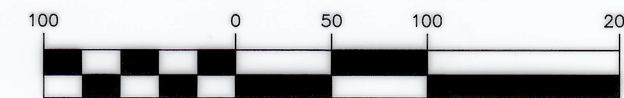


PLAT No. 180413

SHEET 1 OF 1
SUBDIVISION PLAT & REPLAT
ESTABLISHING
**ASHTON PARK
UNIT 7 (ENCLAVE)**

BEING 7.040 ACRES OF LAND IN THE M. HERNANDEZ SURVEY NO. 300, 1/4 ABSTRACT NO. 1052, C.B. 4372, AND BEING OUT OF A 95.934 ACRE TRACT RECORDED IN VOLUME 16159, PAGE 1816, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



OWNER/DEVELOPER:
**LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.**
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259
PHONE (210) 403-8200

CIVIL ENGINEERING CONSULTANTS
d.b.a. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-8440
REGISTRATION #F-2214/ 10041000

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
BRIAN BARRON, VICE-PRESIDENT

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BRIAN BARRON 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 & SEAL OF OFFICE THIS 14th DAY OF August, A.D., 2019.

RENESE COLLIER
Notary Public, State of Texas
Comm. Expires 05-15-2021
Notary ID 125299461

Renese Collier
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

THIS PLAT OF _____ ASHTON PARK UNIT 7 (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., 2019.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CPS/SAWS/COSA UTILITY NOTES

- 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.
- ANY CPS ENERGY OR SAWS MONUMENT 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.
- 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.

MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- = 1/2" IRON ROD FOUND W/ CEC CAP
- = 1/2" IRON ROD SET W/ CEC CAP

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF ASHTON PARK UNIT 6 (PLAT ID NO. 170411), WHICH IS RECORDED IN VOLUME 20001, PAGES 950-951, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
BRIAN BARRON, VICE-PRESIDENT

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 14th DAY OF August, 2019.

RENESE COLLIER
Notary Public, State of Texas
Comm. Expires 05-15-2021
Notary ID 125299461

Renese Collier
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRES: 5/15/21

BUILDING SETBACK NOTE:

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.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

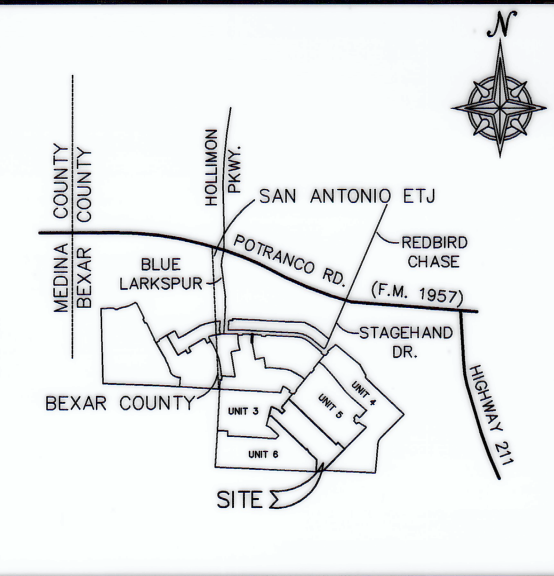
SAWS NOTES:

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985.2 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.

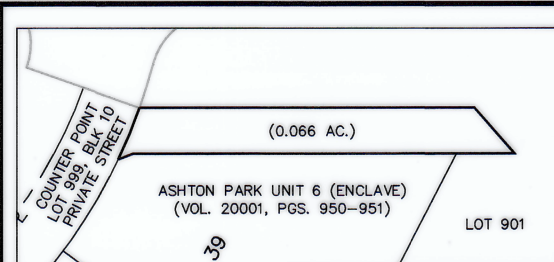
LEGEND

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- COUNTY BLOCK
- VARIABLE
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- MINIMUM FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM NAD 83/2011, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.000071. ROTATION GRID TO PLAT IS 0°00'00".
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SW LINES OF LOT 1-15, BLOCK 18, ASHTON PARK UNIT 5 (VOL. 20001, PGS. 508-509, D.P.R.) BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED N48°22'52"W AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

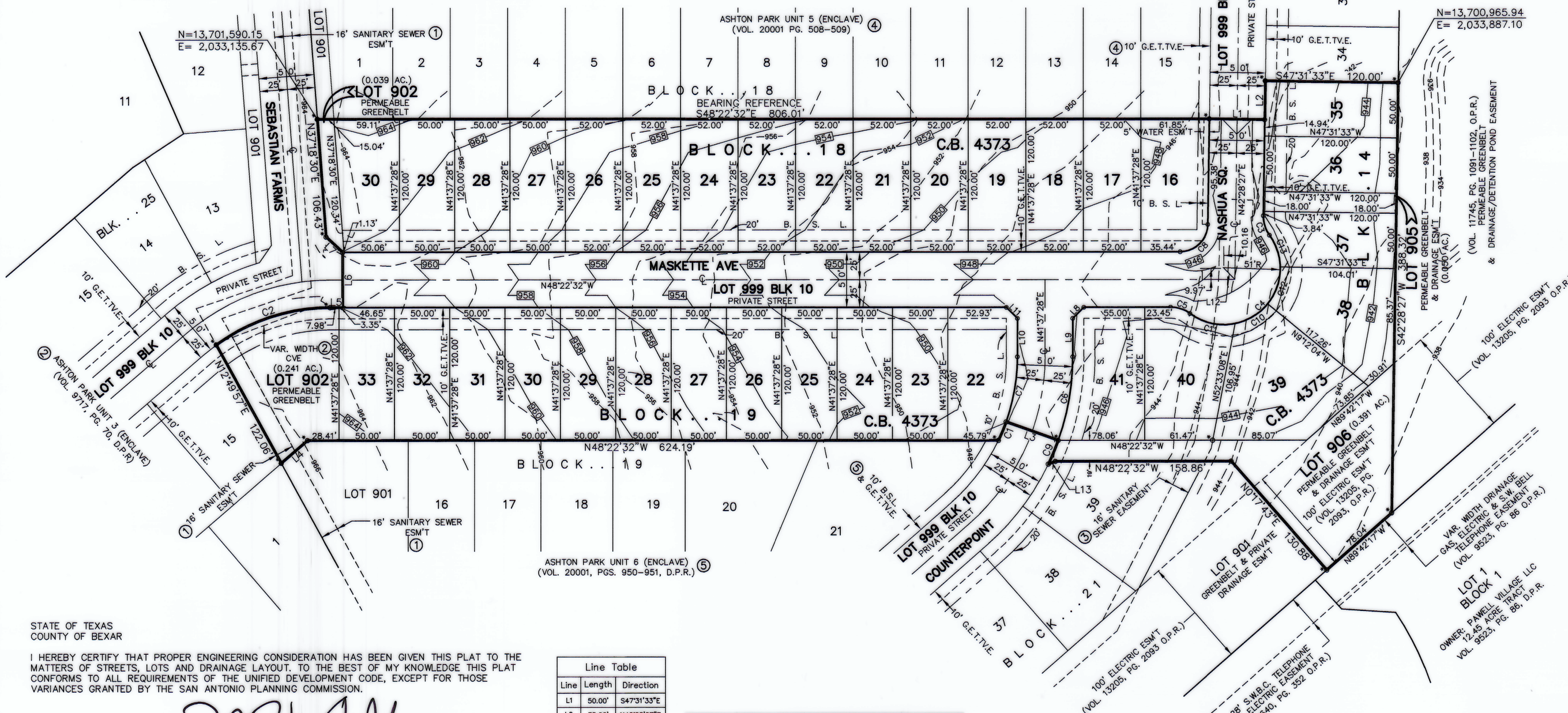
| PLAT REFERENCE | |
|----------------|--|
| ① | ASHTON PARK UNIT 2 PHASE 5A (ENCLAVE) (VOL. 9664, PG. 177-179, D.P.R.) |
| ② | ASHTON PARK UNIT 3 (ENCLAVE) (VOL. 9717, PG. 70, D.P.R.) |
| ③ | ASHTON PARK UNIT 4 (ENCLAVE) (VOL. 9713, PGS. 159-161, D.P.R.) |
| ④ | ASHTON PARK UNIT 5 (ENCLAVE) (VOL. 20001, PGS. 508-509, D.P.R.) |
| ⑤ | ASHTON PARK UNIT 6 (ENCLAVE) (VOL. 20001, PGS. 950-951, D.P.R.) |



LOCATION MAP
NOT TO SCALE



BEING 0.066 OF ONE ACRE TRACT A PORTION OF LOT 901, BLOCK 21 CB 4373 GREENBELT AND PRIVATE DRAINAGE EASEMENT PREVIOUSLY PLATTED WITH ASHTON PARK UNIT 6 ENCLAVE (#170411) RECORDED IN VOL. 20001, PGS. 950-951 AS A GREENBELT & PRIVATE DRAINAGE EASEMENT IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



| Line | Length | Direction |
|------|--------|-------------|
| L1 | 50.00' | S47°31'33"E |
| L2 | 35.00' | N42°28'27"E |
| L3 | 50.00' | N28°45'35"W |
| L4 | 31.32' | N89°07'36"W |
| L5 | 11.33' | S48°22'32"E |
| L6 | 50.00' | N41°37'28"E |
| L7 | 20.40' | N09°32'01"W |
| L8 | 14.14' | N86°37'28"E |
| L9 | 34.47' | N41°37'28"E |
| L10 | 34.47' | S41°37'28"W |
| L11 | 14.14' | S03°22'32"E |
| L12 | 14.00' | N02°57'03"W |
| L13 | 6.80' | N70°03'59"W |

| Curve | Length | Radius | Chord Length | Chord Direction | DELTA |
|-------|---------|---------|--------------|-----------------|------------|
| C1 | 18.18' | 175.00' | 18.18' | S64°37'00"W | 5°57'17" |
| C2 | 110.00' | 175.00' | 108.25' | S68°23'28"E | 36°01'53" |
| C3 | 18.42' | 29.00' | 18.11' | S23°40'38"W | 36°23'10" |
| C4 | 145.00' | 51.00' | 100.87' | S87°02'57"W | 162°57'20" |
| C5 | 18.68' | 29.00' | 18.36' | N29°55'27"W | 36°54'09" |
| C6 | 77.05' | 225.00' | 76.65' | S51°29'58"W | 19°38'53" |
| C7 | 59.91' | 175.00' | 59.62' | N51°29'55"E | 19°38'53" |
| C8 | 38.90' | 25.00' | 35.09' | N87°02'57"E | 89°09'01" |
| C9 | 23.31' | 225.00' | 23.30' | N64°12'28"E | 5°58'09" |

STATE OF TEXAS
COUNTY OF BEXAR

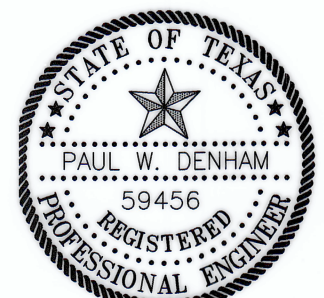
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul W. Denham
LICENSED PROFESSIONAL ENGINEER
PAUL W. DENHAM

Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.