LOCATION MAP

LEGEND

BLX BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS NEW CITY BLOCK
OFFICIAL PUBLIC RECORDS
(OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY) OF
BEXAR COUNTY, TEXAS

VOL. YOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
O (UNLES NOTED OTHERWISE)
ST 1/2" RON ROD (PD) SET 1/2" IRON ROD
 (TYPE I, ⊠ FOUND TXDOT
 II OR III) MONUMENTATION -1140- --- EXISTING CONTOURS

120' DRAIN & SANITARY SEWER EASEMENT (VOL. 9507, PGS, 96-98 DPR)

AND CABLE TV EASEMENT

(VOL. 6140, PG. 347-351 OPR)

16' WATER EASEMENT VARIABLE WIDJH INGRESS /

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGREST AND FERRES SHALL RE PROVISED BITMEN ALL ADJACENT LOTS FOR
ADEQUAL RE RED PARKINGT VINLES ACCESS RES INE CITY OF SHA ANIONO FRE
CODE. THE CROSS ACCESS SHALL NOT SE RUCKED NOR MAY THIS NOTE SE LOCKED
OF OF THE PLAY WINCOLT WITHER PROSESSON FROM THE CITY OF SHA VANIONO
DIRECTOR OF DEPARCHMENT SERVICES DEPARTMENT AND THE SAN ANTONO FRE
DEVARRISHED THE AMERICAL.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBERTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE REPROPOSELTY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THERE SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SHALL AND/ONE OR BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE: FRINCES, WALS OR OTHER OSSTRUCTIONS THAT IMPEDE DRAINAGE

BASHLI RE FLACED WITHIN THE MINI OF THE DRAINAGE EASEMENT SHOWN OR THE

SHALL RE FLACED WITHIN THE MINI OF THE DRAINAGE EASEMENT SHOWN OR THE

CHOCKSCHOOL OF THE DRAINAGE EASEMENT AS APPROVED, INALL RE ALLOWED

WITHOUT THE APPROVIL OF THE DRESCHOOL OF PUBLIC WORKS. THE CITY OF AN ANTONION AND BENAF COUNTY SHALL HAVE THE BIGHT TO MISSES AND SERRES OVER

HE CRANICIOS AD ALDER! PROPERTY TO REMOVE ANY IMPEDING OSSTRUCTIONS

PLACED WITHIN THE LIMIT OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY

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579'51'28'E

10

106.65' 106.67'

107.32' 107.35'

10.88' 10.86'

TXDOT MON (TYPE II)

LOT 6,

BLOCK 8,

NCB 19127

(1.515 AC)

LOT 1.

BLOCK 8. NCB 19127

(21.515 AC)

OWNER: CARLTON HOLDINGS LP PORTION OF 61.097 ACRES (WOL. 11801, PGS. 1053-1072 O.P.R.)

10.16' 18.16'

TXDOT MON (TYPE II)

C11 1514,00" 4'03"45" N79"51"09"W

C14 1245.93" 0'25'01" \$32'28'44"W

C12 3188.66' 011'44" S29'39'28"W

C10 | 1516.00' | 4'01'53"

TONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER E GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS							N22'37'21*W	26.34
ACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY						L4	N2210'56'E	60.07
DOIRCATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS, DOT NOTES:						L5	N66'59'12'E	26.34
FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACEM TO STATE RIGHT-OF-WAY, THE YEAR RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ATEMENT MEASURES FOR FUTURE NOBE MITIGATION.							N2270'56"E	86.03
							N72102'47"W	37.31
MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE QUAITED AS DIRECTED BY PREGULATIONS FOR ACCESS DRIVEWARTS TO STATE CHWAYS'. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBRIED TOTAL OF ONE CESS POINTS ALONG STATE HWY 151. BASED ON OVERALL PLATTED HIGHWAY TOTAL TOTAL THE PROPERTY OF						L8	\$67"49"04"E	22.79
						L9	\$2210'58"W	88.78
CESS POIN INTAGÉ OF		STATE HW	Y 151, BASED ON OVE	RALL PLA	TED HIGHWAY	L10	\$22'37'21"E	25.34
			× .			Lii	\$2210'56"W	60.07
					$\overline{}$	L12	S66'59'12"W	26 34
		CUF	VE TABLE			L13	52210'56"W	78.78
URVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	L14	S19'43'05"W	112.03
C2	1186.93	13'02'20"	S26"14"25"W	269.53	210.11	L15	N71'41'43"E	72.28
cz	274.20	50'00'00"	S44'43'15'W	231.76	239.28	L16	S86"18"30"E	180.98
C4	62.99	49"59"50"	S44'43'20"W	53.24	54.97	L17	\$66"18"30"E	90.25
C5	743.00'	1010'25"	N6579'19"W	131.76"	131.93	L18	572'02'47"E	201.26
C6	35.00	90'42'35"	\$74'24'36"W	49.80	55.41	L19	W20.18,27,M	20.25
C7	3203.39	0'42'01"	N29"24"19"E	39.15	39.15	L20	N29'47'31"E	16.00
C8	1500.00	476'51"	579'48'59"E	112.05	112.07"	LZI	35079'33'E	13.10
C9	1532.00	3'47'10"	N79'53'54"W	101.22	101.24			

I INF TABLE LINE # BEARING LENGTH

LZ N22'10' 56"E 88.78"

SEE DETAIL "A"

(SHEET 2 OF 2)

(SHEET 2 OF 2)

-TXDOT MON (TYPE

LOT 7.

BLOCK 8.

NCB 19127

(1.510 AC)

I	INE TABI	E
LINE #	BEARING	LENGTH
L22	S6618'30'E	6.09"
L23	N23'41'31"E	16,00"
L24	36678'30'E	10.00*
L25	\$23'41'30'W	16.00'
L26	587'49'04"E	12.20
L27	N2270'56'E	16.00
L28	567'49'04"E	10.00
L29	\$2270'56*W	32 =0'
L30	N67'49'04"W	21.61".
L31	N6749'04"W	22.28
L32	\$6678'30"E	90.73
F33	N2270'56'E	88.78
L34	S6749'04"E	60.99



PLAT NUMBER 130080

SUBDIVISION PLAT

OF ISOLA BELLA MPCD

A 24.72 ACRE TRACT OF LAND ESTABLISHING LOTS 1, 6, AND 7, BLOCK 8, NCB 19127, OUT OF A 75.217 ACRE TRACT OF LAND CONVEYED TO MYSA XX HOLDINGS INC., IN DEED RECORDED IN VOLUME 15500, PAGES 1958-1975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70 ABSTRACT 470, COUNTY BLOCK 4329, NOW IN NEW CITY BLOCK 19127, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100' 100' 200' 300' PAPE-DAWSON **ENGINEERS** 555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 PHONE: 210.375.9000

DATE OF PRINT: February 4, 2013

A SHATE OLIBORS ALBOMO LEGISTA

STATE OF RECORD
COUNTY OF NEURAL
BEFORE ME. THE UNDESTGANED AUTHORITY ON THIS DAY FESTIONALLY
RACHING CHEA
SHOWN TO ME TO SE THE PESSION WHO
SHISCHED TO THE FOREGOING INSTRUMENT, AND ACKNOWINDED TO.
EXCLUSION THE AMARY FOR THE PROPOSES AND COMBINISHMENT AND ACKNOWINDED TO.

THE COUNTY OF AMARY FOR THE PROPOSES AND COMBINISHMENT AND ACKNOWINDED TO.

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THIS PLAT OF ISOLA BELLA MPCD 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

ad acretal un	THE DECE GOOD TIME.			
ED THIS	DAY OF		. A.D. 20	1
1000	S-1940	Management.		77
	: BY:			
				CHAI

	BY:	
	B1	SECRETARY
STATE OF TEXAS		
COUNTY OF BEXAR		
L		, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF _, A.D. <u>20</u>

SHEET 1 OF 2 BY:

MATT JOHNSON 64827



SURVEYOR'S NOTES:

I. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED SURVEY LOVE THAT IS AS MONUMENTED WITH CAP OR DISK MARKED PAPED AWGOT UNLESS NOTED CHIEFWAY HE NORTH AMERICAN DATUM OF 1983 CC COCROMATIS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 CC COCROMATIS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 CC CONTRACTOR OF 1994 PROM THE TOTAL COCROMATE SYSTEM EXALESTED FOR THE SOUTH COMMAL 2005 DEFAULTS DESIRED FROM THE MGS COOPERATION. EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UMTS (EDU) PAID FOR THIS SUBDIVISION PLAT
ARE KEPT ON PILE AT THE SAM ANTONIO WATER STSTEM UNDER THE PLAT NUMBER
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER RUPACT 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
WASTEWATER SERVICE CONNECTION. C.P.S. ENERGY NOTES: THE RECORDING THE MANAGEMENT PROPOSE SECTION FARGULAR AND DESCRIPTION OF THE PROPOSE SECTION OF THE PROPOSE SECTIO STATE OF TEXAS COUNTY OF SEXAR 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 HOWILEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNRED DEVELOPMENT CODE. EXCEPT FOR THOSE VARBANCES GRAVITED BY THE SAN Malf flow 2/4/3 UCBGED PROFESSIONAL BYGINEER STATE OF TEXAS COUNTY OF BEXAR I HERBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LIAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUPPD SYST <u>PAPE-DAVINON ENGINEESS</u>, INC. REGISTERED PROFESSIONAL LAND SURVEYOR

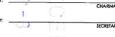
STATE HIGHWAY 151 4 ·@ N (OFF LOT 0.18 AC) (8)-O. MATCHLINE-REMAINING 50.677

ACRES OUT OF 75.217 ACRES

(VOL. 15500, PGS

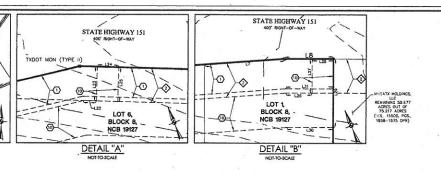
COUNTY CLERK, BEXAR COUNTY, TEXAS

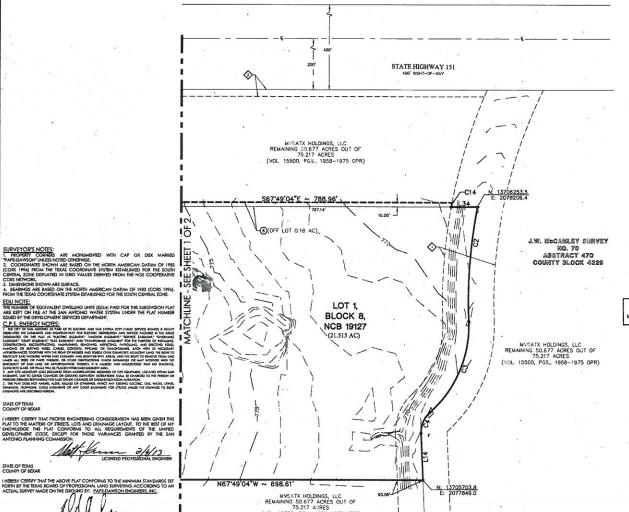
300'



STATE OF TEXAS COUNTY OF BEXAR

CEKI





(VOL. 15500, PCS , 1958-1975 OPR)



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.

LOCATION MAP

MAPSCO MAP GRID: 61383 NOT-TO-SCALE

SUBDIVISION PLAT OF

ISOLA BELLA MPCD

SCALE: 1"= 100' 100'

PAPE-DAWSON **ENGINEERS**

DATE OF PRINT: February 4, 2013

200'

VARIANCE(S) HAVE BEEN GRANTED.

	2.000		
BY:	Acres 1	471	
			CHARM
	3	1. 1	
BY:	Total	111	SECRETAL

				JNTY, DO HEREBY
FY THAT THIS PLAT	WAS FILED FOR RE	CORD'IN MY	OFFICE, ON TH	EDAY
	, A.D. <u>20</u>	AT	ML AND DULY	Y RECORDED THE
			AT	M, IN THE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF PAGE _AD. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 2 BY: