

**LOCATION MAP**  
N.T.S

**CPS/SAWS/COSA UTILITY NOTES:**

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

**SURVEYOR NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "KFW SURVEYING" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**OPEN SPACE NOTE:**  
LOT 901 BLOCK 28, LOT 901 BLOCK 27, LOTS 901, 902 BLOCK 29, AND LOTS 901 & 902 BLOCK 32 CB 5193 ARE DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A MAINTENANCE ACCESS, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**STATE OF TEXAS**  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

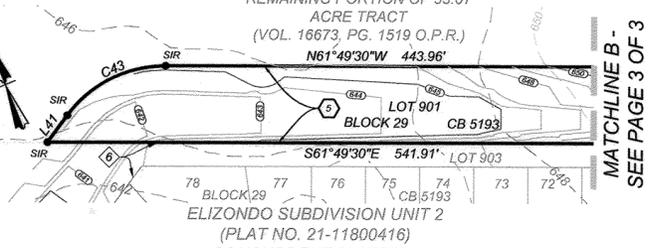
STATE OF TEXAS  
COUNTY OF BEXAR

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

LINE	LENGTH	BEARING
L1	37.98'	N30°34'47"W
L2	21.00'	S28°52'41"W
L3	38.33'	N28°52'41"E
L4	15.00'	S61°07'19"E
L5	101.66'	N28°52'41"E
L6	30.00'	N61°48'37"W
L7	102.02'	N28°52'41"E
L8	15.00'	S61°07'19"E
L9	50.00'	S28°52'41"W
L10	10.00'	N61°07'19"W
L11	9.67'	S28°52'41"W
L12	10.00'	S61°07'19"E
L13	20.00'	N28°52'41"E
L14	50.00'	N28°52'41"E
L15	23.56'	S61°07'19"E
L16	50.00'	S28°52'41"W
L17	5.62'	S61°07'19"E
L18	10.00'	N28°52'41"E
L19	5.89'	S61°07'19"E
L20	5.89'	S61°07'19"E
L21	285.66'	N29°50'52"W
L22	5.00'	N87°03'41"E
L23	95.58'	S30°05'31"W
L24	18.10'	N29°50'52"W
L25	24.39'	N60°08'58"E
L26	24.37'	S60°08'58"W
L27	13.79'	S29°51'02"E
L28	89.67'	S28°52'41"W
L29	85.71'	S30°05'31"W
L30	33.27'	S29°54'29"E
L31	10.43'	S7°16'29"W
L32	7.99'	S36°05'34"E
L33	9.64'	S78°19'14"E
L34	90.79'	N73°10'15"E
L35	50.59'	N28°11'23"E
L36	49.38'	S29°54'29"E
L37	21.00'	N28°52'41"E
L38	30.00'	N30°57'51"W
L39	40.00'	S60°50'44"W
L40	30.39'	N30°20'20"W
L41	27.84'	S64°15'47"W
L42	52.64'	N61°49'30"W
L43	39.33'	N73°53'24"E
L44	41.54'	S73°53'24"W
L45	1.54'	S28°13'40"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N16°07'19"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°52'41"E
C3	14.44'	15.00'	7.83'	55°09'00"	13.89'	S88°41'49"E
C4	278.67'	55.00'	38.30'	290°18'01"	62.86'	N28°52'41"E
C5	14.44'	15.00'	7.83'	55°09'00"	13.89'	N33°32'49"W
C6	30.00'	10.73'	15.00'	40°59'06"	10.50'	S50°24'02"E
C7	123.89'	50.00'	145.00'	141°58'12"	94.54'	N0°05'31"E
C8	10.73'	15.00'	5.61'	40°59'06"	10.50'	S50°24'02"E
C9	1.59'	75.00'	0.79'	1°12'49"	1.59'	S29°29'06"W
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°07'19"E
C11	22.81'	15.00'	14.27'	87°08'15"	20.68'	N72°26'49"E
C12	17.39'	15.00'	9.82'	66°25'19"	16.43'	N4°19'58"W
C13	276.89'	55.00'	39.63'	288°26'47"	64.31'	N73°19'14"W
C14	11.00'	15.00'	5.76'	42°01'29"	10.76'	S49°23'25"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°07'19"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°52'41"E
C17	55.11'	130.00'	27.97'	24°17'18"	54.70'	S41°01'20"W
C18	26.08'	18.00'	15.93'	83°00'51"	23.86'	N11°39'34"E
C19	34.64'	18.00'	25.83'	110°15'08"	29.53'	N84°58'36"W
C20	13.46'	70.00'	6.75'	1°01'08"	13.44'	S34°23'15"W
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°07'19"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S73°52'41"W
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N16°07'19"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°52'41"W
C25	2.65'	125.00'	1.32'	1°12'49"	2.65'	S29°29'06"W
C26	78.54'	75.00'	43.30'	60°00'00"	75.00'	N0°05'31"E
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°54'29"W
C28	40.88'	75.00'	20.95'	31°12'49"	40.36'	S44°29'05"W
C29	10.43'	15.00'	5.44'	39°51'13"	10.22'	S8°57'05"E
C30	148.10'	50.00'	55.16'	169°42'28"	99.60'	N73°52'41"E
C31	10.43'	15.00'	5.44'	39°51'13"	10.22'	N41°14'22"E
C32	39.27'	25.00'	25.00'	90°00'00"	35.36'	S73°52'41"W
C33	39.27'	25.00'	25.00'	90°00'00"	35.36'	S16°07'19"E
C34	10.43'	15.00'	5.44'	39°51'13"	10.22'	N81°02'55"W
C35	148.10'	50.00'	55.16'	169°42'28"	99.60'	S16°07'19"E
C36	10.43'	15.00'	5.44'	39°51'13"	10.22'	N48°48'18"E
C37	10.43'	15.00'	5.44'	39°51'13"	10.22'	N8°57'05"E
C38	148.10'	50.00'	55.16'	169°42'28"	99.60'	S73°52'41"W
C39	10.43'	15.00'	5.44'	39°51'13"	10.22'	S41°14'22"E
C40	39.27'	25.00'	25.00'	90°00'00"	35.36'	N73°52'41"E
C41	68.10'	125.00'	34.92'	31°12'49"	67.28'	S44°29'05"W
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°05'31"E
C43	95.02'	100.99'	51.36'	53°54'44"	91.58'	N84°46'52"W



**FLOODPLAIN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0455G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**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 IMPED 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)).

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

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

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2859972) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-477(h).

**COUNTY FINISHED FLOOR ELEVATIONS 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.

**COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 BLOCK 28, LOT 901 BLOCK 27, LOTS 901 & 902 BLOCK 29, AND LOTS 901 & 902 BLOCK 32 CB 5193 INCLUDING 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 EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO RIVER AUTHORITY.

**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.

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

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

**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, CONSTRUCTION, 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 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.**

**KEYNOTES**

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 22' SANITARY SEWER EASEMENT
- VARIABLE WIDTH OPEN SPACE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (PERMEABLE, 0.89 AC.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.002 AC.)
- OFF-LOT 30' SANITARY SEWER EASEMENT/ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.07 AC. PERMEABLE)
- OFF-LOT VARIABLE WIDTH E.G.T.V. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.29 AC. PERMEABLE)
- OFF-LOT 21' PRIVATE DRAINAGE EASEMENT (0.6 AC.)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE 0.19 AC.)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH E.G.T.V. WATER, SANITARY SEWER, DRAINAGE EASEMENT, & MAINTENANCE ACCESS
- VARIABLE WIDTH TURNAROUND, E.G.T.V. PUBLIC DRAINAGE, AND MAINTENANCE ACCESS EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS OFF-LOT 22' X 32' TURNAROUND EASEMENTS, ON THE SAGE MEADOWS UNIT 2 & 3 SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 20002, PAGES 465-468, OF THE BEXAR COUNTY PLAT AND DEED 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.

OWNER:  
AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

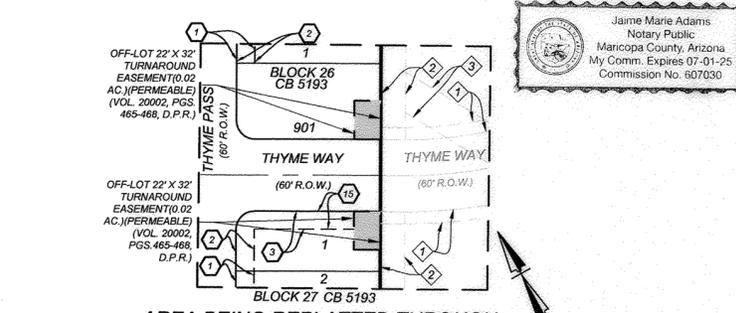
BY: AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

OWNER'S DULY AUTHORIZED AGENT  
Jaime Marie Adams  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 07-01-25  
Commission No. 607030

SWORN AND SUBSCRIBED BEFORE ME THIS 16 DAY OF June 2022

Notary Public  
Dawn Revell  
BEXAR COUNTY TEXAS

MY COMMISSION EXPIRES: 07/01/2025



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED IS 0.04 ACRES OF AN OFF-LOT 22' X 32' TURNAROUND EASEMENT PREVIOUSLY PLATTED ON A PLAT KNOWN AS SAGE MEADOWS UNIT 2 & 3 VOLUME 20002, PAGES 465-468 RECORDED IN THE BEXAR COUNTY DEED AND PLAT RECORDS

**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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF June 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

THIS PLAT OF SAGE MEADOWS WEST - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

UNPLATTED  
OWNER: TEX MIX LAND LTD.  
REMAINING PORTION OF 33.07  
ACRE TRACT  
(VOL. 16673, PG. 1519 O.P.R.)

N61°49'30"W 443.96'

S61°49'30"E 541.91'

LOT 901  
BLOCK 29  
CB 5193

LOT 903  
CB 5193

ELIZONDO SUBDIVISION UNIT 2  
(PLAT NO. 21-11800416)  
CONCURRENT PLATTING

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 1 OF 3

**PLAT NUMBER: 20-11800344**

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
**SAGE MEADOWS WEST - UNIT 1**

SITUATED IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT 5, AND THE WALTER W. PALMER SURVEY NO. 319, ABSTRACT 586, BEXAR COUNTY, TEXAS, AND BEING A 28.10 ACRE TRACT OF LAND, A PORTION OF THAT CALLED 16.27 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2, LLC AND RECORDED IN DOCUMENT NUMBER 20020308892 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO ALL OF THAT CALLED 0.7551 OF AN ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20190148702 IN THE O.P.R.

**DEVELOPER**  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, STE. 101  
SAN ANTONIO, TX 78259  
PHONE: (210) 403-6262

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 PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259  
(210) 403-6200

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 15th DAY OF June A.D. 2022

Dawn Revell  
Notary Public  
BEXAR COUNTY TEXAS

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

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 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 16 DAY OF June 2022

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Steven S. Benson, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF June 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

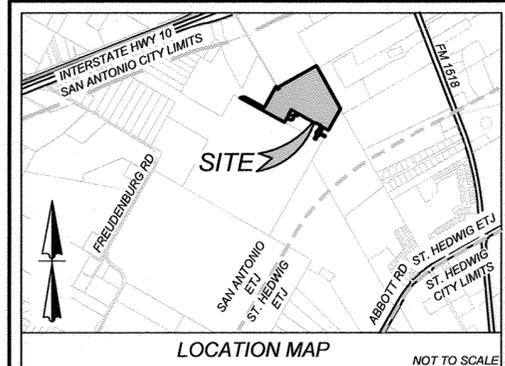
Jaime Marie Adams  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 07-01-25  
Commission No. 607030

THIS PLAT OF SAGE MEADOWS WEST - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

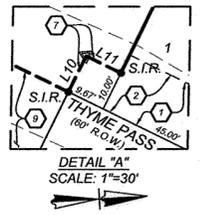
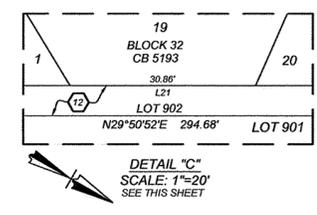
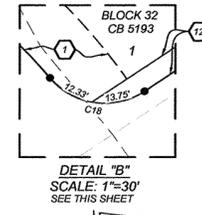
**KFW**  
**ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP# Firm #: 9515 • TPLS Firm #: 10122309  
**DEVELOPER**  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, STE. 101  
SAN ANTONIO, TX 78259  
PHONE: (210) 403-6282

**REPLAT AND SUBDIVISION PLAT ESTABLISHING  
SAGE MEADOWS WEST - UNIT 1**  
SITUATED IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT 5,  
AND THE WALTER W. PALMER SURVEY NO. 319, ABSTRACT 586, BEXAR  
COUNTY, TEXAS, AND BEING A 28.10 ACRE TRACT OF LAND, A PORTION  
OF THAT CALLED 16.27 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL  
HOUSING MULTI STATE 2, LLC AND RECORDED IN DOCUMENT NUMBER  
20210308827 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR  
COUNTY (O.P.R.), AND ALSO ALL OF THAT CALLED 0.7531 OF AN  
ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER  
20190148702 IN THE O.P.R.



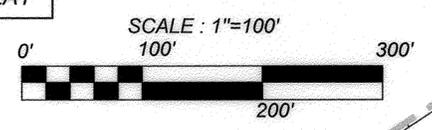
**LEGEND**

- FIR = FOUND 1/2" IRON ROD OR AS NOTED
- FIP = FOUND IRON PIN
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- AC = ACRES
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET
- ℄ = CENTERLINE
- 630 --- = EXISTING CONTOUR
- 630 --- = PROPOSED CONTOUR



SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



**LOCATION MAP N.T.S**

- KEYNOTES**
- ① 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - ② 15' BUILDING SETBACK LINE
  - ③ 10' BUILDING SETBACK LINE
  - ④ 22' SANITARY SEWER EASEMENT
  - ⑤ VARIABLE WIDTH OPEN SPACE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (PERMEABLE, 0.89 AC.)
  - ⑥ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
  - ⑦ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.022 AC.)
  - ⑧ OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.07 AC. PERMEABLE)
  - ⑨ OFF-LOT VARIABLE WIDTH E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.29 AC. PERMEABLE)
  - ⑩ OFF-LOT 21' PRIVATE DRAINAGE EASEMENT (0.09 AC.)
  - ⑪ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE 0.19 AC.)
  - ⑫ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - ⑬ VARIABLE WIDTH E.G.T.V., WATER, SANITARY SEWER, DRAINAGE EASEMENT, & MAINTENANCE ACCESS
  - ⑭ VARIABLE WIDTH TURNAROUND, E.G.T.V., PUBLIC DRAINAGE, AND MAINTENANCE ACCESS EASEMENT
  - ⑮ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT SAGE MEADOWS - UNIT 2 & 3 (VOL. 20002, PGS. 465-468, D.P.R.)
- ② 20' WATER EASEMENT (VOL. 18610, PG. 426, O.P.R.)
- ③ 25' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1107-1108, D.P.R.)
- ④ EMERGENCY INGRESS AND EGRESS ACCESS EASEMENT (DOC. 20190148703)
- ⑤ EXISTING 30' SANITARY SEWER EASEMENT (DOC. 20220034334)
- ⑥ VARIABLE WIDTH GRADING, MAINTENANCE ACCESS, & PRIVATE DRAINAGE EASEMENT (PLAT NO. 21-1180416)
- ⑦ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 21-1180416)
- ⑧ 20' EASEMENT TO EAST CENTRAL SPECIAL UTILITY DISTRICT TO BE VACATED (DOC # 20220140782)



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

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADING 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 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.

**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 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.

STATE OF TEXAS  
COUNTY OF BEXAR

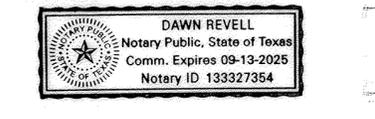
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER  
RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259  
(210) 403-6200

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 15th DAY OF June, A.D. 2022  
Dawn Revell  
NOTARY PUBLIC  
BEXAR COUNTY TEXAS



STATE OF ARIZONA  
COUNTY OF MARICOPA

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

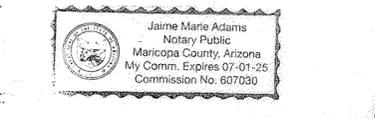
BY: AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF June, 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AN ON BEHALF THEREOF.

JAIME MARIE ADAMS  
NOTARY PUBLIC  
MARI COPA COUNTY, ARIZONA  
MY COMM. EXPIRES 07-01-25  
COMMISSION NO. 607030



**CERTIFICATE OF APPROVAL**  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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 SAGE MEADOWS WEST - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

