

REPLAT & SUBDIVISION PLAT ESTABLISHING  
ROSE VALLEY PHASE 2A

A 56.60 ACRE TRACT OF LAND SITUATED IN THE JOHN ISHAM SURVEY, NO. 27, ABSTRACT 365, BEXAR COUNTY, TEXAS, AND BEING ALL OF 903, BLOCK 10, AND LOT 904, BLOCK 12 OF ROSE VALLEY UNIT 1A AS RECORDED IN VOLUME 20003, PAGES 148-152 IN THE PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 50.364 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20220197012 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING A PORTION OF THAT CALLED 153.26 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20210240677 IN THE O.P.R.

**KFW**  
ENGINEERS + SURVEYING

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

STATE OF 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.

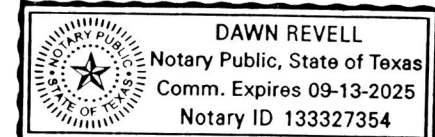
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

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 18th DAY OF August, A.D. 2023  
Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

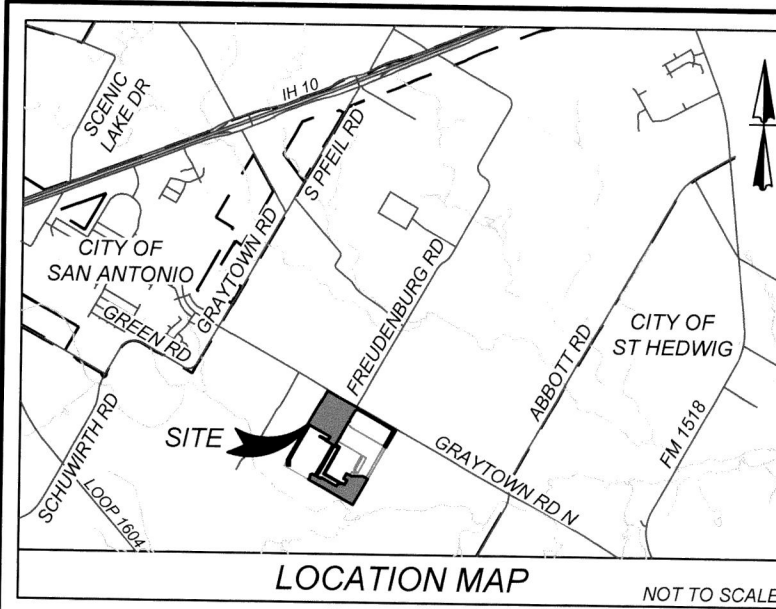
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSE VALLEY PHASE 2A 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



**SAN ANTONIO RIVER AUTHORITY NOTE:**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED 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 GRANTOR'S 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 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.

**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.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF A PORTION 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.

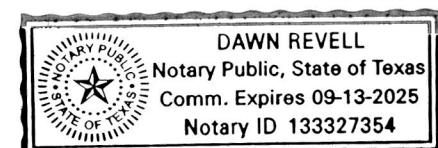
OWNER: BRANDON KNEPPER  
GRAYTOWN HOLDINGS, LLC  
27914 SAN CLEMENTE  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78260  
PHONE: (210) 403-6200  
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

OFF-LOT 30' SANITARY SEWER EASEMENT (0.1493 OF AN ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (1.083 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (19.60 ACRE PERMEABLE)  
OFF-LOT 50' X 60' ELECTRIC, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.0689 OF AN ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 18th DAY OF August, A.D. 2023  
Dawn Revell  
NOTARY PUBLIC 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.

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
P.O. BOX 100000, AUSTIN, TEXAS 78714  
PHONE: 512-460-7723, FAX: 512-460-1414, EMAIL: INFO@TBPELS.TEXAS.GOV

**DEDICATION OF THE WATER MAINS:**

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

**CPS/COSA UTILITY NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**FLOOD PLAIN VERIFICATION NOTE:**

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C04350, DATED SEPTEMBER 28, 2010, OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATION OF THE CITY OF SAN ANTONIO OF BEXAR COUNTY.

**RESIDENTIAL FINISHED FLOOR:**

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

**DRAINAGE EASEMENT ENCROACHMENTS:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

**CLEAR VISION NOTE:**

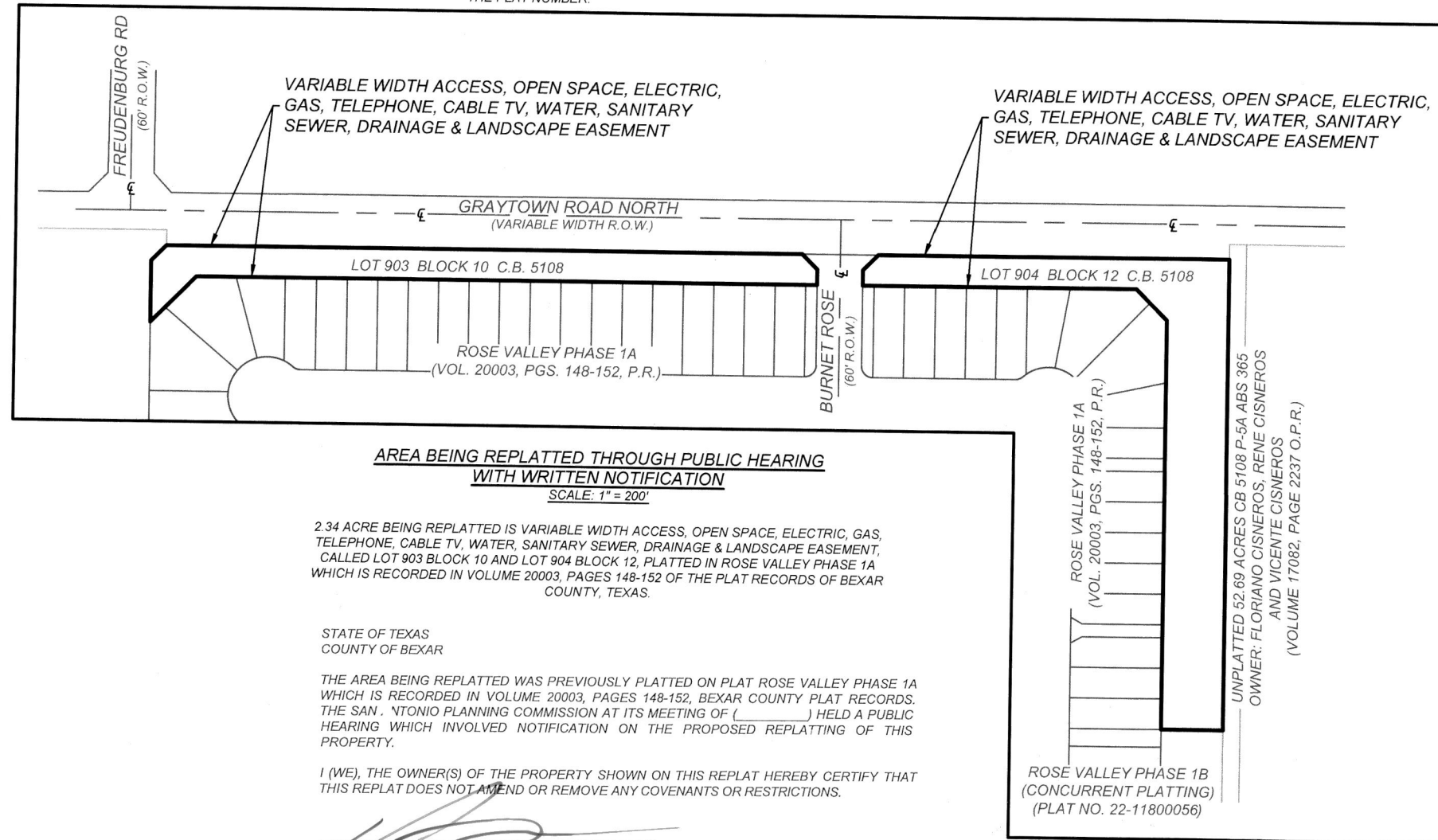
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(d)(9)).

**COMMON AREA MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903 BLOCK 10, LOT 904 BLOCK 12, LOT 901 AND LOT 902 BLOCK 15, LOT 901, LOT 902 AND LOT 903 BLOCK 16, AND LOT 901 BLOCK 18, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

**WASTEWATER SDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.



**AREA BEING REPLATTED THROUGH PUBLIC HEARING  
WITH WRITTEN NOTIFICATION**  
SCALE: 1" = 200'

2.34 ACRE BEING REPLATTED IS VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT, CALLED LOT 903 BLOCK 10 AND LOT 904 BLOCK 12, PLATTED IN ROSE VALLEY PHASE 1A WHICH IS RECORDED IN VOLUME 20003, PAGES 148-152 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROSE VALLEY PHASE 1A WHICH IS RECORDED IN VOLUME 20003, PAGES 148-152, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

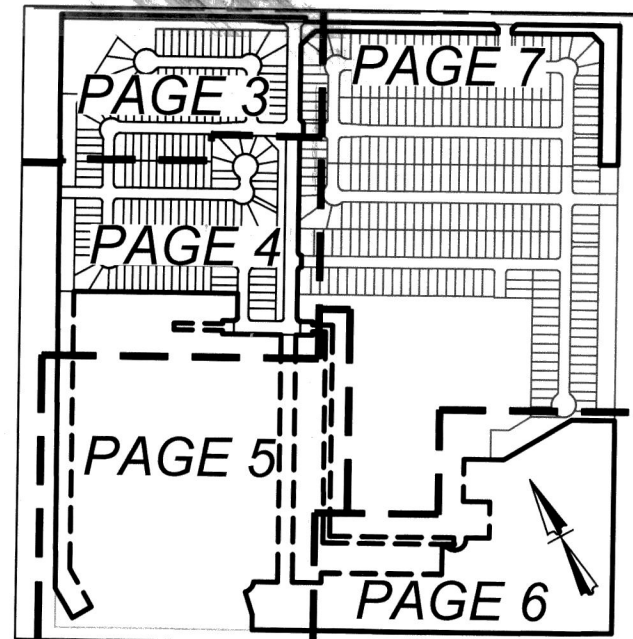
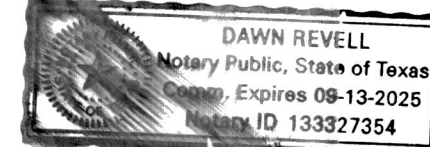
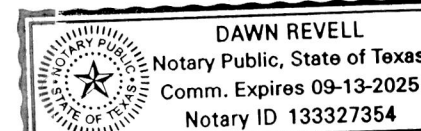
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 403-6200

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF August, 2023

Dawn Revell  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 09-13-2025



PAGE INDEX  
SCALE: NOT-TO-SCALE

SEE PAGE 2 OF 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 18th DAY OF August, 2023

AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(877) 858-3855

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT  
8885 E HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, AZ 85255  
(619) 400-9041

BY: Steven S. Benson, ITS MANAGER

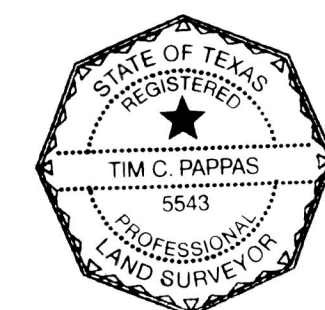
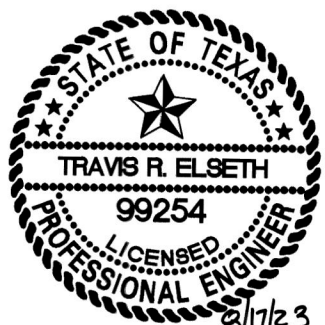
STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 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 2, LLC A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

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

Jaime Marie Adams  
NOTARY PUBLIC

RESIDENTIAL LOTS = 171





REPLAT & SUBDIVISION PLAT ESTABLISHING  
ROSE VALLEY PHASE 2A

A 56.60 ACRE TRACT OF LAND SITUATED IN THE JOHN ISHAM SURVEY, NO. 27, ABSTRACT 365, BEXAR COUNTY, TEXAS, AND BEING ALL OF 903, BLOCK 10, AND LOT 904, BLOCK 12 OF ROSE VALLEY UNIT 1A AS RECORDED IN VOLUME 20003, PAGES 148-152 IN THE PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 50.364 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20220197012 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING A PORTION OF THAT CALLED 153.26 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20120240677 IN THE O.P.R.

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

STATE OF 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.

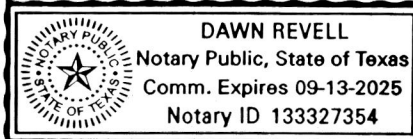
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

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 18th DAY OF August, A.D. 2023  
Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

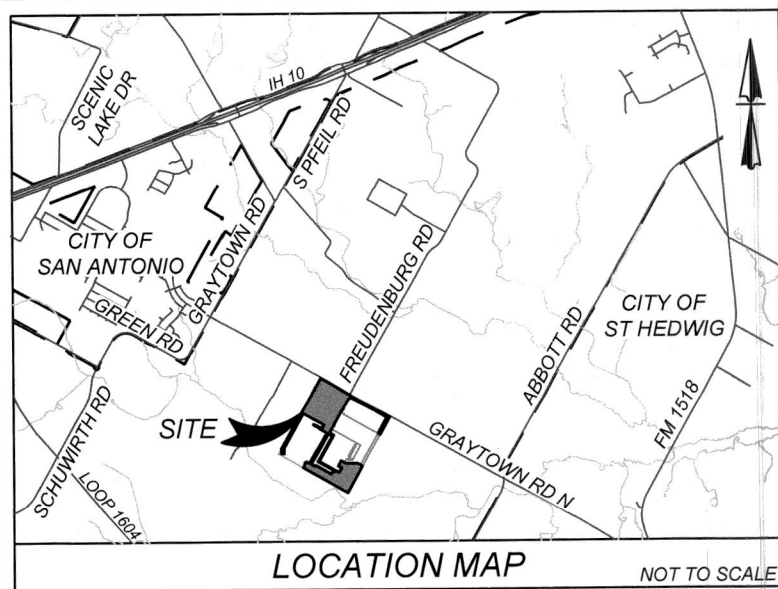
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ ROSE VALLEY PHASE 2A \_\_\_\_\_ 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



**SAN ANTONIO RIVER AUTHORITY NOTE:**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED 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 ELEVATIONS ALTERATIONS.

**SURVEY 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 NGS COOPERATIVE CORRS 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.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF A PORTION 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: BRANDON KNEPPER  
GRAYTOWN RD HOLDINGS, LLC  
27914 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260

AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

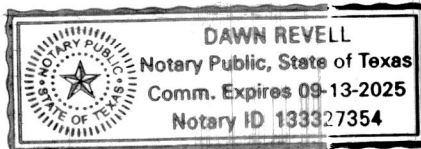
OFF-LOT 30' SANITARY SEWER EASEMENT (0.1493 OF AN ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (1.083 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)  
OFF-LOT VARIABLE DRAINAGE & ACCESS EASEMENT (19.60 ACRE PERMEABLE)  
OFF-LOT 50' X 80' ELECTRIC, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER,  
SANITARY SEWER & DRAINAGE EASEMENT (0.0689 OF AN ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 18th DAY OF August, A.D. 2023

Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°19'50"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C4	10.43'	15.00'	5.44'	39°51'13"	10.22'	S40°44'34"E
C5	118.55'	50.00'	123.28'	135°50'54"	92.67'	S88°44'24"E
C6	61.73'	50.00'	35.49'	70°44'14"	57.88'	N67°38'17"E
C7	39.27'	25.00'	25.00'	90°00'00"	35.36'	N15°40'10"W
C8	10.70'	15.00'	5.59'	40°52'57"	10.48'	N81°06'39"W
C9	152.89'	51.00'	708.46'	171°45'54"	101.74'	N15°40'10"W
C10	10.70'	15.00'	5.59'	40°52'57"	10.48'	N49°46'19"E
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°40'10"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C13	10.70'	15.00'	5.59'	40°52'57"	10.48'	N8°53'21"E
C14	152.89'	51.00'	708.46'	171°45'54"	101.74'	N74°19'50"E
C15	10.70'	15.00'	5.59'	40°52'57"	10.48'	S40°13'41"E
C16	11.10'	200.00'	5.55'	3°10'47"	11.10'	S62°15'34"E
C17	11.10'	200.00'	5.55'	3°10'47"	11.10'	S62°15'34"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'	N15°40'10"W
C20	14.44'	15.00'	7.83'	55°09'00"	13.89'	N88°14'40"W
C21	278.67'	55.00'	38.30'	290°18'01"	62.86'	N29°19'50"E
C22	14.44'	15.00'	7.83'	55°09'00"	13.89'	S33°05'40"E
C23	10.70'	15.00'	5.59'	40°52'57"	10.48'	S81°06'39"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C24	152.89'	51.00'	708.46'	171°45'54"	101.74'	S15°40'10"E
C25	10.70'	15.00'	5.59'	40°52'57"	10.48'	S49°46'19"W
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°40'10"E
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°19'50"W
C28	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°40'10"W
C29	10.70'	15.00'	5.59'	40°52'57"	10.48'	N49°46'19"E
C30	152.89'	51.00'	708.46'	171°45'54"	101.74'	N15°40'10"W
C31	10.70'	15.00'	5.59'	40°52'57"	10.48'	N81°06'39"W
C32	39.27'	25.00'	25.00'	90°00'00"	35.36'	N15°40'10"W
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E
C34	10.70'	15.00'	5.59'	40°52'57"	10.48'	S40°13'41"E
C35	152.89'	51.00'	708.46'	171°45'54"	101.74'	N74°19'50"E
C36	10.70'	15.00'	5.59'	40°52'57"	10.48'	N8°53'21"E
C37	14.44'	15.00'	7.83'	55°09'00"	13.89'	N65°54'20"E
C38	278.67'	55.00'	38.30'	290°18'01"	62.86'	N60°40'10"W
C39	14.44'	15.00'	7.83'	55°09'00"	13.89'	S1°45'20"W
C40	39.27'	25.00'	25.00'	90°00'00"	35.36'	S74°19'50"W
C41	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°40'10"W
C42	39.27'	25.00'	25.00'	90°00'00"	35.36'	N74°19'50"E
C43	11.10'	200.00'	5.55'	3°10'47"	11.10'	S59°04'46"E
C44	11.10'	200.00'	5.55'	3°10'47"	11.10'	S59°04'46"E
C45	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°19'50"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S29°19'50"W
L2	28.28'	S15°40'10"E
L3	20.00'	S29°19'50"W
L4	85.13'	S74°19'50"W
L5	21.21'	S15°40'10"E
L6	60.00'	S29°19'50"W
L7	21.21'	S74°19'50"W
L8	50.00'	S29°19'50"W
L9	51.00'	S60°40'10"E
L10	15.00'	S29°19'50"W
L11	88.99'	S60°40'10"E
L12	17.78'	S29°18'53"W
L13	13.14'	S7°46'24"W
L14	59.00'	N60°40'10"W
L15	15.00'	S29°19'50"W
L16	71.00'	N60°40'10"W
L17	40.98'	N29°19'50"E
L18	13.45'	S60°40'10"E
L19	105.17'	S60°40'10"E
L20	58.57'	N60°47'34"W
L21	65.83'	S29°23'48"E
L22	15.00'	N29°19'50"E
L23	30.00'	N29°19'50"E
L24	15.00'	N29°19'50"E
L25	50.00'	S60°40'10"E
L26	105.00'	N29°19'50"E
L27	97.90'	S89°04'43"W
L28	36.28'	N29°03'00"E
L29	83.42'	N29°03'59"E
L30	20.00'	N29°19'50"E
L31	28.28'	N74°19'50"E
L32	80.16'	N60°40'10"W
L33	57.40'	N15°40'10"W
L34	28.28'	S74°19'50"W
L35	60.00'	S29°19'50"W
L36	60.00'	N29°19'50"E
L37	174.81'	N60°40'10"W
L38	174.92'	S60°40'10"E
L39	79.04'	S63°50'57"E
L40	10.00'	S60°40'10"E
L41	100.00'	S60°40'10"E
L42	21.21'	N74°19'50"E
L43	22.52'	N15°40'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L44	55.77'	N60°25'28"W
L45	68.76'	N52°59'12"W
L46	219.84'	S60°40'10"E
L47	21.21'	S15°40'10"E
L48	125.00'	N60°40'10"W
L49	14.46'	N29°19'50"E
L50	17.55'	S29°19'50"W
L51	79.04'	S57°29'23"E
L52	190.00'	S60°40'10"E
L53	30.00'	N29°19'50"E
L54	30.00'	S29°19'50"W
L55	49.17'	N60°35'16"E
L56	93.45'	S60°40'10"E
L57	35.00'	S60°40'10"E
L58	35.00'	S60°40'10"E
L59	35.00'	S60°40'10"E
L60	87.59'	S15°40'10"E
L61	35.00'	S60°40'10"E
L62	89.79'	S60°40'10"E
L63	68.60'	S60°40'10"E
L64	49.65'	S51°09'25"E
L65	24.74'	S8°38'48"E
L66	37.12'	S60°40'47"E
L67	40.33'	N55°10'01"W
L68	4.91'	S8°38'48"E
L69	19.45'	N74°19'50"E
L70	97.90'	S60°40'10"E
L71	112.50'	N67°41'29"W
L72	22.08'	N74°19'50"E
L73	110.85'	S60°40'10"E
L74	127.41'	N67°42'12"W
L75	37.77'	S60°40'10"E
L76	59.48'	S52°59'12"E
L77	97.05'	N55°58'08"W
L78	49.58'	S60°25'28"E
L79	5.95'	S15°40'10"E
L80	53.95'	N55°58'08"W
L81	14.20'	N32°55'03"E
L82	1.26'	S74°19'50"W
L83	13.28'	S29°19'46"W
L84	1.45'	N15°40'10"W
L85	7.94'	N29°19'50"E
L86	9.02'	N22°49'16"E

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 18th DAY OF August, 2023

AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(877) 858-3855

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT  
8685 E HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, AZ 85255  
(619) 400-9041

BY: Steven S. Benson, ITS MANAGER

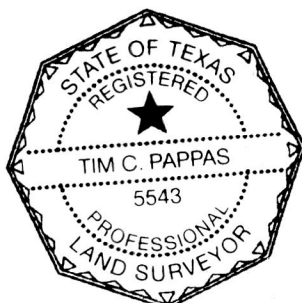
STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 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 2, LLC A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

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

RESIDENTIAL LOTS = 171

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



JIM 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

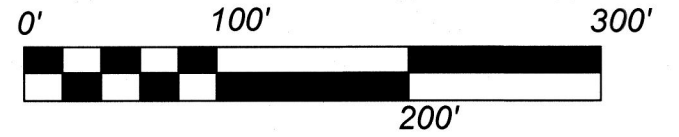
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1817 E INTERSTATE 35, AUSTIN, TEXAS 78761  
PHONE: 812-440-7723 FAX: 812-440-1414 EMAIL: INFO@TBPELS.ORG



REPLAT & SUBDIVISION PLAT ESTABLISHING  
ROSE VALLEY PHASE 2A

A 56.60 ACRE TRACT OF LAND SITUATED IN THE JOHN ISHAM SURVEY, NO. 27, ABSTRACT 365, BEXAR COUNTY, TEXAS, AND BEING ALL OF 903, BLOCK 10, AND LOT 904, BLOCK 12 OF ROSE VALLEY UNIT 1A AS RECORDED IN VOLUME 20003, PAGES 148-152 IN THE PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 50.364 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20220197012 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING A PORTION OF THAT CALLED 153.26 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20210240677 IN THE O.P.R.

