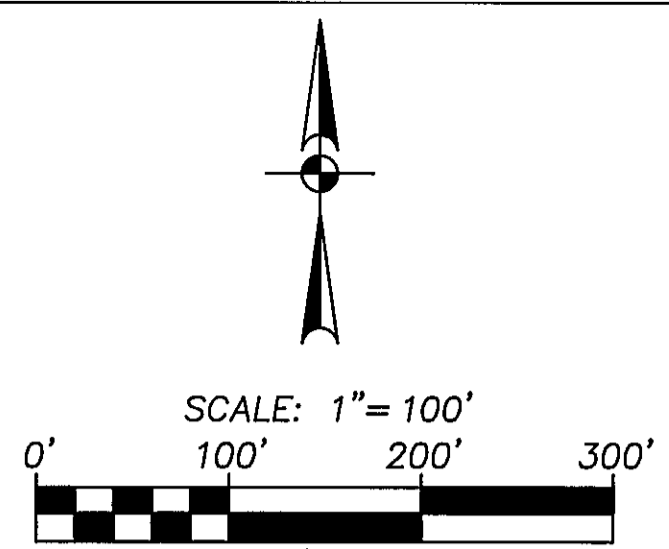
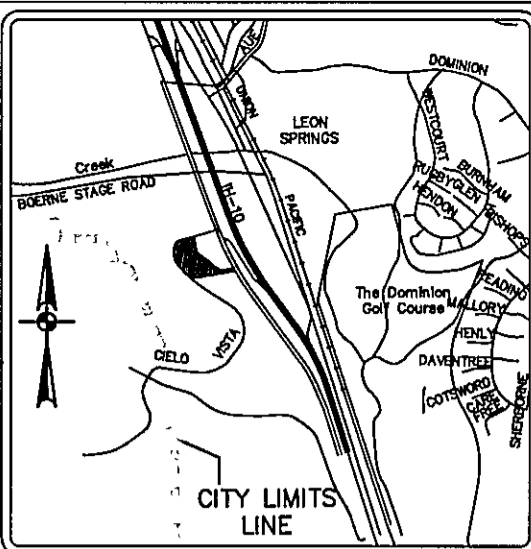


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	180.19'	125.72'	109.52'	82°07'13"	165.16'	N30°20'44"E
C2	312.39'	455.42'	162.62'	39°18'03"	306.30'	N30°31'30"W
C3	65.92'	1784.97'	32.96'	02°08'24"	65.92'	N51°02'27"W
C4	66.03'	2198.79'	33.02'	01°43'14"	66.03'	S34°34'13"E
C5	174.08'	120.72'	106.10'	82°37'25"	159.39'	N30°04'10"E
C6	24.84'	450.42'	12.42'	03°09'36"	24.84'	N12°27'13"W

**LEGEND:**

- R.O.W. = RIGHT-OF-WAY
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CATV = CABLE TV
- ESMT = EASEMENT
- F.I.R. = FOUND 1/2" IRON ROD
- D.R. = DEED RECORDS OF BEXAR COUNTY, TX
- O.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- PROPOSED = PROPOSED
- CONTOURS = CONTOURS
- EXISTING = EXISTING CONTOURS



**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT TO HWY 110, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 66.03'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

**IMPACT FEE PAYMENT DUE:**  
WATER AND 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 WASTEWATER SERVICE CONNECTION.

**C.P.S. NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 AREA.
- 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 APPURTENANCES FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**CLEAR VISION AREA NOTE:**  
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

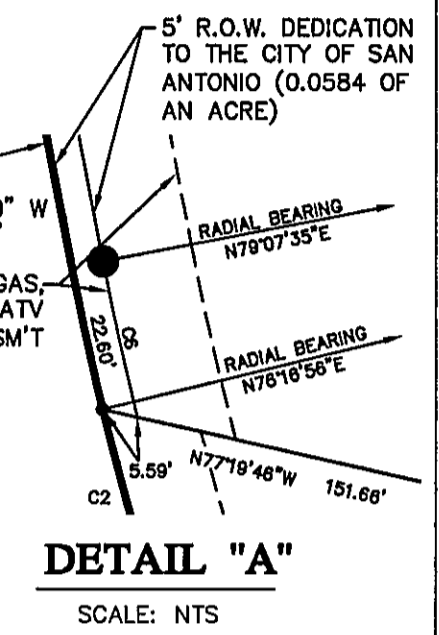
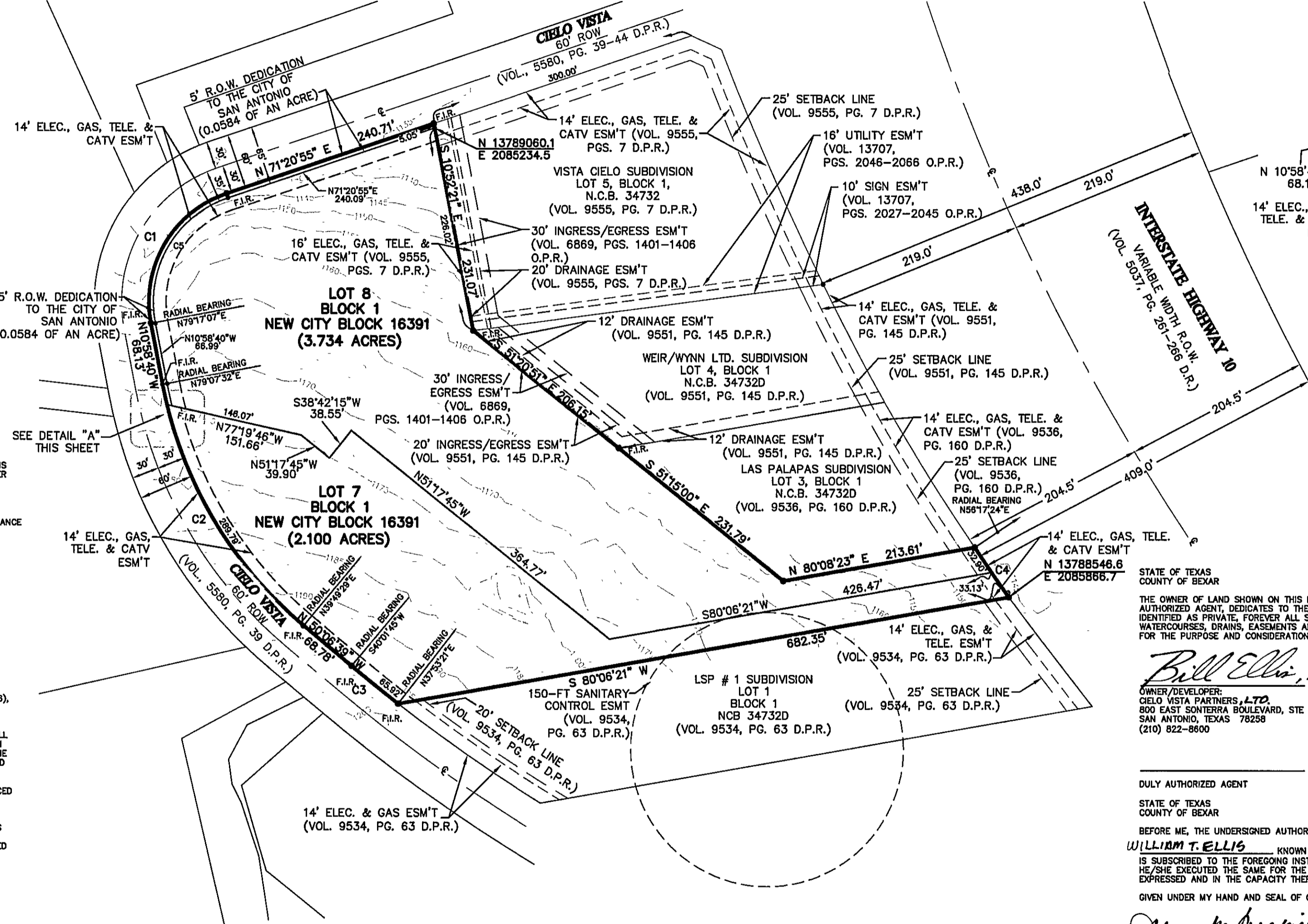
**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**SHARED CROSS ACCESS NOTE:**  
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (c)(3).

**STREETSCAPE NOTE:**  
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

**NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1988), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE CORS BASE STATION PDE1.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1988), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT OR R.O.W. 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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. FINISHED FLOOR ELEVATIONS MUST BE AT A MINIMUM OF 802 FEET.



**SUBDIVISION PLAT OF CIELO VISTA BEND**

A 5.892 ACRE TRACT BEING ALL OF THAT CALLED 5.896 ACRES CONVEYED TO CIELO VISTA PARTNERS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13668, PAGES 1063-1066 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. SMITH SURVEY NUMBER 27, ABSTRACT 708, COUNTY BLOCK 4732, NOW ALL IN NEW CITY BLOCK 16391 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Bill Ellis, PRESIDENT*  
OWNER/DEVELOPER:  
CIELO VISTA PARTNERS, LTD.  
800 EAST SONTERRA BOULEVARD, STE 180  
SAN ANTONIO, TEXAS 78238  
(210) 822-8600

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM T. ELLIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

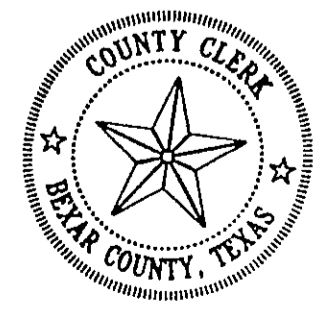
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF APRIL, 2009

*Janet M. Macmillan*  
NOTARY PUBLIC,



STATE OF TEXAS  
COUNTY OF BEXAR  
Gerald Rick Hoff COUNTY CLERK OF BEXAR COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30 DAY OF Oct, A.D. 2009 AT 11:13 A.M. AND DULY RECORDED THE 30 DAY OF Oct, A.D. 2009 AT 11:13 A.M. IN THE RECORDS OF Deeds and Plats OF SAID COUNTY, IN BOOK VOLUME 9608 ON PAGE 108 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30 DAY OF October, A.D. 2009

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS



THIS PLAT OF CIELO VISTA BEND HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 22nd DAY OF April, A.D. 2009

By: L. L. Garcia CHAIRMAN  
By: John P. K. P.E. SECRETARY



**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

STATE OF TEXAS  
COUNTY OF BEXAR

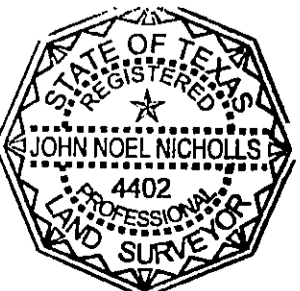
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Matt Johnson* 4/3/09  
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.**

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



Doc# 20090211743, Fees: \$72.00  
10/30/2009 11:13AM 4 Pages 4  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK

L12-9608-108-4

L11-81-20090211743-1

RECORDERS MEMORANDUM  
AT THE TIME OF RECORDATION THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
BECAUSE OF ILLUMINITY, CARBON OR  
PHOTO COPY, DISCOLORED PAPER ETC.

Date: Apr 02, 2009, 4:11pm User ID: KStragusa  
File: P:\72163102\Design\Civil\Plot\PL726302.dwg

TAX CERTIFICATE

070467



DEVELOPMENT SERVICES RECEIVED

SYLVIA S ROMO CPA,RTA,CTA  
BEXAR COUNTY TAX ASSESSOR-COLLECTOR  
P O BOX 839950  
SAN ANTONIO, TX 78283-3950

2009 APR -6 PM 1:28

Issued To:

PAPE-DAWSON ENGINEERS  
555 E. RAMSEY  
SAN ANTONIO , TX 78216-0000

Legal Description:

NCB 34732 BLK LOT P-34A "AREA WEST OF  
IH-10" ANXTN

Fiduciary Number: 587438

Parcel Address: CIELO VISTA DR

Legal Acres: 5.8910

>--

Account Number: 34732-000-0341

Print Date : 02/18/2009

Certificate No: 4715195

Paid Date:

Certificate Fee: \$10.00

Issue Date: 02/18/2009

Operator ID: DILL

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2008. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

CIELO VISTA PARTNERS LTD  
800 E SONTERRA BLVD STE 180  
SAN ANTONIO , TX 78258

Certified Tax Unit(s):

- 8 FLOOD FUND
- 9 ALAMO COMM COLLEGE
- 10 HOSPITAL DISTRICT
- 11 BEXAR COUNTY
- 19 S A RIVER AUTHORITY
- 21 CITY / SAN ANTONIO
- 56 NORTHSIDE ISD

2008 Value:	\$767,270.00
2008 Levy:	\$20,030.63
2008 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: 7263-02

Issued By: *Sylvia S Romo*  
SYLVIA S ROMO CPA,RTA,CTA  
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

20090211743  
PETER 9608/108

4855

TAX CERTIFICATE



SYLVIA S ROMO CPA,RTA,CTA  
BEXAR COUNTY TAX ASSESSOR-COLLECTOR  
P O BOX 839950  
SAN ANTONIO, TX 78283-3950

DEVELOPMENT SER  
RECEIVED

2009 APR -6 PM 1

Account Number: 34732-000-0341

Certificate No: 4715195

Account Number	Year(s)	Amount Due	Cause Number
04732-000-0341	No Years	0.00	

Any provision herein which restricts the sale, rental or, use of the described REAL PROPERTY because of Color or Race is invalid and unenforceable under FEDERAL LAW

STATE OF TEXAS  
COUNTY OF BEXAR

*PLAT*

I hereby Certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the RECORDS of BEXAR COUNTY, TEXAS as stamped hereon by me



*Gerard Rickhoff*

COUNTY CLERK  
BEXAR COUNTY, TEXAS

Doc# 20090211743 Fees: \$72.00  
10/30/2009 11:13AM # Pages 4  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK