

REPLAT AND SUBDIVISION PLAT ESTABLISHING MAGNOLIA VILLAGE ENCLAVE

BEING A TOTAL OF 19.285 ACRES, ESTABLISHING MAGNOLIA VILLAGE ENCLAVE, AS LOTS 1-26, 901, 902 & 999, BLOCK 45, LOTS 1-14, 901 & 902, BLOCK 46, LOTS 1-20, BLOCK 47, & LOTS 1-28, BLOCK 48, OUT OF A 34.582 ACRE TRACT OF LAND, MORE OR LESS, RECORDED IN VOL. 11032, PG. 1593 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: July 7, 2022 CDS MUERY JOB 121040.00

OWNER / DEVELOPER: MARTIN RICO, OWNER MAGNOLIA VILLAGE AT CINCO LAKES, LLC 4007 MCCULLOUGH AVE, STE 231 SAN ANTONIO, TEXAS 78212

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.

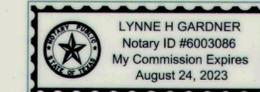
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STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTIN RICO 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 13th DAY OF July, A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF MAGNOLIA VILLAGE ENCLAVE 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 July, A.D. 2022

BY: CHAIRMAN

BY: SECRETARY

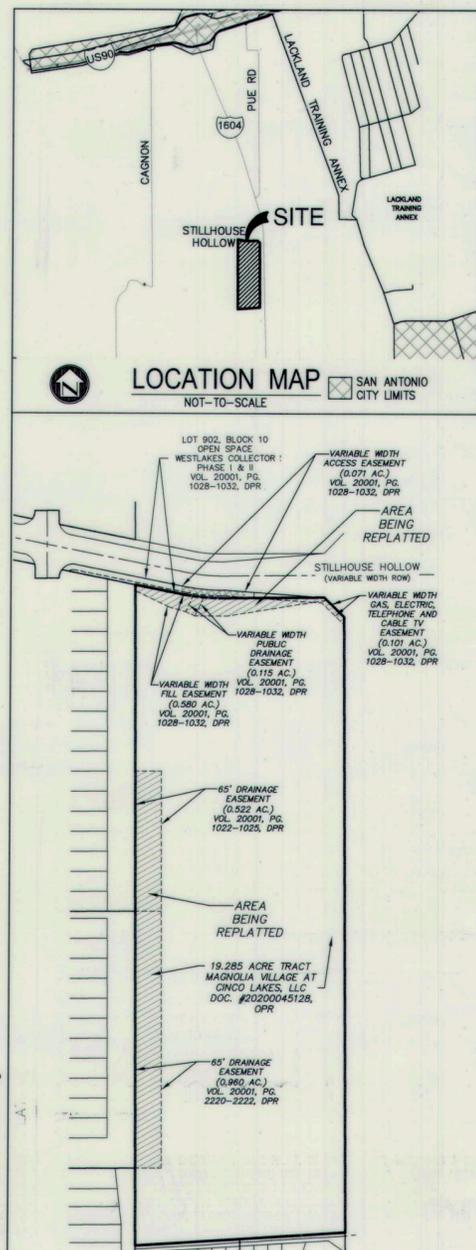
CERTIFICATE OF APPROVAL

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 July, A.D. 2022

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 300'

A VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.101 AC.), A VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.115 AC.), A VARIABLE WIDTH FILL EASEMENT (0.580 AC.), AND A VARIABLE WIDTH ACCESS EASEMENT (0.071 AC.) PREVIOUSLY PLATTED ON A PLAT KNOWN AS WESTLAKES COLLECTOR PHASE 1 & 2, RECORDED IN VOL. 20001, PG. 1028-1032; A 65' DRAINAGE EASEMENT (0.522 AC.), PREVIOUSLY PLATTED ON A PLAT KNOWN AS WESTLAKES U-2A, RECORDED IN VOL. 20001, PG. 1022-1025; AND A 65' DRAINAGE EASEMENT (0.960 AC.), PREVIOUSLY PLATTED ON A PLAT KNOWN AS WESTLAKES UNIT 4 & 5, RECORDED IN VOL. 20001, PG. 2220-2222, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

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

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

BRIAN A. CROWELL LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL L. MYERS

PAUL L. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

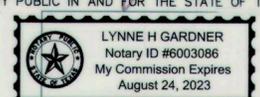
SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
RESIDENTIAL FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

LEGAL INSTRUMENT A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR USE AND MAINTENANCE OF COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
LAND USE NOTE: THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "URBAN MEDIUM DENSITY RESIDENTIAL." THE MINIMUM LOT SIZE FOR SINGLE-FAMILY RESIDENTIAL IS 3,000 SQUARE FEET. THERE ARE NO MINIMUM LOT SIZES FOR MULTI-FAMILY USES AND NON-RESIDENTIAL USES.

STATE OF TEXAS COUNTY OF BEXAR 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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.
OWNER/DEVELOPER: FELIPE GONZALEZ, VICE PRESIDENT OF LAND DEVELOPMENT PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER 1718 DRY CREEK WAY, SUITE 120, SAN ANTONIO, TEXAS 78259

OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS 13th DAY OF July, A.D. 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

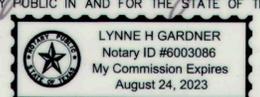


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OWNER/DEVELOPER: PAUL POWELL, VICE PRESIDENT HDC WESTLAKES, LLC 100 NE LOOP 410, SUITE 1080 SAN ANTONIO, TEXAS 78216 (210) 817-8810

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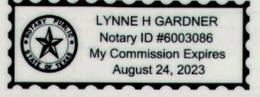


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OWNER/DEVELOPER: MARTIN RICO, OWNER MAGNOLIA VILLAGE AT CINCO LAKES, LLC 4007 MCCULLOUGH AVE, STE. 231 SAN ANTONIO, TEXAS 78212 (210) 242-0000

OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS 13th DAY OF July, A.D. 2022

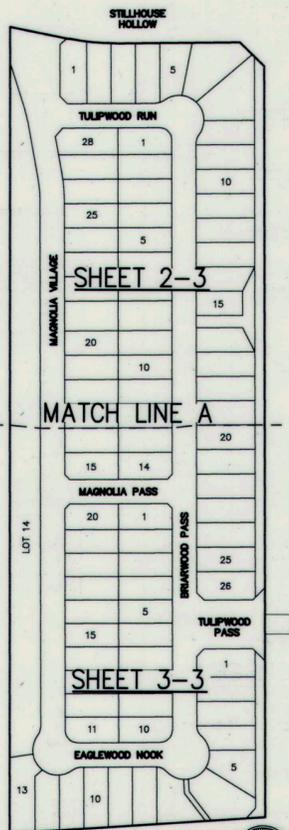
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OPEN SPACE: LOT 901, BLOCK 45 AND LOT 901, BLOCK 46, CB 4312 AND LOT 14, BLK 46 IS DESIGNATED AS OPEN SPACE. DRAINAGE (PERMEABLE), LOT 902, BLOCK 45, AND LOT 902, BLOCK 46, CB 4312 ARE DESIGNATED AS OPEN SPACE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, (INCLUDING LOTS 901, 902, AND 999, BLOCK 45 AND LOTS 14, 901, 902, BLOCK 46) DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
RESIDENTIAL FINISHED FLOOR ELEVATION: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0530F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
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 GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP#21-38801208) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LEGEND table with symbols for AC ACRE(S), BLK BLOCK, BSL BUILDING SETBACK LINE, CATV CABLE TELEVISION, CB COUNTY BLOCK, NCB NEW CITY BLOCK, DED DEDICATION, DDC DOCUMENT NUMBER, DOR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESMT EASEMENT, ETJ EXTRATERRITORIAL JURISDICTION, VOL VOL, PG.(S) PG.(S), 1140 EXISTING CONTOURS, ROW VARIABLE WIDTH, VAR WD NON VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE), NVAE STREET CENTERLINE, OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS, 1/2" IRON ROD WITH PLASTIC CAP STAMPED, "MMES RPLS 6490" (UNLESS OTHERWISE NOTED.), FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

NOTE 1: FELIPE GONZALEZ, PULTE HOME OF TEXAS, L.P. AND PAUL POWELL, HDC WESTLAKES, LLC A VARIABLE WIDTH INGRESS/EGRESS ACCESS ESM" (0.072 AC.) "OFF-LOT"; DENOTED ON ESM KEYNOTES TABLE AS (B) IN LOT 902, BLOCK 10 (OPEN SPACE), RECORDED IN VOLUME 20001, PAGES 1028-1032, DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CPSS/SAWS/CPSS UTILITY (RESIDENTIAL): 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS -CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SETBACK NOTE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
PRIVATE STREET DESIGNATION: LOT 999, BLOCK 45, CB 4408 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

TxDOT NOTE: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET BACK AND/OR SOUND ABATEMENT MEASURES FOR NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1540.28'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

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.

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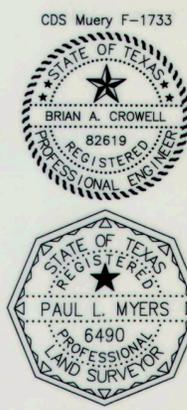
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BRIAN A. CROWELL LICENSED PROFESSIONAL ENGINEER NO. 82619

87 RESIDENTIAL LOTS SEE SHEET 3 OF 3 FOR LINE & CURVE TABLE

SEE SHEET 1 FOR NOTES SHEET 1 OF 3



Date: Jul 07, 2022, 2:42pm User ID: pablo.deluna File: P:\JOBS 2021\121040 Magnolia Village Duplex\Civil 3D\Drawings\Subdivision Plat\121040_C1-0-SUBDIVISION-PLAT.dwg

REPLAT AND SUBDIVISION PLAT ESTABLISHING MAGNOLIA VILLAGE ENCLAVE

BEING A TOTAL OF 19.285 ACRES, ESTABLISHING MAGNOLIA VILLAGE ENCLAVE, AS LOTS 1-26, 901, 902 & 999, BLOCK 45, LOTS 1-14, 901 & 902, BLOCK 46, LOTS 1-20, BLOCK 47, & LOTS 1-28, BLOCK 48, OUT OF A 34.582 ACRE TRACT OF LAND, MORE OR LESS, RECORDED IN VOL. 11032, PG. 1593 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: July 7, 2022 CDS MUERY JOB 121040.00

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SEAL OF OFFICE THIS 13th DAY OF July, A.D. 2022

Lynne H Gardner Notary Public, Bexar County, Texas

LYNNE H GARDNER Notary ID #6003086 My Commission Expires August 24, 2023

THIS PLAT OF MAGNOLIA VILLAGE ENCLAVE 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



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 HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. RESIDENTIAL FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. SAWS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANATOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT. 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 TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGEND

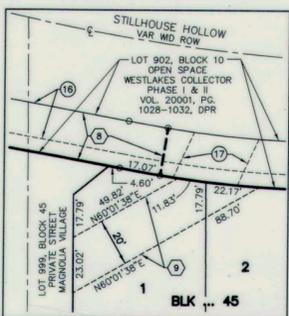
Table with columns: AC, BLK, BSL, CATV, CB, NCB, DED, DOC, DPR, ESMT, ETJ, VOL, PG, ROW, BLOCK, BUILDING SETBACK LINE, CABLE TELEVISION, COUNTY BLOCK, NEW CITY BLOCK, DEDICATION, DOCUMENT NUMBER, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, EASEMENT EXTRATERRITORIAL JURISDICTION, VOL. PG.(S), EXISTING CONTOURS, RIGHT-OF-WAY, VARIABLE WIDTH, NON VEHICULAR NON-ACCESS EASEMENT (NO-TO-SCALE), STREET CENTERLINE, OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS, 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MMES RPLS 6490" (UNLESS OTHERWISE NOTED.), FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

NOTE 1: FELIPE GONZALEZ, PULTE HOME OF TEXAS, L.P. AND PAUL POWELL, HDC WESTLAKES, LLC

A VARIABLE WIDTH INGRESS/EGRESS ACCESS ESM'T. (0.072 AC.) "OFF-LOT" DENOTED ON ESM'T KEYNOTES TABLE AS (A), IN LOT 902, BLOCK 10 (OPEN SPACE), RECORDED IN VOLUME 20001, PAGES 1028-1032, DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ESM'T KEYNOTES

Table of ESM'T KEYNOTES with 3 columns: Keynote number, Description, and Reference. Includes items like 1' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T, 20' DRAINAGE ESM'T (PRIVATE), 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T, etc.



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, VICE PRESIDENT OF LAND DEVELOPMENT PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER 1718 DRY CREEK WAY, SUITE 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 13th DAY OF July, A.D. 2022

Lynne H Gardner Notary Public, Bexar County, Texas

LYNNE H GARDNER Notary ID #6003086 My Commission Expires August 24, 2023

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, VICE PRESIDENT HDC WESTLAKES, LLC 100 NE LOOP 410, SUITE 1080, SAN ANTONIO, TEXAS 78216 (210) 817-8810

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 13th DAY OF July, A.D. 2022

Lynne H Gardner Notary Public, Bexar County, Texas

LYNNE H GARDNER Notary ID #6003086 My Commission Expires August 24, 2023

STATE OF TEXAS COUNTY OF BEXAR

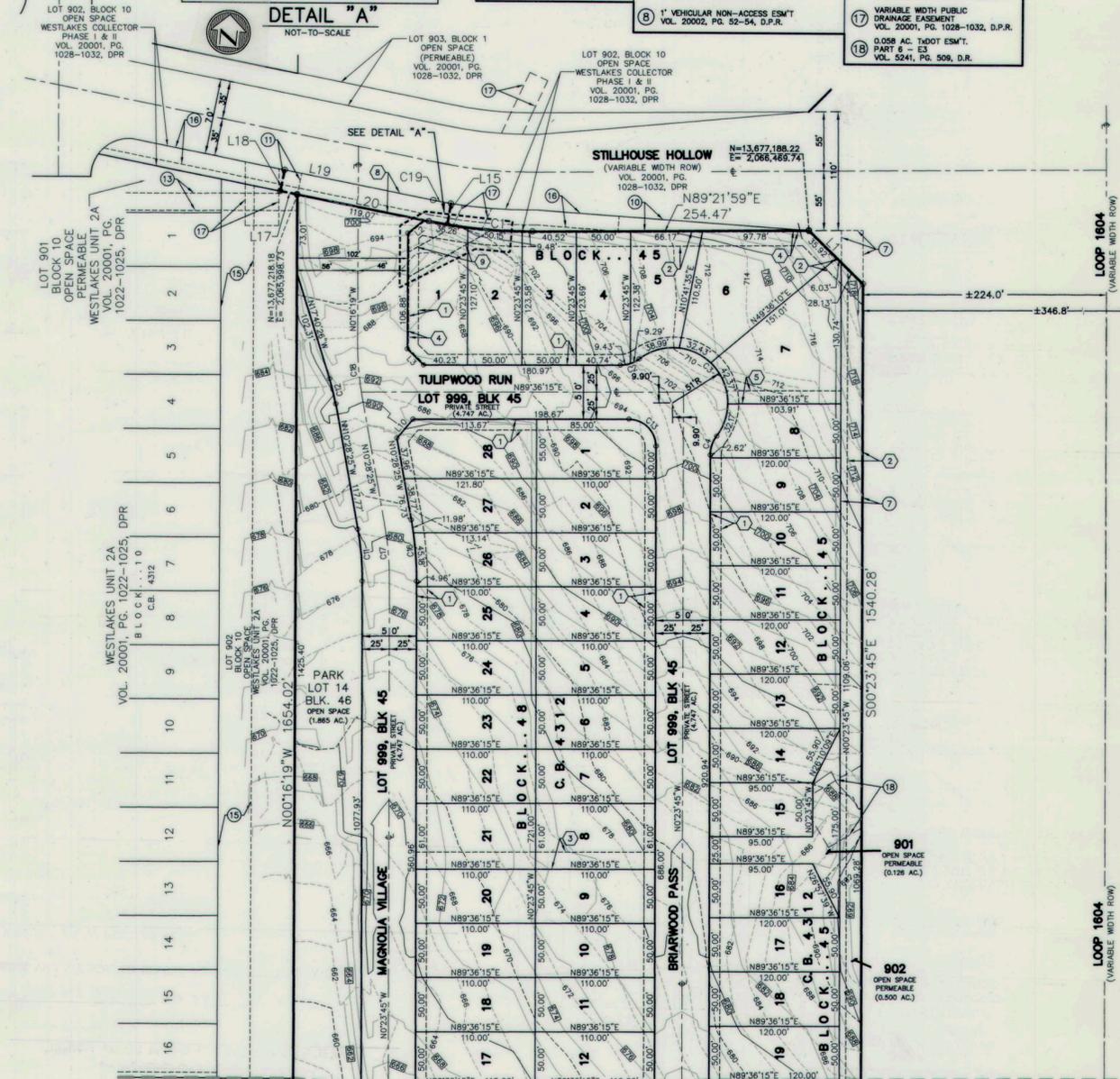
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

BRIAN A. CROWELL LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL L. MYERS

PAUL L. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT MATCH LINE SEE SHEET 3 OF 3 'A'

SEE SHEET 1 FOR NOTES

87 RESIDENTIAL LOTS SEE SHEET 3 OF 3 FOR LINE & CURVE TABLE



Vertical text on the left margin: Date: Jul 07, 2022, 2:41pm User ID: pablo.deluna File: P:\JOBS\2021\121040 Magnolia Village Duplex\Civil 3D\Dwg\Engineer\Subdivision\Plat\121040_C1-0-SUBDIVISION-PLAT.dwg

REPLAT AND SUBDIVISION PLAT ESTABLISHING MAGNOLIA VILLAGE ENCLAVE

BEING A TOTAL OF 19.285 ACRES, ESTABLISHING MAGNOLIA VILLAGE ENCLAVE, AS LOTS 1-26, 901, 902 & 999, BLOCK 45, LOTS 1-14, 901 & 902, BLOCK 46, LOTS 1-20, BLOCK 47, & LOTS 1-28, BLOCK 48, OUT OF A 34.582 ACRE TRACT OF LAND, MORE OR LESS, RECORDED IN VOL. 11032, PG. 1593 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.



MEALS MYERS ENGINEERING & SURVEYING LLC
TBPLS #10194291
BPPE #18576
10906 LAUREATE DRIVE, SUITE 101
SAN ANTONIO, TX 78249
(210)236-7382



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

DATE OF PREPARATION: July 7, 2022
CDS MUERY JOB 121040.00

OWNER / DEVELOPER:
MARTIN RICO, OWNER
MAGNOLIA VILLAGE AT CINCO LAKES, LLC
4007 MCCULLOUGH AVE, STE 231
SAN ANTONIO, TEXAS 78212

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.

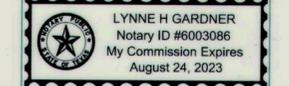
OWNER / DEVELOPER:
MARTIN RICO, OWNER
MAGNOLIA VILLAGE AT CINCO LAKES, LLC
4007 MCCULLOUGH AVE, STE 231
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTIN RICO 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 13th DAY OF July, A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF MAGNOLIA VILLAGE ENCLAVE 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 July, A.D. 2022

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 July, A.D. 2022

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

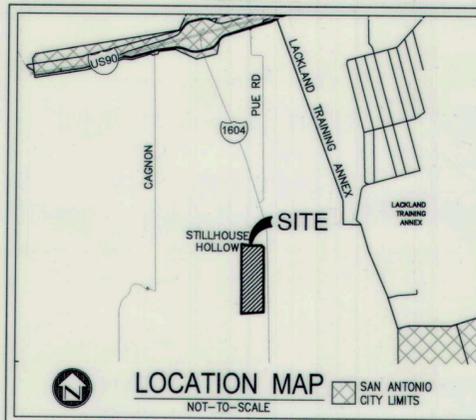
ESMT KEYNOTES

- 10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT
20' DRAINAGE ESMT (PRIVATE)
ELECTRIC, GAS, TELEPHONE, CABLE TV, ESMT & VARIABLE WIDTH PRIVATE DRAINAGE & MAINTENANCE ACCESS ESMT (0.12 AC.) VOL. 20002, PG. 52-54, D.P.R.

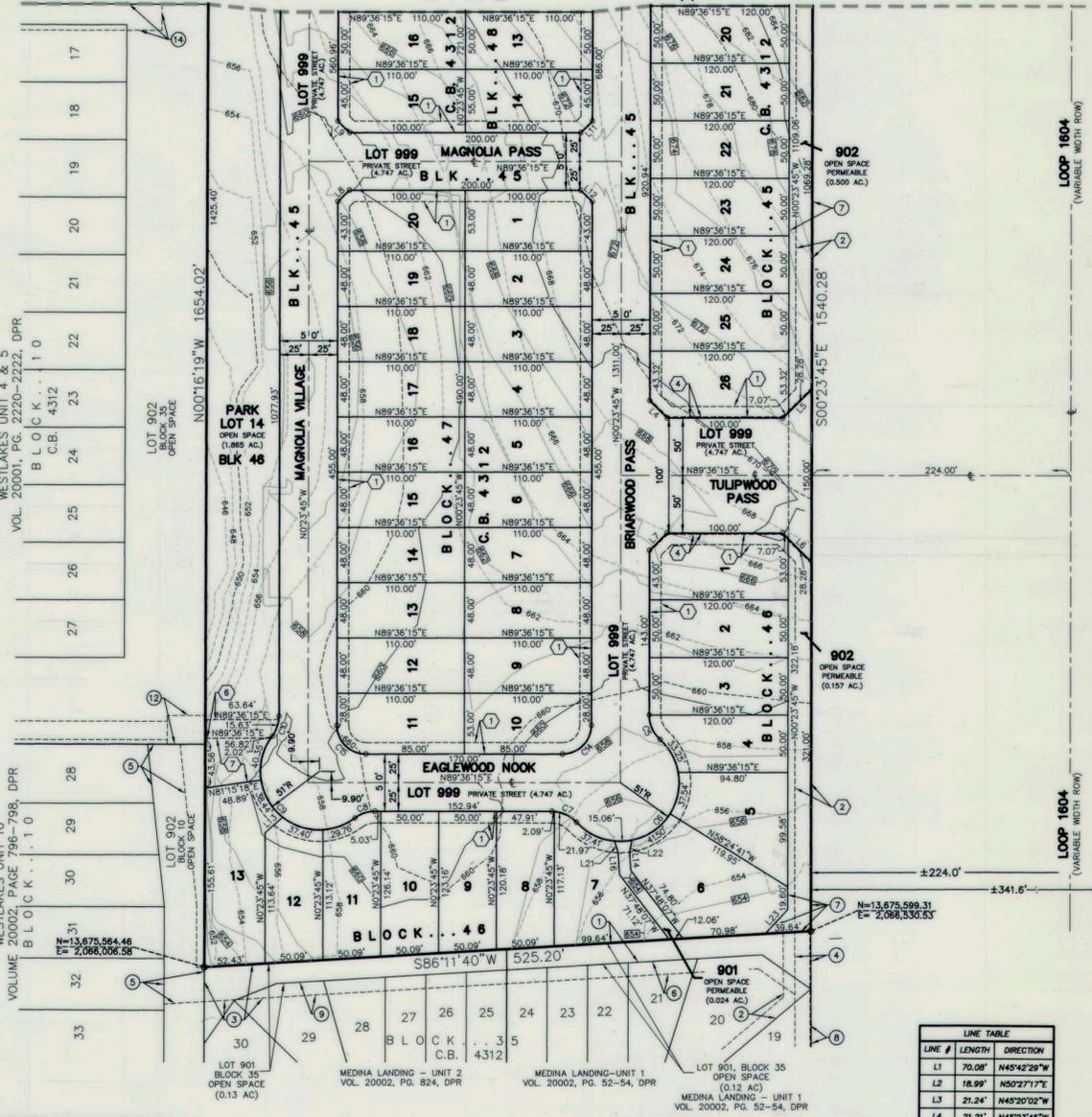
- 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESMT, MEDIA LANDING UNIT 2, VOL. 20002, PG. 824, D.P.R.
VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV ESMT VOL. 20001, PG. 1028-1032, D.P.R.

SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

NOTE 1: FELIPE GONZALEZ, PULTE HOME OF TEXAS, L.P. AND PAUL POWELL, HDC WESTLAKES, LLC
A VARIABLE WIDTH INGRESS/EGRESS ACCESS ESMT, (0.072 AC.) "OFF-LOT", DENOTED ON ESMT KEYNOTES TABLE AS (A), N LOT 902, BLOCK 10 (OPEN SPACE), RECORDED IN VOLUME 20001, PAGES 1028-1032, DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SEE SHEET 2 OF 3 MATCH LINE "A"



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.

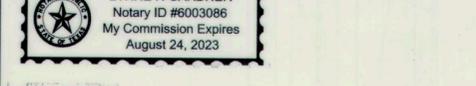
OWNER / DEVELOPER:
FELIPE GONZALEZ
VICE PRESIDENT OF LAND DEVELOPMENT
PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
1718 DRY CREEK WAY, SUITE 120, SAN ANTONIO, TEXAS 78259
(210) 496-1985

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 13th DAY OF July, A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

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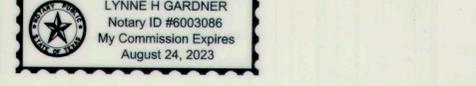
OWNER / DEVELOPER:
PAUL POWELL, VICE PRESIDENT
HDC WESTLAKES, LLC
100 NE LOOP 410, SUITE 1080, SAN ANTONIO, TEXAS 78216
(210) 817-8810

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 13th DAY OF July, A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

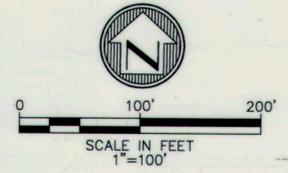
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

BRIAN A. CROWELL
LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL L. MYERS

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

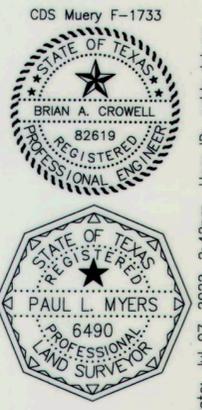
Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD, CHORD BEARING. Contains data for curves C1 through C19.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- LEGEND
AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTRY BLOCK
NCD NEW CITY BLOCK
DED DEDICATION
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT EXTERIOR JURISDICTION
VOL VOL. (S)
PG PG. (S)
ROW RIGHT-OF-WAY
VAR VAR. WIDTH
NVAE NON VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
STREET CENTERLINE
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
1/2" IRON ROD WITH PLASTIC CAP STAMPED "MMES RPLS 6490" (UNLESS OTHERWISE NOTED.)
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

LINE TABLE
Table with columns: LINE #, LENGTH, DIRECTION. Lists lines L1 through L23 with their respective lengths and directions.



Date: Jul 07, 2022, 2:42pm
User ID: pablo.deluna
File: P:\JOBS\2021\121040 Magnolia Village Duplex\Civil 3D\DWG\Engineer\Subdivision\Plat\121040_C1-0-SUBDIVISION-PLAT.dwg