

LOCATION MAP

LEGEND

BLK BLOCK

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

CB COUNTY BLOCK VOL VOLUME PG PAGE(S)

ESMT EASEMEN OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTYLOF BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

-1140- — EXISTING CONTOURS PROPOSED CONTOURS

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

VARIABLE WIDTH CLEAR VISION EASEMENT 10' BUILDING SETBACK LINE

20' BUILDING SETBACK LINE

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9711, PG 132-133 DPR)

20' BUILDING SETBACK LINE (VOL 9711, PG 132-133 DPR) 10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 9695, PG 50-52, DPR) 20' BUILDING SETBACK LINE (VOL 9695, PG 50-52, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9695, PG 50-52, DPR)

20' BUILDING SETBACK LINE (VOL 9695, PG 50-52, DPR) 12' UTILITY EASEMENT (VOL 9520, PG 142, DPR)

> 10' GAS, ELECTRIC. TELEPHONE, CABLE TV AND WATER EASEMENT (LOTS 59 & 903 BLOCK 27) (VOL 9711, PG 132-133)

VISTA BELLA, UNIT 28-1, ENCLAVE (VOL 9711, PG 132-133 DPR) VISTA BELLA, UNIT 2A, ENCLAVE (VOL. 9695, PG 50-52, DPR)

LOTS 903 AND 905, BLOCK 27, CB 4848, AND LOT 902, BLOCK 29, CB 4848 ARE DESIGNATED AS TREE SAVE AREAS.

SURVEYOR'S NOTES PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

"PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) 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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

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.

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING PEDESTRIAN, AND SANITARY SEWER EASEMENT. FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

THE CITY OF SAM ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY BEING RECORDED ON THE SAME DATE AS THIS PLAT. DEDICATED THE FASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN TH 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 NECESSAR APPLIETENANCES: 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 AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED 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, ELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW;

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE TIVE (3) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE RIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

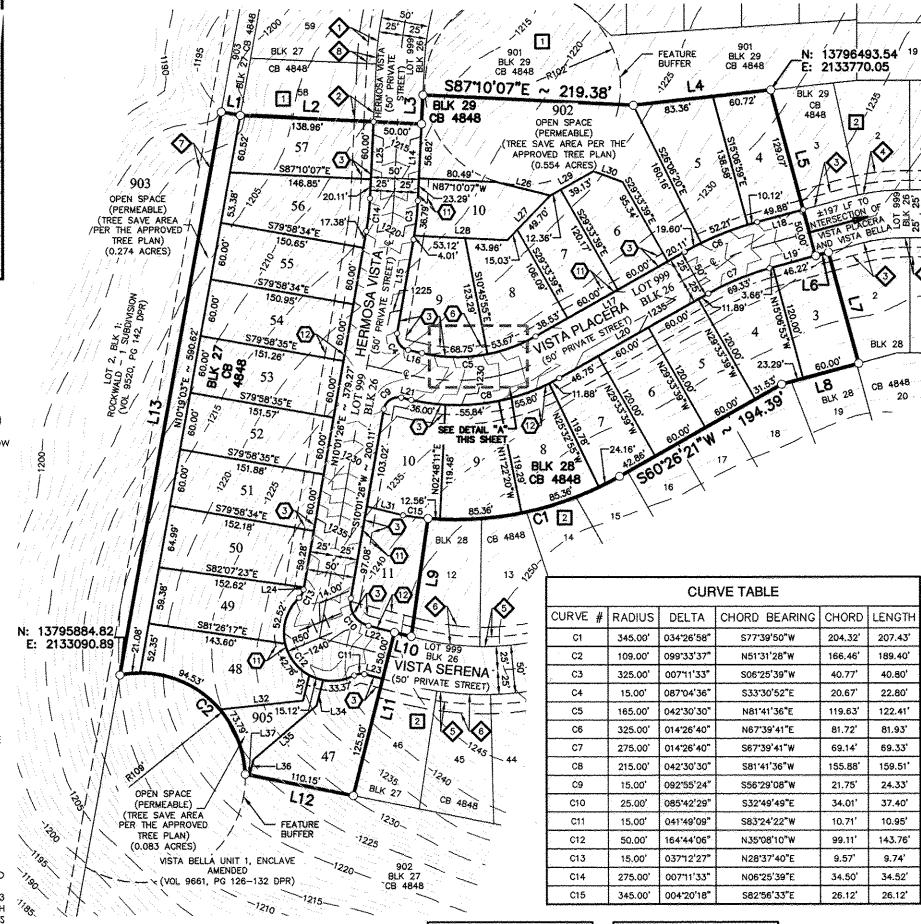
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

STATE OF TEXAS COUNTY OF BEXAR

ANTONIO PLANNING COMMISSION.

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.





EXAR COUNTY MAINTENANCE NOTE:

NCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VISTA BELLA UNIT 3. FNCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE VISTA BELLA. HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

PRIVATE STREET DESIGNATION NOTE

LOT 999, BLOCK 26, CB 4848 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER,

EGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOI THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 CONCRESSAGE, ON WALLS WILL BE FLOCK WITHING SHOW WITHING AND DESCRIPTION OF CONTROL OF C

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34. ARTICLE VI. DIVISION 6 OF THE ASSEMBNIS ARE DESIGNED AS A PROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS 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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF FINISHED FLOOR NOTE: THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT NOTE:

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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) OR THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1832387) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TRÉES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477 (h).

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S79'40'57"E	20.23	L20	S60'26'21"W	178.64
L2	S87"10'07"E	188.96'	L21	N77'03'10"W	10.72
L3	N02'49'53"E	30.14'	L22	S75'41'03"E	27.91
L4	N83'44'37"E	144.08	L23	N75'41'03"W	19.79
L5	S15'06'59"E	179.07	L24	N10'01'26"E	2.61'
L6	N74"53"01"E	13.77	L25	N02'49'53"E	80.11
L7	S15'06'59"E	120.00'	L26	S76*03*08*E	58.14
L8	S74'53'01"W	83.29	L27	N43'54'47"E	64.73
L9	S0813'04"W	124.25	L28	\$87"10'07 " E	97.08'
L10	N75'41'03"W	17.95	L29	N60"41"17"E	51.49'
L11	S14'18'57"W	175.50'	L30	S69'47'38"E	32.31
L12	N78'39'04"W	114.85'	L31	N76"08'26"W	38.95
L13	N10"19"03"E	596.45	L32	S84"08'06"W	87.02'
L14	S02'49'53"W	80.11'	L33	N1418'57"E	27.32
L15	\$10'01'26"W	99.56'	L34	N14"18"57"E	27.49'
L16	S77'03'10"E	14.81	L35	N49'39'49"E	86.42
L17	N60'26'21"E	178.64	L36	S14"18"57"W	16.75
L18	N74'53'01"E	49.88	L37	N78'39'04"W	4.70'
L19	S74'53'01"W	49.88'	L38	S81'47'35"W	104.33'

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

SETBACK NOTE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE NOTE: LOT 902, BLOCK 29, LOT 903, BLOCK 27 & LOT 905, BLOCK 27, CB 4848 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FLOODPLAIN NOTE:

AT DATE OF APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0140G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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A	SAN ANTONIC
	2000 NW LO
	DATE
	STATE OF TEXAS COUNTY OF BEXAR
	THE OWNER OF LAND SH AUTHORIZED AGENT, DEDK AS PRIVATE OR PART OF AN STREETS, ALLEYS, PARKS, V THEREON SHOWN FOR THE
N.	ON HED (DEVE) ODER 91
	OWNER/DEVELOPER: BL/PU
	STATE OF TEXAS COUNTY OF BEXAR
	BEFORE ME, THE UNDERSIBLAKE HARRINGTON SUBSCRIBED TO THE FOREC
	EXECUTED THE SAME FOR AND IN THE CAPACITY THE
WWW. AMY M. JENSEN	THIS DAY OF
Notary Public, State of Taxes Comm. Expires 06-09-2020 Notary ID 130694850	
	THIS PLAT OF VISTA B
	CONSIDERED BY THE PLAN
	IS HEREBY APPROVED BY
	LOCAL LAWS AND REGU
•	AND/OR VARIANCE(S) HA
	DATED THISDA
	BY
	BY CERTIFICATE OF APPROVA
	THE UNDERSIGNED, COU
	OFFICER OF THE COMMISS
	THAT THE ATTACHED PLAT
	BEXAR COUNTY, TEXAS AN

60.90

VISTA PLACERA-

DETAIL "A'

SCALE: 1" = 40'

(50' PRIVATE STREET)

PLAT NUMBER 170122

SUBDIVISION PLAT OF

VISTA BELLA UNIT 3, ENCLAVE

LOTS 3-11, BLOCK 28, AND LOTS 47-57 AND 903, 905, BLOCK 27, OUT OF A 46.867 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, LP ANI RH OF TEXAS LIMITED PARTNERSHIP, IN DEED RECORDED IN VOLUME 15855. PAGES 2451-2465, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848, IN BEXAR COUNTY TEXAS.

> SCALE: 1"= 100' 200 300' PAPE-DAWSON **ENGINEERS**

IIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS OOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 GISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 OF PREPARATION: May 16, 2017

IOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY ICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AKE HARRINGTON ULTE HOMES OF TEXAS, L.P. 718 DRY CREEK WAY, STE 120 AN ANTONIO, TEXAS 78259 10) 496-1985

SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS OING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED EREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE A.D. 20 17. _, A.D. <u>20 👣 _</u>.

> AVANNIANDAN NOTARY PUBLIC, BEXAR COUNTY, TEXAS

BELLA UNIT 3, ENCLAVE HAS BEEN SUBMITTED TO AND NNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS SUCH COMMISSION IN ACCORDANCE WITH STATE OR JULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AVE BEEN GRANTED. _ , A.D. <u>20</u>

BY:	 CHAIRMA
BY:	
APPROVAL	SECRETAR

UNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING SSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY AT WAS DULY FILED WITH THE COMMISSIONERS COURT OF UNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUD	GE, BEXAR CC	OUNTY, TEXAS	 	

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS	
COUNTY OF BEXAR	
l,	, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FIL	ED FOR RECORD IN MY OFFICE, ON THEDAY
OF	A.D., 20 ATM. AND DULY RECORDED THE

A.D. <u>20</u> DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF__ ____, A.D., <u>20_____</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1 BY:



SHAUNA L WEAVER