

LOCATION MAP N.T.S

CPS SAWS/ COSA UTILITY NOTES. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS... ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS... 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 SPECIFICALLY NOTED HEREON.

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.

RICHARD MOTT AUTHORIZED AGENT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TX 78216

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 10th DAY OF October A.D. 2022 Dawn Revell Notary Public

LEGEND

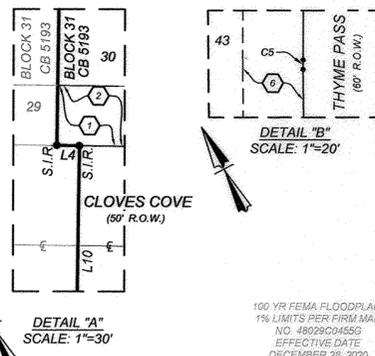
- FIR = FOUND 1/2" IRON ROD OR AS NOTED
FIP = FOUND IRON PIN
SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
SIR = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"
TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
AC = ACRES
R.O.W. = RIGHT-OF-WAY
O.P.R. = RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
C.B. = COUNTY BLOCK
L.F. = LINEAR FEET
ETJ = EXTRA-TERRITORIAL JURISDICTION
CL = CENTERLINE
* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE
--- 630' --- = EXISTING CONTOUR
--- (630) --- = PROPOSED CONTOUR
--- --- = ETJ LIMITS

KEYNOTES

- 1 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2 15' BUILDING SETBACK LINE
3 10' BUILDING SETBACK LINE
4 21' PRIVATE DRAINAGE EASEMENT
5 VARIABLE WIDTH CLEAR VISION EASEMENT
6 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2264-2266 D.P.R.)
8 15' BUILDING SETBACK LINE SAGE MEADOWS WEST UNIT 1 (VOL. 20002, PGS. 2264-2266 D.P.R.)
9 20' WATER EASEMENT (VOL. 18610, PG. 426, O.P.R.)
10 EMERGENCY INGRESS AND EGRESS ACCESS EASEMENT (DOC. 20190148703)
11 10' BUILDING SETBACK LINE (VOL. 20002, PGS. 2264-2266 D.P.R.)
12 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT SAGE MEADOWS WEST UNIT 1 (VOL. 20002, PGS. 2264-2266 D.P.R.)
13 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT ELIZONDO SUBDIVISION UNIT 2 (VOL. 20002, PGS. 2264-2266 D.P.R.)
14 20' BUILDING SETBACK LINE ELIZONDO SUBDIVISION UNIT 2 (VOL. 20002, PGS. 2264-2266 D.P.R.)
15 30' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 2264-2266 D.P.R.)

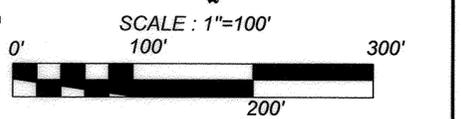
LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L11 with various measurements and bearings.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Rows C1 through C5 with various measurements.



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

SUBDIVISION PLAT ESTABLISHING SAGE MEADOWS WEST - UNIT 2. A 5.93 ACRE TRACT OF LAND, OUT OF THE ELIGIO GORTARI SURVEY, SECTION NO. 2, ABSTRACT NO. 5, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 16.31 ACRE TRACT OF LAND AS CONVEYED TO AG ESSENTIAL HOUSING MULTI STATE 2, L.L.C., IN DOCUMENT NUMBER 20210308827 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 0.0579 OF AN ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AND RECORDED IN DOCUMENT NUMBER 20220214557 IN THE O.P.R.



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 5 DAY OF October 2022. AG ESSENTIAL HOUSING MULTI STATE 2, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY. BY: AGWIP ASSET MANAGEMENT, L.L.C. 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 5 DAY OF October 2022 BY STEVEN S. BENSON, THE MANAGER OF AGWIP ASSET MANAGEMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 2, L.L.C., 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 HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS ___ DAY OF ___ A.D. 20__ COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAGE MEADOWS WEST - UNIT 2 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: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "KFW SURVEYING" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

FLOOD PLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48028C0456G, 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 IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506)(01/01).

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.

FIRE 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 (APR: 2659972) 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(1).

OPEN SPACE NOTE: LOT 902 BLOCK 27 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.

COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902 BLOCK 27 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.

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 AND FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

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

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

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

