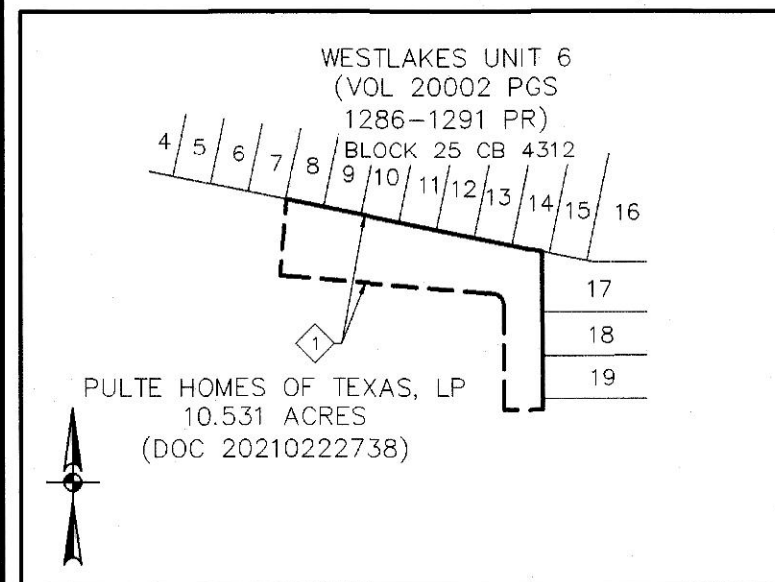


LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 200'

0.999 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS VARIABLE WIDTH DRAINAGE EASEMENT OF THE WESTLAKES UNIT 6 PLAT RECORDED IN VOLUME 20002, PAGES 1286-1291, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

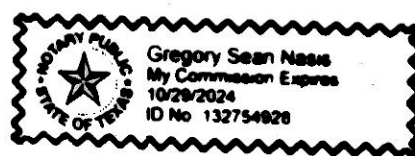
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTLAKES UNIT 6 WHICH IS RECORDED IN VOLUME 20002, PAGE(S) 1286-1291, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (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: PAUL POWELL
HDC WESTLAKES, LLC
45 NE LOOP 410, SUITE 225
SAN ANTONIO, TEXAS 78216
(210) 838-6784

SWORN AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF December, A.D. 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10/29/2024



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

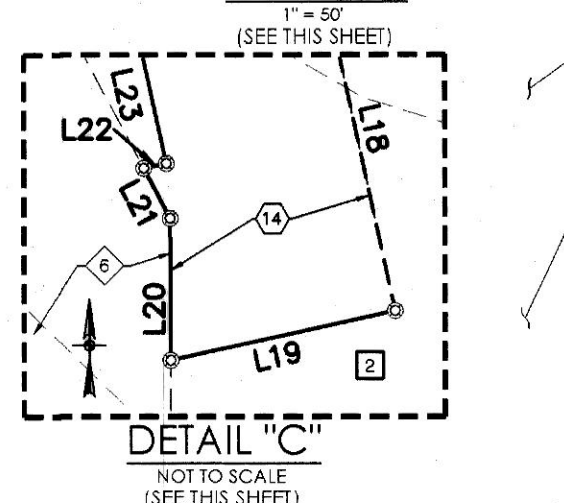
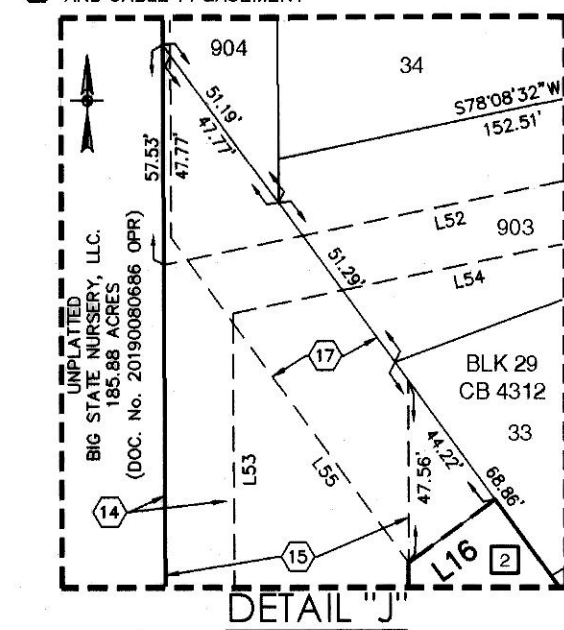
REGISTERED PROFESSIONAL LAND SURVEYOR

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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.

LEGEND

- | | |
|--|--|
| CB COUNTY BLOCK | 1 PULTE HOMES OF TEXAS, L.P. |
| INT INTERSECTION | HDC WESTLAKES, LLC |
| PG PAGE(S) | 4.852 ACRES |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS | (VOL 19028, PGS 1060-1084, OPR) |
| ROW RIGHT-OF-WAY | 2 UNPLATTED PULTE HOMES OF TEXAS, L.P. |
| OPR OFFICIAL PUBLIC RECORDS, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | HDC WESTLAKES, LLC |
| VOL VOLUME | 61.581 ACRES |
| AC ACRE(S) | (DOC. 20200059145 OPR) |
| DOC NO DOCUMENT NUMBER | 3 LOT 902 |
| VAR VAR | BLOCK 29 |
| WD WIDTH | CB 4312 |
| LF LINEAR FEET | (OPEN SPACE) |
| ESMT EASEMENT | N: 13679006.29 |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | E: 2063953.11 |
| (SURVEYOR) | FOUND 1/2" IRON ROD (0.152 AC.) |
| (UNLESS NOTED OTHERWISE) | |
| SET 1/2" IRON ROD (PD) | |
| SET 1/2" IRON ROD (PD)-ROW | |
| EASEMENT P.I. POINT | |
| CENTERLINE | |
| EXISTING CONTOURS | |
| PROPOSED CONTOURS | |
| FEMA 100-YR FLOODPLAIN MAP FIRM #480290345F EFFECTIVE SEPTEMBER 29, 2010 | |
| 1% (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN | |
| 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| VARIABLE WIDTH CLEAR VISION EASEMENT | VARIABLE WIDTH CLEAR VISION EASEMENT |
| 20' BUILDING SETBACK LINE | 20' BUILDING SETBACK LINE |
| 10' BUILDING SETBACK LINE | 10' BUILDING SETBACK LINE |
| 8' SANITARY SEWER EASEMENT | 8' SANITARY SEWER EASEMENT |
| 20' BUILDING SETBACK LINE | 20' BUILDING SETBACK LINE |
| 10' BUILDING SETBACK LINE | 10' BUILDING SETBACK LINE |
| 5' WATER EASEMENT | 5' WATER EASEMENT |
| VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.237 AC.-TOTAL PERMEABLE) | VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.237 AC.-TOTAL PERMEABLE) |
| VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 0.769 AC. PERMEABLE) | VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 0.769 AC. PERMEABLE) |
| VARIABLE WIDTH CEMETERY ACCESS ESMT (OFF-LOT 0.411 AC. PERMEABLE) | VARIABLE WIDTH CEMETERY ACCESS ESMT (OFF-LOT 0.411 AC. PERMEABLE) |
| 28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 15" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 15" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| UNIDENTIFIED ACCESS ESMT TO CEMETERY (VOL 4495, PGS 1865-1874 OPR) | UNIDENTIFIED ACCESS ESMT TO CEMETERY (VOL 4495, PGS 1865-1874 OPR) |
| UNPLATTED BIG STATE NURSERY, LLC (DOC. No. 2019080686 OPR) | UNPLATTED BIG STATE NURSERY, LLC (DOC. No. 2019080686 OPR) |
| LOT 901 BLOCK 29 CB 4312 (OPEN SPACE) N: 13679006.29 E: 2063953.11 (0.152 AC.) | LOT 901 BLOCK 29 CB 4312 (OPEN SPACE) N: 13679006.29 E: 2063953.11 (0.152 AC.) |
| LOT 900 BLOCK 29 CB 4312 (OPEN SPACE) (PERMEABLE) (0.13 AC.) | LOT 900 BLOCK 29 CB 4312 (OPEN SPACE) (PERMEABLE) (0.13 AC.) |
| LOT 904 BLOCK 29 CB 4312 (OPEN SPACE) (PERMEABLE) (0.14 AC.) | LOT 904 BLOCK 29 CB 4312 (OPEN SPACE) (PERMEABLE) (0.14 AC.) |
| LOT 903 BLOCK 29 CB 4312 (OPEN SPACE) (PERMEABLE) (0.167 AC.) | LOT 903 BLOCK 29 CB 4312 (OPEN SPACE) (PERMEABLE) (0.167 AC.) |

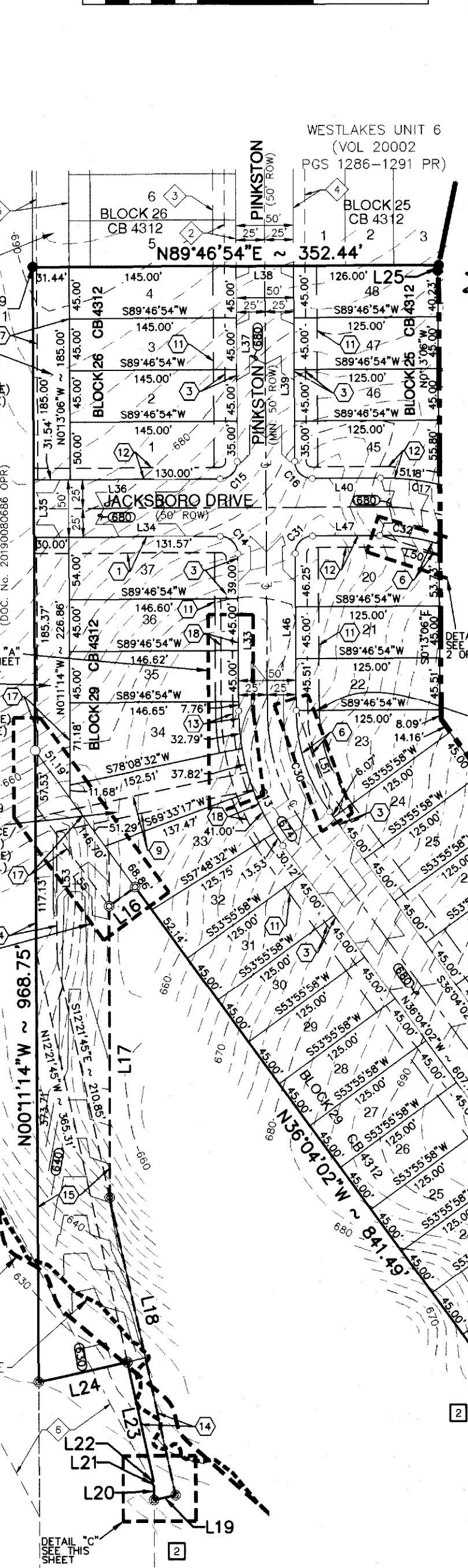
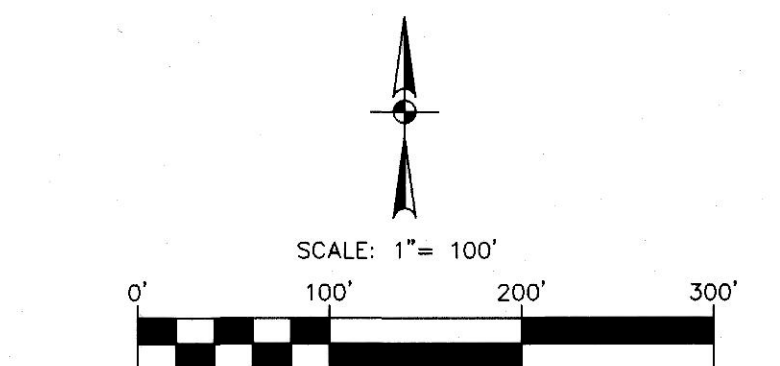


SAWS IMPACT FEE:

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.

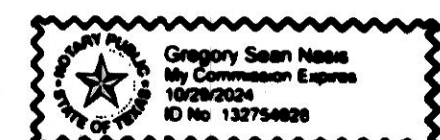
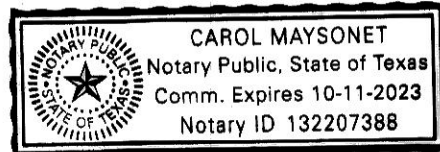
OWNER/DEVELOPER: FELIPE GONZALEZ

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 20 DAY OF Dec, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4

PLAT NO. 21-11800024

REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTLAKES UNIT 7

BEING A TOTAL OF 27.901 ACRES OF LAND, COMPRISED OF ALL OF THE 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OF THAT 0.922 ACRE TRACT RECORDED IN DOCUMENT NO. 20210222738, AND ALL OF THAT 10.581 ACRE TRACT RECORDED IN DOCUMENT NO. 20210222738, INCLUDING 0.77 ACRES OFFSITE EASEMENTS LOCATED ON THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, OUT OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 09, 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: PAUL POWELL

HDC WESTLAKES, LLC
45 NE LOOP 410, SUITE 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 10th DAY OF December, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 7 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

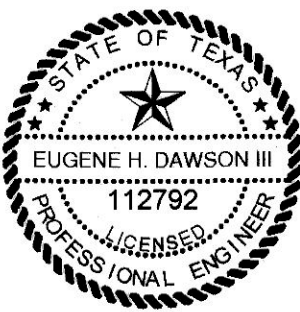
CERTIFICATE OF APPROVAL

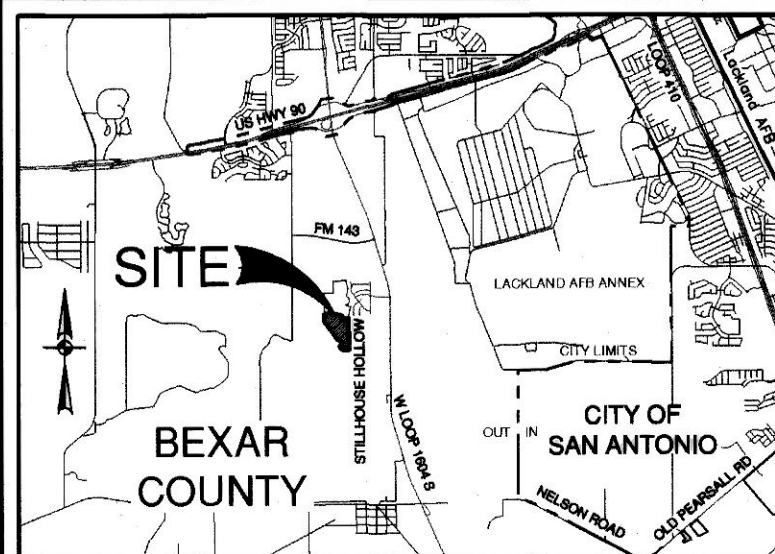
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH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





LOCATION MAP
NOT TO SCALE

LEGEND

- | | |
|---|---|
| CB COUNTY BLOCK | 1 PULTE HOMES OF TEXAS, L.P. |
| INT INTERSECTION | HDC WESTLAKES, LLC |
| PG PAGE(S) | 4.852 ACRES |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS | (VOL. 19028, PGS 1060-1084, OPR) |
| ROW RIGHT-OF-WAY | 2 UNPLATTED PULTE HOMES OF TEXAS, L.P. |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | HDC WESTLAKES, LLC |
| VOL VOLUME | 61.581 ACRES |
| AC ACRE(S) | (DOC. 2020059145 OPR) |
| DOC NO DOCUMENT NUMBER | 3 LOT 902 |
| VAR WD VARIABLE WIDTH | BLOCK 29 |
| LF LINEAR FEET | CB 4312 |
| ESMT EASEMENT | (OPEN SPACE) |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | (PERMEABLE) |
| (SURVEYOR) | (0.152 AC.) |
| SET 1/2" IRON ROD (PD) | |
| SET 1/2" IRON ROD (PD)-ROW | |
| EASEMENT P.I. POINT | |
| CENTERLINE | |
| EXISTING CONTOURS | |
| PROPOSED CONTOURS | |
| FEMA 100-YR FLOODPLAIN MAP FIRM #48029C0345F EFFECTIVE SEPTEMBER 29, 2010 | |
| 1% (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN | |
| 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20002 PGS 1286-1291 PR) |
| 2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 2 10' GETCTV ESMT (VOL. 20002 PGS 1286-1291 PR) |
| 3 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 3 20' BUILDING SETBACK LINE (VOL. 20002 PGS 1286-1291 PR) |
| 4 VARIABLE WIDTH CLEAR VISION EASEMENT | 4 10' BUILDING SETBACK LINE & 10' GETCTV ESMT (VOL. 20002 PGS 1286-1291 PR) |
| 5 18' SANITARY SEWER EASEMENT | 5 28' GETCTV ESMT (VOL. 20002 PGS 1286-1291 PR) |
| 6 20' BUILDING SETBACK LINE | 6 VAR WIDTH PERMANENT SEWER ESMT (VOL. 14367, PGS 315-321 OPR) |
| 7 10' BUILDING SETBACK LINE AND GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT | 7 VAR WIDTH SANITARY SEWER EASEMENT (VOL. 20001, PGS 1028-1032 PR) |
| 8 5' WATER EASEMENT | 8 1' VEHICULAR NON-ACCESS ESMT (VOL. 20002 PGS 1286-1291 PR) |
| 9 VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.237 AC.-TOTAL PERMEABLE) | 9 0.0715 AC. ACCESS ESMT (VOL. 20002 PGS 1286-1291 PR) |
| 10 VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT) 0.789 AC. PERMEABLE) | 10 0.0574 AC. CEMETERY OUT OF 116.6092 ACRE DEED (VOL. 4785, PG 163 OPR) |
| 11 VARIABLE WIDTH CEMETERY ACCESS ESMT (OFF-LOT) 0.411 AC. PERMEABLE) | 11 UNIDENTIFIED ACCESS ESMT TO CEMETERY (VOL. 4495, PGS 1865-1874 OPR) |
| 12 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| 13 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS 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.

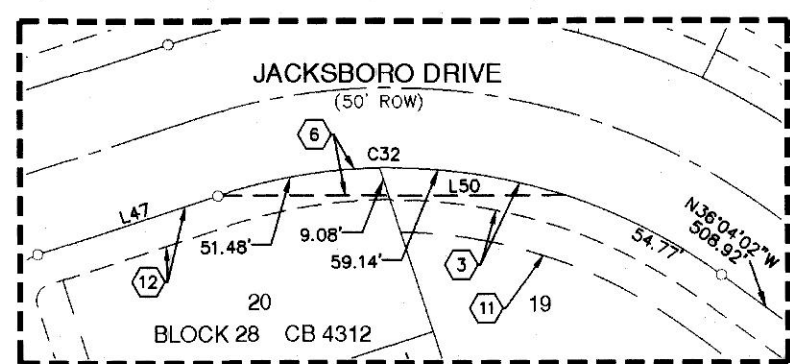
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

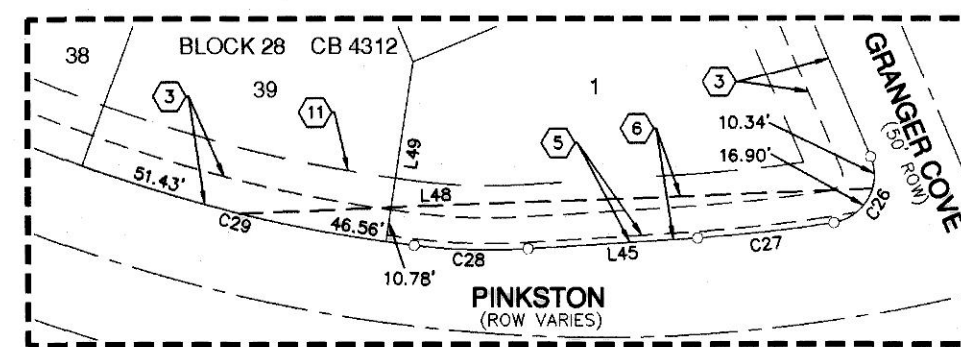
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

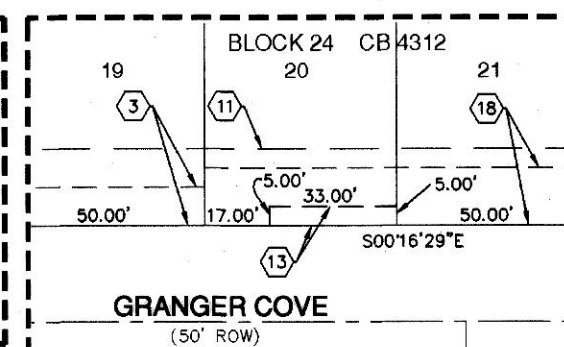
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



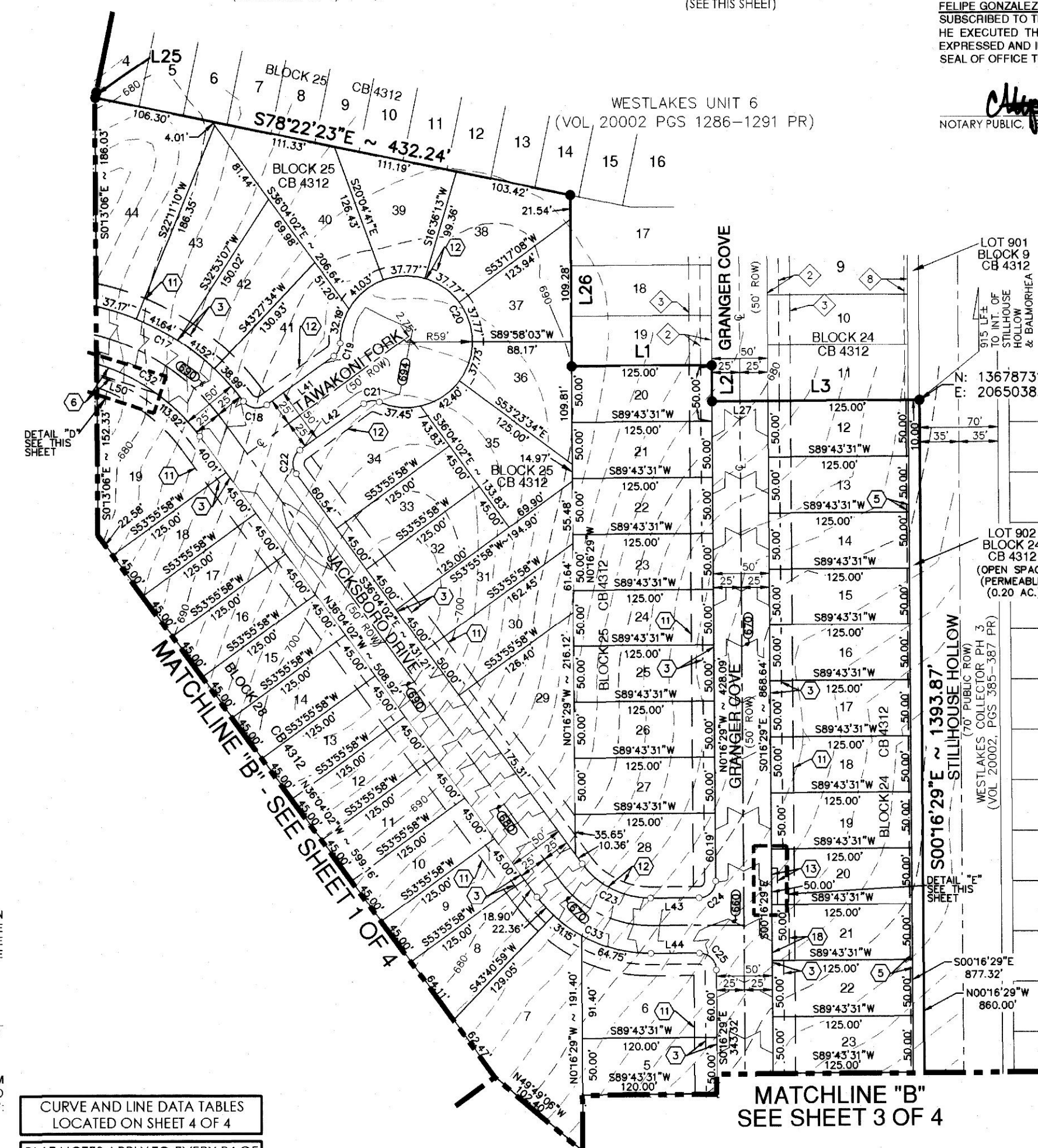
DETAIL "D"
NOT TO SCALE
(SEE SHEET 1 OF 4)



DETAIL "F"
NOT TO SCALE
(SEE SHEET 3 OF 4)



DETAIL "E"
NOT TO SCALE
(SEE THIS SHEET)



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, LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78229
(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 20 DAY OF December, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 21-11800024

REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTLAKES UNIT 7

BEING A TOTAL OF 27.901 ACRES OF LAND, COMPRISED OF ALL OF THE 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059148, ALL OF THAT 0.822 ACRE TRACT RECORDED IN DOCUMENT NO. 2021022738, AND ALL OF THAT 10.581 ACRE TRACT RECORDED IN DOCUMENT NO. 2021022738, INCLUDING 0.77 ACRES OFFSITE EASEMENTS LOCATED ON THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059145, OUT OF THE WILLIAM T. NEIL SURVEY NO. 82, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 09, 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: PAUL POWELL
HDC WESTLAKES, LLC
45 NE LOOP 410, SUITE 225
SAN ANTONIO, TEXAS 78218
(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 21 DAY OF December, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

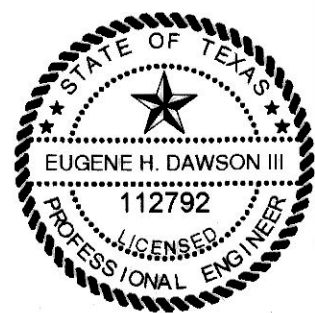
CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

MATCHLINE "B"
SEE SHEET 3 OF 4

PLAT NO. 21-11800024

REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTLAKES UNIT 7

BEING A TOTAL OF 27.901 ACRES OF LAND, COMPRISED OF ALL OF THE 15.498 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059146, ALL OF THAT 0.822 ACRE TRACT RECORDED IN DOCUMENT NO. 2021022739, AND ALL OF THAT 10.581 ACRE TRACT RECORDED IN DOCUMENT NO. 2021022738, INCLUDING 0.77 ACRES OFFSITE EASEMENTS LOCATED ON THE 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059146, OUT OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 09, 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: PAUL POWELL
HDC WESTLAKES, LLC
45 NE LOOP 410, SUITE 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 20 DAY OF DECEMBER, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 7 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

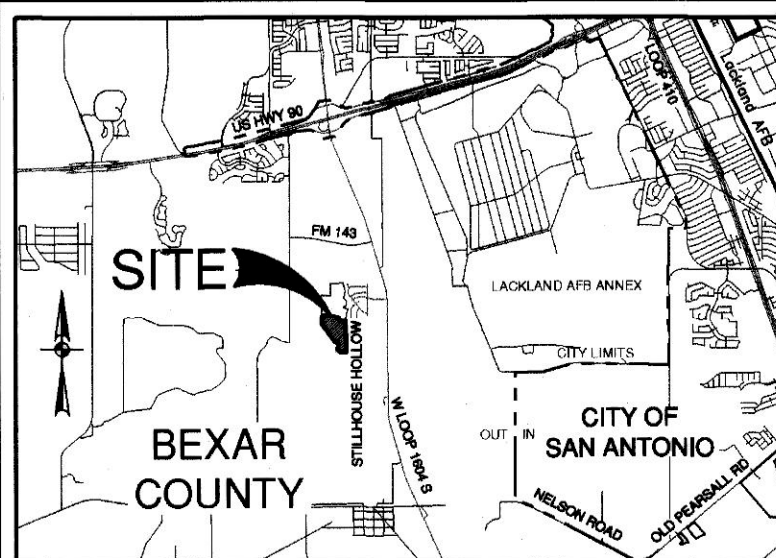
CERTIFICATE OF APPROVAL

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



LOCATION MAP
NOT-TO-SCALE

- LEGEND**
- CB COUNTY BLOCK
 - INT INTERSECTION
 - PG PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - AC ACRE(S)
 - DOC DOCUMENT NUMBER
 - VAR VARIABLE WIDTH
 - WD LINEAR FEET
 - ESMT EASEMENT
 - GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - EASEMENT P.I. POINT
 - CENTERLINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - FEMA 100-YR FLOODPLAIN MAP FIRM #48029C0345F EFFECTIVE SEPTEMBER 29, 2010
 - 1% (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 3 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 4 VARIABLE WIDTH CLEAR VISION EASEMENT
- 5 16' SANITARY SEWER EASEMENT
- 6 20' BUILDING SETBACK LINE
- 7 10' BUILDING SETBACK LINE AND GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- 8 5' WATER EASEMENT
- 9 VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.237 AC.-TOTAL PERMEABLE)
- 10 VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 0.789 AC. PERMEABLE)
- 11 VARIABLE WIDTH CEMETERY ACCESS ESMT (OFF-LOT 0.411 AC. PERMEABLE)
- 12 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 13 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 14 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20002 PGS 1286-1291 PR)
- 15 10' GETCTV ESMT (VOL 20002 PGS 1286-1291 PR)
- 16 20' BUILDING SETBACK LINE (VOL 20002 PGS 1286-1291 PR)
- 17 10' BUILDING SETBACK LINE & 10' GETCTV ESMT (VOL 20002 PGS 1286-1291 PR)
- 18 28' GETCTV ESMT (VOL 20002 PGS 1286-1291 PR)
- 19 VAR WIDTH PERMANENT SEWER ESMT (VOL 14367 PGS 315-321 OPR)
- 20 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 20001 PGS 1028-1032 PR)
- 21 1' VEHICULAR NON-ACCESS ESMT (VOL 20002 PGS 1286-1291 PR)
- 22 0.0574 AC. CEMETERY OUT OF 116.6092 ACRE DEED (VOL 4785, PG 163 OPR)
- 23 UNIDENTIFIED ACCESS ESMT TO CEMETERY (VOL 4495, PGS 1885-1874 OPR)

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 "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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

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

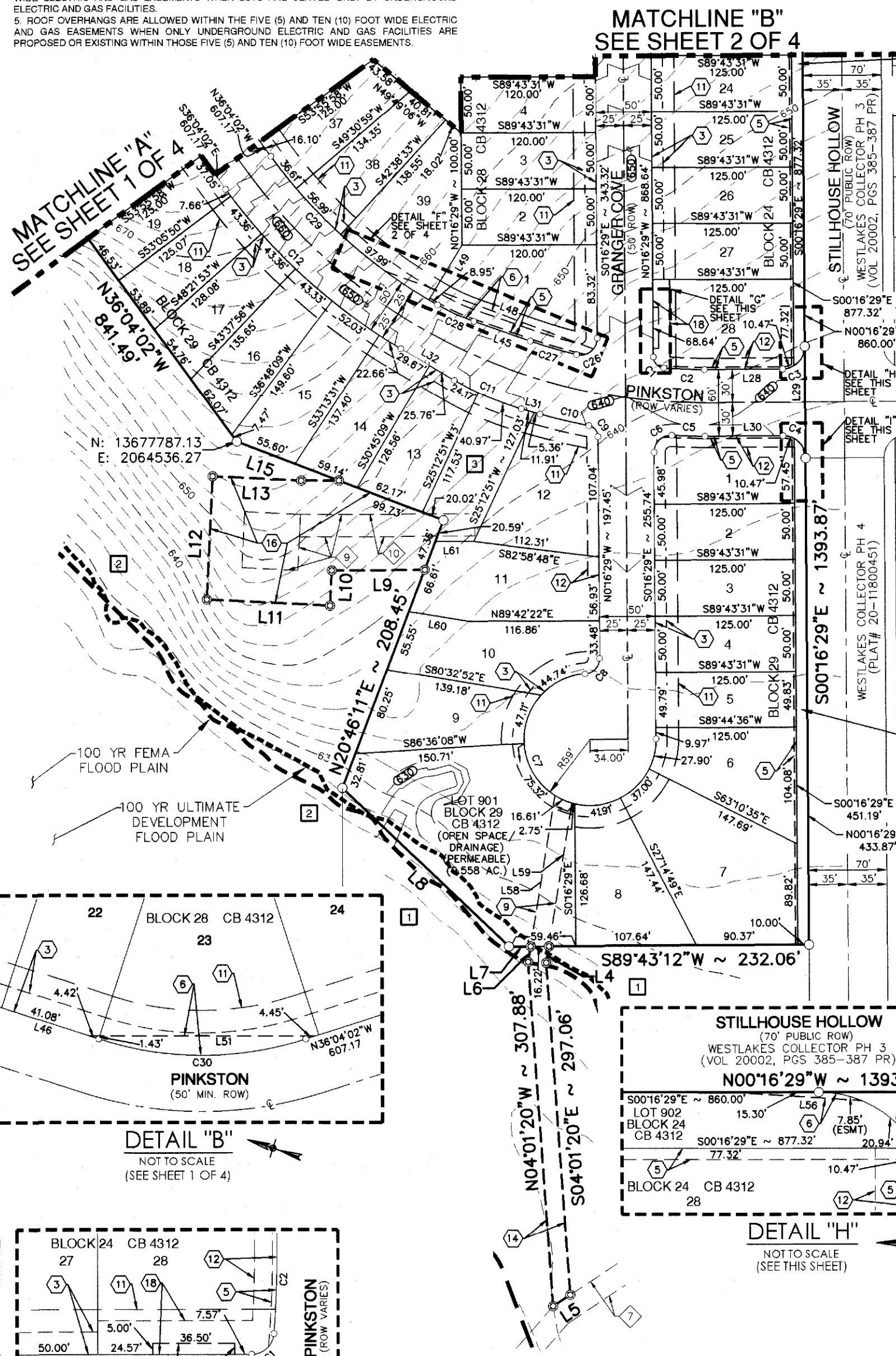
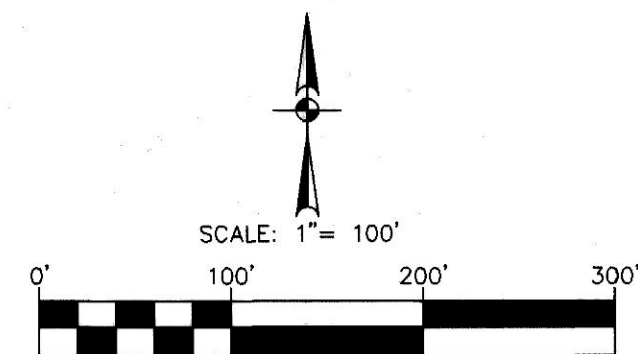
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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



LOT 902 BLOCK 24
CB 4312
(OPEN SPACE/PERMEABLE)
(0.20 AC.)

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.C., ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

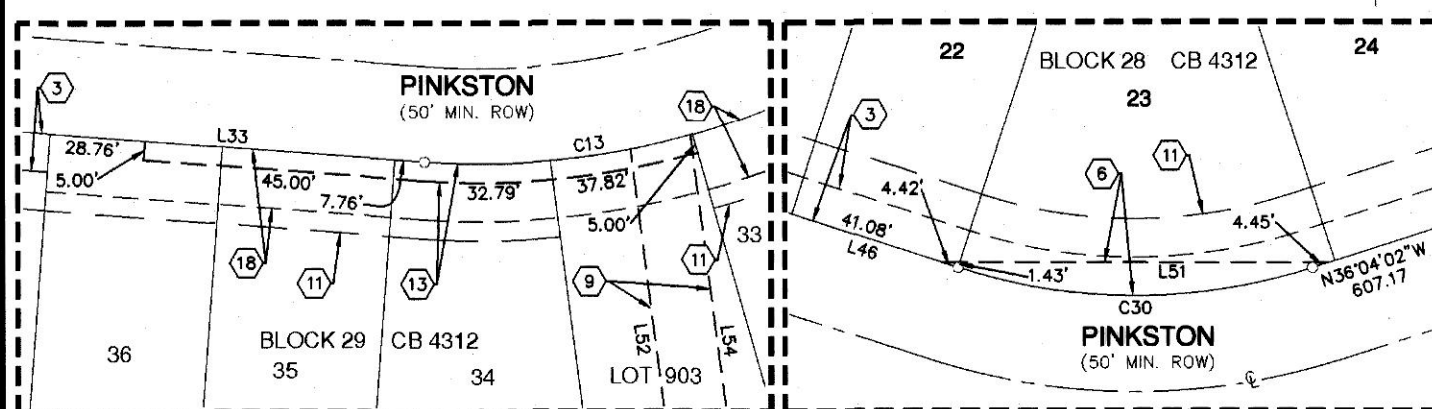
STATE OF TEXAS
COUNTY OF BEXAR

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 20 DAY OF DECEMBER, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

Gregory Sean Nease
My Commission Expires
10/25/2024
ID No. 132754828



DETAIL "A"
NOT TO SCALE
(SEE SHEET 1 OF 4)

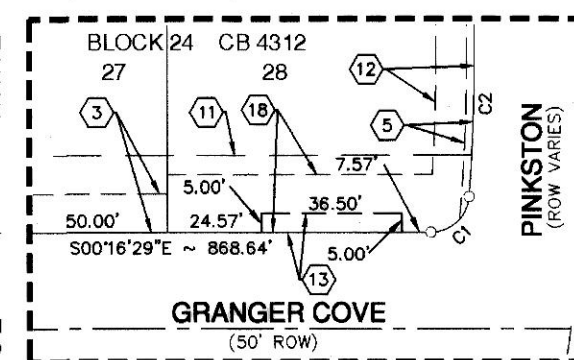
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS 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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

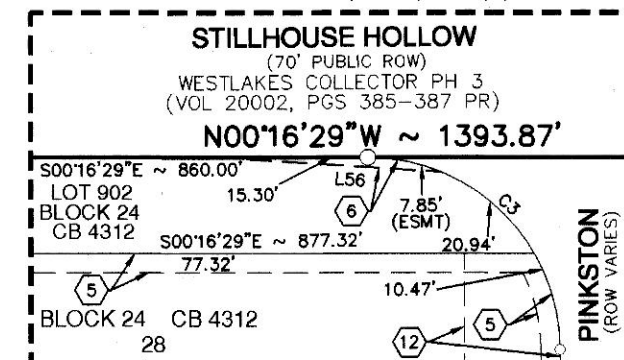
REGISTERED PROFESSIONAL LAND SURVEYOR



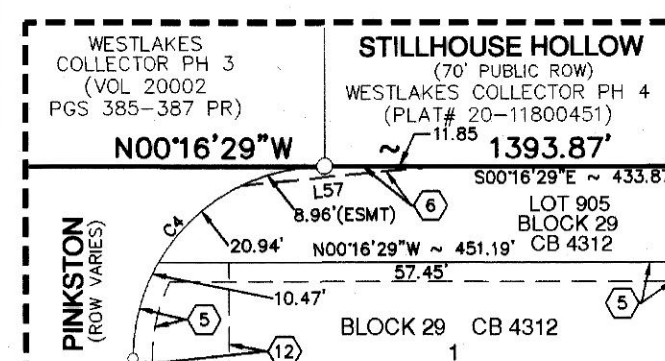
DETAIL "B"
NOT TO SCALE
(SEE THIS SHEET)



DETAIL "C"
NOT TO SCALE
(SEE THIS SHEET)



DETAIL "H"
NOT TO SCALE
(SEE THIS SHEET)

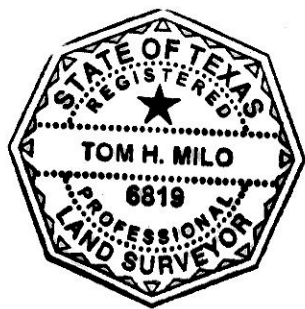
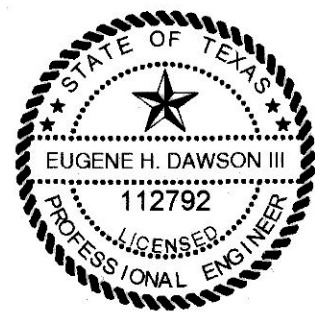


DETAIL "I"
NOT TO SCALE
(SEE THIS SHEET)

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4



PLAT NO. 21-11800024

REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTLAKES UNIT 7

BEING A TOTAL OF 27.901 ACRES OF LAND, COMPRISED OF ALL OF THE 15.493 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059146, ALL OF THAT 0.522 ACRE TRACT RECORDED IN DOCUMENT NO. 2021022789, AND ALL OF THAT 10.831 ACRE TRACT RECORDED IN DOCUMENT NO. 2021022738, INCLUDING 0.77 ACRES OFFSITE EASEMENTS LOCATED ON THE 61.561 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020059145, OUT OF THE WILLIAM T. NEIL SURVEY NO. 82, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 09, 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: PAUL POWELL
HDC WESTLAKES, LLC
45 NE LOOP 410, SUITE 225
SAN ANTONIO, TEXAS 78218
(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 14th DAY OF December, A.D. 20 21.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

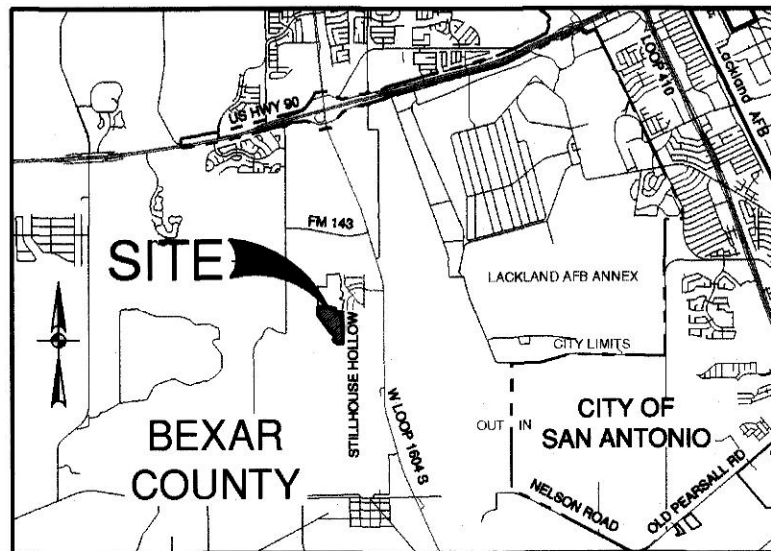
CERTIFICATE OF APPROVAL

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

LOCATION MAP
NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK INTERSECTION
INT PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL VOLUME
AC ACRE(S)
DOC DOCUMENT NUMBER
VAR MID VARIABLE WIDTH
LF LINEAR FEET
ESMT EASEMENT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
EASEMENT P.I. POINT
CENTERLINE
EXISTING CONTOURS
PROPOSED CONTOURS
FEMA 100-YR FLOODPLAIN MAP FIRM #48029C0345F EFFECTIVE SEPTEMBER 29, 2010
1% (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN

- 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
4 VARIABLE WIDTH CLEAR VISION EASEMENT
5 16" SANITARY SEWER EASEMENT
6 20" BUILDING SETBACK LINE
7 10" BUILDING SETBACK LINE AND GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
8 5" WATER EASEMENT
9 VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.237 AC.-TOTAL PERMEABLE)
10 VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT) 0.769 AC. PERMEABLE
11 VARIABLE WIDTH CEMETERY ACCESS ESMT (OFF-LOT) 0.411 AC. PERMEABLE
12 28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
13 15" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20002 PGS 1286-1291 PR)
15 10" GETCTV ESMT (VOL 20002 PGS 1286-1291 PR)
16 20" BUILDING SETBACK LINE (VOL 20002 PGS 1286-1291 PR)
17 10" BUILDING SETBACK LINE & 10" GETCTV ESMT (VOL 20002 PGS 1286-1291 PR)
18 28" GETCTV ESMT (VOL 20002 PGS 1286-1291 PR)
19 VAR WIDTH PERMANENT SEWER ESMT (VOL 14367, PGS 315-321 OPR)
20 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 20001, PGS 1028-1032 PR)
21 1" VEHICULAR NON-ACCESS ESMT (VOL 20002 PGS 1286-1291 PR)
22 0.0715 AC. ACCESS ESMT
23 0.0574 AC. CEMETERY OUT OF 116.6092 ACRE DEED (VOL 4785, PG 163 OPR)
24 UNIDENTIFIED ACCESS ESMT TO CEMETERY (VOL 4495, PGS 1865-1874 OPR)

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" 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.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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 DRAINS 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

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 "CYCLED 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.
- ANY 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.
- 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.
- 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.
- 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.

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 530, 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.

DRAINAGE EASEMENT ENCROACHMENTS:

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

"ETJMPD-2" LACKLAND/MEDINA ANNEX ETJ MILITARY PROTECTION AREA:

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "URBAN LOW DENSITY RESIDENTIAL." THE MINIMUM ALLOWABLE LOT SIZE FOR SINGLE-FAMILY RESIDENTIAL IS 3,000 SQUARE FEET. THERE ARE NO MINIMUM LOT SIZES FOR MULTI-FAMILY AND NON-RESIDENTIAL USES.

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.

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.

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.

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOTS 901-905, BLOCK 29, LOT 902, BLOCK 24, AND LOT 900, BLOCK 28, 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.

OPEN SPACE NOTE:

LOT 905, BLOCK 29, AND LOT 902, BLOCK 24, CB 4312 ARE DESIGNATED AS OPEN SPACE PERMEABLE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT.

LOT 901 AND 903, BLOCK 29, CB 4312 ARE DESIGNATED AS OPEN SPACE PERMEABLE AND A DRAINAGE AND MAINTENANCE ACCESS EASEMENT.

LOT 902, BLOCK 29, CB 4312 IS DESIGNATED AS OPEN SPACE PERMEABLE AND CEMETERY ACCESS EASEMENT.

LOT 900, BLOCK 26, AND LOT 904, BLOCK 29, CB 4312 ARE DESIGNATED AS OPEN SPACE PERMEABLE.

COUNTY FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 8-9, BLOCK 29, OR LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 10.00' | 85°35'13" | S43°04'06"E | 13.59' | 14.94' |
| C2 | 470.00' | 4°24'47" | S88°04'06"E | 36.19' | 36.20' |
| C3 | 20.00' | 89°59'30" | N44°43'15"E | 28.28' | 31.41' |
| C4 | 20.00' | 90°00'00" | N45°15'29"W | 28.28' | 31.42' |
| C5 | 530.00' | 3°11'50" | S88°40'35"E | 29.57' | 29.57' |
| C6 | 15.00' | 93°11'50" | S46°19'25"W | 21.80' | 24.40' |
| C7 | 59.00' | 266°04'21" | N47°14'19"W | 86.25' | 273.99' |
| C8 | 14.00' | 86°04'21" | N42°45'41"E | 19.11' | 21.03' |
| C9 | 10.00' | 78°44'42" | N39°38'50"W | 12.69' | 13.74' |
| C10 | 530.00' | 4°50'43" | S76°35'50"E | 44.81' | 44.82' |
| C11 | 250.00' | 14°55'37" | S66°42'40"E | 64.95' | 65.13' |
| C12 | 525.00' | 23°10'50" | N47°39'27"W | 210.96' | 212.40' |
| C13 | 200.00' | 35°50'56" | N18°08'34"W | 123.11' | 125.14' |
| C14 | 15.00' | 90°00'00" | N45°13'06"W | 21.21' | 23.56' |
| C15 | 15.00' | 90°00'00" | N44°46'54"E | 21.21' | 23.56' |
| C16 | 15.00' | 90°00'00" | S45°13'06"E | 21.21' | 23.56' |
| C17 | 225.00' | 53°36'16" | S63°24'58"E | 202.91' | 210.50' |
| C18 | 15.00' | 89°27'12" | S81°20'26"E | 21.11' | 23.42' |
| C19 | 14.00' | 55°07'00" | N26°22'28"E | 12.95' | 13.47' |
| C20 | 59.00' | 295°20'32" | S33°30'46"E | 63.10' | 304.13' |
| C21 | 14.00' | 60°13'32" | S84°02'44"W | 14.05' | 14.72' |
| C22 | 15.00' | 90°00'00" | S8°55'58"W | 21.21' | 23.56' |
| C23 | 75.00' | 54°12'28" | S63°10'16"E | 68.34' | 70.96' |
| C24 | 15.00' | 90°00'00" | N44°43'31"E | 21.21' | 23.56' |
| C25 | 15.00' | 90°00'00" | N45°16'29"W | 21.21' | 23.56' |
| C26 | 15.00' | 104°02'30" | N51°44'46"E | 23.65' | 27.24' |
| C27 | 470.00' | 5°13'43" | S73°37'08"E | 42.88' | 42.89' |
| C28 | 190.00' | 10°44'54" | S65°37'49"E | 35.59' | 35.64' |
| C29 | 475.00' | 24°11'21" | S48°09'42"E | 199.05' | 200.54' |
| C30 | 150.00' | 35°50'56" | S18°08'34"E | 92.33' | 93.85' |
| C31 | 15.00' | 90°00'00" | S44°46'54"W | 21.21' | 23.56' |
| C32 | 175.00' | 54°09'04" | N63°08'34"W | 159.31' | 165.40' |
| C33 | 125.00' | 54°12'28" | N63°10'16"W | 113.90' | 118.26' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N89°43'31"E | 125.00' |
| L2 | S0°16'29"E | 32.10' |
| L3 | N89°43'31"E | 185.00' |
| L4 | S9°15'27"W | 15.38' |
| L5 | S56°44'10"W | 18.34' |
| L6 | N9°15'27"E | 14.56' |
| L7 | S89°43'12"W | 19.18' |
| L8 | N46°24'59"W | 204.87' |
| L9 | S89°46'14"W | 83.01' |
| L10 | S2°50'56"W | 31.54' |
| L11 | N87°09'04"W | 110.00' |
| L12 | N2°50'56"E | 110.00' |
| L13 | S87°09'04"E | 79.19' |
| L14 | N89°46'14"E | 33.44' |
| L15 | S69°12'05"E | 97.21' |
| L16 | S53°55'58"W | 28.00' |
| L17 | S0°00'00"E | 253.05' |
| L18 | S12°21'45"E | 264.60' |
| L19 | S77°38'15"W | 19.15' |
| L20 | N0°11'27"W | 11.75' |
| L21 | N27°51'58"W | 4.68' |
| L22 | N78°03'51"E | 1.92' |
| L23 | N12°21'45"W | 105.34' |
| L24 | S77°38'15"W | 78.82' |
| L25 | S11°37'37"W | 4.87' |
| L26 | S0°16'29"E | 153.20' |
| L27 | N89°43'31"E | 50.00' |
| L28 | S89°43'31"W | 69.61' |
| L29 | N0°16'29"W | 100.00' |
| L30 | N89°43'31"E | 69.60' |
| L31 | S74°10'28"E | 17.27' |
| L32 | S59°14'51"E | 55.44' |
| L33 | N0°13'06"W | 136.76' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L34 | S89°46'54"W | 161.57' |
| L35 | N0°11'14"W | 50.00' |
| L36 | N89°46'54"E | 161.54' |
| L37 | N0°13'06"W | 170.00' |
| L38 | N89°46'54"E | 50.00' |
| L39 | S0°13'06"E | 170.00' |
| L40 | N89°46'54"E | 59.26' |
| L41 | N53°55'58"E | 73.99' |
| L42 | S53°55'58"W | 70.50' |
| L43 | S89°43'31"W | 43.11' |
| L44 | N89°43'31"E | 43.11' |
| L45 | S71°00'16"E | 53.15' |
| L46 | S0°13'06"E | 136.76' |
| L47 | N89°46'54"E | 59.26' |
| L48 | N69°31'06"W | 197.99' |
| L49 | S31°20'12"W | 57.13' |
| L50 | N72°06'34"W | 108.79' |
| L51 | N18°08'54"W | 100.74' |
| L52 | N78°08'32"E | 187.73' |
| L53 | S0°11'14"E | 112.07' |
| L54 | S78°08'32"W | 174.42' |
| L55 | N36°04'02"W | 104.58' |
| L56 | N3°30'56"E | 23.00' |
| L57 | S5°46'12"E | 20.61' |
| L58 | N9°15'27"E | 136.14' |
| L59 | S9°15'27"W | 129.16' |
| L60 | S80°32'52"E | 53.55' |
| L61 | S89°42'22"W | 34.32' |

FINISHED FLOOR NOTE:

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

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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.

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 HEREUNDERFOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

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 10th DAY OF December, A.D. 20 21.