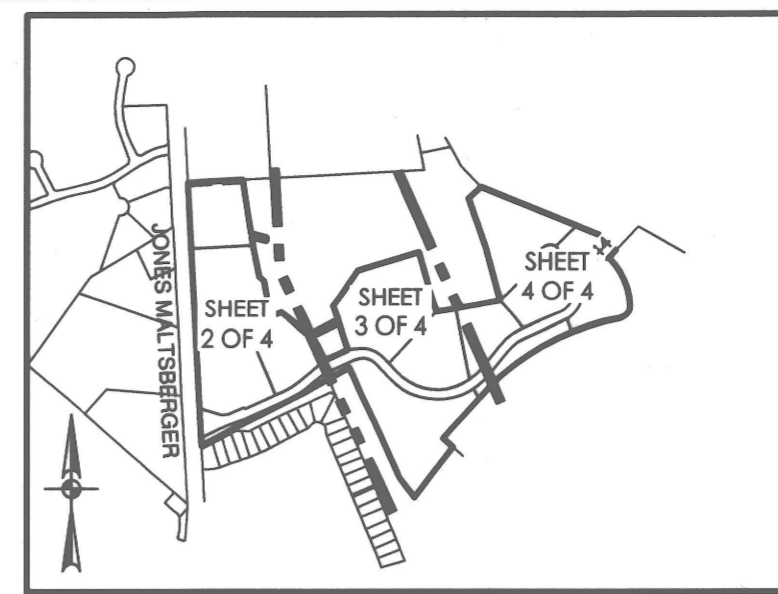
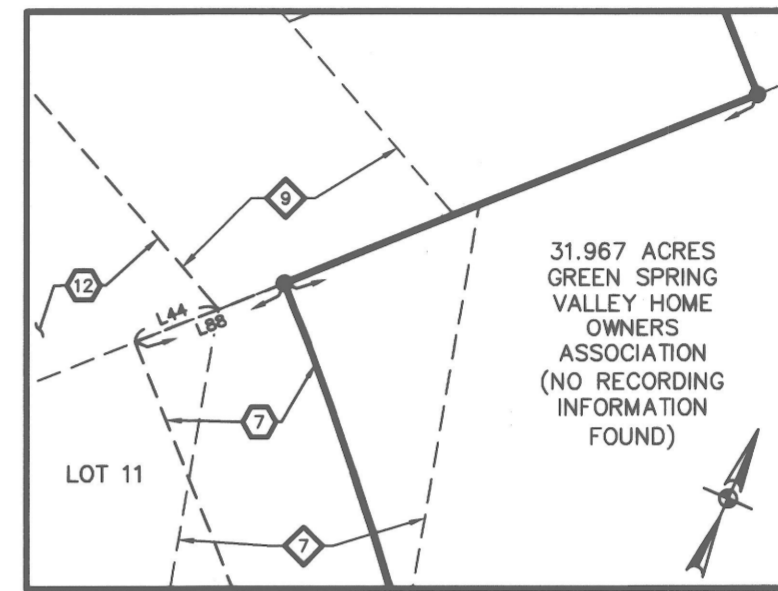


LOCATION MAP
MAPSCO GRID: 517F5



INDEX MAP
SCALE: 1" = 100'



DETAIL "B"
SCALE: 1" = 20'

PLAT NUMBER 150383

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CASA BELLA ESTATES
PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.762 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.

SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBE FIRM REGISTRATION #470 | TBLPS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 6, 2016

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORDS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

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.

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

C.P.S. NOTES:

1. 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 THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
3. 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.
4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: RANDALL H. HOUSE
MATIRAAN, LTD.
P.O. BOX 700250
SAN ANTONIO, TEXAS
(210) 497-3773

STATE OF TEXAS
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF September, A.D. 2016.

Nancy E. Willaford
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 27 January 2016

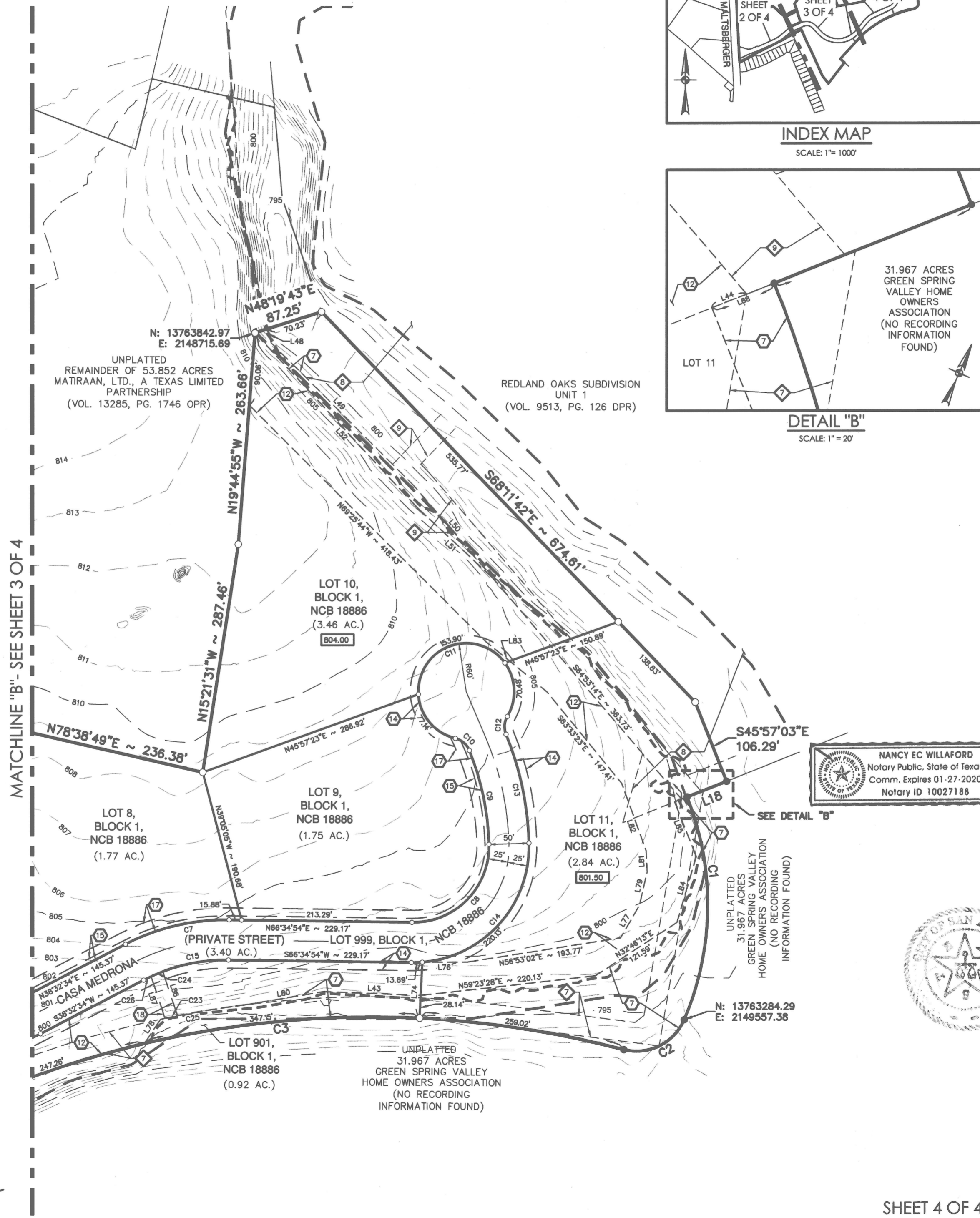
STATE OF TEXAS
COUNTY OF BEAR

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 ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR

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.

Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF 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.

OWNER/DEVELOPER: RANDALL H. HOUSE
MATIRAAN, LTD.
P.O. BOX 700250
SAN ANTONIO, TX 78270
(210) 497-3773

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDALL H. HOUSE, 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 16th DAY OF September, A.D. 2016.

Nancy E. Willaford
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF CASA BELLA ESTATES 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 VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 28 DAY OF September, A.D. 2016.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

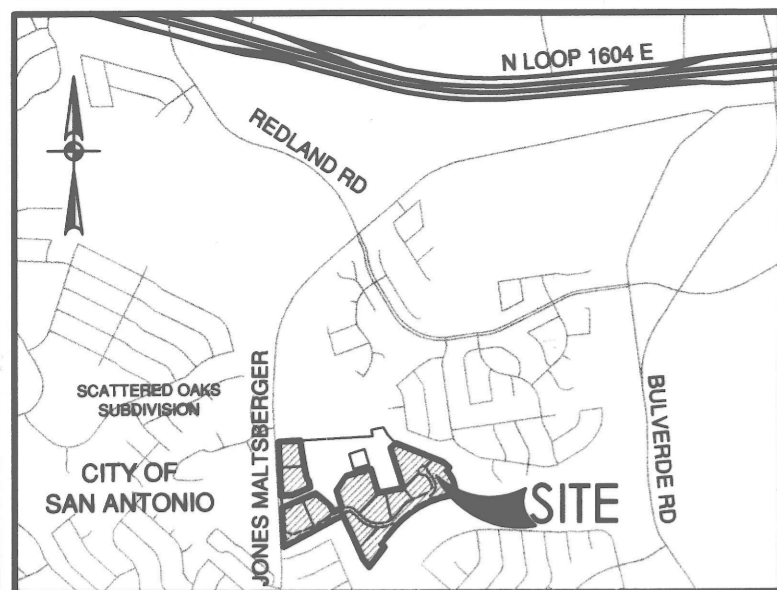
STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 4 OF 4



LOCATION MAP
MAPSCO GRID: 517F5

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

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.

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

C.P.S. NOTES:

1. 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 RECTIFYING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C/P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/P.S. 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.
3. 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.
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STATE OF TEXAS
COUNTY OF BEJAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

[Signature]
OWNER/DEVELOPER: RANDALL H. HOUSE
MATIRAAN, LTD.
P.O. BOX 700250
SAN ANTONIO, TEXAS
(210) 497-3773

STATE OF TEXAS
COUNTY OF BEJAR

SWORN AND SUBSCRIBED BEFORE ME THIS 6th DAY OF September, A.D. 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 27 January 2020

STATE OF TEXAS
COUNTY OF BEJAR

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 ANTONIO PLANNING COMMISSION.

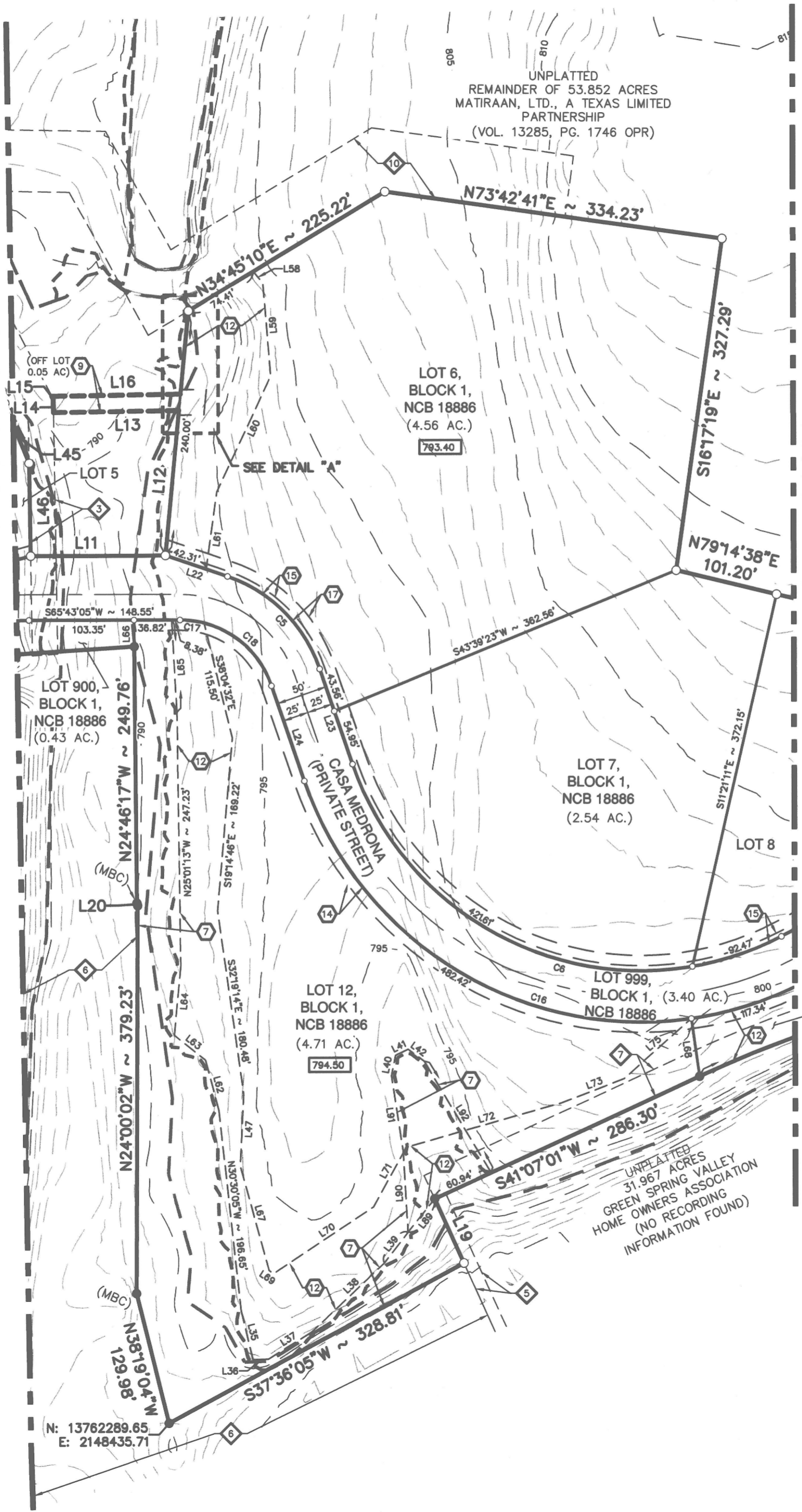
[Signature] 9/6/16
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

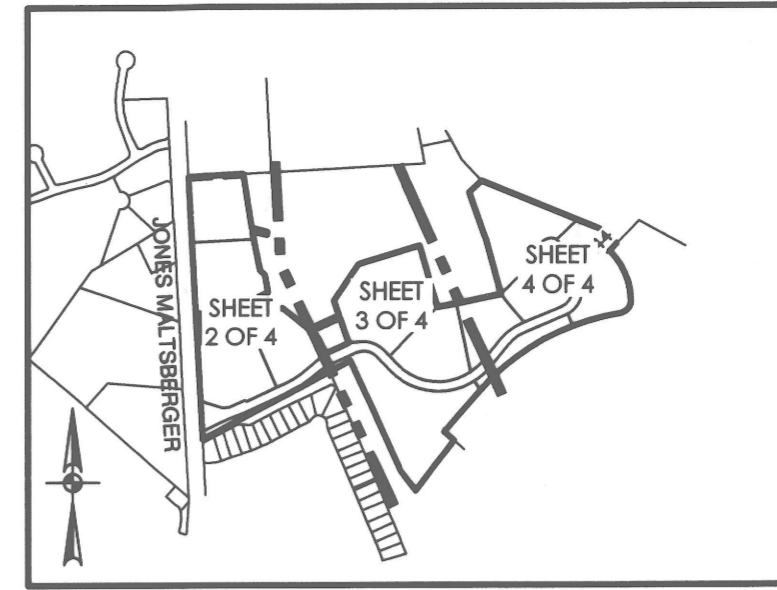
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

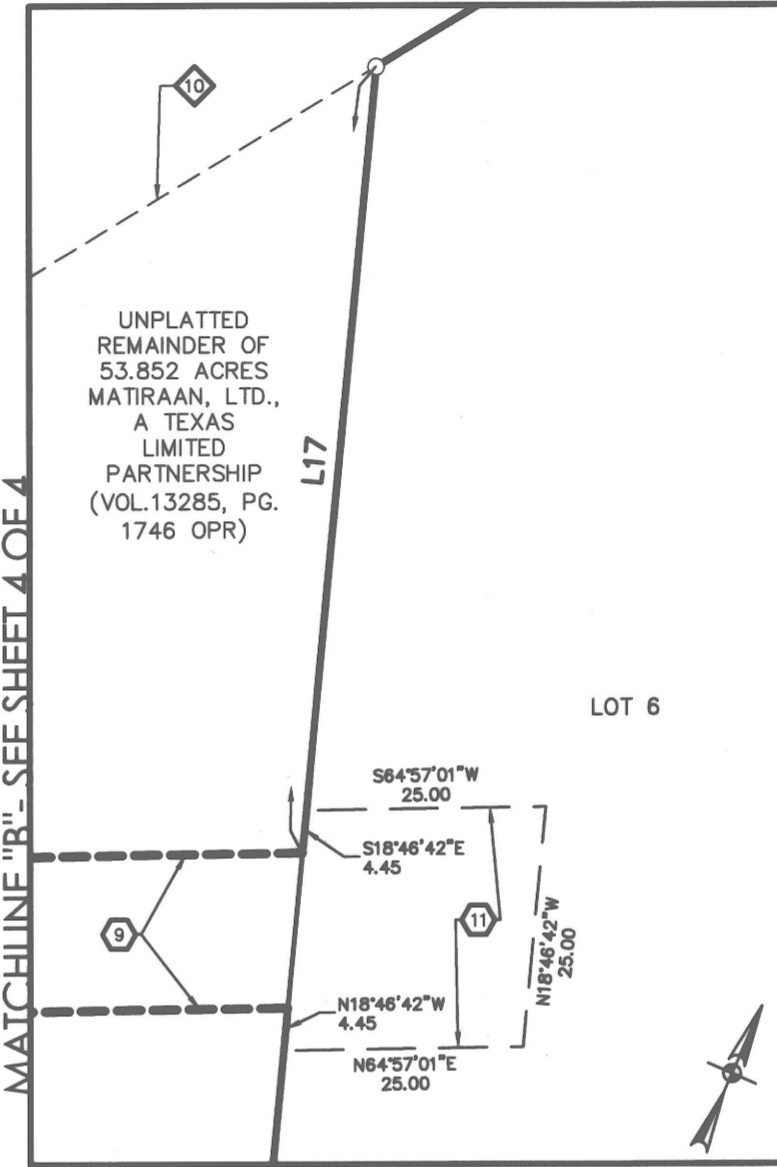
MATCHLINE "A" - SEE SHEET 2 OF 4



MATCHLINE "B" - SEE SHEET 4 OF 4



INDEX MAP
SCALE: 1" = 100'



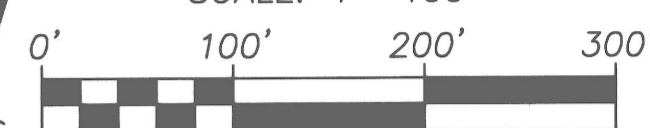
DETAIL "A"
SCALE: 1" = 20'

PLAT NUMBER 150383

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CASA BELLA ESTATES
PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.762 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 BEJAR 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, BEJAR COUNTY, TEXAS.

SCALE: 1" = 100'



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 #10028800

DATE OF PREPARATION: September 6, 2016

STATE OF TEXAS
COUNTY OF BEJAR

THE OWNER OF 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.

[Signature]
OWNER/DEVELOPER: RANDALL H. HOUSE
MATIRAAN, LTD.
P.O. BOX 700250
SAN ANTONIO, TX 78270
(210) 497-3773

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDALL H. HOUSE, 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 6th DAY OF September, A.D. 2016.

[Signature]
NANCY EC WILLAFORD
Notary Public, State of Texas
Comm. Expires 01-27-2020
Notary ID 10027188

[Signature]
NOTARY PUBLIC, BEJAR COUNTY, TEXAS

THIS PLAT OF CASA BELLA ESTATES 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 VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 28 DAY OF September, A.D. 2016.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

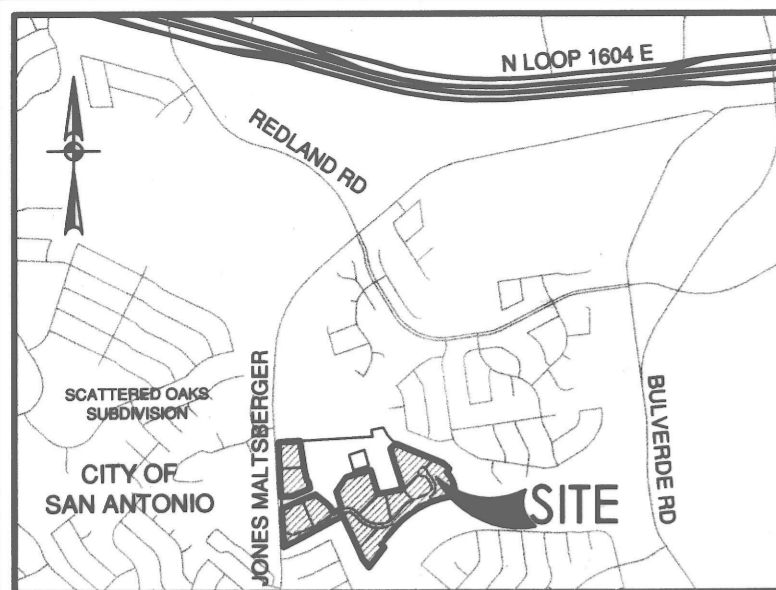
STATE OF TEXAS
COUNTY OF BEJAR

I, _____, COUNTY CLERK OF BEJAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEJAR COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

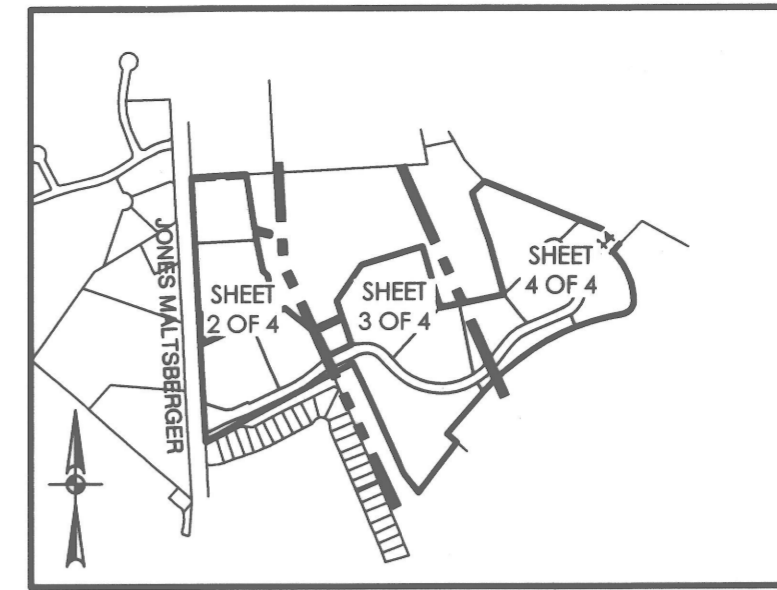
COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 3 OF 4



LOCATION MAP
MAPSCO GRID: 51775

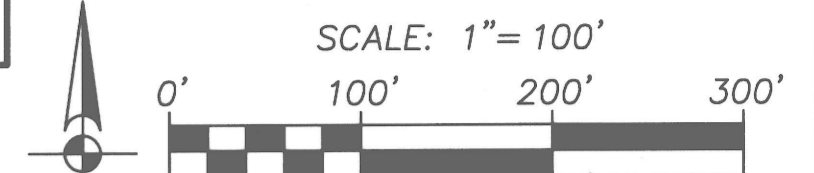


INDEX MAP
SCALE: 1" = 100'

PLAT NUMBER 150383

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CASA BELLA ESTATES
PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.762 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 BEXAR 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, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 6, 2016

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

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.

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

C.P.S. NOTES:

1. 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, PIPES 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 THEREOF. 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 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.
3. THE 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.
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STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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[Signature]
OWNER/DEVELOPER: RANDALL H. HOUSE
MATIRAAN, LTD.
P.O. BOX 700250
SAN ANTONIO, TEXAS
(210) 497-3773

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 6th DAY OF September, A.D. 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 27 Jan. 2020

STATE OF TEXAS
COUNTY OF BEXAR

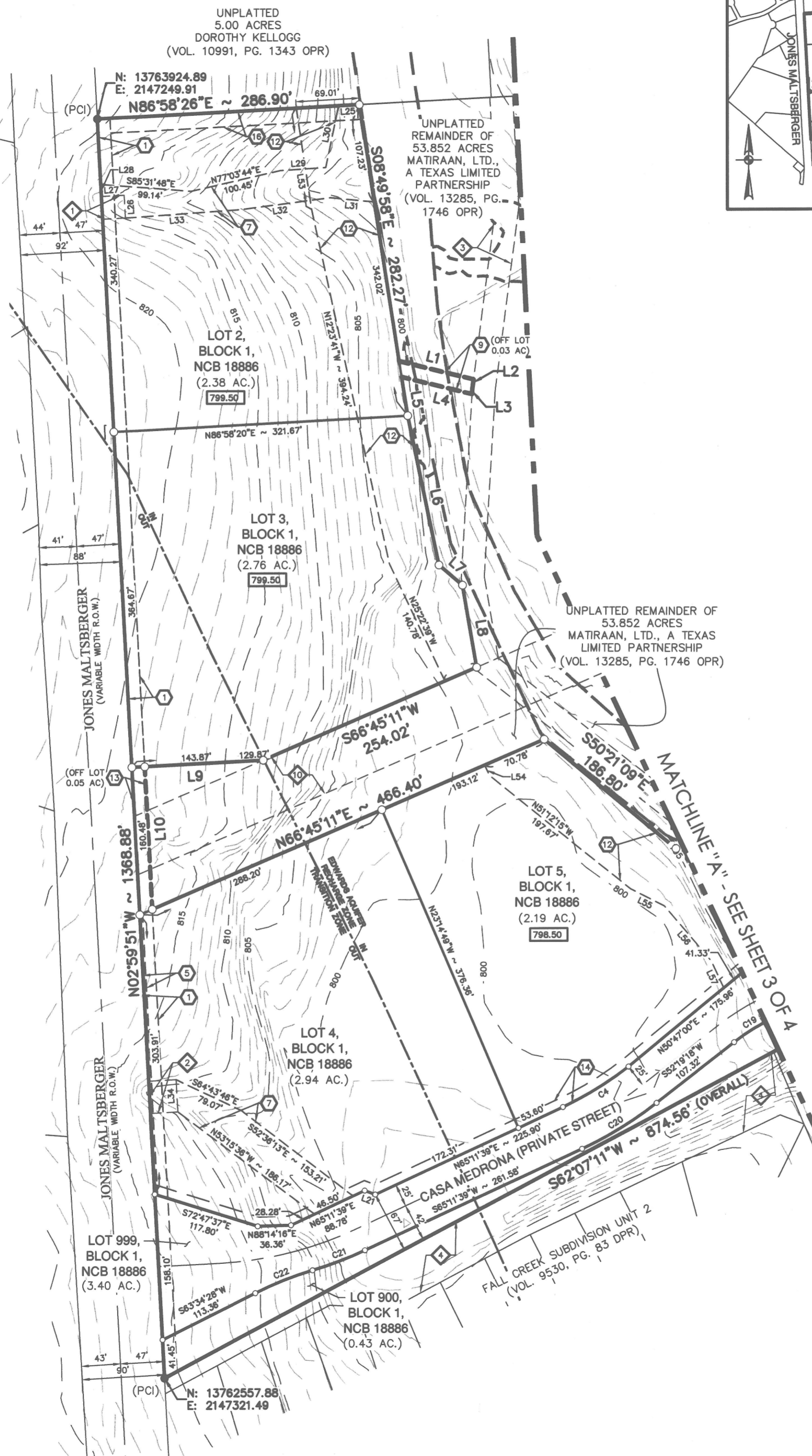
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature] 9/6/16
LICENSED PROFESSIONAL ENGINEER

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.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



NANCY EC WILLAFORD
Notary Public, State of Texas
Comm. Expires 01-27-2020
Notary ID 10027188



[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CASA BELLA ESTATES 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 VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 28 DAY OF September, A.D. 2016.

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

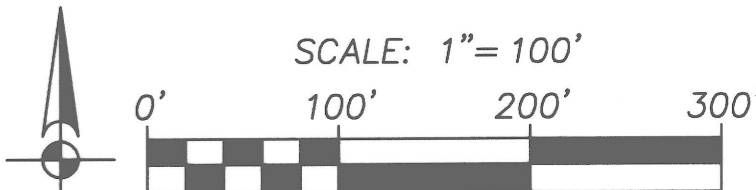
STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NUMBER 150383

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CASA BELLA ESTATES
PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 2 THROUGH 12, LOTS 900 THROUGH 901, AND LOT 999, BLOCK 1, BEING A 36.762 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 BEXAR 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, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9800
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #100289000
DATE OF PREPARATION: September 6, 2016

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.

IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. 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," "OVERHAND 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 THEREOF. 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 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.
3. 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:
4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND 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

THE OWNER OF 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.

[Signature]

OWNER/DEVELOPER: RANDALL H. HOUSE
MATIRAAN, LTD.
P.O. BOX 700250
SAN ANTONIO, TX 78270
(210) 497-3773

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDALL H. HOUSE, 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 07th DAY OF September, A.D. 2016.

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CASA BELLA ESTATES 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 VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 28 DAY OF September, A.D. 2016.

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY

OF _____, A.D. 20 AT _____ M. AND DULY RECORDED THE

_____ DAY OF _____, A.D. 20 AT _____ M. IN THE

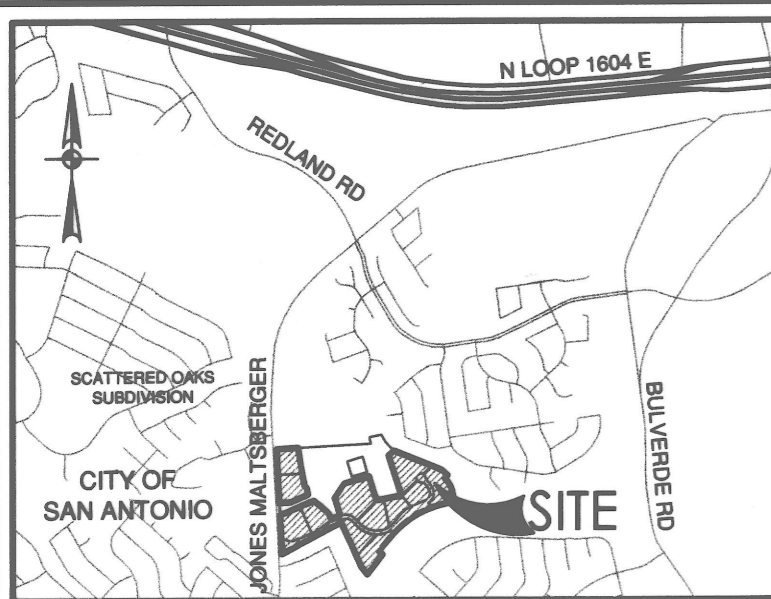
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON

PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

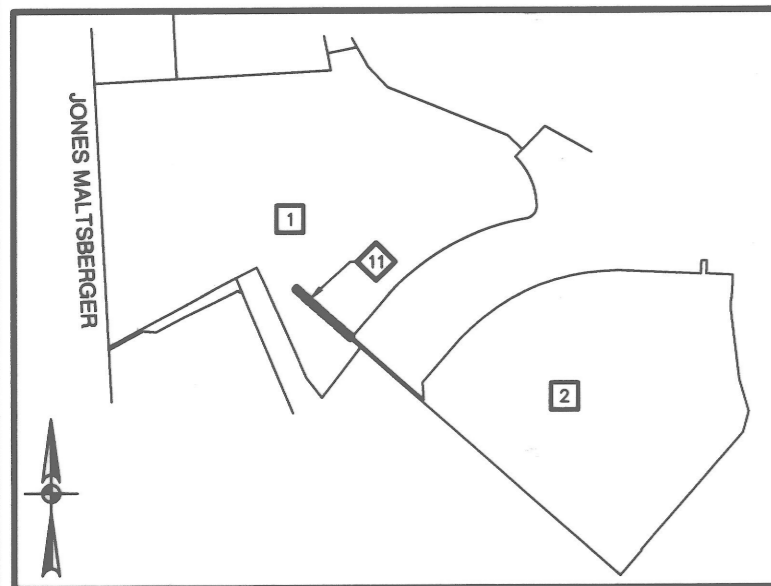
OFFICE, THIS _____ DAY OF _____, A.D. 20.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
MAPSCO GRID: 517F5



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
SCALE: 1"= 1,000'

0.106 ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 0.244 ACRE OFF LOT 12 TELEPHONE EASEMENT OF THE GREEN SPRING VALLEY SUBDIVISION # 3 RECORDED IN VOLUME 7500, PAGES 219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GREEN SPRING VALLEY SUBDIVISION #3 WHICH IS RECORDED IN VOLUME 7500, PAGE 219, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

[I/WE], THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

[Signature]

OWNER/DEVELOPER: RANDALL H. HOUSE
MATIRAAN, LTD.
P.O. BOX 700250
SAN ANTONIO, TEXAS
(210) 497-3773

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 07th DAY OF September, A.D. 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 27 January 2016

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 ANTONIO PLANNING COMMISSION.

[Signature]
LICENSED PROFESSIONAL ENGINEER

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.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW DEMAND 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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS SANITARY SEWER DEDICATION NOTE:

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.

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.

SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 809 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).

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"

LEGEND

- | | |
|-------|---|
| AC | ACRE(S) |
| DDR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| ETJ | EXTRATERRITORIAL JURISDICTION |
| FTE | FINISHED FLOOR ELEVATION |
| NCB | NEW CITY BLOCK |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| VOL | VOLUME |
| PG | PAGE(S) |
| (PUD) | PLANNED UNIT DEVELOPMENT |
| PR | PRIVATE |

- | | |
|--------------|--|
| ● (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ○ | SET 1/2" IRON ROD (PD) |
| ○ | SET 1/2" IRON ROD (PD)-ROW EASEMENT |
| ESMT | |
| --- | EXISTING CONTOURS |
| --- | PROPOSED CONTOURS |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| --- | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN |
| --- | EDWARDS AQUIFER RECHARGE ZONE |
| 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |

- | | |
|---|---|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⑤ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| ⑦ | VARIABLE WIDTH DRAINAGE EASEMENT |
| ⑨ | 16' SANITARY SEWER EASEMENT OFF LOT (0.08 ACRES) |
| ⑪ | 25' X 25' SANITARY SEWER TURN-AROUND EASEMENT |
| ⑫ | CONSERVATION EASEMENT |
| ⑬ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT OFF LOT (0.05 ACERS) |
| ⑭ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⑮ | 5' WATER EASEMENT |
| ⑯ | 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⑰ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⑱ | 16' SANITARY SEWER EASEMENT |

- | | |
|---|---|
| ① | 25'X25' DRAINAGE EASEMENT (VOL. 14594, PG. 824 DR) |
| ② | 30'X35' DRAINAGE EASEMENT (VOL. 14594, PG. 824 DR) |
| ③ | 25' SANITARY SEWER EASEMENT (VOL. 4062, PG. 93 DR) |
| ④ | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9530, PG. 83 DPR) |
| ⑤ | 12' TELEPHONE EASEMENT (VOL. 7500, PG. 219 DPR) |
| ⑥ | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9528, PG. 58 DPR) |
| ⑦ | 25' SANITARY SEWER EASEMENT (VOL. 7853, PG. 421 DR) |
| ⑧ | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9513, PG. 126 DPR) |
| ⑨ | 25' SANITARY SEWER EASEMENT (VOL. 8059, PG. 125 DR) |
| ⑩ | 60' INGRESS/EGRESS EASEMENT (VOL. 13285, PG. 1746 OPR) |
| ⑪ | PORTION OF 12' TELEPHONE EASEMENT TO BE REPLATTED (0.106 ACRE) (VOL. 7500, PG. 219 DPR) |

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 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.

TURNAROUND NOTE:

LOTS GREATER THAN ONE (1) ACRE IN SIZE SHALL PROVIDE A PERMANENT VEHICLE TURNAROUND ON THE LOT TO PREVENT BACKING ONTO THE ROADWAY.

