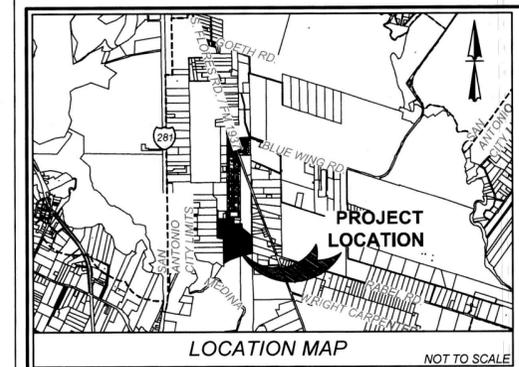


REPLAT AND SUBDIVISION PLAT OF S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

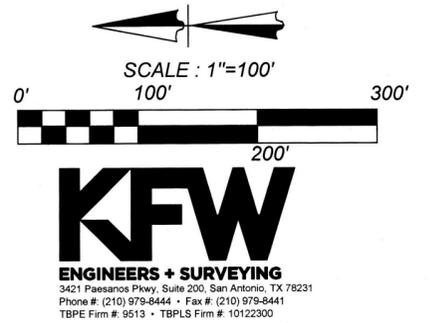
NOTE: FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL

Table with 5 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists 35 curves (C1 to C35) with their respective measurements.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists 35 curves (C36 to C70) with their respective measurements.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists 35 curves (C71 to C105) with their respective measurements.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists 35 curves (C106 to C140) with their respective measurements.



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 ADAM MINNICK, 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 20 DAY OF July A.D. 2023

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

DATED THIS DAY OF A.D. 20 COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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 AND LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

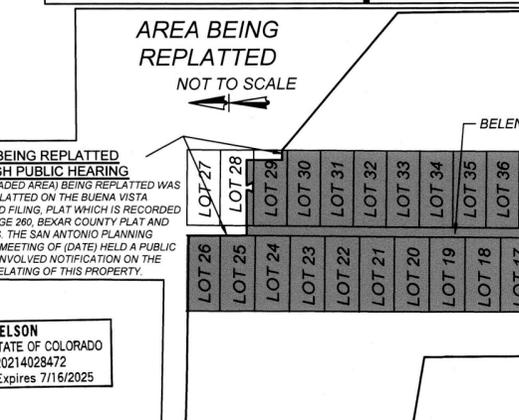
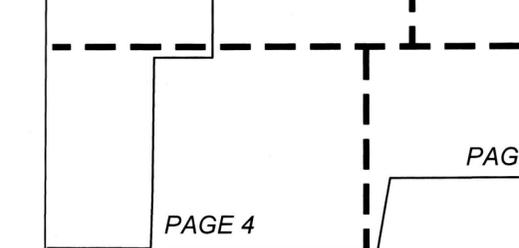
BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. CLAYTON J. LINNEY LICENSED PROFESSIONAL ENGINEER NO. 111543 KFW ENGINEERS, LLC 3421 PAESANOS PKWY, SUITE 200 SAN ANTONIO, TX 78231 PHONE: 210-979-8444 FAX: 210-979-8441 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

SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18). 5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT. OWNERS DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS THE 20 DAY OF July 2023 Keli Nelson Notary Public in and for the State of Texas My Commission Expires 7/16/25

Table with 5 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists 35 curves (C106 to C140) with their respective measurements.



WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. SAWS WASTEWATER EDU 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. SAWS DEDICATION NOTE 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 THE DEPTH OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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. SAWS FIRE FLOW NOTE THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. COMMON AREA MAINTENANCE NOTE THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE(LOT 901 BLOCK 31, LOT 902 BLOCK 31, LOT 903 BLOCK 31, LOT 904 BLOCK 31), GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. OPEN SPACE NOTE LOTS 902 BLOCK 31 IS DESIGNATED AS PRIVATE DRAINAGE EASEMENT. LOT 901 BLOCK 31 IS DESIGNATED AS A LANDSCAPE, OPEN SPACE, & ELECTRIC EASEMENT. LOTS 903 & 904 BLOCK 31 ARE DESIGNATED FOR LANDSCAPE & OPEN SPACE AREAS.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists 35 curves (C141 to C175) with their respective measurements.

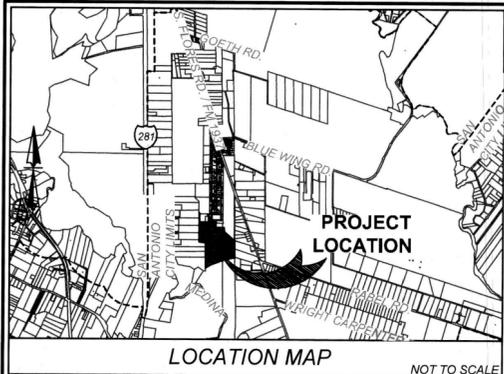
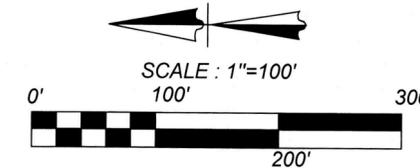
Table with 5 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists 35 curves (C176 to C210) with their respective measurements.

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. CLEAR VISION NOTE CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. THIS PLAT IS A COMPONENT OF AN INFRASTRUCTURE DEVELOPMENT PLAN (IDP) FOR MANUFACTURED HOME RENTAL COMMUNITIES. FOR A COPY OF THE PLAN CONTACT BEXAR COUNTY PUBLIC WORKS AT 210-335-6700. 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: ADAM MINNICK MHC02 FLORES VALLEY, LLC C/O STONETOWN DV INVESTORS, LLC 720 S. COLORADO BLVD SUITE 1154 GLENDALE, COLORADO 80246 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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 20 DAY OF July A.D. 2023 NOTARY PUBLIC ARAPHOE COUNTY, COLORADO KELI NELSON NOTARY PUBLIC - STATE OF COLORADO Notary ID #20214028472 My Commission Expires 7/16/2025 CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS DAY OF A.D. 20 COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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 AND 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

REPLAT AND SUBDIVISION PLAT OF

S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



EASEMENT LEGEND

- 1 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326 PAGE 2162 O.P.R.)
- 2 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901 PAGE 114-119 O.P.R.)
- 3 15' ELECTRIC, GAS, TELEPHONE, CABLE TV, & SHARED CROSS ACCESS EASEMENT. (CONCURRENT PLAT #21-11800405)
- 4 15' BUILDING SETBACK LINE (CONCURRENT PLAT #21-11800405)
- 5 10' UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- 6 10' PRIVATE DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 7 10' SEWER EASEMENT (CONCURRENT PLAT #21-11800405)
- 8 TURNAROUND EASEMENT (CONCURRENT PLAT #21-11800405)
- 9 ELECTRIC EASEMENT (CONCURRENT PLAT #21-11800405)
- 10 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 11 10' R.O.W. DEDICATION (CONCURRENT PLAT #21-11800405)
- 12 VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE & UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- 13 PROPOSED 10' R.O.W. DEDICATION (0.191 ACRES)
- 14 VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & UTILITY EASEMENT
- 15 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASMENT
- 16 15' ELECTIC, GAS, TELEPHONE, & CABLE TV EASMENT
- 17 15' BUILDING SETBACK LINE
- 18 10' UTILITY AND DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 9 100' PERMANENT SEWER EASEMENT
- 8 10' BUILDING SETBACK LINE
- 10 10' SEWER EASMENT
- 11 1' VEHICULAR NON ACCESS EASEMENT
- 12 7' DRAINAGE EASEMENT
- 13 16' SANITARY SEWER EASEMENT
- 14 9' DRAINAGE EASEMENT

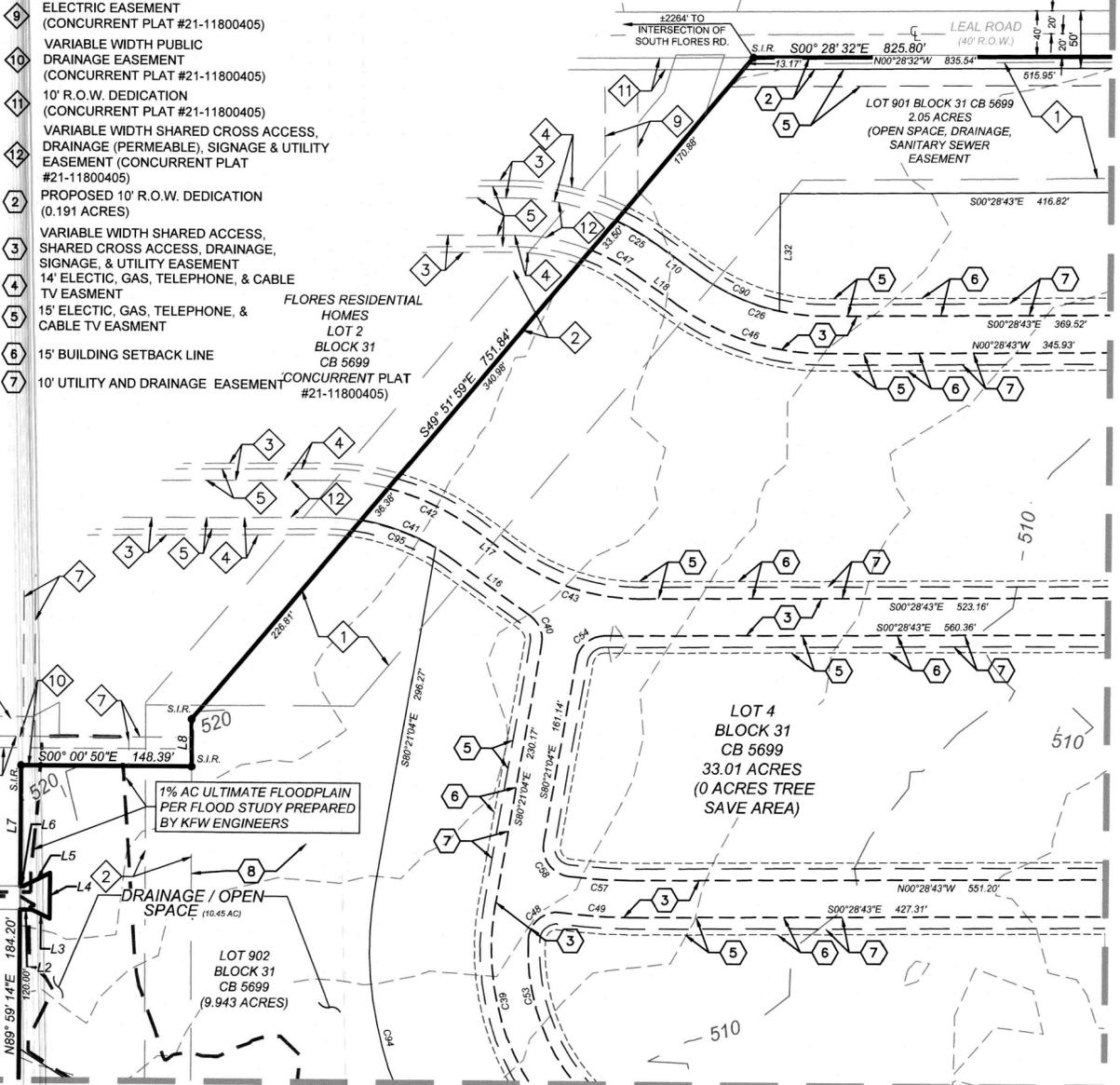
CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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. FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - 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.

- 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
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - ESMT = EASEMENT
 - C.B. = COUNTY BLOCK
 - CL = CENTER LINE
 - 515 = EXISTING CONTOURS
 - ◇ = EXISTING EASEMENT
 - = PROPOSED EASEMENT

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 NAVD88 (GEOID18).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MATCHLINE D SEE PAGE 4 OF 5

MATCHLINE A SEE PAGE 3 OF 5

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.

Clayton J. Linney
CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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
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 AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

Adam Minnick
OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 20 DAY OF July 2023

Keli Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO
MY COMMISSION EXPIRES: 7/16/2025

KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025

REFER TO PAGE 1 FOR LINE AND CURVE TABLE

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 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.

Adam Minnick
OWNER: ADAM MINNICK
MHC02V FLORES VALLEY, LLC
C/O STONETOWN OV INVESTORS, LLC
720 S. COLORADO BLVD, SUITE 115-N
GLENDALE, COLORADO 80246

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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 20 DAY OF July A.D. 2023

Keli Nelson
NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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

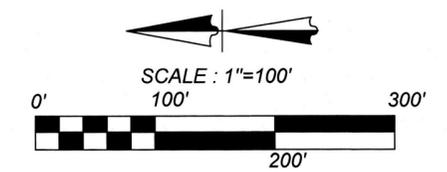
BY: _____ SECRETARY



REPLAT AND SUBDIVISION PLAT OF

S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELLEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



STATE OF TEXAS
COUNTY OF BEXAR
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
THE OWNER OF LAND HEREIN HAS EMPLOYED THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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: ADAM MINNICK
MHC02 FLORES VALLEY, LLC
C/O STONETOWN DV INVESTORS, LLC
720 S. COLORADO BLVD, SUITE 115-N
GLENDALE, COLORADO 80246

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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 20 DAY OF JULY A.D. 2023

NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025

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

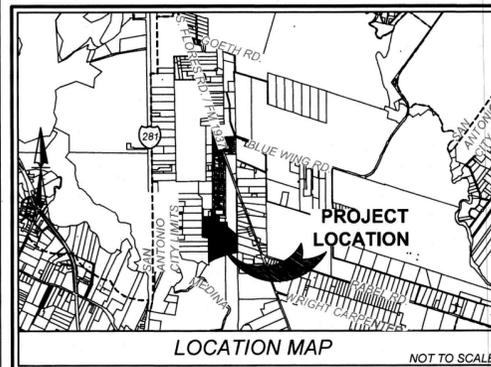
DATED THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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



EASEMENT LEGEND

- 1 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326 PAGE 2162 O.P.R.)
- 2 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901 PAGE 114-119 O.P.R.)
- 3 15' ELECTRIC, GAS, TELEPHONE, CABLE TV, & SHARED CROSS ACCESS EASEMENT. (CONCURRENT PLAT #21-11800405)
- 4 15' BUILDING SETBACK LINE (CONCURRENT PLAT #21-11800405)
- 5 10' UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- 6 10' PRIVATE DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 7 10' SEWER EASEMENT (CONCURRENT PLAT #21-11800405)
- 8 TURNAROUND EASEMENT (CONCURRENT PLAT #21-11800405)
- 9 ELECTRIC EASEMENT (CONCURRENT PLAT #21-11800405)
- 10 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 11 10' R.O.W. DEDICATION (CONCURRENT PLAT #21-11800405)
- 12 VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE & UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- 2 PROPOSED 10' R.O.W. DEDICATION (0.191 ACRES)
- 3 VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & UTILITY EASEMENT
- 4 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 5 15' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 6 15' BUILDING SETBACK LINE
- 7 10' UTILITY AND DRAINAGE EASEMENT
- 8 100' PERMANENT SEWER EASEMENT
- 9 10' BUILDING SETBACK LINE
- 10 10' SEWER EASEMENT
- 11 1' VEHICULAR NON ACCESS EASEMENT
- 12 7' DRAINAGE EASEMENT
- 13 16' SANITARY SEWER EASEMENT
- 14 9' DRAINAGE EASEMENT

- SURVEYOR NOTES:**
- 12" 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 NAVD88 (GEOID18).
 - ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

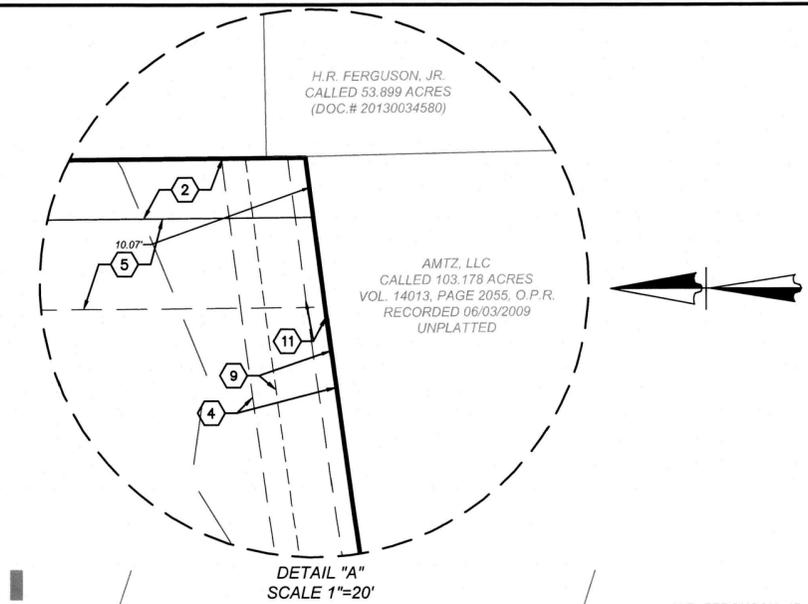
Clayton J. Linney
CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 AQUAL SURVEY MADE ON THE GROUND BY:

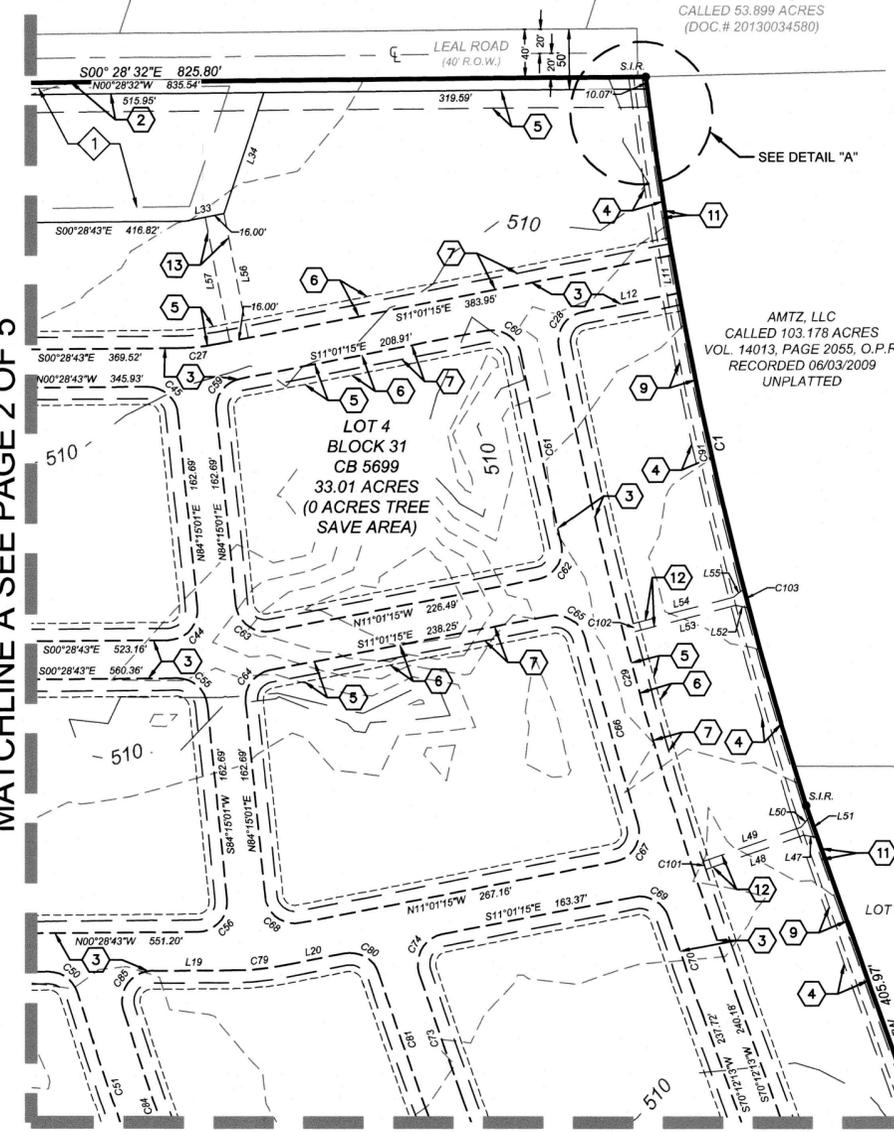
Tim C. Pappas
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

18 JULY 2023



MATCHLINE A SEE PAGE 2 OF 5

MATCHLINE B SEE PAGE 5 OF 5



- 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
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - ESMT = EASEMENT
 - C.B. = COUNTY BLOCK
 - CL = CENTER LINE
 - 515 = EXISTING CONTOURS
 - ◇ = EXISTING EASEMENT
 - = PROPOSED EASEMENT

REFER TO PAGE 1 FOR LINE AND CURVE TABLE

- CPS/SAWS/COSA/UTILITY NOTE:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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. FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

Adam Minnick
OWNER

OWNERS DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 20 DAY OF JULY 2023

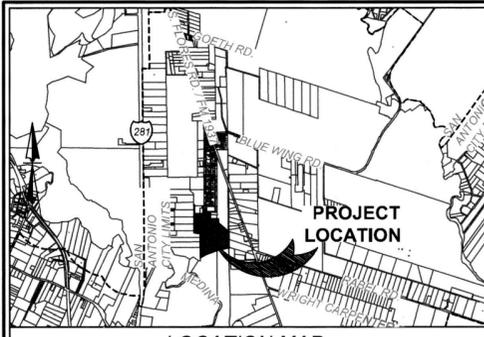
Keli Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 7/16/2025

KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025



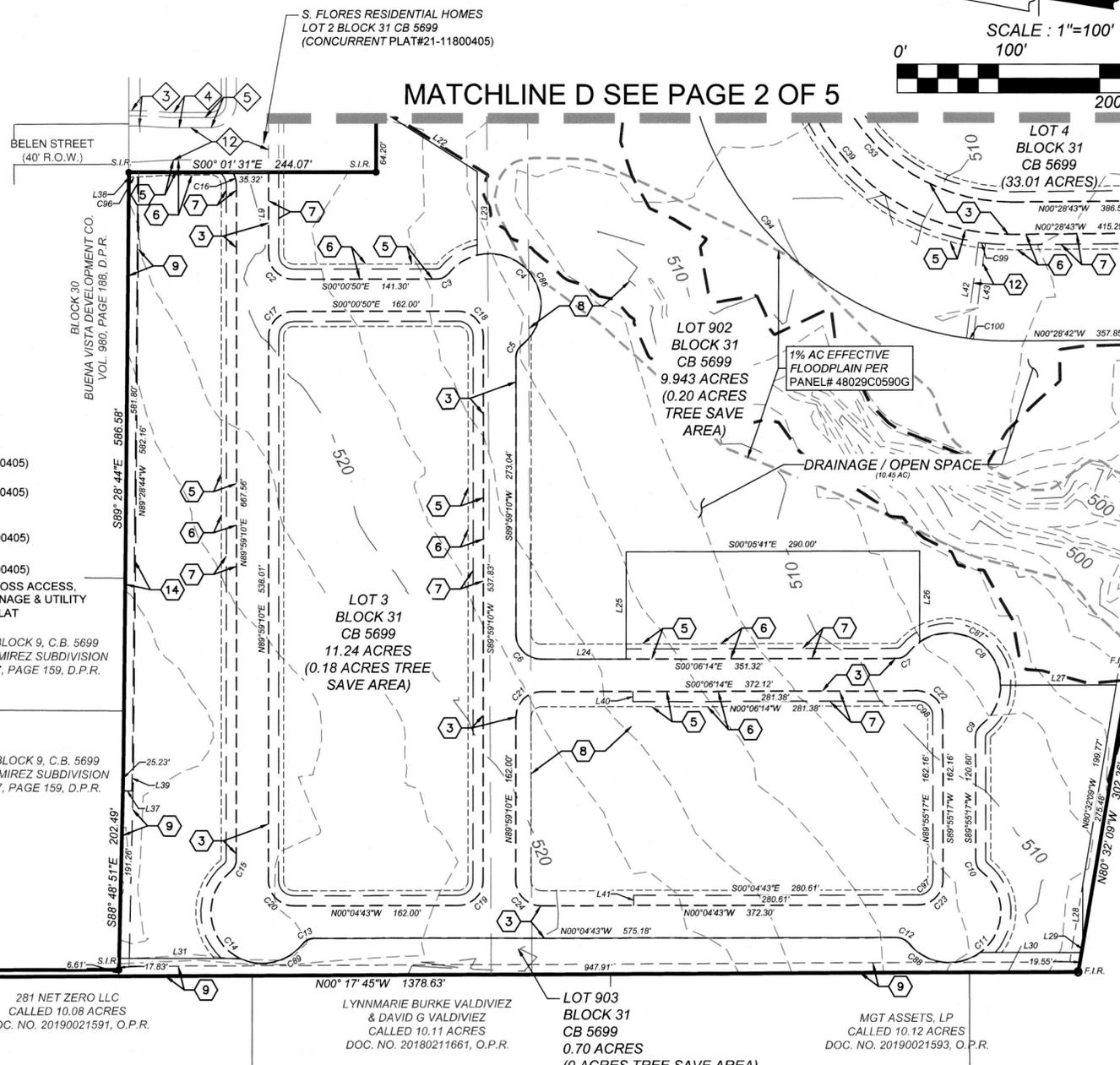
S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



EASEMENT LEGEND

- 1 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326 PAGE 2162 O.P.R.)
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15 15' BUILDING SETBACK LINE
16 10' UTILITY AND DRAINAGE EASEMENT
17 100' PERMANENT SEWER EASEMENT
18 10' BUILDING SETBACK LINE
19 10' SEWER EASMENT
20 1' VEHICULAR NON ACCESS EASEMENT
21 7' DRAINAGE EASEMENT
22 16' SANITARY SEWER EASEMENT
23 9' DRAINAGE EASEMENT



MATCHLINE C SEE PAGE 5 OF 5



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

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: ADAM MINNICK
MHCVO FLORES VALLEY, LLC
C/O STONETOWN DV INVESTORS, LLC
720 S. COLORADO BLVD. SUITE 115-N
GLENDALE, COLORADO 80248

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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 20 DAY OF July A.D. 2022
NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025

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

DATED THIS DAY OF A.D. 20
COUNTY JUDGE, BEXAR COUNTY, TX
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD80 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ESMT = EASEMENT
C.B. = COUNTY BLOCK
C.L. = CENTER LINE
5/5 = EXISTING CONTOURS
E = EXISTING EASEMENT
D = PROPOSED EASEMENT

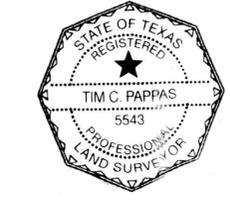
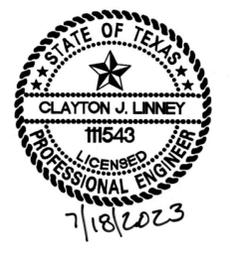
CPS/SAWS/COSA/UTILITY NOTE
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" "ANCHOR EASEMENT" "SERVICE EASEMENT" "OVERHANG EASEMENT" "UTILITY EASEMENT" "GAS EASEMENT" "TRANSFORMER EASEMENT" "WATER EASEMENT" "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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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. FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
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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.
CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441
7/18/2023

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
OWNER

OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS
THE 20 DAY OF July 2022
KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025
NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO
MY COMMISSION EXPIRES: 7/16/25

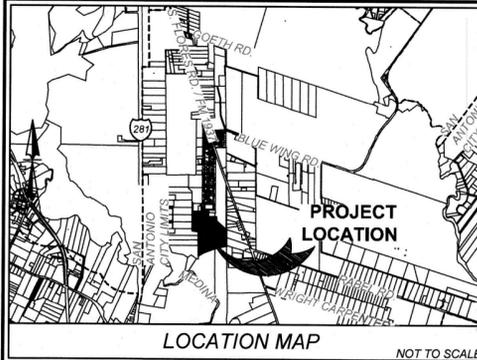
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS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



REFER TO PAGE 1 FOR LINE AND CURVE TABLE

S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY

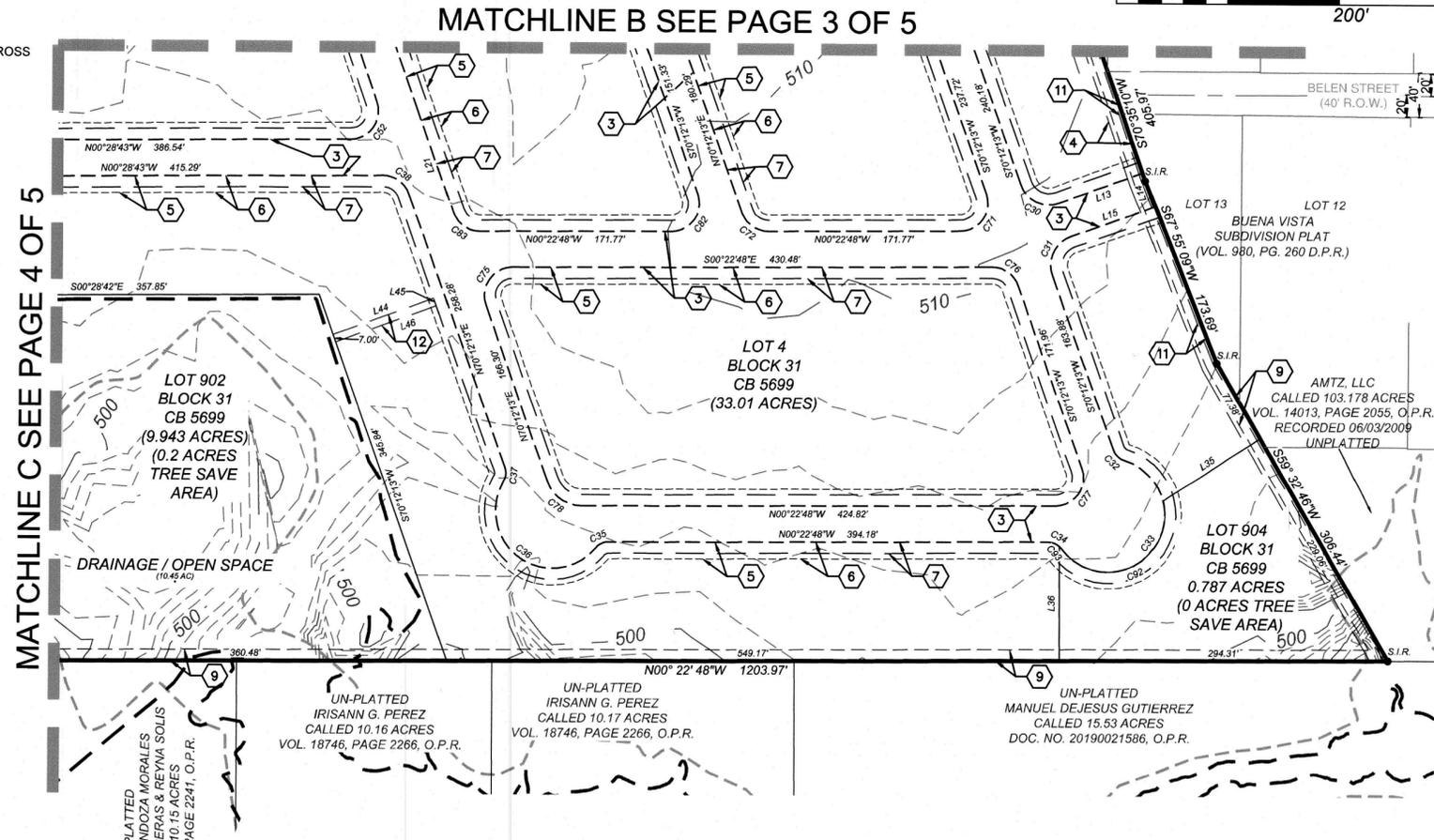
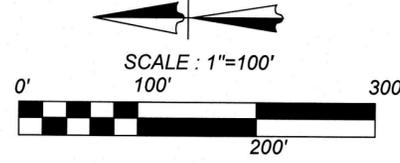


EASEMENT LEGEND

- 1 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326 PAGE 2162 O.P.R.)
2 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901 PAGE 114-119 O.P.R.)
3 15' ELECTRIC, GAS, TELEPHONE, CABLE TV, & SHARED CROSS ACCESS EASEMENT. (CONCURRENT PLAT #21-11800405)
4 15' BUILDING SETBACK LINE (CONCURRENT PLAT #21-11800405)
5 10' UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
6 10' PRIVATE DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
7 10' SEWER EASEMENT (CONCURRENT PLAT #21-11800405)
8 TURNAROUND EASEMENT (CONCURRENT PLAT #21-11800405)
9 ELECTRIC EASEMENT (CONCURRENT PLAT #21-11800405)
10 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
11 10' R.O.W. DEDICATION (CONCURRENT PLAT #21-11800405)
12 VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE & UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
13 PROPOSED 10' R.O.W. DEDICATION (0.191 ACRES)
14 VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & UTILITY EASEMENT
15 ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
16 15' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
17 15' BUILDING SETBACK LINE
18 10' UTILITY AND DRAINAGE EASEMENT
19 100' PERMANENT SEWER EASEMENT
20 10' BUILDING SETBACK LINE
21 10' SEWER EASEMENT
22 1' VEHICULAR NON ACCESS EASEMENT
23 7' DRAINAGE EASEMENT
24 16' SANITARY SEWER EASEMENT
25 9' DRAINAGE 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
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ESMT = EASEMENT
C.B. = COUNTY BLOCK
C.L. = CENTER LINE
S15 = EXISTING CONTOURS
EXISTING EASEMENT
PROPOSED EASEMENT

CPS/SAWS/COSA/UTILITY NOTE
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE.



STATE OF TEXAS
COUNTY OF BEXAR
OWNER: ADAM MINNICK
MHC2V2 FLORES VALLEY, LLC
C/O STONETOWN DV INVESTORS, LLC
720 S. COLORADO BLVD, SUITE 115-N
GLENDALE, COLORADO 80248

NOTARY PUBLIC: KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025

- SURVEYOR NOTES
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.
CLAYTON J. LINNEY
LICENSED PROFESSIONAL ENGINEER NO. 111543
KFW ENGINEERS, LLC.
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: IRISANN G. PEREZ
OWNERS DULY AUTHORIZED AGENT: KELI NELSON
SWORN AND SUBSCRIBED BEFORE ME THIS
20 DAY OF July 2023
NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO
MY COMMISSION EXPIRES: 7/16/25 Colorado

KELI NELSON
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214028472
My Commission Expires 7/16/2025

REFER TO PAGE 1 FOR LINE AND CURVE TABLE

DATED THIS 20 DAY OF July A.D. 2023
COUNTY JUDGE, BEXAR COUNTY, TX
COUNTY CLERK, BEXAR COUNTY, TX
THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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 20 DAY OF July A.D. 2023

