



LOCATION MAP
NOT-TO-SCALE
LEGEND

- | | |
|---|--|
| AC ACRE(S) | VOL VOLUME |
| BLK BLOCK | PG PAGE(S) |
| CB COUNTY BLOCK | • REPETITIVE BEARING |
| DOC DOCUMENT NUMBER | AND/OR DISTANCE |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS | LINEAR FEET |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ SURVEYOR |
| — 1140 EXISTING CONTOURS | ○ INTERSECTION POINT OF EASEMENT |
| — 1140 PROPOSED CONTOURS | |
| — CENTERLINE | |
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ③0 VARIABLE WIDTH SHARED CROSS ACCESS EASEMENT (0.1405 AC) |
| ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ③1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.1016 AC, NON-PERMEABLE) |
| ⑥ VARIABLE WIDTH CLEAR VISION EASEMENT | ③2 5' LANDSCAPE EASEMENT |
| ⑪ 10' BUILDING SETBACK | ① 20' PERMANENT WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (VOL 11552, PG 2181, OPR) |
| ⑫ 50'X50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW | ② 50'X50' SANITARY SEWER, WATER AND DRAINAGE EASEMENT (DOC. NO. 20190139144, OPR) |
| ⑬ VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW | ③ VARIABLE WIDTH DRAINAGE EASEMENT (0.491 AC OFFSITE) (DOC. NO. 20210138032 PR) |
| ⑭ 15' SANITARY SEWER EASEMENT - (0.058 AC OFF-LOT, NON-PERMEABLE) | ④ 16' SANITARY SEWER EASEMENT (0.898 AC OFFSITE) (DOC. NO. 20210138032 PR) |
| ⑮ VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT - (0.257 AC OFF-LOT, NON-PERMEABLE TO EXPIRE UPON INCORPORATION INTO FUTURE PUBLIC STREET ROW DEDICATION) | ⑤ 150' WIDE ELECTRIC EASEMENT (VOL 12724, PG 848, OPR) |
| ⑯ VARIABLE WIDTH DRAINAGE EASEMENT (0.065 AC, 0.018 AC NON-PERMEABLE) | ⑥ VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, WATER SANITARY SEWER AND PRIVATE DRAINAGE EASEMENT (0.586 ACRE) (DOC. NO. 20220004859 PR) |
| ⑰ VARIABLE WIDTH DRAINAGE EASEMENT - (0.730 AC OFF-LOT, NON-PERMEABLE) | ⑦ 14' SEWER EASEMENT (DOC. NO. 20220004858) |
| ⑱ VARIABLE WIDTH DRAINAGE AND SEWER EASEMENT - (0.356 AC OFF-LOT, NON-PERMEABLE) | ⑧ VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 20210138032 PR) |
| ⑳ 15' SEWER EASEMENT | ⑨ VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT (DOC. NO. 20220004858 PR) |
| ㉑ 12'X20' SEWER EASEMENT | ⑩ 12'X20' SEWER EASEMENT (0.006 ACRE) (DOC. NO. 20220004859 PR) |
| ㉒ 15' BUILDING SETBACK | ⑪ 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC. NO. 20220004859 PR) |
| ㉓ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.098 AC OFF-LOT, NON-PERMEABLE) | ⑫ VARIABLE WIDTH CLEAR VISION EASEMENT (DOC. NO. 20220004858 PR) |
| ㉔ 22' DRAINAGE EASEMENT - (0.253 AC OFF-LOT, NON-PERMEABLE) | ⑬ 14' WIDE ELECTRIC EASEMENT (DOC. NO. 20220004859 PR) |
| ㉕ VARIABLE WIDTH DRAINAGE EASEMENT | ① 13042 TO INTERSECTION OF POTRANCO RD. AND ZETA DR. |
| ㉖ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| ㉗ VARIABLE WIDTH DRAINAGE EASEMENT | |
| ㉘ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| ㉙ 4'X27' WATER EASEMENT | |

CPS/SAWS/COSA UTILITY:

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

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

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

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

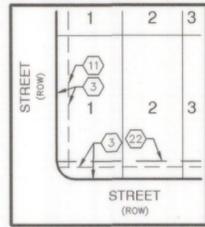
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

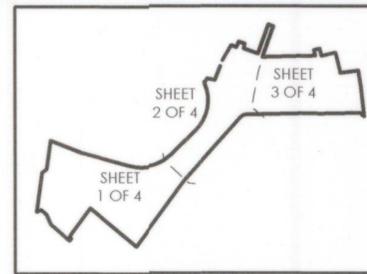
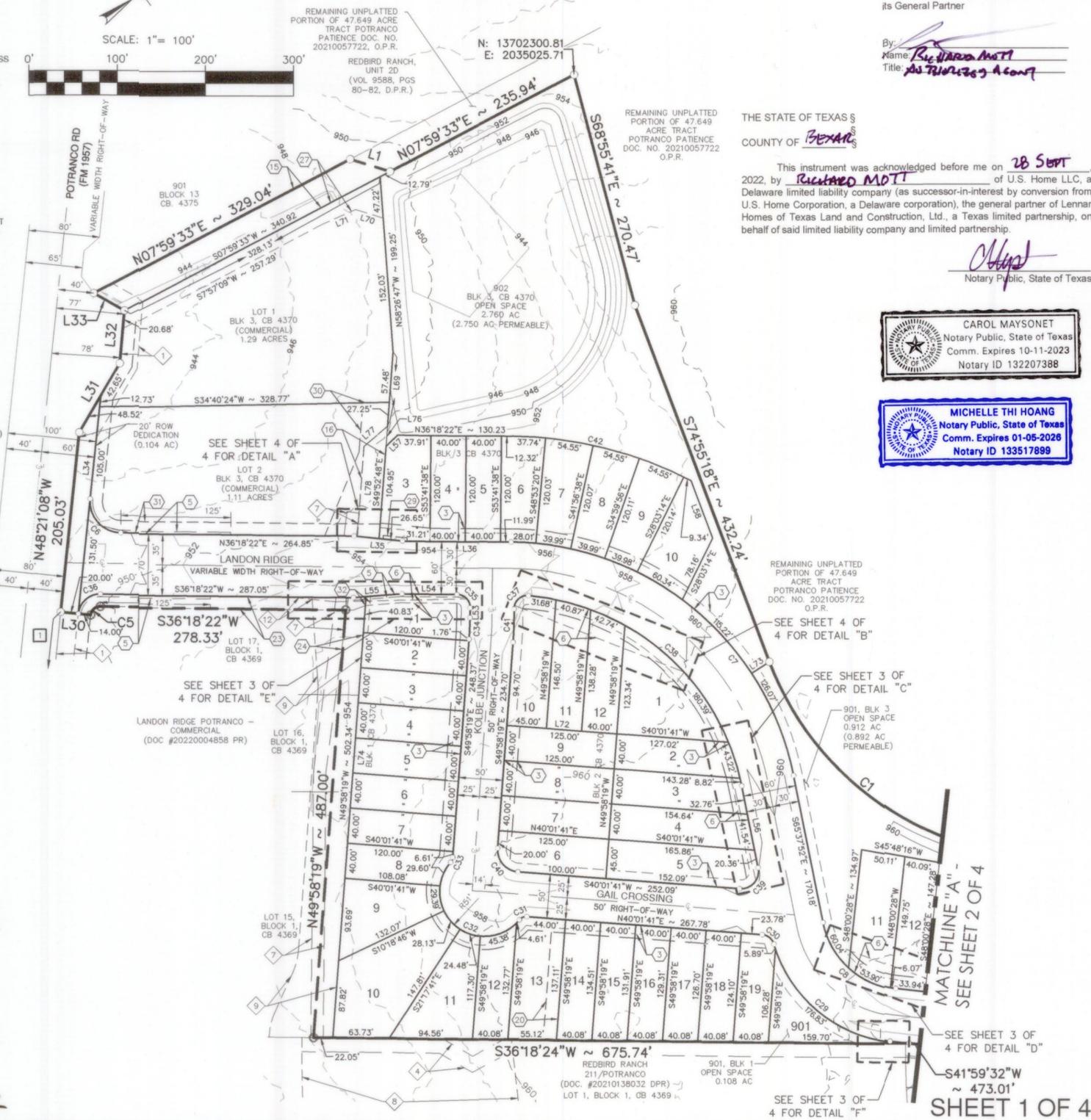
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED
NOT-TO-SCALE



INDEX MAP
SCALE 1"=1000'

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner

By: *Richard MDT*
Name: *Richard MDT*
Title: *As Trustee of a Trust*

THE STATE OF TEXAS §
COUNTY OF BEXAR

This instrument was acknowledged before me on 28 Sept 2022, by Richard MDT of U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), the general partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

Carol Maysonet
Notary Public, State of Texas

CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

MICHELLE THI HOANG
Notary Public, State of Texas
Comm. Expires 01-05-2026
Notary ID 133517899

PLAT NO. 20-11800522

SUBDIVISION PLAT OF LONDON RIDGE UNIT 1

BEING A TOTAL OF 32.045 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-19, 901, BLOCK 1, LOTS 1-12, BLOCK 2, LOTS 1-35, 901, 902, BLOCK 3, LOT 1, BLOCK 4, LOTS 36-46, BLOCK 6, LOTS 1-35, 901, BLOCK 7, LOTS 1-5, BLOCK 8, ALL IN COUNTY BLOCK 4370, BEING ALL OF THAT 25.997 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210257392, 3.684 ACRES OUT OF THAT 83.686 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200319270, 1.301 ACRES, OUT OF THAT 47.649 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210057722 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING 0.731 ACRE OFFSITE EASEMENTS LOCATED ON LOT 16, BLOCK 1, LONDON RIDGE SH 211 COMMERCIAL RECORDED IN VOLUME 20002, PAGES 1427-1428 AND 0.351 ACRE OFFSITE EASEMENT LOCATED ON LONDON RIDGE POTRANCO COMMERCIAL RECORDED IN VOLUME 20002, PAGE 1426, BOTH OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE J.P. TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, OUT OF THE JOSE MUSQUIZ SURVEY NO. 300 3/4, ABSTRACT 1149, COUNTY BLOCK 4368, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78211 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10228600

DATE OF PREPARATION: September 22, 2022
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.

Tom Yantis

OWNER/DEVELOPER: TOM YANTIS
SALA LONDON RIDGE, LP
POTRANCO PATIENCE, LLC
6812 WEST AVENUE, SUITE 100
CASTLE HILLS, TEXAS 78213
(210) 247-8604

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM YANTIS 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 22 DAY OF September, A.D. 2022

Michelle Thi Hoang
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LONDON RIDGE 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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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.

Jon Adame 10/16/22
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

G.E. Buchanan 10/06/2022
REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. 11451-51; Survey Job No. 9051-20

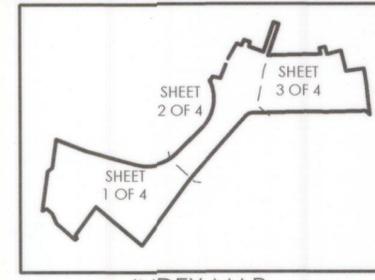
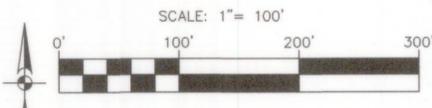


LOCATION MAP
NOT-TO-SCALE

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

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

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



INDEX MAP
SCALE: 1" = 100'

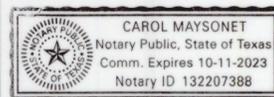
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
 a Texas limited partnership

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner

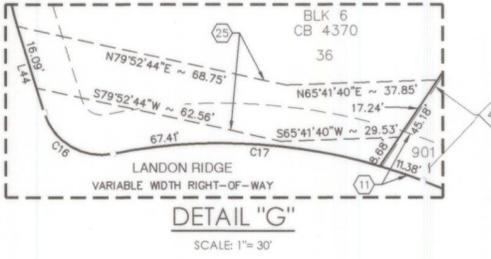
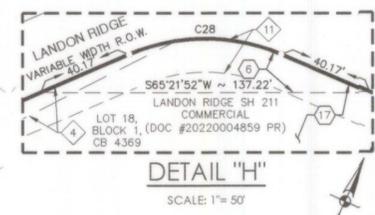
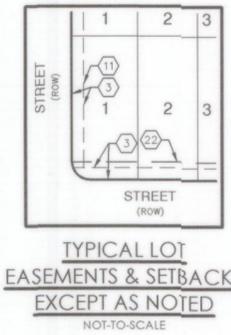
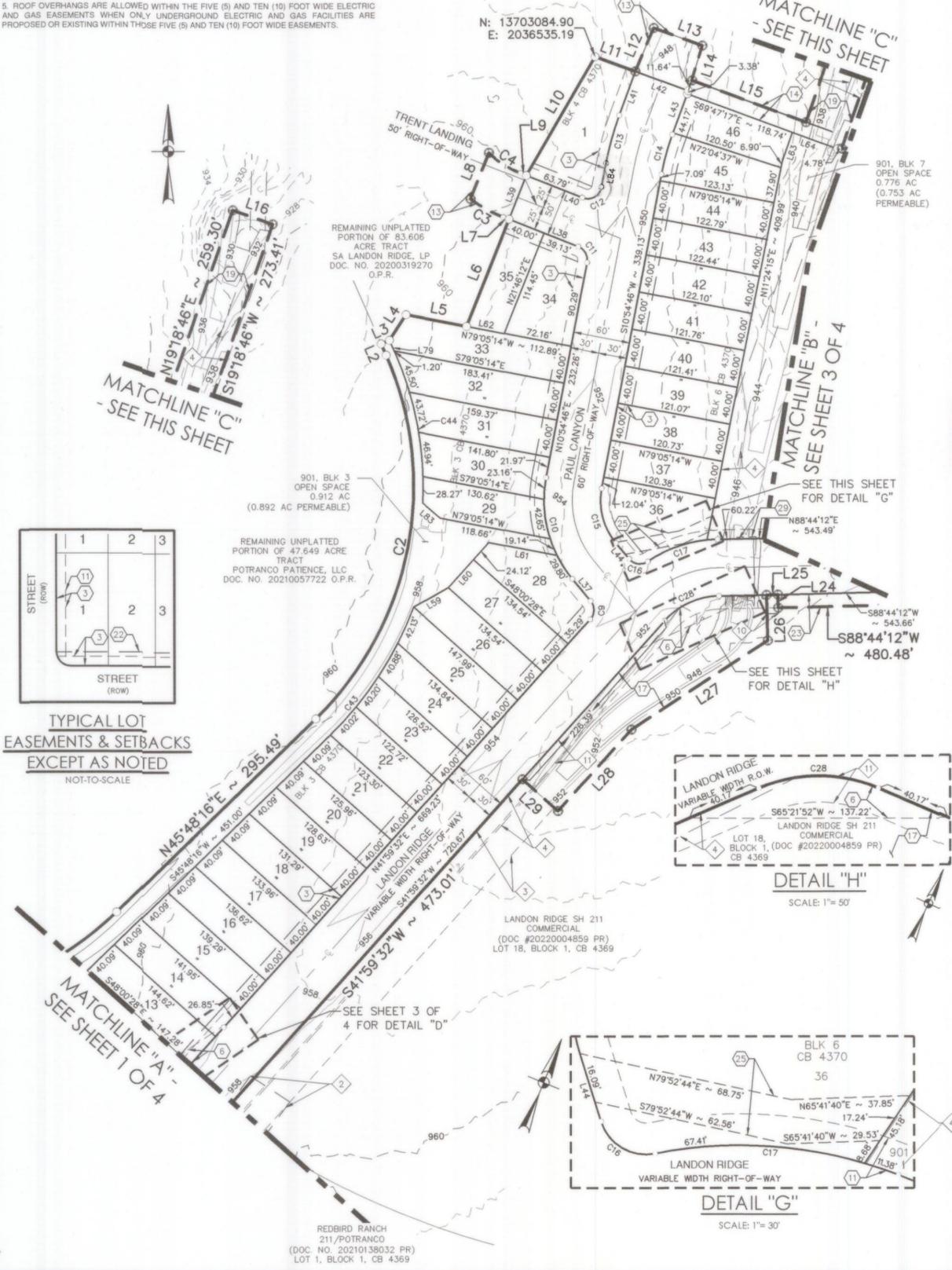
By: *Richard Mott*
 Name: Richard Mott
 Title: Assistant Vice President

THE STATE OF TEXAS §
 COUNTY OF BEXAR §

This instrument was acknowledged before me on 28 SEPT 2022, by RICHARD MOTT of U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), the general partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Carol Maysonet
 Notary Public, State of Texas



PLAT NO. 20-11800522
 SUBDIVISION PLAT
 OF
LANDON RIDGE UNIT 1

BEING A TOTAL OF 32.045 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-19, 901, BLOCK 1, LOTS 1-12, BLOCK 2, LOTS 1-35, 901, 902, BLOCK 3, LOT 1, BLOCK 4, LOTS 36-46, BLOCK 5, LOTS 1-35, 901, BLOCK 7, LOTS 1-5, BLOCK 8, ALL IN COUNTY BLOCK 4370, BEING ALL OF THAT 25.997 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210257392, 3.664 ACRES OUT OF THAT 83.606 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200319270, 1.301 ACRES, OUT OF THAT 47.649 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210057722 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING 0.731 ACRE OFFSITE EASEMENTS LOCATED ON LOT 18, BLOCK 1, LONDON RIDGE SH 211 COMMERCIAL RECORDED IN VOLUME 20002, PAGES 1427-1428 AND 0.351 ACRE OFFSITE EASEMENT LOCATED ON LONDON RIDGE POTRANCO COMMERCIAL RECORDED IN VOLUME 20002, PAGE 1426, BOTH OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE J.P. TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, OUT OF THE JOSE MUSQUIZ SURVEY NO. 300 3/4, ABSTRACT 1149, COUNTY BLOCK 4368, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9600
 TPBE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600

STATE OF TEXAS DATE OF PREPARATION: September 22, 2022
 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.

Tom Yantis
 OWNER/DEVELOPER

TOM YANTIS
 SA LONDON RIDGE LP
 POTRANCO PATIENCE, LLC
 6815 WEST AVENUE, SUITE 100
 CASTLE HILLS, TEXAS 78213
 (210) 247-8604

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM YANTIS 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 22 DAY OF September, A.D. 2022

Michelle Thi Hoang
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LONDON RIDGE 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

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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, 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.

Jon D. Adame 10/6/22
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

G.E. Buchanan 10/06/2022
 REGISTERED PROFESSIONAL LAND SURVEYOR

REDBIRD RANCH
 211, POTRANCO
 (DOC. NO. 20210138032 PR)
 LOT 1, BLOCK 1, CB 4369



LONDON RIDGE UNIT 1 Civil Job No. 11451-51; Survey Job No. 9051-20 Date: Sep 22, 2022, 11:01am User: b-geneat File: P:\11451\51\Design\Civil\Plat\PL11451-51.dwg

SUBDIVISION PLAT OF LONDON RIDGE UNIT 1

BEING A TOTAL OF 32.045 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-19, 901, BLOCK 1; LOTS 1-12, BLOCK 2; LOTS 1-35, 901, 902, BLOCK 3; LOT 1, BLOCK 4; LOTS 36-46, BLOCK 6; LOTS 1-35, 901, BLOCK 7; LOTS 1-5, BLOCK 8, ALL IN COUNTY BLOCK 4370, BEING ALL OF THAT 25.997 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210257392, 3.664 ACRES OUT OF THAT 83.606 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200319270, 1.301 ACRES, OUT OF THAT 47.649 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210057722 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING 0.731 ACRE OFFSITE EASEMENTS LOCATED ON LOT 18, BLOCK 1, LONDON RIDGE SH 211 COMMERCIAL RECORDED IN VOLUME 20002, PAGES 1427-1428 AND 0.351 ACRE OFFSITE EASEMENT LOCATED ON LONDON RIDGE POTRANCO COMMERCIAL RECORDED IN VOLUME 20002, PAGE 1426, BOTH OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE J.P. TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, OUT OF THE JOSE MUSQUIZ SURVEY NO. 300 3/4, ABSTRACT 1149, COUNTY BLOCK 4368, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: September 22, 2022

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: TOM YANTIS SA LONDON RIDGE, LP POTRANCO PATIENCE, LLC 6812 W. AVENUE, SUITE 100 CASTLE HILLS, TEXAS 78213 (210) 247-8604

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM YANTIS 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 29 DAY OF September, A.D. 2022

THIS PLAT OF LONDON RIDGE 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

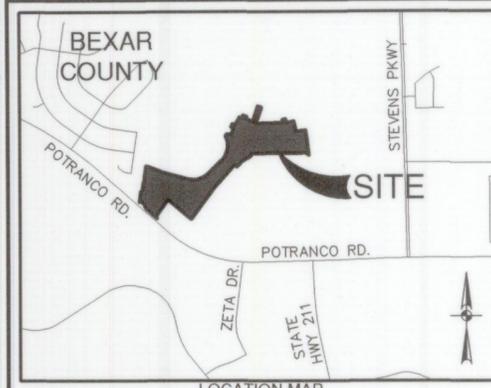
BY: SECRETARY

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.

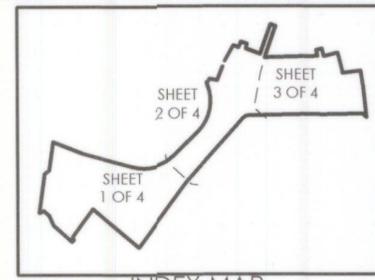
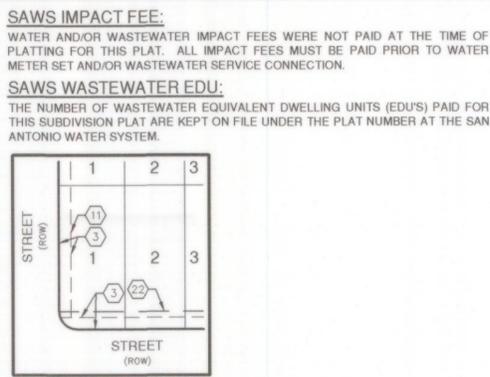
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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 GRANITOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner

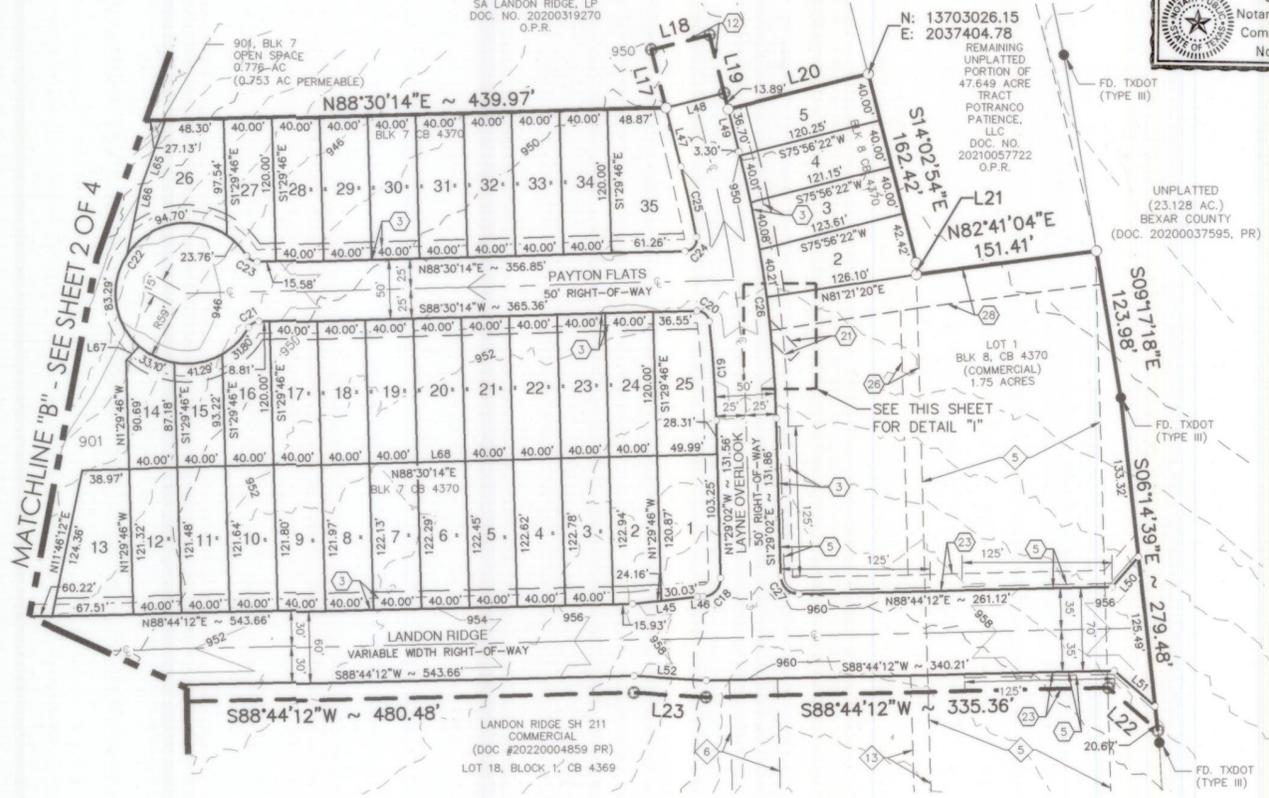
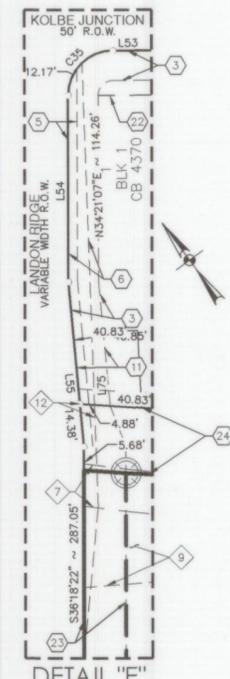
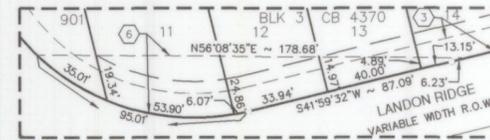
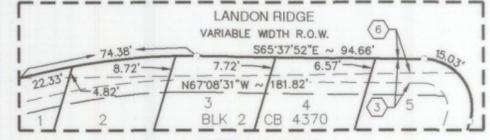
By: Name: RICHARD MOTT Title: ASSISTANT AGENT

THE STATE OF TEXAS COUNTY OF BEXAR

This instrument was acknowledged before me on 28 SEPT 2022, by RICHARD MOTT of U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), the general partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

CAROL MAYSONET Notary Public, State of Texas Comm. Expires 10-11-2023 Notary ID 132207388

MICHELLE THI HOANG Notary Public, State of Texas Comm. Expires 01-06-2026 Notary ID 133517899

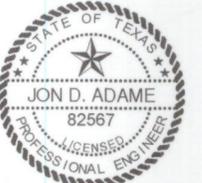


STATE OF TEXAS COUNTY OF BEXAR

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.

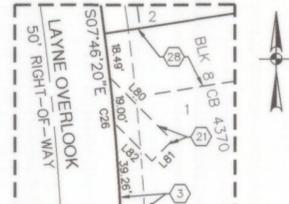
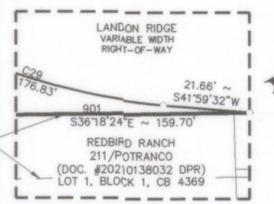
STATE OF TEXAS COUNTY OF BEXAR

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



Signature of Jon D. Adame, Licensed Professional Engineer, dated 10/12/22.

Signature of G.E. Buchanan, Registered Professional Land Surveyor, dated 10/06/2022.



Vertical text on the right edge: LONDON RIDGE UNIT 1, Civil Job No. 11451-51; Survey Job No. 9051-20

OF LONDON RIDGE UNIT 1

BEING A TOTAL OF 32.045 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-19, 901, BLOCK 1; LOTS 1-12, BLOCK 2; LOTS 1-35, 901, 902, BLOCK 3; LOT 1, BLOCK 4; LOTS 36-46, BLOCK 6; LOTS 1-35, 901, BLOCK 7; LOTS 1-5, BLOCK 8, ALL IN COUNTY BLOCK 4370, BEING ALL OF THAT 25.997 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210257392, 3.654 ACRES OUT OF THAT 83.606 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200319270, 1.301 ACRES, OUT OF THAT 47.649 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20210057722 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING 0.731 ACRE OFFSITE EASEMENTS LOCATED ON LOT 18, BLOCK 1, LONDON RIDGE SH 211 COMMERCIAL RECORDED IN VOLUME 20002, PAGES 1427-1428 AND 0.351 ACRE OFFSITE EASEMENT LOCATED ON LONDON RIDGE POTRANCO COMMERCIAL RECORDED IN VOLUME 20002, PAGE 1426, BOTH OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE J.P. TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, OUT OF THE JOSE MUSOLUIZ SURVEY NO. 300 3/4, ABSTRACT 1149, COUNTY BLOCK 4368, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028860

DATE OF PREPARATION: September 22, 2022

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: TOM YANTIS
SA LONDON RIDGE, LP
POTRANCO RAVINE, LLC
6812 WEST AUSTIN, SUITE 100
CASTLE HILLS, TEXAS 78213
(210) 247-8604

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM YANTIS 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 29 DAY OF September, A.D. 20 22

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LONDON RIDGE 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

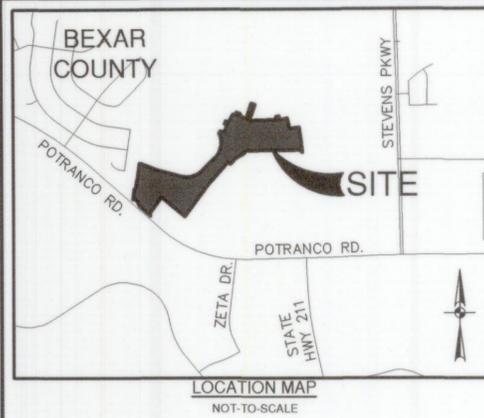
CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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) - HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES WITHIN 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, REPAIRING, 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 AND TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 1 AND 2, BLOCK 3, CB 4370, IN ACCORDANCE WITH UDC 35-506(R)(3).

CLEAR VISION:

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.

TxDOT NOTES:

- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 396.04'
- (3) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

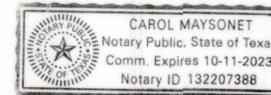
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner

By: Name: RICHARD NOTT Title: SUBDIVISION AGENT

THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on 28 SEPT 2022, by RICHARD NOTT of U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), the general partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



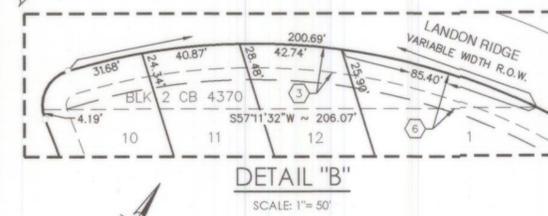
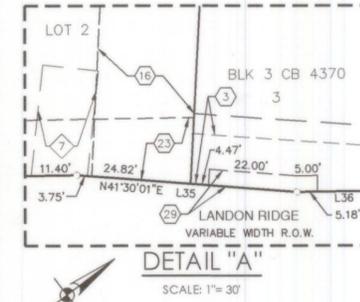
LINE TABLE

| LINE # | BEARING | LENGTH | LINE # | BEARING | LENGTH |
|--------|-------------|---------|--------|-------------|---------|
| L1 | N52°57'09"E | 47.41' | L66 | S11°46'12"W | 57.24' |
| L2 | N23°39'28"W | 13.09' | L67 | S42°06'32"W | 16.00' |
| L3 | N66°20'32"E | 9.67' | L68 | S88°30'14"W | 40.00' |
| L4 | N33°11'53"E | 32.25' | L69 | N49°58'19"W | 84.73' |
| L5 | S79°05'14"E | 65.28' | L70 | N52°57'09"E | 32.61' |
| L6 | N21°46'12"E | 122.12' | L71 | N12°19'26"E | 40.19' |
| L7 | N68°13'48"W | 6.62' | L72 | N40°01'41"E | 40.00' |
| L8 | N21°46'12"E | 52.81' | L73 | S02°28'47"W | 24.24' |
| L9 | S68°13'48"E | 6.62' | L74 | N49°58'19"W | 40.00' |
| L10 | N30°08'48"E | 145.73' | L75 | S34°21'07"W | 114.26' |
| L11 | S69°47'17"E | 45.39' | L76 | N49°55'13"W | 22.90' |
| L12 | N23°04'28"E | 50.06' | L77 | N04°45'19"W | 35.22' |
| L13 | S69°47'17"E | 55.01' | L78 | N49°58'19"W | 102.41' |
| L14 | S17°20'22"W | 38.43' | L79 | S23°40'12"E | 12.33' |
| L15 | S69°47'17"E | 129.17' | L80 | S44°45'32"E | 36.93' |
| L16 | S70°41'14"E | 45.00' | L81 | S45°14'28"W | 12.00' |
| L17 | N14°03'38"W | 50.00' | L82 | N44°45'32"W | 22.20' |
| L18 | N75°56'22"E | 50.00' | L83 | S49°05'14"E | 24.41' |
| L19 | S14°03'38"E | 63.89' | | | |
| L20 | N75°56'22"E | 120.25' | | | |
| L21 | S01°29'14"E | 9.71' | | | |
| L22 | N48°52'29"W | 54.88' | | | |
| L23 | N86°29'40"W | 60.14' | | | |
| L24 | N01°14'39"W | 14.00' | | | |
| L25 | S88°44'12"W | 12.00' | | | |
| L26 | S01°14'39"E | 48.47' | | | |
| L27 | S56°59'32"W | 172.84' | | | |
| L28 | S41°59'32"W | 116.67' | | | |
| L29 | N48°00'28"W | 50.50' | | | |
| L30 | S41°38'07"W | 34.00' | | | |
| L31 | S24°00'32"E | 91.17' | | | |
| L32 | N49°13'49"W | 60.12' | | | |
| L33 | S65°05'41"W | 39.90' | | | |
| L34 | S48°21'08"E | 117.73' | | | |
| L35 | N41°30'01"E | 55.23' | | | |
| L36 | N36°18'22"E | 123.20' | | | |
| L37 | N39°39'49"W | 30.19' | | | |
| L38 | N68°13'48"W | 79.13' | | | |
| L39 | N21°46'12"E | 50.00' | | | |
| L40 | S68°13'48"E | 63.79' | | | |
| L41 | N20°12'43"E | 49.46' | | | |
| L42 | S69°47'18"E | 60.00' | | | |
| L43 | S20°12'43"W | 49.46' | | | |
| L44 | S39°39'49"E | 21.98' | | | |
| L45 | N83°26'33"E | 54.19' | | | |
| L46 | N88°44'12"E | 5.00' | | | |
| L47 | N14°03'40"W | 50.59' | | | |
| L48 | N75°56'22"E | 50.00' | | | |
| L49 | S14°03'40"E | 50.59' | | | |
| L50 | N41°08'16"E | 33.32' | | | |
| L51 | N48°52'29"W | 45.10' | | | |
| L52 | N86°29'40"W | 60.14' | | | |
| L53 | N53°41'38"W | 11.13' | | | |
| L54 | S36°18'22"W | 62.33' | | | |
| L55 | S31°06'42"W | 55.23' | | | |
| L56 | N65°37'52"W | 94.66' | | | |
| L57 | N08°41'38"W | 18.20' | | | |
| L58 | S74°56'02"E | 69.41' | | | |
| L59 | N60°34'21"E | 42.20' | | | |
| L60 | N41°59'32"E | 40.00' | | | |
| L61 | S79°05'15"E | 73.69' | | | |
| L62 | S79°05'14"E | 40.73' | | | |
| L63 | N19°09'11"E | 32.55' | | | |
| L64 | S69°47'17"E | 51.05' | | | |
| L65 | S20°12'43"W | 60.14' | | | |

L84 N10°54'48"E 25.41'

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|----------|------------|---------------|---------|---------|
| C1 | 345.00' | 059°16'26" | N75°26'29"E | 341.21' | 356.91' |
| C2 | 345.00' | 069°27'44" | N11°04'24"E | 393.11' | 418.26' |
| C3 | 150.00' | 015°11'20" | N60°38'09"W | 39.65' | 39.76' |
| C4 | 100.00' | 023°08'29" | S56°39'34"E | 40.12' | 40.39' |
| C5 | 11.00' | 084°38'25" | S06°00'55"E | 14.81' | 16.25' |
| C6 | 35.00' | 095°20'22" | N83°58'37"E | 51.75' | 58.24' |
| C7 | 330.00' | 078°03'47" | S75°20'15"W | 415.63' | 449.61' |
| C8 | 95.00' | 072°22'36" | N78°10'50"E | 112.18' | 120.01' |
| C9 | 15.00' | 081°39'21" | N01°09'52"E | 19.61' | 21.38' |
| C10 | 130.00' | 050°34'34" | N14°22'32"W | 111.06' | 114.75' |
| C11 | 15.00' | 079°08'34" | N28°39'31"W | 19.11' | 20.72' |
| C12 | 15.00' | 100°51'26" | N61°20'30"E | 23.12' | 26.40' |
| C13 | 330.00' | 009°17'58" | N15°33'45"E | 53.50' | 53.56' |
| C14 | 270.00' | 009°17'58" | S15°33'45"W | 43.77' | 43.82' |
| C15 | 70.00' | 050°34'34" | S14°22'31"E | 59.80' | 61.79' |
| C16 | 15.00' | 083°50'51" | N81°35'14"W | 20.04' | 21.95' |
| C17 | 140.00' | 032°14'51" | N72°36'46"E | 77.76' | 78.80' |
| C18 | 15.00' | 090°13'08" | N43°37'35"E | 21.25' | 23.62' |
| C19 | 975.00' | 004°51'22" | N03°54'43"W | 82.61' | 82.64' |
| C20 | 10.00' | 085°09'22" | S48°55'05"E | 13.53' | 14.86' |
| C21 | 10.00' | 059°31'10" | S58°44'39"W | 9.93' | 10.39' |
| C22 | 59.00' | 299°02'20" | N01°29'46"W | 59.86' | 307.93' |
| C23 | 10.00' | 059°31'10" | N61°44'11"W | 9.93' | 10.39' |
| C24 | 10.00' | 099°01'54" | N38°59'17"E | 15.21' | 17.28' |
| C25 | 975.00' | 003°32'00" | N12°17'40"W | 60.12' | 60.13' |
| C26 | 1025.00' | 012°34'38" | S07°46'21"E | 224.55' | 225.00' |
| C27 | 15.00' | 089°46'46" | N46°22'25"W | 21.17' | 23.50' |
| C28 | 80.00' | 046°44'39" | S65°21'52"W | 63.47' | 65.27' |
| C29 | 155.00' | 067°32'33" | S75°45'49"W | 172.32' | 182.72' |
| C30 | 15.00' | 069°30'24" | S74°46'53"W | 17.10' | 18.20' |
| C31 | 10.00' | 054°59'11" | S12°32'05"W | 9.23' | 9.60' |
| C32 | 51.00' | 181°32'31" | S75°48'46"W | 101.99' | 161.59' |
| C33 | 10.00' | 036°33'20" | N31°41'39"W | 6.27' | 6.38' |
| C34 | 375.00' | 003°43'19" | N51°49'59"W | 24.36' | 24.36' |
| C35 | 15.00' | 090°00'00" | S81°18'22"W | 21.21' | 23.56' |
| C36 | 25.00' | 084°39'30" | S06°01'20"E | 33.67' | 36.94' |
| C37 | 15.00' | 095°37'49" | S07°14'12"E | 22.23' | 25.04' |
| C38 | 270.00' | 073°47'25" | S77°28'28"W | 324.19' | 347.73' |
| C39 | 20.00' | 105°39'33" | S12°48'05"E | 31.87' | 36.88' |
| C40 | 25.00' | 090°00'00" | N85°01'41"E | 35.36' | 39.27' |
| C41 | 425.00' | 005°04'47" | N52°30'43"W | 37.67' | 37.68' |
| C42 | 450.00' | 026°49'44" | N49°43'14"E | 208.79' | 210.71' |
| C43 | 368.00' | 025°24'50" | S33°13'09"W | 161.89' | 163.23' |
| C44 | 355.00' | 026°32'13" | N10°24'05"W | 162.96' | 164.42' |



DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

OPEN SPACE:

LOT 901, BLOCK 1, CB 4370; LOT 901, BLOCK 3, CB 4370; AND LOT 901, BLOCK 7, CB 4370 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 902, BLOCK 3, CB 4370 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PRIVATE DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

SETBACK:

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

TREE NOTE: