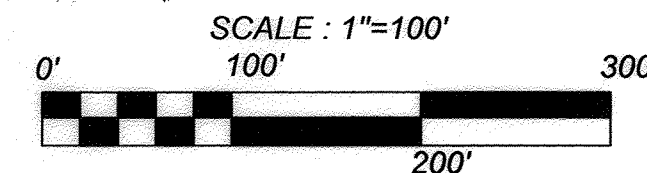


# PLAT NUMBER 21-11800257

## SUBDIVISION PLAT ESTABLISHING ROSE VALLEY PHASE 1A

BEING A 25.68 ACRE TRACT OF LAND, INCLUSIVE OF A ROAD RIGHT-OF-WAY DEDICATION AND VARIOUS EASEMENTS, SITUATE IN THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 385, BEXAR COUNTY, TEXAS, C.B. 5108, BEING A PART OF A 55.472 ACRE TRACT CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCK# 20210289497, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A PART OF A 80.364 ACRE TRACT CONVEYED UNTO AG EHC II (LEN) MULTI STATE 2, LLC, RECORDED IN DOCK# 20220197019, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND A PART OF A 153.26 ACRE TRACT CONVEYED UNTO GRAYTOWN RD HOLDINGS, LLC, RECORDED IN DOCK# 20210240677, OFFICIAL PUBLIC RECORD OF 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.

EXECUTED THIS 31 DAY OF August 2022

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

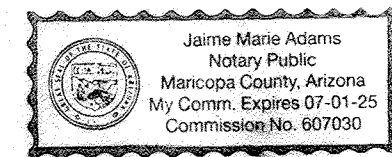
BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF August 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



### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

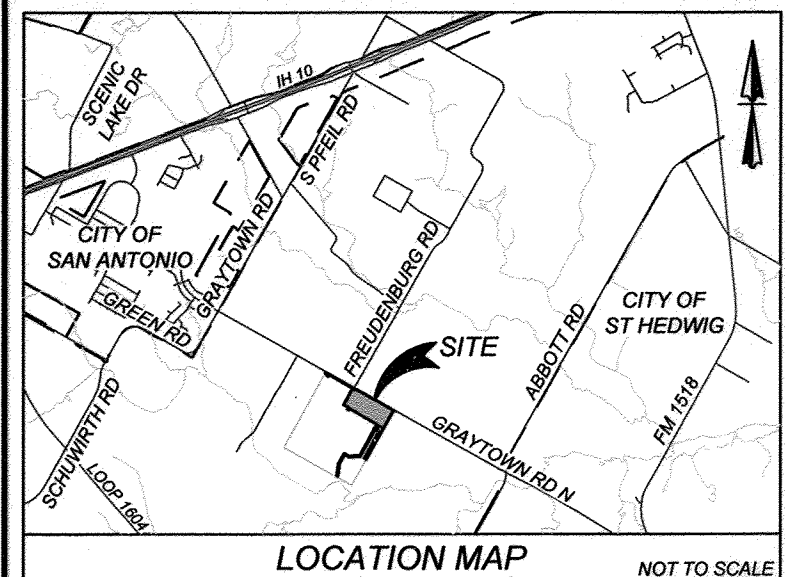
COUNTY CLERK, BEXAR COUNTY, TX

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

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

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

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



- SURVEYOR NOTES:**
- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
  - CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

**NOTES:**  
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, OPERATING, MAINTAINING, RECONSTRUCTING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGE TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

- OFF-LOT 30' SANITARY SEWER EASEMENT (1.52 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (2.10 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.20 ACRE PERMEABLE)  
OFF-LOT 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6 DAY OF September, A.D. 20 22

NOTARY PUBLIC BEXAR COUNTY, TEXAS

*Joshua C. Scates*  
JOSHUA C. SCATES  
Notary ID #129847013  
My Commission Expires  
June 29, 2026

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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:

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 E INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-475-7725 FAX: 512-475-1114 EMAIL: TBPELS@TBPELS.ORG

**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 GRANTORS 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 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.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.  
**WATER EDU/IMPACT FEE NOTE:**  
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET.  
**DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE EAST CENTRAL SPECIAL UTILITY DISTRICT.  
**RESIDENTIAL FIRE FLOW NOTE:**  
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.  
**BUILDING SETBACK LINE:**  
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.  
**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN A BUILDABLE LOT ON THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C4393, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS.  
**CLEAR VISION NOTE:**  
CLEAR VISION AREAS 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.

**DRAINAGE EASEMENT ENCROACHMENTS NOTE:**  
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 GRANTORS' 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 NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-903, BLOCK 10, 901, BLOCK 11 & 901-904, BLOCK 12, 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.

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

**OPEN SPACE NOTE:**  
LOTS 901, BLOCK 10, (0.01 ACRE PERMEABLE), 902, BLOCK 10, (0.04 ACRE PERMEABLE), 903, BLOCK 10, (0.04 ACRE PERMEABLE), 901, BLOCK 11, (0.04 ACRE PERMEABLE), 901, BLOCK 12, (0.08 ACRE PERMEABLE), 904, BLOCK 12, (3.89 ACRE PERMEABLE) (0.03 ACRE NON-PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT. LOTS 902, BLOCK 12, (0.03 ACRE PERMEABLE) (0.02 ACRE NON-PERMEABLE), 903, BLOCK 12, (0.03 ACRE PERMEABLE) (0.02 ACRE NON-PERMEABLE), IS DESIGNATED AS MAINTENANCE ACCESS, OPEN SPACE & PRIVATE DRAINAGE EASEMENT.

### KEYNOTES:

- 1" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.52 ACRE PERMEABLE)
- OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (2.10 ACRE PERMEABLE)
- 20' ROW DEDICATION (0.64 ACRE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.83 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (1.51 ACRE PERMEABLE)
- VARIABLE WIDTH MAINTENANCE ACCESS, OPEN SPACE & PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE) (0.02 ACRE NON-PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.92 ACRE PERMEABLE)
- OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.20 ACRE PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- OFF-LOT 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH GAS EASEMENT (0.06 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.01 ACRE PERMEABLE)
- 20' SEWER EASEMENT (VOLUME 13676, PAGE 246 O.P.R.)
- UNPLATTED 52.69 ACRES CB 5108 P-5A ABS 365 OWNER: FLORIANO CISNEROS, RENE CISNEROS AND VICENTE CISNEROS (VOLUME 17082, PAGE 2237 O.P.R.)
- UNPLATTED REMAINDER OF 55.472 ACRES, C.B. 5108 OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOCUMENT NO. 20210289497 O.P.R.)
- UNPLATTED REMAINDER OF 153.26 ACRES, C.B. 5108 OWNER: GRAYTOWN RD HOLDINGS, LLC (DOCUMENT NO. 20210240677 O.P.R.)

### LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- L.F. = LINEAR FEET
- 100--- = EXISTING CONTOURS
- 100--- = PROPOSED CONTOURS

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

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56'	15.00'	90°00'00"	21.21'	S15°40'10"E
C2	10.70'	15.00'	40°52'51"	10.48'	S81°06'35"E
C3	152.94'	51.00'	171°49'07"	101.74'	S15°38'27"E
C4	10.72'	15.00'	40°56'16"	10.48'	S49°47'58"W
C5	23.56'	15.00'	90°00'00"	21.21'	N15°40'10"W
C6	11.10'	200.00'	3°10'47"	11.10'	N62°15'34"W
C7	11.10'	200.00'	3°10'47"	11.10'	N62°15'34"W
C8	23.56'	15.00'	90°00'00"	21.21'	S74°19'50"W
C9	23.56'	15.00'	90°00'00"	21.21'	N15°40'10"W
C10	23.56'	15.00'	90°00'00"	21.21'	N74°19'50"E
C11	10.70'	15.00'	40°52'51"	10.48'	N06°53'21"E
C12	152.89'	51.00'	171°45'54"	101.74'	N74°19'50"E
C13	10.70'	15.00'	40°52'57"	10.48'	S40°13'41"E
C14	23.56'	15.00'	90°00'00"	21.21'	N74°19'50"E
C15	39.27'	25.00'	90°00'00"	35.36'	N15°40'10"E
C16	23.56'	15.00'	90°00'00"	21.21'	S74°19'50"W
C17	11.10'	200.00'	3°10'47"	11.10'	N59°04'46"W
C18	11.10'	200.00'	3°10'47"	11.10'	N59°04'46"W
C19	23.56'	15.00'	90°00'00"	21.21'	N15°40'10"W
C20	39.27'	25.00'	90°00'00"	35.36'	N74°19'50"E

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: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (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 6 DAY OF September, A.D. 20 22

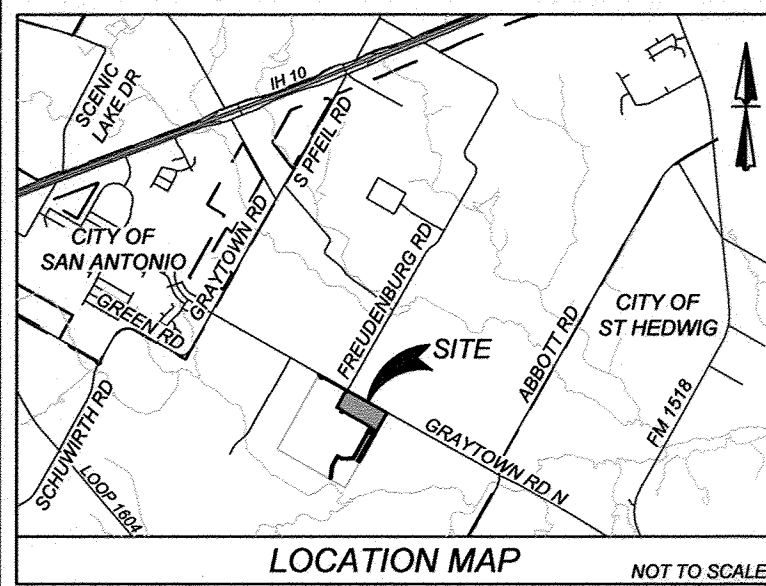
NOTARY PUBLIC BEXAR COUNTY, TEXAS

*Joshua C. Scates*  
JOSHUA C. SCATES  
Notary ID #129847013  
My Commission Expires  
June 29, 2026

- OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)  
20' ROW DEDICATION (0.64 ACRE)  
OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	14.14'	S60° 40' 10"E	L26	35.00'	S60° 40' 10"E	L51	10.00'	N60° 40' 10"W
L2	11.31'	S15° 40' 10"E	L27	50.00'	S29° 19' 50"W	L52	195.00'	N29° 19' 50"E
L3	74.99'	S60° 40' 10"E	L28	50.00'	N60° 40' 10"W	L53	120.00'	N29° 19' 50"E
L4	8.00'	N29° 19' 50"E	L29	52.00'	N29° 19' 50"E	L54	120.00'	N60° 40' 10"W
L5	15.00'	S60° 40' 10"E	L30	79.14'	N60° 40' 10"W	L55	21.21'	S15° 40' 10"E
L6	8.00'	S29° 19' 50"W	L31	25.46'	N15° 40' 10"W	L56	85.13'	S74° 19' 50"W
L7	8.00'	N29° 19' 50"E	L32	100.00'	S60° 40' 10"E	L57	120.00'	N60° 40' 10"W
L8	80.81'	N60° 40' 10"W	L33	28.28'	S74° 19' 50"W	L58	21.21'	S74° 19' 50"W
L9	120.00'	N60° 40' 10"W	L34	125.00'	S29° 19' 50"W	L59	120.00'	N29° 19' 50"E
L10	152.00'	S29° 19' 50"W	L35	185.54'	S60° 40' 10"E	L60	108.06'	S60° 40' 10"E
L11	10.51'	N60° 40' 10"W	L36	50.00'	N60° 40' 10"W	L61	13.79'	N30° 39' 27"W
L12	138.32'	N60° 41' 07"W	L37	105.00'	N29° 19' 50"E	L62	13.79'	N89° 19' 07"E
L13	17.14'	N60° 52' 41"W	L38	79.04'	N63° 50' 57"W	L63	108.06'	S60° 40' 10"E
L14	20.37'	S51° 19' 29"W	L39	10.00'	N60° 40' 10"W	L64	105.48'	S60° 40' 10"E
L15	160.00'	S60° 41' 07"E	L40	100.00'	S29° 19' 50"W	L65	16.76'	N30° 41' 07"W
L16	9.49'	N60° 40' 10"W	L41	50.00'	N60° 40' 10"W	L66	16.76'	N89° 20' 47"E
L17	170.00'	N29° 19' 50"E	L42	100.00'	N29° 19' 50"E	L67	105.46'	S60° 40' 10"E
L18	50.00'	S29° 19' 50"W	L43	90.00'	N60° 40' 10"W	L68	80.16'	N60° 40' 10"W
L19	50.00'	N60° 40' 10"W	L44	60.00'	S29° 19' 50"W	L69	57.40'	N15° 40' 10"E
L20	70.00'	N29° 19' 50"E	L45	90.00'	S60° 40' 10"E	L70	55.25'	N60° 40' 10"W
L21	180.00'	N60° 40' 10"W	L46	191.90'	N29° 19' 50"E	L71	40.00'	N60° 40' 10"W
L22	60.00'	S60° 40' 10"E	L47	125.00'	N29° 19' 50"E	L72	55.25'	S60° 40' 10"E
L23	28.28'	N74° 19' 50"E	L48	28.28'	N15° 40' 10"W	L73	40.00'	S60° 40' 10"E
L24	2.00'	N29° 19' 50"E	L49	200.00'	S29° 19' 50"W	L74	80.00'	S29° 19' 50"W
L25	2.00'	S29° 19' 50"E	L50	79.04'	N57° 29' 23"W			





# KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.52 ACRE PERMEABLE)
- OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (2.10 ACRE PERMEABLE)
- 20' ROW DEDICATION (0.64 ACRE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.83 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (1.51 ACRE PERMEABLE)
- VARIABLE WIDTH MAINTENANCE ACCESS, OPEN SPACE & PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.82 ACRE PERMEABLE)
- OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.20 ACRE PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- OFF-LOT 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: BRANDON KNEPPER  
GRAYTOWN RD HOLDINGS, LLC  
27814 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260

AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

- OFF-LOT 30' SANITARY SEWER EASEMENT (1.52 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (2.10 ACRE PERMEABLE)
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STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6 DAY OF Sept, A.D. 2022

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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:

Douglas A. Kramer  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASAENOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 E. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-462-7723 FAX: 512-462-1444 EMAIL: INFO@TBPELS.ORG

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

## WASTEWATER EDU NOTE:

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

## WATER EDU IMPACT FEE NOTE:

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET.

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: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

STATE OF TEXAS  
COUNTY OF BEXAR

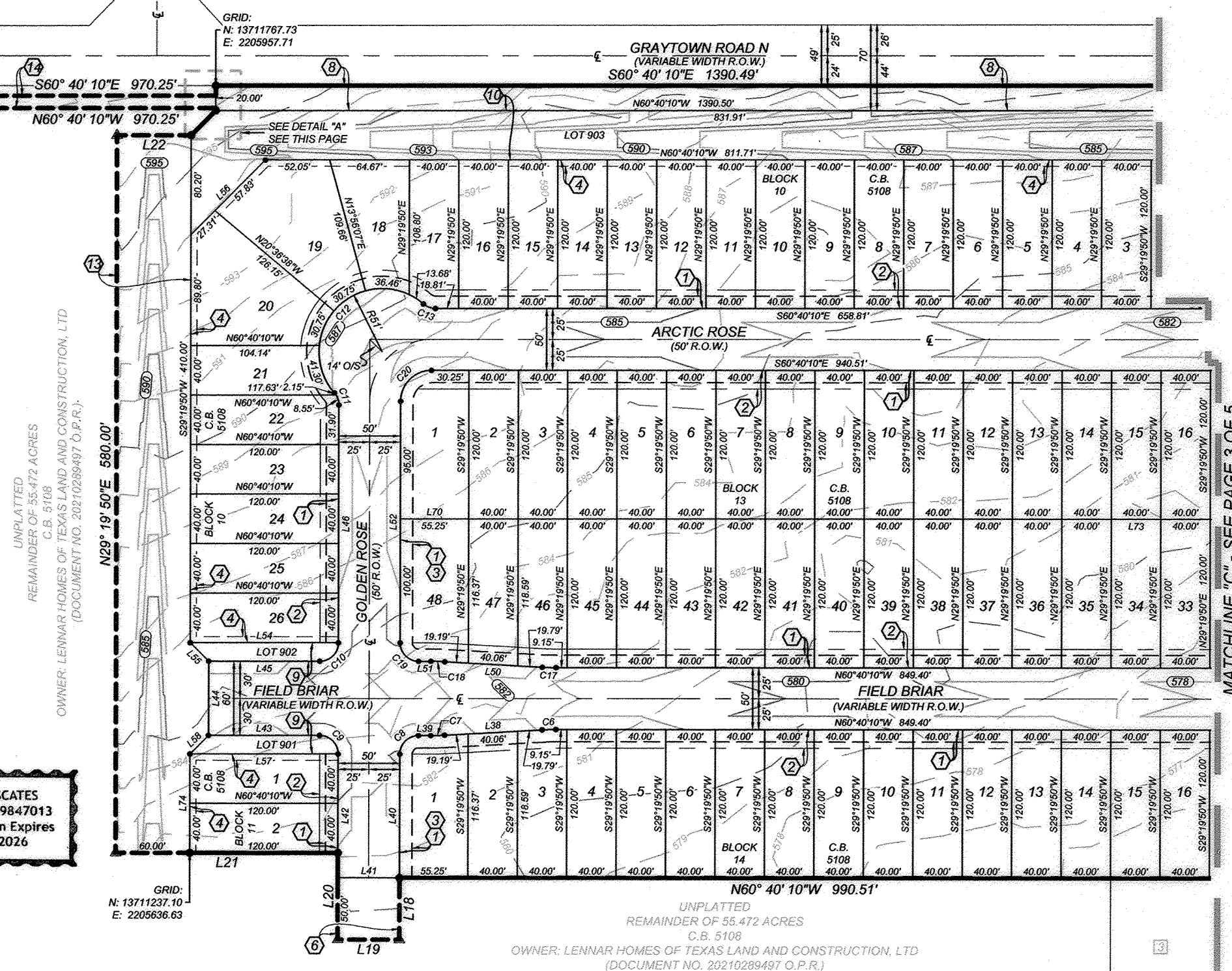
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Mott, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6 DAY OF Sept, A.D. 2022

NOTARY PUBLIC BEXAR COUNTY, TEXAS

OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)

JOSHUA C. SCATES  
Notary ID #129847013  
My Commission Expires  
June 29, 2026



## LEGEND:

- = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/4" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- = CENTERLINE
- L.F. = LINEAR FEET
- = EXISTING CONTOURS
- = PROPOSED CONTOURS

## KEYNOTES:

1. OFF-LOT VARIABLE WIDTH GAS EASEMENT (0.06 ACRE PERMEABLE)
2. OFF-LOT VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.01 ACRE PERMEABLE)
3. 20' SEWER EASEMENT (VOLUME 13676, PAGE 246 O.P.R.)
4. UNPLATTED 52.69 ACRES C.B. 5108 P-5A ABS 365
5. OWNER: FLORIANO CISNEROS, RENE CISNEROS AND VICENTE CISNEROS (VOLUME 17082, PAGE 2237 O.P.R.)
6. UNPLATTED REMAINDER OF 55.472 ACRES, C.B. 5108
7. OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOCUMENT NO. 20210289497 O.P.R.)
8. UNPLATTED REMAINDER OF 153.26 ACRES, C.B. 5108
9. OWNER: GRAYTOWN RD HOLDINGS, LLC (DOCUMENT NO. 20210240877 O.P.R.)

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

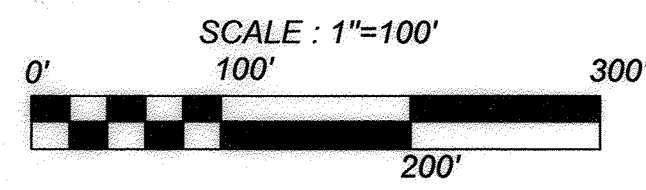
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

PLAT NUMBER 21-11800257

## SUBDIVISION PLAT ESTABLISHING ROSE VALLEY PHASE 1A

BEING A 25.68 ACRE TRACT OF LAND, INCLUSIVE OF A ROAD RIGHT-OF-WAY DEDICATION AND VARIOUS EASEMENTS, SITUATE IN THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 365, BEXAR COUNTY, TEXAS, C.B. 5108, BEING A PART OF A 55.472 ACRE TRACT CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, RECORDED IN DOC# 20210289497, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A PART OF A 50.364 ACRE TRACT CONVEYED UNTO AG EHC II (LEN) MULTI STATE 2, LLC, RECORDED IN DOC# 20220197012, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND A PART OF A 153.26 ACRE TRACT CONVEYED UNTO GRAYTOWN RD HOLDINGS, LLC, RECORDED IN DOC# 20210240877, OFFICIAL PUBLIC RECORD OF 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.

EXECUTED THIS 31 DAY OF Aug, 2022

AG EHC II (LEN) 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  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF Aug, 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.

NOTARY PUBLIC

Jaime Marie Adams  
Notary Public  
Maricopa 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, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

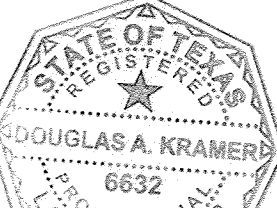
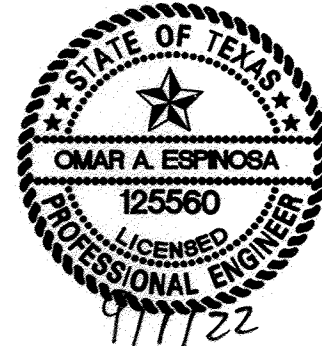
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ROSE VALLEY PHASE 1A 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



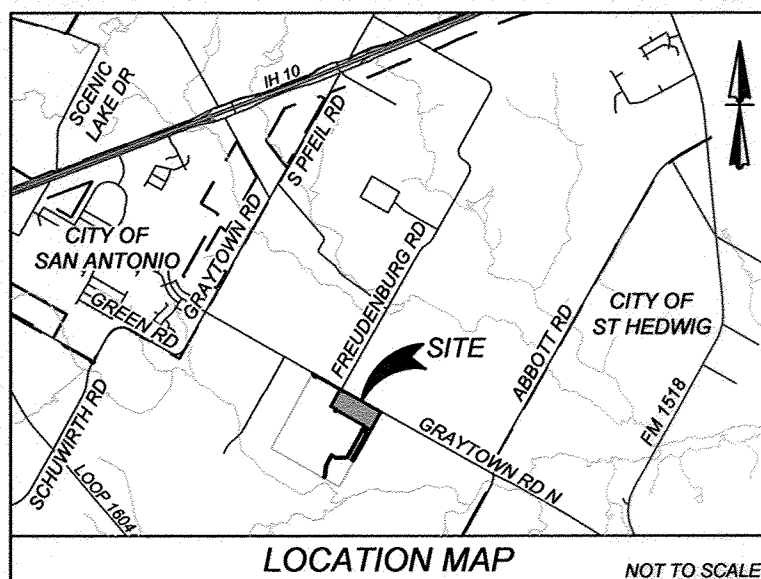
9-1-22

RESIDENTIAL LOTS = 118

PAGE 2 OF 5

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#### KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
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STATE OF TEXAS  
COUNTY OF BEXAR

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27814 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260

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STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6 DAY OF Sept, A.D. 2022

J. S.  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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:

Douglas A. Kramer  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 W. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-463-7722; FAX: 512-463-1414; EMAIL: INFO@TBPELS.TEXAS.GOV

#### 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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

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.

4638 L.F. TO THE INTERSECTION OF FREUDENBURG RD & GRAYTOWN ROAD N

#### WASTEWATER EDU NOTE:

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

#### WATER EDU IMPACT FEE NOTE:

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET.

#### LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET
- 100— = EXISTING CONTOURS
- 100— = PROPOSED CONTOURS

#### KEYNOTES:

- OFF-LOT VARIABLE WIDTH GAS EASEMENT (0.06 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.01 ACRE PERMEABLE)
- 20' SEWER EASEMENT (VOLUME 13676, PAGE 246 O.P.R.)
- UNPLATTED 52.69 ACRES CB 5108 P-5A ABS 365 OWNER: FLORIANO CISNEROS, RENE CISNEROS AND VICENTE CISNEROS (VOLUME 17082, PAGE 2337 O.P.R.)
- UNPLATTED REMAINDER OF 55.472 ACRES, C.B. 5108 OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOCUMENT NO. 2021028497 O.P.R.)
- UNPLATTED REMAINDER OF 153.26 ACRES, C.B. 5108 OWNER: GRAYTOWN RD HOLDINGS, LLC (DOCUMENT NO. 20210240677 O.P.R.)

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: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (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 6 DAY OF Sept, A.D. 2022

J. S.  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)  
20' ROW DEDICATION (0.64 ACRE)  
OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)

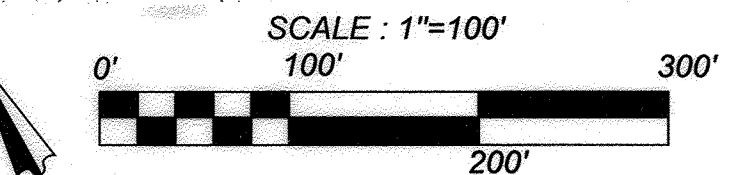
JOSHUA C. SCATES  
Notary ID #129847013  
My Commission Expires  
June 29, 2026

**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

PLAT NUMBER 21-11800257

#### SUBDIVISION PLAT ESTABLISHING ROSE VALLEY PHASE 1A

BEING A 25.68 ACRE TRACT OF LAND, INCLUSIVE OF A ROAD RIGHT-OF-WAY DEDICATION AND VARIOUS EASEMENTS, SITUATE IN THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 365, BEXAR COUNTY, TEXAS, C.B. 5108, BEING A PART OF A 55.472 ACRE TRACT CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, RECORDED IN DOC# 2021028497, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A PART OF A 50.364 ACRE TRACT CONVEYED UNTO AG EHC II (LEN) MULTI STATE 2, LLC, RECORDED IN DOC# 20220197012, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND A PART OF A 153.26 ACRE TRACT CONVEYED UNTO GRAYTOWN RD HOLDINGS, LLC, RECORDED IN DOC# 20210240677, OFFICIAL PUBLIC RECORD OF 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.

EXECUTED THIS 31 DAY OF August, 2022

AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF August, 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  
Maricopa 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, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

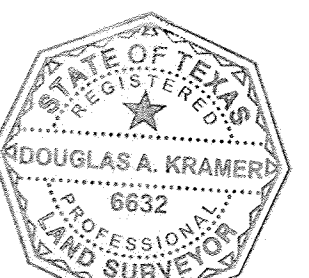
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ROSE VALLEY PHASE 1A 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

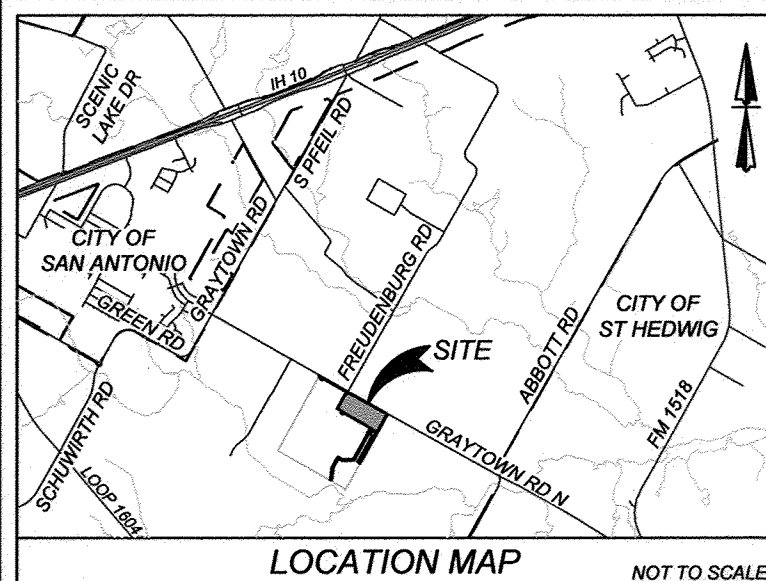


RESIDENTIAL LOTS = 118

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 3 OF 5





# KEYNOTES:

1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
5. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.52 ACRE PERMEABLE)
6. OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)
7. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (2.10 ACRE PERMEABLE)
8. 20' ROW DEDICATION (0.64 ACRE)
9. VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
10. VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.83 ACRE PERMEABLE)
11. VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (1.51 ACRE PERMEABLE)
12. VARIABLE WIDTH MAINTENANCE ACCESS, OPEN SPACE & PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE)
13. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.82 ACRE PERMEABLE)
14. OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)
15. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.20 ACRE PERMEABLE)
16. 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
17. OFF-LOT 25' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: BRANDON KNEUPPER  
GRAYTOWN RD HOLDINGS, LLC  
27914 SAN CLEMENTE  
SAN ANTONIO, TEXAS 78260  
PHONE: (210) 403-6200

AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

OFF-LOT 30' SANITARY SEWER EASEMENT (1.52 ACRE PERMEABLE)  
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OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.20 ACRE PERMEABLE)  
OFF-LOT 25' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6 DAY OF Sept, A.D. 20 22

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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:

DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASAÑOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
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1817 F. W. WATKINS BLVD., SUITE 100, AUSTIN, TEXAS 78741  
PHONE: 512-462-7723, FAX: 512-462-1414, EMAIL: INFO@TBPELS.TX.GOV

## 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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.

## WASTEWATER EDU NOTE:

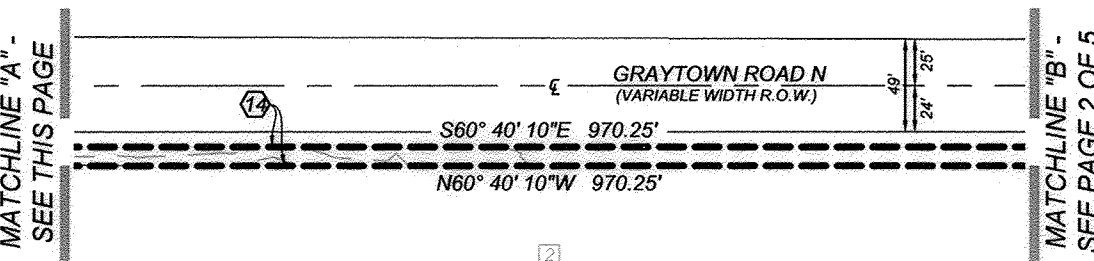
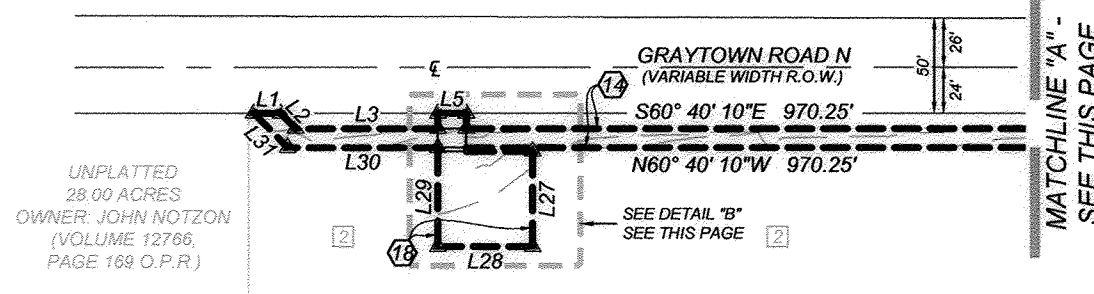
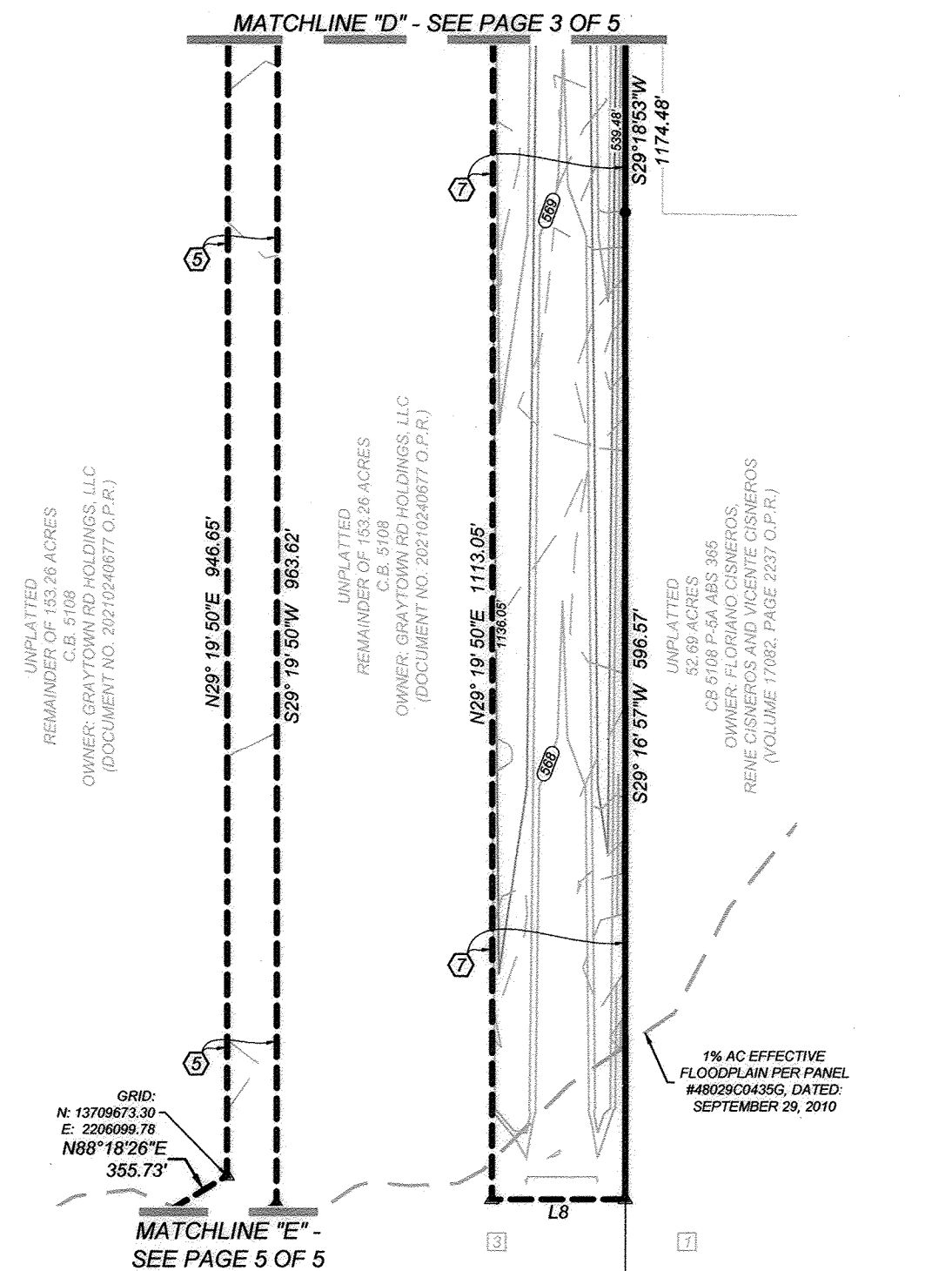
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

## WATER EDU IMPACT FEE NOTE:

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET.

## LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
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- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ℄ = CENTERLINE
- L.F. = LINEAR FEET
- (0)— = EXISTING CONTOURS
- (100)— = PROPOSED CONTOURS



SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

## KEYNOTES:

1. OFF-LOT VARIABLE WIDTH GAS EASEMENT (0.06 ACRE PERMEABLE)
2. OFF-LOT VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.01 ACRE PERMEABLE)
3. 20' SEWER EASEMENT (VOLUME 13676, PAGE 246 O.P.R.)
4. UNPLATTED 52.69 ACRES CB 5108 P-5A ABS 365  
OWNER: FLORIANO CISNEROS, RENE CISNEROS AND VICENTE CISNEROS (VOLUME 17082, PAGE 2237 O.P.R.)
5. UNPLATTED REMAINDER OF 55.472 ACRES, C.B. 5108  
OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOCUMENT NO. 20210289497 O.P.R.)
6. UNPLATTED REMAINDER OF 153.26 ACRES, C.B. 5108  
OWNER: GRAYTOWN RD HOLDINGS, LLC (DOCUMENT NO. 20210240677 O.P.R.)

