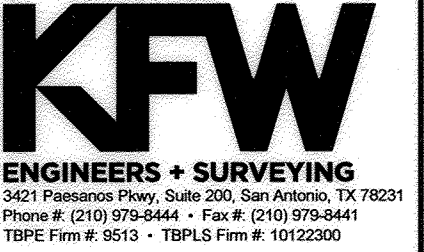


SUBDIVISION PLAT ESTABLISHING  
ROSILLO CREEK NORTH SUB, UNIT 2

BEING A 26.23 ACRE TRACT OF LAND, INCLUSIVE OF A 0.023 ACRE R.O.W. 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. 20190162377 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



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.

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

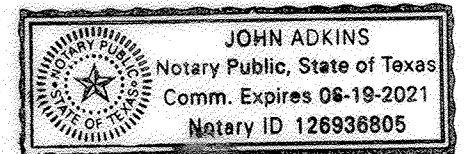
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard Mott*, 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 31 DAY OF March, A.D. 2021

*John Adkins*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

THE CITY OF SAN ANTONIO BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF DEDICATING THE EASEMENTS OVER AND ACROSS ITS PROPERTY IDENTIFIED BY THE NOTATION (10)

*Nancy Belinsky*  
CITY OF SAN ANTONIO BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM  
NANCY BELINSKY, VICE PRESIDENT AND GENERAL COUNSEL

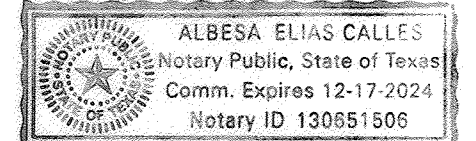
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Nancy Belinsky*, 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 22 DAY OF March, A.D. 2021

*Albessa Elias Calles*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

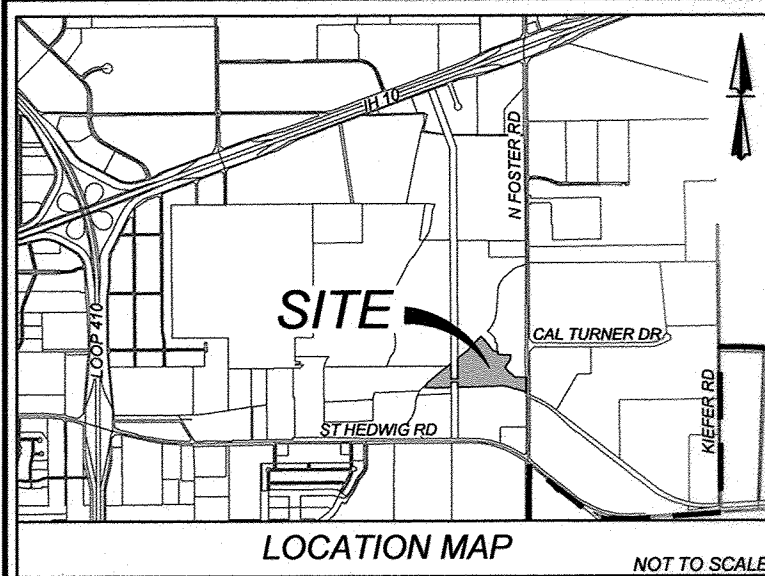


THIS PLAT OF ROSILLO CREEK NORTH SUB, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE 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 SYSTEM - 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," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSES 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.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903 BLOCK 8, LOT 904 BLOCK 8, LOT 905 BLOCK 8, AND LOT 907 BLOCK 10, 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:

LOT 903 BLOCK 8, LOT 904 BLOCK 8, AND LOT 907 BLOCK 10 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 (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506)(9)(5).

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 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 128)

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.

*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

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 29, 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. (F126(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)

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.

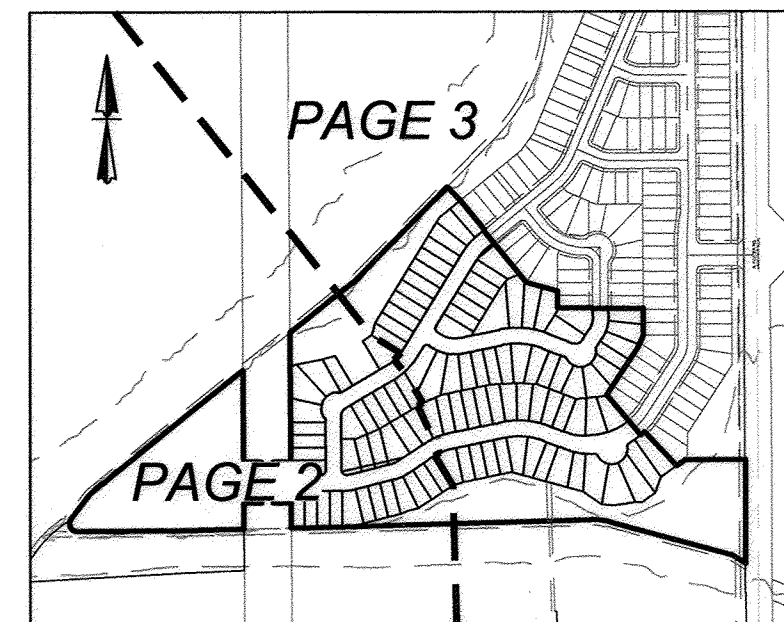
WASTE WATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED IS A 16' WATER EASEMENT, OUT OF THE ROSILLO CREEK NORTH SUB, UNIT 1, RECORDED IN VOLUME 20001, PAGE(S) 2468-2471, OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

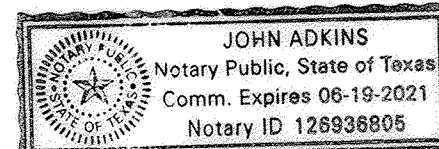
*Richard Mott, P.E.*  
OWNER:  
RICHARD MOTT, P.E.  
OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 31<sup>st</sup> DAY OF March, 2021

*John Adkins*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-21



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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 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(h).

RESIDENTIAL FINISHED FLOOR:

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

| LINE | LENGTH  | BEARING     | LINE | LENGTH  | BEARING     |
|------|---------|-------------|------|---------|-------------|
| L1   | 97.97'  | N37°18'25"E | L31  | 40.37'  | S39°21'34"W |
| L2   | 59.24'  | S45°17'21"E | L32  | 85.68'  | S50°37'52"W |
| L3   | 3.57'   | S50°37'52"W | L33  | 35.71'  | S14°44'57"W |
| L4   | 102.61' | S74°44'51"E | L34  | 5.83'   | S31°37'55"W |
| L5   | 53.78'  | S0°17'30"E  | L35  | 17.24'  | S53°09'32"W |
| L6   | 110.00' | N89°42'30"E | L36  | 14.57'  | S59°38'11"W |
| L7   | 3.08'   | S0°17'30"E  | L37  | 41.12'  | S73°40'22"W |
| L8   | 39.49'  | S24°25'58"W | L38  | 33.48'  | N71°46'52"E |
| L9   | 29.39'  | S33°13'52"W | L39  | 51.08'  | N84°58'28"E |
| L10  | 32.03'  | N54°44'30"E | L40  | 150.01' | N89°45'54"W |
| L11  | 51.93'  | N68°09'39"W | L41  | 150.01' | S89°45'54"E |
| L12  | 94.85'  | S89°45'54"E | L42  | 10.08'  | N26°50'32"W |
| L13  | 28.56'  | N50°37'52"E | L43  | 50.00'  | N0°21'49"W  |
| L14  | 28.56'  | S50°37'52"W | L44  | 54.45'  | S88°50'59"W |
| L15  | 15.22'  | S58°22'05"E | L45  | 130.01' | S0°21'49"E  |
| L16  | 83.39'  | S68°54'34"E | L46  | 79.00'  | S0°21'49"E  |
| L17  | 39.43'  | N33°13'52"E | L47  | 7.00'   | N0°21'49"W  |
| L18  | 24.37'  | N0°17'30"W  | L48  | 14.15'  | S1°57'31"E  |
| L19  | 24.37'  | S0°17'30"E  | L49  | 82.63'  | N0°21'49"W  |
| L20  | 30.58'  | S33°13'52"W |      |         |             |
| L21  | 74.55'  | N68°54'34"W |      |         |             |
| L22  | 15.22'  | N58°22'05"W |      |         |             |
| L23  | 29.90'  | S31°37'55"W |      |         |             |
| L24  | 56.16'  | S68°54'34"E |      |         |             |
| L25  | 56.16'  | N68°54'34"W |      |         |             |
| L26  | 21.20'  | S81°13'22"E |      |         |             |
| L27  | 29.52'  | N77°08'58"E |      |         |             |
| L28  | 29.79'  | N68°17'24"E |      |         |             |
| L29  | 45.67'  | S89°38'11"W |      |         |             |
| L30  | 39.95'  | N69°39'23"E |      |         |             |

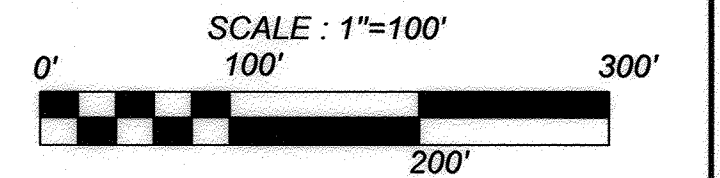
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| L30  | 39.95'  | N69°39'23"E |      |         |             |

| CURVE | LENGTH  | RADIUS  | TANGENT | DELTA      | CHORD   | CHORD BEARING |
|-------|---------|---------|---------|------------|---------|---------------|
| C1    | 15.32'  | 255.00' | 7.66'   | 3°26'34"   | 15.32'  | N48°07'12"E   |
| C2    | 67.29'  | 230.10' | 33.89'  | 16°45'20"  | 67.05'  | N83°08'51"W   |
| C3    | 55.55'  | 25.00'  | 50.50'  | 127°19'18" | 44.81'  | N28°05'58"W   |
| C4    | 71.13'  | 582.17' | 35.61'  | 7°00'03"   | 71.09'  | N48°08'46"E   |
| C5    | 13.28'  | 75.00'  | 6.66'   | 10°08'55"  | 13.27'  | N81°03'44"E   |
| C6    | 128.10' | 225.00' | 65.84'  | 32°37'17"  | 126.38' | N85°13'13"W   |
| C7    | 23.72'  | 15.00'  | 15.16'  | 90°35'55"  | 21.32'  | N44°56'08"E   |
| C8    | 9.60'   | 15.00'  | 4.97'   | 36°41'13"  | 9.44'   | N18°42'25"W   |
| C9    | 116.39' | 50.00'  | 116.03' | 133°22'29" | 91.84'  | N29°38'11"E   |
| C10   | 9.60'   | 15.00'  | 4.97'   | 36°41'13"  | 9.44'   | N77°58'47"E   |
| C11   | 85.53'  | 175.00' | 43.64'  | 28°00'16"  | 84.89'  | N45°38'03"E   |
| C12   | 66.32'  | 200.00' | 33.47'  | 18°59'57"  | 66.02'  | N41°07'54"E   |
| C13   | 49.74'  | 150.00' | 25.10'  | 18°59'57"  | 49.51'  | S41°07'54"W   |
| C14   | 23.56'  | 15.00'  | 15.00'  | 90°00'00"  | 21.21'  | S13°22'05"E   |



SUBDIVISION PLAT ESTABLISHING  
ROSILLO CREEK NORTH SUB, UNIT 2

BEING A 26.23 ACRE TRACT OF LAND, INCLUSIVE OF A 0.023 ACRE R.O.W. 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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

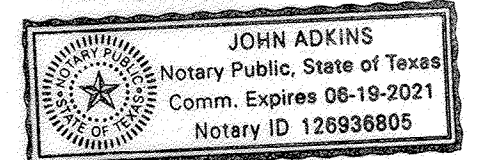
RICHARD MOTT, P.E.  
OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Mott, 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 31 DAY OF March, A.D. 2021

John Adkins  
NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

THE CITY OF SAN ANTONIO BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF DEDICATING THE EASEMENTS OVER AND ACROSS ITS PROPERTY IDENTIFIED BY THE NOTATION (10).

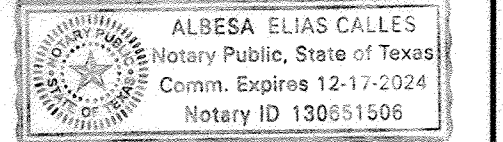
CITY OF SAN ANTONIO BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM  
NANCY BELINSKY, VICE PRESIDENT AND GENERAL COUNSEL

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Nancy Belinsky, 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 22 DAY OF March, A.D. 2021

Albessa Elias Calles  
NOTARY PUBLIC BEXAR COUNTY TEXAS

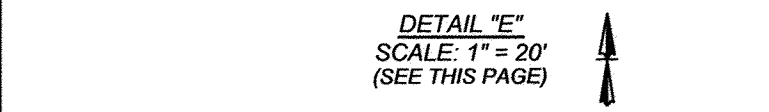
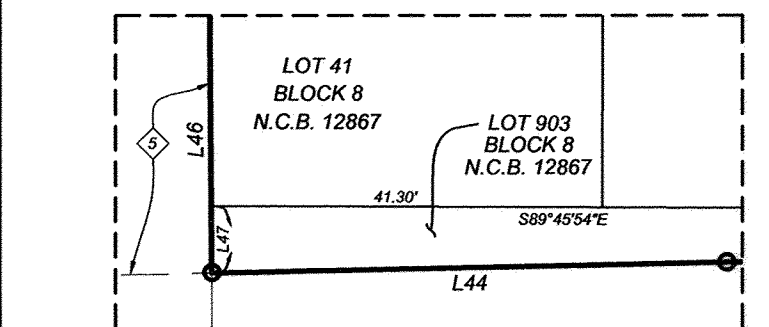
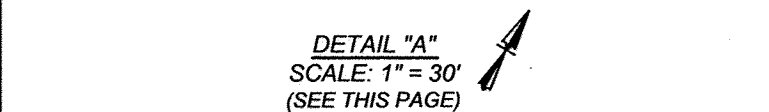
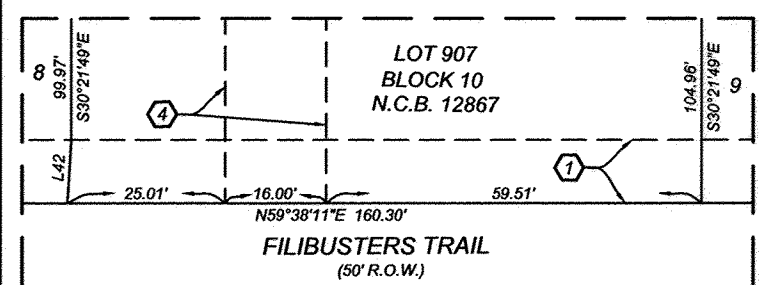
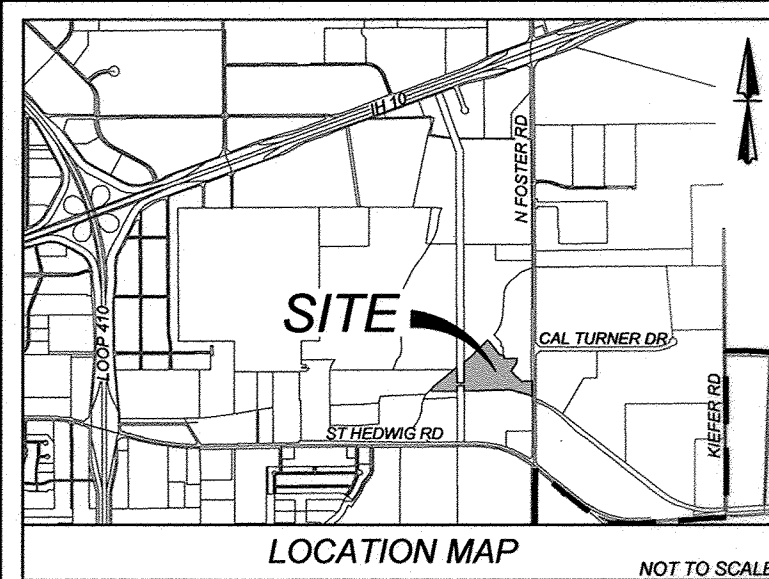


THIS PLAT OF ROSILLO CREEK NORTH SUB, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE 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"
  - E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
  - R.O.W. = RIGHT-OF-WAY
  - ES.MT. = EASEMENT
  - OP.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
  - N.T.S. = NOT TO SCALE
  - N.C.B. = NEW COUNTY BLOCK
  - AC. = ACRE
  - VOL. = VOLUME
  - PG. = PAGE
  - 970 --- = PROPOSED CONTOURS
  - 970 --- = EXISTING MAJOR CONTOURS
  - 970 --- = EXISTING MINOR CONTOURS
  - 970 --- = PROPOSED EASEMENT
  - 970 --- = EXISTING EASEMENT
  - 970 --- = CENTERLINE OF ROAD
  - 970 --- = EFFECTIVE FEMA FLOOD PLAIN
  - 970 --- = ULTIMATE FLOOD PLAIN

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.

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

**CPS/SAWS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM - 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. 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.

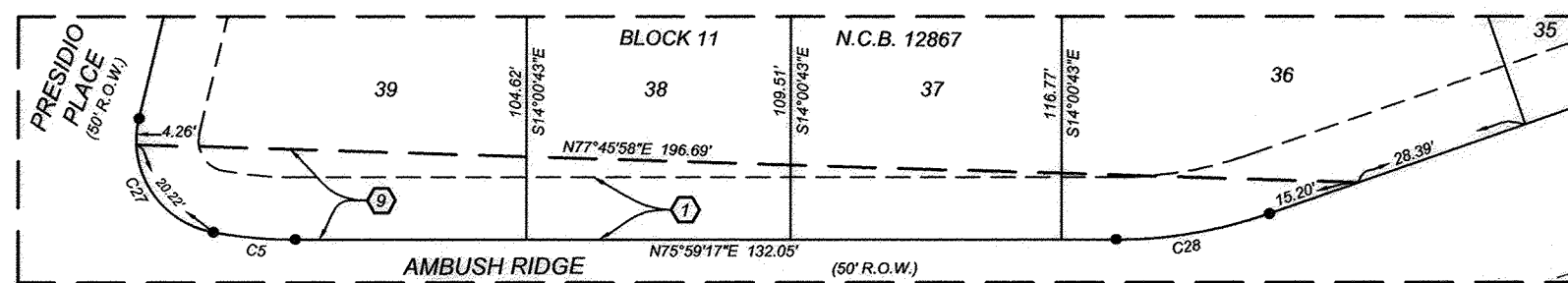
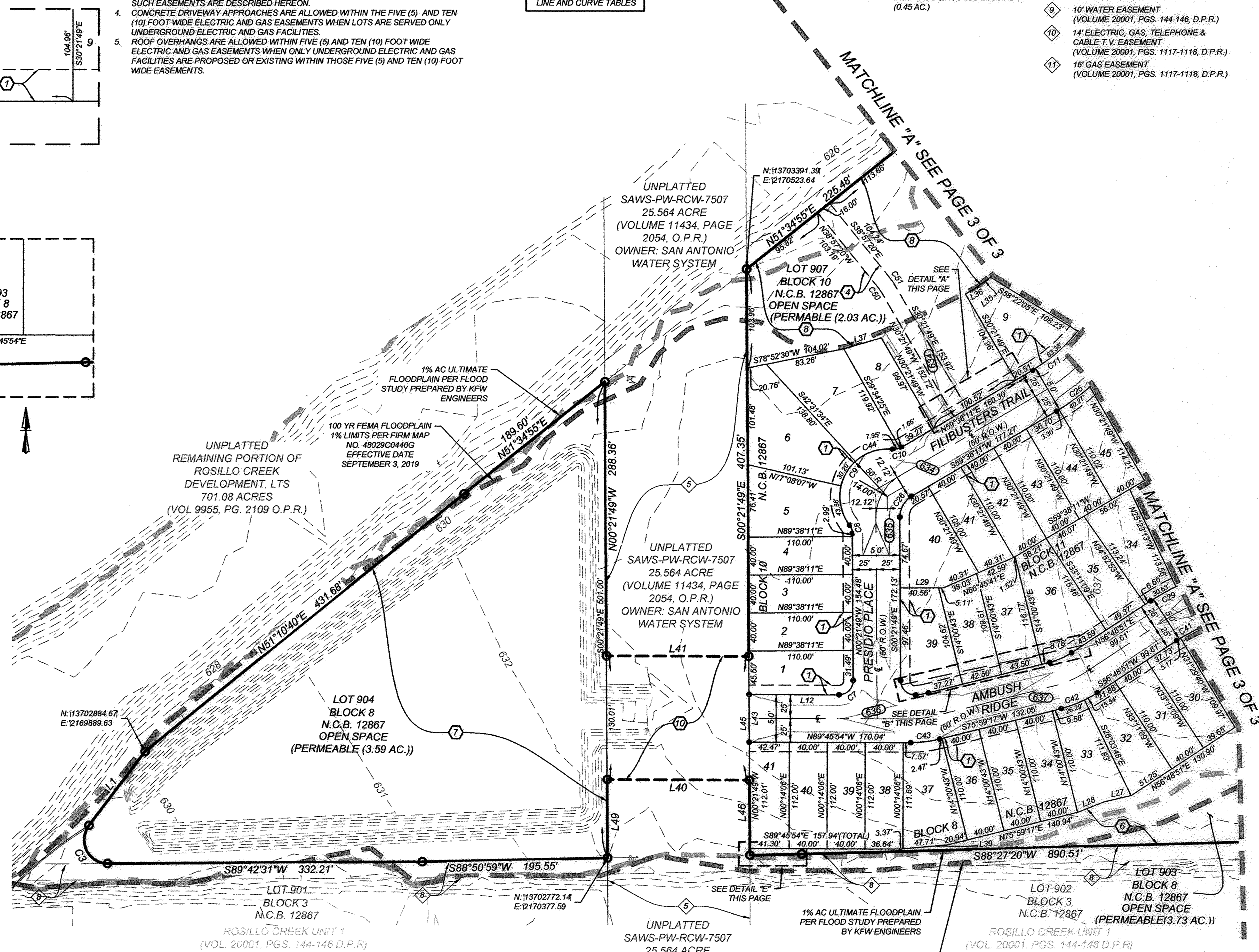
**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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 (PVS 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 3 FOR  
ALL OTHER ENGINEERING  
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 3 FOR  
LINE AND CURVE TABLES

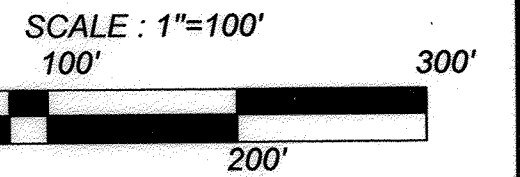


DETAIL "B"  
SCALE: 1" = 30'  
(SEE THIS PAGE)



SUBDIVISION PLAT ESTABLISHING  
ROSILLO CREEK NORTH SUB, UNIT 2

BEING A 26.23 ACRE TRACT OF LAND, INCLUSIVE OF A 0.023 ACRE R.O.W. 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 BEJAR COUNTY, TEXAS.



**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP# Firm #: 9515 • TBP# Firm #: 10122300

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.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Mott, 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 31 DAY OF March, A.D. 2021

NOTARY PUBLIC  
BEJAR COUNTY TEXAS  
**JOHN ADKINS**  
Notary Public, State of Texas  
Comm. Expires 06-19-2021  
Notary ID 126936805

STATE OF TEXAS  
COUNTY OF BEJAR  
THE CITY OF SAN ANTONIO BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF DEDICATING THE EASEMENTS OVER AND ACROSS ITS PROPERTY IDENTIFIED BY THE NOTATION (10).

Nancy Belinsky  
CITY OF SAN ANTONIO BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM  
NANCY BELINSKY, VICE PRESIDENT AND GENERAL COUNSEL

STATE OF TEXAS  
COUNTY OF BEJAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Nancy Belinsky, 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 22 DAY OF March, A.D. 2021

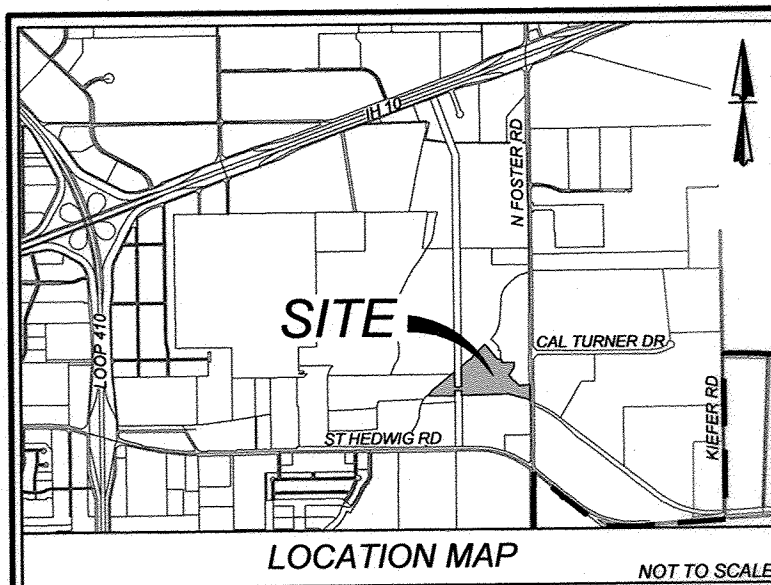
NOTARY PUBLIC  
BEJAR COUNTY TEXAS  
**ALBESA ELIAS CALLES**  
Notary Public, State of Texas  
Comm. Expires 12-17-2024  
Notary ID 130851506

THIS PLAT OF ROSILLO CREEK NORTH SUB, UNIT 2 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:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING 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," "SPRINKLER 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 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.  
2. 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.  
3. 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.  
4. 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.  
5. 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 (EDUs) 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 90 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL, 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 3 FOR  
ALL OTHER ENGINEERING  
AND SURVEYING PLAT NOTES

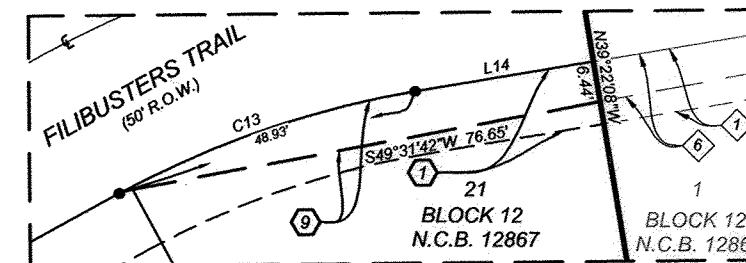
SEE PAGE 1 OF 3 FOR  
LINE AND CURVE TABLES

KEY NOTES

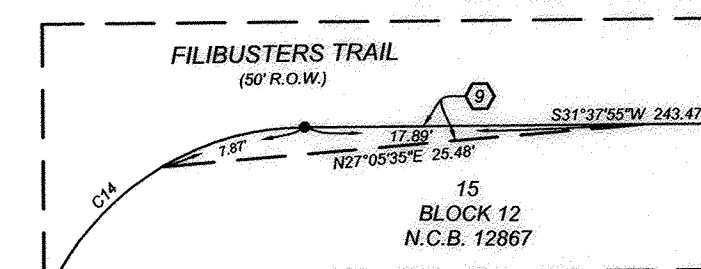
1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 3' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.023 ACRES)
3. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. 16' SANITARY SEWER EASEMENT
5. VARIABLE WIDTH WATER EASEMENT
6. VARIABLE WIDTH WATER, SEWER, E.G.T.V., & PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (3.73 AC.)
7. VARIABLE WIDTH WATER, SEWER, E.G.T.V., & PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (2.03 AC.)
8. VARIABLE WIDTH WATER, SEWER, E.G.T.V., & PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (3.59 AC.)
9. VARIABLE WIDTH WATER, SEWER, E.G.T.V., & PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (2.03 AC.)
10. VARIABLE WIDTH WATER, SEWER, DRAINAGE & ACCESS EASEMENT (0.45 AC.)
11. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOLUME 2001, PGS. 2468-2471, D.P.R.)
12. EXISTING 20' PIPELINE EASEMENT (VOLUME 4185, PAGE 233-241, O.P.R.)
13. 3' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (VOLUME 2001, PGS. 2468-2471, D.P.R.)
14. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOLUME 2001, PGS. 2468-2471, D.P.R.)
15. 150' SAWS TRANSMISSION LINE, E.G.T.V., WATER, SEWER, DRAINAGE, FLOOD PLAIN MAINTENANCE AND ACCESS EASEMENT (VOL. 11434, PG. 2854 O.P.R.)
16. VARIABLE WIDTH CLEAR VISION EASEMENT (VOLUME 2001, PGS. 2468-2471, D.P.R.)
17. OFF LOT 16' WATER EASEMENT (VOLUME 9519, PG. 116, O.P.R.)
18. 17' ACCESS & UTILITY EASEMENT (VOLUME 9519, PG. 116, O.P.R.)
19. 10' WATER EASEMENT (VOLUME 2001, PGS. 144-146, D.P.R.)
20. 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 2001, PGS. 1117-1118, D.P.R.)
21. 16' GAS EASEMENT (VOLUME 2001, PGS. 1117-1118, D.P.R.)

LEGEND

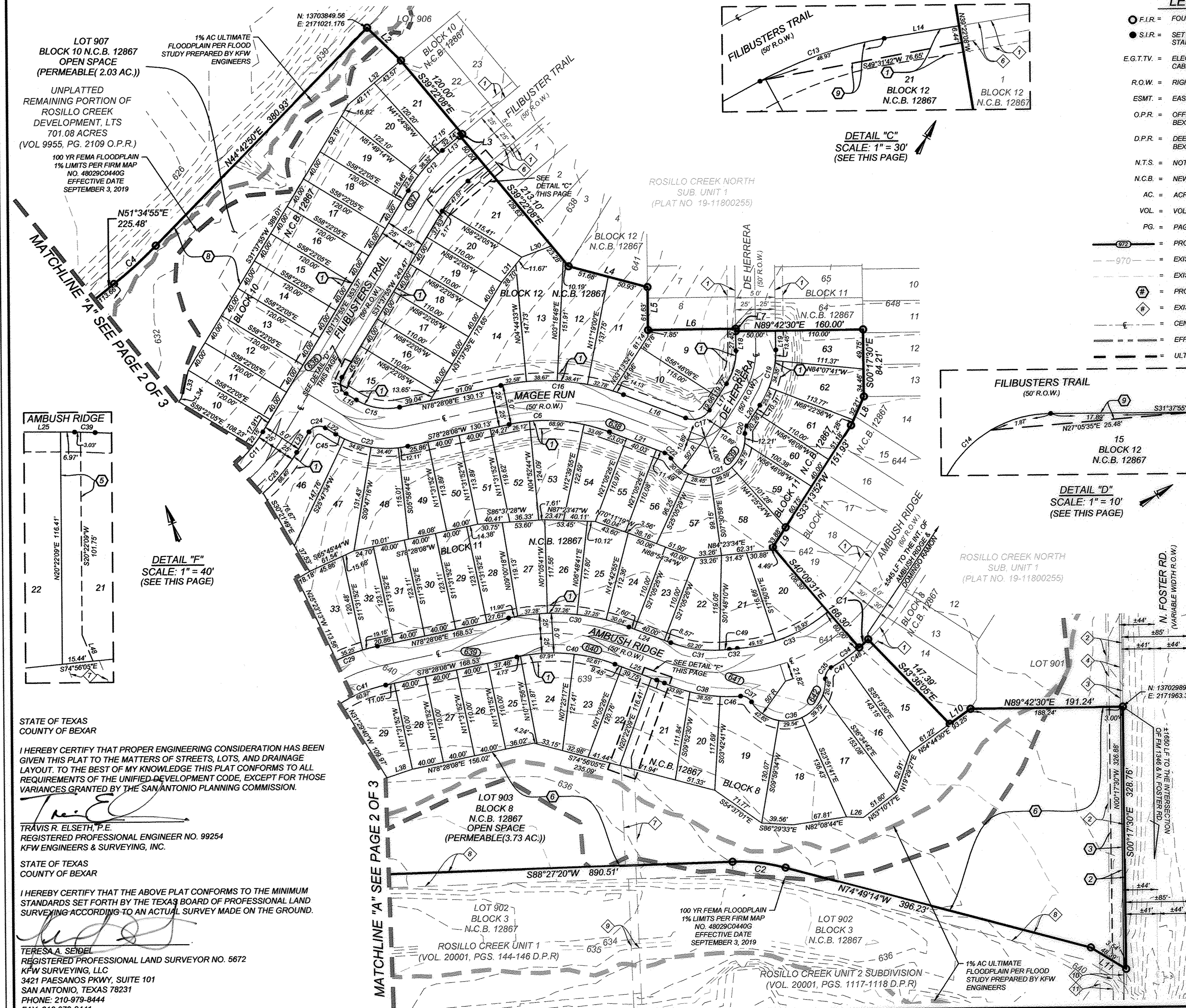
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEJAR COUNTY TEXAS.
- N.T.S. = NOT TO SCALE
- N.C.B. = NEW COUNTY BLOCK
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- 97.2 --- = PROPOSED CONTOURS
- 97.0 --- = EXISTING MAJOR CONTOURS
- 97.0 --- = EXISTING MINOR CONTOURS
- 97.0 --- = PROPOSED EASEMENT
- 97.0 --- = EXISTING EASEMENT
- 97.0 --- = CENTERLINE OF ROAD
- 97.0 --- = EFFECTIVE FEMA FLOOD PLAIN
- 97.0 --- = ULTIMATE FLOOD PLAIN



DETAIL "C"  
SCALE: 1"=30'  
(SEE THIS PAGE)



DETAIL "D"  
SCALE: 1"=10'  
(SEE THIS PAGE)



STATE OF TEXAS  
COUNTY OF BEJAR

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 BEJAR

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

