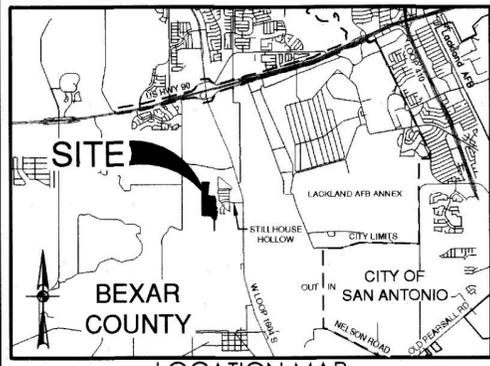


PLAT NO. 20-11800589 REPLAT & SUBDIVISION PLAT ESTABLISHING WESTLAKES UNIT 6

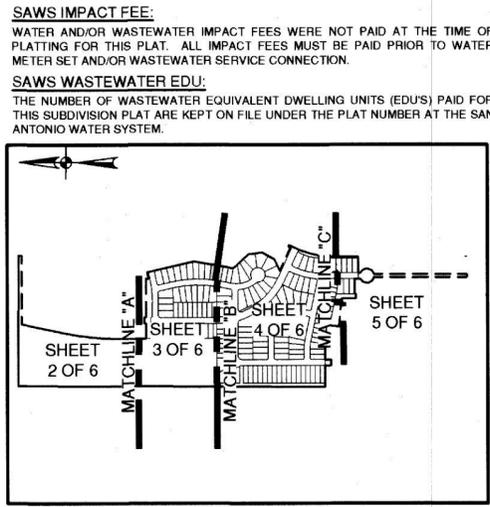


LOCATION MAP NOT-TO-SCALE

LEGEND table with symbols for AC, BLK, DOC, ESMT, GETCTV, PR, INT, OPR, contours, and easements.

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 10' GETCTV ESMT; 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE); VAR WID CLEAR VISION ESMT; 20' BUILDING SETBACK LINE; 10' BUILDING SETBACK LINE AND 10' GETCTV ESMT; 10' GETCTV ESMT (0.051 AC OFF-LOT); TURNAROUND, DRAINAGE, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.269 AC TOTAL OFF-LOT); VAR WID DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.521 AC TOTAL OFF-LOT); 50'x50' DRAINAGE, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.114 AC TOTAL OFF-LOT); 28' GETCTV ESMT; VAR WID DRAINAGE ESMT (0.999 AC OFF-LOT); 5' WATER ESMT; 28' ELECTRIC ESMT (0.367 AC OFF-LOT); UNPLATTED PULTE HOMES OF TEXAS, L.P. HDC WESTLAKES, LLC 4.400 ACRES (VOL. 19028, PGS 1060-1094 OPR); UNPLATTED A REMAINING PORTION OF 61.581 AC PULTE HOMES OF TEXAS, L.P. & HDC WESTLAKES, LLC (DOC# 20200059145 OPR); UNPLATTED A REMAINING PORTION OF 10.531 AC HDC WESTLAKES, LLC. (DOC# 20210222738 OPR)

CPS/SAWS/COSA UTILITY: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... 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.

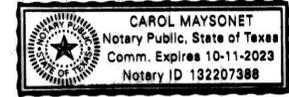


INDEX MAP SCALE: 1"= 1000'

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: PAUL POWELL HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL 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 15 DAY OF Sept A.D. 2021



BEING A TOTAL OF 50.450 ACRES, ESTABLISHING LOTS 14-37, 902, 903, AND 904, BLOCK 9, LOTS 1-11, BLOCK 24, LOTS 1-27, BLOCK 22, LOTS 1-15, BLOCK 23, LOTS 1-11, 901, BLOCK 24, LOTS 1-19, BLOCK 26, AND LOTS 5-43, 901-903, BLOCK 26, AND A 7.333 ACRE PUBLIC RIGHT-OF-WAY, AND 0.854 ACRES OF OFF-LOT EASEMENTS, COMPOSED OF 33.367 ACRES OUT OF THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OF THAT 2.005 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210222746, 13.723 ACRES OUT OF THE 24.254 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059146, 0.823 OF AN ACRE TRACT LOCATED ON A 10.531 ACRE TRACT RECORDED IN DOCUMENT NO. 20210222738 AND 0.480 OF AN ACRE TRACT LOCATED ON A 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059144, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.051 ACRE OF OFF-SITE EASEMENT LOCATED ON LOT 13, BLOCK 9, WESTLAKES COLLECTOR PHASE 3, RECORDED IN VOLUME 20002, PAGES 385-387, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 824, ABSTRACT 544, COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TRPE FIRM REGISTRATION #470 | TRPLS FIRM REGISTRATION #10208900 DATE OF PREPARATION: September 14, 2021

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: FELIPE GONZALEZ PULTE HOMES OF TEXAS L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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 11 DAY OF September A.D. 2021



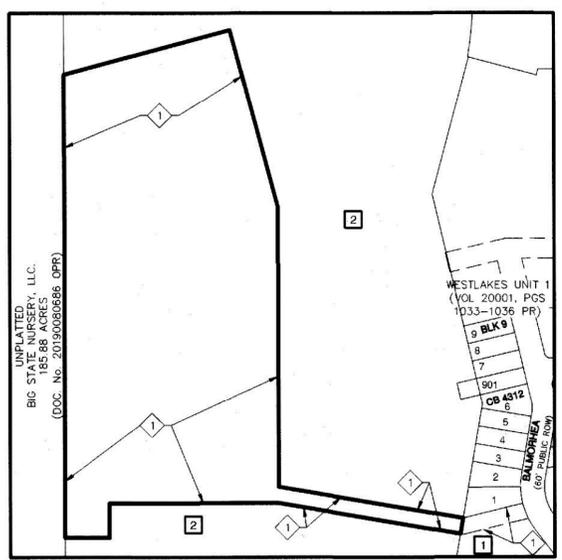
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 6, 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, DOBS 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



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1"= 300'

14.06 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT OF THE WESTLAKES UNIT 1 PLAT RECORDED IN VOLUME 20001, PAGES 1033-1036, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTLAKES UNIT 1 WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 1033-1036, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: FELIPE GONZALEZ PULTE HOMES OF TEXAS L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF September A.D. 2021



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 1/7/25

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 6 OF 6 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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.

LICENSED PROFESSIONAL ENGINEER

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 20-11800589 REPLAT & SUBDIVISION PLAT ESTABLISHING WESTLAKES UNIT 6

BEING A TOTAL OF 50.450 ACRES, ESTABLISHING LOTS 14-37, 902, 903, AND 904, BLOCK 9, LOTS 1-11, BLOCK 24, LOTS 1-27, BLOCK 22, LOTS 1-15, BLOCK 23, LOTS 1-11, 901, BLOCK 24, LOTS 1-19, BLOCK 25, AND LOTS 5-43, 901-903, BLOCK 26, AND A 7.333 ACRE PUBLIC RIGHT-OF-WAY, AND 0.854 ACRES OF OFF-LOT EASEMENTS, COMPOSED OF 33.367 ACRES OUT OF THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OF THAT 2.005 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210222746, 13.723 ACRES OUT OF THE 24.254 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059146, 0.823 OF AN ACRE TRACT LOCATED ON A 10.531 ACRE TRACT RECORDED IN DOCUMENT NO. 20210222746 AND 0.480 OF AN ACRE TRACT LOCATED ON A 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059144, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.051 ACRE OF OFF-SITE EASEMENT LOCATED ON LOT 13, BLOCK 9, WESTLAKES COLLECTOR PHASE 3, RECORDED IN VOLUME 20002, PAGES 385-387, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TRPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028000
DATE OF PREPARATION: September 14, 2021

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: FELIPE GONZALEZ
PULTE HOMES OF TEXAS L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I L.L.C. ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1965

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ, 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 17 DAY OF September, A.D. 2021.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

THIS PLAT OF WESTLAKES UNIT 6, 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

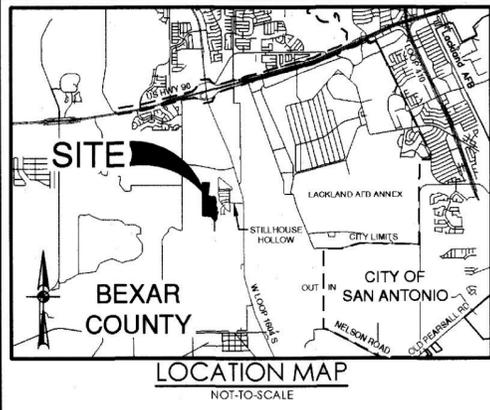
BY: _____ SECRETARY

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 RIGHT-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," "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.

STATE OF TEXAS
COUNTY OF BEXAR

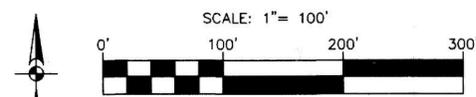
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: PAUL POWELL
HDC WESTLAKES, LLC
45 NE LOOP 410, STE. 225
SAN ANTONIO, TEXAS 78216
(210) 836-6784

STATE OF TEXAS
COUNTY OF BEXAR

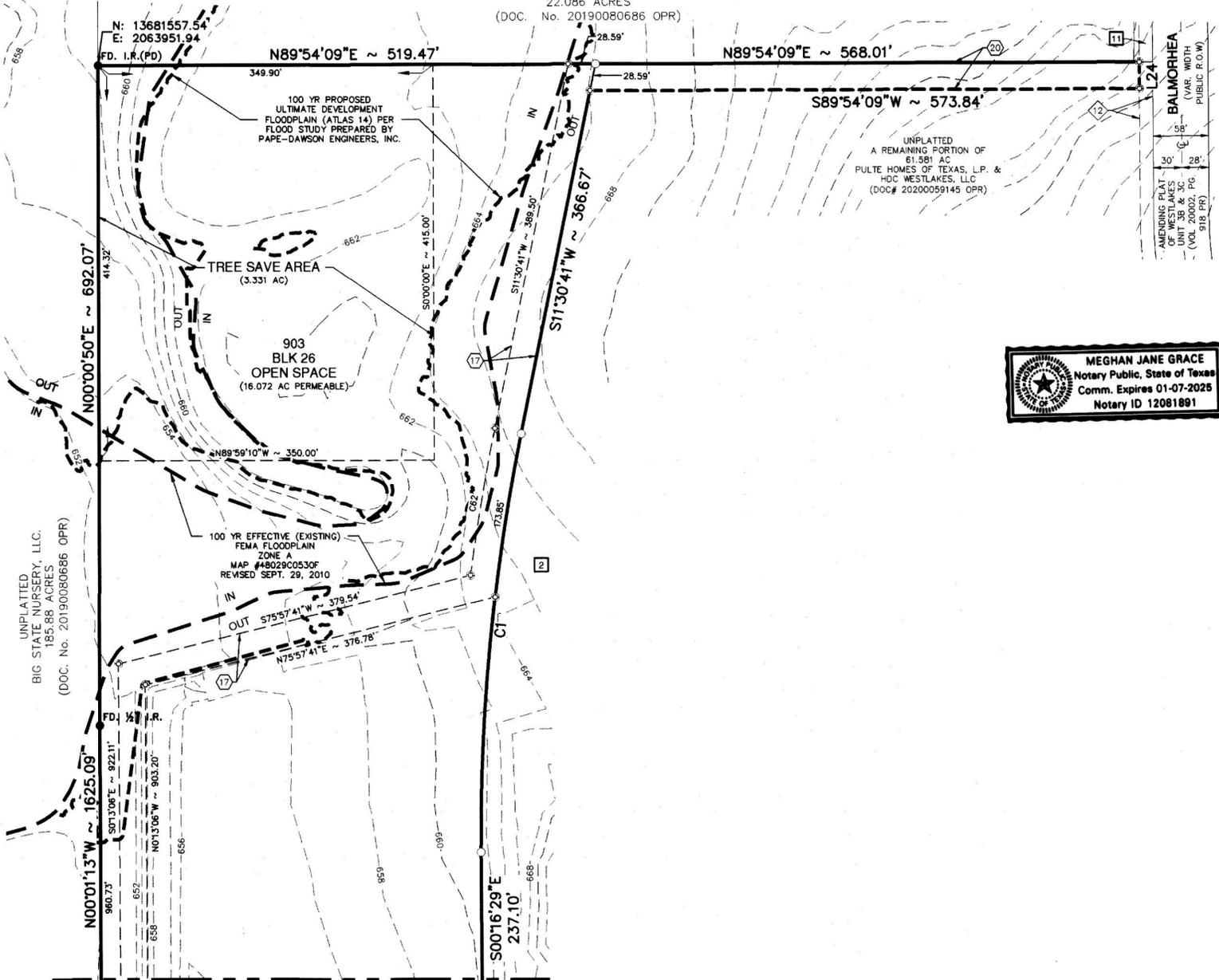
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF Sept, A.D. 2021.

Notary Public, BEXAR COUNTY, TEXAS



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

UNPLATTED
BIG STATE NURSERY, LLC.
22.086 ACRES
(DOC. No. 20190080686 OPR)



UNPLATTED
BIG STATE NURSERY, LLC.
185.88 ACRES
(DOC. No. 20190080686 OPR)

MATCHLINE "A" - SEE SHEET 3 OF 6

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.

LICENSED PROFESSIONAL ENGINEER

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:
FOR CURVE TABLE AND
LINE TABLE, SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

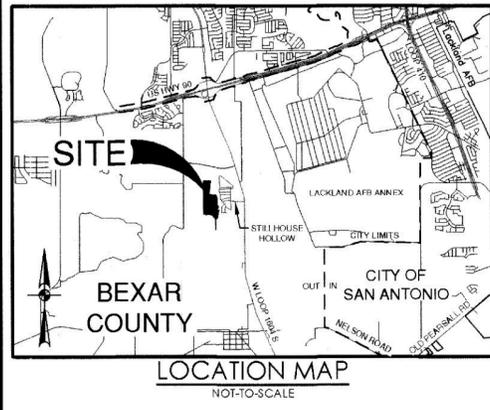
SHEET 2 OF 6

WESTLAKES UNIT 6
Civil Job No. 11348-14; Survey Job No. 11348-00

PLAT NO. 20-11800589

REPLAT & SUBDIVISION PLAT

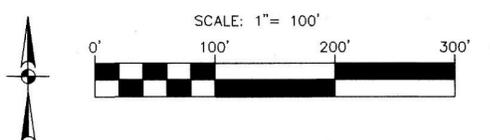
ESTABLISHING WESTLAKES UNIT 6



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, 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.



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: PAUL POWELL
HDC WESTLAKES, LLC
45 NE LOOP 410, STE. 225
SAN ANTONIO, TEXAS 78216
(210) 838-6784

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, 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 15 DAY OF SEPTEMBER, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TRPE FIRM REGISTRATION #470 | TRPLS FIRM REGISTRATION #10208900
DATE OF PREPARATION: September 14, 2021

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: FELIPE GONZALEZ
FELIPE GONZALEZ
PULTE HOMES OF TEXAS L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ, 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 17 DAY OF SEPTEMBER, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Meghan Jane Grace

THIS PLAT OF WESTLAKES UNIT 6, 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

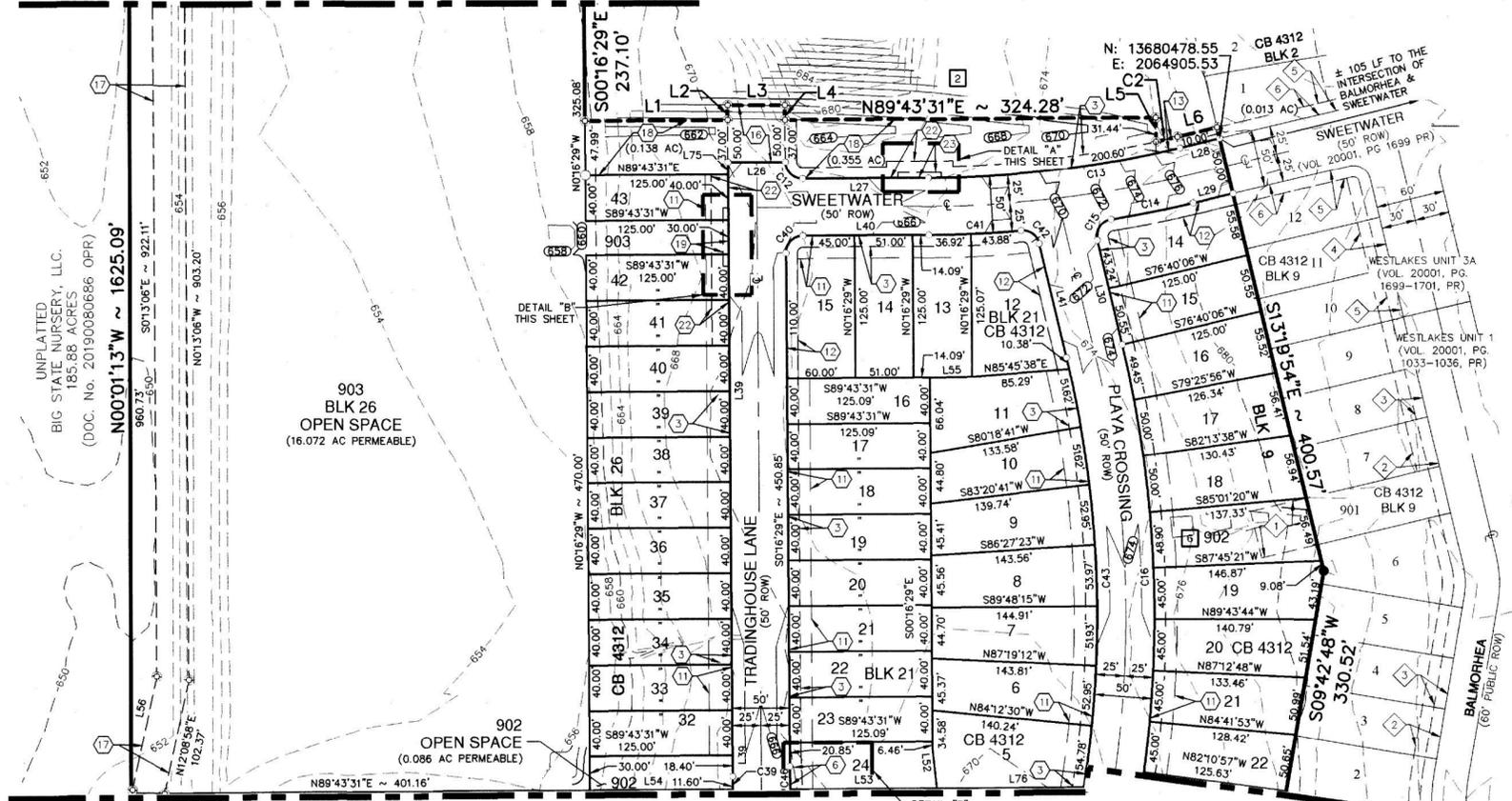
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID 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__

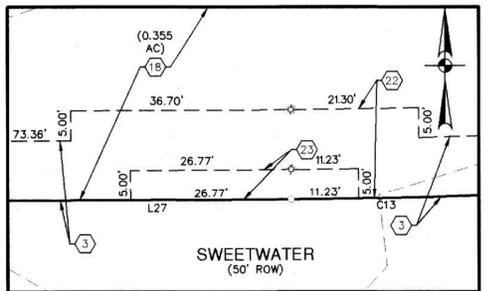
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

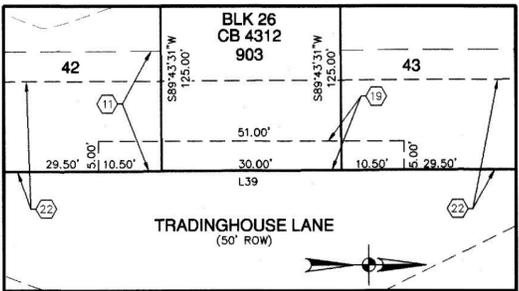
MATCHLINE "A" - SEE SHEET 2 OF 6



MATCHLINE "B" - SEE SHEET 4 OF 6



DETAIL "A"
SCALE: 1" = 20'
SEE THIS SHEET



DETAIL "B"
SCALE: 1" = 20'
SEE THIS SHEET

NOTE:
FOR CURVE TABLE AND
LINE TABLE. SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 6



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.

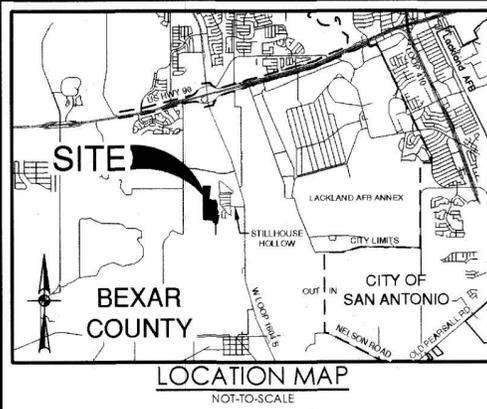
LICENSED PROFESSIONAL ENGINEER



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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

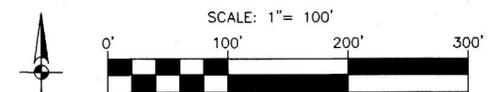
REGISTERED PROFESSIONAL LAND SURVEYOR



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 PLAN AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND "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 PLAN 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.



STATE OF TEXAS
 COUNTY OF BEXAR

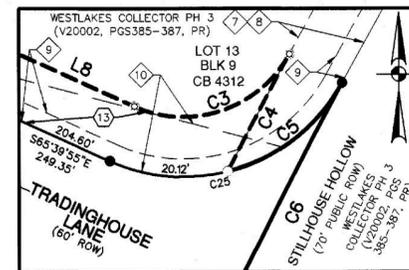
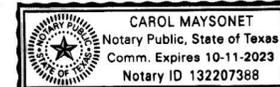
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: PAUL POWELL
 HDC WESTLAKES, LLC
 45 NE LOOP 410, STE. 225
 SAN ANTONIO, TEXAS 78216
 (210) 838-6784

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, 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 15 DAY OF SEPTEMBER, A.D. 2021.

Carol Maysonet
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



DETAIL "C"
 SCALE: 1" = 20'
 SEE THIS SHEET



PLAT NO. 20-11800589
REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTLAKES UNIT 6

BEING A TOTAL OF 50.450 ACRES, ESTABLISHING LOTS 14-37, 902, 903, AND 904, BLOCK 9, LOTS 1-11, BLOCK 24, LOTS 1-27, BLOCK 22, LOTS 1-15, BLOCK 23, LOTS 1-11, 901, BLOCK 24, LOTS 1-19, BLOCK 25, AND LOTS 5-43, 901-903, BLOCK 26, AND A 7.333 ACRE PUBLIC RIGHT-OF-WAY, AND 0.854 ACRES OF OFF-LOT EASEMENTS, COMPOSED OF 33.367 ACRES OUT OF THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OF THAT 2.005 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210222746, 13.723 ACRES OUT OF THE 24.254 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059146, 0.823 OF AN ACRE TRACT LOCATED ON A 10.531 ACRE TRACT RECORDED IN DOCUMENT NO. 20210222738 AND 0.480 OF AN ACRE TRACT LOCATED ON A 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059144, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.051 ACRE OF OFF-SITE EASEMENT LOCATED ON LOT 13, BLOCK 9, WESTLAKES COLLECTOR PHASE 3, RECORDED IN VOLUME 20002, PAGES 385-387, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



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 2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | 210.375.9000
 TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: September 14, 2021

STATE OF TEXAS
 COUNTY OF BEXAR

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OWNER/DEVELOPER: FELIPE GONZALEZ
 PULTE HOMES OF TEXAS L.P.
 A TEXAS LIMITED PARTNERSHIP
 BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
 1718 DRY CREEK WAY, STE 120
 SAN ANTONIO, TEXAS 78259
 (210) 496-1985

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ, 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 17 DAY OF SEPTEMBER, A.D. 2021.

Meghan J. Grace
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 6, 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

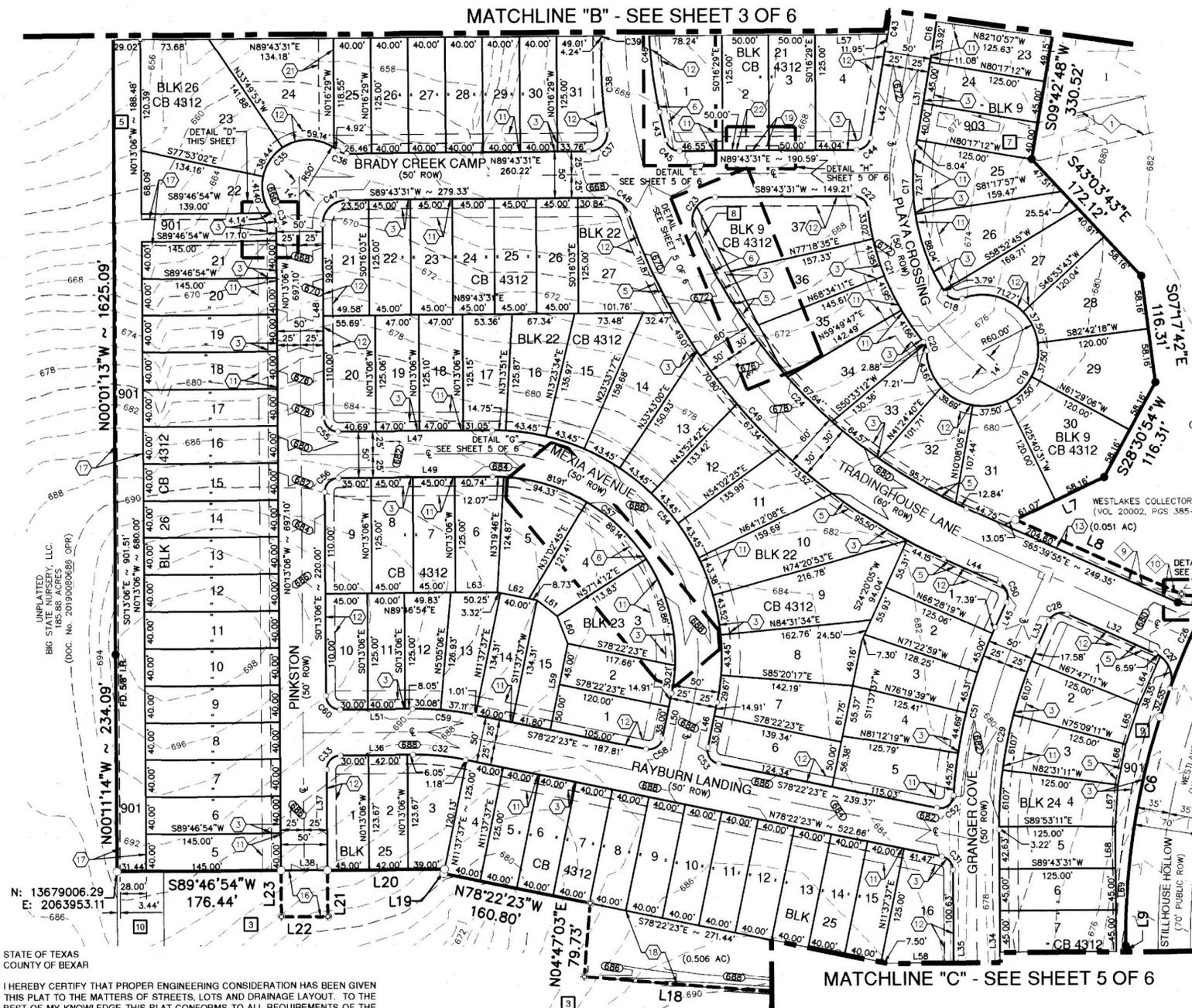
CERTIFICATE OF APPROVAL

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



MATCHLINE "B" - SEE SHEET 3 OF 6

MATCHLINE "C" - SEE SHEET 5 OF 6

N: 13679006.29
 E: 2063953.11
 686

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 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Tom M. Milo
 REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
 FOR CURVE TABLE AND
 LINE TABLE. SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE
 OF THIS MULTIPLE PAGE PLAT



PLAT NO. 20-11800589

REPLAT & SUBDIVISION PLAT ESTABLISHING WESTLAKES UNIT 6

BEING A TOTAL OF 50.450 ACRES, ESTABLISHING LOTS 14-37, 902, 903, AND 904, BLOCK 9, LOTS 1-11, BLOCK 24, LOTS 1-27, BLOCK 22, LOTS 1-15, BLOCK 23, LOTS 1-11, 901, BLOCK 24, LOTS 1-19, BLOCK 25, AND LOTS 5-43, 901-903, BLOCK 26, AND A 7.333 ACRE PUBLIC RIGHT-OF-WAY, AND 0.854 ACRES OF OFF-LOT EASEMENTS, COMPOSED OF 33.367 ACRES OUT OF THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059145, ALL OF THAT 2.005 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210222746, 13.723 ACRES OUT OF THE 24.254 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059146, 0.823 OF AN ACRE TRACT LOCATED ON A 10.531 ACRE TRACT RECORDED IN DOCUMENT NO. 20210222738 AND 0.480 OF AN ACRE TRACT LOCATED ON A 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059144, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.051 ACRE OF OFF-SITE EASEMENT LOCATED ON LOT 13, BLOCK 9, WESTLAKES COLLECTOR PHASE 3, RECORDED IN VOLUME 20002, PAGES 385-387, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: FELIPE GONZALEZ
PULTE HOMES OF TEXAS L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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 17 DAY OF September, A.D. 2021.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

THIS PLAT OF WESTLAKES UNIT 6, 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

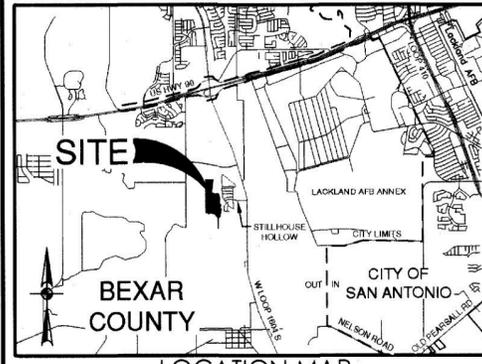
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OWNER/DEVELOPER: PAUL POWELL
HDC WESTLAKES, LLC
45 NE LOOP 410, STE. 225
SAN ANTONIO, TEXAS 78216
(210) 838-6784

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL 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 15 DAY OF September, A.D. 2021.

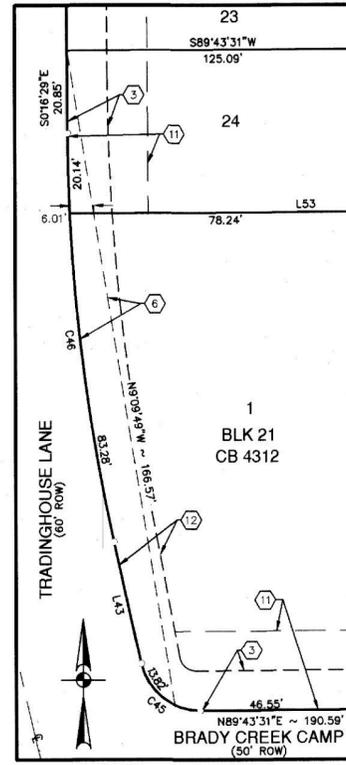
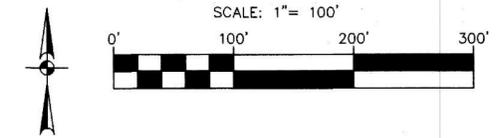
CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388



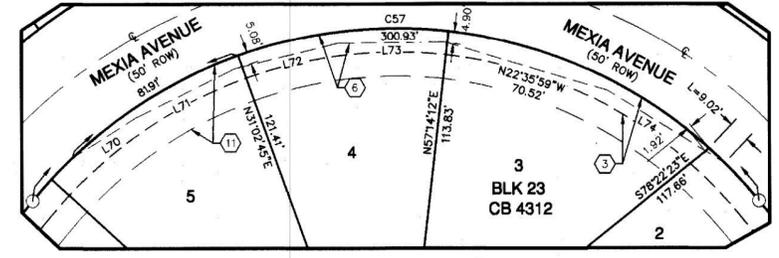
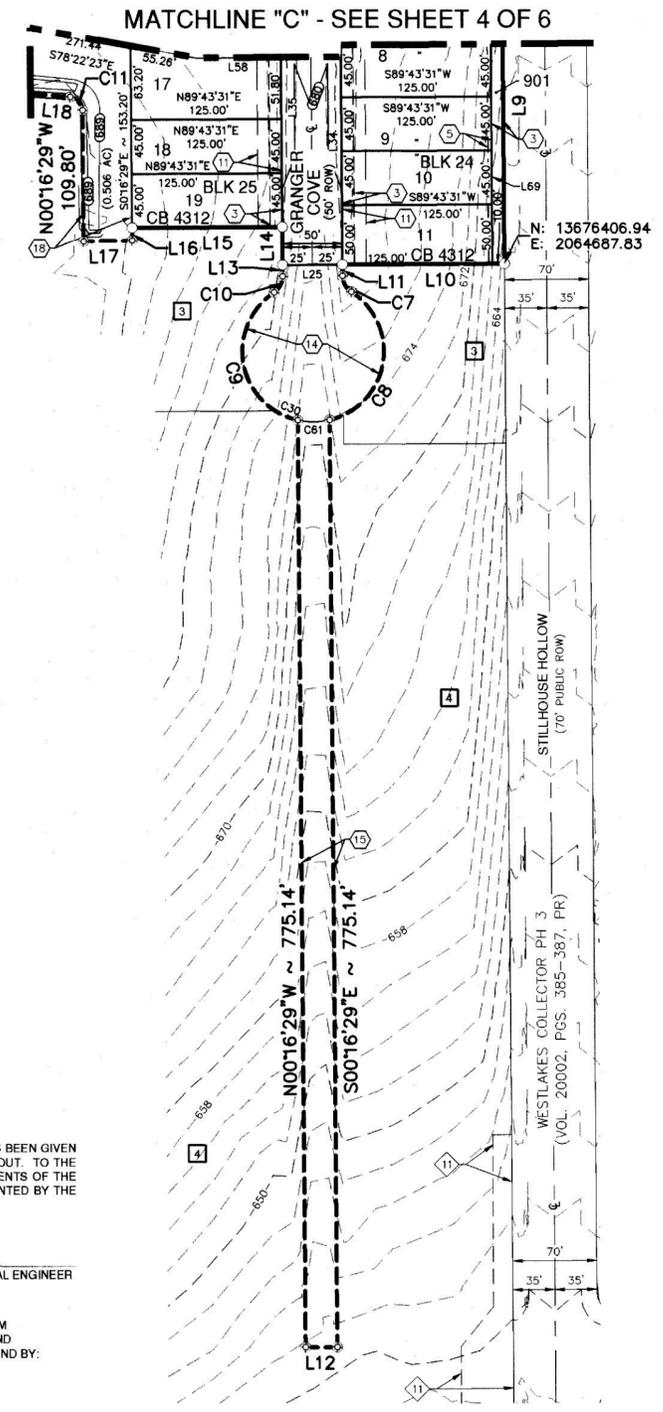
LOCATION MAP
NOT-TO-SCALE

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 EASEMENTS 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.
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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.

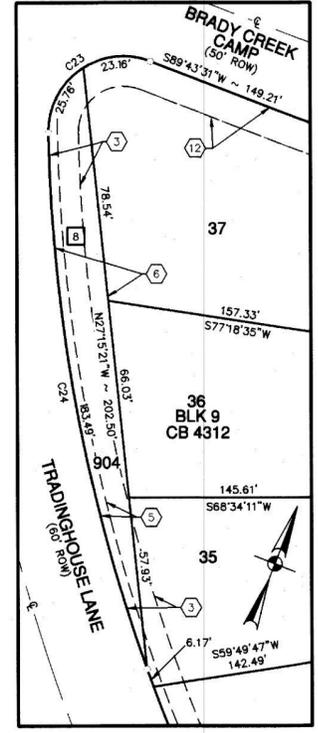
SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



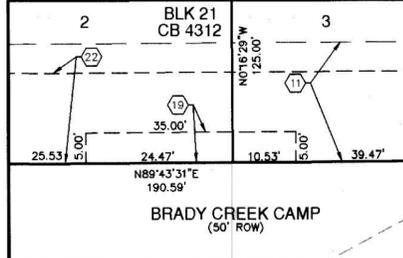
DETAIL "E"
SCALE: 1" = 30'
SEE SHEET 3-4 OF 6



DETAIL "G"
SCALE: 1" = 50'
SEE SHEET 4 OF 6



DETAIL "F"
SCALE: 1" = 40'
SEE SHEET 4 OF 6



DETAIL "H"
SCALE: 1" = 20'
SEE SHEET 4 OF 6



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 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:
FOR CURVE TABLE AND
LINE TABLE, SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NO. 20-11800589

REPLAT & SUBDIVISION PLAT ESTABLISHING WESTLAKES UNIT 6

BEING A TOTAL OF 50.450 ACRES, ESTABLISHING LOTS 14-37, 902, 903, AND 904, BLOCK 9, LOTS 1-11, BLOCK 24, LOTS 1-27, BLOCK 22, LOTS 1-15, BLOCK 23, LOTS 1-11, 901, BLOCK 24, LOTS 1-19, BLOCK 25, AND LOTS 5-43, 901-903, BLOCK 26, AND A 7.333 ACRE PUBLIC RIGHT-OF-WAY, AND 0.854 ACRES OF OFF-LOT EASEMENTS, COMPOSED OF 33.367 ACRES OUT OF THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059145, ALL OF THAT 2.005 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210222746, 13.723 ACRES OUT OF THE 24.254 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059146, 0.823 OF AN ACRE TRACT LOCATED ON A 10.531 ACRE TRACT RECORDED IN DOCUMENT NO. 20210222738 AND 0.480 OF AN ACRE TRACT LOCATED ON A 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059144, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.051 ACRE OF OFF-SITE EASEMENT LOCATED ON LOT 13, BLOCK 9, WESTLAKES COLLECTOR PHASE 3, RECORDED IN VOLUME 20002, PAGES 385-387, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



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

STATE OF TEXAS COUNTY OF BEXAR

DATE OF PREPARATION: September 14, 2021

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ, 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 14 DAY OF SEPTEMBER, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 6 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

CLEAR VISION NOTE: CLEAR VISION AREAS 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.

OPEN SPACE NOTE: LOT 901, BLOCK 26, CB 4312 IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A ACCESS AND DRAINAGE EASEMENT. LOT 902, BLOCK 26, LOTS 902, AND 903, BLOCK 9, CB 4312 ARE DESIGNATED AS OPEN SPACE PERMEABLE, DRAINAGE AND ACCESS EASEMENT. LOT 903, BLOCK 26, CB 4312, IS DESIGNATED AS OPEN SPACE PERMEABLE, DRAINAGE AND ACCESS EASEMENT. A PORTION OF LOT 903, BLOCK 26, CB 3412 IS DESIGNATED AS A TREE SAVE AREA. LOT 901, BLOCK 24, AND LOT 904, BLOCK 9, CB 4312 IS DESIGNATED AS OPEN SPACE PERMEABLE.

FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDENTIAL 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.

MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOTS 901-903, BLOCK 26, LOTS 902-904, BLOCK 9, AND LOT 901 BLOCK 24, CB 4312, 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.

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: PAUL POWELL HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, 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 15 DAY OF SEPTEMBER, A.D. 2021.

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

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891

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.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 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.

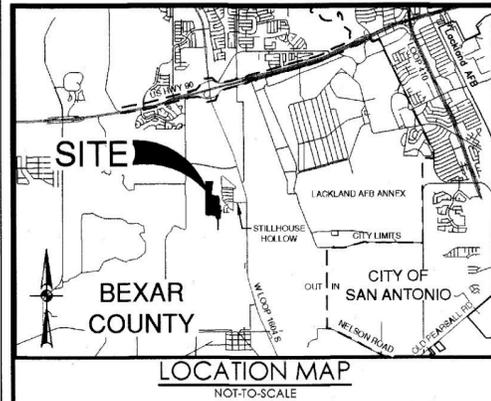
FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) 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(i).

ETJMPD-2 LACKLAND/MEDINA ANNEX ETJ MILITARY PROTECTION AREA

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "LOW DENSITY RESIDENTIAL." ALLOWABLE LAND USES SHALL BE AS DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR ANY PROPERTY ZONED "R-4," "R-5," "R-6," "NP-8," "NP-10" AND "NP-15".

CPS/SAWS/COSA UTILITY: 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 GRANTORS 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 HEREIN. 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.



CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 32 rows of curve data.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 32 rows of curve data.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains 4 columns of line data, each with 20 rows.

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

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0530F, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

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 GRANTORS 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN VARIABLE WIDTH DRAINAGE EASEMENT AND ACCESS EASEMENT (14.208 TOTAL ACRE-OFF-LOT) DESCRIBED AS KEY NOTE 14, WESTLAKES UNIT 1, RECORDED IN VOLUME 20001, PAGES 1033-1036.

SURVEYOR'S NOTES: 1. 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 #1 IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE. 2. 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. 3. DIMENSIONS SHOWN ARE SURFACE. 4. 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 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