SCALE : 1"=100'



**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.

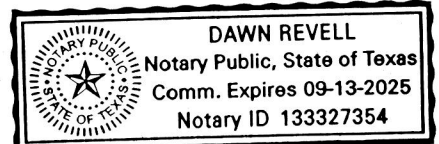
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

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 18th DAY OF August, A.D. 2023

NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

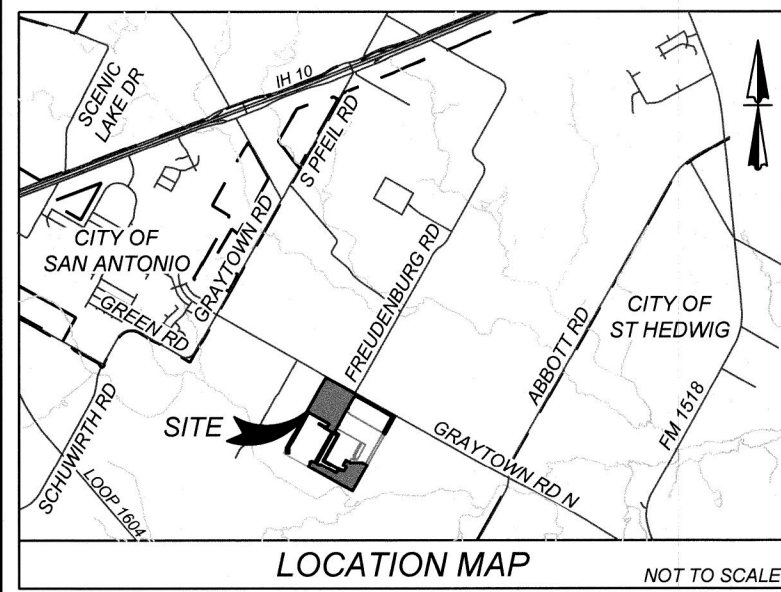
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSE VALLEY PHASE 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: CHAIRMAN

BY: SECRETARY



**CPS/COSA UTILITY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF 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 18th DAY OF August, 2023.

AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(877) 858-3855

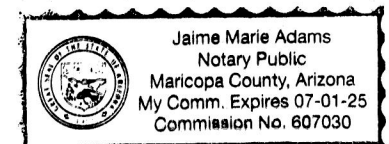
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT  
8585 E HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, AZ 85255  
(619) 400-9041

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 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 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

NOTARY PUBLIC



STATE OF TEXAS  
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, 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:

21 AUG 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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
1015 INTERSTATE 35 N. AUSTIN, TEXAS 78741  
PHONE: 817-460-7725 FAX: 817-442-4474 EMAIL: INFO@TBP&LS.TX.GOV

KEY NOTES:

- 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15" BUILDING SET BACK LINE
- 10" BUILDING SET BACK LINE
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (2.448 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6748 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6834 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6952 OF AN ACRE PERMEABLE)
- 20' PRIVATE DRAINAGE EASEMENT (0.0860 OF AN ACRE PERMEABLE)
- 20' PRIVATE DRAINAGE EASEMENT (0.0489 OF AN ACRE PERMEABLE)
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1493 OF AN ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (1.083 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (19.60 ACRE PERMEABLE)
- 20' ROW DEDICATION (0.4983 OF AN ACRE)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 50' X 60' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0689 OF AN ACRE PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14' BUILDING SETBACK LINE
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14' BUILDING SETBACK LINE
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.7964 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ROW DEDICATION (0.0367 OF AN ACRE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (1.511 ACRE PERMEABLE)
- 5' GAS EASEMENT
- VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOL. 20003, PGS. 148-152, P.R.)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 13676, PG. 246, O.P.R.)
- 20' SANITARY SEWER EASEMENT (VOL. 13676, PG. 246, O.P.R.)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800056)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- 10' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800056)
- 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800056)
- REMAINING PORTION OF 153.26 ACRES GRAYTOWN RD HOLDINGS, LLC. (DOC. NO. 20210240677, O.P.R.)

- LEGEND:**
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
  - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - C.B. = COUNTY BLOCK
  - = CENTERLINE
  - L.F. = LINEAR FEET
  - VOL. = VOLUME
  - PG. = PAGE
  - 100 — = EXISTING CONTOURS
  - 100 — = PROPOSED CONTOURS
  - FFE = 527.6' = MINIMUM FINISHED FLOOR ELEVATION

**SAN ANTONIO RIVER AUTHORITY NOTE:**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED 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 GRANTOR'S 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.

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STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF A PORTION 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: BRANDON KNEUPPER  
GRAYTOWN RD HOLDINGS, LLC  
27914 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260

AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

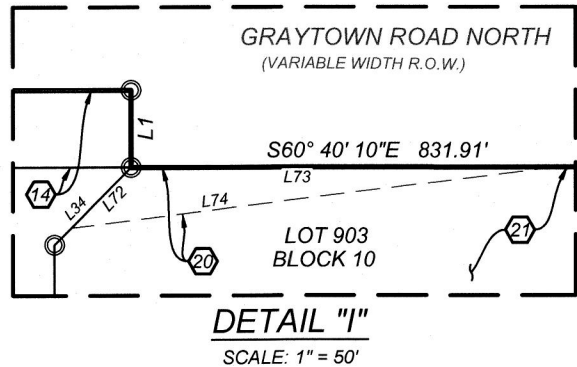
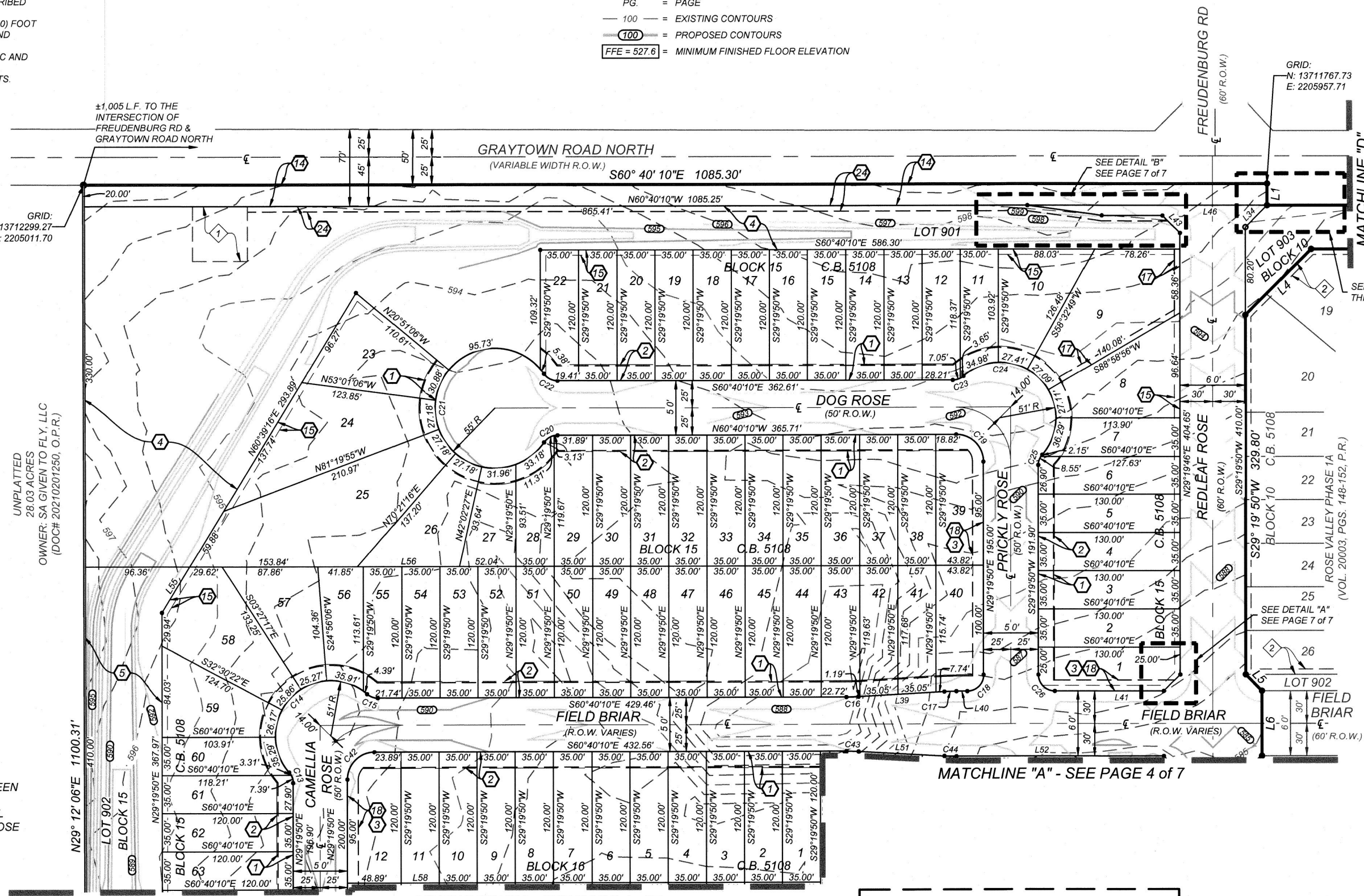
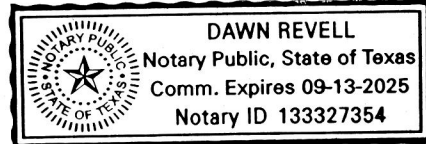
OFF-LOT 30' SANITARY SEWER EASEMENT (0.1493 OF AN ACRE PERMEABLE)  
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OFF-LOT 50' X 60' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.0689 OF AN ACRE PERMEABLE)

