

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED ARE LOTS 1 AND 2 BLOCK 1 N.C.B. 17993 AND LOTS 1, 2 AND 3, BLOCK 2 N.C.B. 17993, 14' G.E.T.TV. EASEMENT, 10'X10' WATER METER EASEMENT, INGRESS/EGRESS ACCESS EASEMENTS, 1' VEHICULAR ACCESS EASEMENT, SIGN EASEMENTS, AND 10' PEDESTRIAN ACCESS CASEMENT, WHICH ARE PREVIOUSLY PLATTED ON PLAT ROSILLO CREEK
COMMERICAL UNIT 1 PLAT NUMBER 140359, WHICH IS RECORDED IN VOLUME 9681, PAGE 163, BEXAR COUNTY PLAT AND DEED RECORDS.

I(WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I(WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER/DULY AUTHORIRIZED AGENT ROSILLO CREEK DEV., LTD.
1618 CALLE DEL NORTE, APT 48
LAREDO, TX., 78041–8091

STATE OF TEXAS COUNTY OF BEXAR

TELE: (956) 237-0191

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____DAY OF___

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES

<u>LEGEND</u>											
0.P.R.	=	OFFICIAL	PUBLIC	RECORDS	OF	BEXAR	COUNTY,	TEXAS			

NEW CITY BLOCK N.C.B.

CENTERLINE

ESMT. EASEMENT

BLD'G. STBK. BUILDING SETBACK G.E.T.TV.EA. GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT

1/2" DIAMETER IRON PINS SET

1/2" DIAMETER IRON PINS FOUND

VOL. VOLUME

PG. PAGE

R.O.W. RIGHT OF WAY

EXISTING CONTOURS

CENTERLINE

(1.) WATER METER EASEMENT VOL. 3511, PG. 311 O.P.R.

STATE OF TEXAS COUNTY OF BEXAR

NOTES:

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING

RAY MENDEZ, PE, CFM, RGDP REGISTERED PROFESSIONAL ENGINEER No. 94180

MENDEZ ENGINEERING STATE OF TEXAS

COUNTY OF BEXAR

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

JAMES W. RUSSELL, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR No. 4230

RESPECTIVE UTILITY.

CURVE #

C2

SURVEYOR NOTES: MONUMENTATION OR CONTROL

OFFICE OF:

CUDE ENGINEERS

ZONE, NAD 83.

INFORMATION AVAILABLE AT THE

ON THE TEXAS STATEPLANE

TWELVE INCHES ABOVE FINAL ADJACENT GRADE. 35-504 (e)(5).

BASIS OF BEARINGS FOR THIS PLAT: NAD 83 (CORS) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE.

BEARINGS SHOWN HEREON ARE BASED

COORDINATE SYSTEM, SOUTH CENTRAL

NON-RESIDENTIAL FINISHED FLOOR

ELEVATIONS MUST BE A MINIMUM OF

- <u>CPS/SAWS/COSA UTILITY NOTES:</u>
 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) — IS HEREBY DEDICATED EASEMENTS AND RIGHTS—OF—WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TRESS OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH 2 THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS STRUCTURES,M CONCRETE SLAB, OR WALL WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.

CURVE TABLE

DELTA RADIUS LENGTH CHORD BRG. CHORD

090°00'13" | 35.00' | 54.98' | N65°13'00"W | 49.50'

090°00'13" | 35.00' | 54.98' | \$24°47'00"W | 49.50'

YELLOW CAP

X=2.170.147.53 -

C3 | 005°01'41" | 1953.50' | 171.44' | S71°46'25"W | 171.38'

WASTEWATER EDU NOTE: THE NUMBER OF 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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO THE STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET—BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 DIRECTED BY
- 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (1) ACCESS POINTS ALONG IH 10 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 882.18'.

INTERSTATE HIGHWAY 10

TXDOT ROADWAY

(73,384,49 Sa.Ft) 1.686 AC

SEWER EASENENT D.P.R.

DEDICATION 0.068 AC.

- FOUND

MON.

DRAINAGE NOTES:

14' G.,E.,T.,TV. ESM'T.

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP
PANEL: 480029C0360G, EFFECTIVE 09/29/2010. FLOODPLAIN
INFORMAITON IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 5, BLOCK 1, CB OR NCB 17993 AND LOT 6, BLOCK 2, NCB 17993, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPETY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO

LINE TABLE							
LINE #	LENGTH	DIRECTION					
L1	54.96	N20°13'01"W					
L2	36.73	N69°50'08"E					
L3	107.24	N50°36'46"E					
L4	104.25	N69°10'15"E					
L5	57.06'	S65°26'05"E					
L6	23.86'	S20°13'51"E					
L7	16.75	S20°13'51"E					
L8	56.14	N24°25'21"E					
L9	69.94'	N69°11'17"E					
L10	119.09	N69°47'00"E					
L11	127.54	N77°33'20"E					
L12	247.69	N69°47'00"E					

950.11± TO — FOSTER RD 206'
1' VEHICULAR NON-ACCESS EASEMENT FOUND EASE 497 (218.4 A.D. 20___ LINE P.G. DATED BY: _ BLD'G STBK 163 D.P.R. 9681, PG. 163 D.P.R.

PLAT No. 19-11800400

REPLAT AND SUBDIVISION PLAT **ESTABLISHING**

ROSILLO CREEK COMMERCIAL UNIT 1

BEING A TOTAL OF 4.584 ACRES OF LAND, TO INCLUDE 0.277 ACRES OF DEDICATION TO TEXAS DEPARTMENT OF TRANSPORTATION, ESTABLISHING LOT 5 OF BLOCK 1 AND LOT 6 OF BLOCK 2, OF N.C.B. 17993, IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. OUT OF AN 11.235 ACRE TRACT, BEING LOTS 1 AND 2, OF BLOCK 1 AND LOTS 1 2 AND 3 OF BLOCK 2, OF N.C.B. 17993, RECORDED IN VOLUME 9681, PAGE 163, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND DESCRIBED IN VOLUME 9955, PAGE 2109, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, LOCATED IN THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, N.C.B. 17993.



Mendez Engineering Registration # F-14070 12950 Country Parkway, Suite 120 San Antonio, Texas 78216 Office: 210-802-0808 www.MendezEngineering.com

JOB No. 1905-12

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 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.

DULY AUTHORIZED AGENT: JUAN A. SAUCEDO III

OWNER/DEVELOPER ROSILLO CREEK DEV LTD 1616 CALLE DEL NORTE, APT 48 LAREDO, TX., 78041–6091 TELE: (956) 237-0191

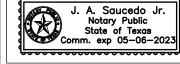
PAGE 1 OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JUAN A. SAUCEDO III 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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			141 1	TIME	Œ	JLAL	01	OFFICE	11113		01

NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES



THIS REPLAT PLAT OF ROSILLO CREEK COMMERCIAL UNIT 1

HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE

D	IHIS		 DAY	OF	,	A.D.	2019
_	HAIR	MAN					

SECRETARY



J. A. Saucedo Jr.

