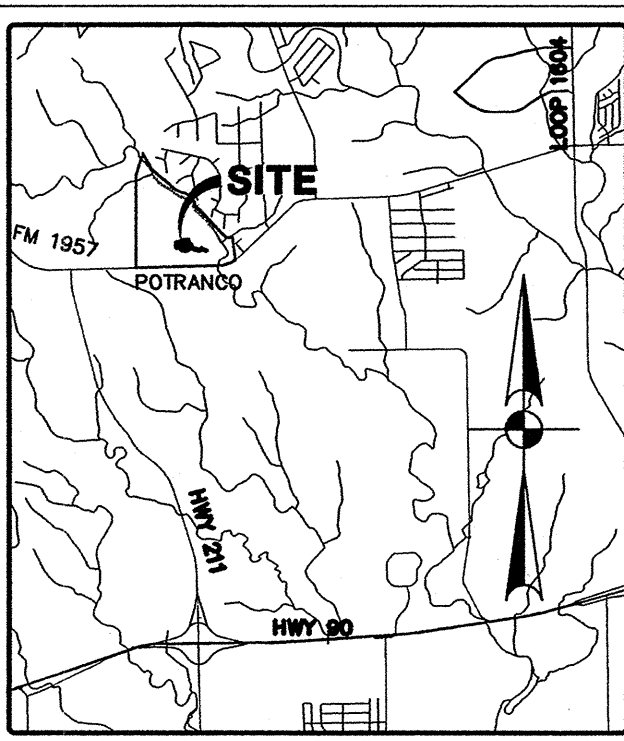


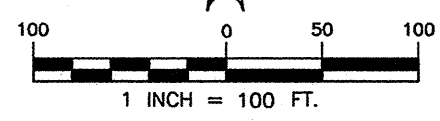
SCALE: 1" = 1000'



LOCATION MAP N.T.S.

KEYED NOTES

- 1 16" SANITARY SEWER EASEMENT
2 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
4 30' X 50' SANITARY SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET OR LOT
5 ENTIRE 50' SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET OR LOT
6 1' NON-VEHICULAR ACCESS EASEMENT
7 10' SIDE SETBACK LINE
8 20' FRONT SETBACK LINE
9 CLEAR VISION EASEMENT
10 10'X10' TELEPHONE EASEMENT
11 25' X 25' SANITARY SEWER EASEMENT
12 UNPLATTED OWNER: S.R. HOLDINGS, L.P. 323.91 ACRES (VOL. 10690, PGS. 831-835 R.P.R.)



LEGEND

- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
1140 EXISTING 10' CONTOURS
1140 PROPOSED 5' CONTOURS
R.O.W. RIGHT OF WAY
100 YEAR FLOODPLAIN
100 YEAR FEMA FLOODPLAIN
C.B. COUNTY BLOCK
19.5' WATER EASEMENT

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE 14th DAY OF June, 2005.

ORIGINAL

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

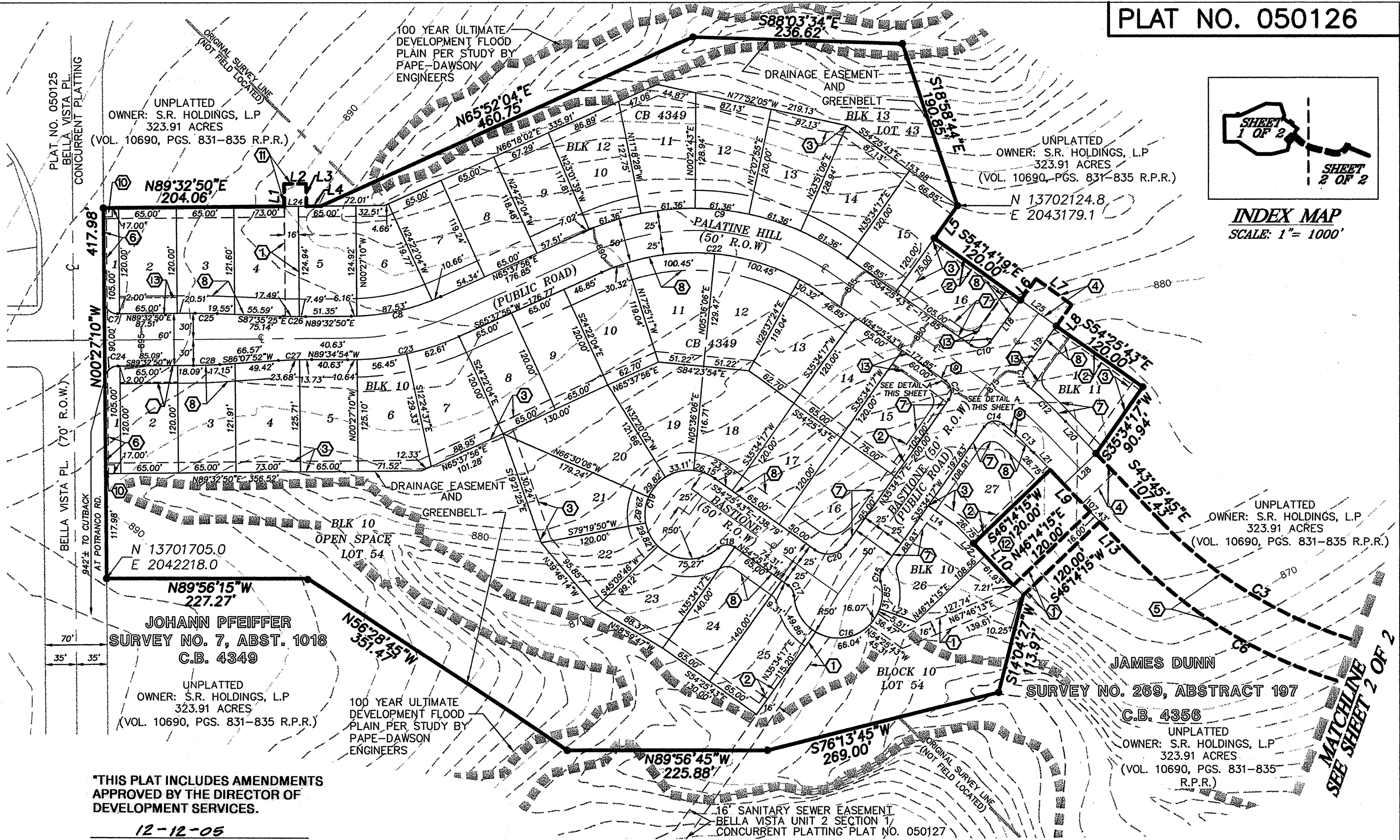
S.R. HOLDINGS, L.P.
300 SONTERA BLVD., SUITE 340
SAN ANTONIO, TX 78258
OWNER/DEVELOPER: STEVE KRASOFF

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, Steve Krasoff, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Steve Krasoff, 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 14th DAY OF June A.D. 2005.

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.

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.

Patricia Ann Mantooth
REGISTERED PROFESSIONAL LAND SURVEYOR



*THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES. 12-12-05

SUBDIVISION PLAT OF BELLA VISTA UNIT 1 SECTION 1

A 16.27 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND RECORDED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356 OF BEXAR COUNTY, TEXAS.

GENERAL NOTES

- 1. 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 EASEMENTS, 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS, AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN WATER DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. LOT 1, BLOCK 10, LOT 43, BLOCK 13, LOT 54, BLOCK 10, AND LOT 1, BLOCK 12, C.B. 4349 (GREENBELTS) SHALL BE DESIGNATED AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, AND CABLE T.V. EASEMENTS.
5. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED FLOOR ELEVATION.
6. 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.
7. BEXAR COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF GREENBELTS AND OPEN SPACES. THE SUBDIVISION HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE AREAS.

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 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 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 and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

THIS PLAT OF BELLA VISTA UNIT 1 SECTION 1 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 13th DAY OF July A.D. 2005

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

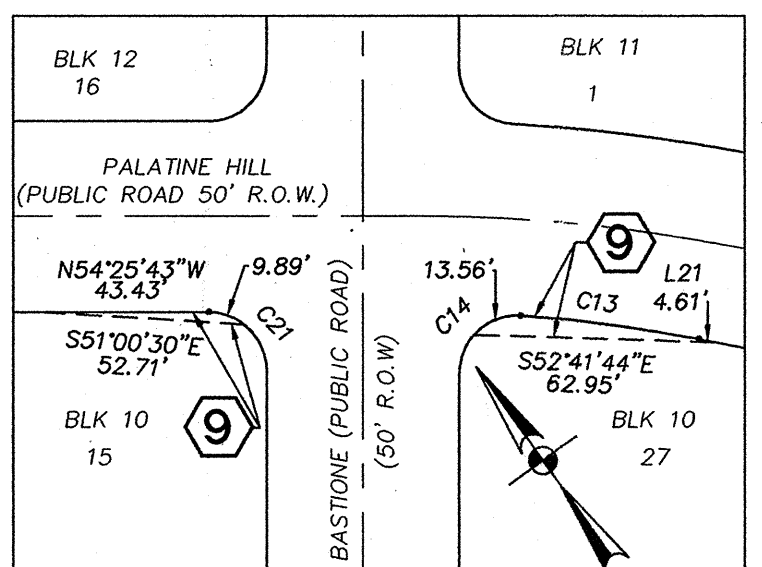
WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SETBACK NOTE
THE 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.

IMPACT FEE PAYMENT DUE NOTE
1. SANITARY SEWER IMPACT FEES NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY, ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXAR COUNTY WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

CLEAR VISION NOTE
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

NOTES
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND FOR THE 323.91 ACRE TRACT.
3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.



DETAIL 'A' SCALE: 1" = 50'

Book: 9568
Pages: 0177
Doc# 2006016720
Filed & Recorded
07/24/2006 8:39AM
BERRY RICKHOFF COUNTY CLERK

RHONDA YERKEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-14-2008

DENNIS R. RION
67109
LICENSED PROFESSIONAL ENGINEER

PATRICIA ANN MANTOOTH
REGISTERED PROFESSIONAL LAND SURVEYOR

Date: Jun. 13, 2005, 4:47pm User: ID: RMontez
File: P:\52193\21\Design\Civil\PLAT\529321.dwg

PAPE-DAWSON ENGINEERS
1965-2005 40 YEARS OF EXCELLENCE

665 EAST RAINBOW SAN ANTONIO TEXAS 78211 PHONE: 210.375.6000 FAX: 210.375.9010



STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF January A.D. 2006 AT 8:14 AM, AND DULY RECORDED THE 24th DAY OF January A.D. 2006 AT 8:14 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9568 ON PAGE 177. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF January A.D. 2006.

SHEET 1 OF 2

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY