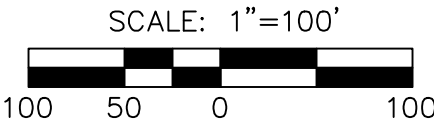


PLAT NO. 23-11800429

SUBDIVISION PLAT ESTABLISHING

RODEO WATSON

BEING A TOTAL OF 5.477 ACRES, BEING A 28.329 ACRE TRACT OF LAND OUT OF A 67.59 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20240030104 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY, ABSTRACT NO. 13, COUNTY BLOCK 4297, ESTABLISHING LOTS 2 & 3 BLOCK 1, NEW CITY BLOCK 16593, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683
DATE OF PREPARATION: MARCH 13, 2025

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: NASRUDDIN R. MAHESANIA
WATSON ROAD PARTNERS, LLC
A TEXAS LIMITED LIABILITY COMPANY
11700 SHOREVIEW OVERLOOK
AUSTIN, TEXAS 78732
(210)454-9060

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NASRUDDIN R. MAHESANIA, 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.

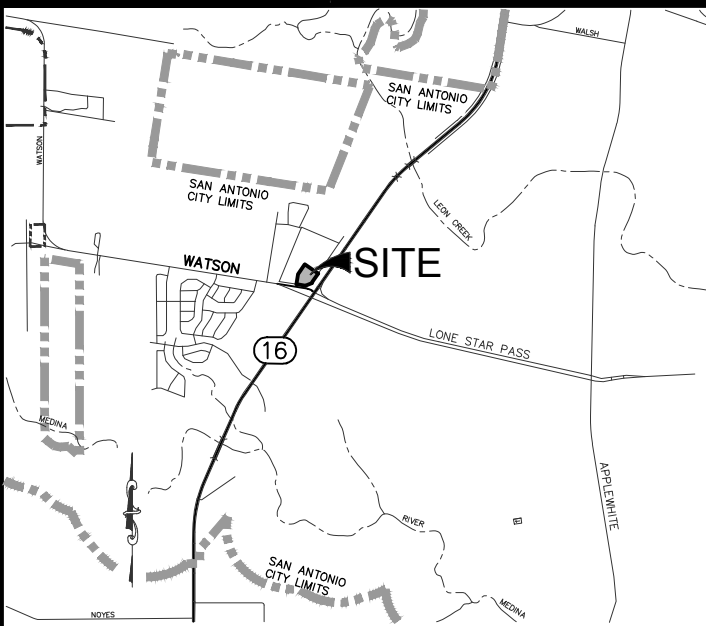
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF RODEO WATSON HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES



LOCATION MAP
NOT TO SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SQ.FT.	SQUARE FEET
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
ELEC ESMT	ELECTRIC EASEMENT	VOL	VOLUME
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	W	WATER
IN/EG	INGRESS/EGRESS	1	EXISTING EASEMENT
NCB	NEW CITY BLOCK	1	PROPOSED EASEMENT
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	•	SET 1/2" IRON ROD
		⊙	FOUND 1/2" IRON ROD
—C—	CENTERLINE		
- - - 740 - - -	EXISTING CONTOURS		
- - - 740 - - -	PROPOSED CONTOURS		
■ ■ ■ ■ ■	CITY OF SAN ANTONIO LIMITS		

SURVEYORS NOTES:

- BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
- SET 1/2" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

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.

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.

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 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 GRANTORS 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.

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.

LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

ALLIANCE LAND SURVEYORS
TBPELS FIRM NO. 10194244
18410 US HWY 281 N, STE 109
SAN ANTONIO, TEXAS 78259
GARY@ALLIANCELANDSURVEYORS.COM
(210) 369-9509

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0565F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DRAINAGE 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF.

CROSS ACCESS:

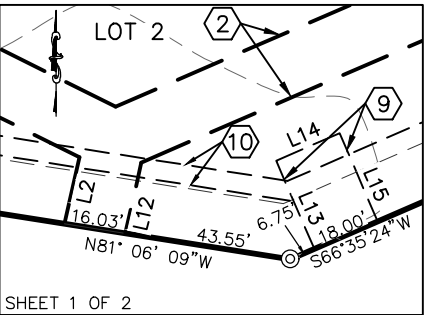
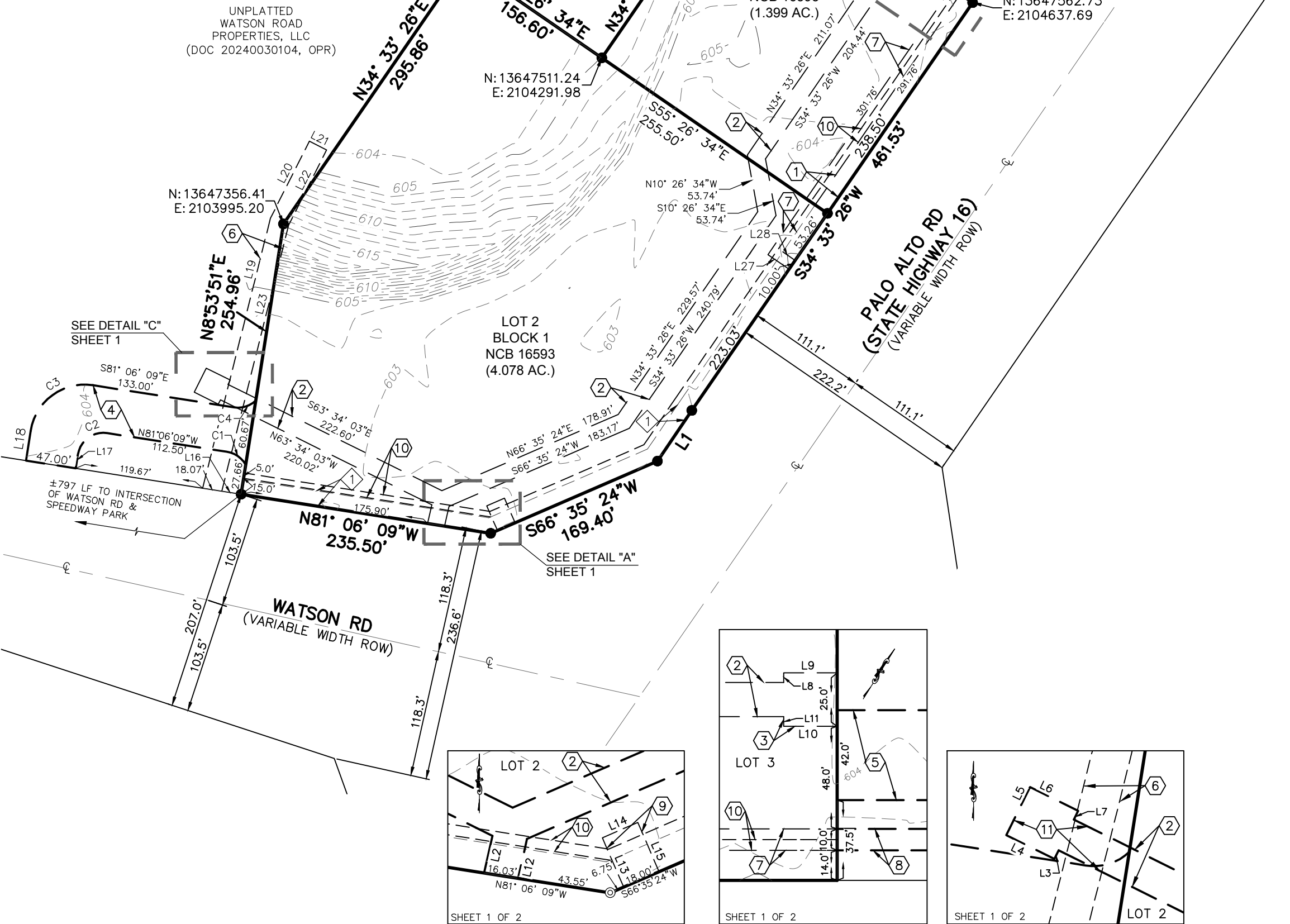
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 2 & 3, BLOCK 1, NCB 16593, IN ACCORDANCE WITH UDC 35-506(R)(3).

SAWS AQUIFER:

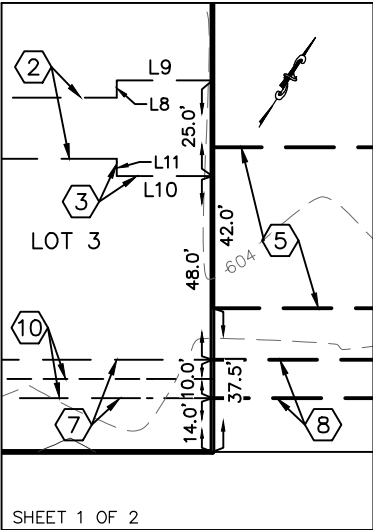
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. ADDITIONALLY, DEVELOPMENT MUST COMPLY SPECIFICALLY WITH THE APPROVED WATER POLLUTION ABATEMENT PLAN INCLUDING TCEQ MANDATED BUFFER REQUIREMENTS. ANY TCEQ MANDATED BUFFER RESTRICTIONS IF APPLICABLE ARE TO BE ADHERED TO.

EASEMENT CALLOUTS

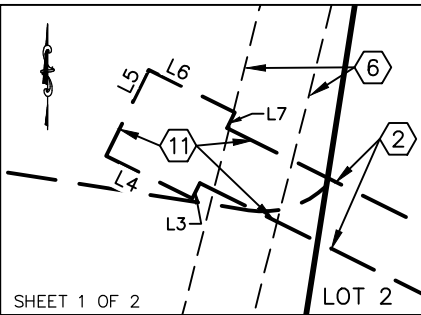
- | | | | |
|---|-------------------------------------------------------------------|----|--------------------------------------------------------------------------------|
| 1 | 14' ELEC & GAS ESMT
(DOC 20250006214, OPR) | 9 | 25'x18' WATER ESMT |
| 1 | 14' GETCTV ESMT | 10 | 5' PEDESTRIAN ESMT |
| 2 | 16' SANITARY SEWER ESMT | 11 | OFF-LOT VARIABLE WIDTH
SANITARY SEWER ESMT
(1,132.92 SQ.FT. - 0.026 AC.) |
| 3 | 25'x25' TURN AROUND SANITARY SEWER ESMT | | |
| 4 | OFF-LOT VARIABLE WIDTH ACCESS ESMT
(9,938 SQ.FT. - 0.228 AC.) | | |
| 5 | OFF-LOT VARIABLE WIDTH ACCESS ESMT
(22,744 SQ.FT. - 0.522 AC.) | | |
| 6 | OFF-LOT 18' DRAINAGE ESMT
(6,069.51 SQ.FT. - 0.139 AC.) | | |
| 7 | 10' WATER ESMT | | |
| 8 | OFF-LOT 10' WATER ESMT
(17,354 SQ.FT. - 0.398 AC.) | | |



DETAIL "A"
SCALE: 1"=50'



DETAIL "B"
SCALE: 1"=50'



DETAIL "C"
SCALE: 1"=50'

SEE SHEET 2 OF 2 FOR LINE
AND CURVE TABLES

SHEET 1 OF 2



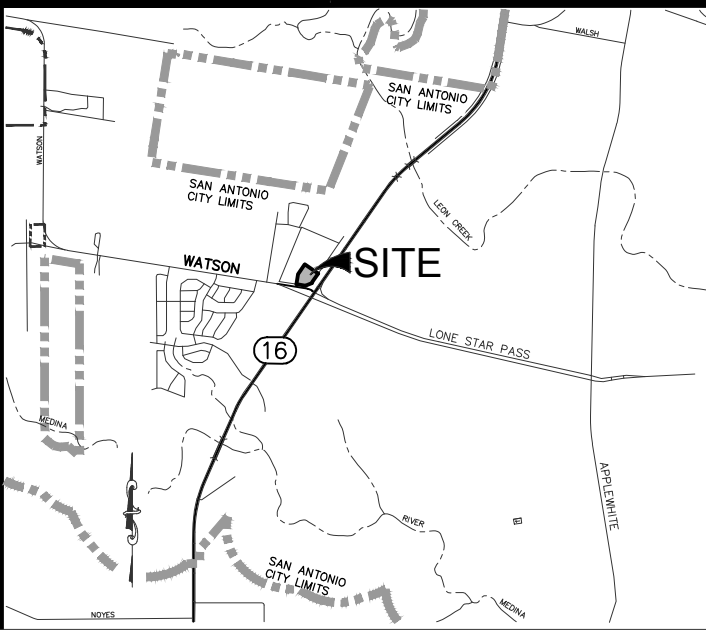
RODEO WATSON

CIVIL JOB NO. 1412

Date: Mar 13, 2025, 9:31am User ID: klove
File: K:\PROJECTS\1412-00 Rodeo Watson\Plats\Drawings\23-11800429 Rodeo Watson 2010.dwg

RODEO WATSON

BEING A TOTAL OF 5.477 ACRES, BEING A 28.329 ACRE TRACT OF LAND OUT OF A 67.59 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20240030104 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE IGNACIO PEREZ SURVEY, ABSTRACT NO. 13, COUNTY BLOCK 4297, ESTABLISHING LOTS 2 & 3 BLOCK 1, NEW CITY BLOCK 16593, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

FLOODPLAIN VERIFICATION:

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RESIDENTIAL FINISHED FLOOR:

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DRAINAGE NOTES:

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CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF.

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 2 & 3, BLOCK 1, NCB 16593, IN ACCORDANCE WITH UDC 35-506(R)(3).

SAWS/AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. ADDITIONALLY, DEVELOPMENT MUST COMPLY SPECIFICALLY WITH THE APPROVED WATER POLLUTION ABATEMENT PLAN INCLUDING TCEQ MANDATED BUFFER REQUIREMENTS. ANY TCEQ MANDATED BUFFER RESTRICTIONS IF APPLICABLE ARE TO BE ADHERED TO.

SAWS DEDICATION:

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.

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 CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 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.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 2 ACCESS POINTS ALONG STATE HIGHWAY 16, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 518.59.
- 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 TxDOT.

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SQ.FT.	SQUARE FEET
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
ELEC	ELECTRIC	VOL	VOLUME
ESMT	EASEMENT	W	WATER
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	◇	EXISTING EASEMENT
IN/EG	INGRESS/EGRESS	①	PROPOSED EASEMENT
NCB	NEW CITY BLOCK	●	SET 1/2" IRON ROD
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	⊙	FOUND 1/2" IRON ROD
—	CENTERLINE		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
■ ■ ■	CITY OF SAN ANTONIO LIMITS		

EASEMENT CALLOUTS

- 14' GETCTV ESMT
- 16' SANITARY SEWER ESMT
- 25'x25' TURN AROUND SANITARY SEWER ESMT
- OFF-LOT VARIABLE WIDTH ACCESS ESMT (9,938 SQ.FT. - 0.228 AC.)
- OFF-LOT VARIABLE WIDTH ACCESS ESMT (22,744 SQ.FT. - 0.522 AC.)
- OFF-LOT 18' DRAINAGE ESMT (6,069.51 SQ.FT. - 0.139 AC.)
- 10' WATER ESMT
- OFF-LOT 10' WATER ESMT (17,354 SQ.FT. - 0.398 AC.)
- 25'x18' WATER ESMT
- 5' PEDESTRIAN ESMT
- OFF-LOT VARIABLE WIDTH SANITARY SEWER ESMT (1,132.52 SQ.FT. - 0.026 AC.)



Klove
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Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683
DATE OF PREPARATION: MARCH 13, 2025

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: NASRUDDIN R. MAHESANIA
WATSON ROAD PARTNERS, LLC
A TEXAS LIMITED LIABILITY COMPANY
11700 SHOREVIEW OVERLOOK
AUSTIN, TEXAS 78732
(210)454-9060

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NASRUDDIN R. MAHESANIA 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 _____ DAY OF _____,
A.D. _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF RODEO WATSON HAS BEEN SUBMITTED
TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE
DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH
STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYORS NOTES:

- BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
- SET 1/2" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

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.

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.

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 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 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.

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.

LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

ALLIANCE LAND SURVEYORS
TBPELS FIRM NO. 10194244
18410 US HWY 281 N, Ste 109
SAN ANTONIO, TEXAS 78259
GARY@ALLIANCELANDSURVEYORS.COM
(210) 369-9509

Line Table			
Line #	Length	Direction	
L1	57.06'	S34° 07' 26"W	
L2	17.75'	N12° 53' 05"E	
L3	4.50'	S26° 25' 57"W	
L4	25.00'	N63° 34' 03"W	
L5	25.00'	N26° 25' 57"E	
L6	25.00'	S63° 34' 03"E	
L7	4.50'	S26° 25' 57"W	
L8	4.50'	N55° 26' 34"W	
L9	25.00'	N34° 33' 26"E	
L10	25.00'	S34° 33' 26"W	
L11	4.50'	N55° 26' 34"W	
L12	18.88'	S12° 53' 05"W	
L13	25.00'	N23° 24' 36"W	
L14	18.00'	N66° 35' 24"E	
L15	25.00'	S23° 24' 36"E	
L16	18.25'	N81° 06' 09"W	

Line Table			
Line #	Length	Direction	
L17	13.00'	S8° 53' 51"W	
L18	28.00'	N8° 53' 51"E	
L19	259.53'	N14° 06' 15"E	
L20	80.40'	N26° 50' 05"E	
L21	18.00'	S63° 09' 55"E	
L22	78.39'	S26° 50' 05"W	
L23	255.88'	S14° 06' 15"W	
L24	28.50'	S55° 26' 34"E	
L25	47.00'	S34° 33' 26"W	
L26	13.50'	N55° 26' 34"W	
L27	24.00'	N55° 26' 34"W	
L28	14.00'	S55° 26' 34"E	

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Length
C1	22.43'	24.02'	53°28'56"	12.10'	21.62'
C2	37.70'	24.00'	90°00'00"	24.00'	33.94'
C3	80.11'	51.00'	90°00'00"	51.00'	72.12'
C4	21.92'	24.00'	52°20'30"	11.79'	21.17'
C5	80.11'	51.00'	90°00'00"	51.00'	72.12'
C6	37.70'	24.00'	90°00'03"	24.00'	33.94'

