P.R., AND ALSO BEING ALL OF THAT CALLED 2.214 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20220214553 IN THE O.P.R.



STATE OF ARIZONA  
COUNTY OF MARICOPA

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EXECUTED THIS 21st DAY OF Sept. 2022.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

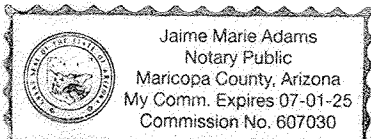
BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

*Steven S. Benson*  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF Sept. 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

*Jaime Marie Adams*  
NOTARY PUBLIC



#### CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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

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

*Travis R. Elseth*  
TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

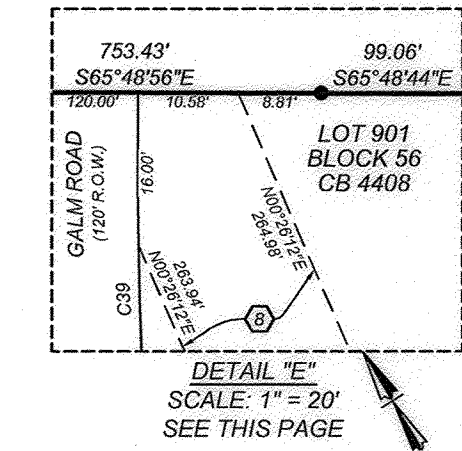
STATE OF TEXAS  
COUNTY OF BEXAR

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

*Tim C. Pappas*  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SET BACK LINE
3. 10' BUILDING SET BACK LINE
4. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5. 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
6. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
7. 14.5' PRIVATE DRAINAGE EASEMENT (0.035 AC.) (PERMEABLE)
8. 16' SANITARY SEWER EASEMENT
9. 20' PRIVATE DRAINAGE EASEMENT (2.31 AC.) (PERMEABLE)
10. 120' R.O.W. DEDICATION (1.74 AC.)
11. VARIABLE WIDTH CLEAR VISION, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & MONUMENTATION EASEMENT
12. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
13. VARIABLE WIDTH CLEAR VISION EASEMENT
14. 50' SHARED CROSS ACCESS & DRAINAGE EASEMENT
15. GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
16. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
17. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
18. 20' BUILDING SETBACK (VOL. 9717, PAGE 143 - 144, D.P.R.)
19. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
20. OFF-LOT 15' SANITARY SEWER EASEMENT (0.06 AC.) (PERMEABLE) (DOC # 20220235067)
21. 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (VOL. 20001, PAGE 2021-2026, P.R.)
22. ENTERPRISE PRODUCTS NATURAL GAS TRANSMISSION LINE LO-VACA GATHERING COMPANY RIGHT-OF-WAY AGREEMENT (VOL. 0059, PG. 233, D.R.) (VOL. 6141, PG. 744 D.R.) CORRECTED BY (VOL. 6779, PG. 101, D.R.)
23. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET R.O.W. (VOL. 20001, PAGE 2021, P.R.)
24. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)

