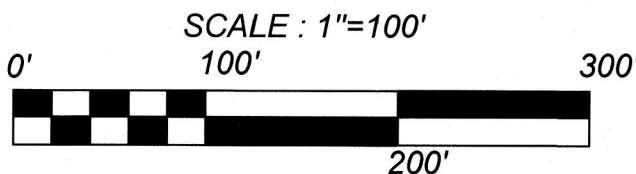


SUBDIVISION PLAT ESTABLISHING
GREENSFIELD SUBDIVISION

A TOTAL OF 25.79 ACRES OF LAND SITUATED IN THE J.W. LINSLEY SURVEY NUMBER 98, ABSTRACT 738, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT 7.42 ACRE TRACT OF LAND AND ALL OF THAT 18.37 ACRE TRACT OF LAND BOTH AS CONVEYED TO AG EHC II (LEN) MULTI STATE 2, L.L.C. AND RECORDED IN DOCUMENT NUMBER 20220091586 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, INCLUDING A 0.2540 OF AN ACRE AND A 1.078 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO.



KFW
ENGINEERS + SURVEYING

3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

STATE OF TEXAS
COUNTY OF BEXAR

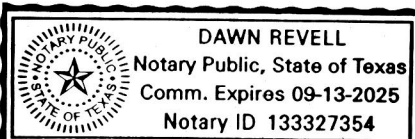
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 2nd DAY OF May A.D. 2023
Dawn Revell
NOTARY PUBLIC BEXAR COUNTY, TEXAS

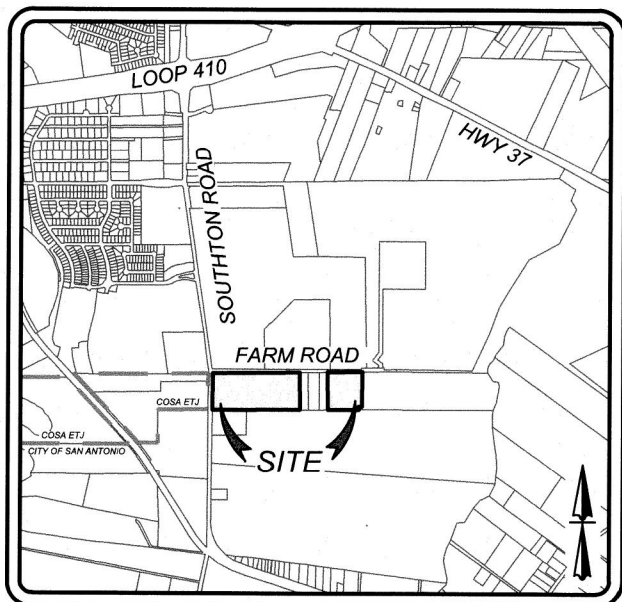


THIS PLAT OF GREENSFIELD SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
N.T.S.

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJUTANT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

FINISHED FLOOR ELEVATION:

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

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURAL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(d)(5)).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38901615) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(n).

OPEN SPACE NOTE:

LOTS 901, & 902 BLOCK 3 & LOT 901 BLOCK 4 ARE DESIGNATED AS DRAINAGE EASEMENTS AND OPEN SPACE LOTS. LOTS 901 BLOCK 7, 901, 902, & 903 BLOCK 1, LOT 902 BLOCK 4 ARE DESIGNATED AS OPEN SPACE LOTS.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902 & 903 BLOCK 1, LOTS 901, & 902 BLOCK 3, LOTS 901, & 902 BLOCK 4, LOT 901 BLOCK 7, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE SAVE AREA NOTE:

LOT 901 & LOT 903 BLOCK 3, NCB 19250 ARE DESIGNATED AS TREE SAVE AREAS.

TCI DETENTION & MAINTENANCE 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.

SAWS IMPACT FEE PAYMENT NOTE:

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

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

SAWS DEDICATION NOTE:

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 NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 2 OF 2 FOR
CURVE TABLE

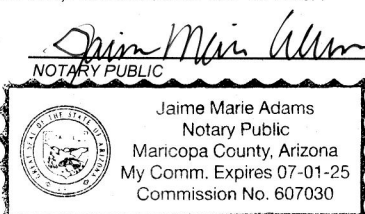
KEY NOTES

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2. 20' RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.254 AC.)
3. VARIABLE WIDTH RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO (1.078 AC.)
4. VARIABLE WIDTH PRIVATE UTILITY AND DRAINAGE EASEMENT AND OPEN SPACE (PERMEABLE)
5. 20' PUBLIC DRAINAGE EASEMENT (PERMEABLE)
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7. 17' E.G.T.V. AND PRIVATE DRAINAGE EASEMENT
8. 14' E.G.T.V. AND PUBLIC DRAINAGE EASEMENT

1. 30' PIPELINE EASEMENT MUSTAR LOGISTICS, L.P. (VOL. 15394, PG. 2091, O.P.R.)
2. 30' PIPELINE EASEMENT MUSTAR LOGISTICS, L.P. (VOL. 15394, PG. 2091, O.P.R.)

STATE OF ARIZONA } BY: STEVEN S. BENSON, ITS MANAGER
COUNTY OF MARICOPA }

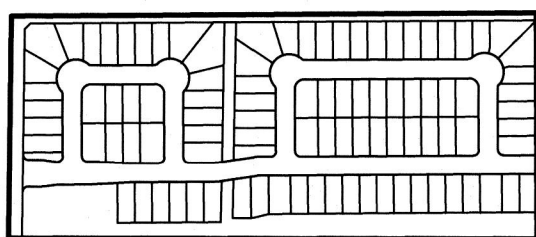
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF May, 2023, BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY. THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.



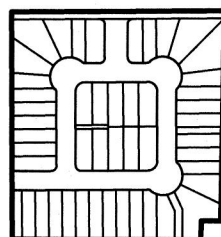
LEGEND

- F.I.R. = FOUND 1/2" IRON ROD "BAIN MEDINA BAIN" (BMB)
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- # = PROPOSED EASEMENT
- # = EXISTING EASEMENT
- FF = 527.8 = MINIMUM FINISHED FLOOR ELEVATION
- 97.2 — = PROPOSED CONTOURS
- 97.0 — = EXISTING MAJOR CONTOURS
- 96.8 — = EXISTING MINOR CONTOURS
- C — = CENTERLINE OF ROAD
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PAGE 2



INDEX MAP
NTS



PAGE 1

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48028C0095F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 128)

STATE OF TEXAS
COUNTY OF BEXAR

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

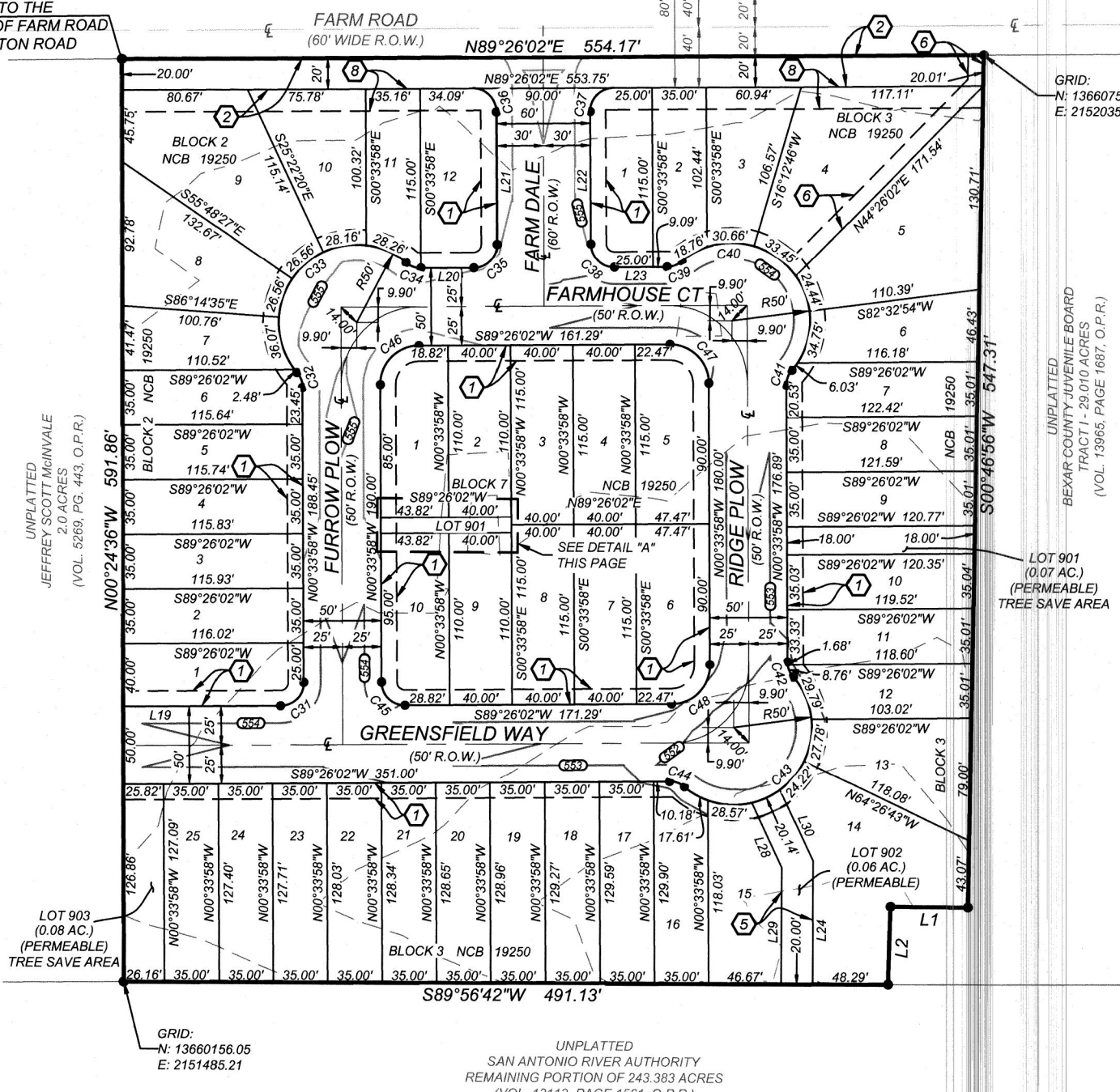
TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

8 MAY 23
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LINE	LENGTH	BEARING
L1	50.03'	N89°36'03"W
L2	49.95'	S1°27'31"W
L3	16.40'	S12°23'06"W
L4	15.58'	S76°12'19"W
L5	34.07'	S89°20'15"W
L6	38.10'	N83°07'18"W
L7	65.88'	N89°20'15"E
L8	90.82'	N81°08'09"E
L9	24.21'	S89°20'16"W
L10	85.06'	N89°20'15"E
L11	90.80'	N81°08'09"E
L12	100.12'	N86°28'31"E
L13	91.97'	N89°20'15"E
L14	38.10'	N81°47'49"E
L15	35.92'	N89°20'15"E
L16	75.72'	N89°20'15"E
L17	100.12'	S87°48'00"E
L18	10.00'	N89°20'15"E
L19	101.31'	S89°26'02"W
L20	34.09'	S89°26'02"W
L21	85.00'	S0°33'58"E
L22	85.00'	N0°33'58"W
L23	34.09'	S89°26'02"W
L24	79.33'	S0°03'18"E
L25	21.41'	S44°52'04"W
L26	46.84'	S89°20'15"W
L27	46.10'	S76°48'39"W
L28	46.13'	N25°09'35"W
L29	74.88'	S0°03'18"E
L30	50.58'	N25°09'35"W

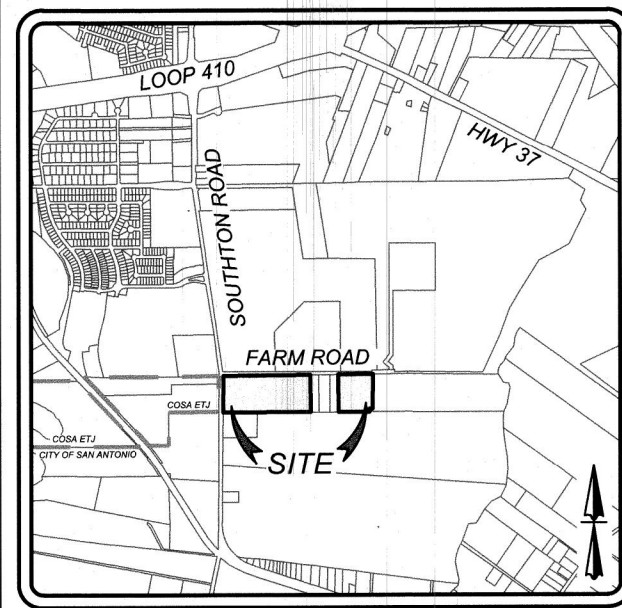


GRID:
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E: 2152035.02

UNPLATTED
BEXAR COUNTY JUVENILE BOARD
TRACT 1 - 39.010 ACRES
(VOL. 13965, PAGE 1887, O.P.R.)

GRID:
N: 13660156.05
E: 2151485.21

UNPLATTED
SAN ANTONIO RIVER AUTHORITY
REMAINING PORTION OF 243.383 ACRES
(VOL. 13113, PAGE 1561, O.P.R.)



LOCATION MAP
N.T.S.

KEY NOTES

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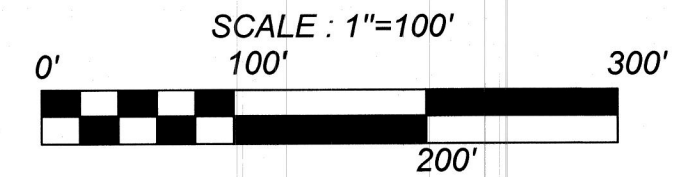
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CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	23.84'	15.00'	15.28'	91°03'37"	21.41'
C2	25.54'	15.00'	17.12'	97°32'26"	22.56'
C3	10.43'	15.00'	5.44'	39°51'13"	10.22'
C4	148.10'	50.00'	555.16'	169°42'26"	99.60'
C5	10.43'	15.00'	5.44'	39°51'13"	10.22'
C6	10.43'	15.00'	5.44'	39°51'13"	10.22'
C7	148.10'	50.00'	555.16'	169°42'26"	99.60'
C8	10.43'	15.00'	5.44'	39°51'13"	10.22'
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'
C10	10.74'	75.00'	5.38'	8°12'06"	10.73'
C11	17.89'	125.00'	8.96'	8°12'06"	17.88'
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'
C13	10.43'	15.00'	5.44'	39°51'13"	10.22'
C14	148.10'	50.00'	555.16'	169°42'26"	99.60'
C15	10.43'	15.00'	5.44'	39°51'13"	10.22'
C16	10.43'	15.00'	5.44'	39°51'13"	10.22'
C17	148.10'	50.00'	555.16'	169°42'26"	99.60'
C18	10.43'	15.00'	5.44'	39°51'13"	10.22'
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'
C20	10.74'	75.00'	5.38'	8°12'06"	10.73'
C21	17.89'	125.00'	8.96'	8°12'06"	17.88'
C22	23.28'	15.00'	14.72'	88°56'23"	21.02'
C23	39.27'	25.00'	25.00'	90°00'00"	35.36'
C24	39.27'	25.00'	25.00'	90°00'00"	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'
C27	39.27'	25.00'	25.00'	90°00'00"	35.36'
C28	39.27'	25.00'	25.00'	90°00'00"	35.36'
C29	23.56'	15.00'	15.00'	90°00'00"	21.21'
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'
C31	23.56'	15.00'	15.00'	90°00'00"	21.21'
C32	10.43'	15.00'	5.44'	39°51'13"	10.22'
C33	148.10'	50.00'	555.16'	169°42'26"	99.60'
C34	10.43'	15.00'	5.44'	39°51'13"	10.22'
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'
C39	10.43'	15.00'	5.44'	39°51'13"	10.22'
C40	148.10'	50.00'	555.16'	169°42'26"	99.60'
C41	10.43'	15.00'	5.44'	39°51'13"	10.22'
C42	10.43'	15.00'	5.44'	39°51'13"	10.22'
C43	148.10'	50.00'	555.16'	169°42'26"	99.60'
C44	10.43'	15.00'	5.44'	39°51'13"	10.22'
C45	23.56'	15.00'	15.00'	90°00'00"	21.21'
C46	39.27'	25.00'	25.00'	90°00'00"	35.36'
C47	39.27'	25.00'	25.00'	90°00'00"	35.36'
C48	39.27'	25.00'	25.00'	90°00'00"	35.36'

REFER TO PAGE 1 OF 2 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 2 FOR
LINE TABLE



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

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

STATE OF TEXAS
COUNTY OF BEXAR

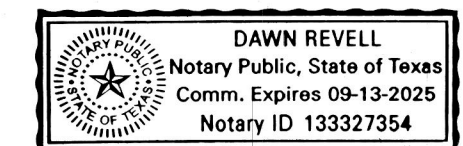
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

AUTHORIZED AGENT
RICHARD MOTT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
(210) 403-6200

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 2nd DAY OF May A.D. 2023
Sam Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF GREENSFIELD SUBDIVISION 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

STATE OF TEXAS
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PACESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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" FOR THE PURPOSE OF INSTALLING, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
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.

IMPACT FEE PAYMENT DUE:
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.

WASTE WATER EDU NOTE:
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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 608 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.

STATE OF ARIZONA
COUNTY OF MARICOPA

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

EXECUTED THIS 1 DAY OF May 2023

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

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

STATE OF ARIZONA) BY: STEVEN S. BENSON, ITS MANAGER
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF May 2023 BY STEVEN S. BENSON, THE MANAGER OF AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

PAGE 2 OF 2

DRAWN BY:

Date: May 02, 2023, 2:11pm User ID: LMartinez
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