

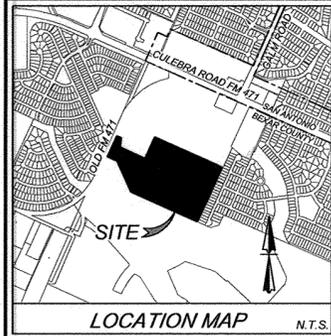
SUBDIVISION PLAT ESTABLISHING  
ASTON PARK SUBDIVISION

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.

PLAT NOTES APPLY TO ALL PAGES  
OF THIS MULTIPLE PAGE PLAT



3421 PASADENA PKWY, SUITE 200, SAN ANTONIO, TX 78231  
PHONE #: (210) 979-8444 • FAX #: (210) 979-8441  
TBP# Firm #: 9513 • TPLS Firm #: 10122300



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 (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.

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. 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 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 29th 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.

*T.C. Pappas*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

RESIDENTIAL FINISHED FLOOR:  
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.

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(R)(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: 48029C1895, EFFECTIVE [9/28/2010]. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

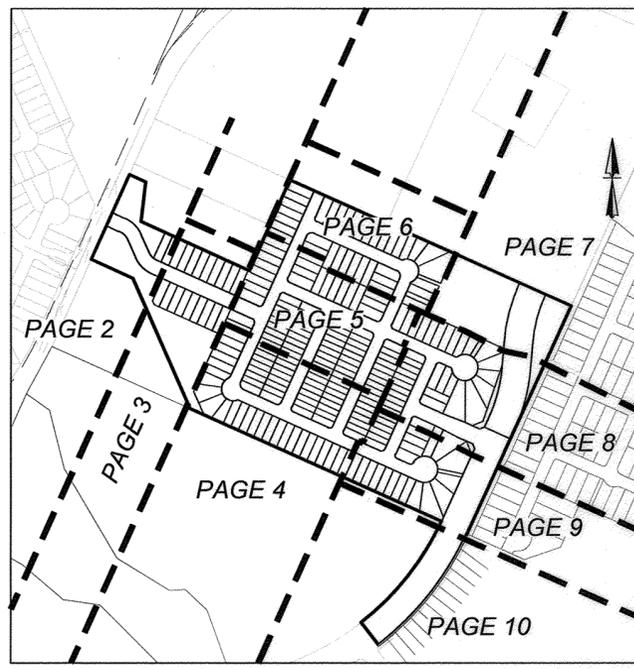
BUILDING SETBACK NOTE:  
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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(H).

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 (FILO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SURVEYOR NOTES:  
1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 18)



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	N38°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"W
C4	23.56	15.00	15.00	90°00'00"	21.21	N69°14'29"W
C5	10.43	15.00	5.44	39°51'13"	10.22	N44°10'06"W
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"W
C9	148.10	50.00	555.16	169°42'26"	99.80	N20°45'31"W
C10	10.43	15.00	5.44	39°51'13"	10.22	S44°10'06"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°39'58"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	26.57	41°34'08"	48.68	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	23.57	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	1.27	0°07'39"	2.53	N24°13'20"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°45'31"W
L5	45.67	N65°50'57"W
L6	18.67	S24°16'48"E
L7	14.56	S41°32'50"E
L8	45.62	N65°50'57"W
L9	30.85	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 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

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 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

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 2nd DAY OF September A.D. 2022  
*Richard Mott*  
AUTHORIZED AGENT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

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.



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: 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 21 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 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

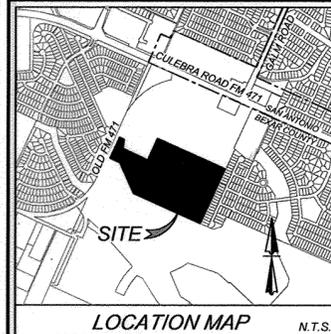
COUNTY CLERK, BEXAR COUNTY, TEXAS

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 IRON ROD, S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED 'KFW SURVEYING', etc.

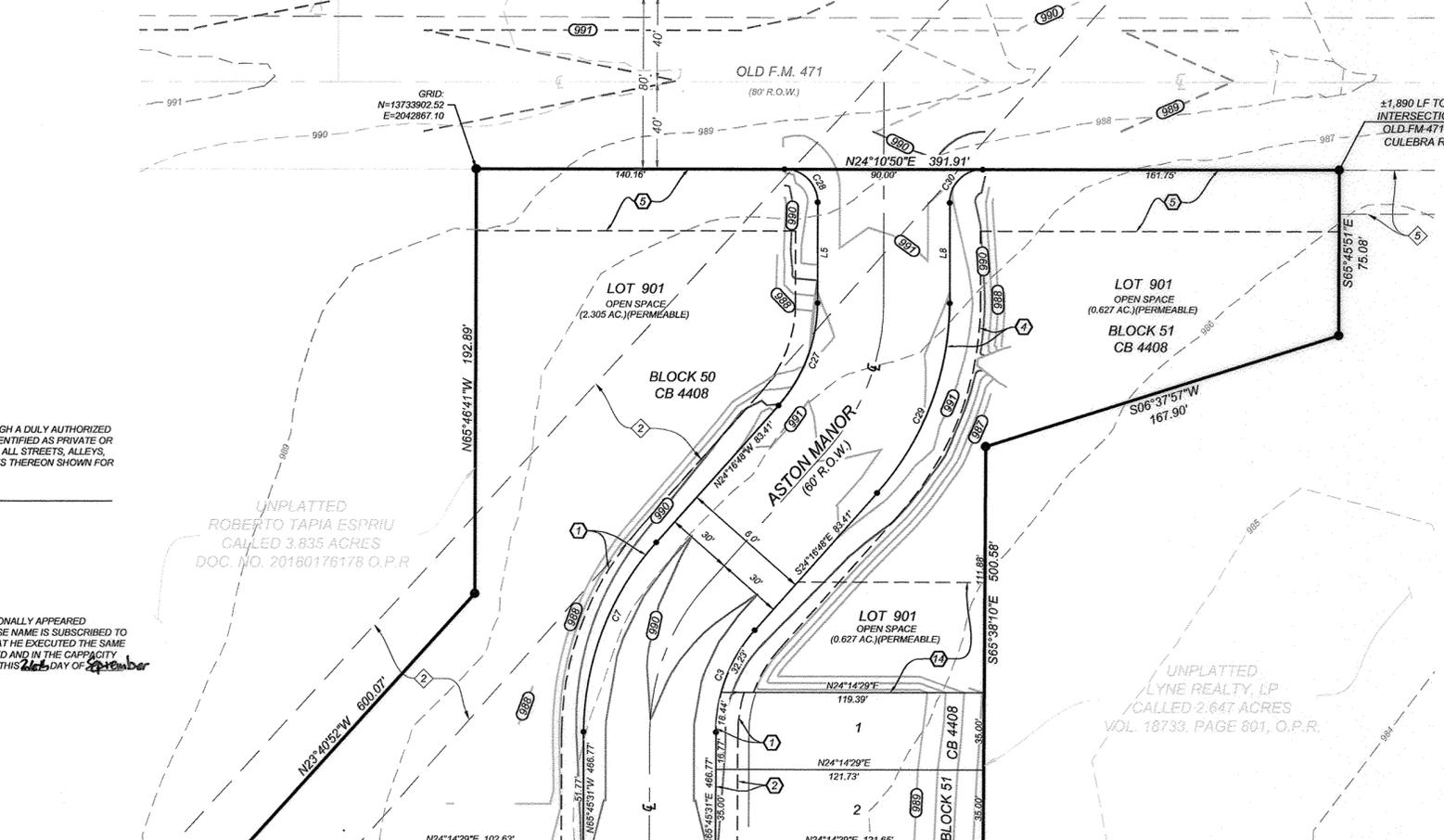
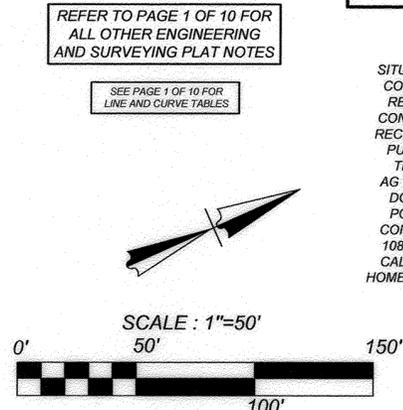
OWNER/DEVELOPER: HUGO GUTIERREZ, JR. SPH CULEBRA, LTD. 19230 STONE OAK PKWY SAN ANTONIO, TX 78258 (210) 403-2081

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT...

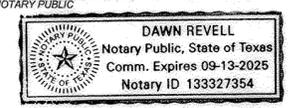
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

CPS/SAWS/COSEA 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...

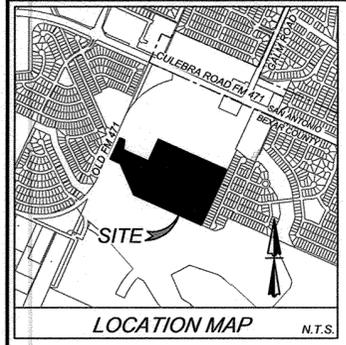
- KEY NOTES: 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT, 15' BUILDING SET BACK LINE, 10' BUILDING SET BACK LINE, etc.



MATCHLINE "A" SEE PAGE 3 OF 10. 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...



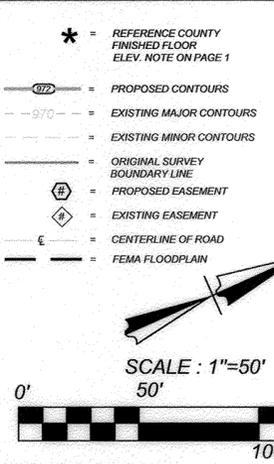
DEVELOPER LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TX 78216 PHONE: (210) 403-6282



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.

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.

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

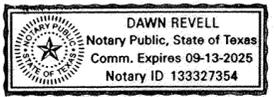


SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION SITUATED IN THE LUIS GONZABA SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 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 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

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. 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.)
16. ENTERPRISE PRODUCTS NATURAL GAS TRANSMISSION LINE I/O-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.)
17. 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.)
18. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)

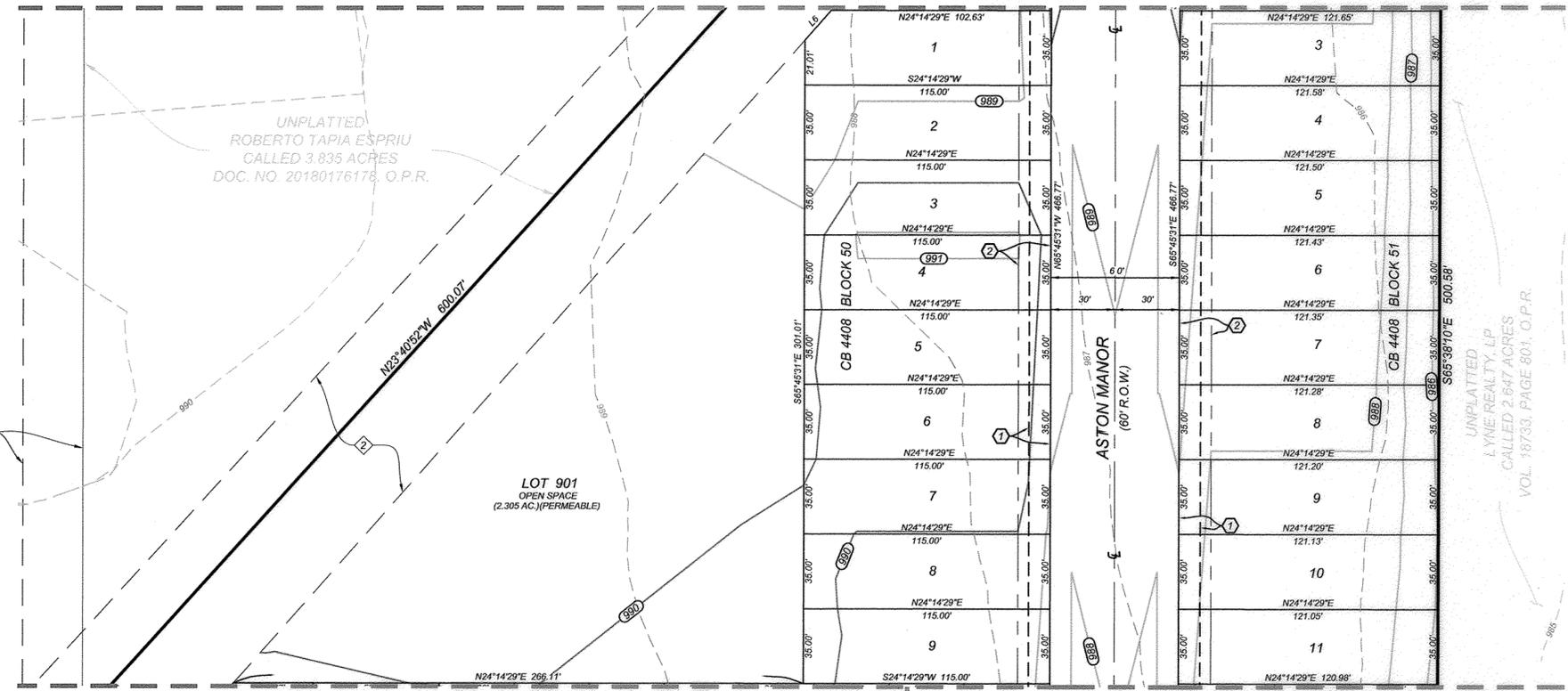
- 19. 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (VOL. 20001, PAGE 2021-2026, P.R.)
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22. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)

- 23. GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
24. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
25. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
26. 20' BUILDING SETBACK (VOL. 9717, PAGE 143 - 144, D.P.R.)
27. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
28. OFF-LOT 15' SANITARY SEWER EASEMENT (0.06 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

MATCHLINE "A" SEE PAGE 2 OF 10



MATCHLINE "C" SEE PAGE 4 OF 10

MATCHLINE "B" SEE PAGE 5 OF 10

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 UNIMBED 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

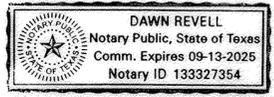


STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, 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

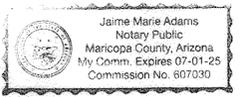
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED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

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



STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING 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.

STEVEN S. BENSON, ITS MANAGER



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

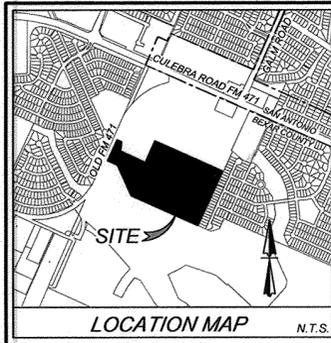
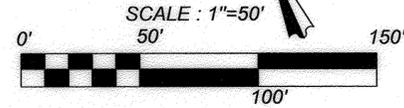
SUBDIVISION PLAT ESTABLISHING  
ASTON PARK SUBDIVISION

SITUATED IN THE LUIS GONZABA 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.



3421 PRAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

- 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



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 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 FACILITIES FROM 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 UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

**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.

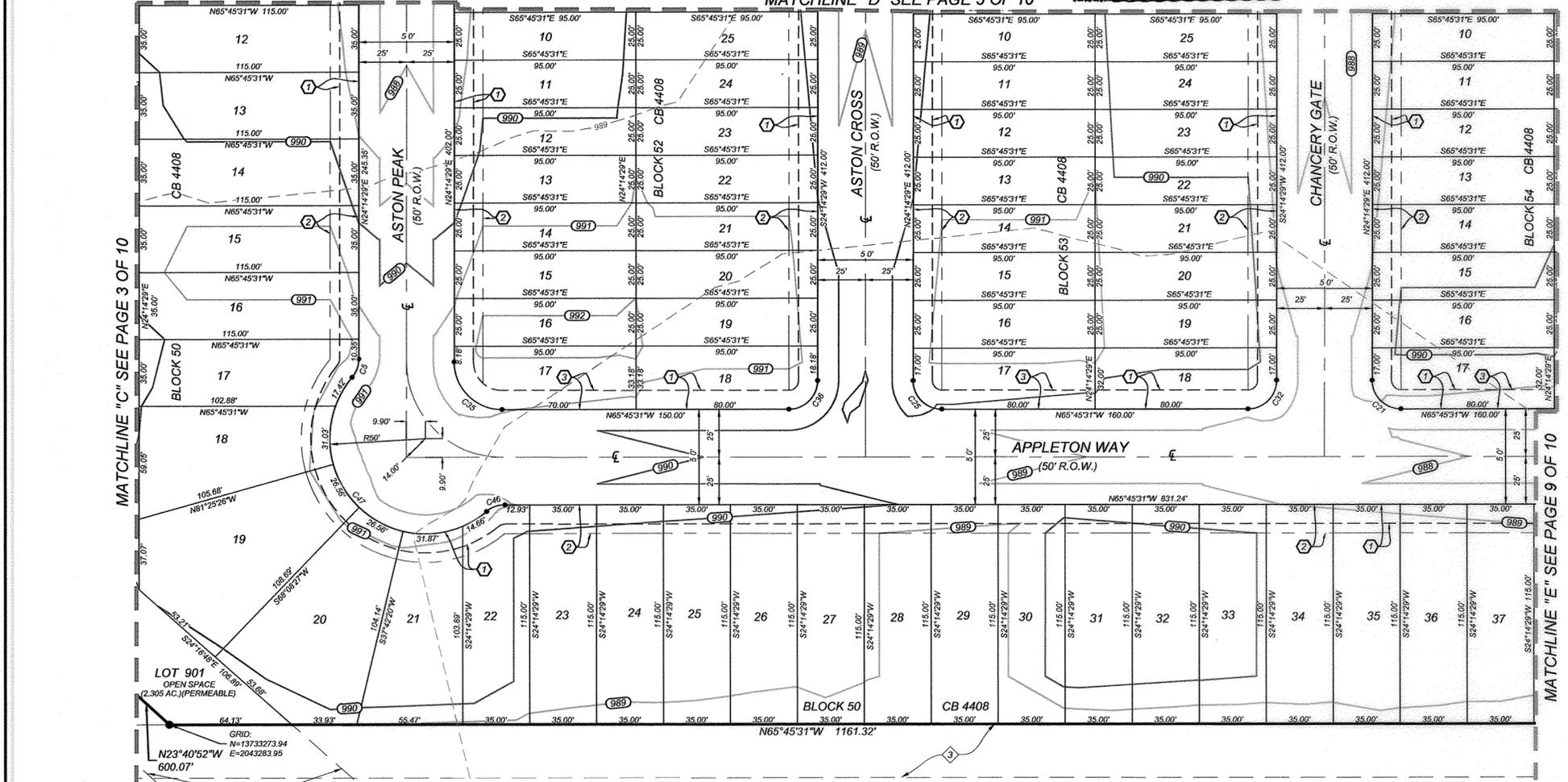
RICHARD MOTT, P.E.  
AUTHORIZED AGENT:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

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



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

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

**KEY NOTES**

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- 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
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- 8 16' SANITARY SEWER EASEMENT
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- 17 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.)
- 18 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)
- 19 GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
- 20 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
- 21 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
- 22 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.)

DATE 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.

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

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*  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 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  
Maricopa County, Arizona  
My Comm. Expires 07-01-25  
Commission No. 607030

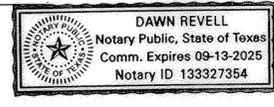
CERTIFICATE OF APPROVAL

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 \_\_\_\_\_



SUBDIVISION PLAT ESTABLISHING  
ASTON PARK SUBDIVISION

SITUATED IN THE LUIS GONZAGA 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

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, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: AGWP ASSET MANAGEMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

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 AGWP ASSET MANAGEMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, L.L.C., 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. 6070350

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"  
A = 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

SCALE: 1"=50'

0' 50' 100' 150'

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, Richard Mott, P. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTES 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

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

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

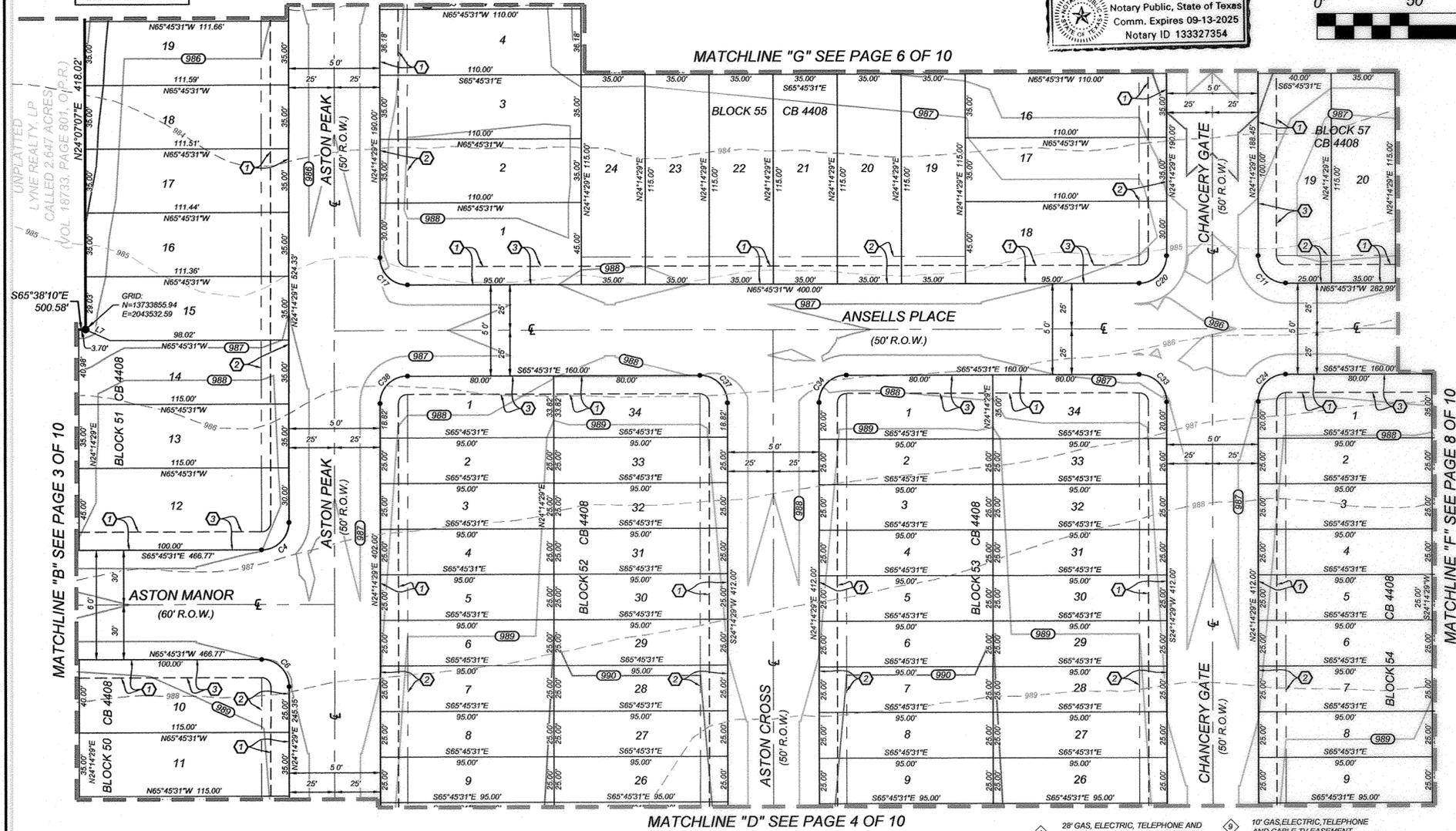
**IMPACT FEE PAYMENT DUE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**WASTEWATER 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.

**LOCATION MAP** N.T.S.

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

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 UNLIMITED 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

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 78268  
(210) 463-2061

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

- 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.)
  - 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. 97117, PAGE 143 - 144, D.P.R.)
  - 20' BUILDING SETBACK (VOL. 97117, PAGE 143 - 144, D.P.R.)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 97117, PAGE 143 - 144, D.P.R.)

OFF-LOT 15' SANITARY SEWER EASEMENT (0.06 AC) (PERMEABLE) (DOC # 20210232067)

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



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 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION

SITUATED IN THE LUIS GONZAGA 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



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.

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 FORGOING 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.

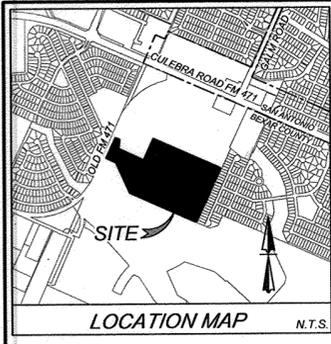


CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT 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



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. 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", "WATER EASEMENT", "SEWER 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. 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. 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. 5. 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.

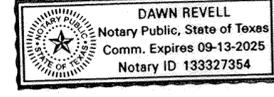
DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE (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 STRAWBERRY PKWY SAN ANTONIO, TX 78258 (210) 493-2081

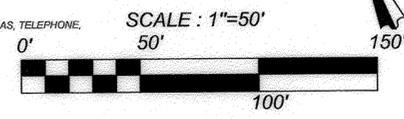
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF September A.D. 2022



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.

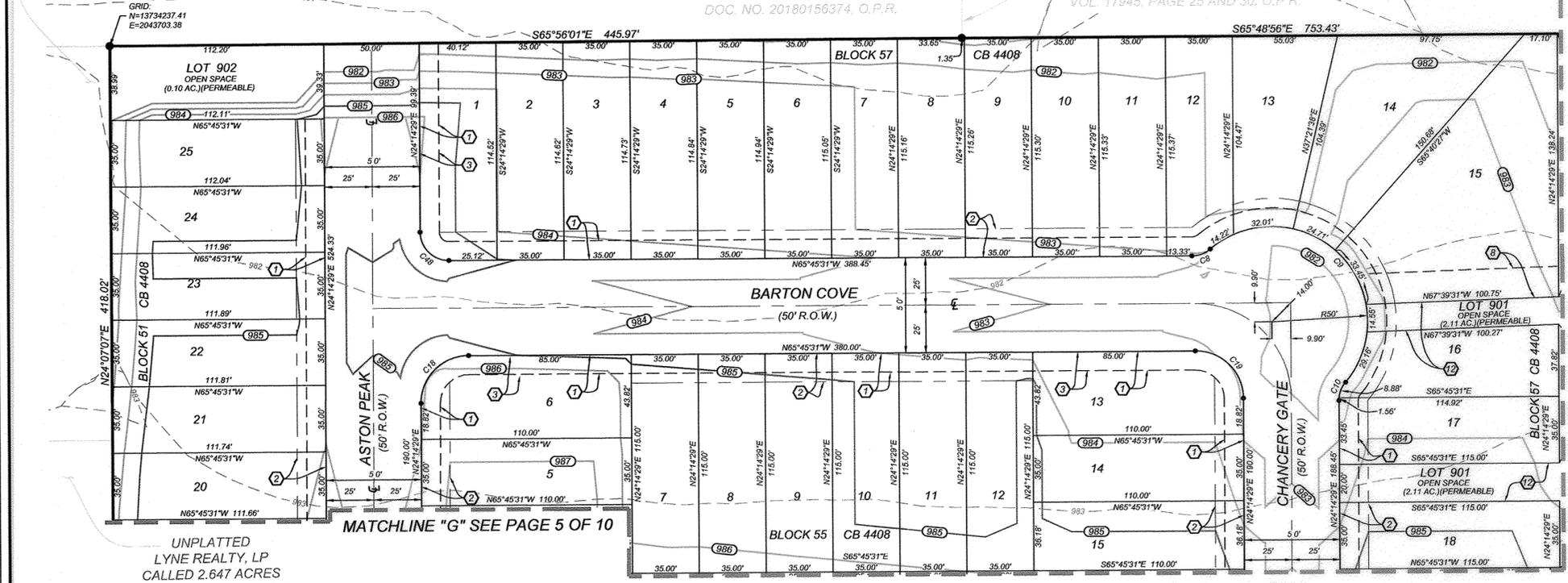
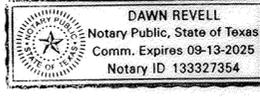
RICHARD MOTT, P.E. AUTHORIZED AGENT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TX 78216

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", etc.



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



UNPLATTED LYNE REALTY, LP CALLED 2.647 ACRES 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.

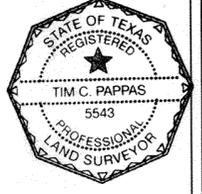
TRAVIS R. ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS & SURVEYING, INC. 9/20/22

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 PEAÑANOS 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, etc.



SUBDIVISION PLAT ESTABLISHING ASTON PARK SUBDIVISION

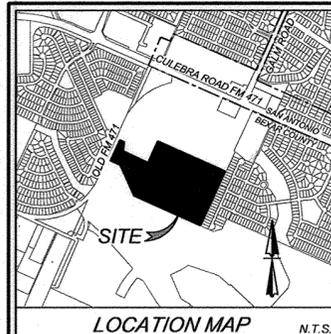
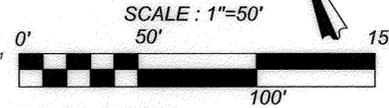
SITUATED IN THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 33.50 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2 LLC AND RECORDED IN DOCUMENT NUMBER 20210317482 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR 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.



3421 Passeroes Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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
L.F. = LINEAR FOOTAGE
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
\* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1



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/COSEA 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.

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.

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 21st DAY OF September A.D. 2022 Dawn Ruedl Notary Public

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 21st DAY OF September A.D. 2022 Dawn Ruedl Notary Public

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

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 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

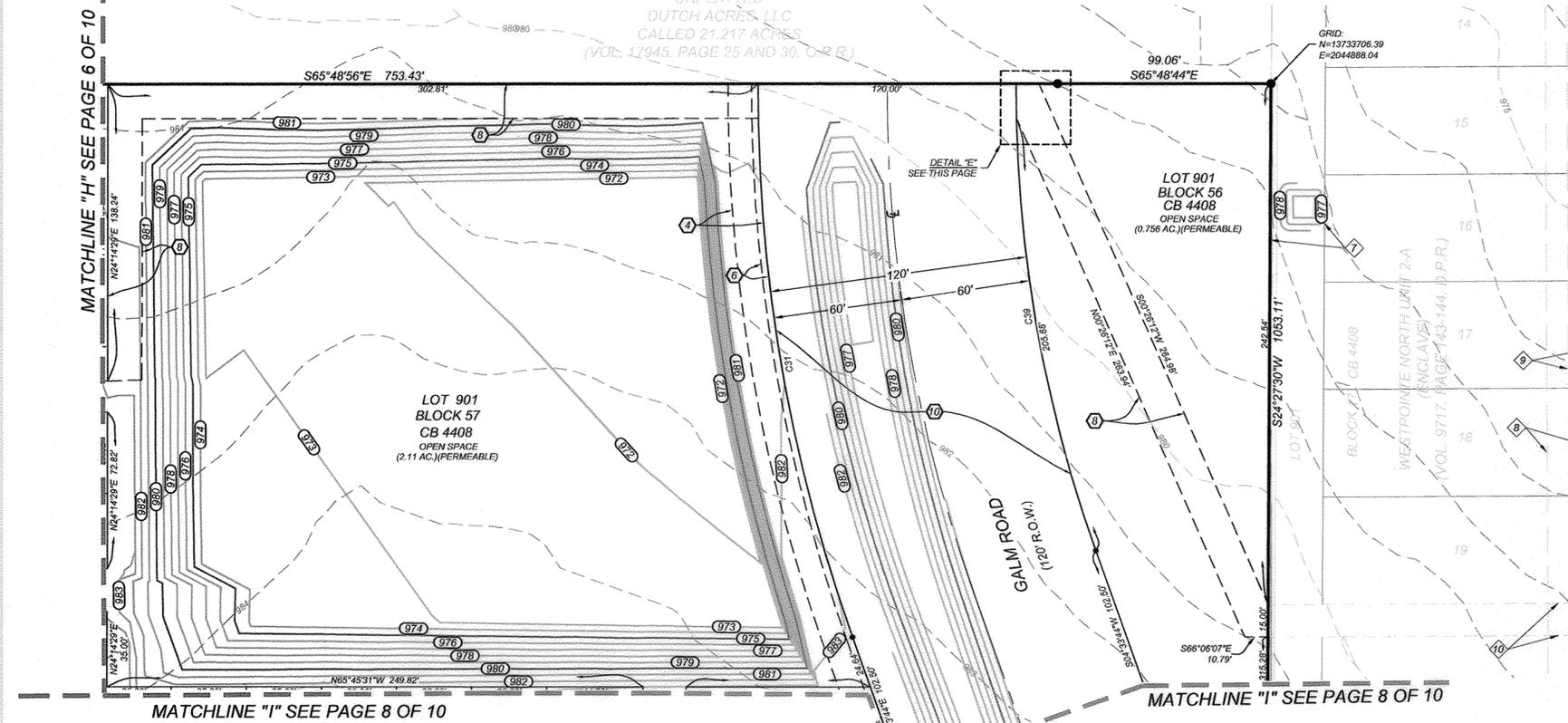
THIS PLAT OF ASTON PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: CHAIRMAN

BY: SECRETARY

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



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.

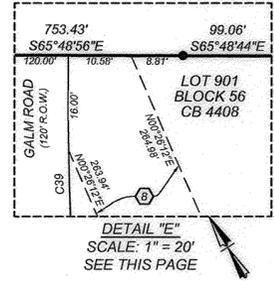
STATE OF TEXAS COUNTY OF BEXAR

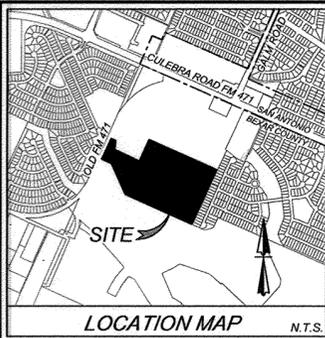
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

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

KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
2 15' BUILDING SET BACK LINE
3 10' BUILDING SET BACK LINE
4 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
5 28' ELECTRIC, GAS, TELEPHONE, & CABLE TV 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 # 20210235067)





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

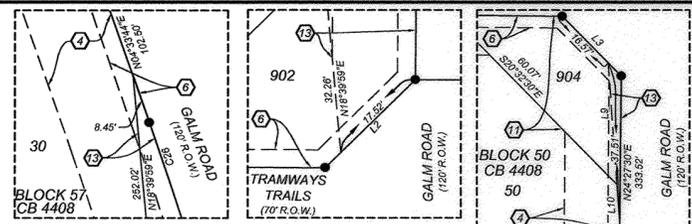
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF September 2022.

*Sam Revell*  
NOTARY PUBLIC

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

SEE PAGE 1 OF 10 FOR LINE AND CURVE TABLES

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 #: 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 14 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*  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 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, 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

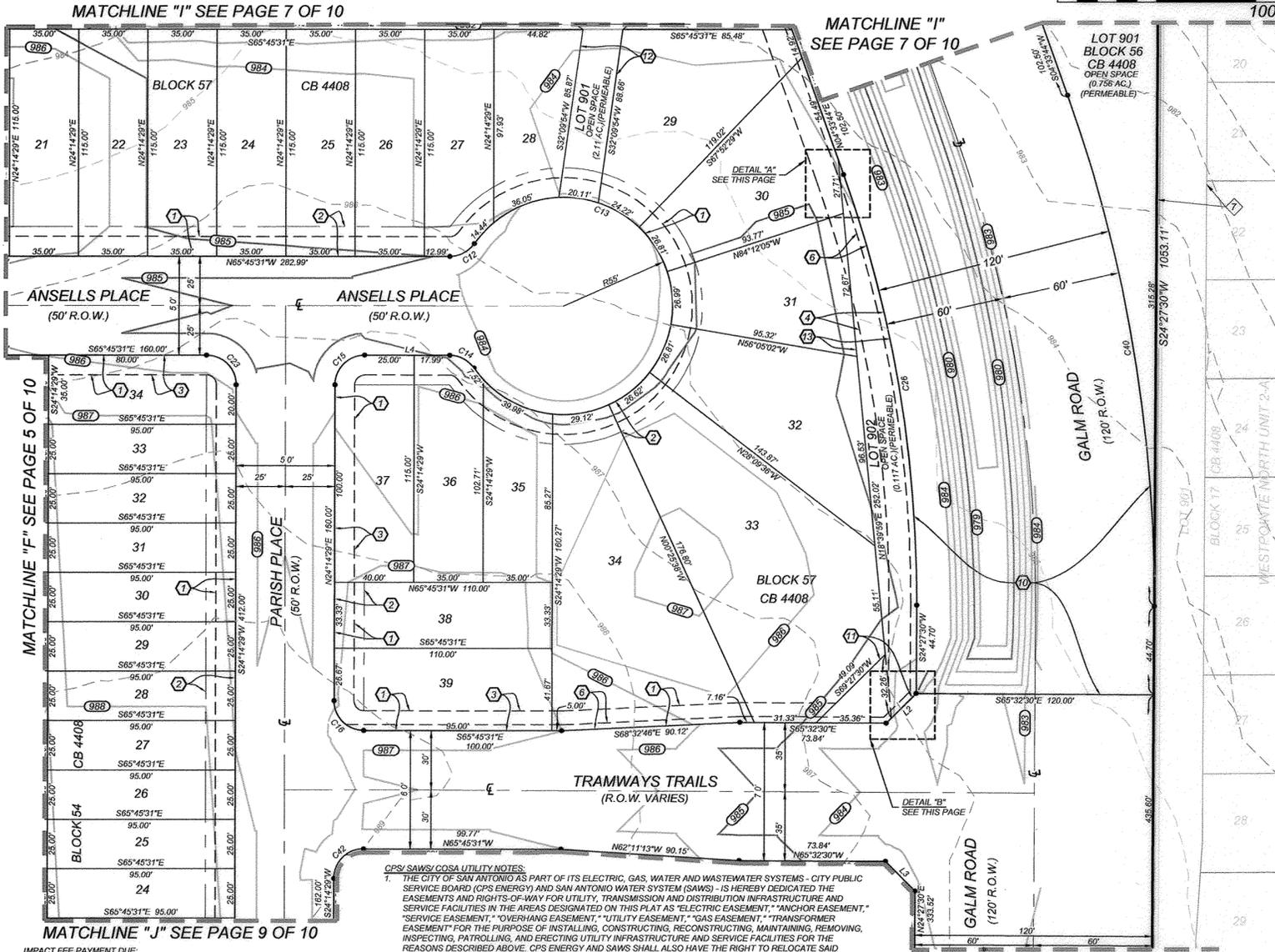
THIS PLAT OF ASTON PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

- 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. 223 D.I.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 (0.06 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*  
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*  
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

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 (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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF September A.D. 2022

*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

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. 2022

*Sam Revell*  
NOTARY PUBLIC

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

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ = SET 3/4" 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
  - 971 = 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.

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 21 DAY OF Sept 2022

AG ESSENTIAL HOUSING MULTI STATE 2, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

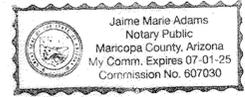
BY: AGWP ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: Steven S. Benson, ITS MANAGER

STATE OF ARIZONA COUNTY OF MARICOPA

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

BY: 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 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.

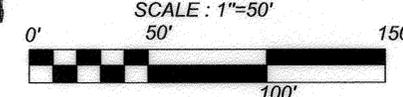
DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_

BY: CHAIRMAN

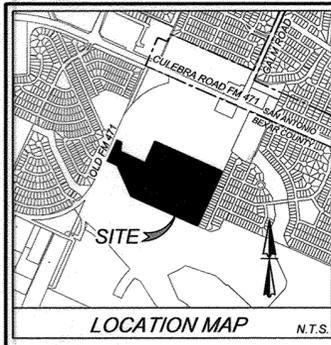
BY: SECRETARY

LEGEND

- F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED 'KFW SURVEYING'
A = SET IRON ROD WITH YELLOW CAP STAMPED 'KFW EASEMENT'
R.O.W. = RIGHT-OF-WAY
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REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1



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



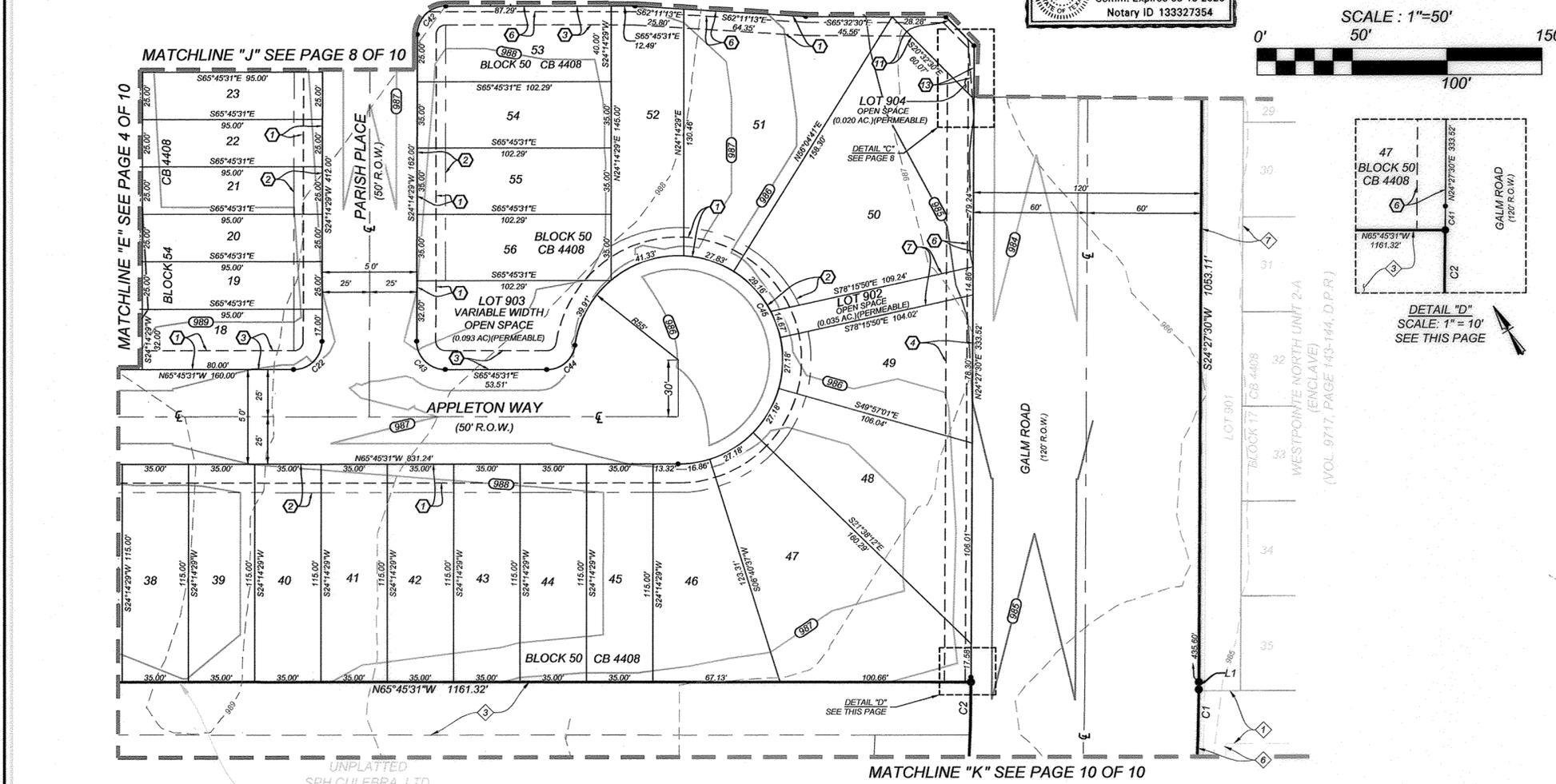
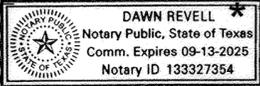
REFER TO PAGE 1 OF 10 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

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... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

SAWS HIGH PRESSURE NOTE (P.R.V.S. REQUIRED): A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI... STATE OF TEXAS COUNTY OF BEXAR... RICHARD MOTT, P.E. AUTHORIZED AGENT... DAWN REVELL, Notary Public, State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF September, A.D. 2022. Dawn Revell, Notary Public

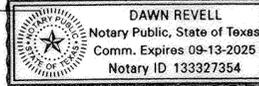


STATE OF TEXAS COUNTY OF BEXAR. I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT... TRAVIS R. ELSETH, 99254, LICENSED PROFESSIONAL ENGINEER

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... OWNER/DEVELOPER: HUGO GUTIERREZ, JR., SPH CULEBRA, LTD., 19230 STONE OAK PKWY, SAN ANTONIO, TX 78238

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... TIM C. PAPPAS, 5543, REGISTERED PROFESSIONAL LAND SURVEYOR

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... DAWN REVELL, Notary Public, State of Texas



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)
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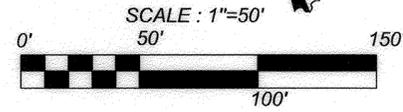


ASTON PARK SUBDIVISION

SUBDIVISION PLAT ESTABLISHING  
SITUATED IN THE LUIS GONZABA 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.



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 21 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*  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING 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  
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

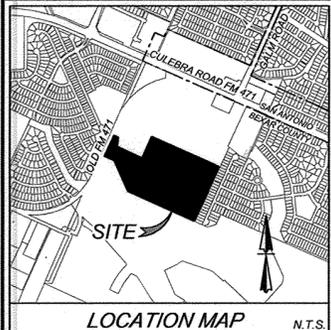
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



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
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9. 20' PRIVATE DRAINAGE EASEMENT (2.31 AC)(PERMEABLE)
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15. 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.)
16. 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. 6778, PG. 101, D.R.)
17. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET R.O.W. (VOL. 20001, PAGE 0921, P.R.)
18. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PAGE 2012, P.R.)
19. GAS, ELECTRIC, WATER, AND SEWER EASEMENT (VOL. 18733, PAGE 801, O.P.R.)
20. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGE 2021-2026, P.R.)
21. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
22. 20' BUILDING SETBACK (VOL. 9717, PAGE 143 - 144, D.P.R.)
23. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9717, PAGE 143 - 144, D.P.R.)
24. OFF-LOT 15' SANITARY SEWER EASEMENT (0.08 AC)(PERMEABLE) (DOC # 20210223067)

**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  
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 78228  
(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 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  
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 21st DAY OF September A.D. 2022

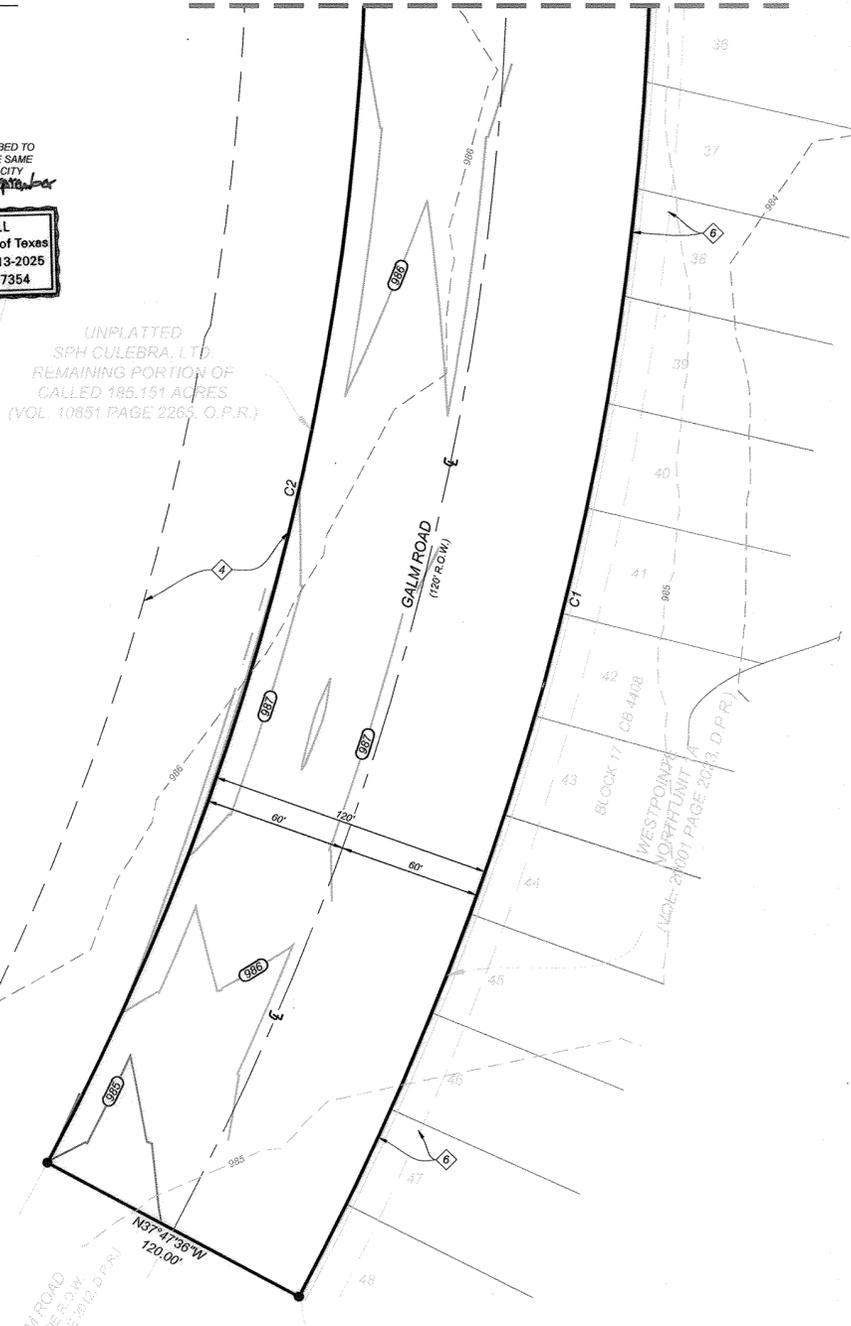
*Dawn Revell*  
NOTARY PUBLIC  
DAWN REVELL  
Notary Public, State of Texas  
Comm. Expires 09-13-2025  
Notary ID 133327354

**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 (IF/VS 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



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

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

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

