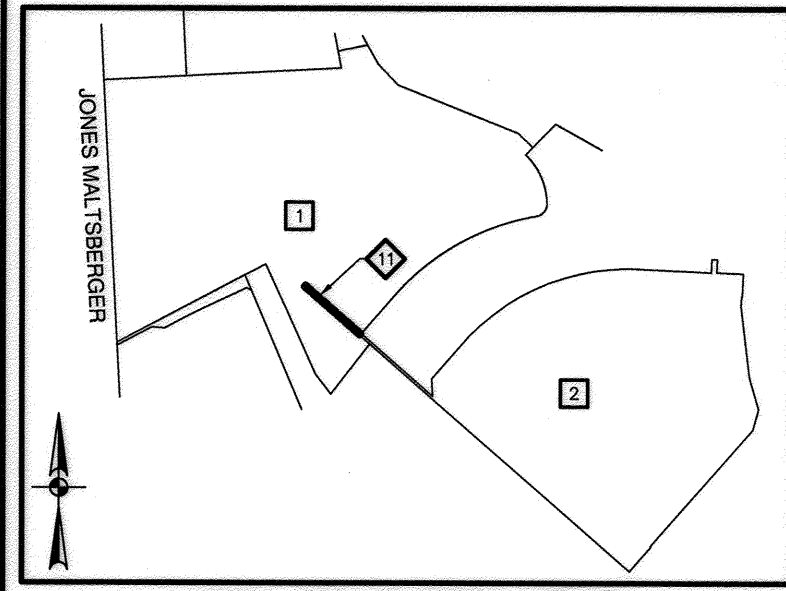
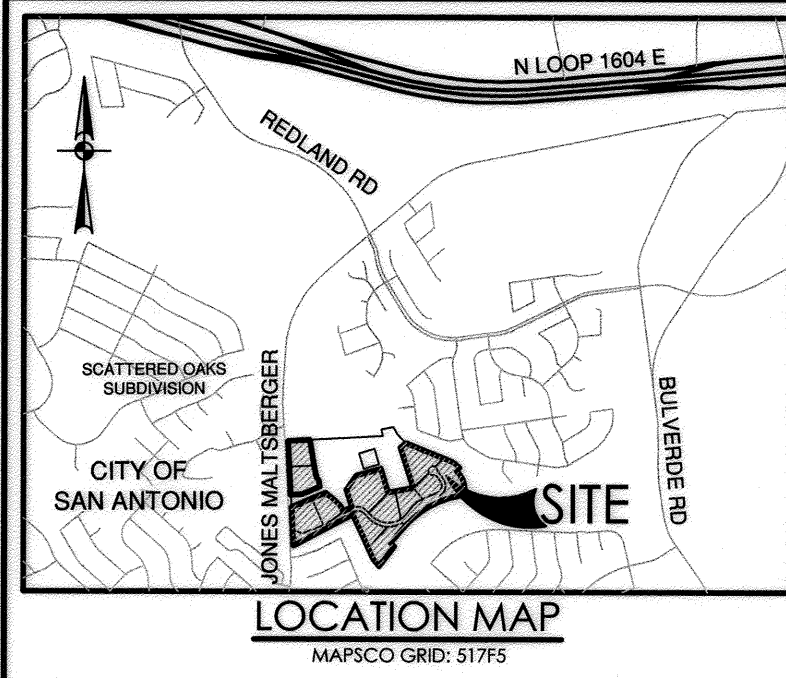
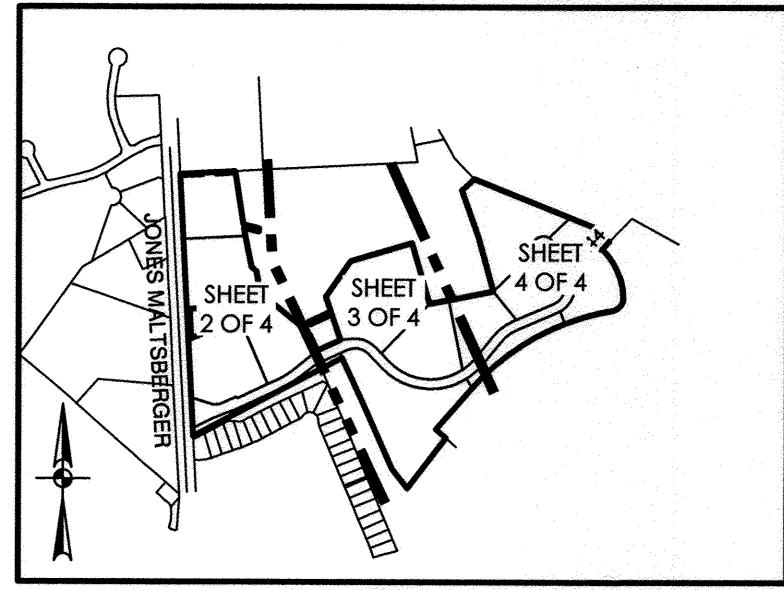
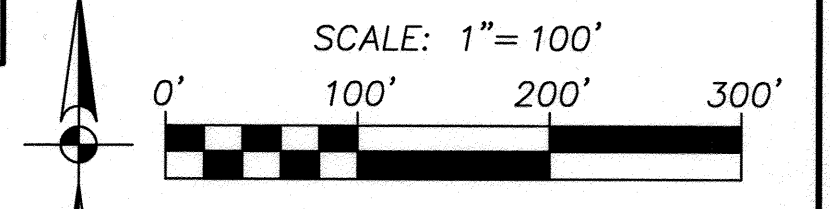


CASA BELLA ESTATES  
Civil Job No. 8688-02; Survey Job No. 9107-15

# PLAT NUMBER 150383

## REPLAT & SUBDIVISION PLAT ESTABLISHING CASA BELLA ESTATES PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.762 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF A 53.852 ACRES AND A 2.636 ACRES TRACT DESCRIBED IN DEED TO MATIRAAN, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 13285, PAGE 1746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NUMBER 306, ABSTRACT 135, IN NEW CITY BLOCK 14945, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



### AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

0.106 ACRE BEING REPLATED WAS PREVIOUSLY PLATTED AS A 0.244 ACRE OFF LOT 12 TELEPHONE EASEMENT OF THE GREEN SPRING VALLEY SUBDIVISION # 3 RECORDED IN VOLUME 7500, PAGES 219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

[(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/DEVELOPER: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700250  
SAN ANTONIO, TEXAS  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF September A.D. 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 27 January 2018

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

**FIRE FLOW DEMAND NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**SAWS SANITARY SEWER DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS 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 NOTE:**  
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

**SAWS HIGH PRESSURE NOTE:**  
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 PSI AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 809 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF \*PRV IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. \*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

**INGRESS/EGRESS SEWER:**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**LEGEND**

AC	ACRE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
FFE	FINISHED FLOOR ELEVATION
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
(PUD)	PLANNED UNIT DEVELOPMENT
PR	PRIVATE

**FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)**

○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW EASEMENT
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN
---	EDWARDS AQUIFER RECHARGE ZONE
---	MINIMUM FINISHED FLOOR ELEVATION

**1234.56**

①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
②	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
③	VARIABLE WIDTH DRAINAGE EASEMENT
④	16' SANITARY SEWER EASEMENT OFF LOT (0.08 ACERS)
⑤	25' X 25' SANITARY SEWER TURN-AROUND EASEMENT
⑥	CONSERVATION EASEMENT
⑦	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT OFF LOT (0.05 ACERS)
⑧	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑨	5' WATER EASEMENT
⑩	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑪	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑫	16' SANITARY SEWER EASEMENT

⑬	25'X25' DRAINAGE EASEMENT (VOL. 14594, PG. 824 DR)
⑭	30'X35' DRAINAGE EASEMENT (VOL. 14594, PG. 824 DR)
⑮	25' SANITARY SEWER EASEMENT (VOL. 4062, PG. 93 DR)
⑯	VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9530, PG. 83 DPR)
⑰	12' TELEPHONE EASEMENT (VOL. 7500, PG. 219 DPR)
⑱	VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9528, PG. 58 DPR)
⑲	25' SANITARY SEWER EASEMENT (VOL. 7853, PG. 421 DR)
⑳	VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9513, PG. 126 DPR)
㉑	25' SANITARY SEWER EASEMENT (VOL. 8059, PG. 125 DR)
㉒	60' INGRESS/EGRESS EASEMENT (VOL. 13285, PG. 1746 OPR)
㉓	PORTION OF 12' TELEPHONE EASEMENT TO BE REPLATED (0.106 ACRE) (VOL. 7500, PG. 219 DPR)

**DRAINAGE EASEMENT NOTE:**  
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 THE GRANITOR'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.

**TURNAROUND NOTE:**  
LOTS GREATER THAN ONE (1) ACRE IN SIZE SHALL PROVIDE A PERMANENT VEHICLE TURNAROUND ON THE LOT TO PREVENT BACKING ONTO THE ROADWAY.

**OPEN SPACE NOTE:**  
LOT 900, BLOCK 1, NCB 18886 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE. SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 1, NCB 18886 IS DESIGNATED AS OPEN SPACE.

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	360.00'	45°17'27"	S23°33'38"E	277.22'	284.57'
C2	65.00'	81°00'41"	S39°37'58"W	84.44'	91.90'
C3	1250.00'	39°07'07"	S60°49'52"W	836.96'	853.44'
C4	375.00'	12°52'21"	N58°45'29"E	84.07'	84.25'
C5	145.00'	52°14'34"	S69°23'47"E	127.68'	132.21'
C6	300.00'	98°10'57"	N87°38'02"E	453.45'	514.08'
C7	275.00'	28°02'21"	N52°33'44"E	133.24'	134.58'
C8	95.00'	92°23'36"	N20°23'06"E	137.13'	153.19'
C9	334.00'	20°38'03"	N36°07'43"W	119.64'	120.28'
C10	25.00'	54°44'36"	N73°49'03"W	22.99'	23.89'
C11	60.00'	28°55'50"	N42°46'34"E	70.59'	301.52'
C12	25.00'	53°22'38"	S19°56'51"E	22.46'	23.29'
C13	384.00'	20°49'28"	S36°13'26"E	138.80'	139.57'
C14	145.00'	92°23'36"	S20°23'06"W	209.30'	233.82'
C15	225.00'	28°02'21"	S52°33'44"W	109.01'	110.11'
C16	350.00'	98°10'57"	S87°38'02"W	529.03'	599.76'
C17	95.00'	14°24'36"	N72°55'23"E	23.83'	23.89'
C18	95.00'	71°00'25"	N78°46'42"W	110.34'	117.73'
C19	225.00'	13°23'47"	S59°01'12"W	52.49'	52.61'
C20	425.00'	12°52'21"	S58°45'29"W	95.28'	95.48'
C21	425.00'	8°16'40"	S69°19'59"W	61.35'	61.40'
C22	389.00'	9°53'51"	S68°31'24"W	67.11'	67.20'
C23	1275.00'	0°43'30"	N54°24'57"E	16.13'	16.13'
C24	225.00'	4°05'05"	N43°12'26"E	16.04'	16.04'
C25	1275.00'	4°57'29"	N56°16'07"E	110.30'	110.33'
C26	225.00'	2°37'20"	N39°51'14"E	10.30'	10.30'

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S76°19'16"E	83.55'
L2	S7°25'23"W	9.91'
L3	S3°28'17"W	6.24'
L4	N76°19'16"W	79.11'
L5	S8°49'58"E	42.43'
L6	S11°48'28"E	165.85'
L7	S49°31'05"E	33.76'
L8	S9°45'02"E	90.34'
L9	S86°58'20"W	129.87'
L10	S2°59'51"E	155.33'
L11	N65°43'05"E	132.35'
L12	N18°46'42"W	141.86'
L13	S64°57'01"W	123.12'
L14	N25°10'16"W	13.35'
L15	N51°59'35"W	2.98'
L16	N64°57'01"E	126.26'
L17	N18°46'42"W	82.04'
L18	S44°11'03"W	53.13'
L19	S48°45'56"E	69.02'
L20	N40°01'49"W	2.61'
L21	S69°20'30"E	12.38'
L22	N84°28'57"E	64.37'
L23	S43°16'29"E	98.51'
L24	N43°16'29"W	98.51'
L25	N86°58'26"E	22.78'
L26	N2°59'51"W	25.00'
L27	S87°00'09"W	25.00'
L28	N2°59'51"W	13.25'
L29	N86°20'47"E	49.41'
L30	N11°46'46"E	68.50'
L31	N84°28'21"W	48.72'

**LINE TABLE**

LINE #	BEARING	LENGTH
L32	S82°34'30"W	98.13'
L33	N85°52'44"E	126.81'
L34	N2°59'51"W	35.00'
L35	S37°47'25"E	46.61'
L36	N63°52'05"E	15.27'
L37	N33°58'58"E	49.81'
L38	N22°32'54"E	98.19'
L39	N13°42'28"E	37.74'
L40	N13°02'44"W	20.34'
L41	N40°02'45"E	13.62'
L42	S77°52'11"E	19.85'
L43	N67°58'27"E	122.08'
L44	N44°07'54"E	9.35'
L45	S46°13'35"E	63.35'
L46	S25°10'16"E	90.24'
L47	S21°20'16"E	70.44'
L48	S36°57'04"E	17.86'
L49	S69°28'27"E	251.95'
L50	S64°53'14"E	151.29'
L51	N71°29'24"W	127.40'
L52	N67°20'21"W	298.64'
L53	N8°35'45"W	111.55'
L54	N25°22'39"W	12.51'
L55	N63°09'23"W	41.24'
L56	N40°29'26"W	79.03'
L57	N24°52'24"W	31.98'
L58	S64°07'31"E	14.67'
L59	S29°03'44"E	91.34'
L60	S0°55'52"W	124.94'
L61	S16°19'03"E	76.20'
L62	S39°07'29"E	50.55'

**LINE TABLE**

LINE #	BEARING	LENGTH
L63	S75°42'51"E	39.10'
L64	S18°52'30"E	68.30'
L65	S27°39'23"E	89.95'
L66	N24°46'17"W	25.74'
L67	S39°41'18"E	106.03'
L68	S32°14'53"E	56.97'
L69	S80°04'04"E	5.45'
L70	N32°17'41"E	117.75'
L71	N4°36'49"E	66.38'
L72	N49°52'21"E	158.72'
L73	N44°48'45"E	65.76'
L74	S21°28'55"E	69.38'
L75	N24°21'07"E	88.28'
L76	S65°25'05"W	56.65'
L77	S6°03'50"W	46.71'
L78	N8°24'51"E	36.13'
L79	S10°53'40"E	42.71'
L80	N56°16'07"E	96.50'
L81	S26°38'31"E	26.17'
L82	S44°18'17"E	90.25'
L83	S75°08'46"E	98.34'
L84	N7°50'10"W	85.63'
L85	N45°56'31"W	73.47'
L86	S42°54'43"E	57.84'
L87	S42°54'43"E	54.70'
L88	N44°07'54"E	16.74'
L89	N14°32'04"E	42.09'
L90	N27°31'51"W	78.56'
L91	N32°56'11"W	75.66'
L92	S55°12'52"E	127.25'

1 53.852 ACRES MATIRAAN, LTD. A TEXAS LIMITED PARTNERSHIP (VOL. 13285, PG. 1746 OPR)  
2 GREEN SPRING VALLEY SUBDIVISION UNIT-3 (VOL. 7500, PG. 219 DPR)

NANCY EC WILLAFORD  
Notary Public, State of Texas  
Comm. Expires 01-27-2020  
Notary ID: 10027188

OWNER/DEVELOPER: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700250  
SAN ANTONIO, TX 78270  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDALL H. HOUSE 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 27th DAY OF September, A.D. 2016.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CASA BELLA ESTATES 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 27th DAY OF September, A.D. 2016.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

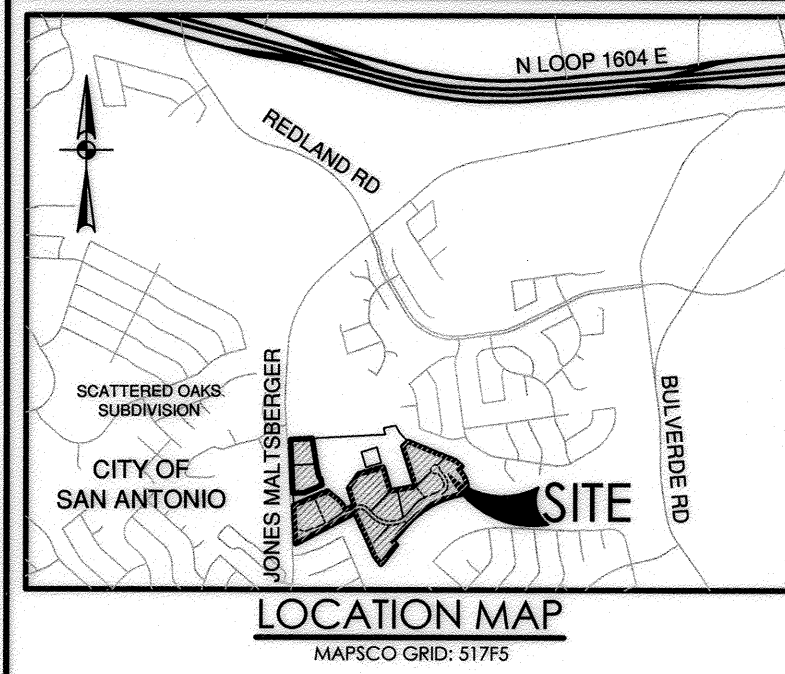
NANCY EC WILLAFORD  
Notary Public, State of Texas  
Comm. Expires 01-27-2020  
Notary ID: 10027188

STATE OF TEXAS  
MATT JOHNSON  
64827  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
PAUL T. ROSS  
5156  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 9/26/2016 7:59 AM USER: JF:PLA/PLA FILE: P:\8688\02\Design\Civil\Plan\_P150383.dwg





**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**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.

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

**C.P.S. 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 ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANICOR'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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEJAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) 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/DEVELOPER: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700250  
SAN ANTONIO, TEXAS  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEJAR

SWORN AND SUBSCRIBED BEFORE ME THIS 6th DAY OF September, A.D. 2016.

*Hancy F.C. Willaford*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 27 Jan. 2020

STATE OF TEXAS  
COUNTY OF BEJAR

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.

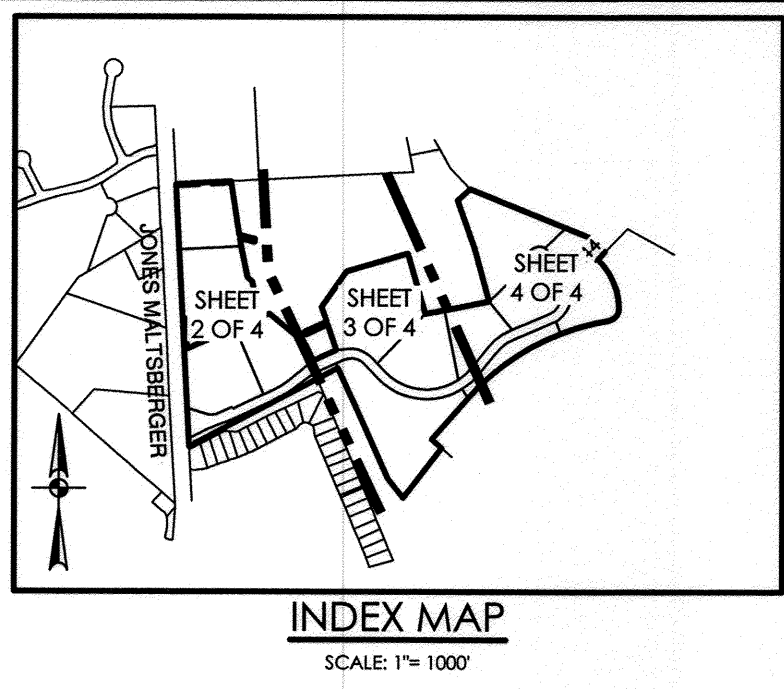
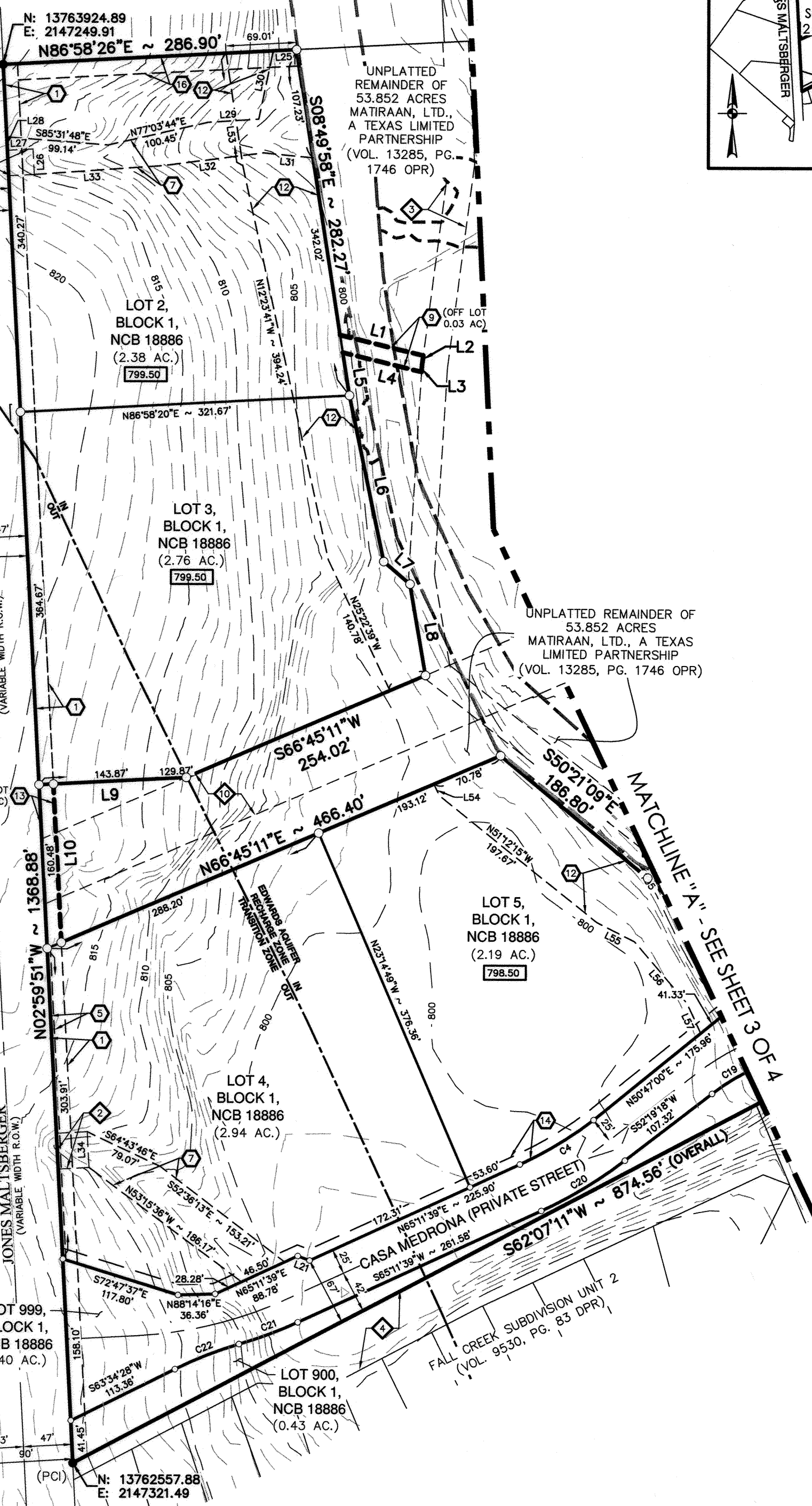
*Paul D. Ross*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEJAR

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: PAPE-DAWSON ENGINEERS, INC.

*Paul D. Ross*  
REGISTERED PROFESSIONAL LAND SURVEYOR

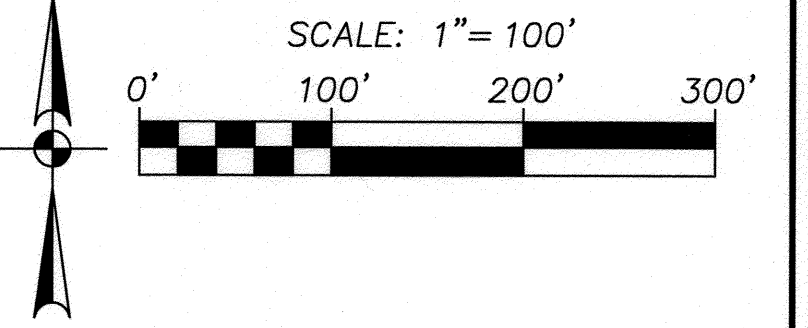
UNPLATTED  
5.00 ACRES  
DOROTHY KELLOGG  
(VOL. 10991, PG. 1343 OPR)



PLAT NUMBER 150383

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
CASA BELLA ESTATES  
PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 34.762 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF A 53.852 ACRES AND A 2.636 ACRES TRACT DESCRIBED IN DEED TO MATIRAAN, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 13285, PAGE 1746 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NUMBER 304, ABSTRACT 135, IN NEW CITY BLOCK 14945, IN THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS.



DATE OF PREPARATION: September 6, 2016

STATE OF TEXAS  
COUNTY OF BEJAR

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: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700250  
SAN ANTONIO, TX 78270  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDALL H. HOUSE, 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 6th DAY OF September, A.D. 2016.

HANCY F.C. WILLAFORD  
Notary Public, State of Texas  
Comm. Expires 01-27-2020  
Notary ID 10027188

*Hancy F.C. Willaford*  
NOTARY PUBLIC, BEJAR COUNTY, TEXAS

THIS PLAT OF CASA BELLA ESTATES 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

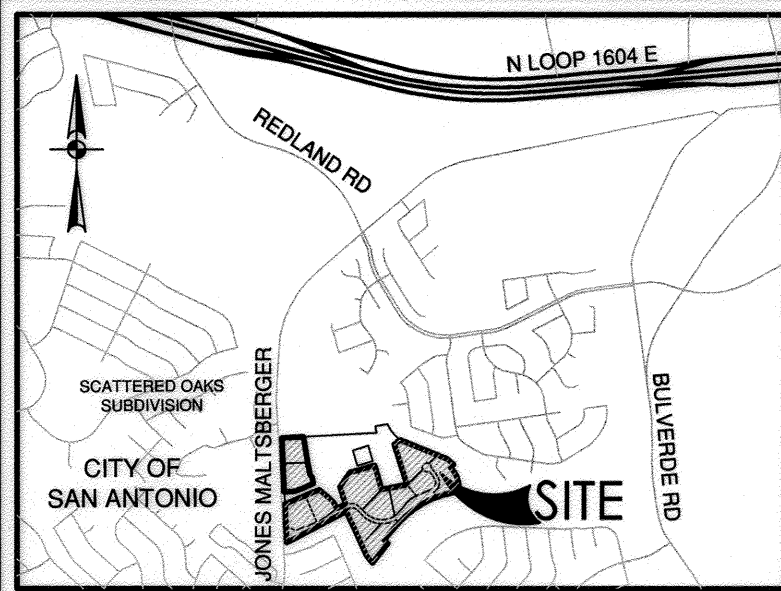
STATE OF TEXAS  
COUNTY OF BEJAR

I, \_\_\_\_\_, COUNTY CLERK OF BEJAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEJAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

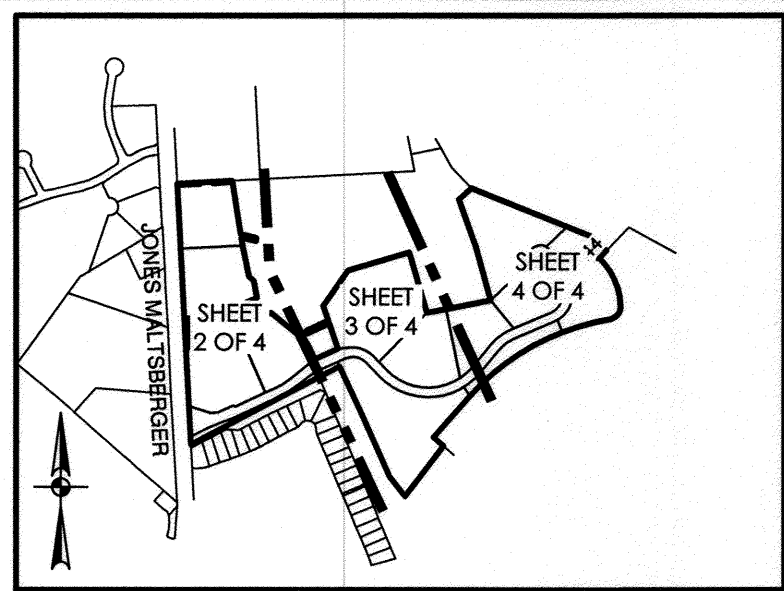
\_\_\_\_\_ COUNTY CLERK, BEJAR COUNTY, TEXAS







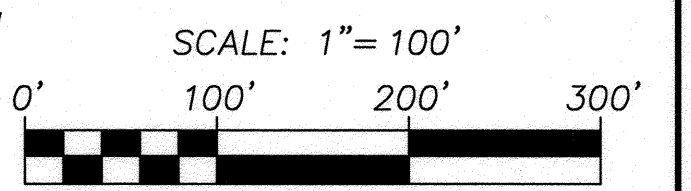
**LOCATION MAP**  
MAPSCO GRID: 517F5



**INDEX MAP**  
SCALE: 1" = 1000'

**PLAT NUMBER 150383**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**CASA BELLA ESTATES**  
**PLANNED UNIT DEVELOPMENT**

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.762 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF A 53.852 ACRES AND A 2.636 ACRES TRACT DESCRIBED IN DEED TO MATIRAAN, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 13285, PAGE 1746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NUMBER 306, ABSTRACT 135, IN NEW CITY BLOCK 14945, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: September 6, 2016

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**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.

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

**C.P.S. NOTES:**  
1. 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 ERECTING 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 AREA.  
2. 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.  
3. 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.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) 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/DEVELOPER: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700250  
SAN ANTONIO, TEXAS  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 6<sup>th</sup> DAY OF September A.D. 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 27 January 2020

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

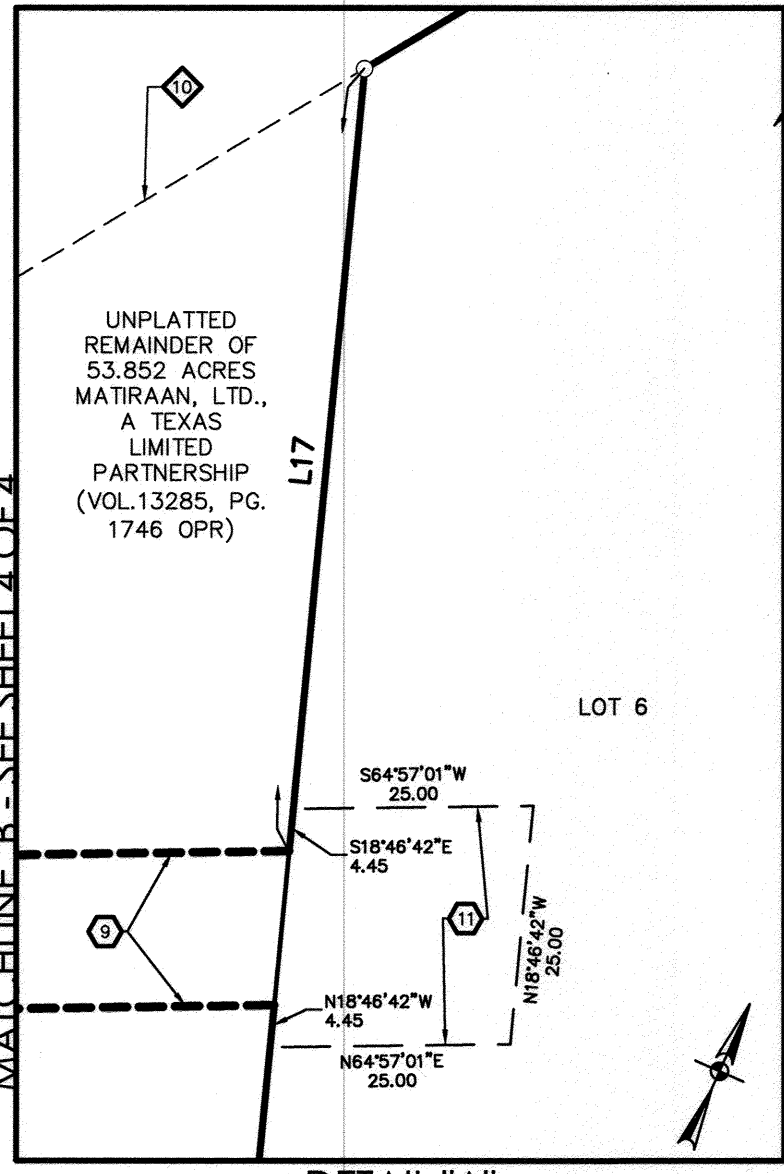
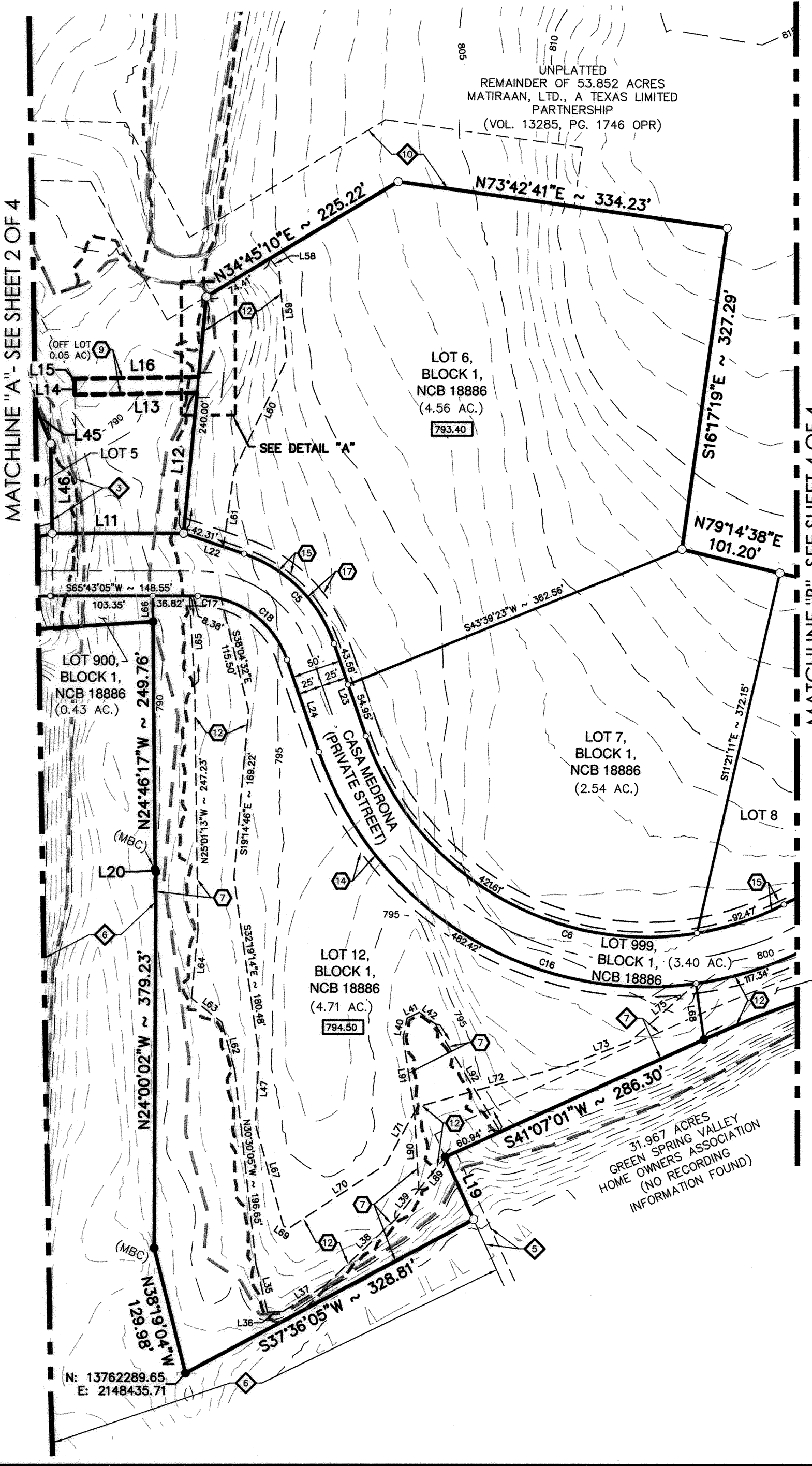
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STATE OF TEXAS  
COUNTY OF BEXAR

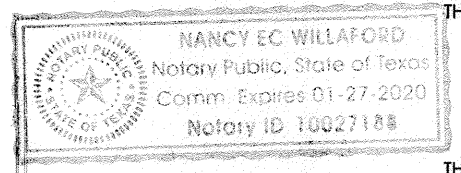
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR



**DETAIL "A"**  
SCALE: 1" = 20'



OWNER/DEVELOPER: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700250  
SAN ANTONIO, TX 78270  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDALL H. HOUSE 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 6<sup>th</sup> DAY OF September, A.D. 2016.

*Nancy E.C. Willaford*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CASA BELLA ESTATES 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

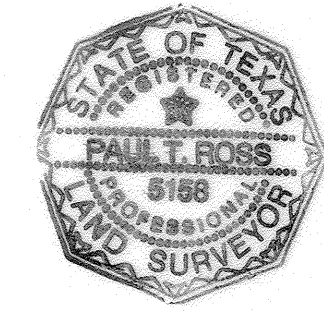
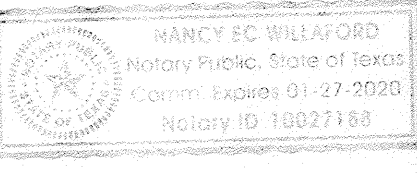
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

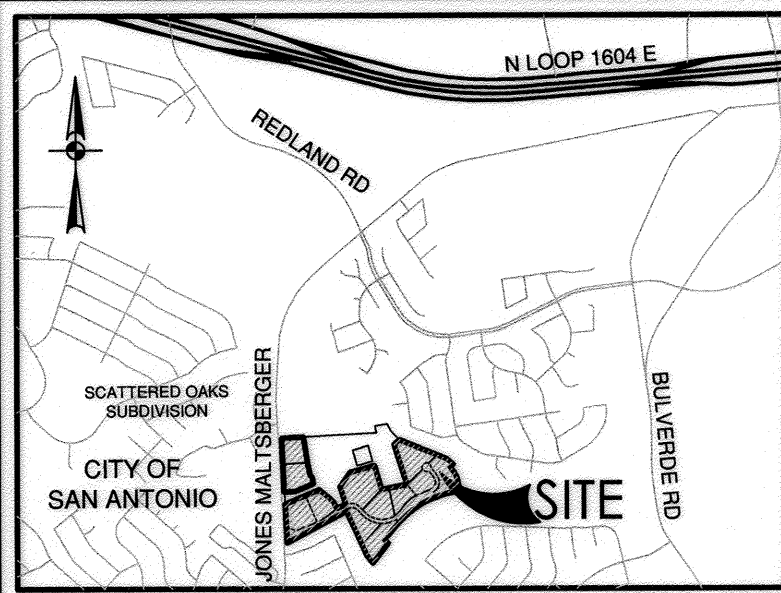
\_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

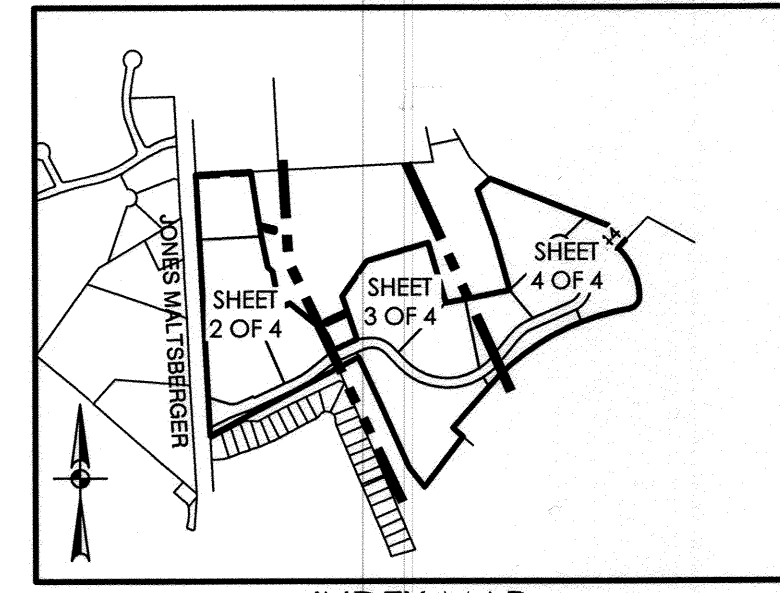


CASA BELLA ESTATES  
Civil Job No. 8688-02; Survey Job No. 9107-15

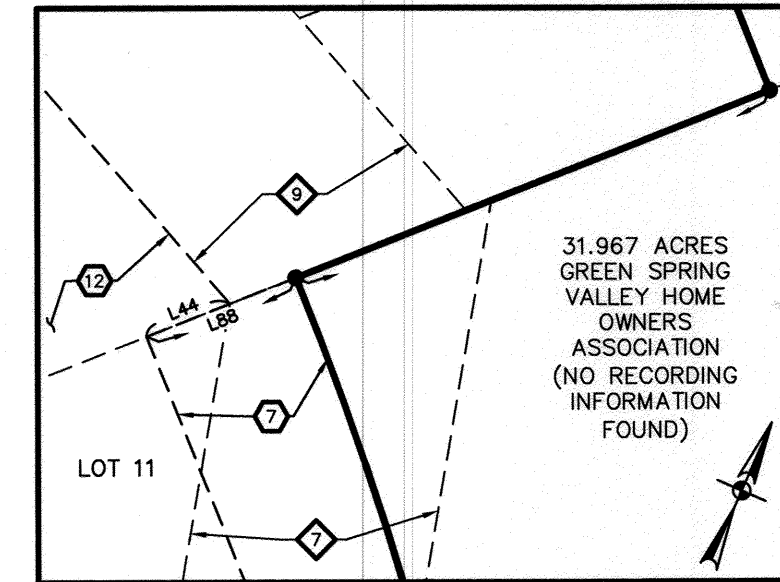




LOCATION MAP  
MAPSCO GRID: 517F5



INDEX MAP  
SCALE: 1" = 1000'



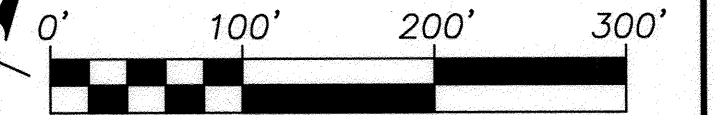
DETAIL "B"  
SCALE: 1" = 20'

**PLAT NUMBER 150383**

**REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
CASA BELLA ESTATES  
PLANNED UNIT DEVELOPMENT**

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.762 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF A 53.852 ACRES AND A 2.636 ACRES TRACT DESCRIBED IN DEED TO MATIRAAN, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 13285, PAGE 1746 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NUMBER 306, ABSTRACT 135, IN NEW CITY BLOCK 14945, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



DATE OF PREPARATION: September 6, 2016

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE INGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**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.

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

**C.P.S. 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 ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) 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/DEVELOPER: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700290  
SAN ANTONIO, TEXAS  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 6th DAY OF September A.D. 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 27 January 2016

STATE OF TEXAS  
COUNTY OF BEXAR

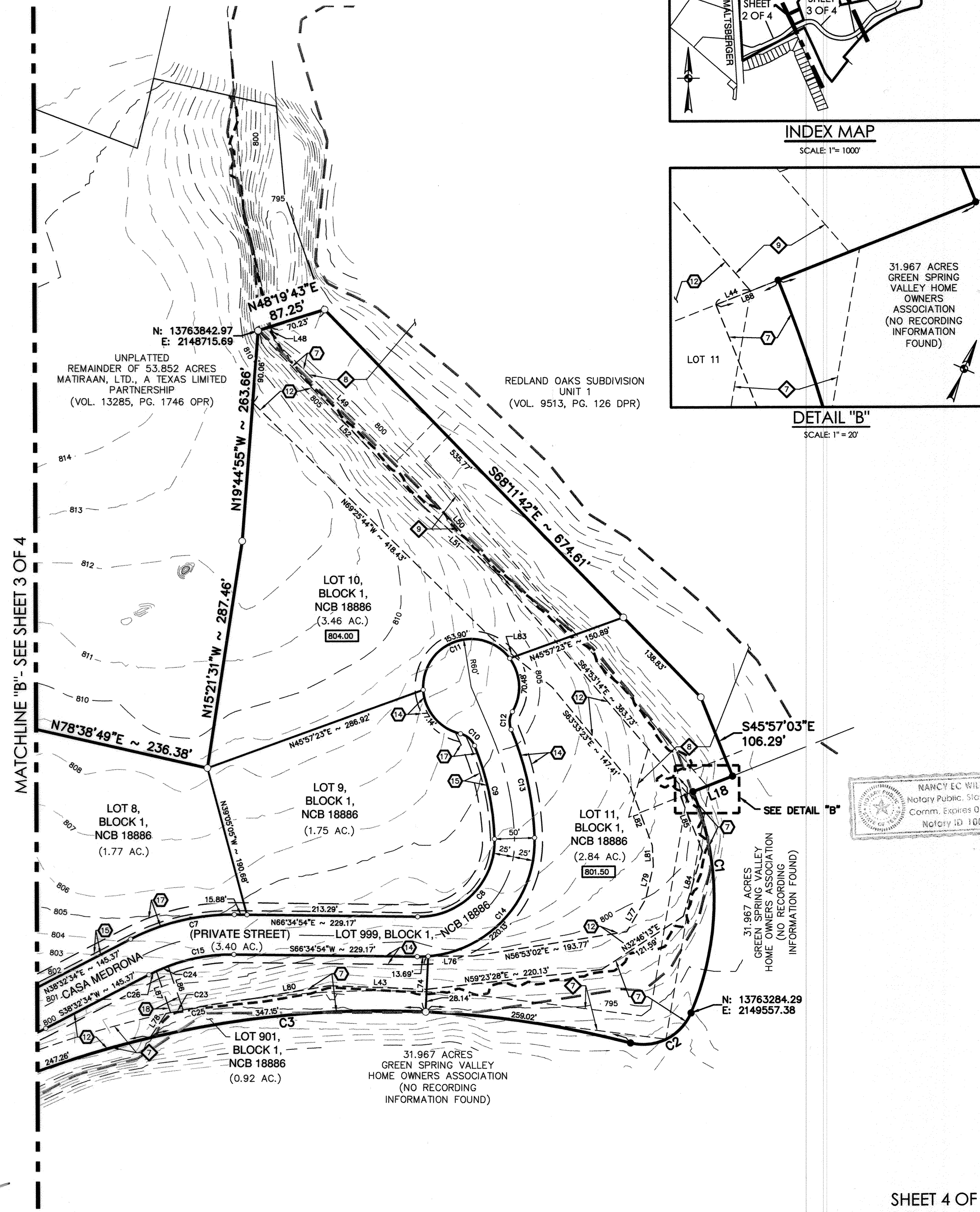
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Licensed Professional Engineer

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: PAPE-DAWSON ENGINEERS, INC.

Registered Professional Land Surveyor



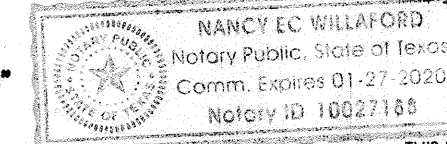
STATE OF TEXAS  
COUNTY OF BEXAR

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: RANDALL H. HOUSE  
MATIRAAN, LTD.  
P.O. BOX 700290  
SAN ANTONIO, TX 78270  
(210) 497-3773

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDALL H. HOUSE 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 6th DAY OF September, A.D. 2016.



Notary Public, Bexar County, Texas

THIS PLAT OF CASA BELLA ESTATES 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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