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:  
RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

STATE OF TEXAS  
COUNTY OF BEXAR

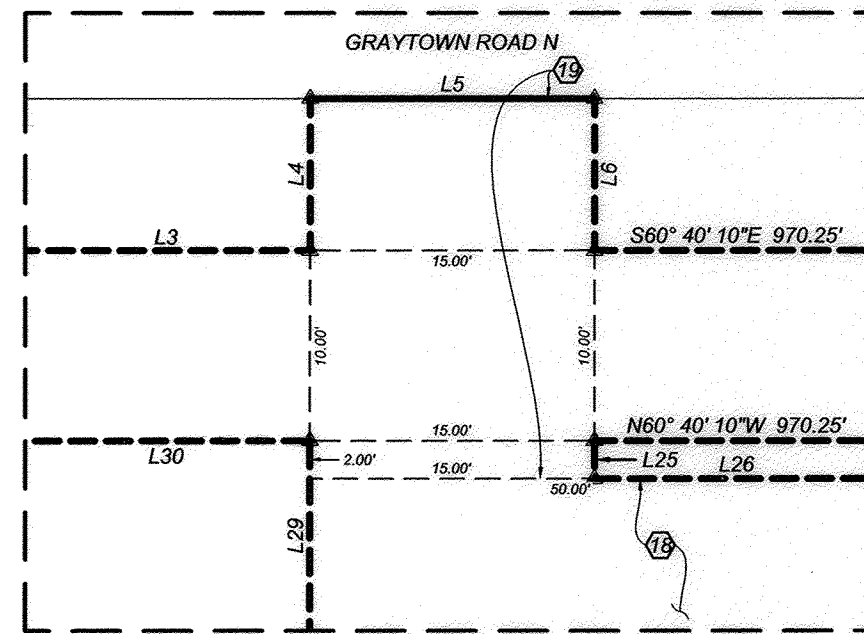
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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6 DAY OF Sept, A.D. 20 22

NOTARY PUBLIC BEXAR COUNTY, TEXAS

OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)  
20' ROW DEDICATION (0.64 ACRE)  
OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)

JOSHUA C. SCATES  
Notary ID #129847013  
My Commission Expires  
June 29, 2026



## DETAIL 'C'

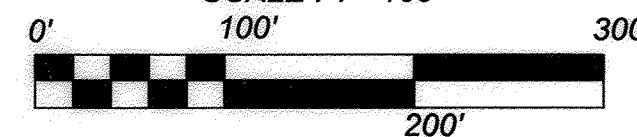
SCALE: 1" = 10'  
(PAGE 2 OF 5)

PLAT NUMBER 21-11800257

## SUBDIVISION PLAT ESTABLISHING ROSE VALLEY PHASE 1A

BEING A 25.68 ACRE TRACT OF LAND, INCLUSIVE OF A ROAD RIGHT-OF-WAY, DEDICATION AND VARIOUS EASEMENTS, SITUATE IN THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 365, BEXAR COUNTY, TEXAS, C.B. 5108, BEING A PART OF A 55.472 ACRE TRACT CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, RECORDED IN DOC# 20210289497, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A PART OF A 50.364 ACRE TRACT CONVEYED UNTO AG EHC II (LEN) MULTI STATE 2, LLC, RECORDED IN DOC# 20220197012, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND A PART OF A 153.26 ACRE TRACT CONVEYED UNTO GRAYTOWN RD HOLDINGS, LLC, RECORDED IN DOC# 20210240677, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



STATE OF ARIZONA  
COUNTY OF MARICOPA

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

EXECUTED THIS 31 DAY OF August, 2022

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

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

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF August, 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  
Maricopa 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, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

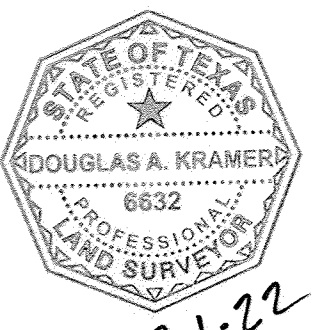
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ROSE VALLEY PHASE 1A 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 TEXAS 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

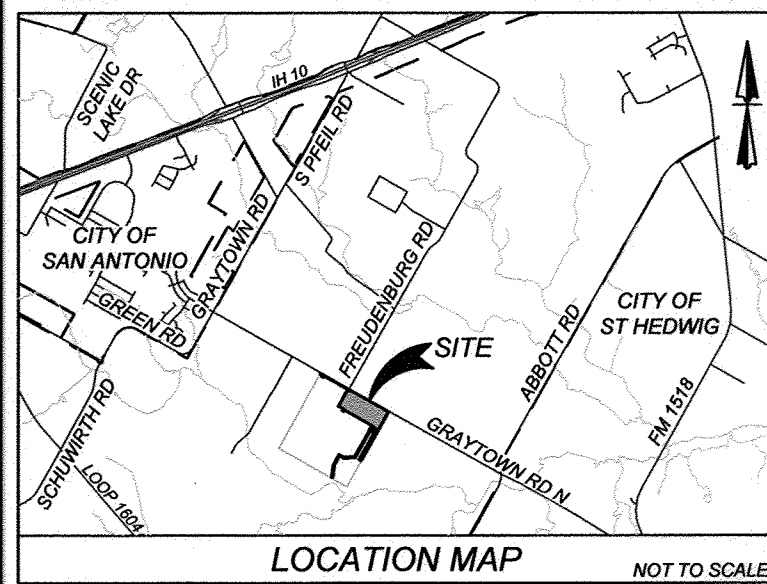
BY: \_\_\_\_\_  
SECRETARY



RESIDENTIAL LOTS = 118

PAGE 4 OF 5





#### KEYNOTES:

- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.52 ACRE PERMEABLE)
- OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (2.10 ACRE PERMEABLE)
- 20' ROW DEDICATION (0.64 ACRE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.83 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (1.51 ACRE PERMEABLE)
- VARIABLE WIDTH MAINTENANCE ACCESS, OPEN SPACE & PRIVATE DRAINAGE EASEMENT (0.03 ACRE NON-PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.02 ACRE PERMEABLE)
- OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.20 ACRE PERMEABLE)
- 9' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- OFF-LOT 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

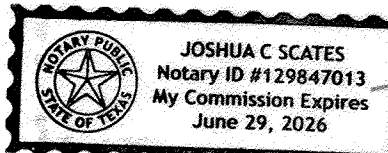
OFF-LOT 30' SANITARY SEWER EASEMENT (1.52 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (2.10 ACRE PERMEABLE)  
OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.02 ACRE PERMEABLE)  
OFF-LOT 23' MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE EASEMENT (0.06 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6 DAY OF Sept., A.D. 20 22

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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:

Douglas A. Kramer  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASADENAS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND LAND SURVEYORS (TBLPS)  
1817 S. RIVERSIDE ST., AUSTIN, TEXAS, 78741  
PHONE: 512-462-7722; FAX: 512-462-1414; EMAIL: INFO@TBLPS.TX.GOV

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

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

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

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.

#### WASTEWATER EDU NOTE:

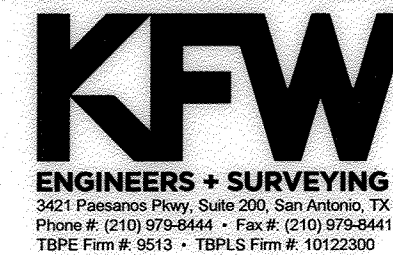
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

#### WATER EDU IMPACT FEE NOTE:

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET.

#### LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- = CENTERLINE
- L.F. = LINEAR FEET
- = EXISTING CONTOURS
- = PROPOSED CONTOURS



#### KEYNOTES:

- 18 OFF-LOT VARIABLE WIDTH GAS EASEMENT (0.06 ACRE PERMEABLE)
- 19 OFF-LOT VARIABLE WIDTH GAS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.01 ACRE PERMEABLE)
- 20' SEWER EASEMENT (VOLUME 13676, PAGE 246 O.P.R.)
- 1 UNPLATTED 52.69 ACRES CB 5108 P-5A ABS 365  
OWNER: FLORIANO CISNEROS, REINE CISNEROS AND VICENTE CISNEROS (VOLUME 17082, PAGE 2237 O.P.R.)
- 2 UNPLATTED REMAINDER OF 55.472 ACRES, C.B. 5108  
OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOCUMENT NO. 20210289497 O.P.R.)
- 3 UNPLATTED REMAINDER OF 153.26 ACRES, C.B. 5108  
OWNER: GRAYTOWN RD HOLDINGS, LLC (DOCUMENT NO. 20210240677 O.P.R.)

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: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

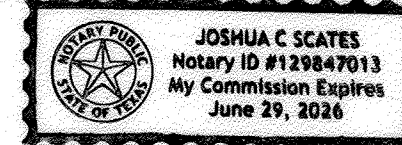
STATE OF TEXAS  
COUNTY OF BEXAR

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 6 DAY OF Sept., A.D. 20 22

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

OFF-LOT 50' x 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)  
20' ROW DEDICATION (0.64 ACRE)  
OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.25 ACRE PERMEABLE)



UNPLATTED  
52.69 ACRES  
CB 5108 P-5A ABS 365  
OWNER: FLORIANO CISNEROS,  
REINE CISNEROS AND  
VICENTE CISNEROS  
(VOLUME 17082, PAGE 2237 O.P.R.)

UNPLATTED  
REMAINDER OF 153.26 ACRES  
C.B. 5108  
OWNER: GRAYTOWN RD HOLDINGS, LLC  
(DOCUMENT NO. 20210240677 O.P.R.)

1% AC EFFECTIVE  
FLOODPLAIN PER PANEL  
#46029C0435G, DATED:  
SEPTEMBER 29, 2010

GRID:  
N: 13709025.11  
E: 2205402.23

UNPLATTED  
54.887 ACRES  
CB 5106 P-13 ABS 365  
OWNER: JOE MANUEL MORENO AND WIFE CAROLYN MORENO  
(VOLUME 6550, PAGE 154 O.P.R.)

UNPLATTED  
100.08 ACRES  
CB 5108 P-12 ABS 365  
OWNER: JOSE R. FLORES TELLO  
AK/A JOSE FLORES AND  
SPOUSE MARIA M. FLORES  
(VOLUME 17294, PAGE 1393 O.P.R.)

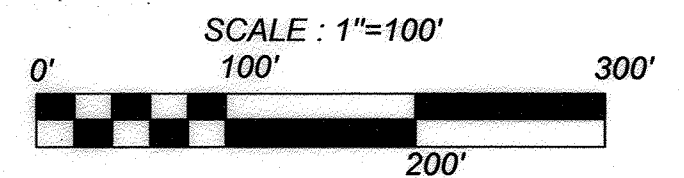
SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 21-11800257

#### SUBDIVISION PLAT ESTABLISHING ROSE VALLEY PHASE 1A

BEING A 25.68 ACRE TRACT OF LAND, INCLUSIVE OF A ROAD RIGHT-OF-WAY DEDICATION AND VARIOUS EASEMENTS, SITUATE IN THE JOHN ISHAM SURVEY NO. 27, ABSTRACT NO. 365, BEXAR COUNTY, TEXAS, C.B. 5108, BEING A PART OF A 55.472 ACRE TRACT CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, RECORDED IN DOC# 20210289497, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A PART OF A 50.364 ACRE TRACT CONVEYED UNTO AG EHC II (LEN) MULTI STATE 2, LLC, RECORDED IN DOC# 20220197012, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND A PART OF A 153.26 ACRE TRACT CONVEYED UNTO GRAYTOWN RD HOLDINGS, LLC, RECORDED IN DOC# 20210240677, OFFICIAL PUBLIC RECORD OF 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.

EXECUTED THIS 31 DAY OF August, 2022

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

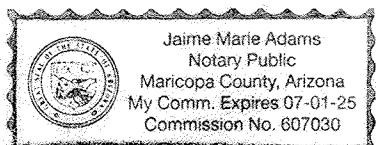
BY: AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

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

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF August, 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



#### 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 31 DAY OF August, A.D. 20 22

COUNTY JUDGE, BEXAR COUNTY, TX

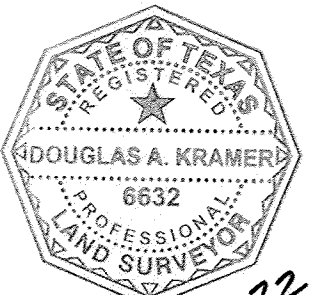
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ROSE VALLEY PHASE 1A 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 31 DAY OF August, A.D. 20 22

BY:                       
CHAIRMAN

BY:                       
SECRETARY



RESIDENTIAL LOTS = 118

PAGE 5 OF 5