

LOCATION MAP  
NOT TO SCALE

LEGEND

- S.I.R. SET 1/2" IRON ROD WITH ORANGE CAP STAMPED BAIN MEDINA BAIN INC. PROPERTY CORNER
- F.I.R. FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- TXDOT TYPE II R.O.W. MONUMENT
- 3" ALUMINUM CAP TXDOT TYPE III R.O.W. MONUMENT
- BRASS DISK STAMPED U.S. ARMY
- PROPERTY LINE
- CENTERLINE
- G.E.T. & CATV EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- SQ. FT. SQUARE FEET
- N.C.B. NEW CITY BLOCK

C.P.S. NOTES

- THE CITY OF SAN ANTONIO AS A 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 THE 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 CRECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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 AREAS.
- 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 ELEVATIONS ALTERATION.
- 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.

WASTEWATER EDU NOTE:

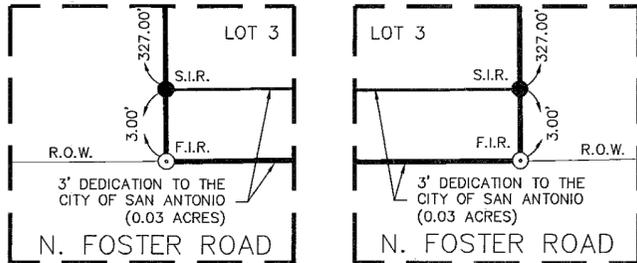
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 WASTEWATER SERVICE CONNECTION.

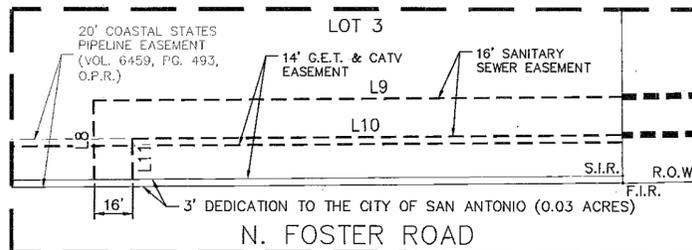
FEMA NOTE:

AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C04306, EFFECTIVE 09/29/2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



INSET "A"  
SCALE: 1" = 5'

INSET "B"  
SCALE: 1" = 5'



INSET "C"  
SCALE: 1" = 50'

LINE NO.	BEARING	DISTANCE
L1	S1°03'57"E	143.08'
L2	S89°46'08"E	955.40'
L3	S50°14'12"E	123.86'
L4	S89°47'08"E	25.13'
L5	N50°14'12"W	148.99'
L6	N89°46'08"W	945.51'
L7	N1°03'57"W	127.25'
L8	S89°18'50"W	33.00'
L9	N0°27'46"W	220.17'
L10	S0°27'46"E	204.11'
L11	N89°18'50"E	17.00'

1.836 ACRE VARIABLE WIDTH DRAINAGE EASEMENT (0.073 ACRES WITHIN SANITARY SEWER EASEMENT)  
VOL. 9543, PG. 26, D.P.R.

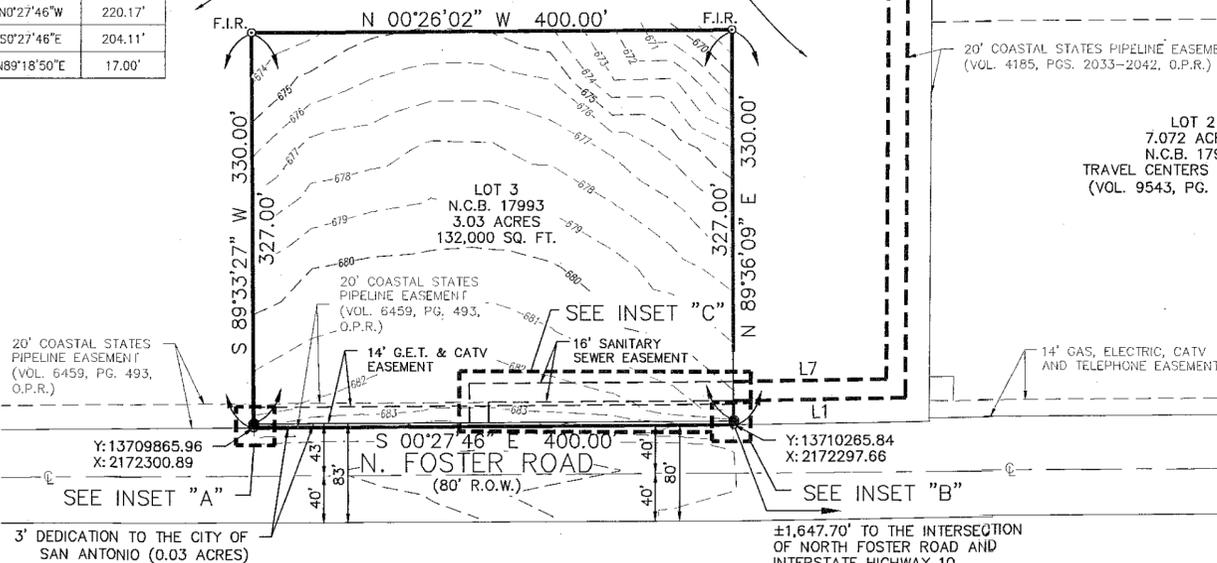
UNPLATTED ROSILLO CREEK DEVELOPMENT, LTD. REMAINING PORTION OF A 701.078 ACRE TRACT (VOL. 9955 PG. 2109 O.P.R.)

