

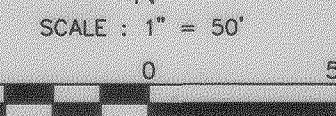
PLAT NUMBER 180600

# REPLAT ESTABLISHING ISABELLA SUBDIVISION

BEING A TOTAL OF 0.575 ACRES TRACT INCLUSIVE OF A 0.001 ACRE RIGHT OF WAY DEDICATION, BEING LOT 8, BLOCK 9, N.C.B. 10345, OF THE ORIGINAL RECORDED OXFORD HEIGHTS SUBDIVISION RECORDED IN VOLUME 3025, PAGE 104, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO GUSTAVO GONZALEZ AS RECORDED IN DOCUMENT NO. 20180084107, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 10, 11, 12, & 13, BLOCK 9, NEW CITY BLOCK 10345, SAN ANTONIO, BEXAR COUNTY, TEXAS.



GE REAVES ENGINEERING  
5250 CALLAGHAN RD.  
SAN ANTONIO, TX 78228  
PH:(210)490-4506 FAX:(210)490-4812  
TBPE FIRM REGISTRATION (F-4861)  
TBL FIRM REGISTRATION (101337)  
GRE JOB NO.: 18-0398-1  
DATE: 08/29/2018



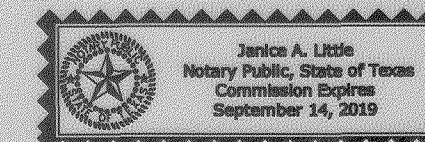
STATE OF TEXAS  
COUNTY OF BEXAR

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: GUSTAVO GONZALEZ  
19110 BRANNAN BLUFF  
SAN ANTONIO, TX 78258  
(210)440-3765

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gustavo 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 14 DAY OF March, 2019.



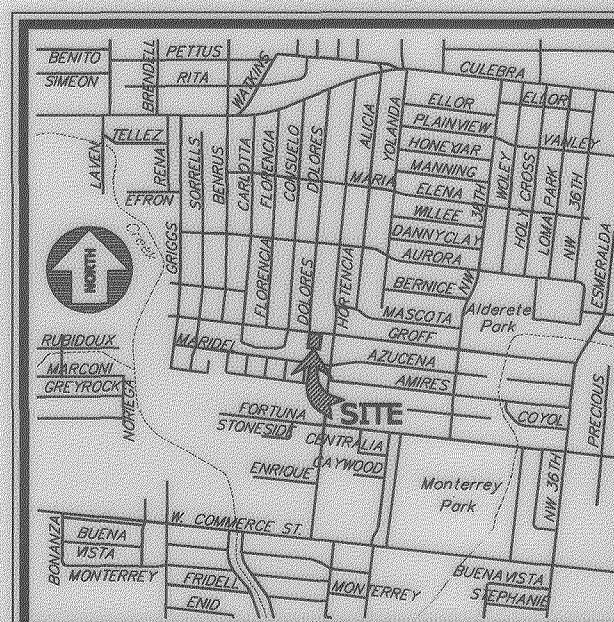
Janice A. Little  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ISABELLA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION BY 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) HAVE BEEN GRANTED.

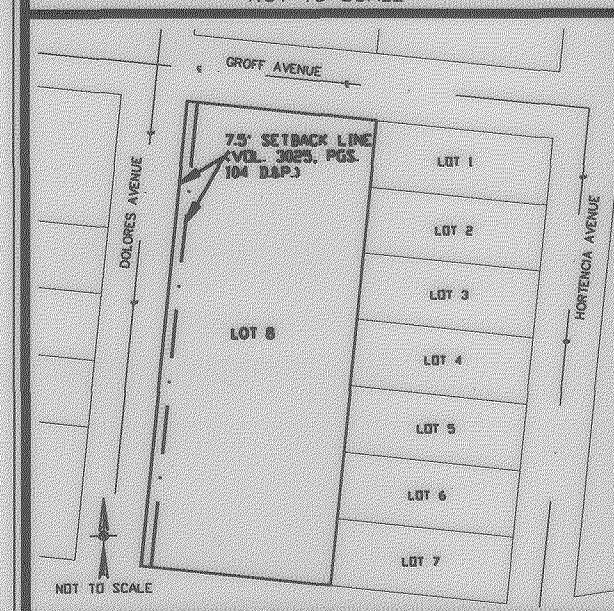
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

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



LOCATION MAP  
NOT TO SCALE



## AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 8, BLOCK 9, N.C.B. 10345 AND A 7.5 FOOT SETBACK LINE, OF THE OXFORD HEIGHTS SUBDIVISION, RECORDED IN VOLUME 3025, PAGE 104, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE OXFORD HEIGHTS SUBDIVISION, WHICH IS RECORDED IN VOLUME 3025, PAGE 104, COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OF RESTRICTIONS.

OWNER/DEVELOPER: GUSTAVO GONZALEZ  
19110 BRANNAN BLUFF  
SAN ANTONIO, TX 78258  
(210) 440-3765

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND DECLARED BEFORE ME THIS 14 DAY OF March, A.D. 2019.

Janice A. Little  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: 9-14-2019

**CPS/SAWS/COSA/UTILITY NOTES:**  
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 ALTERATION.

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) FOOT 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 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.

## LEGEND KEY

- = SET 1/2" IRON ROD WITH CAP (GRE)
- ESMT. = EASEMENT
- ELEC. = ELECTRIC
- AC. = ACRES
- TELE. = TELEPHONE
- CA.T.V. = CABLE TELEVISION
- D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- 720- = MAJOR CONTOURS
- 720- = MINOR CONTOURS
- Ⓢ = CENTERLINE
- ① = PROPOSED EASEMENT LABEL NUMBER

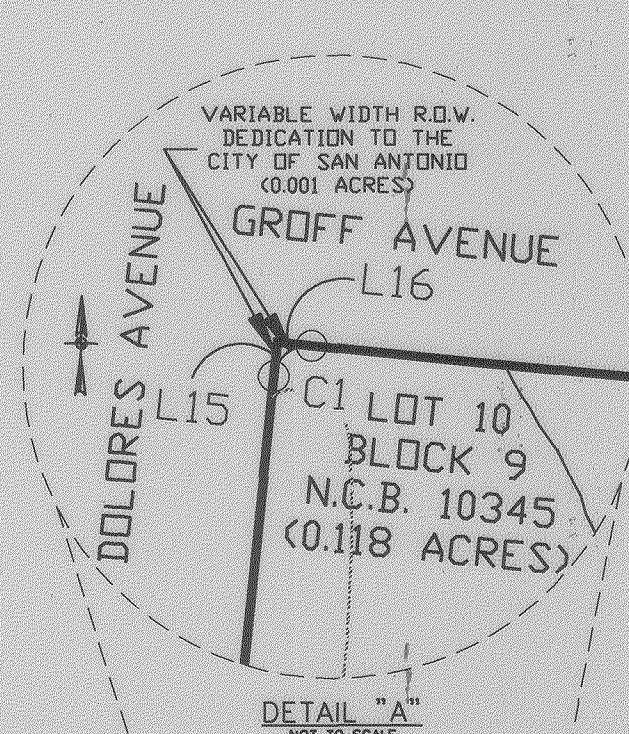
① 14' ELEC., GAS, TELE., & CA.T.V. EASEMENT

**COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 10, 11, 12, & 13, BLK 9, N.C.B. 10345, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FLOODPLAIN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0380G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

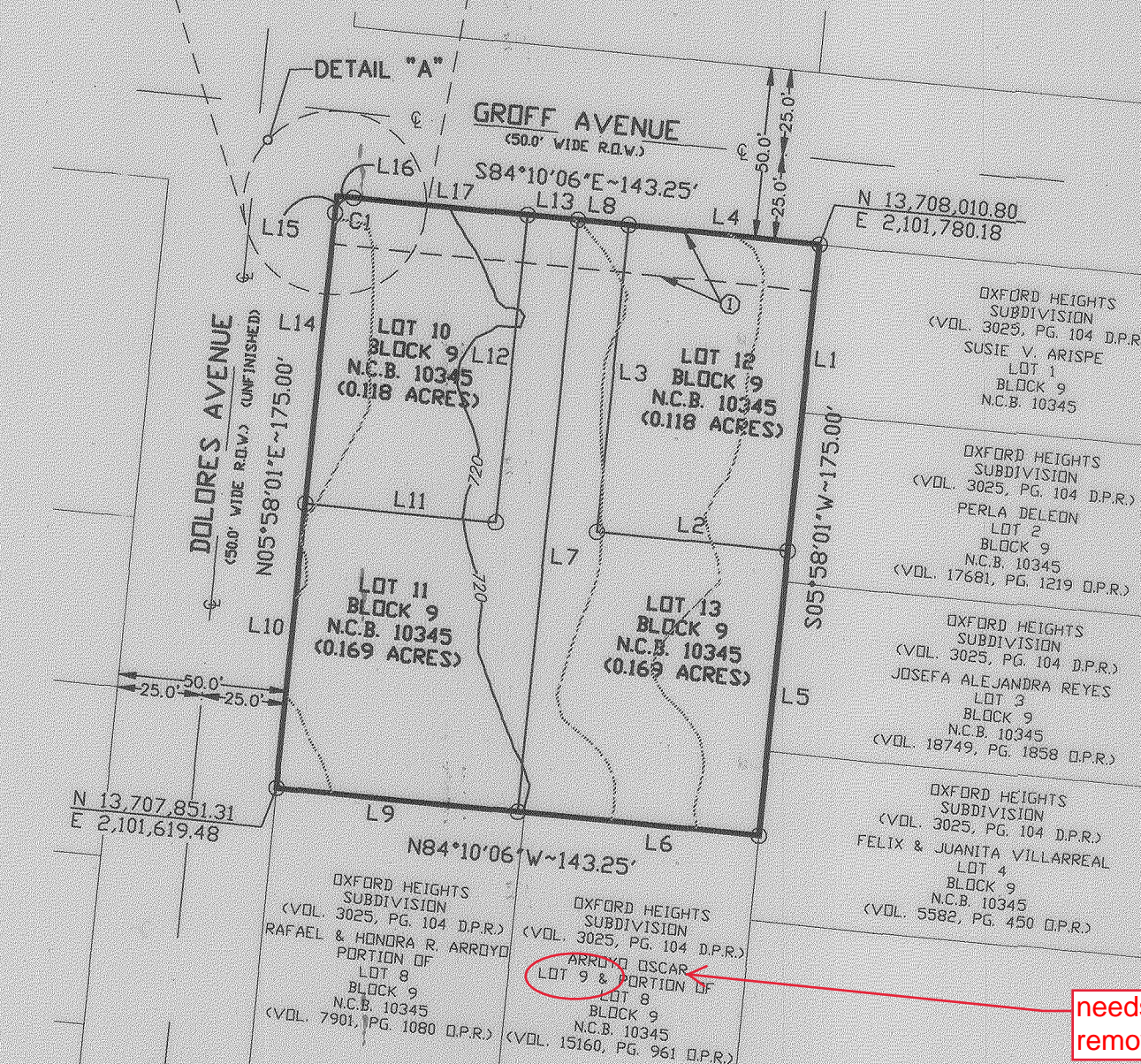
**RESIDENTIAL FINISHED FLOOR NOTE:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**DRAINAGE EASEMENT ENCROACHMENTS 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 TCI OR 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

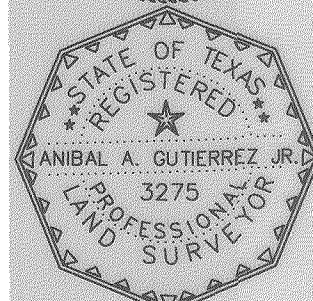
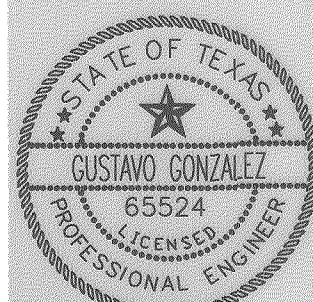


LINE TABLE		
LINE	LENGTH	BEARING
L1	91.00'	S05°58'01"W
L2	56.62'	N84°10'06"W
L3	91.00'	N05°58'01"E
L4	56.62'	S84°10'06"E
L5	84.00'	S05°58'01"W
L6	71.63'	N84°10'06"W
L7	175.00'	N05°58'01"E
L8	15.00'	S84°10'06"E
L9	71.63'	N84°10'06"W
L10	84.00'	N05°58'01"E
L11	56.62'	S84°10'06"E
L12	91.00'	N05°58'01"E
L13	15.00'	S84°10'06"E
L14	86.01'	N05°58'01"E
L15	4.99'	N05°58'01"E
L16	4.99'	S84°10'06"E
L17	51.64'	S84°10'06"E

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	5.00'	89°51'53"	7.84'



needs to be removed.



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.

GUSTAVO GONZALEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 65524

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:

Anibal A. Gutierrez Jr.  
ANIBAL A. GUTIERREZ JR., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3275