



LOCATION MAP

LEGEND

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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, EGRESS, 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.

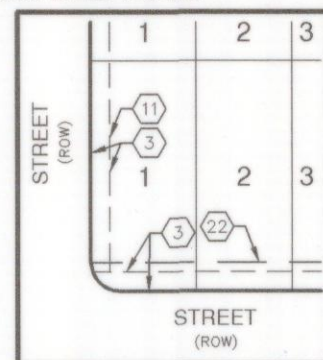
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

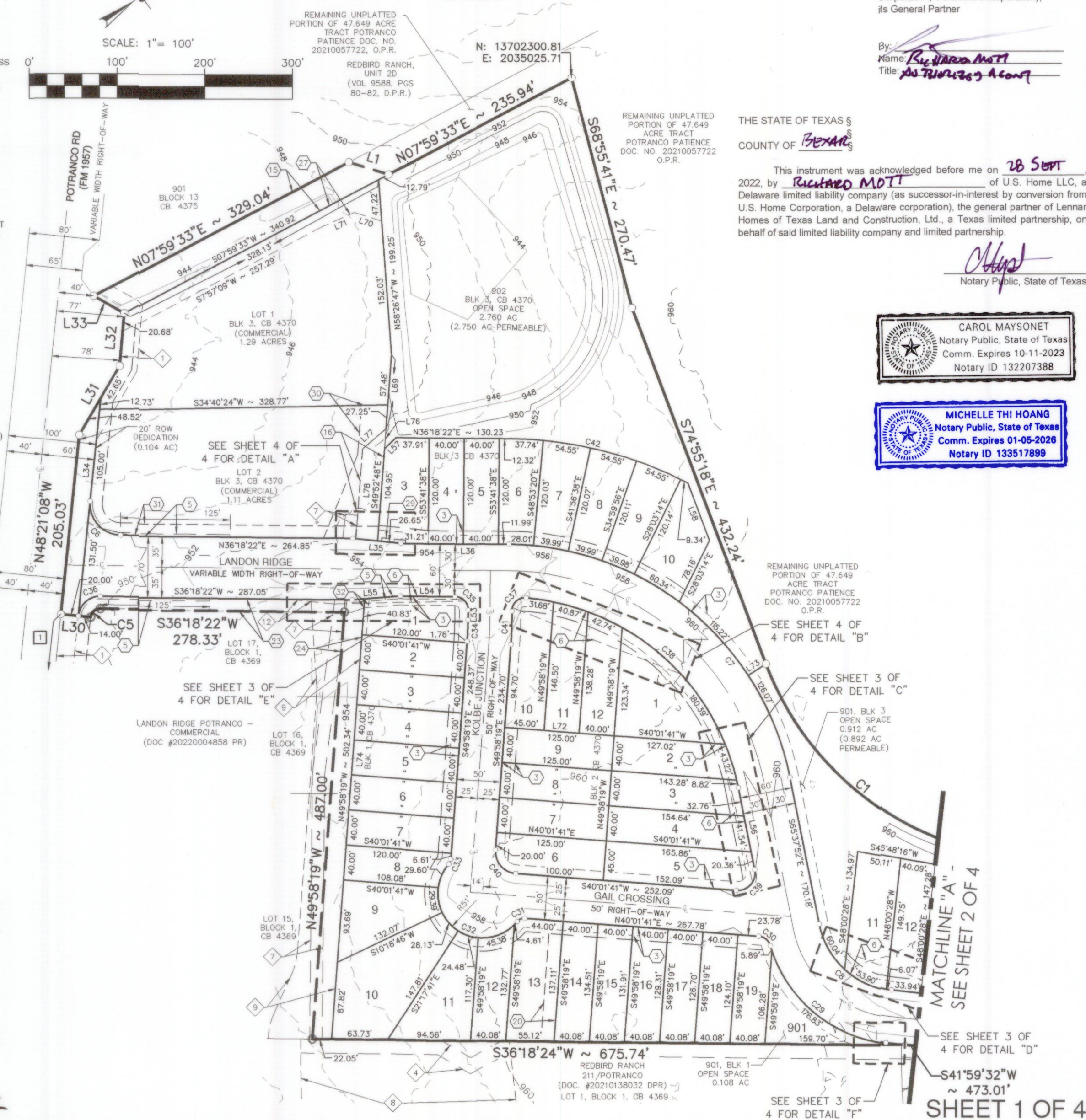
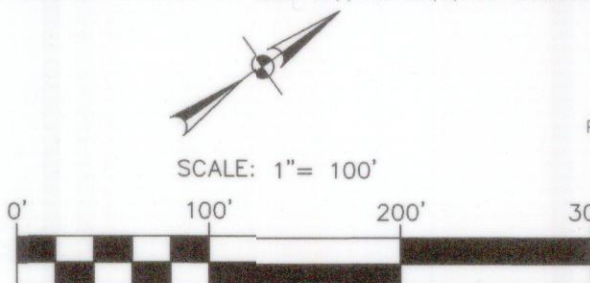
SAWS WASTEWATER EDU:

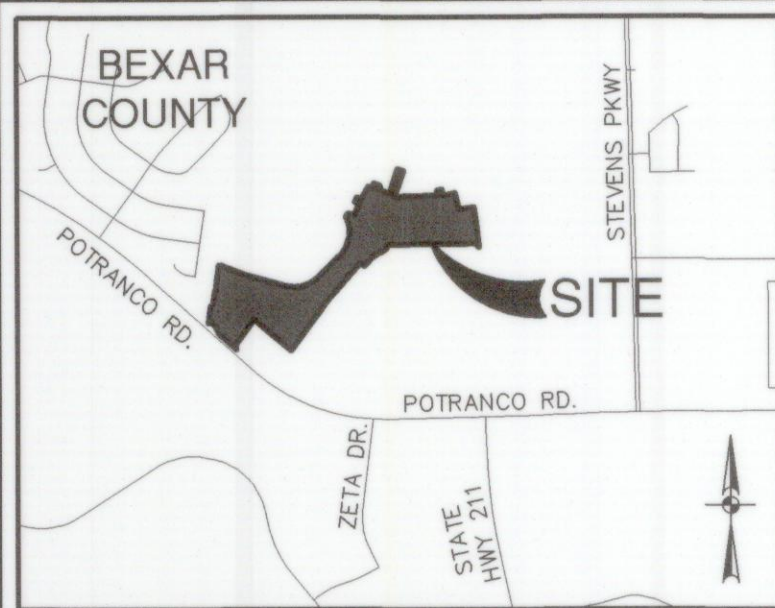
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE





LOCATION MAP
NOT-TO-SCALE

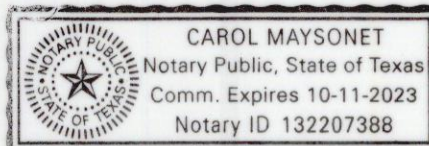
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.,
a Texas limited partnership

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: *20200319270 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

CPS/SAWS/COSA UTILITY:

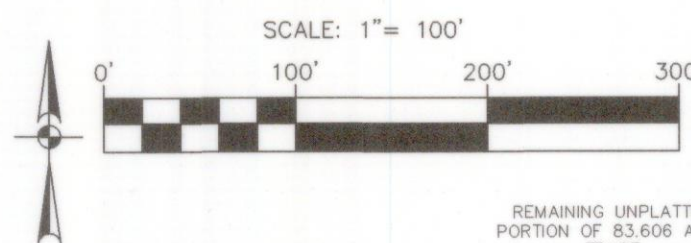
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SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM
(SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION
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THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR 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,
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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
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SAWS IMPACT FEE:

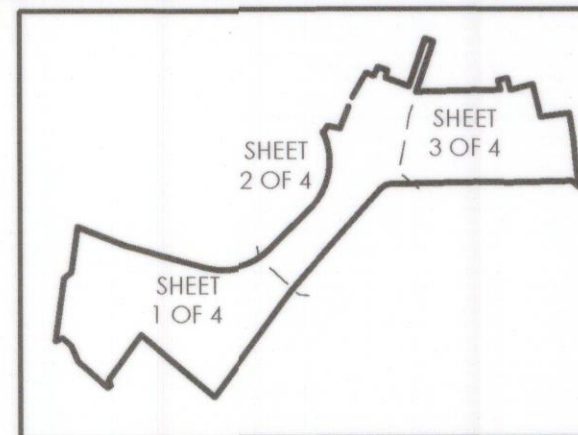
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF
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METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

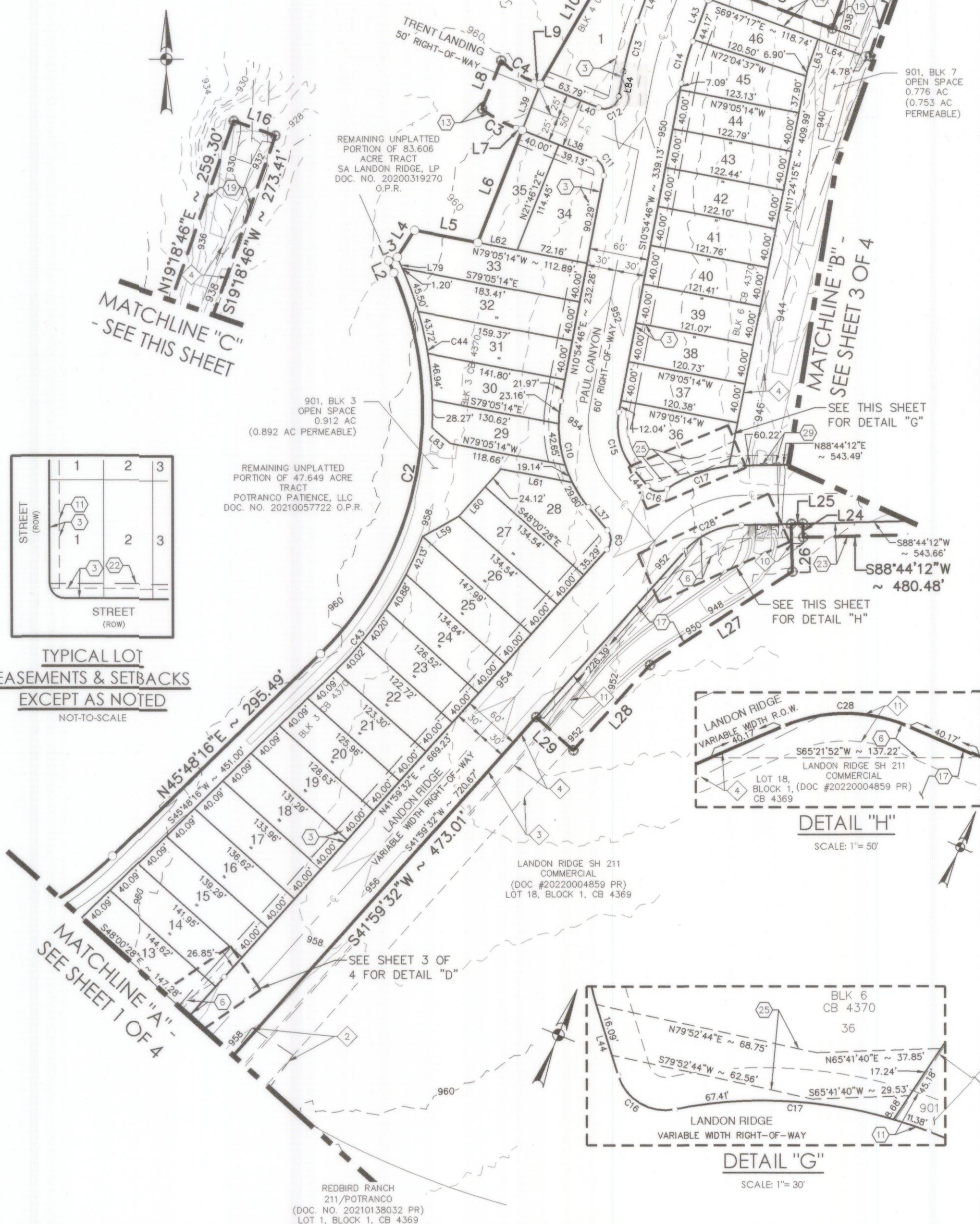


REMAINING UNPLATTED
PORTION OF 83.606 ACRE
TRACT
SA LONDON RIDGE, LP
DOC. NO. 20200319270
O.P.R.

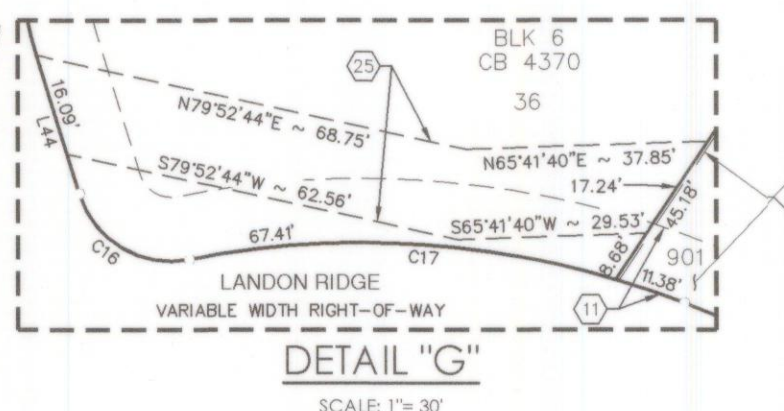
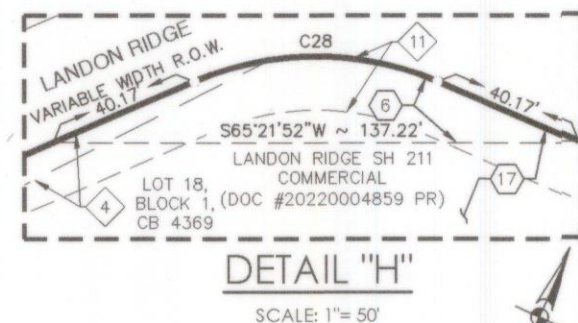


INDEX MAP

SCALE: 1"= 100'



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



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
38-46, 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.

**PAPE-DAWSON
ENGINEERS**

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

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. 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

STATE OF TEXAS
COUNTY OF BEXAR

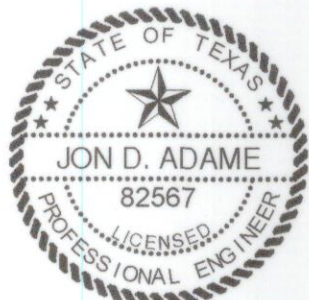
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN
THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE
BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE
UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE
SAN ANTONIO PLANNING COMMISSION.

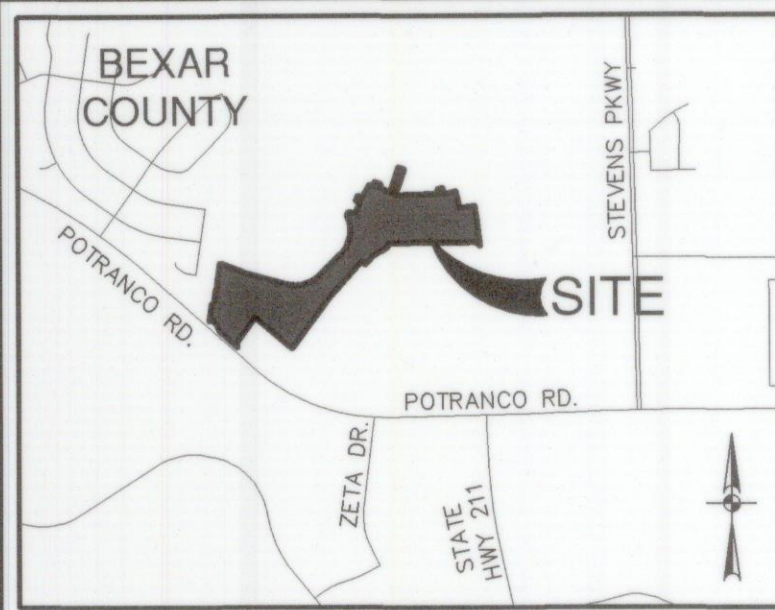
STATE OF TEXAS
COUNTY OF BEXAR

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.

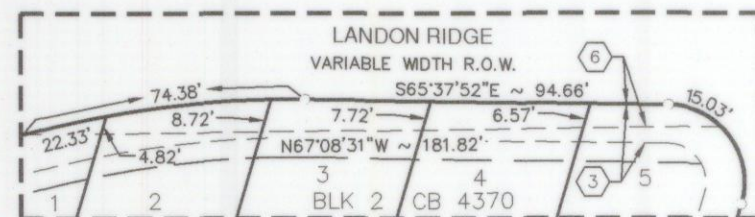
Jon D. Adame 10/6/22
LICENSED PROFESSIONAL ENGINEER

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

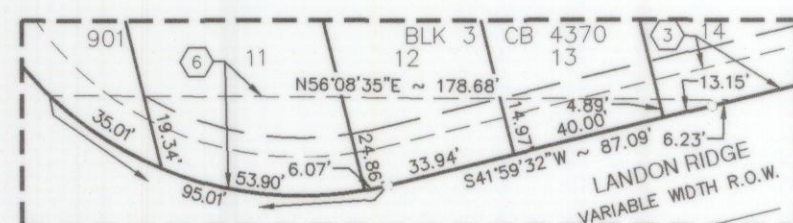




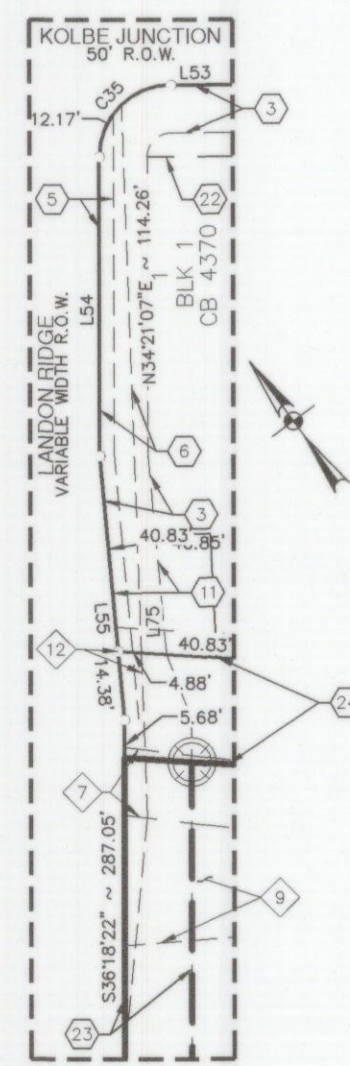
LOCATION MAP
NOT-TO-SCALE



DETAIL "C"
SCALE: 1"= 50'



DETAIL "D"
SCALE: 1"= 50'



DETAIL "E"
SCALE: 1"= 40'

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.

Jon D. Adame 10/6/22
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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

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

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

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

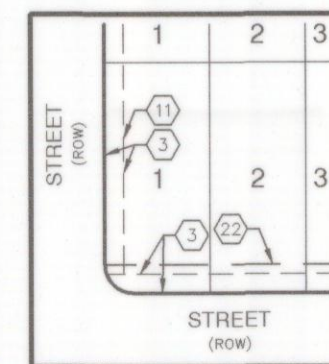
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

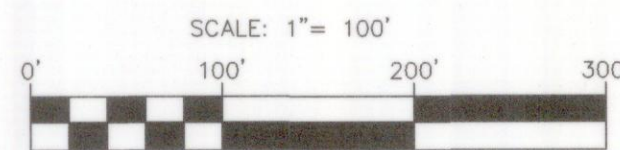
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

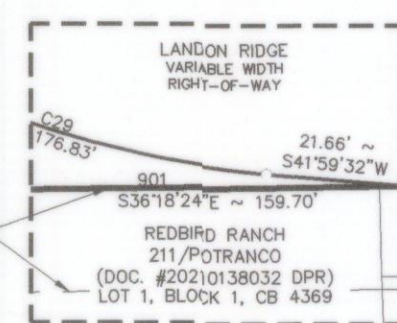
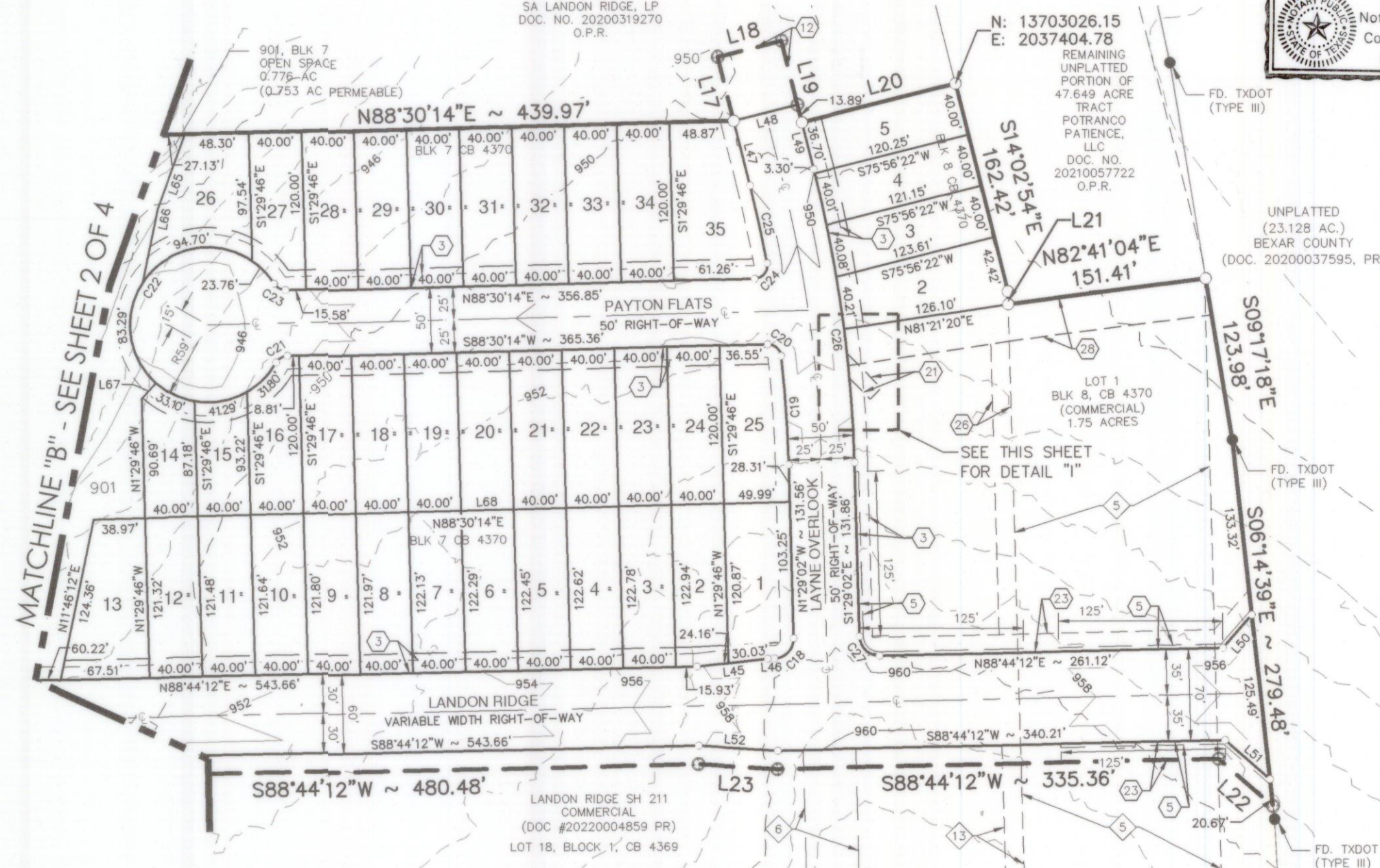


TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

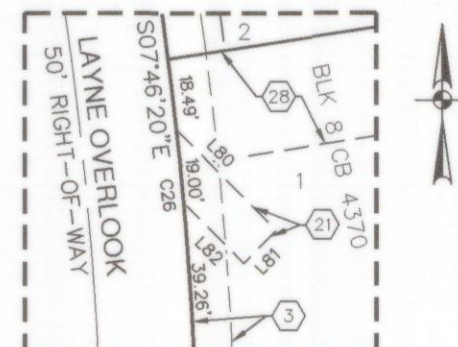


REMAINING UNPLATTED
PORTION OF 83.606 ACRE
TRACT
SA LONDON RIDGE, LP
DOC. NO. 20200319270
O.P.R.

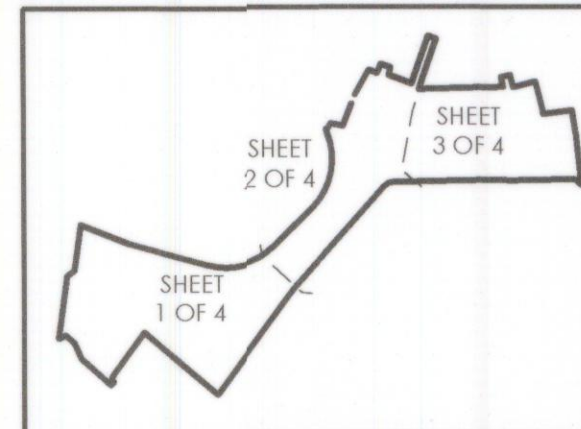
MATCHLINE "B" - SEE SHEET 2 OF 4



DETAIL "F"
SCALE: 1"= 30'



DETAIL "I"
SCALE: 1"= 50'



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

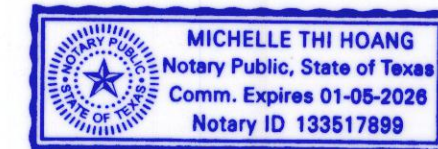
By: *Richard Mott*
Title: *Authorized Agent*

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 01-05-2026
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, 3.664 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 4368, 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
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

STATE OF TEXAS
COUNTY OF BEXAR

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 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. 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

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 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, LANDON RIDGE SH 211 COMMERCIAL RECORDED IN VOLUME 20002, PAGES 1427-1428 AND 0.351 ACRE OFFSITE EASEMENT LOCATED ON LANDON 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 MUSOUJZ SURVEY NO. 300 3/4, ABSTRACT 1149, COUNTY BLOCK 4368, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPL FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1028860

DATE OF PREPARATION: September 22, 2022

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: TOM YANTIS
SA LONDON RIDGE, LP
POTRANCO RAVINE, LLC
6812 WEST AVE., 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

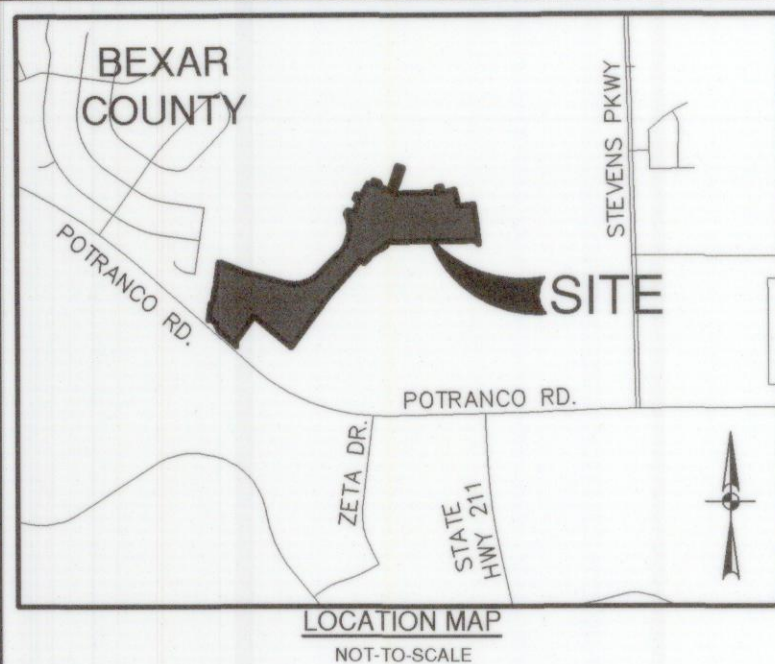
CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2613647) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 1; LOT 901, AND 902 BLOCK 3; AND LOT 901, BLOCK 7, CB 4370, 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE 09/29/2010. 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 A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH \pm IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DSK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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 EGRESS OVER THE EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH 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.

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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.

LINE TABLE			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'			

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 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:

- 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.
- 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'.
- 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.

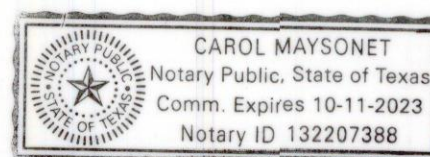
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership

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

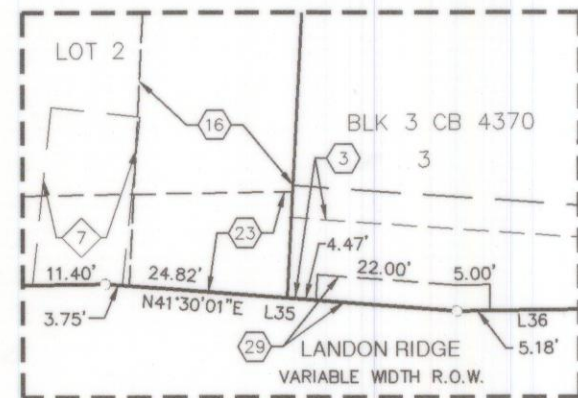
By: Richard Mott
Name: Richard Mott
Title: Authorized Agent

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.

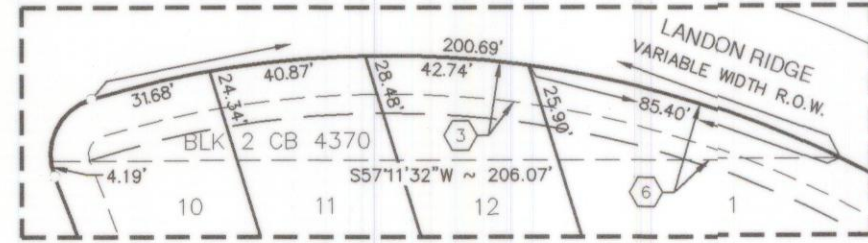


Notary Public, State of Texas



DETAIL "A"

SCALE: 1"= 30'



DETAIL "B"

SCALE: 1"= 50'

SHEET 4 OF 4