UNPLATTED ROSILLO CREEK DEVELOPMENT, LTD. REMAINING PORTION OF A 701.078 ACRE TRACT (VOL. 9955 PG. 2109 O.P.R.)

LOT 1  
24.070 ACRES  
N.C.B. 17993  
TRAVEL CENTERS SUBDIVISION  
(VOL. 9543, PG. 26, D.P.R.)

LOT 2  
7.072 ACRES  
N.C.B. 17993  
TRAVEL CENTERS SUBDIVISION  
(VOL. 9543, PG. 26, D.P.R.)

LOT 3  
N.C.B. 17993  
3.03 ACRES  
132,000 SQ. FT.



3' DEDICATION TO THE CITY OF SAN ANTONIO (0.03 ACRES)

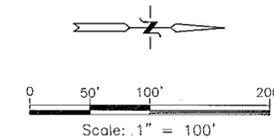
±1,647.70' TO THE INTERSECTION OF NORTH FOSTER ROAD AND INTERSTATE HIGHWAY 10

PLAT NO. 180282

SUBDIVISION PLAT  
ESTABLISHING  
COSA FIRE STATION No. 54

BEING A TOTAL OF 3.48 ACRES, INCLUSIVE OF A 0.03 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, AND A 0.45 ACRE SANITARY SEWER EASEMENT, OUT OF THE CLEMENTE TEXADA SURVEY No. 233, ABSTRACT 743, N.C.B. 17992, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 198.748 ACRE TRACT RECORDED IN VOLUME 9955, PAGE 2109, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BMB JOB NO. C-1485



**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
7073 San Pedro Avenue  
San Antonio, Texas 78216  
(210) 494-7223  
TBPE Registration No. F-1712

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, PARK, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

*Raz Hossein*  
OWNER/DEVELOPER (LOT 3, N.C.B. 17993)  
CITY OF SAN ANTONIO  
P.O. BOX 83998  
SAN ANTONIO, TEXAS 78283-3966

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAZ HOSSEIN, P.E., R.P.L.S., 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 15th DAY OF Oct. 2018

*James K. Sadler*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
In and for the State of Texas  
My commission expires 04-13-2019

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, PARK, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

*Edward R. Campos*  
OWNER/DEVELOPER (3' DEDICATION TO THE CITY OF SAN ANTONIO AND 16' PERMANENT SANITARY SEWER OFF-SITE EASEMENT)  
ROSILLO CREEK DEVELOPMENT, LTD.  
1616 CALLE DEL NORTE, APT. 48  
LAREDO, TEXAS 78041

*Edward R. Campos*  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMM. EXPIRES 2/28/21  
NOTARY ID 593006-8

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES K. SADLER, 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 18th DAY OF Oct. 2018

*Edward R. Campos*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF COSA FIRE STATION No. 54 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 VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



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:

*RJM* 10/5/18

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4794

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PROPER ENGINEER 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 PROVISIONS GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Hernan A. Jaramillo* P.E.

HERNAN A. JARAMILLO, P.E.  
92831  
LICENSED PROFESSIONAL ENGINEER  
LICENSED PROFESSIONAL ENGINEER NO. 92831



10/04/2018