

PLAT NUMBER 19-11800255

SUBDIVISION PLAT ESTABLISHING ROSILLO CREEK NORTH SUB, UNIT 1

BEING A 32.01 ACRE TRACT OF LAND, INCLUSIVE OF A 0.24 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, NEW CITY BLOCK 12867 AND 35098 ALSO BEING OUT OF A 58.39 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. OF RECORD IN DOCUMENT NO. 20190152377 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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

KFW
ENGINEERS + SURVEYING
3421 PASADENAS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

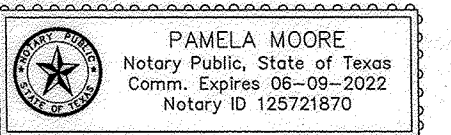
BRIAN BARRON
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron, 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 26 DAY OF May, A.D. 2020
Pamela Moore
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

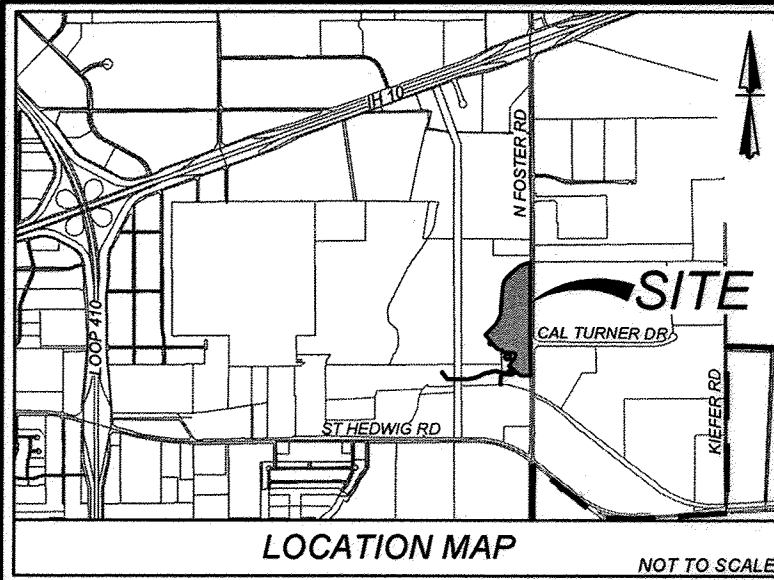
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSILLO CREEK NORTH SUB, UNIT 1 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 VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED THE 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 TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - 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 IS TO 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 HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 & 902 OF BLOCK 8 AND LOTS 901, 902, 903, 904, 905 & 906 OF BLOCK 10, AND LOT 901 OF BLOCK 14, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:
LOTS 901 & 902 OF BLOCK 8 AND LOTS 901, 902, 903, 904, 905 & 906 OF BLOCK 10, AND LOT 901 OF BLOCK 14, ARE DESIGNATED AS AN OPEN SPACE AND DRAINAGE EASEMENT LOTS.

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506)(9)(2).

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 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 WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS SCALED FROM FEMA FLOOD MAP 440 OF 765, COMMUNITY PANEL NO. 48029C0440G, DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 12A)

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 BY

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

EASEMENTS FOR FLOOD PLAINS:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0440G, DATED SEPTEMBER 28, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR ELEVATION:
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOOD PLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO THE OCCUPANCY OF THE RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. (F123(a)(2) & F142(a)(1))

DRAINAGE EASEMENT ENCROACHMENTS:
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 TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND 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. (APPENDIX H, 15.2)

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL 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.

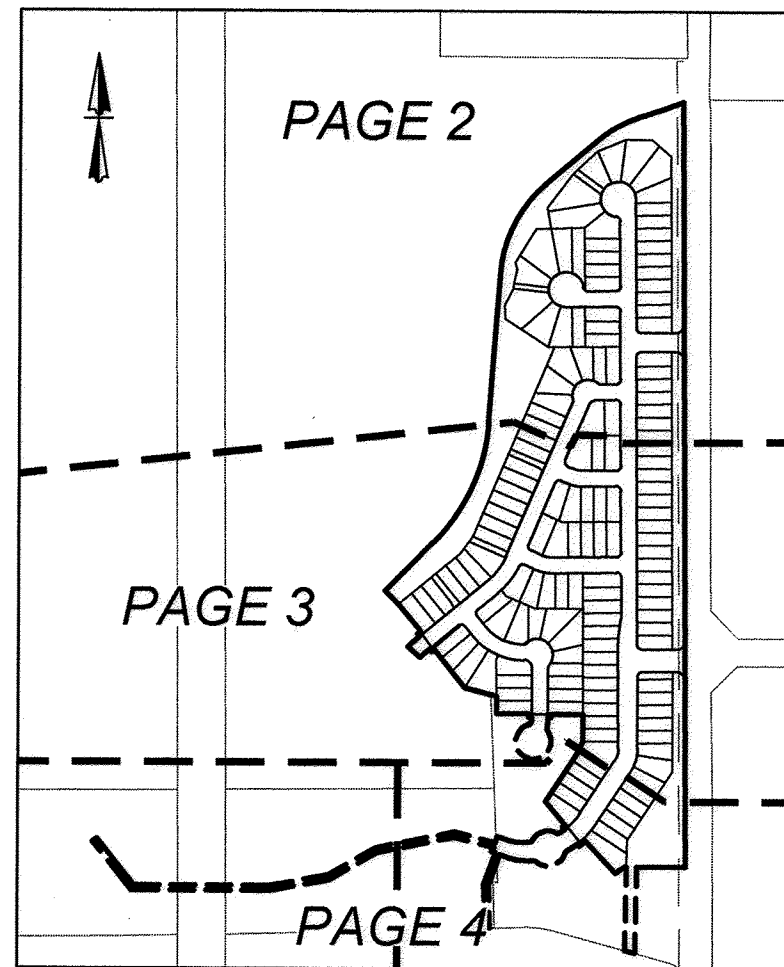
FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

IMPACT FEE PAYMENT DUE:
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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE OWNER 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.

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT



PAGE INDEX NTS

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2486770) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(n).

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

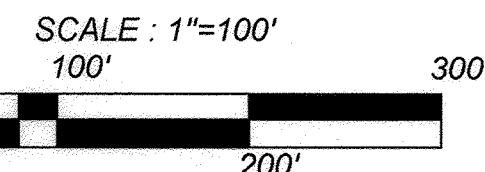
DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 900, BLOCK 10, N.C.B. 12867, ROSILLO CREEK UNIT 2 SUBDIVISION, RECORDED IN VOLUME XXX, PAGE XXX (PLAT #20-11800119)

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	25.92'	265.00'	5°36'18"	25.91'	S49°12'04"W
C2	38.26'	255.00'	8°35'45"	38.22'	S66°23'13"W
C3	11.53'	15.00'	44°02'08"	11.25'	S38°40'03"W
C4	114.46'	55.00'	119°14'01"	94.89'	S76°16'00"W
C5	108.58'	205.17'	30°19'00"	107.30'	N81°11'27"W
C6	4.33'	205.17'	1°12'29"	4.33'	N66°38'11"W
C7	74.82'	151.71'	28°15'26"	74.07'	S83°02'18"E
C8	2.67'	190.24'	0°48'15"	2.67'	N66°14'19"E
C9	10.08'	151.71'	3°48'25"	10.08'	N84°44'13"E
C10	89.87'	55.00'	93°37'17"	80.20'	N69°07'47"E
C11	15.20'	15.00'	58°04'39"	14.58'	N66°54'06"E
C12	17.30'	195.00'	5°04'54"	17.29'	N55°19'19"E
C13	10.00'	185.00'	3°05'49"	10.00'	N51°23'24"E
C14	18.77'	125.00'	6°36'16"	18.75'	S04°00'38"W
C15	11.11'	15.00'	42°28'21"	10.85'	S12°53'55"E
C16	275.49'	55.00'	286°59'16"	65.44'	S70°36'58"E
C17	19.16'	15.00'	73°10'11"	17.88'	N36°17'35"E
C18	21.44'	150.00'	8°11'16"	21.42'	S46°32'14"W
C19	28.58'	200.00'	8°11'16"	28.58'	N46°32'14"E
C20	419.12'	593.00'	40°29'43"	410.45'	N24°27'46"E
C21	321.20'	407.00'	45°13'02"	312.93'	N26°49'29"E
C22	152.70'	407.00'	21°29'49"	151.81'	N60°10'55"E
C23	251.30'	55.00'	261°47'12"	83.15'	S48°40'06"W
C24	21.41'	15.00'	81°47'12"	19.64'	N41°19'54"W
C25	23.56'	15.00'	90°00'00"	21.21'	N44°33'42"E
C26	21.41'	15.00'	81°47'12"	19.64'	S49°32'42"E
C27	251.30'	55.00'	261°47'15"	83.15'	S40°27'17"W
C28	23.56'	15.00'	90°00'00"	21.21'	N45°26'18"W
C29	23.56'	15.00'	90°00'00"	21.21'	S45°26'18"E
C30	23.56'	15.00'	90°00'00"	21.21'	S44°33'42"W
C31	23.56'	15.00'	90°00'00"	21.21'	N44°33'42"E
C32	9.76'	15.00'	37°17'34"	9.59'	S71°47'31"E
C33	123.08'	50.00'	141°02'39"	94.28'	S56°19'56"W
C34	9.76'	15.00'	37°17'34"	9.59'	N04°27'23"E
C35	29.00'	25.00'	66°27'32"	27.40'	S66°19'56"W
C36	23.56'	15.00'	90°00'00"	21.21'	N45°26'18"W
C37	23.56'	15.00'	90°00'00"	21.21'	N44°33'42"E
C38	30.82'	75.00'	23°32'28"	30.60'	S78°40'04"E
C39	23.56'	15.00'	90°00'00"	21.21'	S21°53'50"E
C40	23.56'	15.00'	90°00'00"	21.21'	S68°06'10"W
C41	51.36'	125.00'	23°32'28"	51.00'	S78°40'04"E
C42	23.56'	15.00'	90°00'00"	21.21'	N45°26'18"W
C43	23.56'	15.00'	90°00'00"	21.21'	N44°33'42"E
C44	30.82'	75.00'	23°32'28"	30.60'	S78°40'04"E
C45	23.56'	15.00'	90°00'00"	21.21'	S21°53'50"E
C46	51.36'	125.00'	23°32'28"	51.00'	S78°40'04"E
C47	22.68'	15.00'	86°32'16"	20.58'	S69°50'02"W
C48	105.01'	250.00'	24°03'58"	104.24'	N38°35'53"E
C49	96.09'	200.00'	27°31'42"	95.17'	N36°52'01"E
C50	23.56'	15.00'	90°00'00"	21.21'	S05°37'52"W
C51	23.56'	15.00'	90°00'00"	21.21'	N84°22'08"W
C52	133.32'	150.00'	50°55'23"	128.97'	S64°49'49"E
C53	177.75'	200.00'	50°55'23"	171.96'	S64°49'49"E
C54	39.27'	25.00'	90°00'00"	35.36'	N45°17'30"W
C55	10.43'	15.00'	39°51'13"	10.22'	N69°46'53"E
C56	148.10'	50.00'	169°42'26"	99.60'	N45°17'30"W
C57	10.43'	15.00'	39°51'13"	10.22'	S19°38'06"W
C58	23.56'	15.00'	90°00'00"	21.21'	N45°26'18"W
C59	22.17'	164.00'	7°44'44"	22.15'	N03°26'04"E
C60	31.83'	240.00'	7°35'57"	31.81'	S03°30'28"W
C61	23.52'	15.00'	89°51'12"	21.19'	S45°21'54"E
C62	23.56'	15.00'	90°00'00"	21.21'	S44°42'30"W
C63	76.06'	130.00'	33°31'22"	74.98'	N16°28'11"E
C64	40.96'	70.00'	33°31'22"	40.37'	N16°28'11"E
C65	73.93'	255.00'	16°36'38"	73.67'	N41°32'11"E
C66	56.53'	195.00'	16°36'38"	56.33'	N41°32'11"E
C67	10.00'	195.00'	2°56'22"	10.00'	S51°18'41"W
C68	10.00'	255.00'	2°14'51"	10.00'	S50°57'55"W
C69	15.32'	255.00'	3°26'34"	15.32'	N48°07'12"E
C70	63.77'	55.00'	66°26'08"	60.26'	S10°53'58"E
C71	6.04'	205.17'	1°41'07"	6.03'	N68°04'59"W
C72	29.12'	145.00'	11°30'20"	29.07'	S62°02'21"E
C73	29.12'	145.00'	11°30'20"	29.07'	S73°32'40"E
C74	58.97'	150.00'	22°31'26"	58.59'	S79°01'47"E
C75	10.67'	15.00'	40°44'56"	10.44'	S29°01'33"E
C76	17.06'	55.00'	17°46'21"	16.99'	N31°26'47"E
C77	268.10'	55.00'	279°17'26"	71.23'	S23°42'17"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	64.25'	N70°55'54"E	L50	23.72'	N39°22'08"W
L2	33.00'	N74°49'14"W	L51	20.80'	S25°29'25"E
L3	7.25'	S89°42'30"W	L52	50.00'	N39°22'08"W
L4	32.03'	S64°44'30"W	L53	13.57'	N50°37'52"E
L5	10.01'	N40°10'07"W	L54	10.00'	S50°37'52"W
L6	101.05'	S20°22'09"W	L55	105.00'	S50°37'52"W
L7	134.57'	S01°57'31"E	L56	40.62'	N39°22'08"W
L8	16.00'	S88°27'20"W	L57	40.62'	S3

SUBDIVISION PLAT ESTABLISHING
ROSILLO CREEK NORTH SUB, UNIT 1

BEING A 32.01 ACRE TRACT OF LAND, INCLUSIVE OF A 0.24 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, NEW CITY BLOCK 12867 AND 35098 ALSO BEING OUT OF A 58.39 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. OF RECORD IN DOCUMENT NO. 20190152377 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



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

KFW
ENGINEERS + SURVEYING
3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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, WATERWAYS, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRIAN BARRON**, 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 26 DAY OF May, A.D. 2020
Pamela Moore
NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

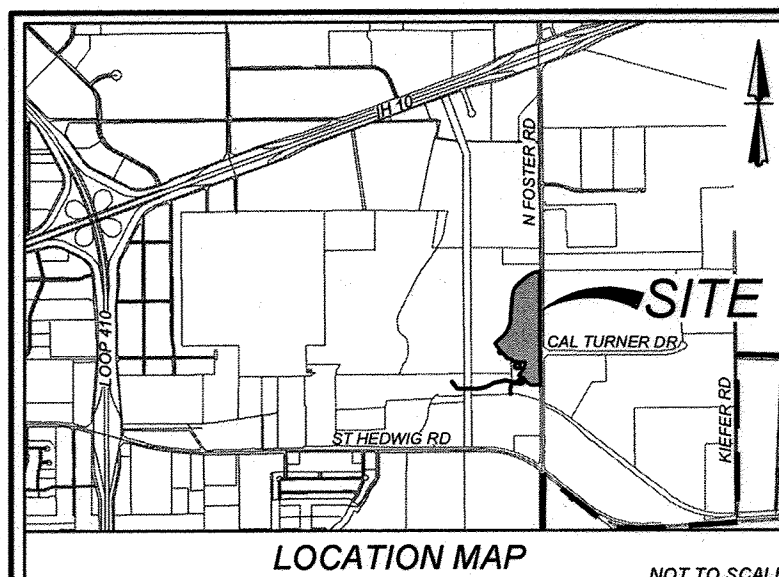
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ ROSILLO CREEK NORTH SUB, UNIT 1 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 VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20

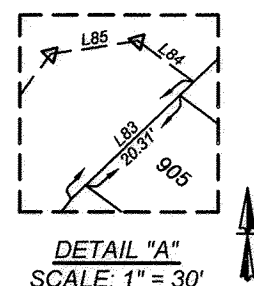
BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

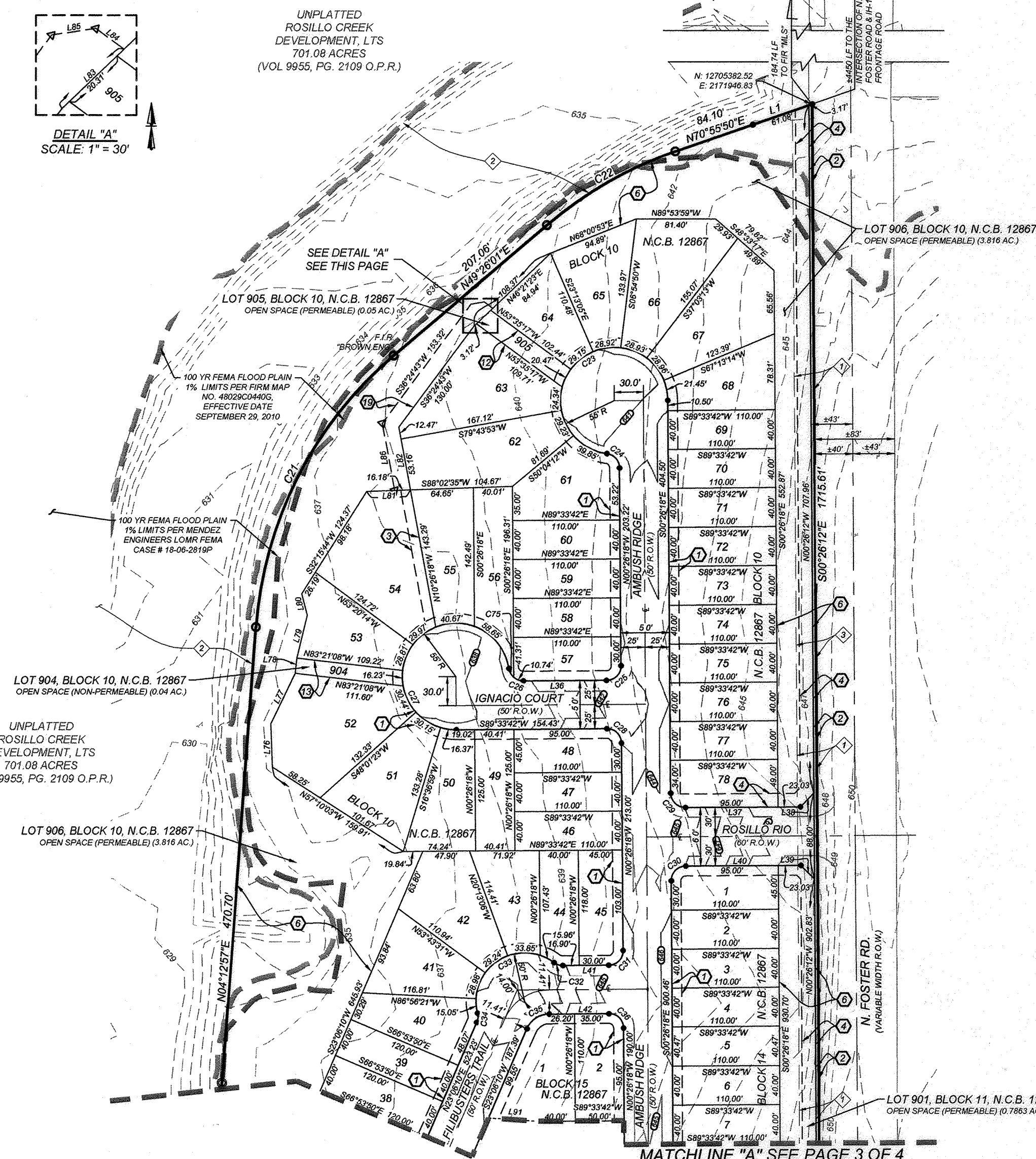
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- R.O.W. = RIGHT-OF-WAY
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- N.T.S. = NOT TO SCALE
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- +—+—+— = CENTERLINE OF ROAD
- = EFFECTIVE FEMA FLOOD PLAIN
- - - - - = ULTIMATE FLOOD PLAIN



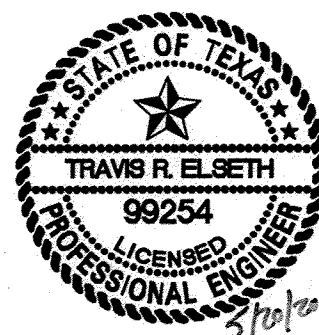
REFER TO PAGE 1 OF 4 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 4 FOR
LINE AND CURVE TABLES

UNPLATTED
ROSILLO CREEK
DEVELOPMENT, LTS
701.08 ACRES
(VOL. 9955, PG. 2109 O.P.R.)



MATCHLINE "A" SEE PAGE 3 OF 4



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
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 BY

Teresa A. Seidel
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

DRAWN BY:

Date: May 19, 2020, 12:00pm User ID: lmartinez
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SUBDIVISION PLAT ESTABLISHING
ROSILLO CREEK NORTH SUB, UNIT 1

BEING A 32.01 ACRE TRACT OF LAND, INCLUSIVE OF A 0.24 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, NEW CITY BLOCK 12867 AND 35098 ALSO BEING OUT OF A 58.39 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. OF RECORD IN DOCUMENT NO. 20190152377 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:
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& CONSTRUCTION LTD.
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STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron, 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 26 DAY OF May, A.D. 2020

Pamela Moore
NOTARY PUBLIC BEXAR COUNTY TEXAS

PAMELA MOORE
Notary Public, State of Texas
Comm. Expires 06-09-2022
Notary ID 125721870

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

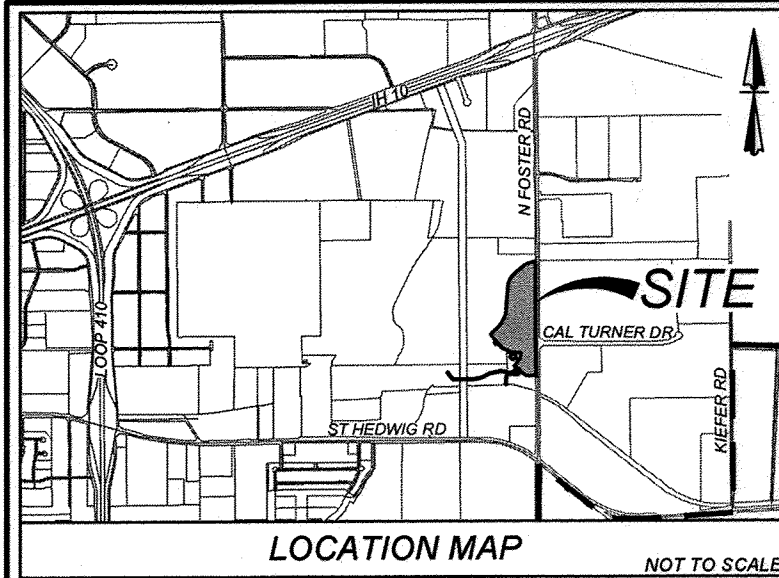
COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20____

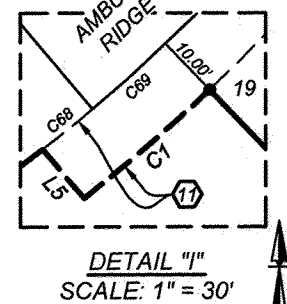
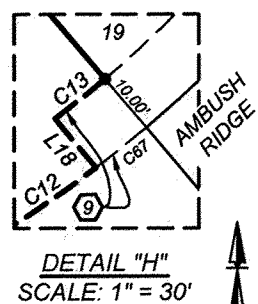
BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
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- - - = EFFECTIVE FEMA FLOOD PLAIN
- - - = ULTIMATE FLOOD PLAIN



CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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" 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 TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

IMPACT FEE PAYMENT DUE:

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.

WASTE WATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE OWNER 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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

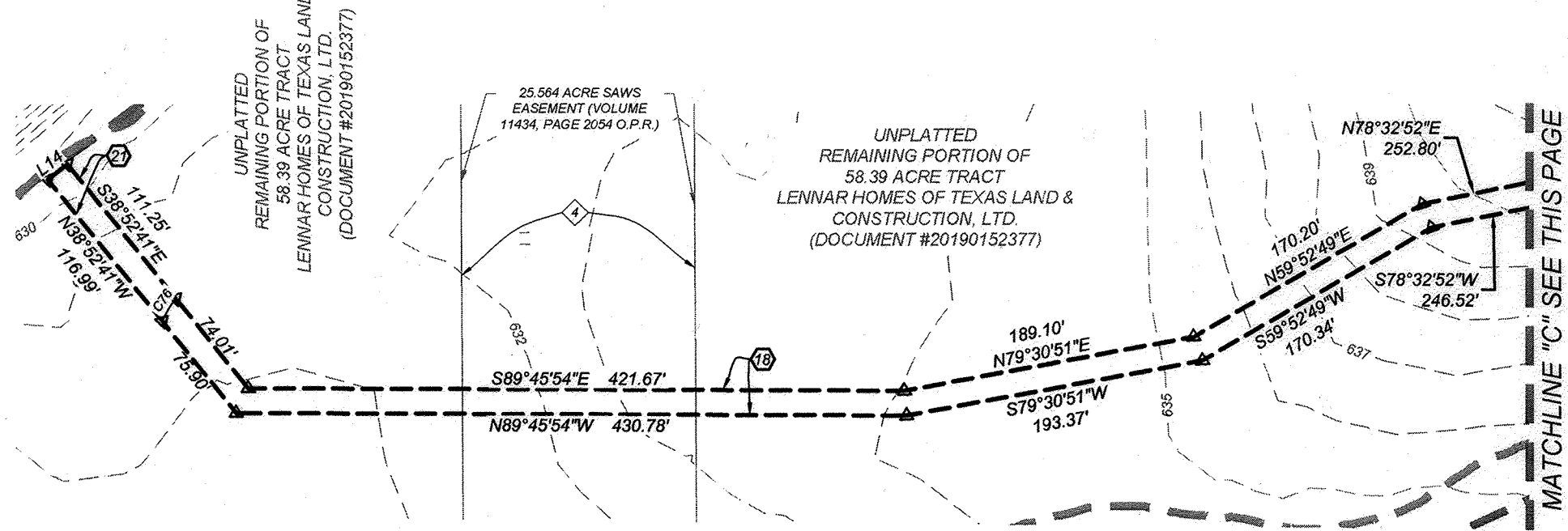
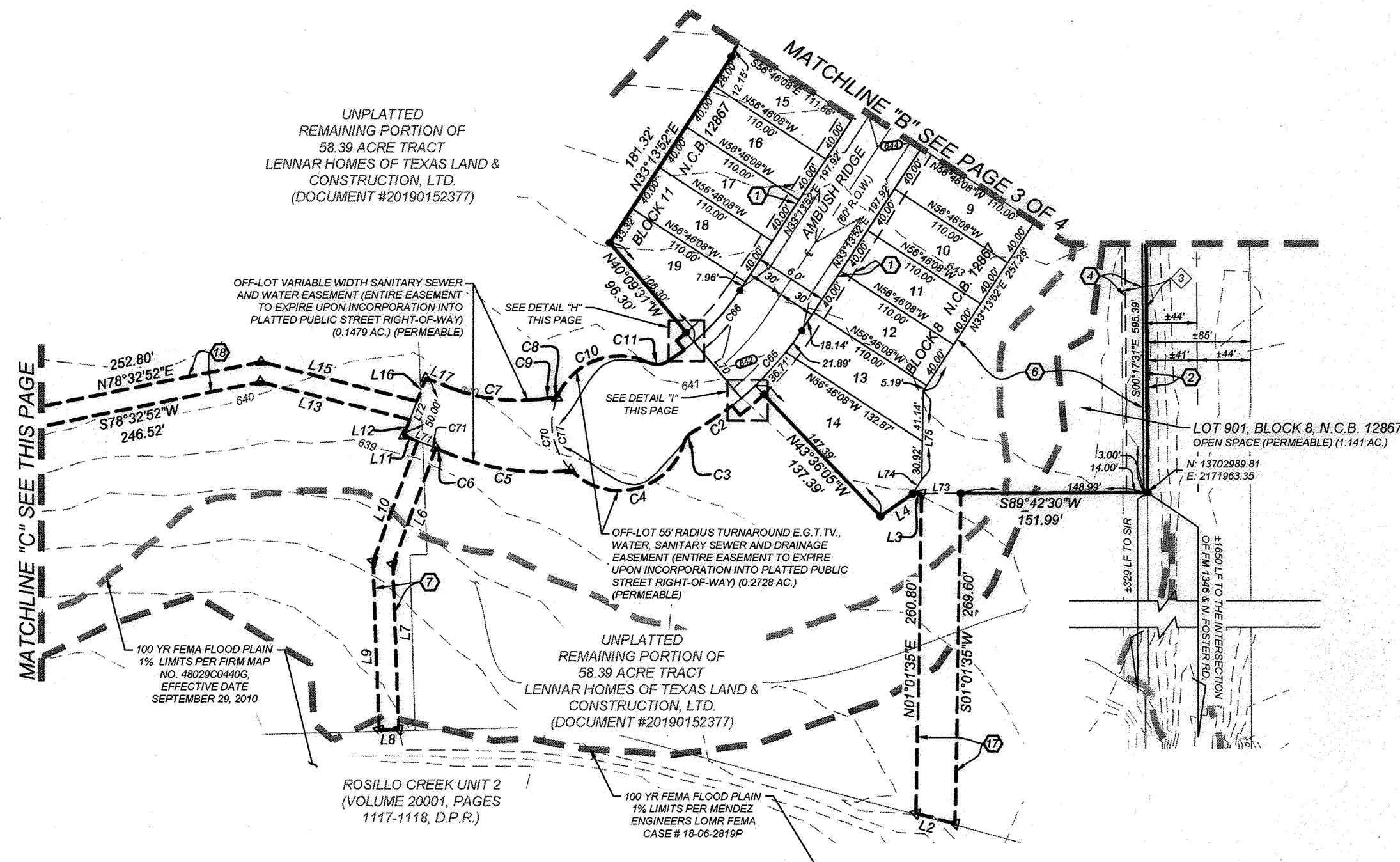
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

REFER TO PAGE 1 OF 4 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 4 FOR
LINE AND CURVE TABLES

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 3' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.24 ACRES)
- 10' WATER EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 16' SANITARY SEWER EASEMENT
- OFF-LOT 16' WATER EASEMENT (0.088 ACRES) (PERMEABLE)
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (0.0031 AC.)
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (0.0023 AC.)
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (0.0030 AC.)
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (0.0059 AC.)
- 20' PRIVATE DRAINAGE, MAINTENANCE ACCESS & WATER EASEMENT (0.05 AC.) (PERMEABLE)
- 19' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.04 AC.) (NON PERMEABLE)
- 19' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.05 AC.) (NON PERMEABLE)
- 19' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.05 AC.) (NON PERMEABLE)
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- OFF-LOT 32' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (0.1948 AC.) (PERMEABLE)
- OFF-LOT 16' SANITARY SEWER EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.4559 AC.) (PERMEABLE)
- 16' WATER EASEMENT
- 5' WATER EASEMENT
- 20' PIPELINE EASEMENT (VOL. 4185, PG. 233-241 O.P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9519, PGS. 106-119 D.P.R.)
- RIGHT OF WAY AGREEMENT (VOL. 6459, PG. 491 O.P.R.)
- 25.564 ACRE SAWS EASEMENT (VOL. 11434, PG. 2054 O.P.R.)



STATE OF TEXAS
COUNTY OF BEXAR

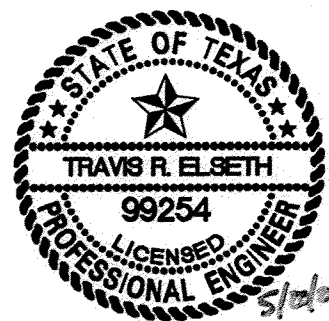
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TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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 BY

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



DRAWN BY:

Date: May 19, 2020, 1:10pm User ID: lmartinez
File: N:\31412104\Design\Civil\PLAT\PL3141204.dwg