

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

**SAN ANTONIO RIVER AUTHORITY NOTE:**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS, OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

**FIRE FLOW NOTE:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

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

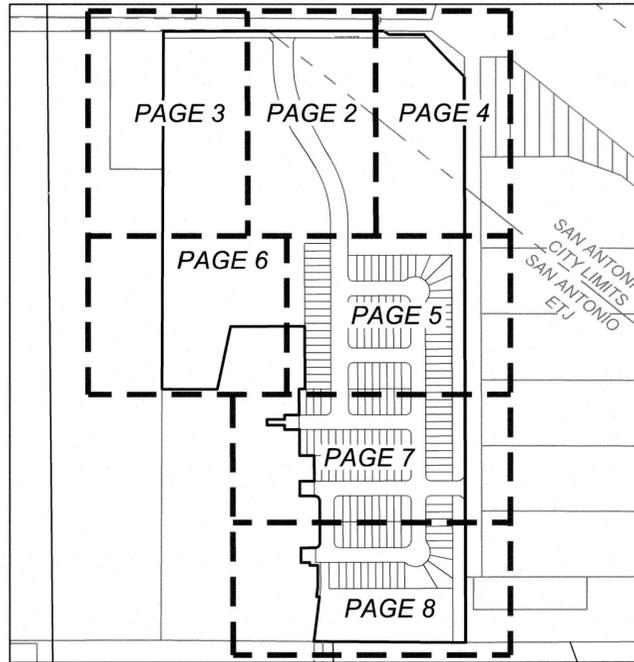
**TCI DETENTION AND MAINTENANCE:**  
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY (APPENDIX H.4.7.1).

**TXDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 0 (ZERO) ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 202.05 LF.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

**SURVEYOR NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



PAGE INDEX MAP NTS

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.

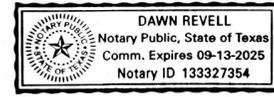
*Richard Mott, P.E.*  
RICHARD MOTT, P.E.  
AUTHORIZED AGENT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216

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 30th DAY OF May, A.D. 2023.

*Dawn Revell*  
DAWN REVELL  
NOTARY PUBLIC, BEXAR COUNTY TEXAS



STATE OF ARIZONA  
COUNTY OF MARICOPA

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

EXECUTED THIS 31 DAY OF May, 2023.

AG EHC II (LEN) MULTI STATE 1, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

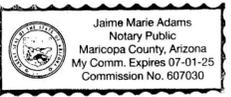
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May, 2023, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 1, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

*Jaime Marie Adams*  
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 FLORA MEADOWS UNIT 1 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

LINE	LENGTH	BEARING
L1	10.08'	S29°15'09"W
L2	31.44'	N53°25'05"W
L3	27.50'	S29°15'12"W
L4	10.00'	N60°44'51"W
L5	29.85'	S29°15'07"W
L6	3.70'	S29°15'09"W
L7	20.00'	N29°15'09"E
L8	18.75'	N7°37'02"W
L9	18.75'	S66°07'21"W
L10	1.30'	S29°15'09"W
L11	20.15'	S29°15'14"W
L12	16.28'	S39°06'54"E
L13	77.74'	S60°42'07"E
L14	20.63'	S76°59'09"W
L15	77.74'	N60°42'07"W
L16	21.88'	N62°55'28"E
L17	51.03'	N88°50'21"E
L18	51.03'	S88°50'21"W
L19	10.00'	N88°50'21"E
L20	100.12'	S88°17'54"E
L21	10.00'	S88°50'21"W
L22	100.12'	S85°58'36"W
L23	15.00'	N60°44'51"W
L24	15.00'	N60°44'51"W
L25	20.00'	N60°44'51"W
L26	20.00'	N60°44'51"W
L27	32.96'	S60°44'51"E
L28	30.60'	N42°56'30"E
L29	74.24'	N29°26'40"E
L30	3.14'	N77°48'36"E
L31	24.45'	N31°56'24"E
L32	27.72'	N30°26'28"E
L33	30.00'	N59°33'32"W
L34	29.60'	S30°26'28"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°15'09"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"W
C4	148.10'	50.00'	555.16'	169°42'26"	99.60'	S15°44'51"E
C5	228.25'	430.00'	116.88'	30°24'48"	225.58'	S75°57'15"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°15'09"E
C7	10.43'	15.00'	5.44'	39°51'13"	10.22'	N9°19'33"E
C8	148.10'	50.00'	555.16'	169°42'26"	99.60'	N74°15'09"E
C9	10.43'	15.00'	5.44'	39°51'13"	10.22'	S40°49'14"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°15'09"E
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°44'51"E
C12	10.43'	15.00'	5.44'	39°51'13"	10.22'	S80°40'27"E
C13	10.43'	15.00'	5.44'	39°51'13"	10.22'	S49°10'46"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°15'09"W
C16	196.40'	370.00'	100.57'	30°24'48"	194.10'	N75°57'15"W
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"W
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"W
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'	N74°15'09"E
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°44'51"E
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°15'09"W
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"W
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°15'09"E
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°44'51"E
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°15'09"W
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°15'09"E
C27	194.04'	365.00'	99.37'	30°27'32"	191.76'	S75°55'33"E
C28	231.23'	436.17'	118.40'	30°22'30"	228.54'	N75°55'33"W
C29	39.27'	25.00'	25.00'	90°00'00"	35.36'	S15°44'51"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°15'09"W
C31	7.62'	23.00'	3.84'	18°58'45"	7.58'	S39°55'51"W
C32	8.90'	23.00'	4.51'	22°10'38"	8.85'	N19°21'09"E



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

*Tim C. Pappas*  
1 JUNE 2023  
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



SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 1

A 38.27 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 49.89 ACRE TRACT OF LAND AS CONVEYED TO AG EHC II (LEN) MULTI STATE 1, LLC AND RECORDED IN DOCUMENT NO. 20220109803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 2.011 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NO. 20230080716 IN THE O.P.R. AND INCLUDING 0.4361 OF AN ACRE FOR RIGHT-OF-WAY DEDICATION.



OWNER: AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 8555 E. HARTFORD, SUITE 118, SCOTTSDALE, ARIZONA 86285, PHONE: (602) 418-0443

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 31 DAY OF May, 2023.

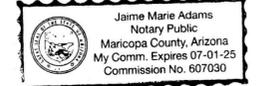
AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Steven S. Benson, ITS MANAGER

STATE OF ARIZONA COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May, 2023, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

NOTARY PUBLIC



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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF FLORA MEADOWS UNIT 1 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.

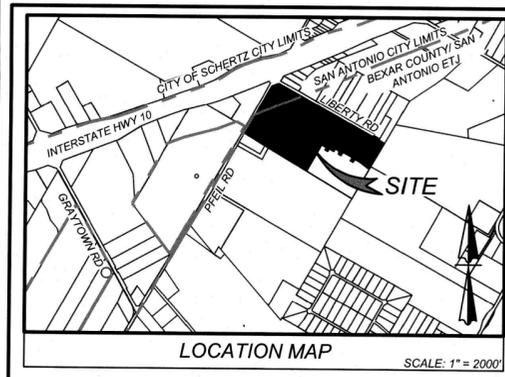
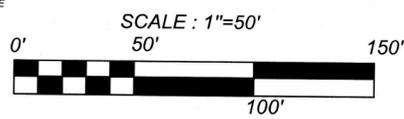
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

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

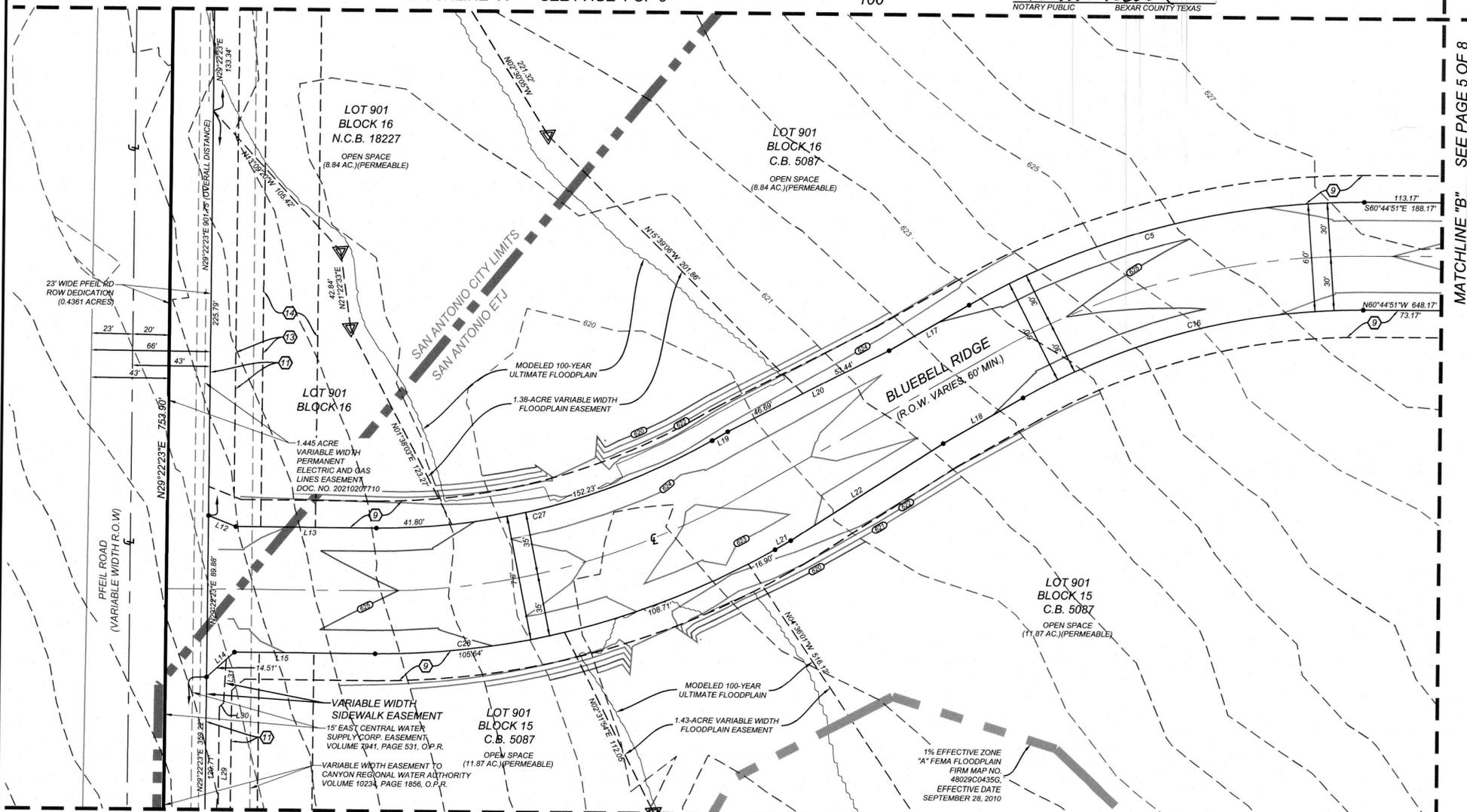
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 8 FOR LINE AND CURVE TABLES



- SURVEYOR NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE... 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. WASTEWATER 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. EDU IMPACT FEE PAYMENT NOTE: 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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. 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 30th DAY OF May, A.D. 2023. Dawn Revell, Notary Public, State of Texas, Comm. Expires 09-13-2025, Notary ID 133327354

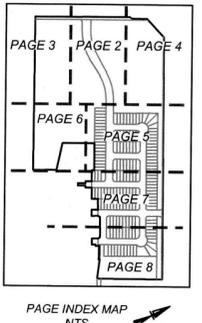


KEY NOTES MATCHLINE "C" SEE PAGE 3 OF 8

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 BY: Tim C. Pappas, Registered Professional Land Surveyor No. 5543, KFW Surveying, LLC, 3421 Paesanos Pkwy, Suite 101, San Antonio, Texas 78231, Phone: 210-979-8444, Fax: 210-979-8441. Dated 1 June 2023.

- KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 2. 15' BUILDING SET BACK LINE. 3. 10' BUILDING SET BACK LINE. 4. 30' SANITARY SEWER EASEMENT OFF-LOT 50'x50' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC. EACH) (PERMEABLE). 5. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.03 AC.) (PERMEABLE). 6. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT (0.11 AC.) (PERMEABLE). 7. OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.02 AC. EACH) (PERMEABLE). 8. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 9. 28' ELECTRIC EASEMENT. 10. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 11. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 12. 15' EAST CENTRAL SPECIAL UTILITY DISTRICT EASEMENT. 13. 30' CANYON REGIONAL WATER AUTHORITY EASEMENT. 14. 50' X 50' GAS EASEMENT. LEGEND: F.I.R. = FOUND 1/2" IRON ROD. S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING". 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 T.V. EASEMENT. N.T.S. = NOT TO SCALE. C.B. = COUNTY BLOCK. N.C.B. = NEW CITY BLOCK. LF = LINEAR FOOTAGE. AC. = ACRE. VOL. = VOLUME. PG. = PAGE. \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1.



- C.P.S./S.A.W.S./C.O.S.A. 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 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", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE TO THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY ADJACENT LANDS FOR THE PURPOSE OF ACCESSING 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 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 ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

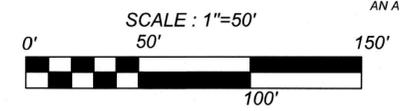


SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 1

A 38.27 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 49.89 ACRE TRACT OF LAND AS CONVEYED TO AG EHC II (LEN) MULTI STATE 1, LLC AND RECORDED IN DOCUMENT NO. 20220109803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 2.011 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NO. 2023080716 IN THE O.P.R. AND INCLUDING 0.4361 OF AN ACRE FOR RIGHT-OF-WAY DEDICATION.



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



OWNER  
AG EHC II (LEN) MULTI STATE 1, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
8585 E. HARTFORD, SUITE 118  
SCOTTSDALE, ARIZONA 85265  
PHONE: (602) 418-0443

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 31 DAY OF May, 2023

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

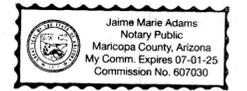
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May, 2023 BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

*Jaime Marie Adams*  
NOTARY PUBLIC



CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES 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

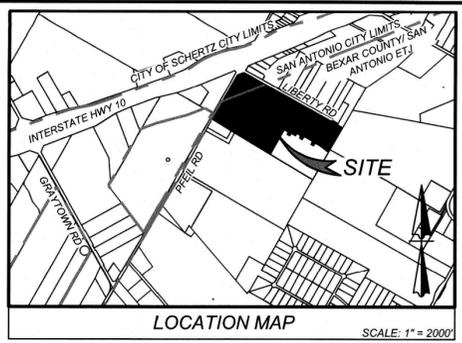
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF FLORA MEADOWS UNIT 1 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



**SURVEYOR NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE HD'S COOPERATIVE CORN NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

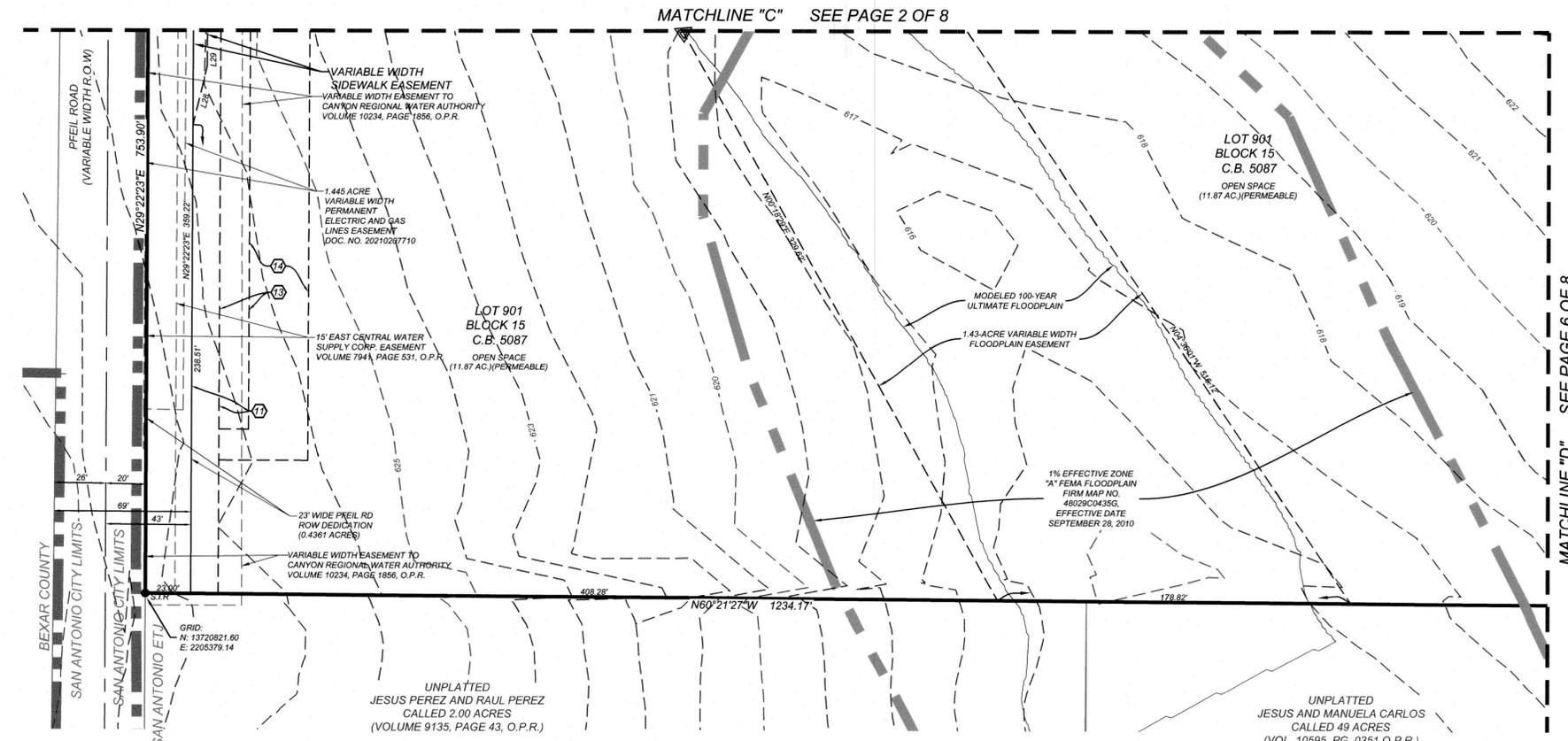
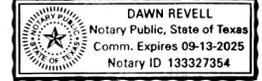
**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**EDU IMPACT FEE PAYMENT NOTE:**  
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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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.

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 30th DAY OF May, A.D. 2023  
*Dawn Revell*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SEE PAGE 1 OF 8 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 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.

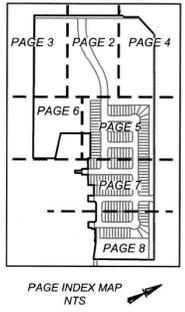


STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
*Tim C. Pappas*  
1 JULY 2023  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



- KEY NOTES**
- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 2 15' BUILDING SET BACK LINE
  - 3 10' BUILDING SET BACK LINE
  - 4 30' SANITARY SEWER EASEMENT
  - 5 OFF-LOT 50'X50' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC. EACH) (PERMEABLE)
  - 6 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.03 AC.) (PERMEABLE)
  - 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT (0.11 AC.) (PERMEABLE)
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  - 9 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
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  - 12 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 13 15' EAST CENTRAL SPECIAL UTILITY EASEMENT
  - 14 30' CANYON REGIONAL WATER AUTHORITY EASEMENT
  - 15 50' X 50' GAS EASEMENT

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



**C.P.S./S.A.W.S./C.O.S.A. 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," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE TO 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 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 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 ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 1 A 38.27 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 49.89 ACRE TRACT OF LAND AS CONVEYED TO AG EHC II (LEN) MULTI STATE 1, LLC AND RECORDED IN DOCUMENT NO. 20220109803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 2.011 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NO. 2023080716 IN THE O.P.R. AND INCLUDING 0.4361 OF AN ACRE FOR RIGHT-OF-WAY DEDICATION.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441

STATE OF ARIZONA COUNTY OF MARICOPA

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EXECUTED THIS 31 DAY OF May, 2023.

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

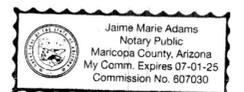
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

Signature of Steven S. Benson, Steven S. Benson, ITS MANAGER

STATE OF ARIZONA COUNTY OF MARICOPA

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May, 2023 BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

Signature of Jaime M. Adams, Jaime Marie Adams, NOTARY PUBLIC



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

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

COUNTY JUDGE, BEXAR COUNTY, TX

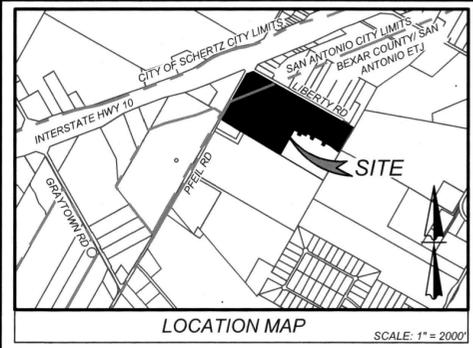
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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



SURVEYOR NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

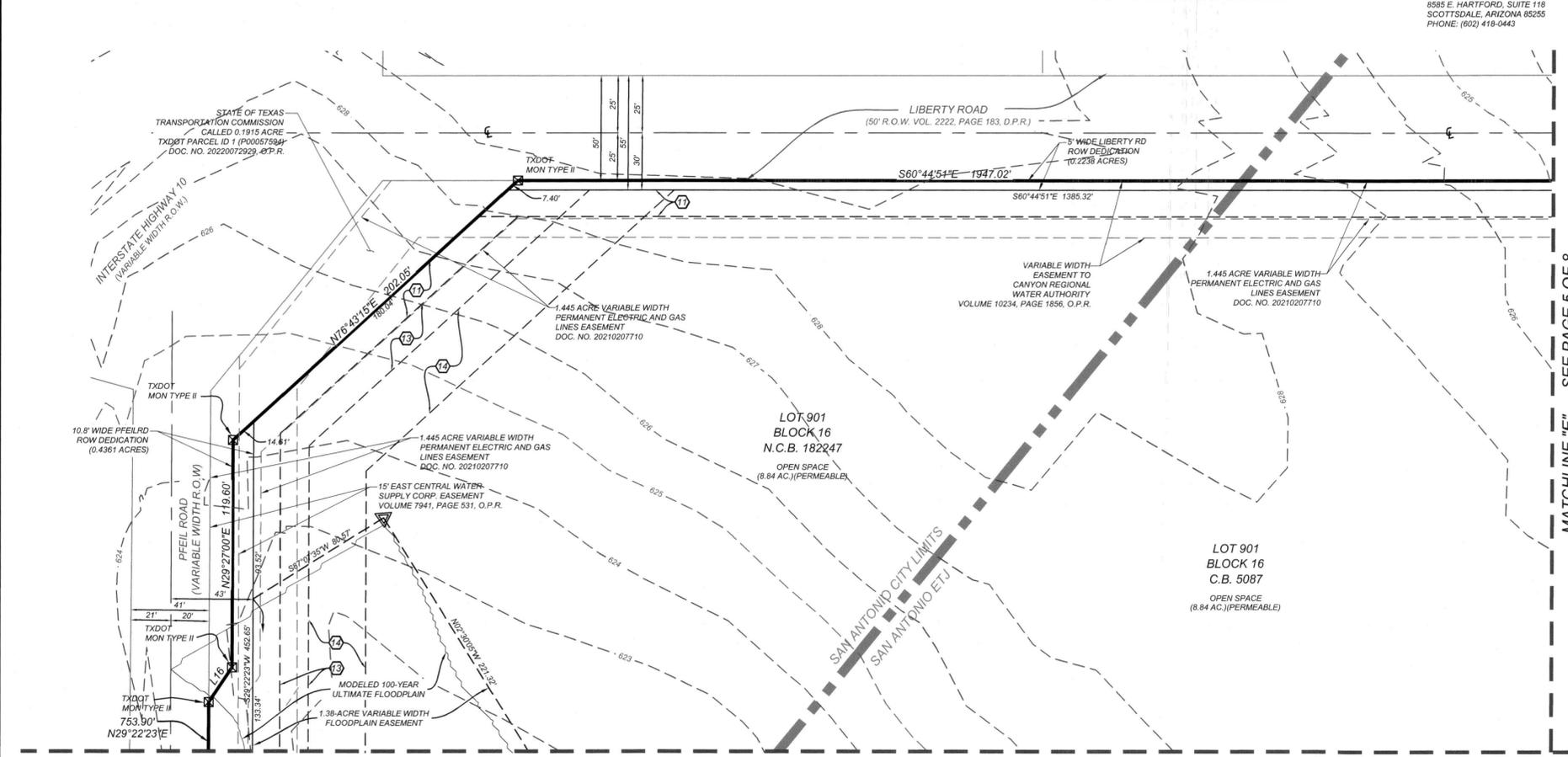
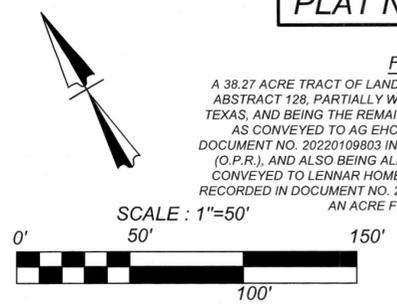
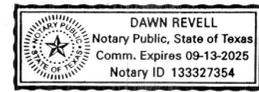
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

EDU IMPACT FEE PAYMENT NOTE: 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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.

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.

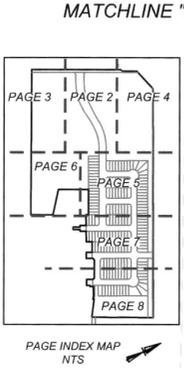
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF May, A.D. 2023. Signature of Dawn Revell, Notary Public, BEXAR COUNTY TEXAS



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE PAGE 1 OF 8 FOR LINE AND CURVE TABLES

- KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 2. 15' BUILDING SET BACK LINE. 3. 10' BUILDING SET BACK LINE. 4. 30' SANITARY SEWER EASEMENT. 5. OFF-LOT 50'x50' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT. 6. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 7. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT. 8. OFF-LOT 20' SANITARY SEWER EASEMENT. 9. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 10. 28' ELECTRIC EASEMENT. 11. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 12. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 13. 15' EAST CENTRAL SPECIAL UTILITY DISTRICT EASEMENT. 14. 30' CANYON REGIONAL WATER AUTHORITY EASEMENT. 15. 50' X 50' GAS EASEMENT.

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD. S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING". 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 T.V. EASEMENT. N.T.S. = NOT TO SCALE. C.B. = COUNTY BLOCK. N.C.B. = NEW CITY BLOCK. LF = LINEAR FOOTAGE. AC = ACRE. VOL. = VOLUME. PG. = PAGE. \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1. PROPOSED CONTOURS. -970- = EXISTING MAJOR CONTOURS. - - - = EXISTING MINOR CONTOURS. PROPOSED EASEMENT. CENTERLINE OF ROAD. FEMA FLOODPLAIN. TXDOT MON TYPE II.



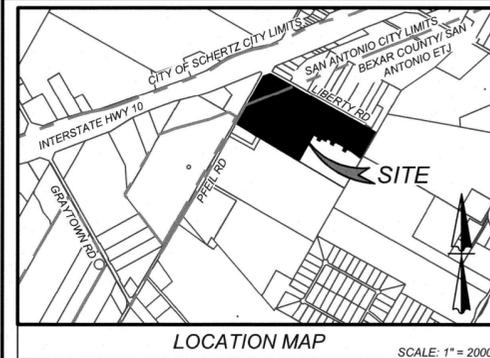
C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION 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", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE TO 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 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 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 ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



STATE OF TEXAS COUNTY OF 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.

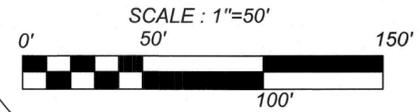


STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: Tim C. Pappas, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441



SURVEYOR NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED 'SURVEYOR'S NAME' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

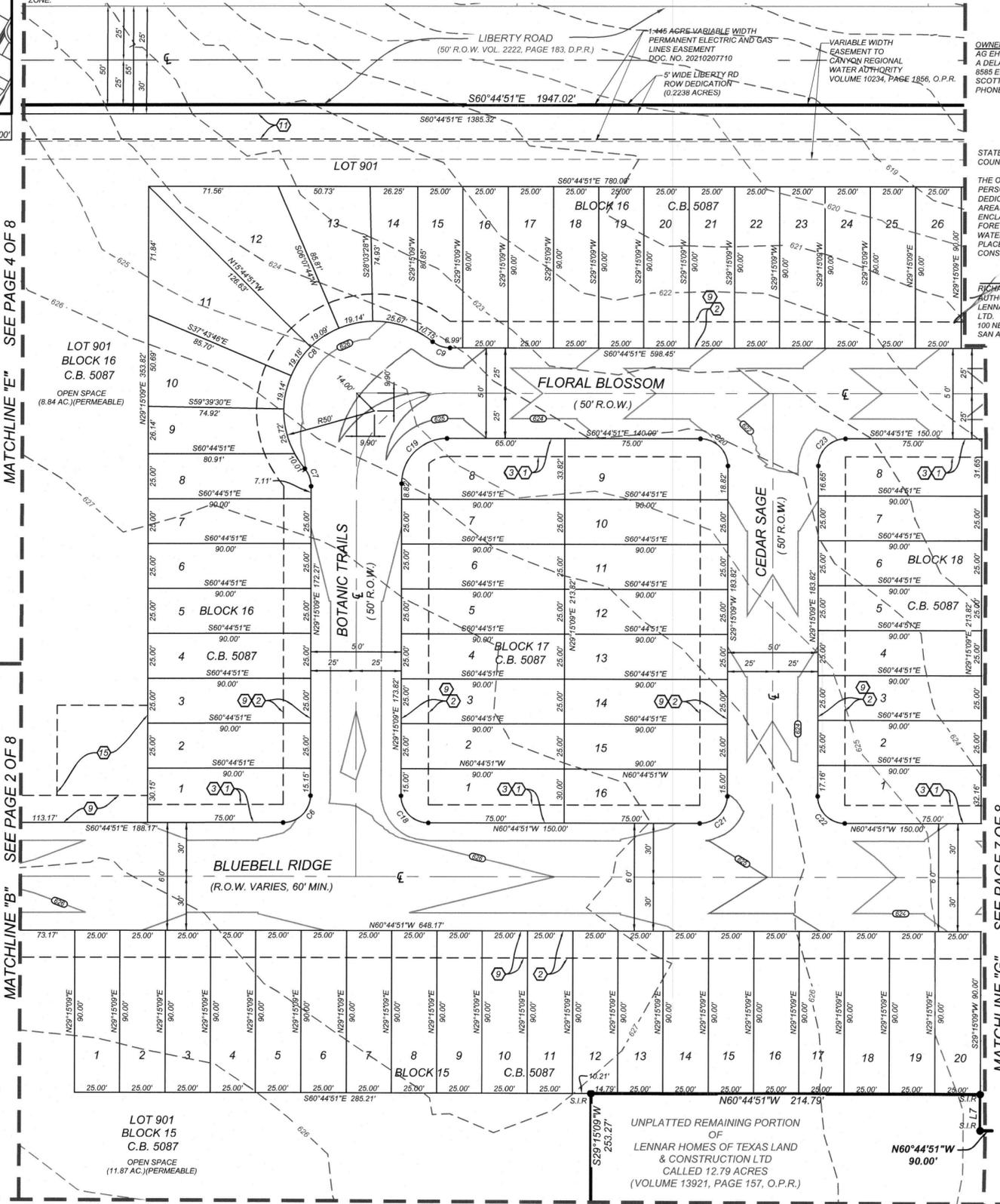
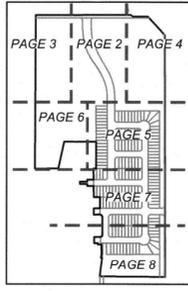
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. EDU IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.



SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 1 A 38.27 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 49.89 ACRE TRACT OF LAND AS CONVEYED TO AG EHC II (LEN) MULTI STATE 1, LLC AND RECORDED IN DOCUMENT NO. 20220109803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 2.011 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NO. 2023080716 IN THE O.P.R. AND INCLUDING 0.4361 OF AN ACRE FOR RIGHT-OF-WAY DEDICATION.



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



OWNER: AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 8585 E. HARTFORD, SUITE 118, SCOTTSDALE, ARIZONA 85255, PHONE: (602) 418-4443

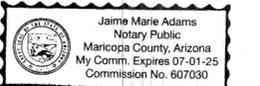
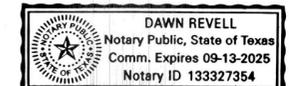
STATE OF TEXAS COUNTY OF BEXAR. THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS,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

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 31 DAY OF May, 2023.

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY. BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT.

Signature of Steven S. Benson, Notary Public, State of Texas.

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 31th DAY OF May, 2023. Dawn Revell, Notary Public, Bexar County, Texas.



C.P.S.A.W.S.I.C.O.S.A. 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,' 'WATER EASEMENT,' 'SANITARY SEWER EASEMENT,' AND/OR 'RECYCLED WATER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING 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 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 ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF 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 BY: Tim C. Pappas, Registered Professional Land Surveyor No. 5543, KFW Surveying, LLC, 3421 Paessanos Pkwy, Suite 101, San Antonio, Texas 78231, Phone: 210-979-8444, Fax: 210-979-8444. Dated: 1 JUNE 2023.

- KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 2. 15' BUILDING SET BACK LINE. 3. 10' BUILDING SET BACK LINE. 4. 30' SANITARY SEWER EASEMENT. 5. OFF-LOT 50'X50' E.G.T.V. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC. EACH) (PERMEABLE). 6. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.03 AC.) (PERMEABLE). 7. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT (0.11 AC.) (PERMEABLE). 8. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.02 AC. EACH) (PERMEABLE). 9. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 10. 28' ELECTRIC EASEMENT. 11. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 12. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 13. 15' EAST CENTRAL SPECIAL UTILITY DISTRICT EASEMENT. 14. 30' CANYON REGIONAL WATER AUTHORITY EASEMENT. 15. 50' X 50' GAS EASEMENT.

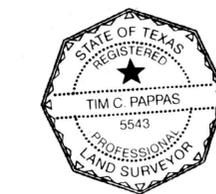
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. SEE PAGE 1 OF 8 FOR LINE AND CURVE TABLES.

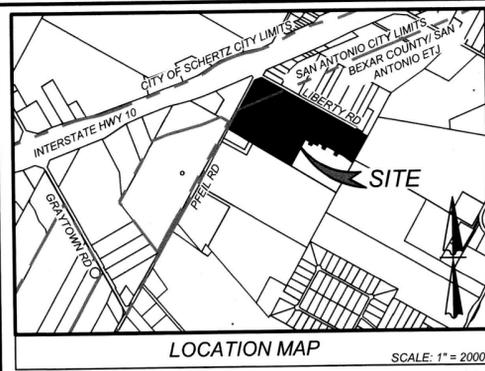
CERTIFICATE OF APPROVAL. THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID 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 FLORA MEADOWS UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_. BY: CHAIRMAN. BY: SECRETARY.





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

**C.P.S./S.A.W.S./C.O.S.A. 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," "MAJOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE TO 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 INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 BY:

**JUNE 2023**

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

**SURVEYOR NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**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.

**EDU IMPACT FEE PAYMENT NOTE:**  
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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 30th DAY OF May A.D. 2023  
Dawn Revell  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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 30th DAY OF May A.D. 2023  
Dawn Revell  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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

SUBDIVISION PLAT ESTABLISHING  
**FLORA MEADOWS UNIT 1**

A 38.27 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 49.89 ACRE TRACT OF LAND AS CONVEYED TO AG EHC II (LEN) MULTI STATE 1, LLC AND RECORDED IN DOCUMENT NO. 20220109803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 2.011 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NO. 20230080716 IN THE O.P.R. AND INCLUDING 0.4361 OF AN ACRE FOR RIGHT-OF-WAY DEDICATION.

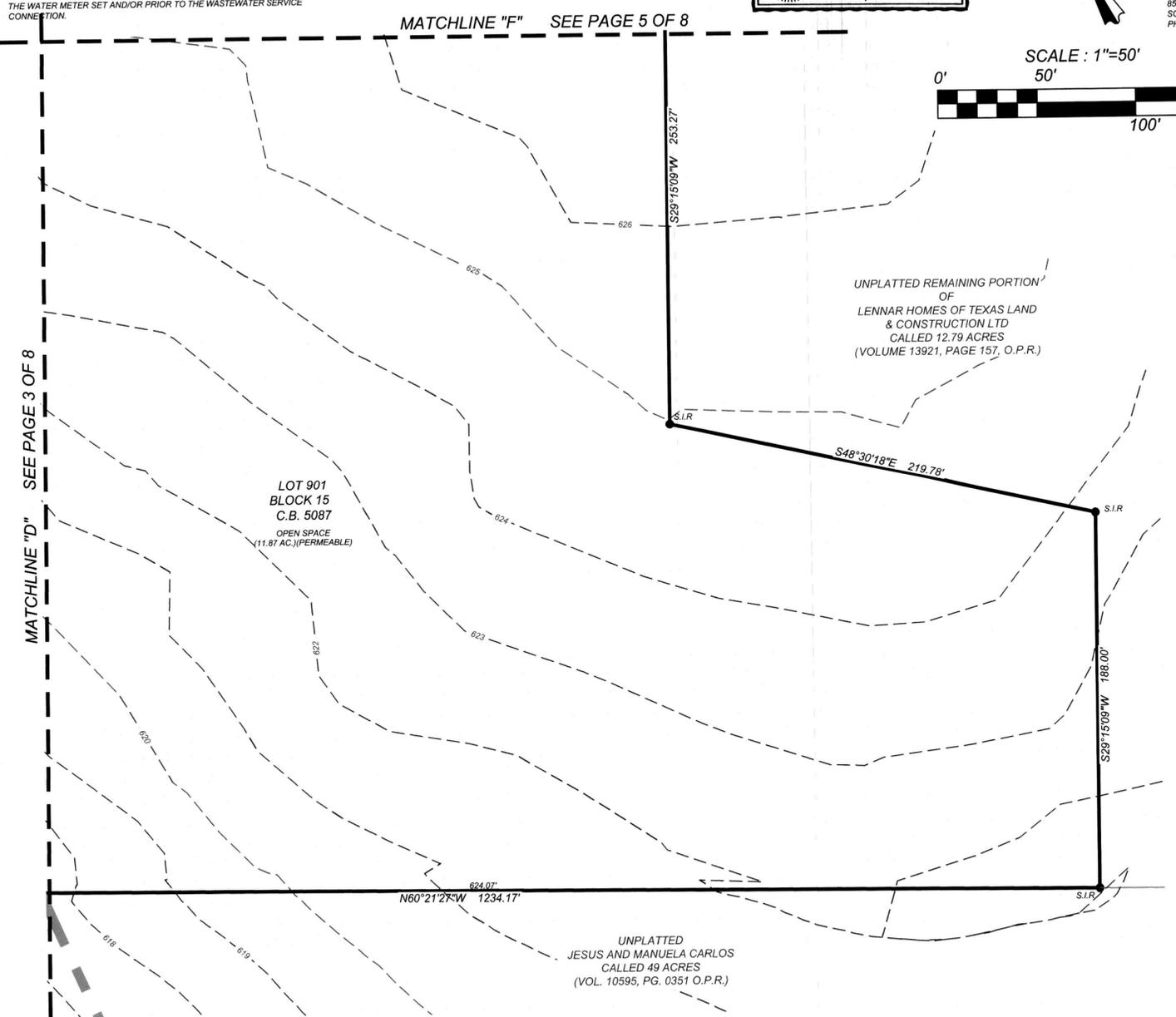
**KFW ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF ARIZONA  
COUNTY OF MARICOPA

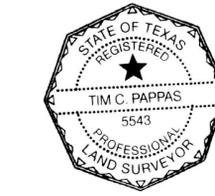
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

EXECUTED THIS 31st DAY OF May 2023

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT  
STEVEN S. BENSON, ITS MANAGER

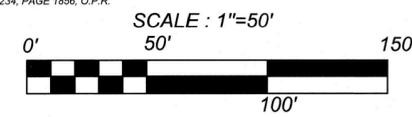


- KEY NOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' BUILDING SET BACK LINE
  - 10' BUILDING SET BACK LINE
  - 30' SANITARY SEWER EASEMENT
  - OFF-LOT 50'X50' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC. EACH) (PERMEABLE)
  - OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.03 AC.) (PERMEABLE)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT (0.11 AC.) (PERMEABLE)
  - OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.02 AC. EACH) (PERMEABLE)
  - 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 28' ELECTRIC EASEMENT
  - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' EAST CENTRAL SPECIAL UTILITY DISTRICT EASEMENT
  - 30' CANYON REGIONAL WATER AUTHORITY EASEMENT
  - 50' X 50' GAS EASEMENT
- PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SEE PAGE 1 OF 8 FOR LINE AND CURVE TABLES



SUBDIVISION PLAT ESTABLISHING FLORA MEADOWS UNIT 1

A 38.27 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 49.89 ACRE TRACT OF LAND AS CONVEYED TO AG EHC II (LEN) MULTI STATE 1, LLC AND RECORDED IN DOCUMENT NO. 20220109803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 2.011 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NO. 2023080716 IN THE O.P.R. AND INCLUDING 0.4361 OF AN ACRE FOR RIGHT-OF-WAY DEDICATION.



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.

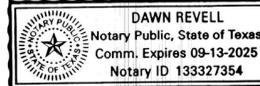
RICHARD MOTT, P.E. AUTHORIZED AGENT, LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TX 78216

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 30th DAY OF May 2023

Dawn Revell, Notary Public, Bexar County, Texas



STATE OF ARIZONA COUNTY OF MARICOPA

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

EXECUTED THIS 31st DAY OF May 2023

AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

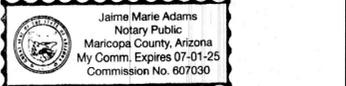
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May 2023, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

Jaime Marie Adams, Notary Public, Maricopa County, Arizona



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 FLORA MEADOWS UNIT 1 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.

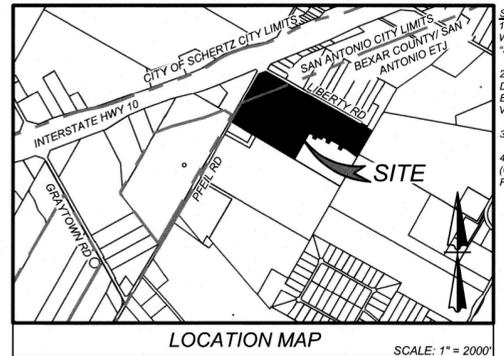
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: CHAIRMAN

BY: SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 8 FOR LINE AND CURVE TABLES



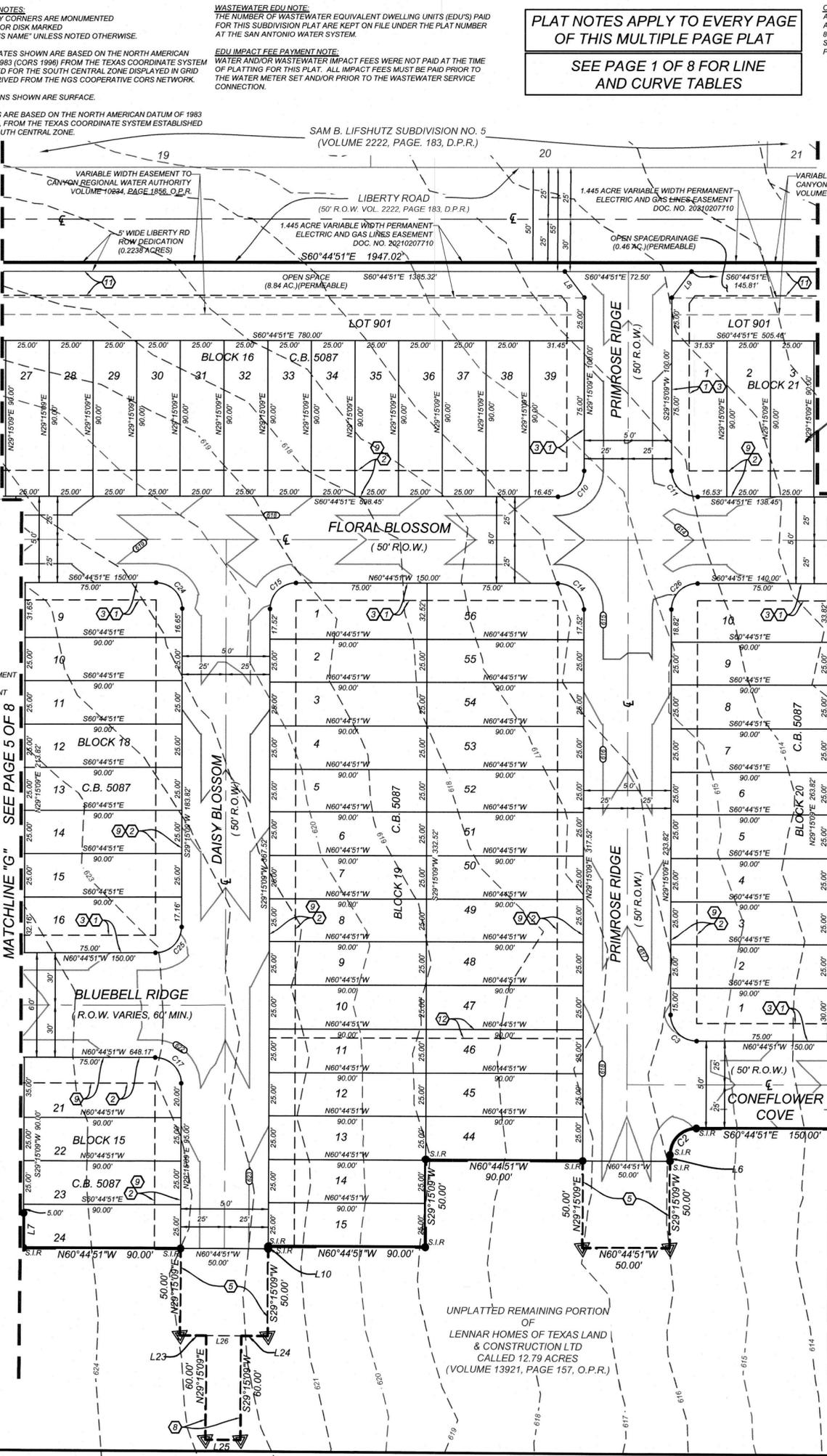
- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP, etc. KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT, 2. 15' BUILDING SET BACK LINE, etc.

CPS SAWS/CPSA 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," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE.

- 1. ANY CPS 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 ALTERATION.

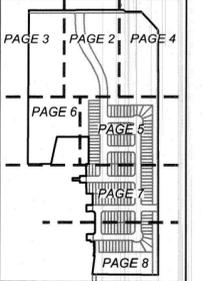
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: TRAVIS R. ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS + SURVEYING, INC. 1 JUNE 2023



SEE PAGE 5 OF 8 MATCHLINE "G"

SEE PAGE 8 OF 8 MATCHLINE "H"



PAGE INDEX MAP NTS

UNPLATTED REMAINING PORTION OF LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD CALLED 12.79 ACRES (VOLUME 13921, PAGE 157, O.P.R.)

SUBDIVISION PLAT ESTABLISHING  
FLORA MEADOWS UNIT 1

A 38.27 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO GARDINAS SURVEY, ABSTRACT 128, PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 49.89 ACRE TRACT OF LAND AS CONVEYED TO AG EHC II (LEN) MULTI STATE 1, LLC AND RECORDED IN DOCUMENT NO. 20220109803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 2.011 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NO. 20230080716 IN THE O.P.R. AND INCLUDING 0.4361 OF AN ACRE FOR RIGHT-OF-WAY DEDICATION.

OWNER  
AG EHC II (LEN) MULTI STATE 1, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
8585 E. HARTFORD, SUITE 118  
SCOTTSDALE, ARIZONA 85255  
PHONE: (602) 418-0443



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 31 DAY OF May, 2023.

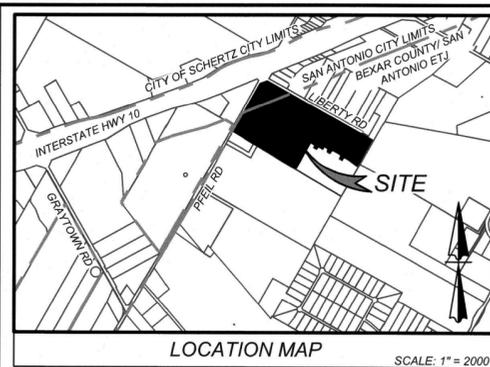
AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

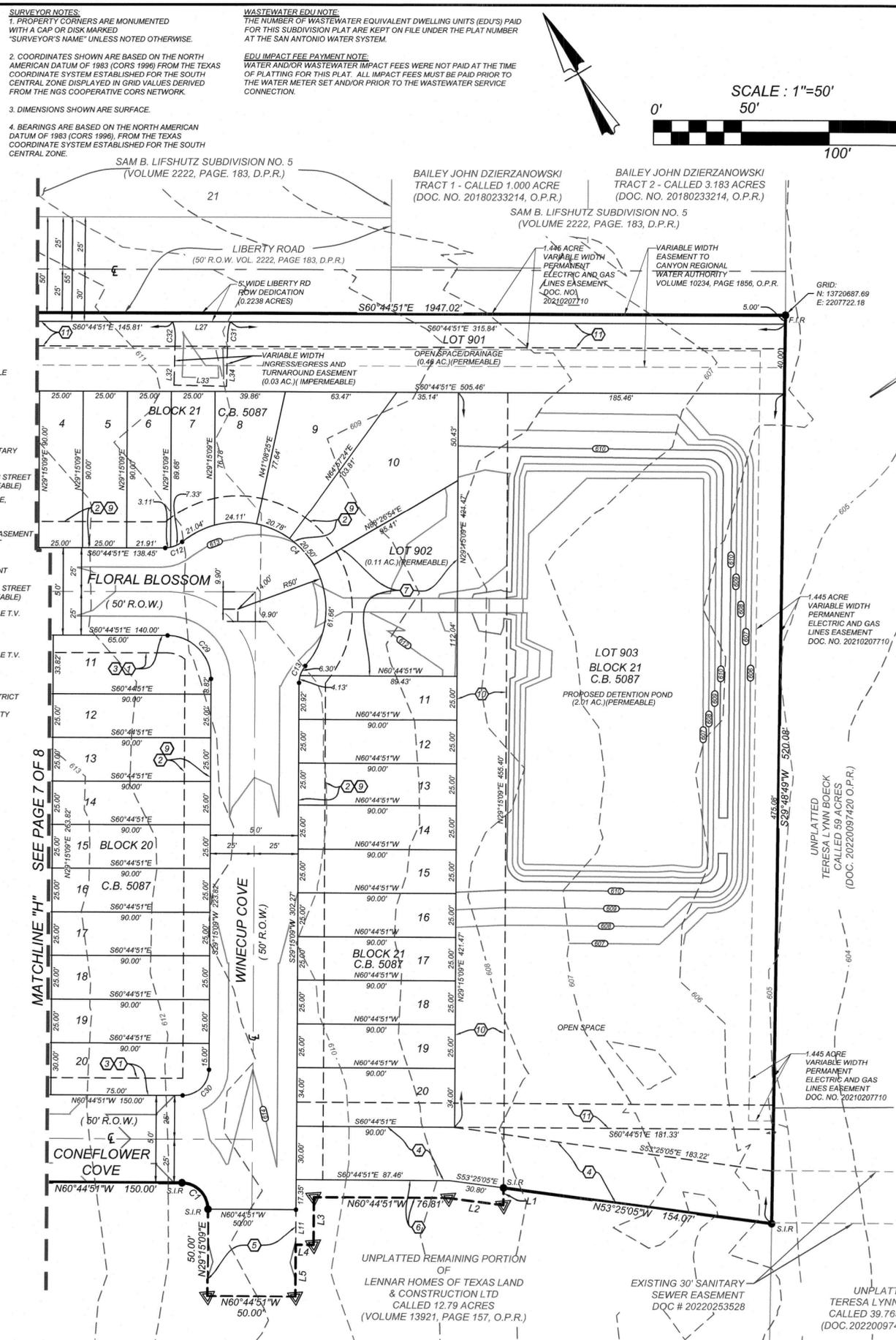
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May, 2023, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

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

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



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
  - E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - N.T.S. = NOT TO SCALE
  - C.B. = COUNTY BLOCK
  - N.C.B. = NEW CITY BLOCK
  - LF = LINEAR FOOTAGE
  - AC. = ACRE
  - VOL. = VOLUME
  - PG. = PAGE
  - \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
  - = PROPOSED CONTOURS
  - = EXISTING MAJOR CONTOURS
  - = EXISTING MINOR CONTOURS
  - = PROPOSED EASEMENT
  - = CENTERLINE OF ROAD
  - = FEMA FLOODPLAIN
  - = TxDOT MON TYPE II
- KEY NOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' BUILDING SET BACK LINE
  - 10' BUILDING SET BACK LINE
  - 30' SANITARY SEWER EASEMENT
  - OFF-LOT 50'x50' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC. EACH) (PERMEABLE)
  - OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.03 AC.) (PERMEABLE)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT (0.11 AC.) (PERMEABLE)
  - OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.02 AC. EACH) (PERMEABLE)
  - 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 28' ELECTRIC EASEMENT
  - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 18' EAST CENTRAL SPECIAL UTILITY DISTRICT EASEMENT
  - 30' CANYON REGIONAL WATER AUTHORITY EASEMENT
  - 50' X 50' GAS EASEMENT



**C.P.S.A.W.S.C.O.S.A. 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 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," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING 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 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF 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

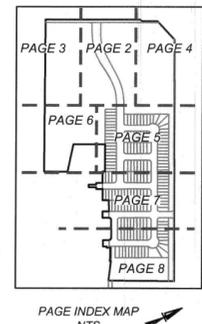
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

1 JUNE 2023

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 8 FOR LINE AND CURVE TABLES



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 FLORA MEADOWS UNIT 1 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

