

LOCATION MAP
NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	330.00'	5°29'18"	S47°10'18"W	31.60'	31.61'
C2	1165.00'	10°02'04"	S54°55'59"W	203.77'	204.03'
C3	60.00'	128°42'54"	S56°40'12"W	108.18'	134.79'
C4	325.00'	3°55'40"	N6°49'23"W	22.28'	22.28'
C5	1030.00'	1°50'36"	S80°14'53"W	33.14'	33.14'
C6	275.00'	9°51'25"	S43°48'49"W	47.25'	47.31'
C7	325.00'	9°51'25"	N43°48'49"E	55.84'	55.91'
C8	15.00'	52°01'12"	N22°43'55"E	13.16'	13.62'
C9	50.00'	186°28'49"	N89°57'43"E	99.84'	162.73'
C10	15.00'	52°01'12"	S22°48'28"E	13.16'	13.62'
C11	325.00'	13°30'24"	S42°03'53"E	76.44'	76.61'
C12	15.00'	90°00'00"	S80°18'41"E	21.21'	23.56'
C13	275.00'	10°18'29"	N49°32'05"E	49.41'	49.48'
C14	15.00'	37°29'31"	N25°38'04"E	9.64'	9.82'
C15	50.00'	143°27'54"	N78°37'16"E	94.96'	125.20'
C16	15.00'	37°29'31"	S48°23'32"E	9.64'	9.82'
C17	15.00'	90°00'00"	N67°51'42"E	21.21'	23.56'
C18	25.00'	90°00'00"	N22°08'18"W	35.36'	39.27'
C19	15.00'	86°10'39"	S69°46'23"W	20.49'	22.56'
C20	60.00'	266°10'39"	N20°13'37"W	87.64'	278.74'
C21	15.00'	52°01'12"	N86°51'06"E	13.16'	13.62'
C22	50.00'	194°02'25"	S22°08'18"E	99.25'	169.33'
C23	15.00'	52°01'12"	S48°52'19"W	13.16'	13.62'
C24	525.00'	0°46'43"	S23°15'04"W	7.14'	7.14'
C25	15.00'	87°59'21"	S20°21'15"E	20.84'	23.04'
C26	1125.00'	18°17'14"	S55°12'18"E	357.55'	359.07'
C27	15.00'	87°59'21"	N89°56'38"E	20.84'	23.04'
C28	925.00'	3°10'04"	N47°31'59"E	51.14'	51.14'
C29	15.00'	87°33'40"	N5°20'11"E	20.76'	22.92'
C30	15.00'	52°01'12"	N64°27'15"W	13.16'	13.62'
C31	50.00'	284°02'25"	N51°33'21"E	61.54'	247.87'
C32	15.00'	52°01'12"	S12°26'03"E	13.16'	13.62'
C33	15.00'	87°33'40"	S82°13'29"E	20.76'	22.92'
C34	925.00'	13°47'05"	N60°53'14"E	222.01'	222.55'
C35	15.00'	55°48'51"	N39°52'21"E	14.04'	14.61'
C36	60.00'	295°29'35"	S20°17'17"E	64.04'	309.44'
C37	15.00'	59°51'32"	N82°28'15"W	14.97'	15.67'
C38	875.00'	21°39'01"	S56°46'28"W	328.67'	330.64'
C39	15.00'	87°59'21"	S1°57'17"W	20.84'	23.04'
C40	1125.00'	13°39'50"	S35°12'29"E	267.66'	268.29'
C41	15.00'	87°59'21"	S72°22'14"E	20.84'	23.04'
C42	325.00'	10°29'40"	N68°52'55"E	59.44'	59.53'
C43	175.00'	12°37'56"	N80°26'43"E	38.51'	38.58'
C44	125.00'	5°25'33"	N89°28'28"E	11.83'	11.84'
C45	15.00'	45°35'41"	N69°23'24"E	11.62'	11.94'
C46	51.00'	144°33'21"	S61°07'46"E	97.16'	128.67'
C47	15.00'	45°35'41"	S11°38'56"E	11.62'	11.94'
C48	125.00'	5°25'33"	S31°44'00"E	11.83'	11.84'
C49	60.00'	266°10'39"	N75°55'54"W	87.64'	278.74'
C50	15.00'	86°10'39"	N14°04'06"E	20.49'	22.56'

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INCURRING 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	75.00'	64°13'05"	N61°07'46"W	79.73'	84.06'
C52	125.00'	12°11'48"	S80°39'47"W	26.56'	26.61'
C53	15.00'	90°00'02"	S29°07'46"W	21.21'	23.56'
C54	325.00'	7°05'02"	S12°19'44"E	40.16'	40.18'
C55	275.00'	7°05'02"	N12°19'44"W	33.98'	34.00'
C56	15.00'	90°00'00"	N60°52'15"W	21.21'	23.56'
C57	275.00'	10°29'40"	S68°52'55"W	50.30'	50.37'
C58	15.00'	87°59'21"	S19°38'25"W	20.84'	23.04'
C59	1125.00'	7°31'27"	S20°35'32"E	147.63'	147.74'
C60	1075.00'	25°03'29"	N29°21'33"W	466.41'	470.15'
C61	15.00'	92°09'45"	N87°58'10"W	21.61'	24.13'
C62	15.00'	92°09'45"	N0°07'55"W	21.61'	24.13'
C63	1075.00'	22°42'14"	N57°33'55"W	423.19'	425.98'
C64	325.00'	9°05'20"	N64°22'22"W	51.50'	51.56'
C65	15.00'	83°14'37"	S78°33'00"W	19.93'	21.79'
C66	275.00'	4°14'33"	S34°48'25"W	20.36'	20.36'
C67	325.00'	4°14'33"	N34°48'25"E	24.06'	24.07'
C68	15.00'	83°14'37"	N4°41'38"W	19.93'	21.79'
C69	325.00'	11°00'15"	N40°48'48"W	62.32'	62.42'
C70	275.00'	13°30'24"	N42°03'53"W	64.68'	64.83'
C71	25.00'	82°26'24"	S89°57'43"W	32.95'	35.97'
C72	25.00'	68°28'53"	S78°37'16"W	28.13'	29.88'
C73	325.00'	10°18'29"	S49°32'05"W	58.39'	58.47'
C74	15.00'	90°00'00"	S9°41'19"W	21.21'	23.56'
C75	275.00'	33°36'21"	S52°06'51"E	158.99'	161.30'
C76	1125.00'	0°32'49"	S68°38'38"E	10.74'	10.74'
C77	15.00'	87°59'21"	N67°38'06"E	20.84'	23.04'
C78	475.00'	0°46'43"	N23°15'04"E	6.46'	6.46'
C79	15.00'	90°00'00"	N22°08'18"W	21.21'	23.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N36°40'16"E	64.92'
L2	N47°53'28"E	45.79'
L3	N48°44'31"E	80.00'
L4	N25°57'27"E	43.39'
L5	N44°36'17"E	62.74'
L6	N79°20'43"E	108.86'
L7	N20°32'34"W	230.55'
L8	N68°33'34"W	126.60'
L9	N13°41'29"E	440.08'
L10	S64°26'42"E	10.74'
L11	S79°29'35"E	350.67'
L12	S63°34'09"E	507.42'
L13	S76°26'25"E	165.74'
L14	N84°47'37"E	484.86'
L15	N77°49'06"E	127.60'
L16	S85°58'50"E	129.74'
L17	S4°01'10"W	180.49'
L18	S47°53'03"E	616.19'
L19	S74°42'50"E	387.32'
L20	S1°42'30"E	436.48'
L21	N69°47'54"W	175.26'
L22	S28°37'24"E	603.29'
L23	S44°29'14"W	137.11'
L24	S65°40'30"E	373.95'
L25	S75°42'54"E	362.20'
L26	S65°41'35"E	299.85'
L27	S49°54'57"W	97.95'
L28	N30°3'08"E	167.10'
L29	N16°57'01"W	16.00'
L30	N41°23'08"W	78.64'
L31	N89°59'56"W	45.62'
L32	S31°01'39"W	78.77'
L33	N22°42'54"W	105.21'

LINE TABLE		
LINE #	BEARING	LENGTH
L34	S80°07'08"W	216.80'
L35	N38°01'08"W	155.45'
L36	N52°32'09"W	62.44'
L37	N52°04'34"W	60.88'
L38	N60°30'11"W	57.91'
L39	N63°31'58"W	45.00'
L40	N50°30'23"W	45.32'
L41	N57°36'00"W	38.52'
L42	N48°11'47"W	38.53'
L43	N38°59'13"W	38.53'
L44	N34°13'18"W	44.89'
L45	N10°23'18"W	49.19'
L46	N63°44'42"W	52.90'
L47	N28°44'51"W	55.17'
L48	S85°08'27"W	142.77'
L49	S81°12'47"W	177.82'
L50	S12°49'57"E	27.13'
L51	S73°10'12"W	179.25'
L52	S16°49'48"E	18.26'
L53	S32°10'12"W	22.64'
L54	S81°10'12"W	39.29'
L55	S79°19'35"W	37.28'
L56	N13°34'35"W	52.97'
L57	N17°24'39"W	34.30'
L58	N19°43'04"W	34.30'
L59	N22°01'30"W	34.30'
L60	N24°19'55"W	34.30'
L61	N26°38'21"W	34.30'
L62	N28°06'41"W	34.32'
L63	N30°25'08"W	34.34'
L64	N32°43'36"W	34.36'
L65	N35°02'03"W	34.38'
L66	N37°20'30"W	34.40'

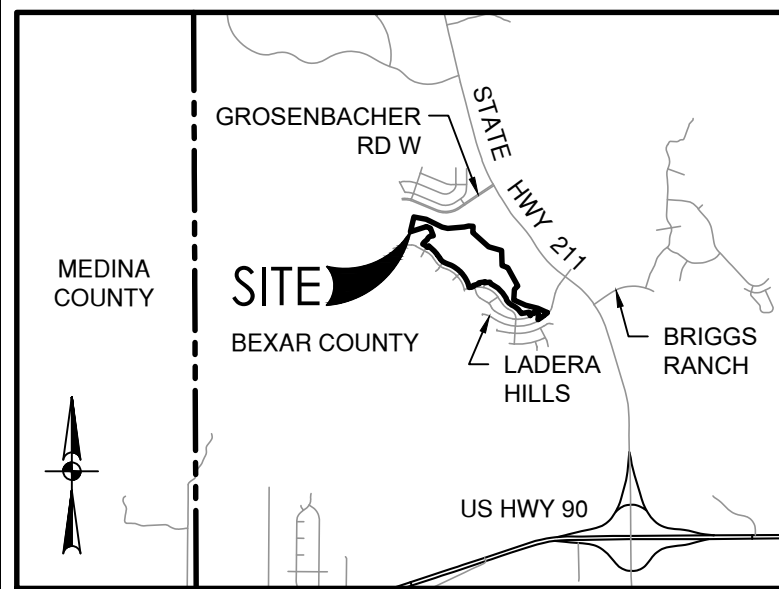
SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

LINE TABLE		
LINE #	BEARING	LENGTH
L67	N39°38'57"W	34.42'
L68	N41°17'56"W	48.34'
L69	N45°56'57"E	5.01'
L70	N44°03'03"W	50.00'
L71	N53°22'30"W	44.71'
L72	N48°17'10"W	40.15'
L73	N50°58'41"W	40.13'
L74	N53°40'12"W	40.10'
L75	N56°21'43"W	40.08'
L76	N59°03'13"W	40.06'
L77	N61°01'49"W	40.04'
L78	N63°43'18"W	40.04'
L79	N66°24'47"W	40.04'
L80	N69°01'51"W	38.94'
L81	N69°09'38"W	37.05'
L82	N69°56'16"W	37.00'
L83	N68°13'23"W	36.13'
L84	N59°04'50"W	35.54'
L85	N57°18'52"W	50.00'
L86	N46°59'37"W	42.14'
L87	N36°01'36"W	33.15'
L88	N35°18'41"W	141.00'
L89	N35°23'16"W	36.24'
L90	N37°57'48"W	44.47'
L91	N39°01'38"W	41.97'
L92	N44°14'59"W	42.02'
L93	N47°44'10"W	212.69'
L94	S48°44'31"W	5.65'
L95	N51°06'54"W	50.00'
L96	N52°09'46"W	45.54'
L97	N61°09'40"W	70.00'
L98	S35°18'41"E	106.27'
L99	N54°41'19"E	28.53'
L100	N44°22'50"E	75.11'
L101	N67°08'18"W	137.09'
L102	S23°38'26"W	32.30'
L103	N38°26'39"W	58.62'
L104	S38°26'39"E	58.62'
L105	N63°38'05"E	8.15'
L106	N86°45'41"E	428.30'
L107	S86°45'41"W	428.30'
L108	S74°07'47"W	63.94'
L109	N74°07'45"E	187.10'
L110	S63°38'05"W	8.15'
L111	S16°49'48"E	32.22'
L112	N16°49'48"W	32.22'
L113	S45°56'57"W	104.26'
L114	N45°56'57"E	104.26'
L115	N68°55'02"W	66.50'
L116	S36°55'41"W	37.36'
L117	S32°41'08"W	55.74'
L118	N32°41'08"E	55.74'
L119	N36°55'41"E	37.36'
L120	S44°22'50"W	88.52'
L121	S54°41'19"W	28.53'
L122	S35°18'41"E	97.59'
L123	N68°55'02"W	66.50'
L124	N23°38'26"E	32.30'
L125	N18°41'58"W	46.24'
L126	N46°32'21"W	40.03'
L127	S54°48'54"W	44.79'
L128	S77°37'41"E	34.63'
L129	S84°15'14"E	41.85'
L130	N10°12'19"W	33.61'
L131	N22°51'42"E	48.34'
L132	N36°53'51"E	41.23'
L133	S59°34'32"E	45.86'
L134	S57°27'20"E	46.10'
L135	S55°02'15"E	55.16'
L136	N3°34'29"E	66.89'
L137	N88°35'38"W	38.51'
L138	N63°43'19"E	44.46'
L139	S66°09'36"E	44.46'
L140	N38°45'38"E	50.66'
L141	N49°14'09"E	117.21'
L142	N71°43'54"E	116.04'
L143	S87°14'57"W	81.23'



LOCATION MAP
NOT-TO-SCALE



CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

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.

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1999 BRYAN ST., SUITE 900
DALLAS, TEXAS 75201

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

BY: STEVEN S. BENSON, ITS MANAGER

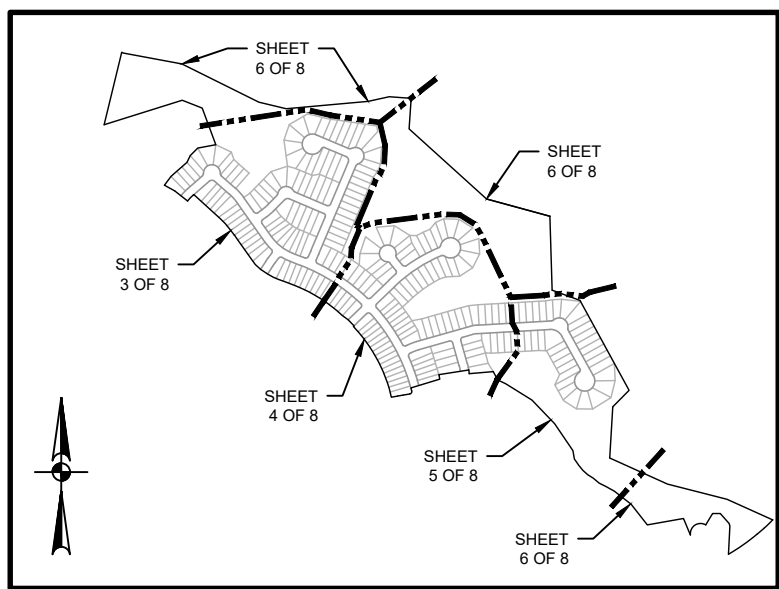
STATE OF TEXAS
BEXAR COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____, BY MEANS OF PHYSICAL PRESENCE BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES ON: _____



INDEX MAP
NOT-TO-SCALE

PLAT NUMBER

22-11800192

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
MILLBROOK-UNIT 1B**

BEING A TOTAL OF 71.255 ACRE TRACT OF LAND, OUT OF THAT REMAINING PORTION OF A 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220056593 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE 61.722 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20230136609, OUT OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4347, AND THE S.C. CRAIG SURVEY NO. 13 3/4, ABSTRACT NO. 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 50-213 AND 904-905, BLOCK 53, LOTS 16-30, BLOCK 61, LOTS 1-15, BLOCK 62, LOTS 15-29, BLOCK 63, LOTS 14-29, BLOCK 67, AND LOTS 2-11, BLOCK 70.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 03, 2023

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.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION,
LTD., A TEXAS LIMITED PARTNERSHIP
100 N.E. LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE
CORPORATION, ITS GENERAL PARTNER

BY: RICHARD MOTT
TITLE: AUTHORIZED AGENT

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 DAY OF _____, A.D. 20____.

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.

DATED THIS _____ DAY OF _____, A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MILLBROOK-UNIT 1B 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

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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.

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REGISTERED PROFESSIONAL LAND SURVEYOR

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E: 2037837.84

N: 13692533.82
E: 2037454.12

DETAIL "D"
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SCALE: 1" = 30'



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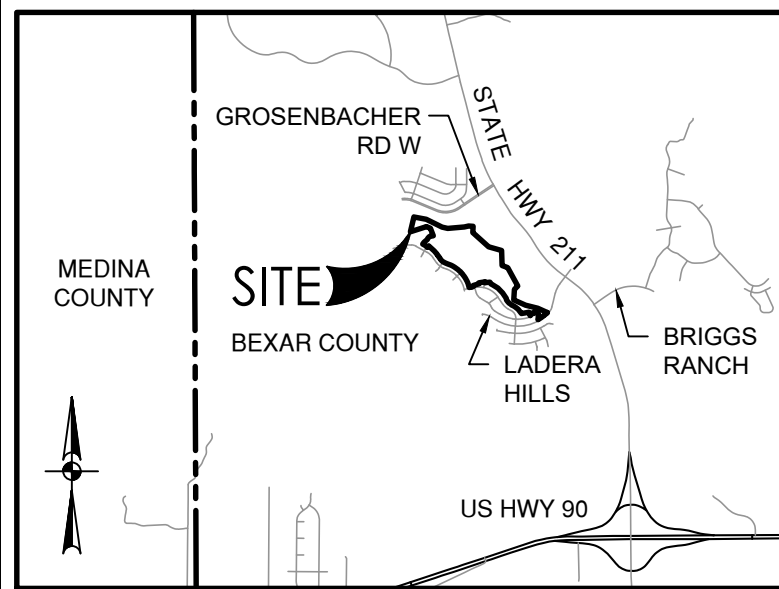
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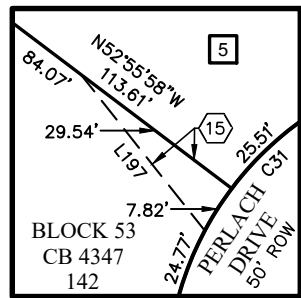
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STATE OF TEXAS
COUNTY OF BEXAR



LOCATION MAP
NOT-TO-SCALE



DETAIL "F"
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CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1999 BRYAN ST., SUITE 900
DALLAS, TEXAS 75201

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

BY: STEVEN S. BENSON, ITS MANAGER

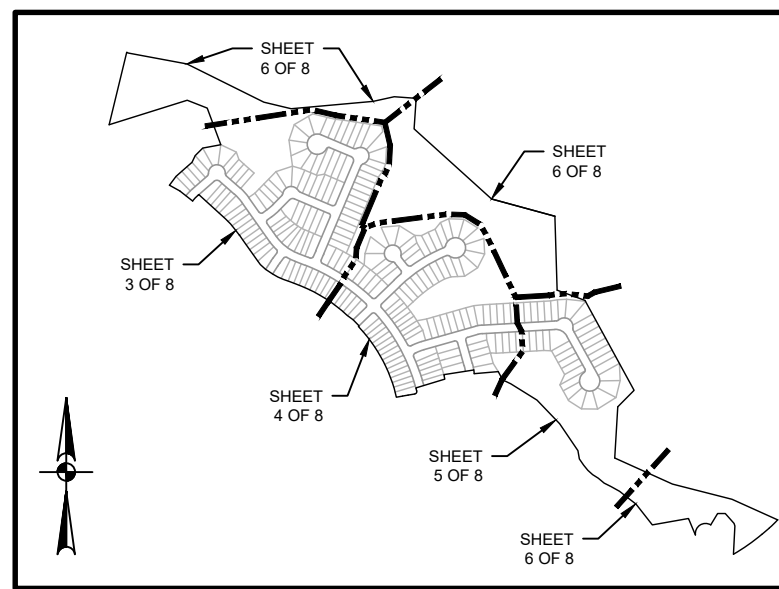
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 03, 2023

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BY: U.S. HOMES CORPORATION, A DELAWARE
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BY: RICHARD MOTT
TITLE: AUTHORIZED AGENT

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CERTIFICATE OF APPROVAL

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BY: _____ CHAIRMAN

BY: _____ SECRETARY

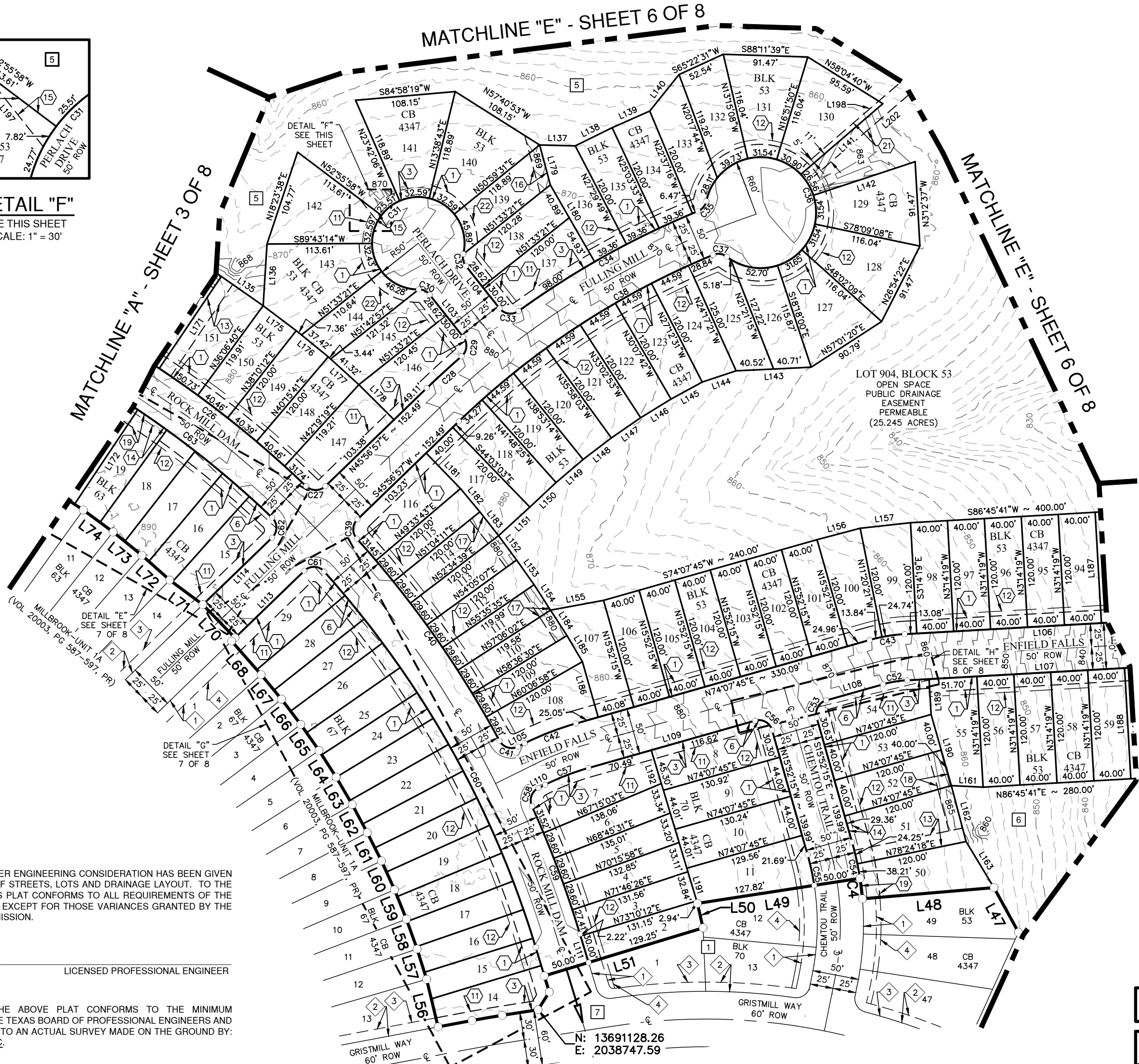
STATE OF TEXAS
COUNTY OF BEXAR

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

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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "B" - SHEET 5 OF 8

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

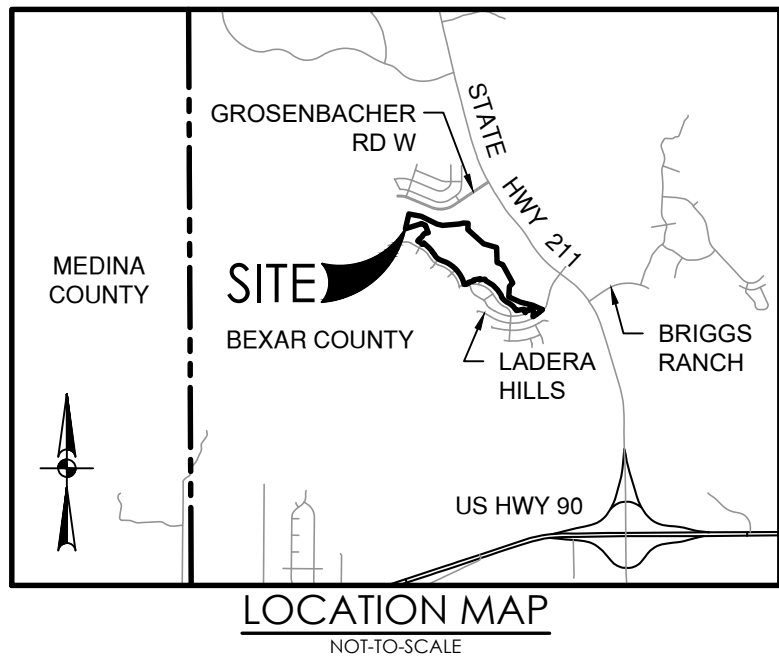
SEE SHEET 2 FOR
LINE AND CURVE TABLES

SHEET 4 OF 8

MILLBROOK-UNIT 1B

Civil Job No. 6445-75; Survey Job No. 6445-65

Date: Aug. 3, 2023, 2:19 PM User: D. Mott
File: P:\1445\14518\Design\Civil\PAPE-DAWSON-18.dwg



SAWS IMPACT FEE:

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

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

SAWS WASTEWATER EDU:

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

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.

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1999 BRYAN ST., SUITE 900
DALLAS, TEXAS 75201

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

BY: STEVEN S. BENSON, ITS MANAGER

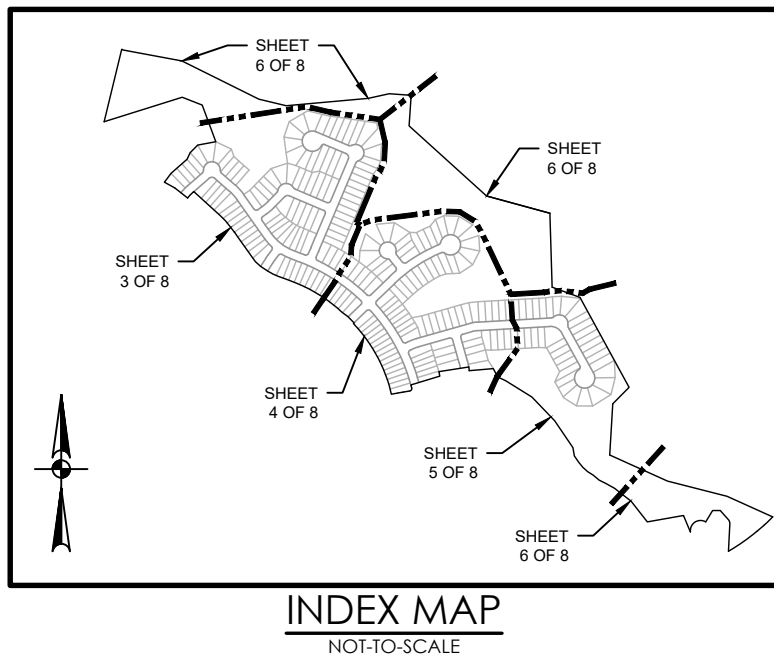
STATE OF TEXAS
BEXAR COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____, BY MEANS OF PHYSICAL PRESENCE BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES ON: _____



PLAT NUMBER
22-11800192

REPLAT & SUBDIVISION PLAT
ESTABLISHING
MILLBROOK-UNIT 1B

BEING A TOTAL OF 71.255 ACRE TRACT OF LAND, OUT OF THAT REMAINING PORTION OF A 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220056593 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE 61.722 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20230136609, OUT OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4347, AND THE S.C. CRAIG SURVEY NO. 13 3/4, ABSTRACT NO. 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 50-213 AND 904-905, BLOCK 53, LOTS 16-30, BLOCK 61, LOTS 1-15, BLOCK 62, LOTS 15-29, BLOCK 63, LOTS 14-29, BLOCK 67, AND LOTS 2-11, BLOCK 70.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 03, 2023

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.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION,
LTD., A TEXAS LIMITED PARTNERSHIP
100 N.E. LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: RICHARD MOTT
TITLE: AUTHORIZED AGENT

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 DAY OF _____, A.D. 20____.

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.

DATED THIS _____ DAY OF _____, A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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BY: _____ CHAIRMAN

BY: _____ SECRETARY

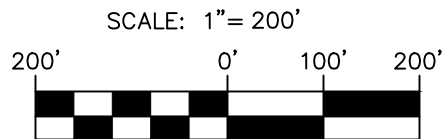
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STATE OF TEXAS
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REGISTERED PROFESSIONAL LAND SURVEYOR

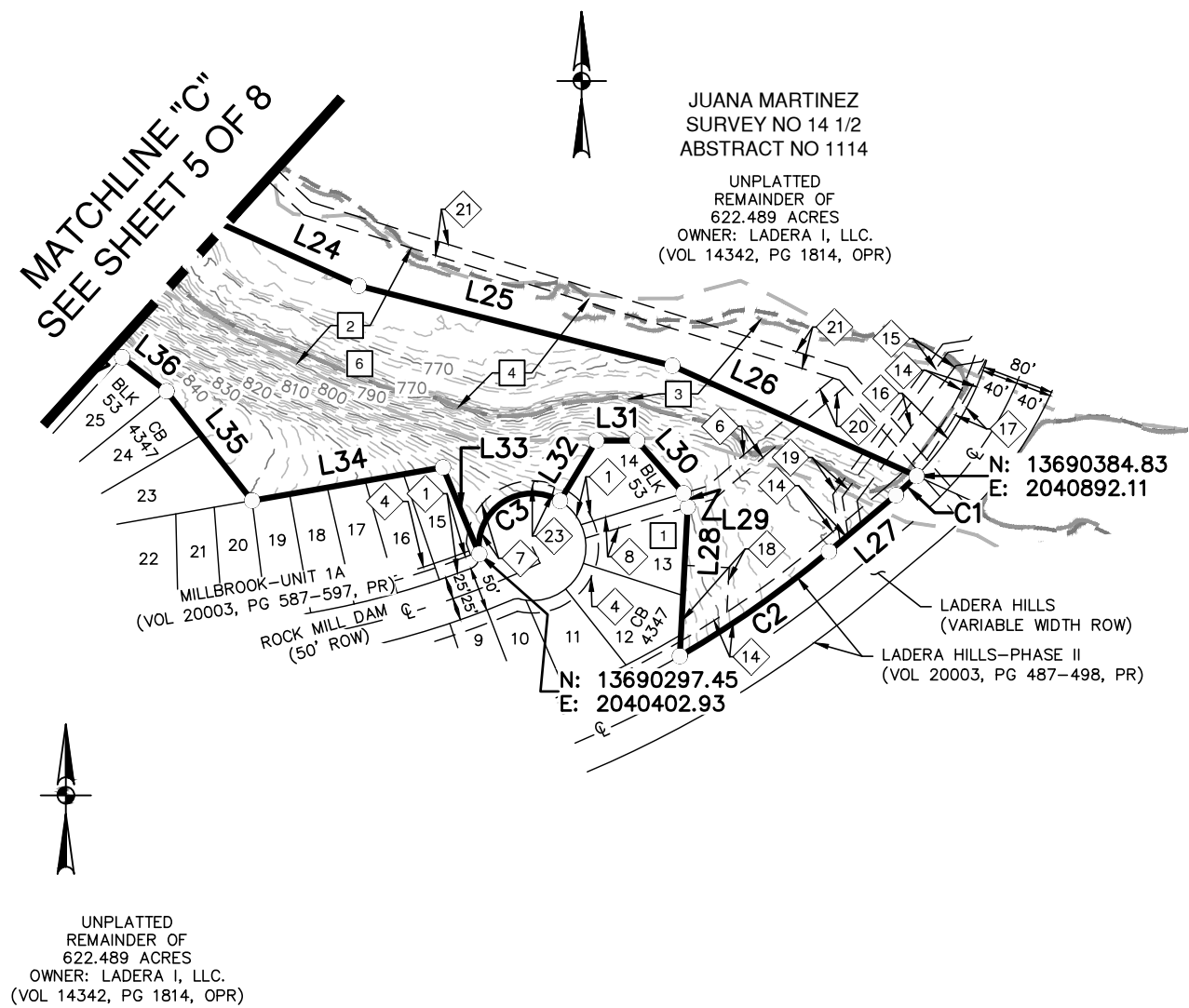


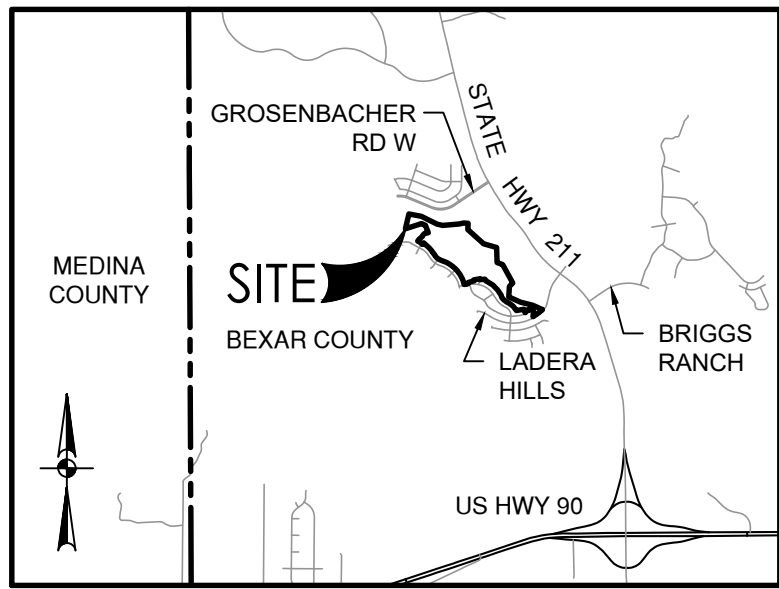
STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "E"
SEE SHEET 5 OF 8





LOCATION MAP
NOT-TO-SCALE

SAWS IMPACT FEE:

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A DELAWARE LIMITED LIABILITY COMPANY
1999 BRYAN ST., SUITE 900
DALLAS, TEXAS 75201

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
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ITS AUTHORIZED AGENT

BY: _____
NAME: STEVEN S. BENSON, ITS MANAGER

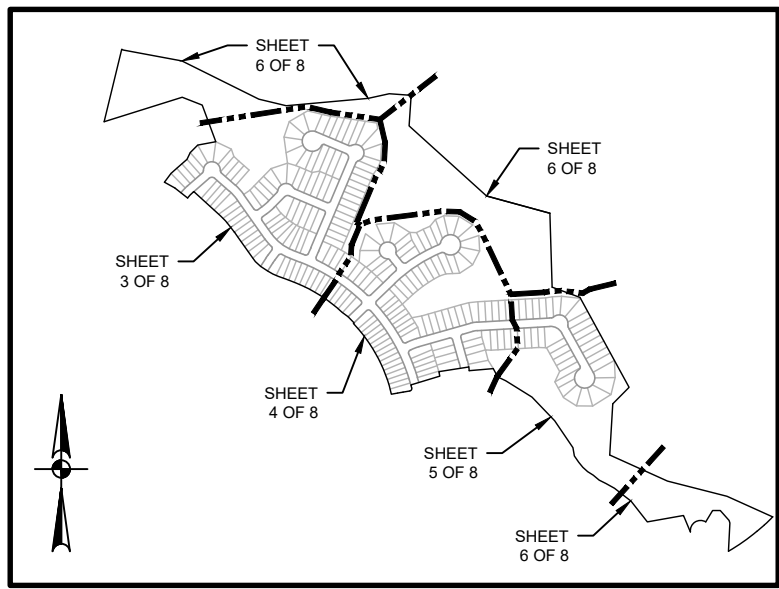
STATE OF TEXAS
BEXAR COUNTY

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NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES ON: _____



INDEX MAP
NOT-TO-SCALE

PLAT NUMBER
22-11800192

REPLAT & SUBDIVISION PLAT
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MILLBROOK-UNIT 1B

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PAPE-DAWSON
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TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 03, 2023

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SAN ANTONIO, TEXAS 78216
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE
CORPORATION, ITS GENERAL PARTNER

BY: _____
NAME: RICHARD MOTT
TITLE: AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

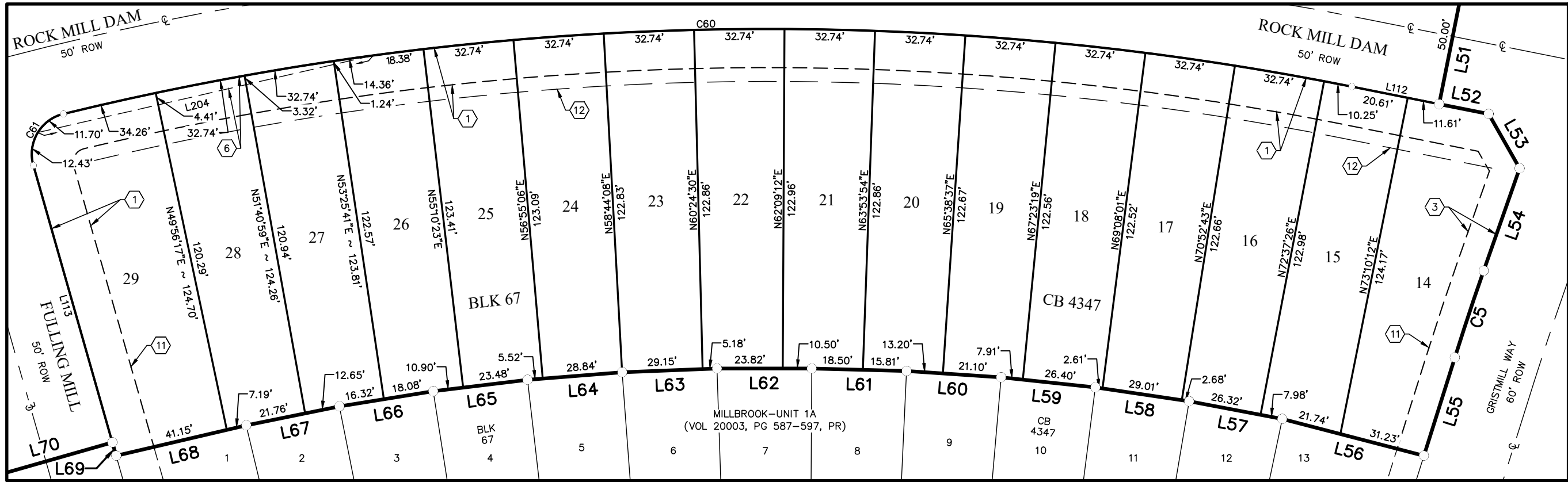
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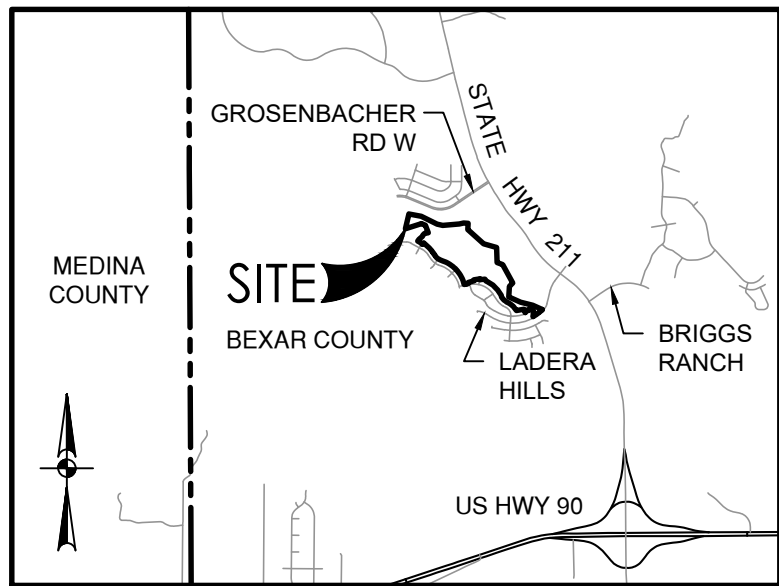
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COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP

NOT-TO-SCALE

CLOMRS PENDING FEMA APPROVAL:

A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 23-06-0429B) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0346F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. LOTS 904 AND 905, BLOCK 53, CB 4347, ARE AFFECTED AREAS OF PLAT.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOTS AFFECTED ARE LOTS 75-79, BLOCK 53, CB 4347)

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800410) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).

TREE SAVE:

LOT 904, BLOCK 53, CB 4347, (25.245 ACRES), AND LOT 905, BLOCK 53, CB 4347, (9.484 ACRES) ARE DESIGNATED AS A PARTIAL TREE SAVE AREA.

SETBACK:

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

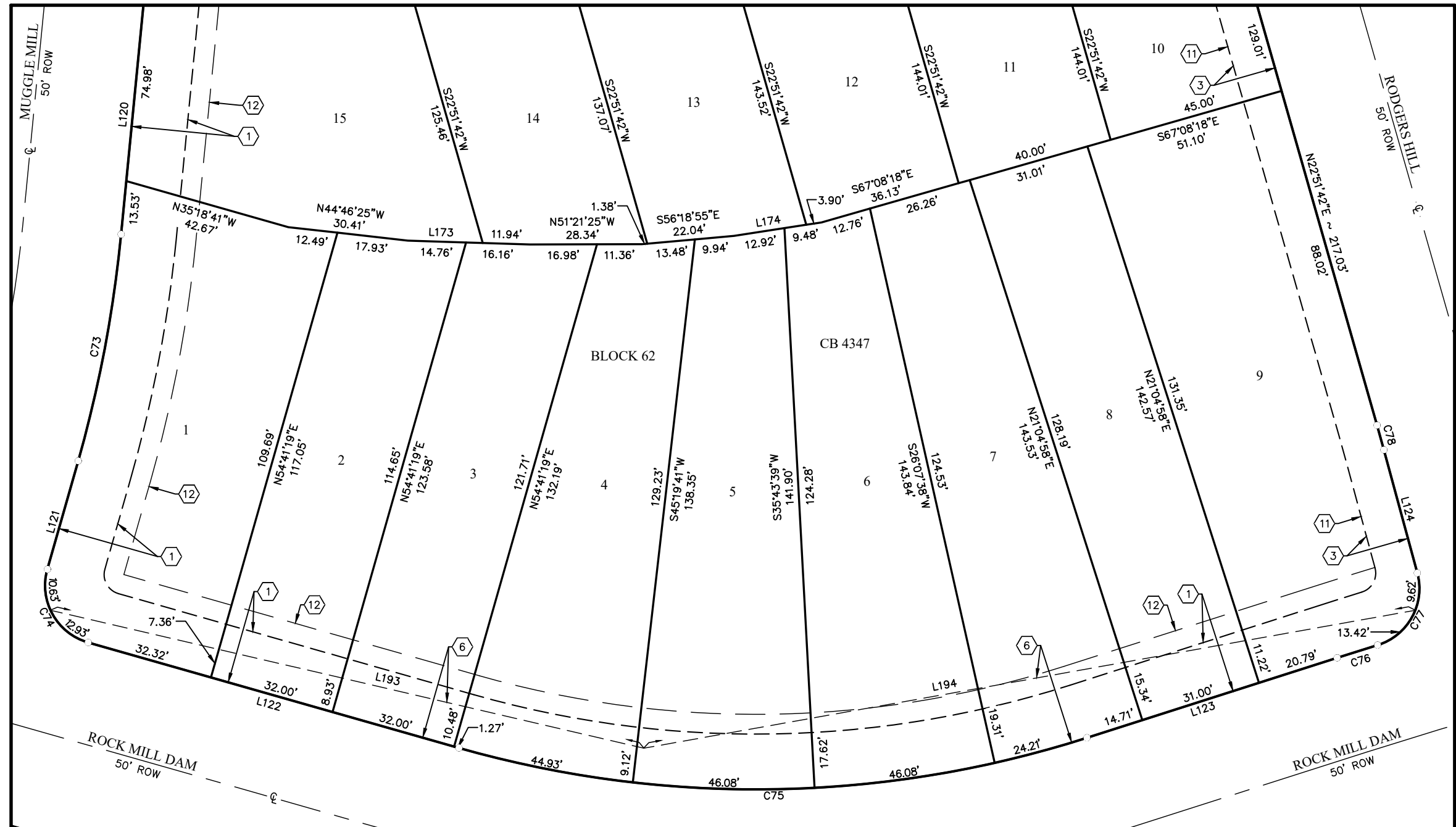
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

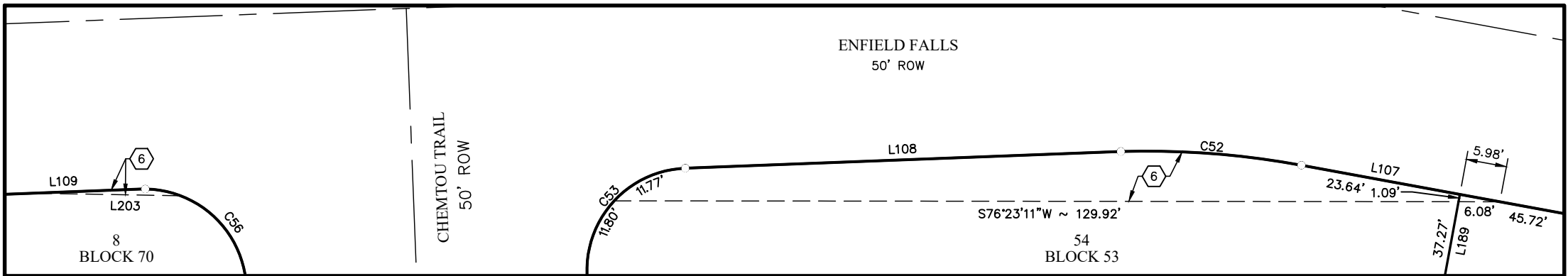
SAWS WASTEWATER EDU:

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



DETAIL "B"

SEE SHEET 3 OF 8
SCALE: 1" = 30'



DETAIL "H"

SEE SHEET 4 OF 8
SCALE: 1" = 20'



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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.

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1999 BRYAN ST., SUITE 900
DALLAS, TEXAS 75201

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

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF TEXAS
BEXAR COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____, BY MEANS OF PHYSICAL PRESENCE BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES ON: _____

PLAT NUMBER

22-11800192

REPLAT & SUBDIVISION PLAT

ESTABLISHING MILLBROOK-UNIT 1B

BEING A TOTAL OF 71.255 ACRE TRACT OF LAND, OUT OF THAT REMAINING PORTION OF A 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220056593 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE 61.722 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20230136609, OUT OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4347, AND THE S.C. CRAIG SURVEY NO. 13 3/4, ABSTRACT NO. 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 50-213 AND 904-905, BLOCK 53, LOTS 16-30, BLOCK 61, LOTS 1-15, BLOCK 62, LOTS 15-29, BLOCK 63, LOTS 14-29, BLOCK 67, AND LOTS 2-11, BLOCK 70.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 03, 2023

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.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION,
LTD., A TEXAS LIMITED PARTNERSHIP
100 N.E. LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE
CORPORATION, ITS GENERAL PARTNER

BY: RICHARD MOTT
TITLE: AUTHORIZED AGENT

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 DAY OF _____, A.D. 20____.

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.

DATED THIS _____ DAY OF _____, A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MILLBROOK-UNIT 1B 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