

SUBDIVISION PLAT ESTABLISHING
CRESTA BELLA UNIT 9A
ENCLAVE

BEING A 7.110 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE CITY OF SAN ANTONIO SURVEY NO. 409 ABSTRACT NO. 177 AND BEING A PORTION OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

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

RICKMAN LAND SURVEYING

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

SAWS 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 1,000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

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 3,550 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.

STATE OF OHIO
COUNTY OF CUYAHOGA)

THE OWNER OF THE 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.

DULY AUTHORIZED AGENT
BY: 242 CRESTA BELLA GP, LLC
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER
BY: AL SCOTT, IT'S MANAGER

STATE OF OHIO
COUNTY OF CUYAHOGA)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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., 2015.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CRESTA BELLA UNIT 9A ENCLAVE

THIS PLAT OF ____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2015.

BY: SECRETARY
BY: CHAIRMAN

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. ____ AT ____ M, AND DULY RECORDED THE ____ DAY OF ____ A.D. ____ AT ____ M, IN THE RECORDS OF ____ OF SAID COUNTY, IN BOOK VOLUME ____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF ____ A.D. 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

LEGEND

- 1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 2.) FOUND 1/2" IRON PIN -----
- 3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION -----
- 4.) OFFICIAL PUBLIC RECORDS ----- D.P.R.
- 5.) DEED AND PLAT RECORDS ----- D.P.R.
- 6.) REAL PROPERTY RECORDS ----- R.P.R.
- 7.) EXISTING CONTOURS ----- 624
- 8.) PROPOSED CONTOURS ----- 624

- ① = 10' G.E.T.V.ESMT
- ② = 10' SANITARY SEWER ESMT
- ③ = 5' RETAINING WALL EASEMENT
- ④ = 15' DRAINAGE EASEMENT

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A ORANGE PLASTIC CAP STAMPED "RICKMAN 5826 RPLS" ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

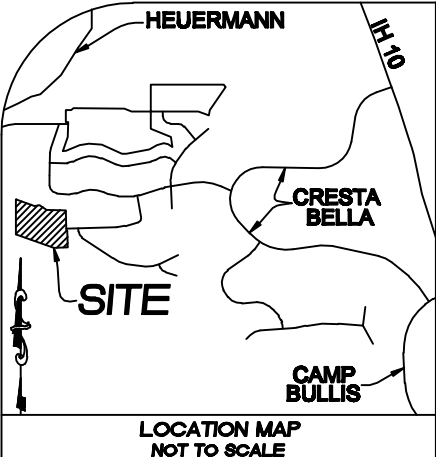
TREE NOTE

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1387365) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A VARIABLE WIDTH PRIVATE DRAIN WATER QUALITY EASEMENT, RECORDED IN VOLUME 9598, PAGE 40.



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2086774.22

HEUERMANN ROAD LLC.
246 ACRES 793
VOL 13787 PG 793
(UNPLATTED)

C14-024 CRESTA BELLA UNIT 9A ENCLAVE CURRENT AS OF 07-07-15

STATE OF TEXAS)
COUNTY OF COMAL)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF RICKMAN LAND SURVEYING UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

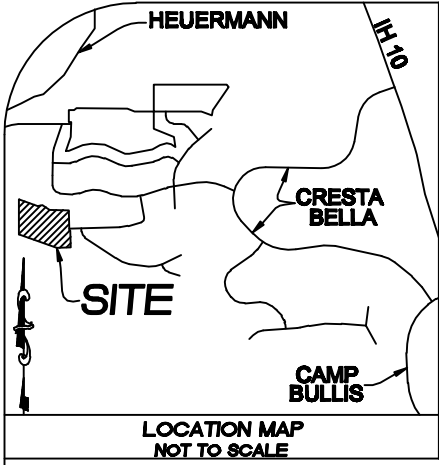
STATE OF TEXAS)
COUNTY OF BEXAR)

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

242 CRESTA BELLA, LTD.
REMAINDER OF 232.471 ACRES
VOL 12602 PG 1845
(UNPLATTED)

50' SAN. SWR. WATER,
DRAINAGE, ELEC., GAS, TELE.,
AND CATV ESMT. (ESMT. TO
EXPIRE UPON INCORPORATION
INTO PLATTED EXTENSION OF
BELLA GLEN STREET R.O.W.)
(0.057 ACRES)



- LEGEND**
- 1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.T.V.E.
2.) FOUND 1/2" IRON PIN -----
3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION-----
4.) OFFICIAL PUBLIC RECORDS ----- O.P.R.
5.) DEED AND PLAT RECORDS ----- D.P.R.
6.) REAL PROPERTY RECORDS ----- R.P.R.
7.) EXISTING CONTOURS ----- 624
8.) PROPOSED CONTOURS ----- 624
- ① = 10' G.E.T.T.V. ESMT
② = 16' SANITARY SEWER ESMT
③ = 5' RETAINING WALL EASEMENT
④ = 15' DRAINAGE EASEMENT

CPS 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 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 AREAS.
- 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.
- 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 TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV. EASEMENTS ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

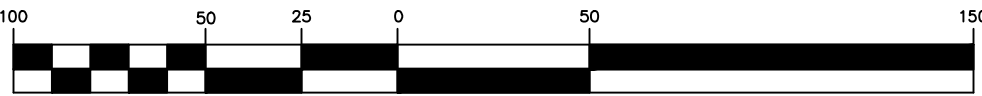
PLAT NO. 140495

SUBDIVISION PLAT ESTABLISHING

**CRESTA BELLA UNIT 9A
ENCLAVE**

BEING A 7.110 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE CITY OF SAN ANTONIO SURVEY NO. 409 ABSTRACT NO. 177 AND BEING A PORTION OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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

**RICKMAN LAND
SURVEYING**

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

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A ORANGE PLASTIC CAP STAMPED "RICKMAN 5826 RPLS" ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DEDICATION OF THE SANITARY SEWER MAINS:

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.

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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.

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

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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 1,000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

INGRESS & EGRESS (SEWER):

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT"

INGRESS & EGRESS (WATER):

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT"

INGRESS & EGRESS (RECYCLED WATER):

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE RECYCLED WATER EASEMENT(S) SHOWN ON THIS PLAT"

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1,425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 1,425 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).

PRIVATE STREET DESIGNATION AS WATER AND/OR SANITARY SEWER EASEMENTS:

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.

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 3,550 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.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A VARIABLE WIDTH PRIVATE DRAIN WATER QUALITY EASEMENT, RECORDED IN VOLUME 9598, PAGE 40.

STATE OF TEXAS)
COUNTY OF COMAL)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF RICKMAN LAND SURVEYING UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD BRNG	CHORD
C1	21.58	325.00	S89°18'23"E	21.57
C2	96.82	325.00	S78°53'16"E	96.27
C3	23.56	15.00	S84°37'45"W	21.21
C4	63.77	175.00	S06°11'25"W	63.42
C5	41.00	175.00	S07°57'39"E	40.91
C6	81.98	225.00	S06°11'25"W	81.63
C7	23.56	15.00	N25°22'15"W	21.21
C8	20.31	15.00	S70°50'54"W	18.79
C10	122.79	50.00	S77°34'37"E	94.18
C11	62.41	275.00	S76°52'19"E	62.27
C12	37.61	275.00	S87°17'27"E	37.58
C13	30.53	225.00	S05°08'10"E	30.51

STATE OF OHIO)
COUNTY OF CUYAHOGA)

THE OWNER OF THE 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.

DULY AUTHORIZED AGENT
BY: 242 CRESTA BELLA GP, LLC
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER
BY: AL SCOTT, IT'S MANAGER

STATE OF OHIO)
COUNTY OF CUYAHOGA)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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., 2015.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CRESTA BELLA UNIT 9A ENCLAVE

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2015.

BY: SECRETARY

BY: CHAIRMAN

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____, A.D. ____ AT _____ M, AND DULY RECORDED THE

____ DAY OF _____, A.D. ____ AT _____ M, IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

____ DAY OF _____, A.D. 2015.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY