

LEGEND	
1/2" IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
PKF	PK NAIL FOUND
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
ROW	RIGHT OF WAY
N.C.B.	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE(S)
CA TV	CABLE TV
N.T.S.	NOT TO SCALE
ELEC	ELECTRIC
TELE	TELEPHONE
790	EXISTING CONTOURS
CL	ROAD CENTER LINE

CPS ENERGY 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 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.
- 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 ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°10'19"E	9.23'
L2	S00°16'02"W	5.82'

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:

John G. Mosier 10-17-19
JOHN G. MOSIER
TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330

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.

Nicholas F. Holscher 10/17/19
NICHOLAS F. HOLSCHER
LICENSED PROFESSIONAL ENGINEER NO. 107398

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204 - NAD83). THE DISTANCES SHOWN HEREON ARE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL EXTERIOR BOUNDARY CORNERS OF THIS SUBDIVISION ARE MONUMENTED ON THE GROUND WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88).

DETENTION NOTES:

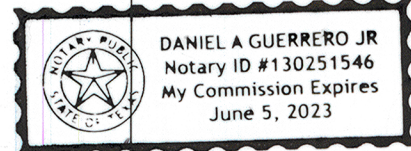
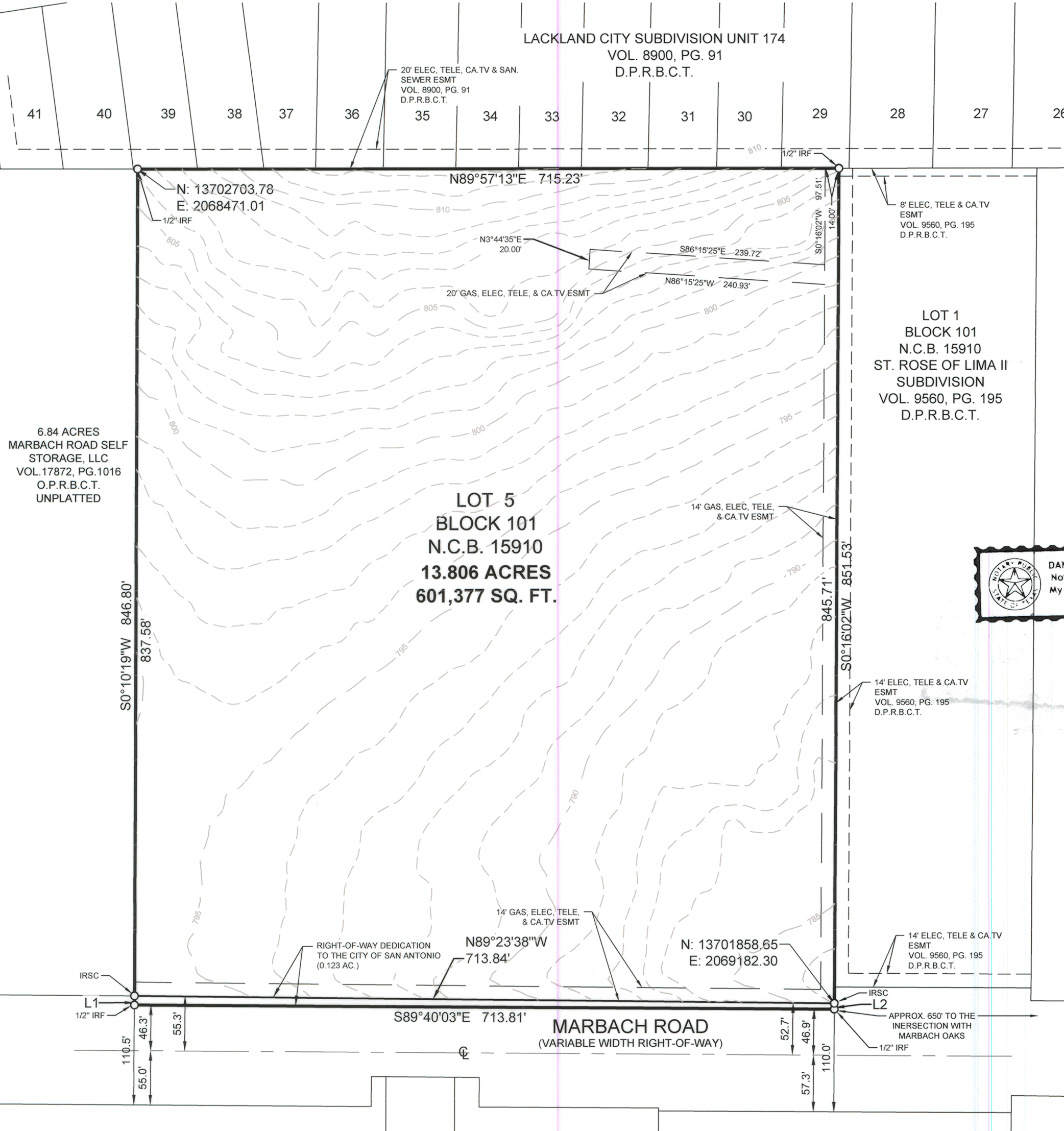
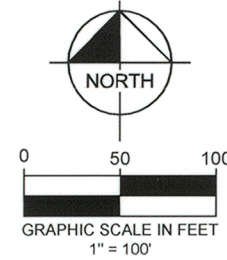
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

PUBLIC WORKS STORM WATER NOTES:

- 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 TCI / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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.
- PERMEABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ROSE OF LIMA III SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS UTILITY NOTES:

- 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 WASTEWATER SERVICE CONNECTION.
- 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.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND LEVEL OF 809 FEET WHERE THE STATIC 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.



SUBDIVISION PLAT ESTABLISHING ST. ROSE OF LIMA III

BEING 13.929 ACRES OF LAND LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, TO INCLUDE 0.123 ACRES OF DEDICATED AREA; AND BEING OUT OF THAT CERTAIN TRACT CALLED 13.93 ACRES IN INSTRUMENT TO GUSTAVO GARCIA-SILLER, ARCHBISHOP OF SAN ANTONIO & HIS SUCCESSORS IN OFFICE, RECORDED IN VOLUME 16384, PAGE 2290 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MGM	JGM	10/16/19	068708000	1 OF 1

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: GREG MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TBPE FIRM REGISTRATION NO. 928
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: NICHOLAS HOLSCHER, P.E.

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.

OWNER/DEVELOPER
ARCHBISHOP GUSTAVO GARCIA-SILLER
ARCHDIOCESE OF SAN ANTONIO
2718 W. WOODLAWN AVE.
SAN ANTONIO, TX 78228

DATE: 10.29.2019

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARCHBISHOP GUSTAVO GARCIA-SILLER 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 THE 29th DAY OF October, 20 19.

Daniel A. Guerrero Jr.
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF ST. ROSE OF LIMA III 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 AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAAE BEEN GRANTED.

DATED THIS ____ DAY OF _____ A.D., 20____,
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY