

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)
TBLS FIRM REGISTRATION (101337)
GRE JOB NO.: 18-0398-1
DATE: 08/29/2018

SCALE : 1" = 50'

50 0 50

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.

Gustavo Gonzalez
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 26th DAY OF *March*, 2019.

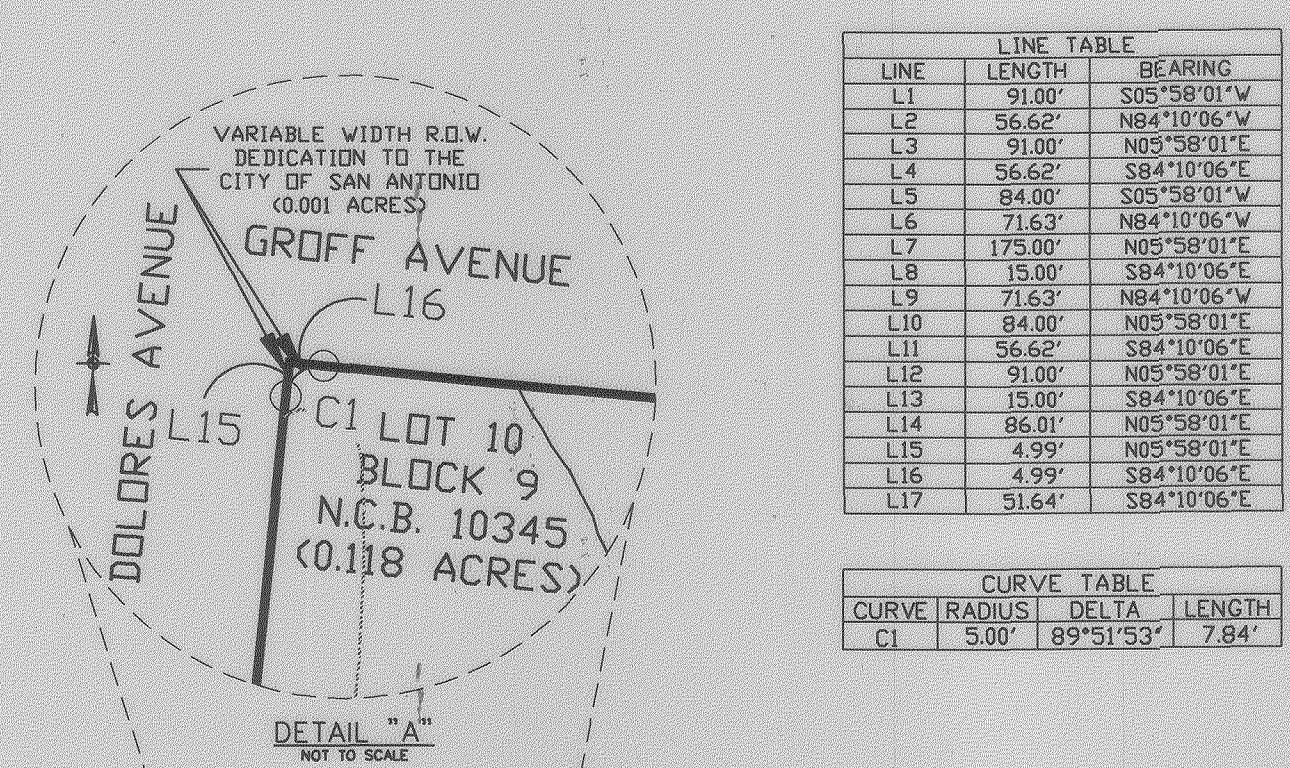
Janice A. Little
Janice A. Little
Notary Public, State of Texas
Commission Expires
September 14, 2019

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____.

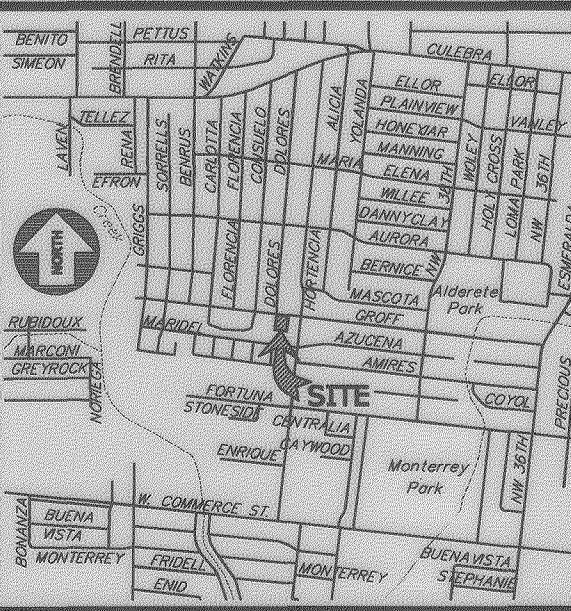
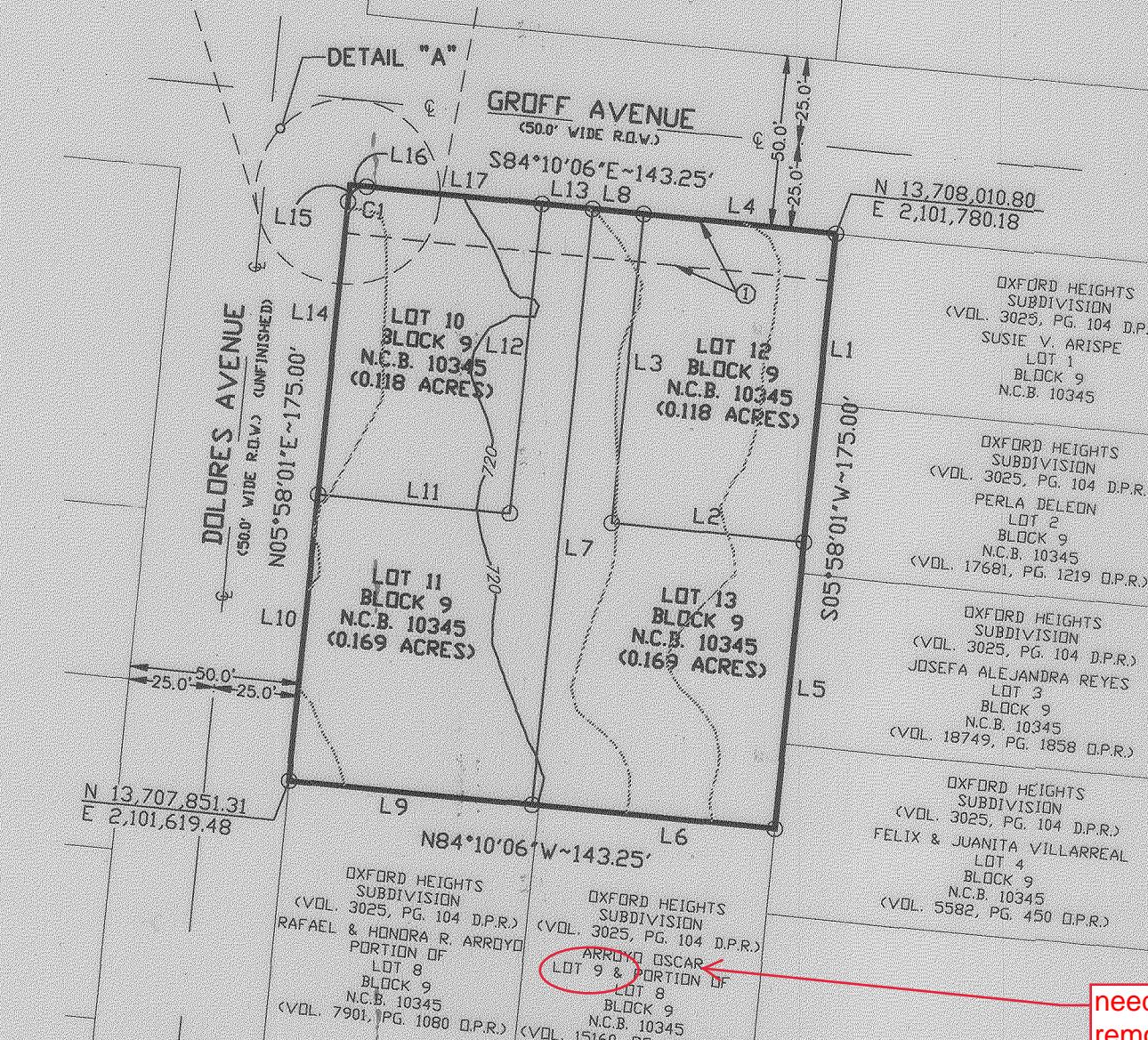
BY: _____ CHAIRMAN

BY: _____ SECRETARY



LINE	LENGTH	BEARING
L1	91.00'	S05°58'01"E
L2	56.62'	N84°10'06"E
L3	91.00'	N05°38'01"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	RADIUS	DELTA	LENGTH
CI	5.00'	89°51'53"	7.84'



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 SERVICES 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)
ESM'T.	EASEMENT
ELEC.	ELECTRIC
AC.	ACRES
TELE.	TELEPHONE
CAT.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
---	MINOR CONTOURS
②	CENTERLINE
①	PROPOSED EASEMENT LABEL NUMBER

① 14' ELEC., GAS, TELE., & CAT.V. EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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, OF THE 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.

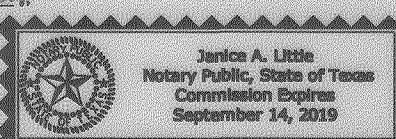
OWNER/DEVELOPER: GUSTAVO GONZALEZ
19110 BRANNAN BLUFF
SAN ANTONIO, TX 78258
(210) 440-3765

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND DECLARED BEFORE ME THIS THE 26th DAY OF *March*, A.D. 2019.

Janice A. Little
Janice A. Little
Notary Public, State of Texas
Commission Expires
September 14, 2019

MY COMMISSION EXPIRES: 9-14-2019



SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "GRE" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 1983) 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 IN SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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:

Janice A. Little
Janice A. Little
Notary Public, State of Texas
Commission Expires
September 14, 2019

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