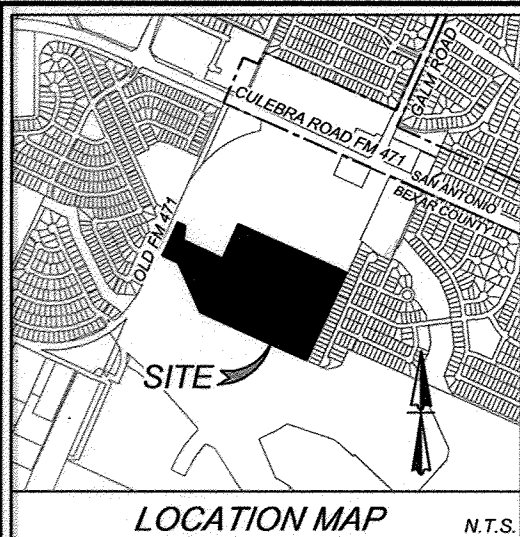


DEVELOPER  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

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### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
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- 16' SANITARY SEWER EASEMENT
- 20' PRIVATE DRAINAGE EASEMENT (2.31 AC.) (PERMEABLE)
- 120' R.O.W. DEDICATION (1.74 AC.)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & MONUMENTATION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 50' SHARED CROSS ACCESS & DRAINAGE EASEMENT
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (VOL. 20001, PAGE 2021-2026, P.R.)
- ENTERPRISE PRODUCTS NATURAL GAS TRANSMISSION LINE LO-VACA GATHERING COMPANY RIGHT-OF-WAY AGREEMENT (VOL. 6099, PG. 223, D.R.) (VOL. 6141, PG. 744 D.R.) CORRECTED BY (VOL. 6779, PG. 101, D.R.)
- 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET R.O.W. (VOL. 20001, PAGE 2021, P.R.)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)
- GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- 20' BUILDING SETBACK (VOL. 9717, PAGE 143 - 144, D.P.R.)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- OFF-LOT 15' SANITARY SEWER EASEMENT (0.06 AC.) (PERMEABLE) (DOC # 20210235067)

STATE OF TEXAS  
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

20 SEPT 2012  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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: HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 403-2081

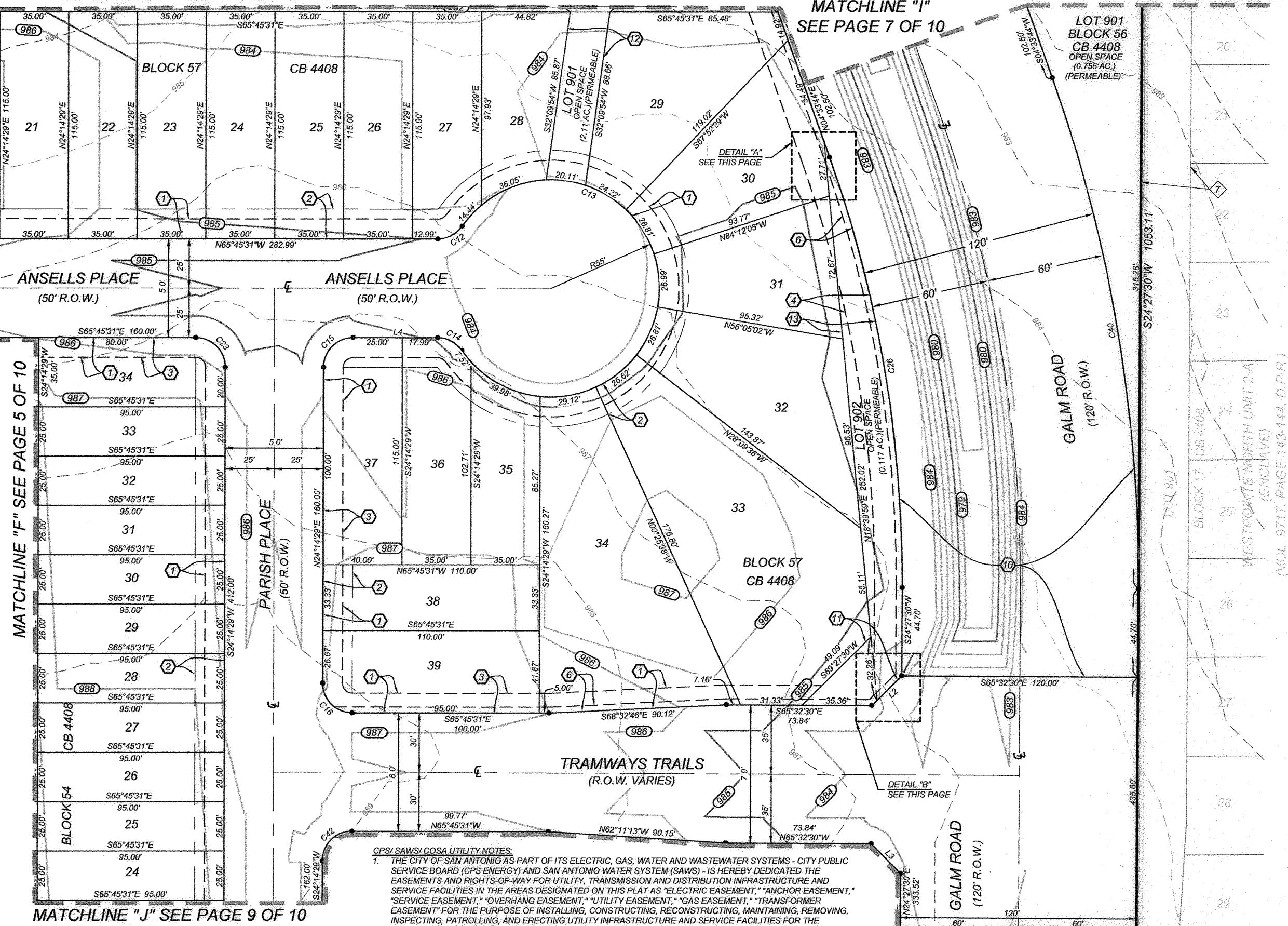
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
HUGO GUTIERREZ JR., 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 September, 2012.

NOTARY PUBLIC

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

MATCHLINE "I" SEE PAGE 7 OF 10



MATCHLINE "J" SEE PAGE 9 OF 10

IMPACT FEE PAYMENT DUE:  
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.

WASTE WATER EDU NOTE:  
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.

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.

SAWS HIGH PRESSURE NOTE (PPVS REQUIRED):  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, RICHARD MOTT, P.E. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

RICHARD MOTT, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

### CPS/SAWS/COSA UTILITY NOTES:

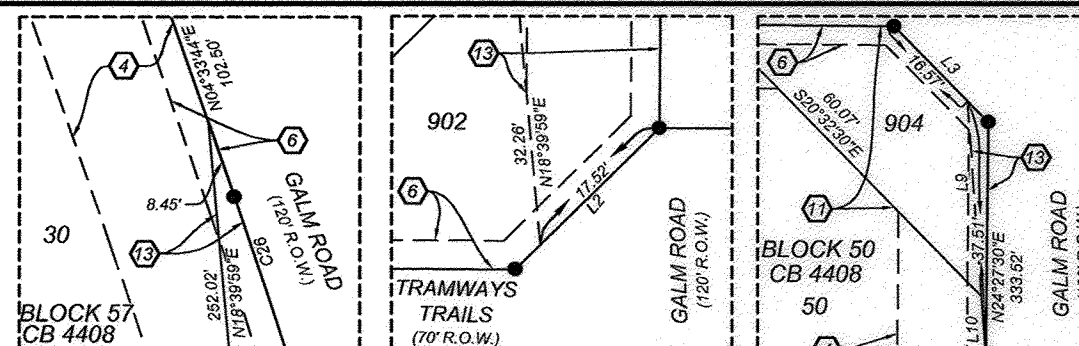
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, RICHARD MOTT, P.E. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 20th DAY OF September, A.D. 2012  
DAWN REVELL  
NOTARY PUBLIC

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

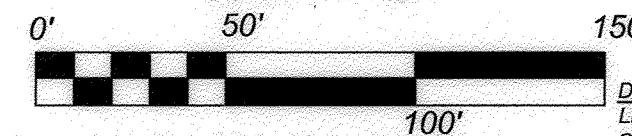


DETAIL "A"  
SCALE: 1" = 20'  
SEE THIS PAGE

DETAIL "B"  
SCALE: 1" = 20'  
SEE THIS PAGE

DETAIL "C"  
SCALE: 1" = 30'  
SEE PAGE 9

SCALE: 1"=50'



## PLAT NUMBER 21-11800193

### SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION

SITUATED IN THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317482 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), ALL OF THAT CALLED 3.44 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317483 IN THE O.P.R., AND ALSO A PORTION OF THAT CALLED 185.151 ACRE TRACT OF LAND AS CONVEYED TO SPH CULEBRA, LTD. AND RECORDED IN VOLUME 10851, PAGE 2265 IN THE O.P.R., AND ALSO BEING ALL OF THAT CALLED 2.214 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20220214553 IN THE O.P.R.

DEVELOPER  
LENNAR HOMES OF TEXAS LAND &  
CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

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.

EXECUTED THIS 14 DAY OF Sept. 2012

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

BY: Steven S. Benson, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Sept. 2012, BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

NOTARY PUBLIC

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

### CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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

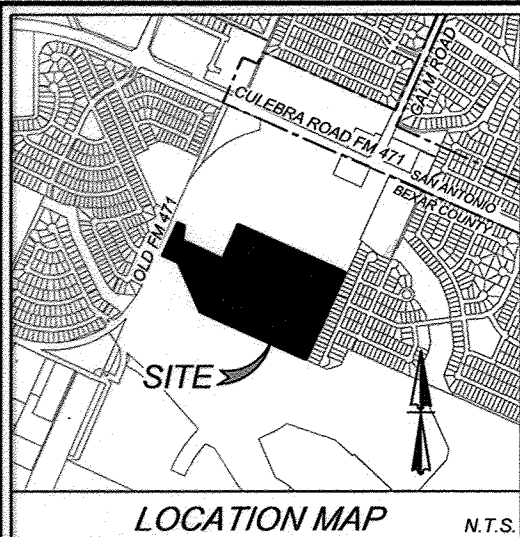
BY: \_\_\_\_\_  
SECRETARY

- ### LEGEND
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
  - E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
  - N.T.S. = NOT TO SCALE
  - C.B. = COUNTY BLOCK
  - LF = LINEAR FOOTAGE
  - AC = ACRE
  - VOL. = VOLUME
  - PG. = PAGE
  - P.R. = PUBLIC RECORD BEXAR COUNTY TEXAS
  - \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
  - 972 — = PROPOSED CONTOURS
  - 970 — = EXISTING MAJOR CONTOURS
  - — = EXISTING MINOR CONTOURS
  - — = ORIGINAL SURVEY BOUNDARY LINE
  - — = PROPOSED EASEMENT
  - — = EXISTING EASEMENT
  - — = CENTERLINE OF ROAD
  - — = FEMA FLOODPLAIN

DRAWN BY: SJ

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REFER TO PAGE 1 OF 10 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR LINE AND CURVE TABLES

#### CPS SAWS/COSA UTILITY NOTES:

- 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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

FACT-FEE PAYMENT DUE: WATER AND 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.

WASTE WATER EDU NOTE: 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.

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.

#### SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

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, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 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 2nd DAY OF September, A.D. 2022

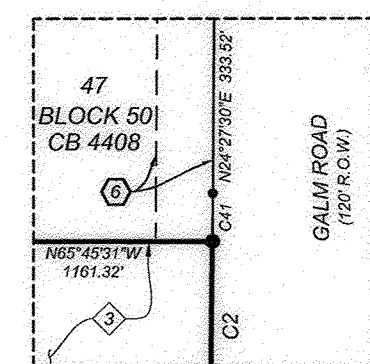
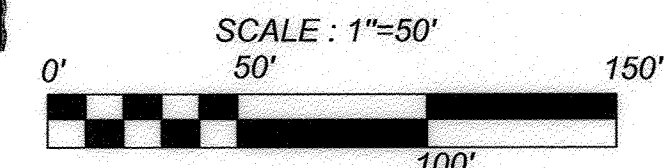
Dawn Revell  
NOTARY PUBLIC

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

#### LEGEND

- F.I.R. = FOUND IRON ROD
- S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- SET IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PUBLIC RECORD BEXAR COUNTY TEXAS
- E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- AC = ACRE
- VOL = VOLUME
- PG. = PAGE

REFERENCE COUNTY  
FINISHED FLOOR  
ELEV. NOTE ON PAGE 1



DETAIL "D"  
SCALE: 1" = 10'  
SEE THIS PAGE

DEVELOPER  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

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.

EXECUTED THIS 4 DAY OF Sept, 2022.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

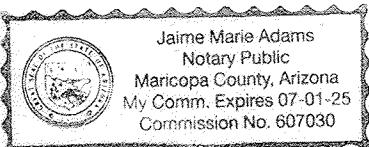
BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

Steven S. Benson  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF Sept, 2022, BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

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



#### CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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

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

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 403-0981

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., 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 2nd DAY OF September, A.D. 2022.

NOTARY PUBLIC

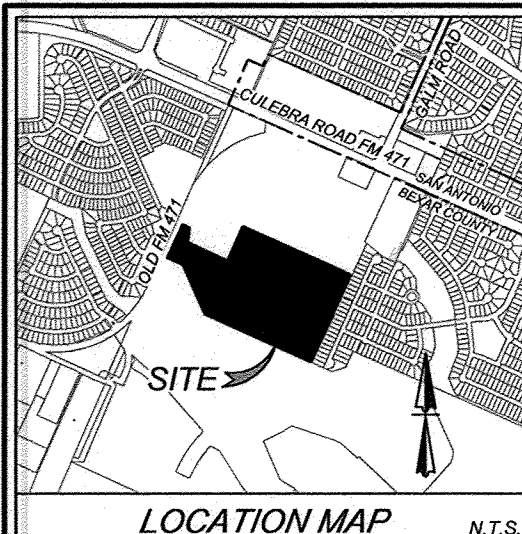
DAWN REVELL  
Notary Public, State of Texas  
Comm. Expires 09-13-2025  
Notary ID 133327354

#### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 14.5' PRIVATE DRAINAGE EASEMENT (0.035 AC)(PERMEABLE)
- 16' SANITARY SEWER EASEMENT
- 20' PRIVATE DRAINAGE EASEMENT (2.31 AC)(PERMEABLE)
- 120' R.O.W. DEDICATION (1.74 AC.)
- VARIABLE WIDTH CLEAR VISION, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & MONUMENTATION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 50' SHARED CROSS ACCESS & DRAINAGE EASEMENT
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (VOL. 20001, PAGE 2021-2026, P.R.)
- ENTERPRISE PRODUCTS NATURAL GAS TRANSMISSION LINE LO-VACA GATHERING COMPANY RIGHT-OF-WAY AGREEMENT (VOL. 6059, PG. 233, D.R.) (VOL. 6141, PG. 744 D.R.) CORRECTED BY (VOL. 6779, PG. 101, D.R.)
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- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)
- GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- 20' BUILDING SETBACK (VOL. 9717, PAGE 143 - 144, D.P.R.)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- OFF-LOT 15' SANITARY SEWER EASEMENT (0.08 AC)(PERMEABLE) (DOC# 20210235292)







### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
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- OFF-LOT 15' SANITARY SEWER EASEMENT (0.06 AC) (PERMEABLE) (DOC # 20210225067)

STATE OF TEXAS  
COUNTY OF BEXAR

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3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-9444  
FAX: 210-979-8441

### CPS/SAWS/COSA UTILITY NOTES:

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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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 BUILDINGS, STRUCTURES, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

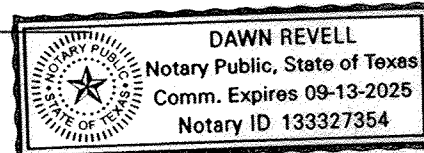
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OWNER/DEVELOPER: HUGO GUTIERREZ JR.  
SPH CULEBRA, LTD.  
19230 STONE OAK PKWY  
SAN ANTONIO, TX 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., 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 September, A.D. 2022.

DAWN REVELL  
NOTARY PUBLIC



STATE OF TEXAS  
COUNTY OF BEXAR

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RICHARD MOTT, P.E.  
AUTHORIZED AGENT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

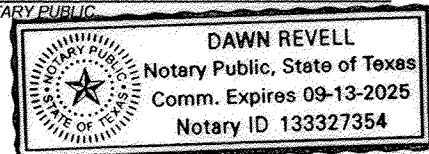
STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 21st DAY OF September, A.D. 2022

DAWN REVELL  
NOTARY PUBLIC



### IMPACT FEE PAYMENT DUE:

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.

### WASTE WATER EDU NOTE:

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.

### 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.

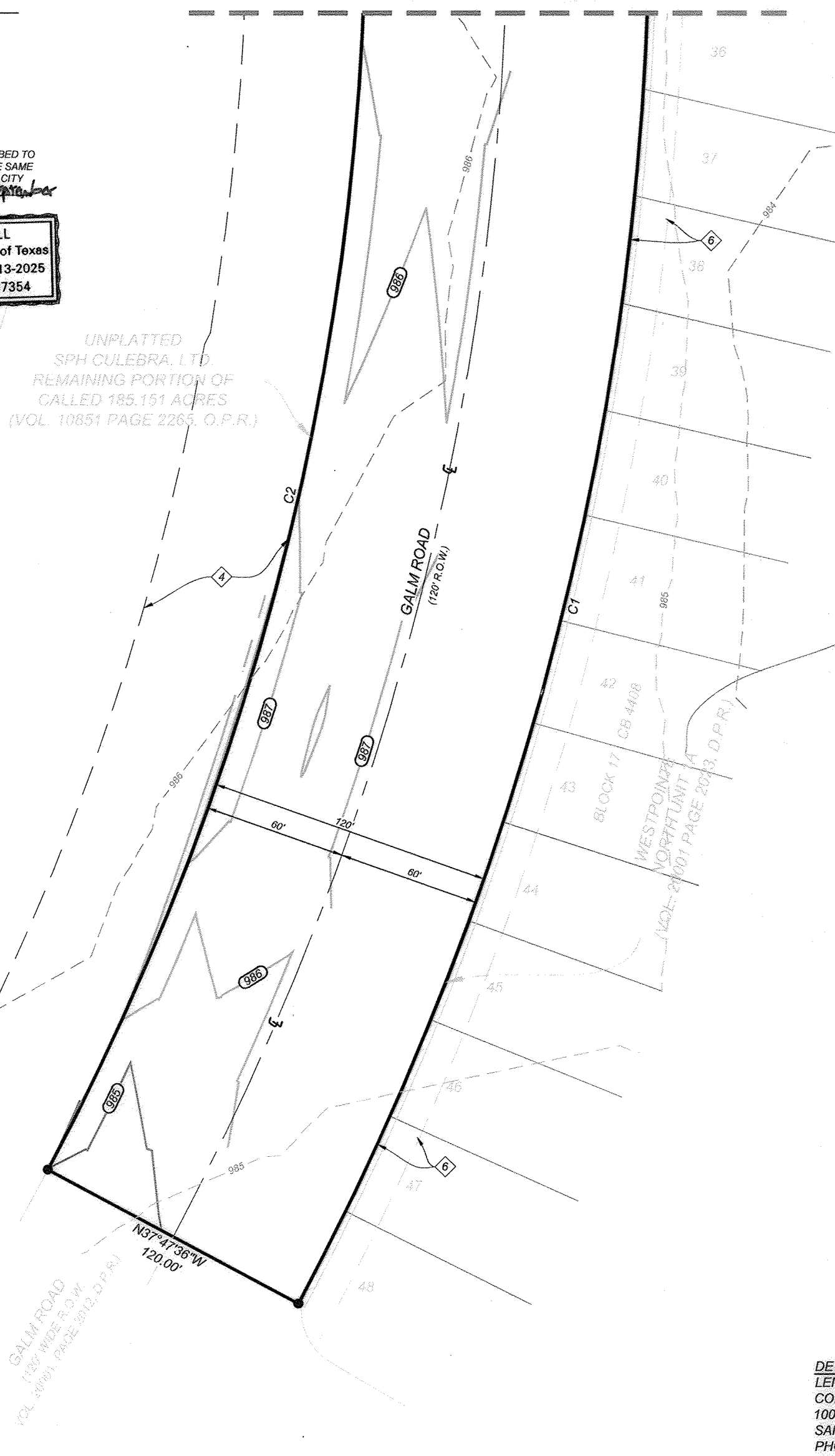
### SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

REFER TO PAGE 1 OF 10 FOR  
ALL OTHER ENGINEERING  
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 10 FOR  
LINE AND CURVE TABLES

MATCHLINE "K" SEE PAGE 9 OF 10



### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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  - LF = LINEAR FOOTAGE
  - AC. = ACRE
  - VOL. = VOLUME
  - PG. = PAGE
  - \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- PROPOSED CONTOURS
  - EXISTING MAJOR CONTOURS
  - EXISTING MINOR CONTOURS
  - ORIGINAL SURVEY BOUNDARY LINE
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - CENTERLINE OF ROAD
  - FEMA FLOODPLAIN

PLAT NUMBER 21-11800193

### SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION

SITUATED IN THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2, LLC AND RECORDED IN DOCUMENT NUMBER 20210317482 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), ALL OF THAT CALLED 3.44 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2, LLC AND RECORDED IN DOCUMENT NUMBER 20210317483 IN THE O.P.R., AND ALSO A PORTION OF THAT CALLED 185.151 ACRE TRACT OF LAND AS CONVEYED TO SPH CULEBRA, LTD. AND RECORDED IN VOLUME 10851, PAGE 2265 IN THE O.P.R., AND ALSO BEING ALL OF THAT CALLED 2.214 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20220214553 IN THE O.P.R.

**KFW**  
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-9444 • Fax #: (210) 979-9441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

EXECUTED THIS 21st DAY OF Sept. 2022

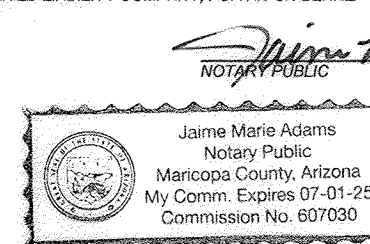
AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF Sept. 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.



### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASTON PARK SUBDIVISION 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

DEVELOPER  
LENNAR HOMES OF TEXAS LAND &  
CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

DRAWN BY: SJ

Date: Sep 19, 2022, 4:30pm User ID: aceja  
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