MAINTENANCE NOTE:

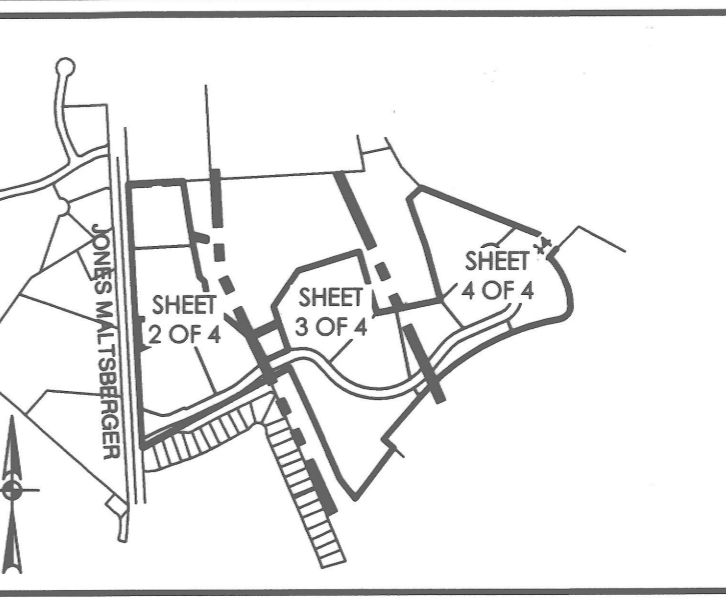
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN (CASA BELLA ESTATES PUD) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE (CASA BELLA ESTATES PUD) HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOTS 2-12, BLOCK 1)

OPEN SPACE NOTE:

LOT 900, BLOCK 1, NCB 18886 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE. SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 1, NCB 18886 IS DESIGNATED AS OPEN SPACE.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	360.00'	45°17'27"	S23°33'38"E	277.22'	284.57'
C2	65.00'	81°00'41"	S39°37'58"W	84.44'	91.90'
C3	1250.00'	39°07'07"	S60°49'52"W	836.96'	853.44'
C4	375.00'	12°52'21"	N58°45'29"E	84.07'	84.25'
C5	145.00'	52°14'34"	S69°23'47"E	127.68'	132.21'
C6	300.00'	98°10'57"	N87°38'02"E	453.45'	514.08'
C7	275.00'	28°02'21"	N52°33'44"E	133.24'	134.58'
C8	95.00'	92°23'36"	N20°23'06"E	137.13'	153.19'
C9	334.00'	20°38'03"	N36°07'43"W	119.84'	120.28'
C10	25.00'	54°44'36"	N73°49'03"W	22.99'	23.89'
C11	60.00'	28°55'50"	N42°46'34"E	70.59'	301.52'
C12	25.00'	53°22'38"	S19°56'51"E	22.46'	23.29'
C13	384.00'	20°49'28"	S36°13'26"E	138.80'	139.57'
C14	145.00'	92°23'36"	S20°23'06"W	209.30'	233.82'
C15	225.00'	28°02'21"	S52°33'44"W	109.01'	110.11'
C16	350.00'	98°10'57"	S87°38'02"W	529.03'	599.76'
C17	95.00'	14°24'36"	N72°55'23"E	23.83'	23.89'
C18	95.00'	71°00'25"	N78°46'42"W	110.34'	117.73'
C19	225.00'	13°23'47"	S59°01'12"W	52.48'	52.61'
C20	425.00'	12°52'21"	S58°45'29"W	95.28'	95.48'
C21	425.00'	8°16'40"	S69°19'59"W	61.35'	61.40'
C22	389.00'	9°53'51"	S68°31'24"W	67.11'	67.20'
C23	1275.00'	0°43'30"	N54°24'57"E	16.13'	16.13'
C24	225.00'	4°05'05"	N43°12'26"E	16.04'	16.04'
C25	1275.00'	4°57'29"	N56°16'07"E	110.30'	110.33'
C26	225.00'	2°37'20"	N39°51'14"E	10.30'	10.30'



INDEX MAP

SCALE: 1"= 1000'

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 1, NCB 18886 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

AQUIFER NOTE:

THE 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 REGARDING DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY FLOOD AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C026G, DATED SEPTEMBER 29, 2010, AND THE LOWER 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE #	BEARING	LENGTH
L1	S76°19'16"E	83.55'
L2	S72°5'23"W	9.91'
L3	S3°28'17"W	6.24'
L4	N76°19'16"W	79.11'
L5	S8°49'58"E	42.43'
L6	S11°48'28"E	165.85'
L7	S49°31'05"E	33.76'
L8	S9°45'02"E	90.34'
L9	S86°58'20"W	129.87'
L10	S2°59'51"E	155.33'
L11	N65°43'05"E	132.35'
L12	N18°46'42"W	141.86'
L13	S64°57'01"W	123.12'
L14	N25°10'16"W	13.35'
L15	N51°59'35"W	2.98'
L16	N64°57'01"E	126.26'
L17	N18°46'42"W	82.04'
L18	S44°11'03"W	53.13'
L19	S48°45'58"E	69.02'
L20	N40°01'49"W	2.61'
L21	S69°20'30"E	12.38'
L22	N84°28'57"E	64.37'
L23	S43°16'29"E	98.51'
L24	N43°16'29"W	98.51'
L25	N86°58'26"E	22.78'
L26	N2°59'51"W	25.00'
L27	S87°00'09"W	25.00'
L28	N2°59'51"W	13.25'
L29	N86°20'47"E	49.41'
L30	N11°46'46"E	68.50'
L31	N84°28'21"W	48.72'

LINE #	BEARING	LENGTH
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