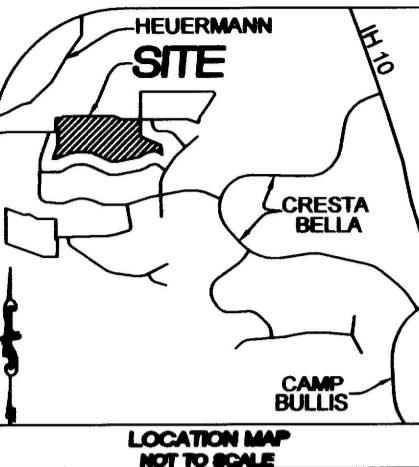
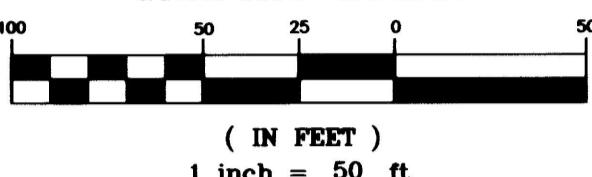


CRESTA BELLA UNIT 7A
ENCLAVE

BEING A 12.726 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE B. SHERRER SURVEY NO. 409 ABSTRACT NO. 672 AND BEING A PORTION OF THE REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845 AND A 1.034 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 15921, PAGE 2396, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



LEGEND

1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
2.) FOUND 1/2" IRON PIN O.P.R.
3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION D.P.R.
4.) OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
5.) DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
6.) EXISTING CONTOURS
7.) PROPOSED CONTOURS

① = 10' G.E.T.T.V.E. ESMT

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00	N89°52'27"W
L2	21.04	S62°32'57"W
L3	21.04	N62°32'57"E
L4	13.00	S89°52'27"E

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 20, NCB/CB 18333 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, INGRESS/EGRESS, WATER, AND SANITARY SEWER EASEMENT.

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.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 901, VERDE CRESTA BELLA II SUBDIVISION, RECORDED IN VOLUME 9633, PAGE 91 (COSA PLAT #10631).

DETENTION POND NOTE:
DETENTION REQUIREMENTS ACCORDING TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR THIS PROJECT HAVE BEEN PROVIDED BY THE EXISTING REGIONAL DETENTION/WATER QUALITY POND LOCATED 3,250 FEET DOWNSTREAM OF CRESTA BELLA, UNIT 7A ENCLAVE AND CONSTRUCTED WITHIN THE LIMITS OF THE CRESTA BELLA MASTER PLANNED DEVELOPMENT WITH APPROVAL FROM THE CITY OF SAN ANTONIO (PLAT NUMBER 060818).

THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

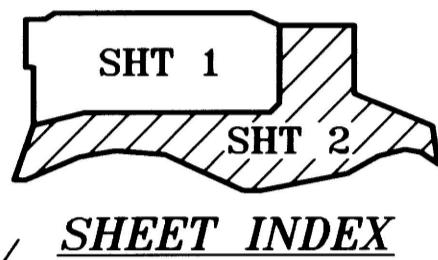
DRAINAGE EASEMENTS.

ELMAC LTD
REMAINDER OF 48.576 AC
VOL 11259 PG 803 O.P.R.
(UNPLATTED)

S89°55'39"E 241.60 CRESTA BELLA UNIT 4 ENCLAVE (VOL 9611, PG 183 DPR) BLOCK 21, NCB 18333 62

215.00 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0 100 50 25 0 50

SEE SHEET 1
MATCH LINE
N.T.S.



RICKMAN LAND SURVEYING

TEPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM

OWNER/DEVELOPER:
242 CRESTA BELLA, LTD.
200 CONCORD PLAZA, STE #900
SAN ANTONIO, TX 78216
(210) 487-7878

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