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 18th DAY OF August, A.D. 2023

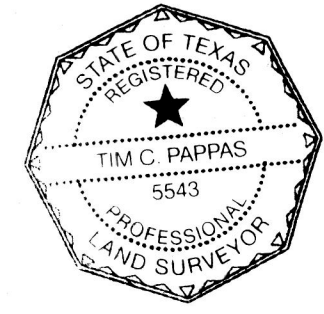
NOTARY PUBLIC BEXAR COUNTY, TEXAS



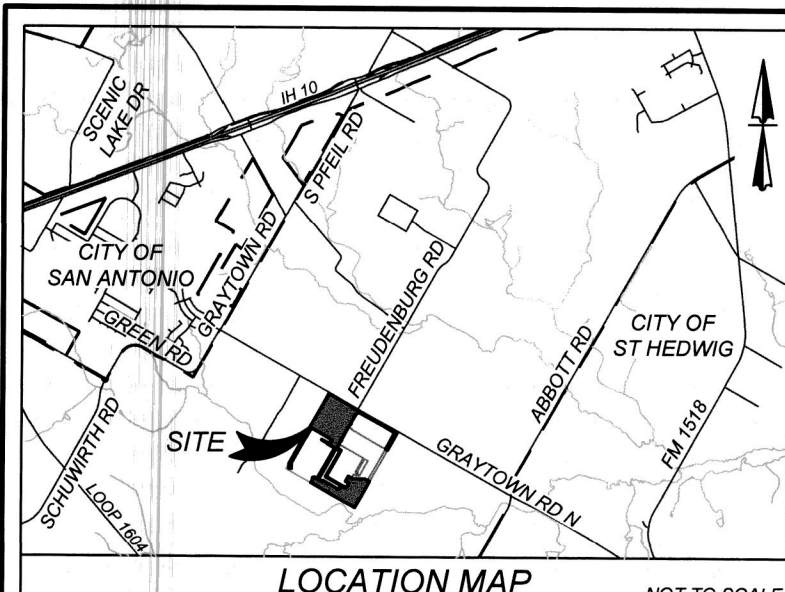
SEE PAGE 2 of 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 171







LOCATION MAP NOT TO SCALE

**CPS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 18 DAY OF August, 2023.

AG EHC II (LEN) MULTI STATE 2, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY  
(877) 858-3555

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August, 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 2, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

Jaime Marie Adams  
NOTARY PUBLIC

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

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
917 E. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-462-7723 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TX.GOV

- KEY NOTES:**
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 15' BUILDING SET BACK LINE
  - 10' BUILDING SET BACK LINE
  - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (2.448 ACRES PERMEABLE)
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  - 5' GAS EASEMENT
  - VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOL. 20003, PGS. 148-152, P.R.)
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STATE OF TEXAS  
COUNTY OF BEXAR

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Richard Mott  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
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STATE OF TEXAS  
COUNTY OF BEXAR

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

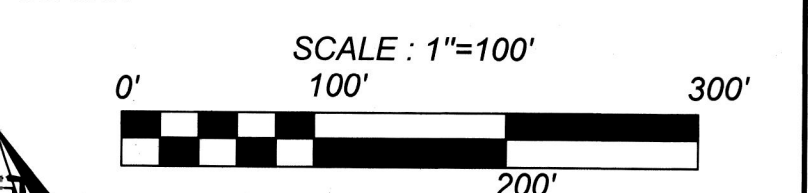
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF August, A.D. 2023

Sam Revell  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

# PLAT NUMBER 22-11800057

## REPLAT & SUBDIVISION PLAT ESTABLISHING ROSE VALLEY PHASE 2A

A 56.60 ACRE TRACT OF LAND SITUATED IN THE JOHN ISHAM SURVEY, NO. 27, ABSTRACT 365, BEXAR COUNTY, TEXAS, AND BEING ALL OF 903, BLOCK 10, AND LOT 904, BLOCK 12 OF ROSE VALLEY UNIT 1A AS RECORDED IN VOLUME 20003, PAGES 148-152 IN THE PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 50.364 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20220197012 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING A PORTION OF THAT CALLED 153.26 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20210240677 IN THE O.P.R.



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

STATE OF TEXAS  
COUNTY OF BEXAR

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AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF August, A.D. 2023

Sam Revell  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

### 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

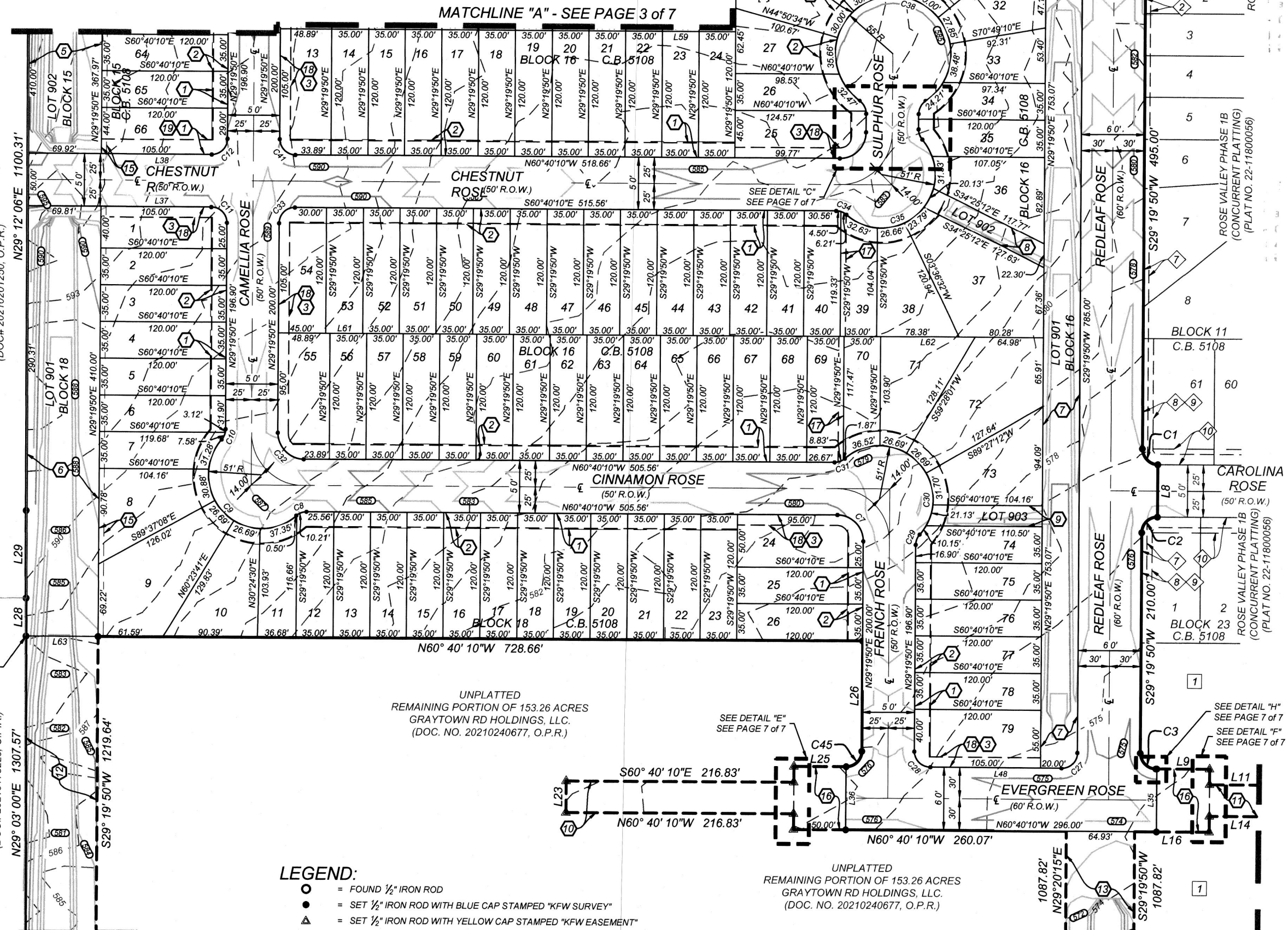
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSE VALLEY PHASE 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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



MATCHLINE "B" SEE PAGE 5 of 7

MATCHLINE "C" SEE PAGE 5 of 7

- LEGEND:**
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
  - △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - C.B. = COUNTY BLOCK
  - ℄ = CENTERLINE
  - L.F. = LINEAR FEET
  - VOL. = VOLUME
  - PG. = PAGE
  - 100 — = EXISTING CONTOURS
  - 100 — = PROPOSED CONTOURS
  - FFE = 527.6 = MINIMUM FINISHED FLOOR ELEVATION

SEE PAGE 2 of 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 171

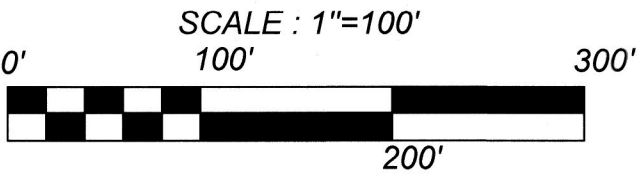
PAGE 4 OF 7





REPLAT & SUBDIVISION PLAT ESTABLISHING  
ROSE VALLEY PHASE 2A

A 56.60 ACRE TRACT OF LAND SITUATED IN THE JOHN ISHAM SURVEY, NO. 27, ABSTRACT 365, BEXAR COUNTY, TEXAS, AND BEING ALL OF 903, BLOCK 10, AND LOT 904, BLOCK 12 OF ROSE VALLEY UNIT 1A AS RECORDED IN VOLUME 20003, PAGES 148-152 IN THE PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 50.364 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20220197012 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING A PORTION OF THAT CALLED 153.26 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20210240677 IN THE O.P.R.



**KFW**  
ENGINEERS + SURVEYING

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

STATE OF 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.

AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

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 18th DAY OF August, A.D. 2023

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

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

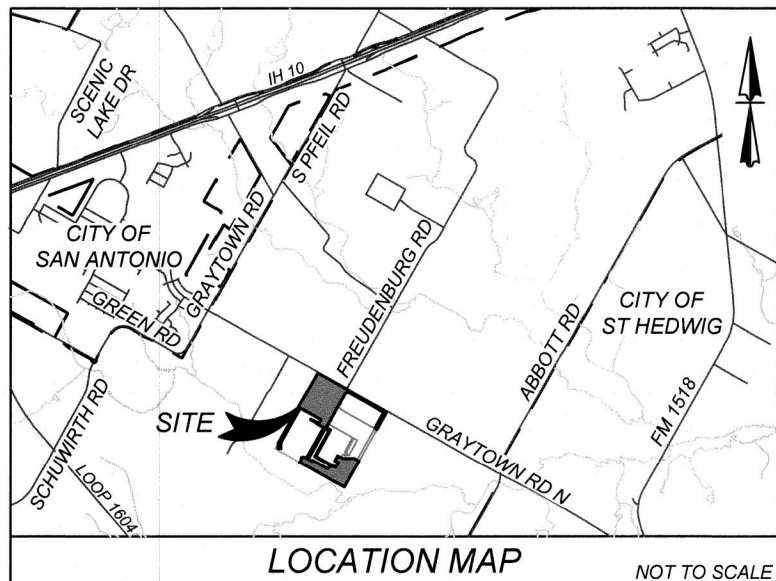
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

BY: CHAIRMAN

BY: SECRETARY



- CPS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 18th DAY OF August, 2023.

AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(877) 856-3855

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT  
8555 E HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, AZ 85255  
(619) 400-9041

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August 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 2, LLC A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

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

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 S INTERSTATE 38, AUSTIN, TEXAS, 78741  
PHONE: 512-469-7728 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF A PORTION 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: BRANDON KNEUPPER  
GRAYTOWN RD HOLDINGS, LLC  
27914 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260

AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

OFF-LOT 30' SANITARY SEWER EASEMENT (0.1493 OF AN ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (1.083 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (19.60 ACRE PERMEABLE)  
OFF-LOT 50' X 60' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.0689 OF AN ACRE PERMEABLE)

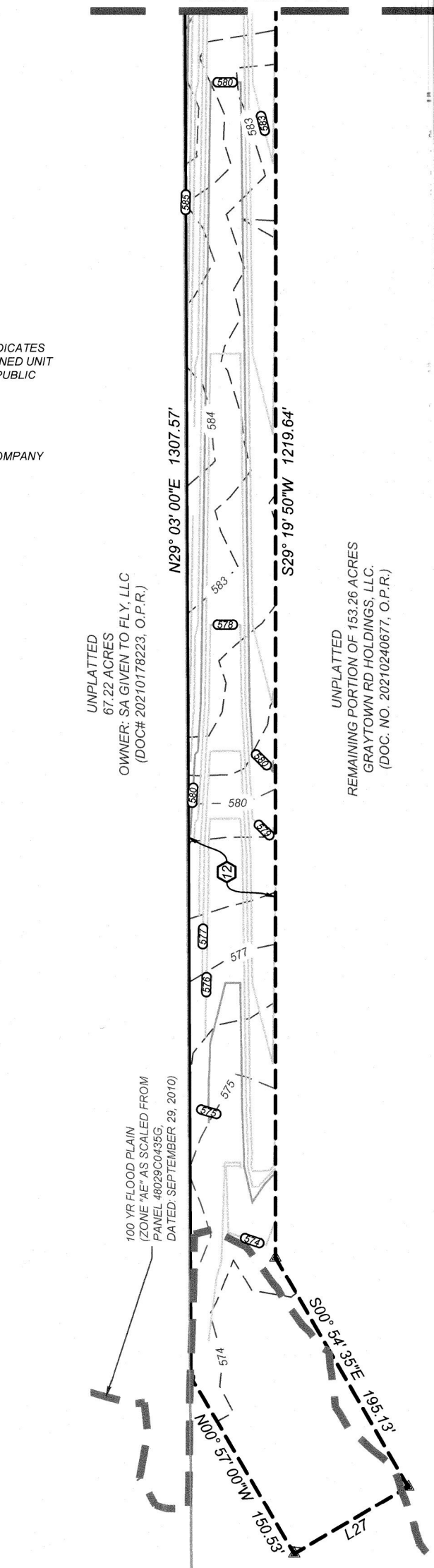
STATE OF TEXAS  
COUNTY OF BEXAR

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

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THIS 18th DAY OF August, A.D. 2023

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

MATCHLINE "B"  
SEE PAGE 4 of 7



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 GRANTOR'S 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 ELEVATIONS ALTERATIONS.

LEGEND:

- = FOUND 1/2" IRON ROD
- △ = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- L.F. = LINEAR FEET
- VOL. = VOLUME
- PG. = PAGE
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS
- FFE = 527.6 = MINIMUM FINISHED FLOOR ELEVATION

KEY NOTES:

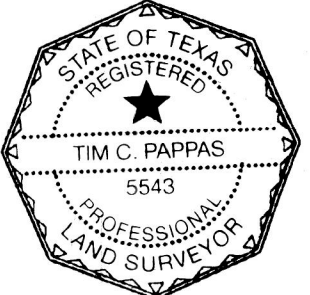
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (2.448 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6748 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6524 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6952 OF AN ACRE PERMEABLE)
- 20' PRIVATE DRAINAGE EASEMENT (0.0560 OF AN ACRE PERMEABLE)
- 20' PRIVATE DRAINAGE EASEMENT (0.0489 OF AN ACRE PERMEABLE)
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1493 OF AN ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (1.083 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (19.60 ACRE PERMEABLE)
- 20' ROW DEDICATION (0.0689 OF AN ACRE)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 50' X 60' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0689 OF AN ACRE PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14' BUILDING SETBACK LINE
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.7964 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ROW DEDICATION (0.0367 OF AN ACRE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (1.511 ACRE PERMEABLE)
- 5' GAS EASEMENT
- VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOL. 20003, PGS. 148-152, P.R.)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 13676, PG. 246, O.P.R.)
- 20' SANITARY SEWER EASEMENT (VOL. 13676, PG. 246, O.P.R.)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800056)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800056)
- 10' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800056)
- 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800056)

REMAINING PORTION OF 153.26 ACRES  
GRAYTOWN RD HOLDINGS, LLC  
(DOC. NO. 20210240677, O.P.R.)

SEE PAGE 2 of 7 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 171

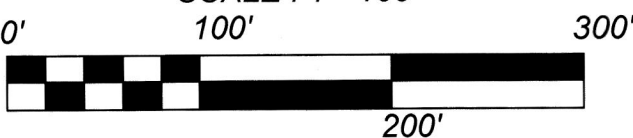




REPLAT & SUBDIVISION PLAT ESTABLISHING  
ROSE VALLEY PHASE 2A

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SCALE : 1"=100'



**KFW**  
ENGINEERS + SURVEYING  
3421 Passero 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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

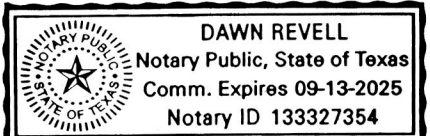
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-8200

STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 18th DAY OF August, A.D. 2023  
Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES 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 ROSE VALLEY PHASE 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER: BRANDON KNEUPPER  
GRAYTOWN RD HOLDINGS, LLC  
27914 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260

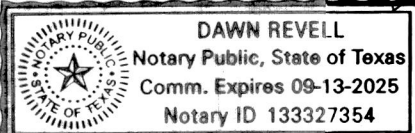
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-8200

OFF-LOT 30' SANITARY SEWER EASEMENT (0.1493 OF AN ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (1.083 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (19.80 ACRE PERMEABLE)  
OFF-LOT 50' X 60' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER,  
SANITARY SEWER & DRAINAGE EASEMENT (0.0689 OF AN ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

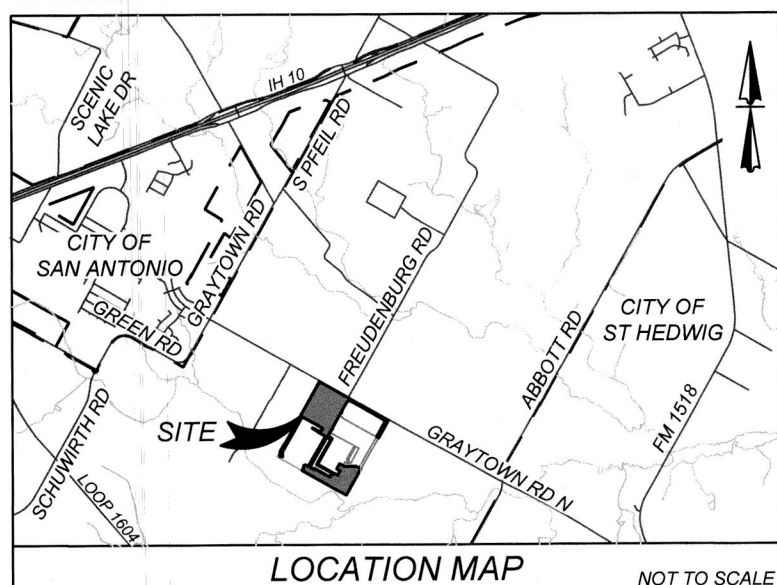
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 18th DAY OF August, A.D. 2023  
Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



KEY NOTES:

- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (2.448 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6748 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6524 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.0560 OF AN ACRE PERMEABLE)
- 20' PRIVATE DRAINAGE EASEMENT (0.0489 OF AN ACRE PERMEABLE)
- 20' PRIVATE DRAINAGE EASEMENT (0.0489 OF AN ACRE PERMEABLE)
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1493 OF AN ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (1.083 ACRE PERMEABLE)
- VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOL. 20003, PGS. 148-152, P.R.)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 20003, PGS. 148-152, P.R.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 13676, PG. 248, O.P.R.)
- 20' SANITARY SEWER EASEMENT (VOL. 13676, PG. 248, O.P.R.)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800056)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800056)
- 10' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800056)
- 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 22-11800056)
- REMAINING PORTION OF 153.26 ACRES GRAYTOWN RD HOLDINGS, LLC (DOC. NO. 20210240677, O.P.R.)



CPS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- L.F. = LINEAR FEET
- VOL. = VOLUME
- PG. = PAGE
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS
- [FFE - 527.6] = MINIMUM FINISHED FLOOR ELEVATION

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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 18th DAY OF August, 2023

AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(877) 858-3855

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT  
8585 E HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, AZ 85255  
(619) 400-9040

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 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 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1817 S. INTERSTATE 35, AUSTIN, TEXAS, 78741  
PHONE: 512-446-7722 FAX: 512-446-1414 - EMAIL: INFO@TBPELS.TX.GOV

RESIDENTIAL LOTS = 171

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

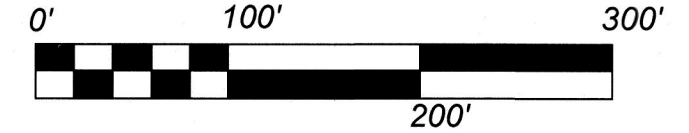
SEE PAGE 2 of 7 FOR LINE AND CURVE TABLES



REPLAT & SUBDIVISION PLAT ESTABLISHING  
ROSE VALLEY PHASE 2A

A 56.60 ACRE TRACT OF LAND SITUATED IN THE JOHN ISHAM SURVEY, NO. 27, ABSTRACT 365, BEXAR COUNTY, TEXAS, AND BEING ALL OF 903, BLOCK 10, AND LOT 904, BLOCK 12 OF ROSE VALLEY UNIT 1A AS RECORDED IN VOLUME 20003, PAGES 148-152 IN THE PLAT RECORDS OF BEXAR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 50.364 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20220197012 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING A PORTION OF THAT CALLED 153.26 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20210240677 IN THE O.P.R.

SCALE: 1"=100'



**KFW**  
ENGINEERS + SURVEYING

3421 Paessanos 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

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

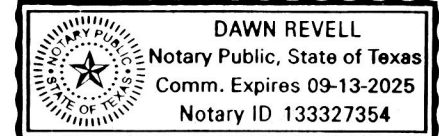
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

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 18th DAY OF August, A.D. 2023

Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

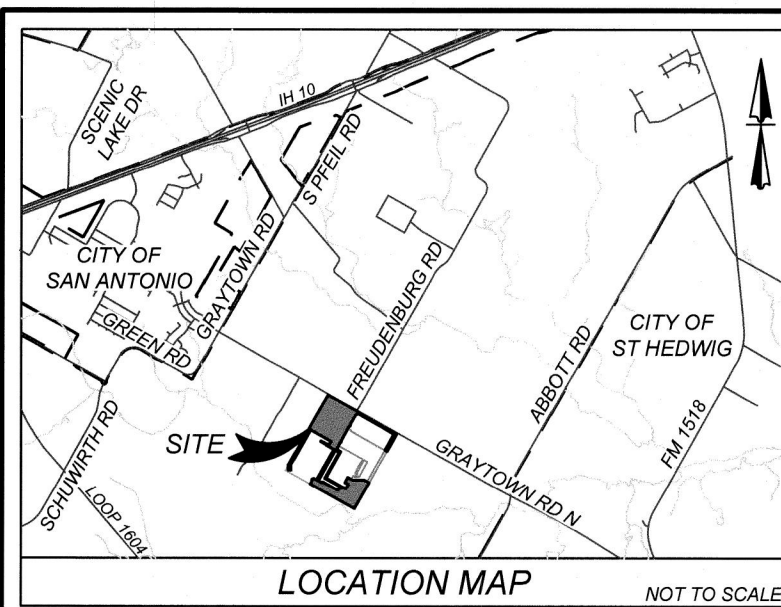
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSE VALLEY PHASE 2A 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



**LOCATION MAP**  
NOT TO SCALE

**SAN ANTONIO RIVER AUTHORITY NOTE:**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED 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 COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.

- LEGEND:**
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
  - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - C.B. = COUNTY BLOCK
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  - = EXISTING CONTOURS
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STATE OF ARIZONA  
COUNTY OF MARICOPA

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EXECUTED THIS 18th DAY OF August, 2023

AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(877) 858-3855

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 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 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

STATE OF TEXAS  
COUNTY OF BEXAR

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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:

21 AUG 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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPBLS)  
1917 S. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-460-7725 FAX: 512-460-7414 EMAIL: INFO@TPBLS.TX.GOV

KEY NOTES:

- 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (2.448 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6748 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6524 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.6992 OF AN ACRE PERMEABLE)
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- 20' PRIVATE DRAINAGE EASEMENT (0.0489 OF AN ACRE PERMEABLE)
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1493 OF AN ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (1.083 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (19.60 ACRE PERMEABLE)
- 20' ROW DEDICATION (0.4983 OF AN ACRE)
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 50' X 60' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0689 OF AN ACRE PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14' BUILDING SETBACK LINE
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, DRAINAGE & LANDSCAPE EASEMENT (0.7964 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH ROW DEDICATION (0.0367 OF AN ACRE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (1.511 ACRE PERMEABLE)
- 5' GAS EASEMENT
- VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOL. 20003, PGS. 148-152, P.R.)
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1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY 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, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, DRAINAGE, TELEPHONE, CABLE OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF A PORTION 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: BRANDON KNEPPER  
GRAYTOWN RD HOLDINGS, LLC  
27914 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260

AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

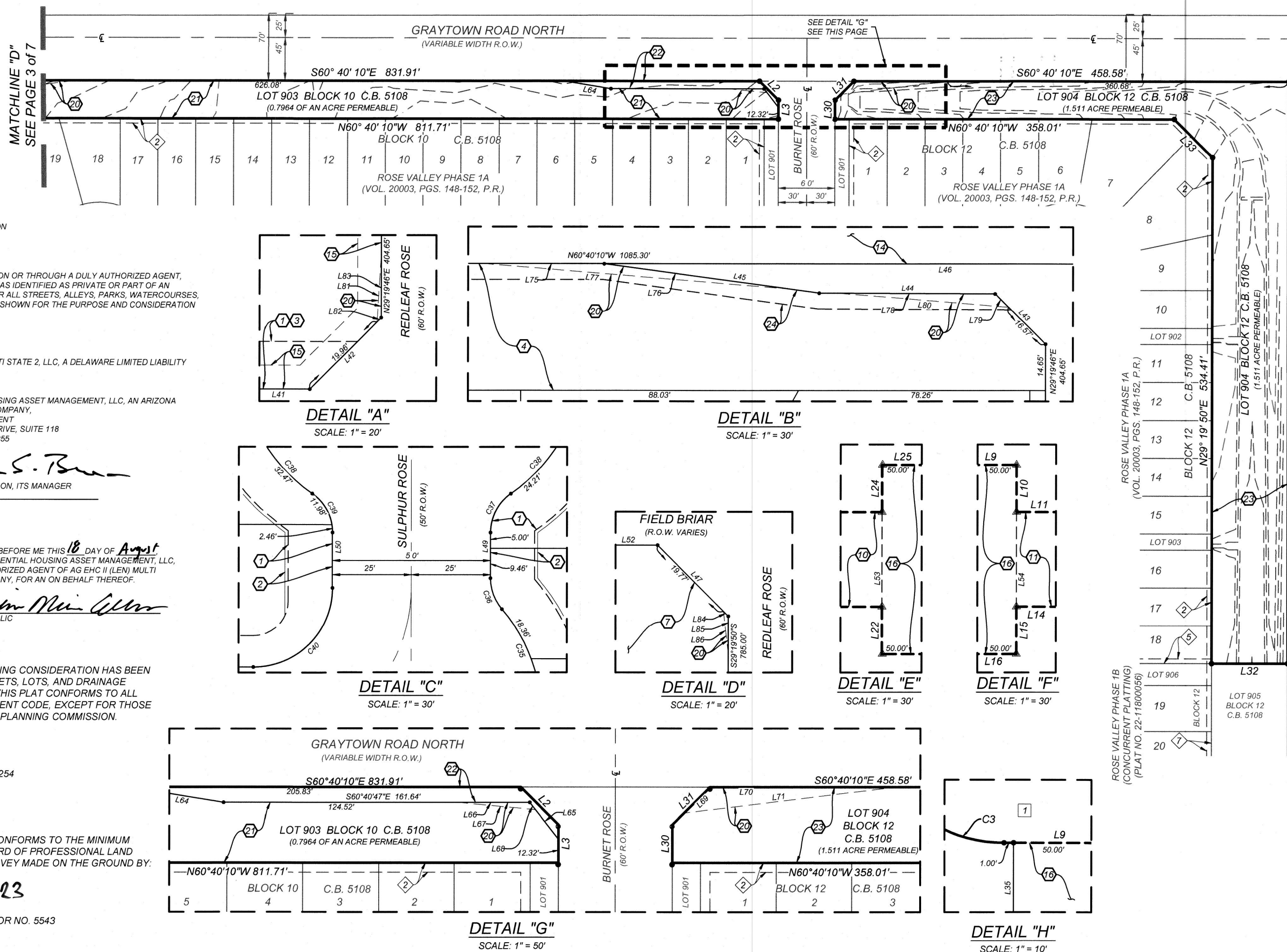
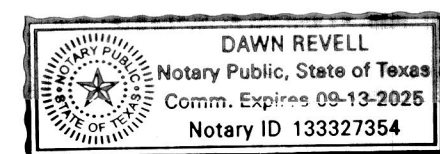
OFF-LOT 30' SANITARY SEWER EASEMENT (0.1493 OF AN ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (1.083 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (2.289 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (19.60 ACRE PERMEABLE)  
OFF-LOT 50' X 60' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.0689 OF AN ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 18th DAY OF August, A.D. 2023

Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



RESIDENTIAL LOTS = 171

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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