

PLAT NUMBER 150001

SUBDIVISION PLAT OF BELLA VISTA UNIT 3 SECTION 5

A 43.875 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND DESCRIBED TO PERRY HOMES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14743, PAGES 1-6 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE MANUAL SURVEY NUMBER 289, ABSTRACT 197, COUNTY BLOCK 4856, AND OUT OF THE JOHANN PFEFFER SURVEY NUMBER 7, ABSTRACT 1010, COUNTY BLOCK 4547, OF BEAR COUNTY, TEXAS



2020 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.726.9020 FAX: 210.726.9020

DATE OF PRINT: SEPT. 18, 2014

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, WARRANTS TO THE USE OF THE PUBLIC, EXCEPT AS IS OTHERWISE PROVIDED BY PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CONVEYOR/DEVELOPER: GERALD W. DUTCHER, III, PERRY HOMES, LLC, 3000 GULF FREEWAY, THIRD FLOOR, HOUSTON, TX 77057 STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GERALD W. DUTCHER, III, AND MERILEE J. ZEDAN, BOTH OF WHOM ARE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF ME, AND UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF SEPTEMBER, 2014.

Merilee J. Zedan, Notary Public, State of Texas

THIS PLAT OF BELLA VISTA UNIT 3 SECTION 5, HAS BEEN LIMITED TO AND CONFINED TO THE INTEREST OF THE PUBLIC, EXCEPT AS IS OTHERWISE PROVIDED BY PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE PRESENCE OF ME, AND UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF SEPTEMBER, 2014.

DATE THIS DAY OF SEPTEMBER, 2014. BY: CHAIRMAN

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS COVERING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONS COURT.

DAIED THIS DAY OF SEPTEMBER, 2014. COUNTY CLERK, BEAR COUNTY, TEXAS

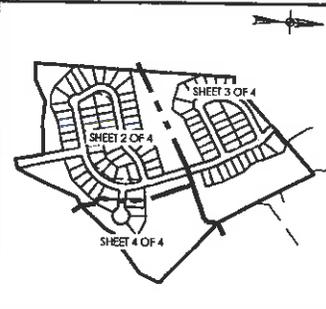
STATE OF TEXAS COUNTY OF BEAR

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR

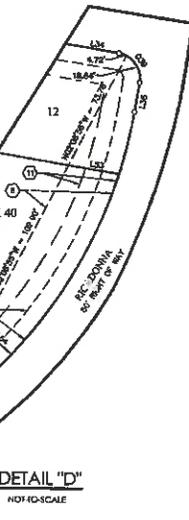
STATE OF TEXAS COUNTY OF BEAR

STATE OF TEXAS COUNTY OF BEAR



INDEX MAP

SEE THIS SHEET FOR LINE & CURVE TABLES



DETAIL 'D'

SAWS NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM... FLOODPLAIN NOTES: THE VARIABLE FLOOD ELEVATION (VFE) WAS DETERMINED TO CONTAIN THE BOUNDARIES OF THE 25 ANNUAL CHANCE (25-YEAR) ULTIMATE FLOOD FLOODPLAIN OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE FLOOD FLOODPLAIN... FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8' ABOVE FINISHED ADJACENT GRADE.

SAWS NOTE: THE SAN ANTONIO WATER SYSTEM HAS HERETO GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT.

Table with 3 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains 37 rows of curve data.

Table with 2 columns: LINE #, BEARING, LENGTH. Contains 15 rows of line data.

Table with 2 columns: LINE #, BEARING, LENGTH. Contains 15 rows of line data.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTION... CURVE DATA TABLE: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH.

REAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE SEWER, OPEN SPACE, GREENBELT, PARKS, DRAMA, EASEMENTS, DRIVE, LANDSCAPE, BURIAL, BLINDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA HOMEOWNERS ASSOCIATION...

Table with 3 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains 37 rows of curve data.

Table with 2 columns: LINE #, BEARING, LENGTH. Contains 15 rows of line data.

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CONT. LEGEND: SEWER EASEMENT (VOL. 11118, PG. 2167, OPB), SEWER EASEMENT (VOL. 11142, PG. 1072, OPB), SEWER EASEMENT (VOL. 11116, PG. 2173, OPB), EASEMENT (VOL. 9510, PG. 102, OPB), VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9510, PG. 102, OPB), SANITARY SEWER EASEMENT (VOL. 9510, PG. 102, OPB), DRAINAGE EASEMENT (VOL. 11834, P. 5, OPB).



LOCATION MAP

LEGEND: AC (ACRES), BK (BLOCK), BLK (BUILDING SETBACK LINE), CV (COUNTY BLOCK), CD (CLEAR YIELD), DOC (DOCUMENT NUMBER), DPR (DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS), DRD (DEED RECORDS OF BEAR COUNTY, TEXAS), ELEC (ELECTRIC EASEMENT), ELEV (ELEVATION), FLOOR (FLOOR FINISH), FLOOR (MINIMUM FINISHED FLOOR ELEVATION), FLOOR (ORIGINAL SURVEY/COUNTY LINE), GAS (GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT), GR (GRASS VEGETATION), H (HARDWARE), I (IMPROVEMENTS), J (JUNCTION), K (KURVE), L (LANDSCAPE), M (MATERIAL), N (NOTES), O (OPEN SPACE), P (PARK), R (ROAD), S (SEWER), T (TERRACE), U (UTILITY), V (VARIABLE WIDTH DRAINAGE), W (WATER), X (X-SECTION), Y (Y-SECTION), Z (Z-SECTION).

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 'MARKED CORNER' UNLESS OTHERWISE NOTED.

2. COORDINATE SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE BEAR COUNTY COORDINATE SYSTEM ESTABLISHED FOR THE 'OUTH CENTRAL ZONE' DERIVED IN GRID VALUES DERIVED FROM THE NAD 83 COORDINATE CORNER NETWORK.

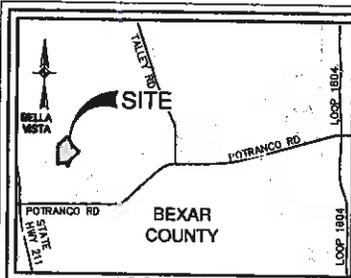
3. DIMENSIONS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE BEAR COUNTY COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

4. CONVEYOR HEREBY WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

5. CONVEYOR HEREBY WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

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LEGEND

AD ADDRESS	OPR OFFICIAL PUBLIC RECORDS
BLK BLOCK	OPR OFFICIAL PUBLIC RECORDS
BSL BUILDING SETBACKLINE	OPR OFFICIAL PUBLIC RECORDS
CAV CABLE TELEVISION	OPR OFFICIAL PUBLIC RECORDS
CB COUNTY BLOCK	OPR OFFICIAL PUBLIC RECORDS
CD CLEAR VISION	OPR OFFICIAL PUBLIC RECORDS
DOC DOCUMENT NUMBER	OPR OFFICIAL PUBLIC RECORDS
DPR DEPT AND PLAN RECORDS OF BEAR COUNTY, TEXAS	OPR OFFICIAL PUBLIC RECORDS
DR DEED RECORDS OF BEAR COUNTY, TEXAS	OPR OFFICIAL PUBLIC RECORDS
ELD ELECTRIC	OPR OFFICIAL PUBLIC RECORDS
E' ELEVATION	OPR OFFICIAL PUBLIC RECORDS
1140 EXISTING CONTOURS	OPR OFFICIAL PUBLIC RECORDS
1140 PROPOSED CONTOURS	OPR OFFICIAL PUBLIC RECORDS
1254.8 MINIMUM FINISHED FLOOR ELEVATION	OPR OFFICIAL PUBLIC RECORDS
10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
11 30' BUILDING SETBACK	OPR OFFICIAL PUBLIC RECORDS
12 10' BUILDING SETBACK	OPR OFFICIAL PUBLIC RECORDS
13 15' SEWER EASEMENT	OPR OFFICIAL PUBLIC RECORDS
14 10' WATER BASEMENT	OPR OFFICIAL PUBLIC RECORDS
15 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
16 15' DRAINAGE EASEMENT	OPR OFFICIAL PUBLIC RECORDS
17 VERTICAL CURVATURE BATHING (1:100) SCALE	OPR OFFICIAL PUBLIC RECORDS
18 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
19 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
20 30' FOOT PERMANENT SANITARY SEWER EASEMENT (VOL. 107, PG. 131-1, 1977, OPR)	OPR OFFICIAL PUBLIC RECORDS
21 VARIABLE WIDTH DRAINAGE EASEMENT PERMISSIBLE (VOL. 64, PG. 164-165, DPR)	OPR OFFICIAL PUBLIC RECORDS
22 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 64, PG. 200-201, DPR)	OPR OFFICIAL PUBLIC RECORDS
23 CLOUD STUDY LINE BY PAPER-DAWSON ENGINEERS, INC. STEVENS BRANCH, P.O. BOX 294 (PLAT # 157,367)	OPR OFFICIAL PUBLIC RECORDS
24 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE FLOODPLAIN (100-YR) FLOODPLAIN	OPR OFFICIAL PUBLIC RECORDS
25 2.7' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
26 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
27 15' DRAINAGE EASEMENT	OPR OFFICIAL PUBLIC RECORDS
28 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
29 15' DRAINAGE EASEMENT	OPR OFFICIAL PUBLIC RECORDS
30 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
31 15' DRAINAGE EASEMENT	OPR OFFICIAL PUBLIC RECORDS
32 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	OPR OFFICIAL PUBLIC RECORDS
33 15' DRAINAGE EASEMENT	OPR OFFICIAL PUBLIC RECORDS

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPER-DAWSON ENGR." AS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DULY ADJUSTED IN GRID VALUES DERIVED FROM THE NGC COOPERATIVE CORNER NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPER FOR WATER SERVICE DEPARTMENT.

IMPACT FEE NOTE:

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

IF ANY IMPACT FEES ARE PAID AS PART OF AN IMPACT AND GAS FEES BY PUBLIC UTILITY, THE DEVELOPER HEREBY WARRANTS AND REPRESENTS THAT THE IMPACT AND GAS FEES WILL BE PAID TO THE PUBLIC UTILITY AND THE PUBLIC UTILITY WILL BE RESPONSIBLE FOR THE IMPACT AND GAS FEES. THE DEVELOPER HEREBY WARRANTS AND REPRESENTS THAT THE IMPACT AND GAS FEES WILL BE PAID TO THE PUBLIC UTILITY AND THE PUBLIC UTILITY WILL BE RESPONSIBLE FOR THE IMPACT AND GAS FEES.

STATE OF TEXAS
COUNTY OF BEAR

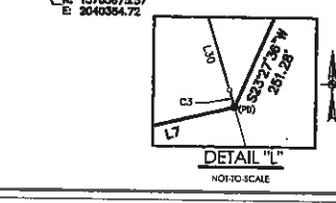
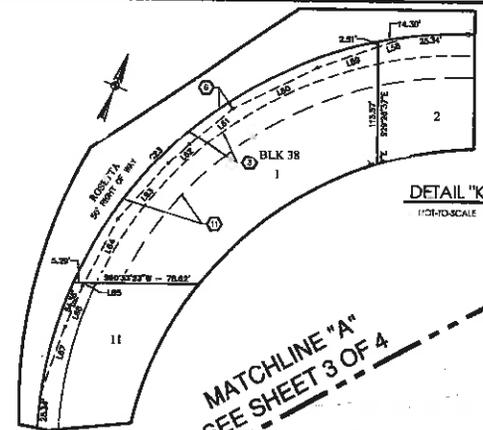
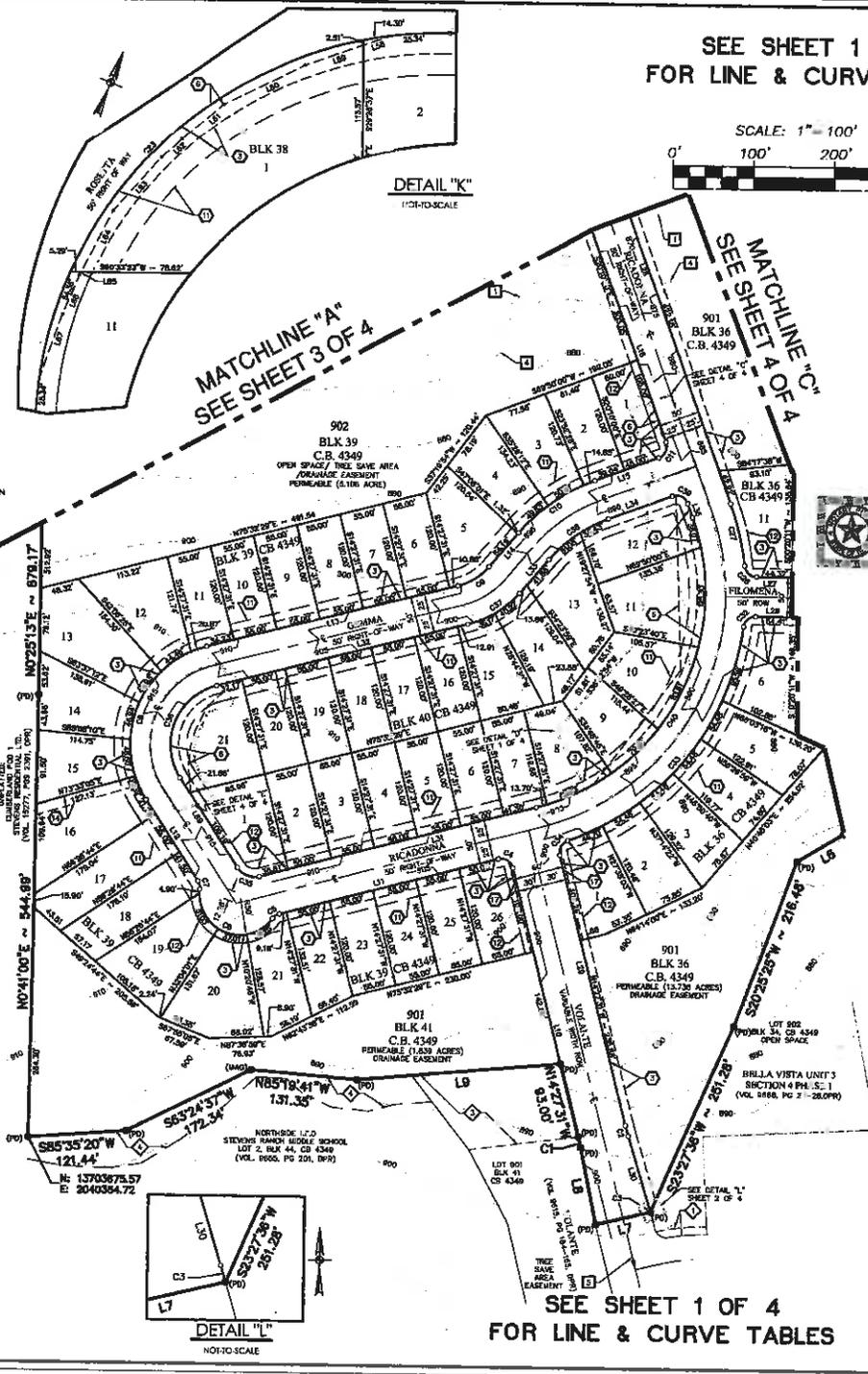
I HEREBY CERTIFY THAT PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL REQUIREMENTS OF THE UNBUILT DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

STATE OF TEXAS
COUNTY OF BEAR

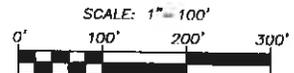
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ORIGINAL SURVEY MADE OR TO BE MADE BY PAPER-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 1 OF 4
FOR LINE & CURVE TABLES



PLAT NUMBER 150001
SUBDIVISION PLAT OF
BELLA VISTA UNIT 3
SECTION 5

A 43.895 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND DISCLOSED TO PHOENIX HOMES, L.L.C. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16756, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE MANUEL LEAL SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356, AND OUT OF THE JOHANN PFEFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, OF BEAR COUNTY, TEXAS.

PAPER-DAWSON ENGINEERS
TYPE: FROM REGISTRATION # 670

2000 HW LOOP 410 | SAN ANTONIO, TEXAS 78201 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: SEPT. 18, 2014

STATE OF TEXAS
COUNTY OF BEAR

THE OWNERS OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE TO THE USE OF THE PUBLIC, CERTAIN AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WASTEWATER COURSES, GRAYS, EASEMENTS AND PUBLIC PLACES THEREON, IN VIEW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Ronald W. Zedman
OWNER/DEVELOPER: RONALD W. ZEDMAN
PERRY ROAD
1000 GULF FREEWAY
THIRD FLOOR
HOUSTON, TX 77077
(713) 948-7772

STATE OF TEXAS
COUNTY OF BEAR



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Ronald W. Zedman* 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 _____ DAY OF _____, A.D. 2014.

Merrilee J. Zedman
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF BELLA VISTA UNIT 3, SECTION 5, 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 SECTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2014.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

DATED THIS _____ DAY OF _____, A.D. 2014.

STATE OF TEXAS
COUNTY OF BEAR

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2014, AT _____ AND DULY RECORDED THE _____ DAY OF _____, A.D. 2014, AT _____ IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESSE MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2014.

COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY

SEE SHEET 1 OF 4
FOR LINE & CURVE TABLES

SHEET 2 OF 4



BELLA VISTA UNIT 3 SECTION 5
Civil Job No. 5293-SB-5-17

