

PLAT NO. -21-11800195

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.

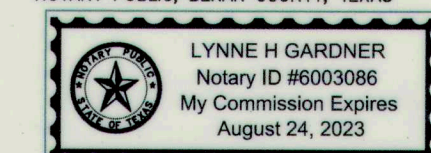
OWNER / DEVELOPER:
MARTIN RICO, OWNER
MAGNOLIA VILLAGE AT CINCO LAKES, LLC
4007 MCCULLOUGH AVE, STE 231
SAN ANTONIO, TEXAS 78212

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 A.D. 20

BY: CHAIRMAN

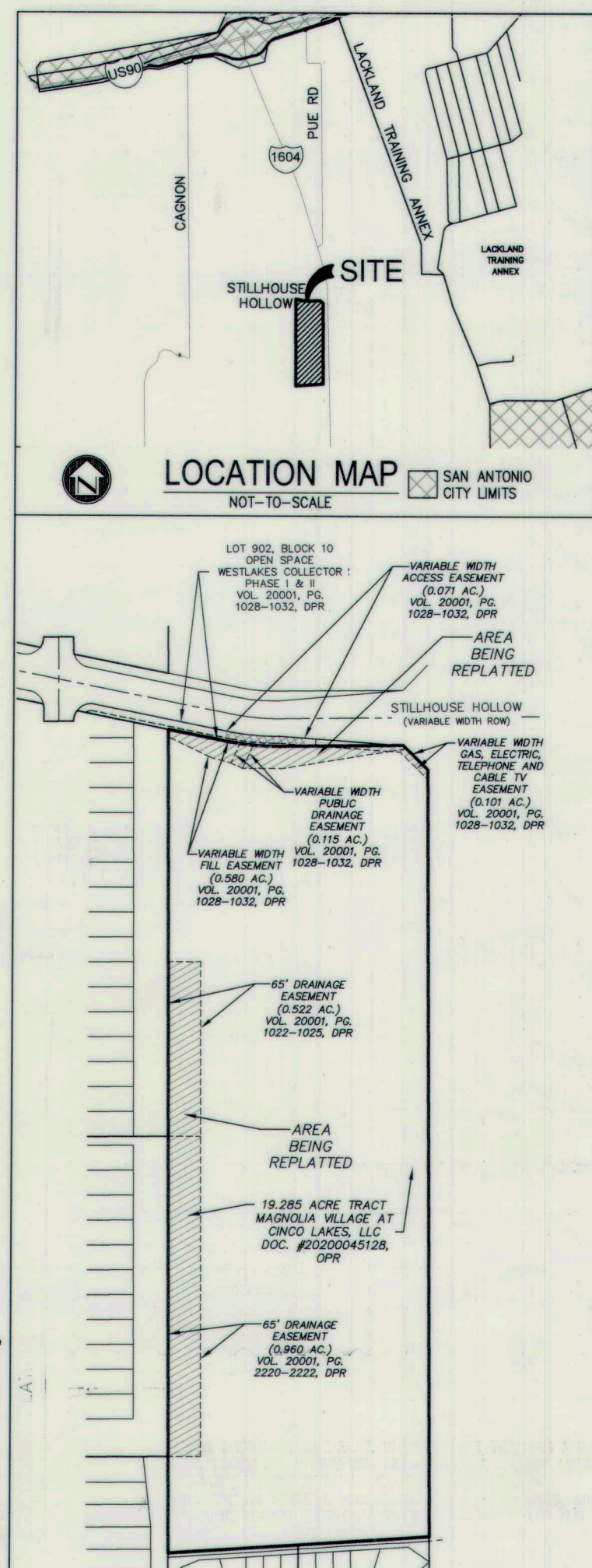
BY: SECRETARY

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



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:

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

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 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 GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER
AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE
SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND
ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

LEGAL INSTRUMENT

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR USE AND PERMANENT 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)

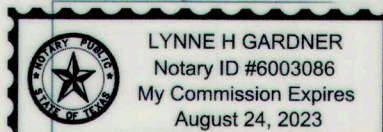
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY
THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR
RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY
NOTATION ON THE LAST 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 DAY OF

July, A.D. 2022
Lynne H. Gardner
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS)
COUNTY OF BEXAR)

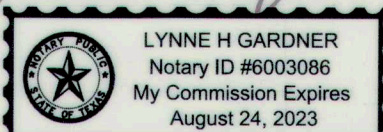
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY
THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR
RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY
NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED
RESTRICTIONS APPLICABLE TO THE PLAT.

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

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF

July, A.D. 2022
Lynne H. Gardner
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS)
COUNTY OF BEXAR)

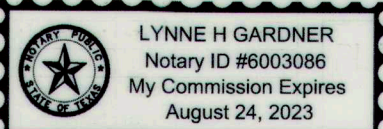
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY
THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR
RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY
NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED
RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: 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 DAY OF

July, A.D. 2022
Lynne H. Gardner
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 48 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:

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 9/28/2010. 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 TOI OR DIRECTOR OF
PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS
AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED
WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS
WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#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
ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE
CITY ARBORIST OFFICE PER 35-477(H).

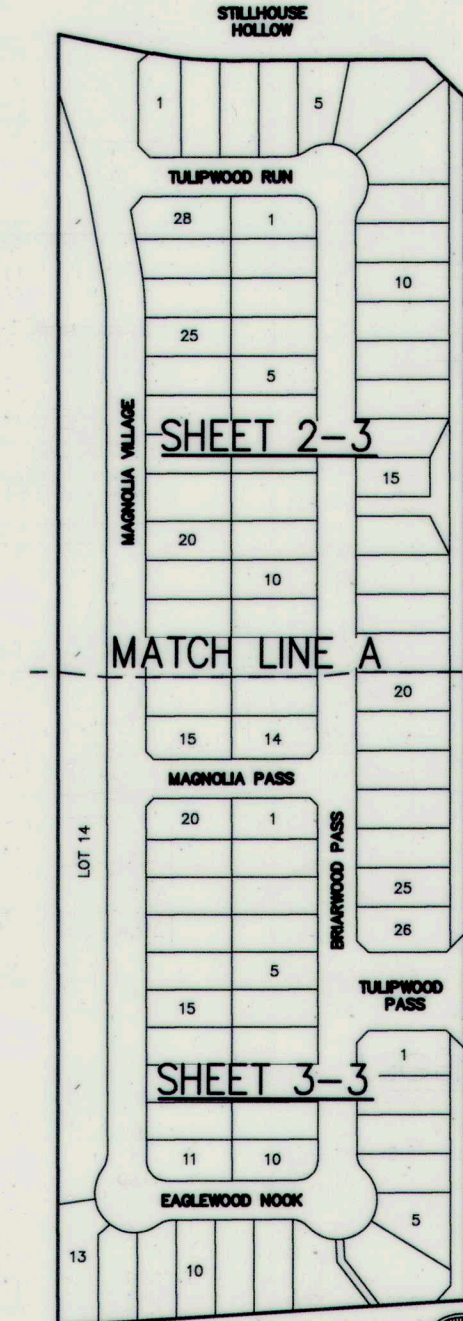
INGRESS/EGRESS NOTE:

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED
WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

LEGEND

AC	ACRE(S)	ROW	RIGHT-OF-WAY
BLK	BLOCK	VAR WD	VARIABLE WIDTH
BSL	BUILDING SETBACK LINE	NVAE	NON VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
CATV	CABLE TELEVISION	Q	STREET CENTERLINE
CB	COUNTY BLOCK	QPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
NCB	NEW CITY BLOCK		
DED	DEDICATION		
DOC	DOCUMENT NUMBER		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
ESMT	EASEMENT		
ETJ	EXTRATERRITORIAL JURISDICTION		
VOL	PG.(S)		
PG	PG.(S)		
1140	EXISTING CONTOURS		

NOTE 1:
FELIPE GONZALEZ, PULTE HOME OF TEXAS, L.P. AND
PAUL POWELL, HDC WESTLAKES, LLC
A VARIABLE WIDTH INGRESS/EGRESS EASEMENT (0.072 AC.)
"OFF-LOT", DENOTED ON ESMT 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.



INDEX MAP

NOT-TO-SCALE

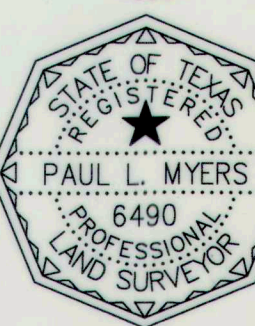
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

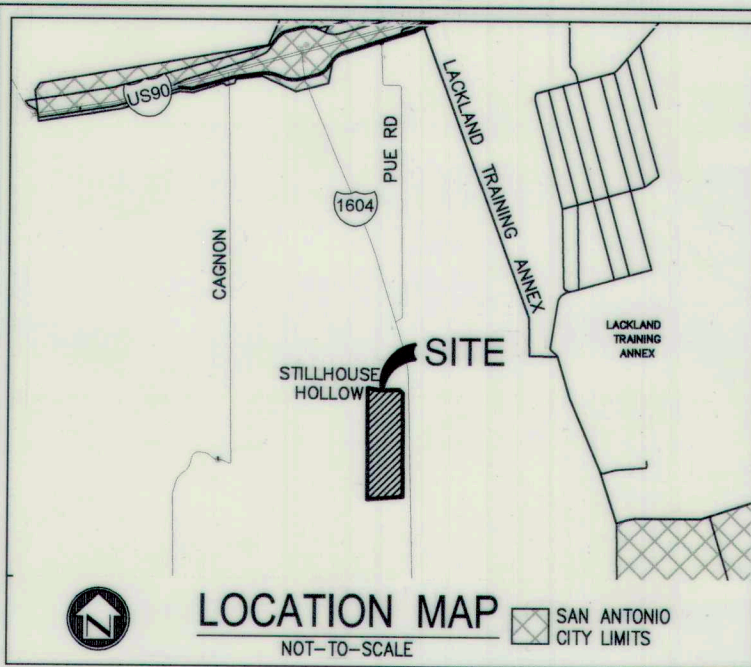
SEE SHEET 1 FOR NOTES

SHEET 1 OF 3

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

CDS Muery F-1733





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 CUSTOMER'S 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 GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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 (X) - N LOT 902, BLOCK 10 (OPEN SPACE), RECORDED IN VOLUME 20001, PAGES 1028-1032, DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ESM'T KEYNOTES					
1	10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T	9	20' DRAINAGE ESM'T (PRIVATE)	17	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T, MEDIA LANDING UNIT 2, VOL. 20002, PG. 824, D.P.R.
2	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T	10	1' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T (0.12 AC.) VOL. 20002, PG. 82-84, D.P.R.	18	VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T VOL. 20001, PG. 1028-1032, D.P.R.
3	16' DRAINAGE ESM'T (PRIVATE)	11	16' SANITARY SEWER ESM'T VOL. 20002, PG. 52-54, D.P.R.		
4	1' VEHICULAR NON-ACCESS ESM'T	12	OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T (0.18 AC.) VOL. 20002, PG. 52-54, D.P.R.	25	SANITARY SEWER AND TURN AROUND ESM'T VOL. 20001, PG. 2220-2222, D.P.R.
5	12' WATER ESM'T	14	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T VOL. 20002, PG. 52-54, D.P.R.	13	VARIABLE WIDTH SANITARY SEWER ESM'T VOL. 20001, PG. 1022-1025, D.P.R.
6	16' SANITARY SEWER ESM'T	15	OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T (0.15 AC.) VOL. 20002, PG. 52-54, D.P.R.	23	ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T (0.082 AC.) VOL. 20001, PG. 1022-1025, D.P.R.
7	VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T	17	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T VOL. 20002, PG. 52-54, D.P.R.	30	ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T VOL. 20001, PG. 1022-1025, D.P.R.
8	VARIABLE WIDTH (NON-PERMEABLE) INGRESS/EGRESS ESM'T "OFF LOT" (0.072 AC.)	20	PERMANENT WATER ESM'T DOCUMENT# 20190208099, D.P.R.	14	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV ESM'T VOL. 20001, PG. 1028-1032, D.P.R.
		1	1' VEHICULAR NON-ACCESS ESM'T VOL. 20002, PG. 52-54, D.P.R.	17	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT VOL. 20001, PG. 1028-1032, D.P.R.
				18	0.058 AC. TPO&T ESM'T, PART 6 - E3 VOL. 5241, PG. 506, D.P.R.

CPS/SAWS/CPSA UTILITY (RESIDENTIAL):

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



TBPLS #10194291
TBPE #18576
10906 LAUREATE DRIVE, SUITE 101
SAN ANTONIO, TX 78249
(210)236-7382



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.

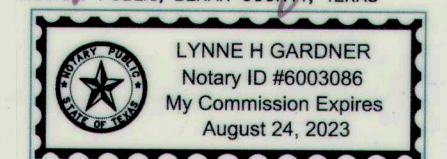
OWNER / DEVELOPER:
MARTIN RICO, OWNER
MAGNOLIA VILLAGE AT CINCO LAKES, LLC
4007 MCCULLOUGH AVE, STE 231
SAN ANTONIO, TEXAS 78212

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

Lynne H. Gardner
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 _____, 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

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.

Felipe Gonzalez
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

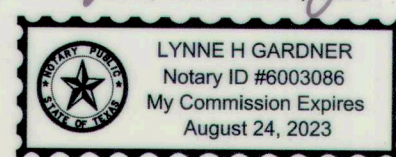
SIGNING FOR NOTE 1

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



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.

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

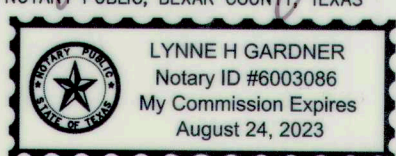
SIGNING FOR NOTE 1

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



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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Brian A. Crowell
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
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	85.89'	465.00'	011°48'53"	85.72' S84°43'35"E
C2	18.72'	28.00'	036°59'23"	18.40' N71°06'34"E
C3	145.86'	51.00'	163°58'46"	101.00' S45°23'45"E
C4	18.72'	28.00'	036°59'23"	18.40' S18°05'57"E
C5	24.07'	28.00'	047°32'45"	23.38' S24°10'07"E
C6	164.75'	51.00'	185°05'30"	101.80' N44°36'15"E
C7	24.07'	28.00'	047°32'45"	23.38' N86°33'22"E
C8	18.72'	28.00'	036°59'23"	18.40' S71°06'34"E
C9	145.86'	51.00'	163°58'46"	101.00' N45°23'45"E
C10	18.72'	28.00'	036°59'23"	18.40' N18°05'57"E
C11	48.37'	275.00'	010°04'40"	46.31' N05°26'05"E
C12	23.75'	189.00'	007°12'01"	23.74' N14°04'25"E
C13	39.27'	25.00'	090°00'00"	35.36' N45°23'45"E
C14	39.27'	25.00'	090°00'00"	35.36' S44°36'15"E
C15	39.27'	25.00'	090°00'00"	35.36' N45°23'45"E
C16	57.16'	325.00'	010°04'40"	57.09' S05°26'05"E
C17	52.77'	300.00'	010°04'40"	52.70' N05°26'05"E
C18	53.42'	300.00'	010°12'08"	53.35' S05°22'22"E
C19	16.50'	445.00'	002°07'28"	16.50' S79°51'33"E

SEE SHEET 2 OF 3
MATCH LINE "A"

