

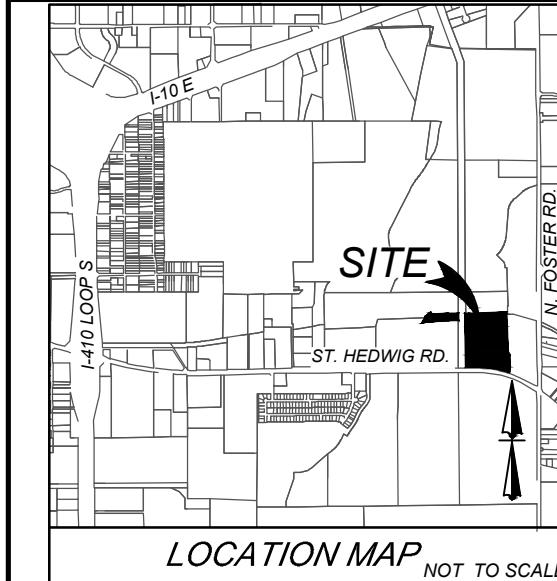
SUBDIVISION PLAT ESTABLISHING
ROSILLO CREEK UNIT 1 SUBDIVISION

BEING A 23.92 ACRE TRACT OF LAND AND A 0.24 ACRE RIGHT OF WAY
DEDICATION TO TXDOT TOTALING OF 24.16 ACRE TRACT OF LAND, OUT
OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, NEW CITY
BLOCK 12867 AND 35098 ALSO BEING OUT OF A 701.078 ACRE TRACT OF
LAND CONVEYED TO ROSILLO CREEK DEVELOPMENT, LTD OF RECORD
IN VOLUME 9955 PAGE 2109 OF THE OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF BEXAR COUNTY, TEXAS



ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TPLS Firm #: 1012230

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259



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 SECTION OF THE DRAINAGE EASEMENT UNLESS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO OR BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE (35-504(E)(2) (P 5-40)

3. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ROSILLO CREEK SUBDIVISION, UNIT 1, SHALL BE THE RESPONSIBILITY OF THE ROSILLO CREEK SUBDIVISION HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOTS 901 AND 902 BLOCK 3.

4. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR 12 INCHES DEEP ARE REFERRED TO AS ZONE A. AREAS THAT ARE PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS SCALED FROM FEMA FLOOD MAP 440 OF 785, COMMUNITY PANEL NO. 48029C0440G, DATED SEPTEMBER 29, 2010.

5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

4. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR 12 INCHES DEEP ARE REFERRED TO AS ZONE A. AREAS THAT ARE PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS SCALED FROM FEMA FLOOD MAP 440 OF 785, COMMUNITY PANEL NO. 48029C0440G, DATED SEPTEMBER 29, 2010.

5. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT. SIDEWALK CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATION OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

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 EASEMENT OVER THE STATE RIGHT-OF-WAY FOR THE ELECTRIC AND GAS DISTRIBUTION SYSTEMS LOCATED IN THIS PLAT. THE OWNERSHIP OF THE ELECTRIC AND GAS APPURTENANCE "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 PROPERTY, THE RIGHT TO LOCATE AND TO PLACE FACILITIES IN THE STATE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM THE LANDS ALL TREES OR PARTS THEREOF, OTHER CONSTRUCTIONS 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 SUCH CHANGES.

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 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.

DEDICATION OF THE SANITARY SEWER AND WATER MAINS:
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.

WATER METER EDU NOTE:
THE NUMBER OF WATER 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 DEVELOPMENT SERVICES DEPARTMENT.

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

PIPE FLOW 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR IMPROVED STORMWATER SYSTEMS WILL BE DETERMINED BY THE PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

INGRESS / EGRESS NOTE (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.

INGRESS / EGRESS NOTE (WATER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATE 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 THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

MINIMUM FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN 10 FEET 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 REGULATOR FLOODPLAIN.

FLOOD PLAIN NOTE:
VACUUMS WITHIN STATE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO DETERMINE THE BOUNDARIES OF THE 1% ANNUAL (100 YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0440G, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25 YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100 YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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.

TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LINE TABLE

LINE	LENGTH	BEARING
L1	6.17'	N88°02'29"E
L2	16.00'	N157°56'W
L3	16.00'	S0°07'06"E
L4	1.96'	S88°02'29"W
L5	34.00'	S1°57'56"E
L6	50.00'	S88°02'29"W
L7	11.00'	N0°19'37"W
L8	16.00'	N89°40'23"E
L9	11.00'	S0°19'37"E
L10	11.00'	N89°40'25"E
L11	31.55'	N0°19'37"W
L12	16.00'	S0°00'00"E
L13	15.32'	N44°40'23"E
L14	95.03'	S88°02'29"W
L15	47.27'	N90°00'00"E
L16	40.59'	S90°00'00"W
L17	50.00'	S1°57'31"E
L18	84.83'	S19°36'03"E
L19	28.28'	S45°19'37"E
L20	29.76'	N37°07'51"E
L21	73.31'	N0°19'37"W
L22	84.44'	N72°50'53"E
L23	50.92'	N63°14'45"E
L24	64.62'	S18°16'35"E
L25	8.80'	S0°19'37"E
L26	42.71'	S89°39'49"W
L27	56.79'	N71°11'01"W
L28	18.50'	S89°45'30"W
L29	28.54'	S30°47'00"E
L30	95.66'	N72°50'53"E
L31	60.27'	N84°21'16"E

LINE TABLE

LINE	LENGTH	BEARING
L32	18.29'	N84°21'16"E
L33	50.92'	N63°14'45"E
L34	41.05'	N88°02'29"E
L35	64.62'	S18°16'35"E
L36	10.16'	S0°19'37"E
L37	44.27'	S89°39'49"W
L38	56.79'	N71°11'01"W
L39	23.62'	S89°45'30"W
L40	28.57'	S0°19'37"E
L41	17.41'	S67°09'02"E
L42	11.56'	N58°38'59"W
L43	10.03'	S58°38'59"E
L44	5.00'	N5°38'44"W
L45	30.00'	N84°21'16"E
L46	5.00'	S5°38'44"E
L47	5.00'	N1°57'31"W
L48	28.00'	N88°02'29"E
L49	5.00'	S1°57'31"E
L50	2.01'	S44°40'23"W
L51	24.92'	S0°19'37"E
L52	4.18'	S0°19'29"E
L53	16.82'	S45°00'00"W
L54	16.00'	N89°40'23"E
L55	39.35'	N88°51'36"E
L56	51.69'	S67°09'02"E
L57	94.50'	N67°09'02"W
L58	25.43'	N89°42'18"E
L59	49.17'	S65°09'14"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	293.83'	392.39'	154.19'	42°45'18"	287.02'	N37°22'02"E
C2	55.55'	25.00'	50.50'	127°19'18"	44.81'	S26°05'58"E
C3	642.37'	1960.00'	324.09'	18°46'41"	639.50'	N80°49'44"W
C4	57.22'	50.00'	32.20'	65°35'08"	54.15'	S55°13'41"W
C5	130.13'	50.00'	181.01'	149°06'58"	96.39'	N36°15'38"E
C6	9.94'	15.00'	5.16'	37°58'14"	9.76'	S88°10'00"E
C7	55.23'	275.00'	27.71'	11°30'22"	55.13'	N78°36'05"E
C8	27.63'	75.00'	13.97'	21°03'00"	27.47'	N73°48'00"E

SUBDIVISION PLAT ESTABLISHING
ROSILLO CREEK UNIT 1 SUBDIVISION

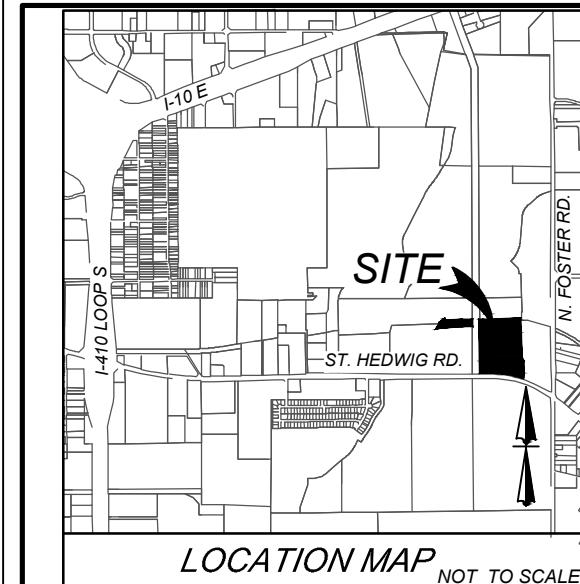
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OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

SCALE : 1"=100'
0' 100' 200' 300'



KEY NOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 10' R.O.W. DEDICATION TO TXDOT 10.42 ACRES
- ③ VARIABLE WIDTH FLOOD PLAIN MAINTENANCE, PUBLIC DRAINAGE AND ACCESS EASEMENT (1.74 AC.) (PERMEABLE)
- ④ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑤ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑥ 16' PRIVATE DRAINAGE EASEMENT
- ⑦ 10' WATER EASEMENT
- ⑧ 16' SANITARY SEWER EASEMENT
- ⑨ 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- ⑩ 5'X30' WATER EASEMENT (SEE DETAIL "D" ON PAGE 3 OF 3)
- ⑪ 5'X28' WATER EASEMENT (SEE DETAIL "E" ON PAGE 3 OF 3)
- ⑫ OFF-LOT 10' WATER EASEMENT (.02 AC.) (PERMEABLE)
- ⑬ 5' E.G.T.T.V.E.
- ⑭ 150' SAW'S TRANSMISSIONLINE, E.G.T.T.V., WATER, SEWER, DRAINAGE, FLOOD PLAIN MAINTENANCE AND ACCESS EASEMENT (VOL. 11434, PG. 2054 O.P.R.)
- ⑮ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9519, PGS. 108-119 D.P.R.)
- ⑯ 17' ACCESS & UTILITY EASEMENT (VOL. 9519, PGS. 116 O.P.R.)
- ⑰ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9519, PGS. 108-119 D.P.R.)
- ⑱ RIGHT OF WAY AGREEMENT (VOL. 4674, PG. 449 O.P.R.)
- ⑲ 0.741 ACRE SAW'S EASEMENT (VOL. 11434, PG. 2054 O.P.R.)
- ⑳ 28' E.G.T.T.V. EASEMENT (VOL. 18948, PG. 1907 - 1912 O.P.R.)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- TXDOT MONUMENT
- = PROPOSED EASEMENT
- ◊ = EXISTING EASEMENT
- FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION
- = PROPOSED CONTOURS
- 970 = EXISTING MAJOR CONTOURS
- 968 = EXISTING MINOR CONTOURS
- C = CENTERLINE OF ROAD
- = 1/4 AC ULTIMATE FLOODPLAIN PER PANEL 48029C0440G, EFFECTIVE DATE SEPTEMBER 29, 2010.

REFER TO PAGE 1 OF 3 FOR ALL
ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 3 FOR
LINE AND CURVE TABLES

UNPLATTED
REMAINING 673.534 AC PORTION OF A
701.078 ACRE TRACT
ROSILLO CREEK DEVELOPMENT, LTD
(VOLUME 9955 PAGE 2109 O.P.R.)

