

LOCATION MAP
NOT-TO-SCALE

- 1 14' GAS, ELECTRIC, TELEPHONE, AND TV EASEMENT
- 2 2' FILL EASEMENT (TOTAL: 0.007 OF AN ACRE "OFF-LOT", PERMEABLE)
- 3 10' GAS, ELECTRIC, TELEPHONE, AND TV EASEMENT
- 4 14' GAS, ELECTRIC, TELEPHONE, TV AND FILL EASEMENT (TOTAL: 0.266 OF AN ACRE "OFF-LOT", PERMEABLE)
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 7 10' BUILDING SETBACK
- 8 14' BUILDING SETBACK
- 9 15' BUILDING SETBACK (NOT-TO-SCALE)
- 10 15' PUBLIC DRAINAGE EASEMENT
- 11 22' PUBLIC DRAINAGE EASEMENT (TOTAL: 0.015 OF AN ACRE "OFF-LOT", PERMEABLE)
- 12 20'x70' GETCTV, DRAINAGE, WATER, SANITARY SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.032 OF AN ACRE "OFF-LOT", PERMEABLE)
- 13 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO 22-11800300) (CONCURRENT PLAT)
- 14 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO 22-11800300) (CONCURRENT PLAT)
- 15 14' GAS, ELECTRIC, TELEPHONE AND TV EASEMENT
- 16 14' GAS, ELECTRIC, TELEPHONE, TV AND FILL EASEMENT (TOTAL: 0.266 OF AN ACRE "OFF-LOT", PERMEABLE)
- 17 5' WATER EASEMENT
- 18 34' PUBLIC DRAINAGE EASEMENT (TOTAL: 0.041 OF AN ACRE "OFF-LOT", PERMEABLE)
- 19 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (TOTAL: 0.740 OF AN ACRE "OFF-LOT", PERMEABLE)
- 20 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO 22-11800300) (CONCURRENT PLAT)
- 21 20' BUILDING SETBACK (VOL. 20003, PG 487-498, PR)
- 22 20' BUILDING SETBACK (VOL. 20003, PG 487-498, PR)
- 23 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20003, PG 487-498, PR)

LEGEND

AC ACRES	GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
BLK BLOCK	1140 EXISTING CONTOURS
CB COUNTY BLOCK	1140 PROPOSED CONTOURS
DOC DOCUMENT	— CENTERLINE
NO NUMBER	
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS	
PG PAGE	(SURVEYOR)
ROW RIGHT-OF-WAY	● FOUND 1/2" IRON ROD (PD UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○ SET 1/2" IRON ROD (PD)
	○ SET 1/2" IRON ROD (PD)-ROW
	○ EASEMENT POINT OF INTERSECTION
1 UNPLATTED REMAINDER OF 158.270 ACRE JEN HOLDCO 24, LLC. (DOC NO. 20240031946, OPR)	5 LOT 1, BLOCK 69 CB 4347
2 MILLBROOK-UNIT 2A (PLAT NO 22-11800300) (CONCURRENT PLAT)	6 LADERA HILLS-PHASE II (VOL. 20003, PG 487-498, PR)
3 MILLBROOK WAY (60' ROW) MILLBROOK-UNIT 2A (PLAT NO 22-11800300) (CONCURRENT PLAT)	7 LOT 902, BLK 69 CB 4347 (0.150 ACRE)
4 McCAFFEE MILL (50' ROW)	8 ±945 LINEAR FEET TO INTERSECTION OF LADERA HILLS AND GRISTMILL WAY
5 10' BUILDING SETBACK (PLAT NO 22-11800300) (CONCURRENT PLAT)	9 VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 1.592 OF AN ACRE "OFF-LOT", PERMEABLE) (VOL. 20003, PG 487-498, PR)
6 15' BUILDING SETBACK (NOT-TO-SCALE) (PLAT NO 22-11800300) (CONCURRENT PLAT)	10 14' GETCTV EASEMENT (TOTAL: 1.091 OF AN ACRE "OFF-LOT", PERMEABLE) (VOL. 20003, PG 487-498, PR)
7 VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT NO 22-11800300) (CONCURRENT PLAT)	11 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20003, PG 487-498, PR)
8 14' GETCTV EASEMENT (VOL. 20003, PG 487-498, PR)	12 VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (PLAT NO 22-11800740) (CONCURRENT PLAT)
9 20' BUILDING SETBACK (VOL. 20003, PG 487-498, PR)	
10 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20003, PG 487-498, PR)	

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: JEN HOLDCO 24, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
ITS AGENT, UNDER LIMITED POWER OF ATTORNEY DATED EFFECTIVE AUGUST 30, 2023

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: NAME: RICHARD MOTT
TITLE: AUTHORIZED AGENT, AS ATTORNEY-IN-FACT

PLAT NO. 22-11800595

**SUBDIVISION PLAT
ESTABLISHING
MILLBROOK-UNIT 2B**

BEING A TOTAL OF 8.623 ACRE TRACT OF LAND, COMPRISED OF A PORTION OF THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20240031946, A PORTION OF THE 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220056593, AND A PORTION OF THE 23.477 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20230136609, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 54-70, BLOCK 65, CB 4347, LOTS 1-16, BLOCK 68, CB 4347 LOT 901, BLOCK 69, CB 4347.



2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #012028800

DATE OF PREPARATION: March 19, 2024

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, TX 78216
(210) 403-6200

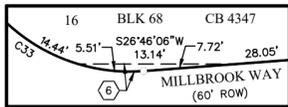
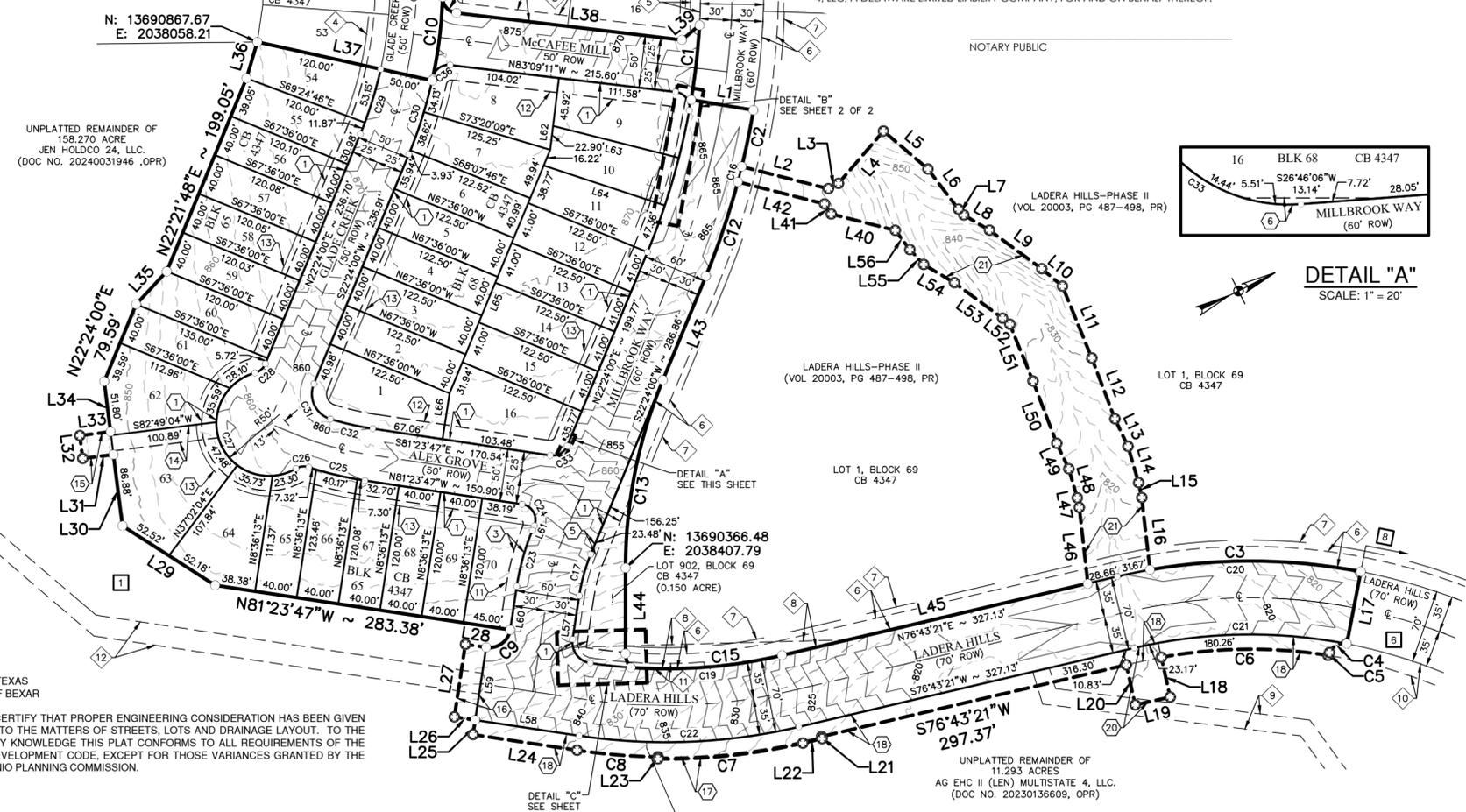
BY: U.S. HOMES CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: NAME: RICHARD MOTT
TITLE: AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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



DETAIL "A"
SCALE: 1" = 20'

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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

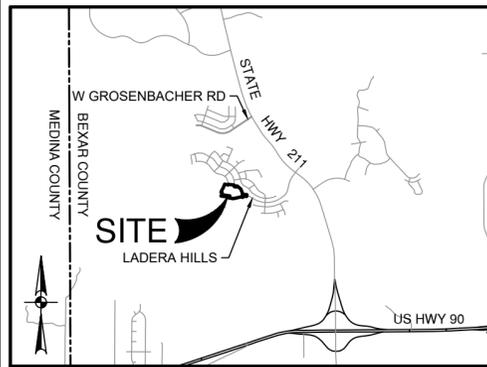
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR



MILLBROOK-UNIT 2B
Civil Job No. 6445-75; Survey Job No. 6445-66

Date: Mar 19, 2024, 2:33pm User: ID: AREWACA
File: P:\EA\4575\28\Design\Civil\PLAT\PL444575 (28).dwg



FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANITOR'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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 69, CB 4347, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE:

LOT 902, BLK 69, CB 4347, IS DESIGNATED AS A COMMON AREA AND SHARED CROSS ACCESS EASEMENT.

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 35-477(H).

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

RESIDENTIAL FINISHED FLOOR

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

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.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS.

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

SAWS DEDICATION:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF _____
COUNTY OF _____

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 DAY _____ OF _____, 202____.

AG EHC II (LEN) MULTISTATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY

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

BY: _____
NAME: _____

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: JEN HOLDCO 24, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
ITS AGENT, UNDER LIMITED POWER OF ATTORNEY
DATED EFFECTIVE AUGUST 30, 2023

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY

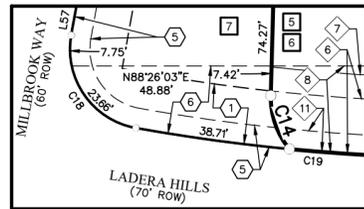
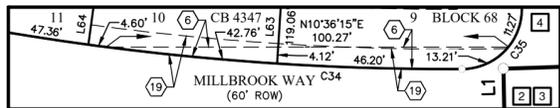
BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY
COMPANY
ITS GENERAL PARTNER

BY: NAME: RICHARD MOIT
TITLE: AUTHORIZED AGENT, AS ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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



DETAIL "B"
SEE SHEET 1 OF 2
SCALE: 1" = 30'

DETAIL "C"
SEE SHEET 1 OF 2
SCALE: 1" = 30'

LINE #	BEARING	LENGTH
L1	S80°32'04"E	60.00'
L2	S75°38'10"E	84.95'
L3	N62°13'34"E	10.78'
L4	N40°34'01"E	65.70'
L5	S49°25'59"E	55.58'
L6	S37°03'12"E	47.97'
L7	S42°51'52"E	7.60'
L8	S59°12'07"E	28.35'
L9	S53°28'10"E	61.74'
L10	S50°00'36"E	25.71'
L11	S22°08'51"E	73.96'
L12	S20°45'02"E	61.97'
L13	S25°13'12"E	29.05'
L14	S16°22'48"E	35.97'
L15	S11°40'30"E	14.55'
L16	S6°28'23"E	69.28'
L17	S11°00'21"W	70.00'
L18	S12°32'27"E	38.88'
L19	S77°27'33"W	34.00'
L20	N12°32'27"W	39.01'
L21	S13°16'39"E	2.00'
L22	S76°43'21"W	18.75'
L23	N0°46'07"E	2.00'
L24	N81°23'47"W	100.00'
L25	N8°36'13"E	14.00'
L26	N81°23'47"W	20.00'
L27	N8°36'13"E	70.00'
L28	S81°23'47"E	20.00'
L29	N57°12'25"W	104.70'
L30	N71°05'56"W	68.38'
L31	S82°49'04"W	29.43'
L32	N71°05'56"W	22.00'
L33	N82°49'04"E	29.43'

LINE #	BEARING	LENGTH
L34	N71°05'56"W	48.30'
L35	N42°57'22"E	42.72'
L36	N16°31'37"E	36.11'
L37	S77°32'01"E	170.00'
L38	S83°09'11"E	215.60'
L39	N50°05'47"E	21.85'
L40	N75°37'46"W	62.82'
L41	N33°29'55"W	11.54'
L42	N75°38'10"W	84.95'
L43	S22°24'00"W	107.13'
L44	S0°00'00"E	81.69'
L45	N76°43'21"E	298.47'
L46	N6°28'23"W	72.80'
L47	N11°40'30"W	9.36'
L48	N16°22'48"W	28.87'
L49	N25°13'12"W	26.76'
L50	N20°45'02"W	63.58'
L51	N22°08'51"W	58.34'
L52	N50°00'36"W	9.02'
L53	N53°28'10"W	56.92'
L54	N59°12'07"W	33.96'
L55	N42°51'52"W	19.26'
L56	N37°03'12"W	22.98'
L57	S8°36'13"W	42.00'
L58	N81°23'47"W	100.00'
L59	N8°36'13"E	70.00'
L60	N8°36'13"E	42.00'
L61	N22°24'00"E	4.71'
L62	N6°50'49"E	68.82'
L63	S75°42'03"E	123.18'
L64	S71°39'02"E	121.13'
L65	S22°24'00"W	41.00'
L66	S8°36'13"W	44.36'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	670.00'	6°07'11"	S6°24'20"W	71.53'	71.56'
C2	730.00'	4°18'35"	S11°37'13"W	54.90'	54.91'
C3	550.00'	20°59'02"	N89°29'09"W	200.31'	201.43'
C4	15.00'	75°58'57"	S63°00'53"W	18.47'	19.89'
C5	61.00'	2°48'45"	S26°25'47"W	2.99'	2.99'
C6	466.00'	19°34'07"	S89°20'02"W	158.38'	159.16'
C7	566.00'	14°02'46"	S83°44'44"W	138.41'	138.76'
C8	564.00'	7°50'06"	N85°18'50"W	77.06'	77.12'
C9	20.00'	90°00'00"	N53°36'13"E	28.28'	31.42'
C10	425.00'	10°50'08"	N7°02'56"E	80.25'	80.37'
C11	15.00'	84°47'03"	S40°45'40"E	20.23'	22.20'
C12	730.00'	7°26'51"	S18°40'34"W	94.82'	94.89'
C13	470.00'	22°24'00"	S11°12'00"W	182.58'	183.75'
C14	20.00'	41°31'47"	S20°46'10"E	14.18'	14.50'
C15	480.00'	17°15'37"	N85°21'09"E	144.05'	144.60'
C16	730.00'	12°56'04"	S15°55'58"W	164.45'	164.80'
C17	170.00'	13°47'47"	S15°30'06"W	40.84'	40.93'
C18	20.00'	90°00'00"	S36°23'47"E	28.28'	31.42'
C19	480.00'	21°52'52"	N87°39'47"E	182.20'	183.31'
C20	550.00'	24°17'01"	N88°51'51"E	231.36'	233.10'
C21	480.00'	24°17'14"	S88°51'51"W	201.92'	203.44'
C22	550.00'	21°52'52"	S87°39'47"W	208.77'	210.04'
C23	230.00'	13°47'47"	N15°30'06"E	55.25'	55.38'
C24	15.00'	103°47'47"	N29°29'54"W	23.61'	27.17'
C25	325.00'	9°39'28"	N76°34'03"W	54.72'	54.78'
C26	15.00'	48°51'59"	S83°49'41"W	12.41'	12.79'
C27	50.00'	195°01'31"	N23°05'33"W	99.14'	170.19'
C28	15.00'	52°01'12"	N48°24'36"E	13.16'	13.62'
C29	375.00'	9°56'00"	N17°26'00"E	64.93'	65.01'
C30	425.00'	9°56'00"	S17°26'00"W	73.59'	73.68'
C31	25.00'	95°11'31"	S25°11'46"E	36.92'	41.54'
C32	275.00'	8°36'16"	S77°05'39"E	41.26'	41.30'
C33	15.00'	76°12'13"	N60°30'06"E	18.51'	19.95'
C34	670.00'	12°03'07"	N16°22'26"E	140.67'	140.93'
C35	15.00'	93°30'04"	N36°24'09"W	21.85'	24.48'
C36	15.00'	84°47'03"	S54°27'18"W	20.23'	22.20'

PLAT NO. 22-11800595

**SUBDIVISION PLAT
ESTABLISHING
MILLBROOK-UNIT 2B**

BEING A TOTAL OF 8.623 ACRE TRACT OF LAND, COMPRISED OF A PORTION OF THE 158.270 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20240031946, A PORTION OF THE 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220056593, AND A PORTION OF THE 23.477 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20230136609, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 54-70, BLOCK 65, CB 4347, LOTS 1-16, BLOCK 68, CB 4347 LOT 901, BLOCK 69, CB 4347.



2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: March 19, 2024

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, TX 78216
(210) 403-6200

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

BY: NAME: RICHARD MOIT
TITLE: AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS,