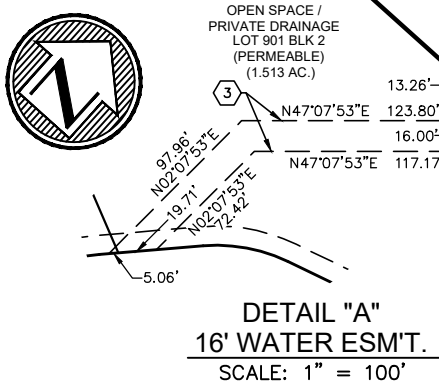
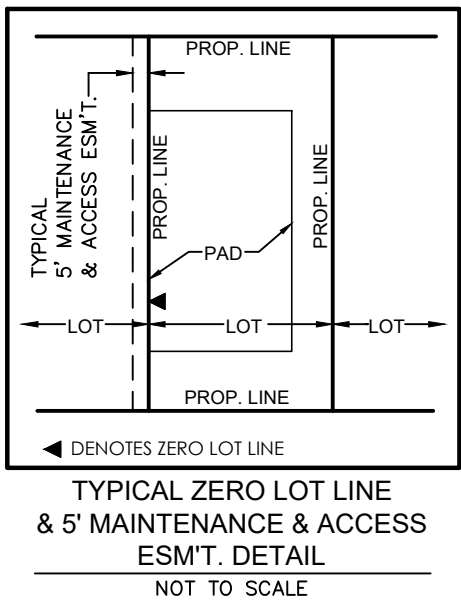


CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	23.03'	15.00'	14.48'	87°58'14"	20.83'
C2	325.06'	370.06'	173.85'	50°19'42"	314.71'
C3	31.86'	305.00'	15.94'	5°59'04"	31.84'
C4	45.32'	85.00'	23.21'	30°32'55"	44.78'
C5	33.45'	75.00'	17.01'	25°33'14"	33.17'
C6	60.33'	125.00'	30.77'	27°39'14"	59.75'
C7	17.28'	10.00'	11.71'	99°01'06"	15.21'
C8	13.57'	10.00'	8.06'	77°44'06"	12.55'
C9	44.76'	520.06'	22.40'	4°55'54"	44.75'
C10	67.09'	470.06'	33.60'	8°10'41"	67.04'
C11	34.99'	25.00'	21.04'	80°10'50"	32.20'
C12	18.23'	29.00'	9.43'	36°00'48"	17.93'
C13	135.48'	51.00'	206.14'	152°12'26"	99.01'
C14	18.23'	29.00'	9.43'	36°00'48"	17.93'
C15	17.42'	10.00'	11.88'	99°49'10"	15.30'
C16	13.99'	10.00'	8.42'	80°10'50"	12.88'
C17	15.22'	10.00'	9.52'	87°11'44"	13.79'
C18	16.20'	10.00'	10.50'	92°48'16"	14.48'
C19	15.65'	10.00'	9.94'	89°38'44"	14.10'
C20	15.77'	10.00'	10.06'	90°21'16"	14.19'
C21	53.59'	125.00'	27.22'	24°33'57"	53.18'
C22	32.16'	75.00'	16.33'	24°33'57"	31.91'
C23	12.71'	10.00'	7.37'	72°48'12"	11.87'
C24	18.71'	10.00'	13.56'	107°11'48"	16.10'



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 THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BRIAN A. CROWELL
LICENSED PROFESSIONAL ENGINEER NO. 82619

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: PAUL L. MYERS

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

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

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

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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.

SAWS DEDICATION
THE OWNER 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.

DRAINAGE EASEMENT ENCROACHMENTS
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT'S 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 TO OR 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.

EASEMENT KEYNOTES	
LINE	LENGTH BEARING
L1	19.83' S14°42'26"W
L2	145.00' S6°31'45"W
L3	203.00' S6°31'45"W

1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3	16' WATER EASEMENT
4	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6	8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
7	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
8	VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9519, PG. 105, DPR)
9	IRREVOCABLE VARIABLE - WIDTH INGRESS/EGRESS EASEMENT (VOL. 20001, PG. 1771, DPR)
10	VARIABLE - WIDTH WATER EASEMENT (VOL. 20001, PG. 1771, DPR)
11	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T (VOL. 9549, PG. 215, DPR)
12	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T (VOL. 9542, PG. 155, DPR)
13	8' GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T (VOL. 9542, PG. 155, DPR)
14	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T (VOL. 9542, PG. 155, DPR)
15	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T (VOL. 9542, PG. 155, DPR)
16	30' DRAINAGE EASEMENT (VOL. 9542, PG. 115, DPR)
17	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T (VOL. 9542, PG. 115, DPR)
18	30' DRAINAGE EASEMENT (VOL. 7741, PG. 843, OPR)

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, PARK AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP DATED 4/80/2002/2006, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE SAVE AREA NOTE:
LOT 901, BLOCK 5, NCB 18231 (0.999 AC.) IS DESIGNATED AS TREE SAVE AREAS.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

PRIVATE STREET DESIGNATION:
LOT 999, BLOCK 1, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS & SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION POND NOTE:
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 (FLO) 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.

ROW	RIGHT-OF-WAY
VAR	VARIABLE WIDTH
NVAE	NON-VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
CL	STREET CENTERLINE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
AC	ACRE(S)
BLK	BLOCK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
NCB	NEW CITY BLOCK
DED	DEDICATION
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
VOL	VOLUME
PG	PAGE(S)
---	EXISTING CONTOURS
[---]	FINISHED CONTOURS
FF=541.7	MINIMUM FINISHED FLOOR ELEVATION

LEGEND

ROW	RIGHT-OF-WAY
VAR	VARIABLE WIDTH
NVAE	NON-VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
CL	STREET CENTERLINE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
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[---]	FINISHED CONTOURS
FF=541.7	MINIMUM FINISHED FLOOR ELEVATION

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

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

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

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

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

OPEN SPACE:
LOT 901 BLOCK 2, NCB 18231 IS DESIGNATED AS OPEN SPACE AND DRAINAGE. LOT 901 BLOCK 1, LOT 902, BLOCK 2 AND LOT 901 BLOCK 3, LOT 901 BLOCK 4, LOT 901, BLOCK 5 ARE DESIGNATED AS OPEN SPACE, LOT 902, BLOCK 5 DESIGNATED AS PARK, ALL NCB 18231.

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 TOTAL OF ONE (1) ACCESS POINT ALONG STATE HIGHWAY 16 (BANDERA ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 217.97'.

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.

ZERO LOT LINE:
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MEALS★MYERS
ENGINEERING & SURVEYING LLC

10906 LAUREATE DRIVE, SUITE 101
SAN ANTONIO, TX 78249
(210)236-7382



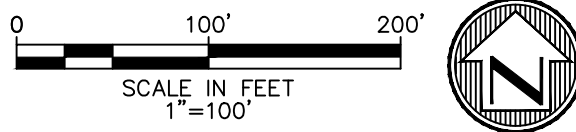
SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83 (2011) EPOCH: 2010 TEXAS SOUTH CENTRAL ZONE 4204.
- DISTANCES SHOWN HEREON ARE SURFACE AND COORDINATES SHOWN HEREON ARE GRID.
- SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED, "MMES RPLS 6490" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.

PLAT NO. 22-11800109

SUBDIVISION PLAT OF ROSEMONT HILL P.U.D.

BEING A 13.136 ACRE TRACT OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE JOSE ALEMEDA SURVEY NO. 81, ABSTRACT 26, NEW CITY BLOCK 15664, AND BEING OUT OF A 16.969 ACRE TRACT CONVEYED UNTO PETRO-STEEL DEVELOPMENT CORPORATION BY WARRANTY DEED EXECUTED MAY 4, 1987 AND RECORDED IN VOLUME 4210, PAGE 1226, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DATE OF PREPARATION: February 21, 2023
CDS MUERY JOB 121089.00

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 ROSEHAVEN HOMES, LLC
PATRICK FLANAGIN, CONTROLLER
4007 MCCULLOUGH AVE, SUITE 231
SAN ANTONIO, TX 78212

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK FLANAGIN 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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSEMONT HILL P.U.D. 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

82 RESIDENTIAL LOTS

SHEET 1 OF 1