

SUBDIVISION PLAT ESTABLISHING  
**HERON AT CRESTA BELLA**

BEING A TOTAL OF 7.426 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18333, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155 BEING ALL OF A 3.712 ACRE TRACT OF LAND CONVEYED TO ROGASA, LLC OF RECORD IN VOLUME 18574, PAGE 757 AND THE REMAINDER OF A 3.003 ACRE TRACT OF LAND KNOWN AS TRACT 1 AS CONVEYED TO BEX HOLDINGS, INC. OF RECORD IN VOLUME 15849, PAGE 1834 & THE REMAINDER OF A 4.423 ACRE TRACT OF LAND KNOWN AS TRACT 2 AS CONVEYED TO BEX HOLDINGS, INC. OF RECORD IN VOLUME 15849, PAGE 1834, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER - LOT 9:  
ROGASA, LLC  
22211 IH-10 WEST, SUITE 1206  
SAN ANTONIO, TX 78254  
PH: (210) 410-7607

CIVIL ENGINEER:  
NAME: KAVANAUGH CONSULTING, LLC.  
ADDRESS : 108 RIVER OAKS DR.  
WIMBERLEY, TEXAS 78676  
PH: (512) 587-7397

OWNER/DEVELOPER - LOT 10:  
BEX HOLDINGS, INC.  
1 CLUBHOUSE GREEN  
SAN ANTONIO, TX 78257-1295  
PH: (210) 267-5280

**CAW**  
CONSULTANTS, INC.  
Civil Engineers Land Surveyors Land Planners  
P.O. BOX 209  
MASON, TEXAS 76856  
830-992-0944

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.

DULY AUTHORIZED AGENT  
ROGASA, LLC

STATE OF TEXAS:  
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

**Raul Aguilar**, 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 13 DAY OF June, A.D., 2018.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**TERRENE AYES**  
MY COMMISSION EXPIRES  
**DECEMBER 22, 2018**  
NOTARY ID: 11355124

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.

DULY AUTHORIZED AGENT  
BEX HOLDINGS, INC

STATE OF TEXAS:  
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 13 DAY OF June, A.D., 2018.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

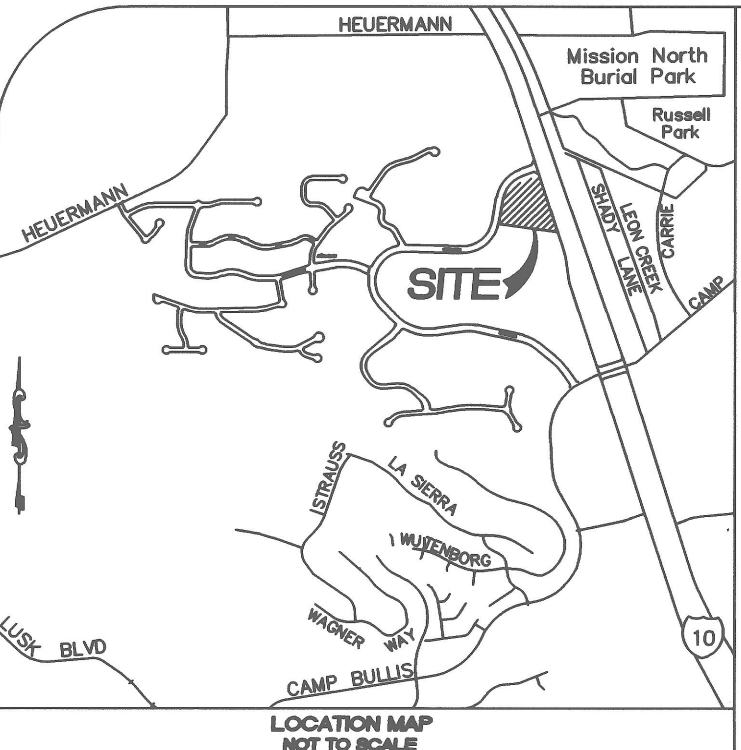
**TERRENE AYES**  
MY COMMISSION EXPIRES  
**DECEMBER 22, 2018**  
NOTARY ID: 11355124

THIS PLAT OF **HERON AT CRESTA BELLA** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2018.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



**SAWS HIGH PRESSURE NOTE (PRVS. REQUIRED):**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,215 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.

**TREE NOTE**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1387365) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(c).

THE MAINTENANCE OF THE LANDSCAPING IN THE MEDIAN OF CRESTA BELLA DRIVE & IN THE SIGNAGE & MONUMENTATION EASEMENTS OF ANY NATURE WITHIN THE HERON AT CRESTA BELLA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CRESTA BELLA COMMERCIAL PROPERTY OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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 WITHIN SAID DRAINAGE EASEMENTS.

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND RECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**FLOOD NOTE:**  
AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0115F, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**WASTEWATER EDU NOTE:**  
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.

**SAWS IMPACT FEE PAYMENT NOTE:**  
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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

- TXDOT NOTES:**
- FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - 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 COMBINED TOTAL OF ONE(1) ACCESS POINTS ALONG INTERSTATE HIGHWAY 10 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 707.58'.
  - 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 COMAL)

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: EMPLOYEES OF CAW CONSULTANTS UNDER MY SUPERVISION.

**David Walling 6-13-18**  
REGISTERED PROFESSIONAL LAND SURVEYOR

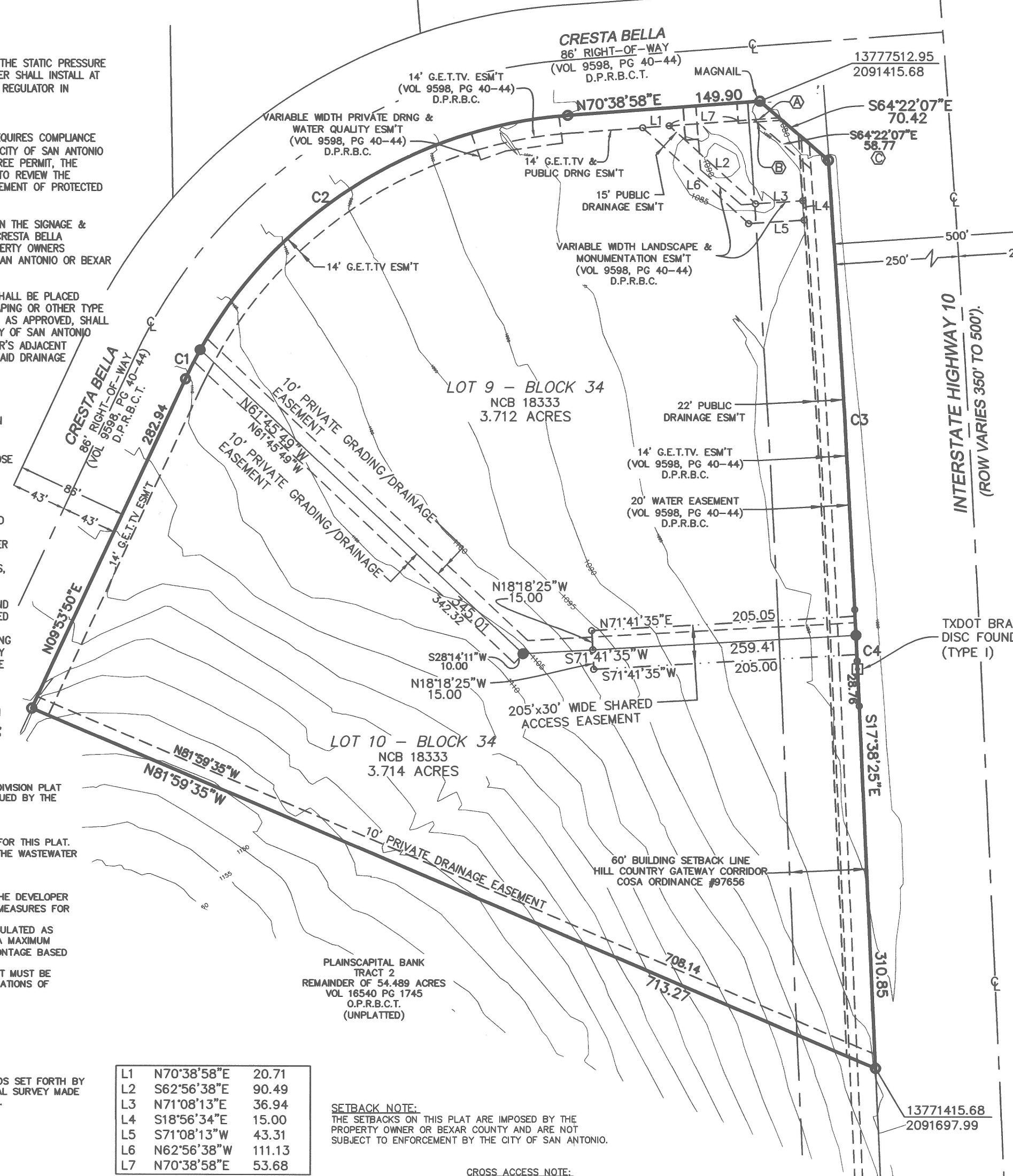
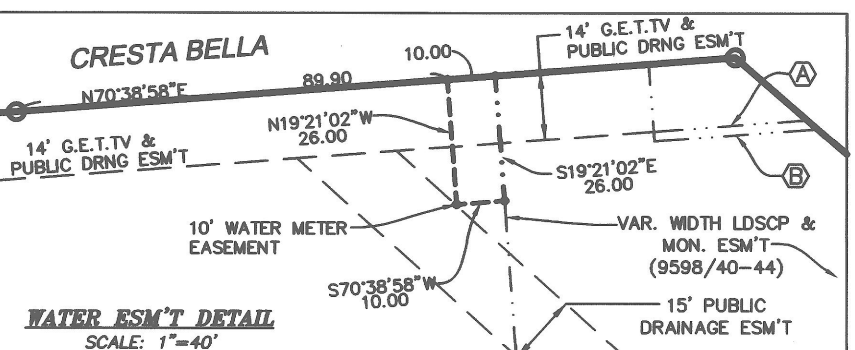
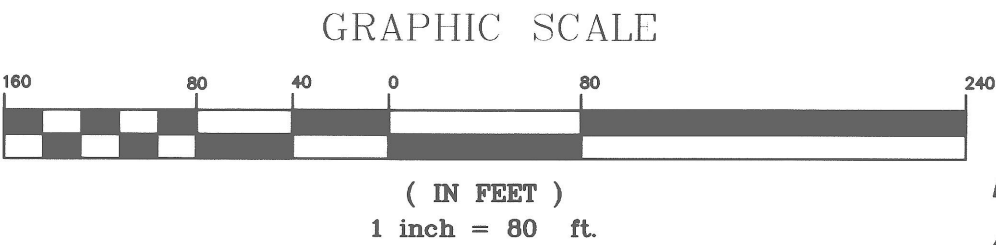
STATE OF TEXAS)  
COUNTY OF HAYS)

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

**David Walling**  
LICENSED PROFESSIONAL ENGINEER

- LEGEND**
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
  - FOUND 1/2" IRON PIN -----
  - 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION -----
  - OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS ----- O.P.R.B.C.
  - DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS ----- D.P.R.B.C.
  - REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS ----- R.P.R.B.C.
  - EXISTING CONTOURS -----
  - PROPOSED CONTOURS -----
  - NOT TO SCALE -----
  - ACRES -----
  - BLOCK -----
  - NEW CITY BLOCK -----
  - EASEMENT -----
  - CENTERLINE -----
  - DRAINAGE -----
- (A) = 14' G.E.T.V. EASEMENT (VOL 9598, PG 40-44) D.P.R.B.C.  
 (B) = VARIABLE WIDTH PRIVATE DRAINAGE ESM'T (VOL 9598, PG 40-44) D.P.R.B.C.  
 (C) = 14' G.E.T.V. EASEMENT

**DETENTION POND NOTE:**  
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A POND OF RECORD IN A VARIABLE WIDTH PRIVATE DRAIN/WATER QUALITY ESM'T, CRESTA BELLA SUBDIVISION, RECORDED IN VOLUME 9598, PAGE 40 (COSEA PLAT #060818).



|    |             |        |
|----|-------------|--------|
| L1 | N70°38'58"E | 20.71  |
| L2 | S62°56'38"E | 90.49  |
| L3 | N71°08'13"E | 36.94  |
| L4 | S18°56'34"E | 15.00  |
| L5 | S71°08'13"W | 43.31  |
| L6 | N62°56'38"W | 111.13 |
| L7 | N70°38'58"E | 53.68  |

| CURVE | LENGTH | RADIUS   | C BRNG      | CHORD  |
|-------|--------|----------|-------------|--------|
| C1    | 25.45  | 357.00   | N11°57'17"E | 25.45  |
| C2    | 353.27 | 357.00   | N42°20'43"E | 339.03 |
| C3    | 370.49 | 16033.50 | S18°24'07"E | 370.48 |
| C4    | 26.24  | 16033.50 | S17°41'35"E | 26.24  |

**CROSS ACCESS NOTE:**  
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 9 & 10, BLOCK 34, CB OR NCB 18333, IN ACCORDANCE WITH UDC 35506(R)(3).

**FIRE NOTE:**  
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.