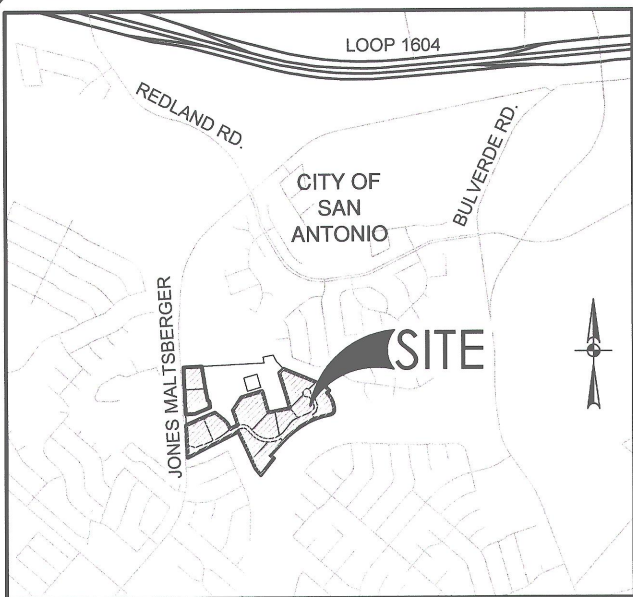




LOCATION MAP
SCALE: 1" = 200'

LEGEND

- LOT OWNERSHIP PROPERTY NUMBER
- PUD LIMITS
- 200' NOTIFICATION LINE
- EFFECTIVE FEMA DFIRM FLOODPLAIN
- ZONING DISTRICT BOUNDARY
- NATURAL AREA / OPEN SPACE / 100 YR FLOODPLAIN

PUD PLAN NOTES:

- FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAIN BY THE HOMEOWNERS ASSOCIATION.
- SANITARY SEWER SYSTEM AND WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
- INTERSECTION SIGHT DISTANCE CALCULATIONS FOR CLEAR VISION EASEMENTS WILL BE CALCULATED BASED ON THE LATEST VERSION OF THE AASHTO MANUAL. EASEMENTS WILL BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
- PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL LOCAL TYPE "A" STREETS WITHIN THE P.U.D. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- THE PERIMETER OF THE PUD PLAN SHALL INCLUDE 20' SETBACK LINE PER UDC 35-344(e).
- OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-344(f), AS APPLICABLE.
- THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
- THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
- LOT 999 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT AND OPEN SPACE.
- VARIABLE WIDTH FLOODPLAIN BUFFER AREA TO SATISFY REQUIREMENTS IN ORDINANCE 81491. A MAXIMUM OF 10% IMPERVIOUS COVER ALLOWED IN THIS AREA.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS PER ORDINANCE NO. 83319.
- LOTS 900 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901 IS DESIGNATED AS OPEN SPACE.

UTILITY PURVEYORS:
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

THE FLOODPLAIN LIMITS ON THIS PLANNED UNIT DEVELOPMENT PLAN ARE STUDIED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER: *[Signature]*
ENGINEER: *[Signature]* 9/14/16

SURVEYORS NOTES:

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	360.00'	045°17'27"	S23°33'38"E	277.22' 284.57'
C2	65.00'	081°00'41"	S39°37'58"W	84.44' 91.90'
C3	1250.00'	039°07'07"	S60°49'52"W	836.96' 853.44'

ENGINEER/ DESIGNER:
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210)-375-9000

DEVELOPER/ OWNER:
MATIRAAN, LTD.
MR. RANDALL HOUSE
P.O. BOX 700250
SAN ANTONIO, TX 78270

CASA BELLA ESTATES

P.U.D. PLAN #15-00012.00

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.76 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF A 53.852 ACRES AND A 2.636 ACRES TRACT DESCRIBED IN DEED TO MATIRAAN, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 13285, PAGE 1746 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NUMBER 306, ABSTRACT 135, IN NEW CITY BLOCK 14945, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PUD-15-00012.00

DATE: 10/05/2015

SHEET 1 OF 2

SHEET C1.05