

**SURVEYOR'S NOTES:**

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.
- This drawing shows existing spot elevations and contour lines based upon a field survey conducted by survey personnel. The contour interval is 1 foot. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS observations.
- All lot corners will be monumented with a 1/2-inch iron rod with a plastic cap (stamped "KHA") , or a P-K nail with shiner (stamped "KHA") after road construction and prior to lot sales.

**TREE NOTE:**

This subdivision is subject to a Master Tree Plan (AP # 2525652) 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 owners of single-family residential lots subdivided hereunder for which construction of a residential structure has been completed. The Master Tree Plan is on file at the City of San Antonio Arboretal Office. No Trees or Understory shall be removed without prior approval of the City Arboretal Office per 35477(h).

**SAWS 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.

**SAWS IMPACT FEE NOTE:**

Water and/or wastewater impact fees were not paid at time of platting for this plat. All impact fees must be paid prior to water meter set and/or wastewater service connection.

**SAWS DEDICATION NOTE:**

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:**

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.

**LEGEND**

IRSC	1/2" IRON ROD W/ "KHA" CAP SET
ROW	RIGHT-OF-WAY
N.C.B.	NEW CITY BLOCK
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE(S)
ESMT	EASEMENT
E.G.C.A.T.V.	ELECTRIC, GAS, AND CABLE TELEVISION
OPRBC	OFFICIAL PUBLIC RECORDS BEAR COUNTY, TEXAS
PRBC	PLAT RECORDS BEAR COUNTY, TEXAS
DRBC	DEED AND PLAT RECORDS BEAR COUNTY, TEXAS
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	1% AC EFFECTIVE FLOODPLAIN

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.

*Michael A. Scholz* 9/20/2023  
Michael A. Scholz, P.E. #131737  
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 Land Surveying according to an actual survey made on the ground by Kimley-Horn & Associates, Inc.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

*John G. Mosier* 9-20-2022  
John G. Mosier, Registered Professional Land Surveyor No. 6330

Copyright © 2022  
Kimley-Horn and Associates, Inc.  
All rights reserved

- 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.
  - Concrete driveway approaches are allowed within the five (5) and ten (10) foot wide electric and gas easements when lots are served only by underground electric and gas facilities.
  - Roof overhangs are allowed within the 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.

**OPEN SPACE NOTE:**

Lots 901-904, Block 26, NCB 12867, is designated as open space and as a common area and a public drainage, sewer, water, electric, gas, telephone and cable TV easement.

**MULTIPLE PAGE NOTE:**

Plat notes apply to every page of this multiple page plat.

**COMMON AREA MAINTENANCE NOTE:**

The maintenance of all private streets, open space, greenbelts, parks, tree save areas, including Lots 901-904, Block 26, NCB 12867, drainage easements and easements of any nature within this subdivision shall be the responsibility of the Property Owners, or the Property Owner's Association, or its successors or assigns and not the responsibility of the City of San Antonio or Bexar County.

**RESIDENTIAL FINISHED FLOOR NOTE:**

Residential finished floor elevations must be a minimum of eight (8) inches above final adjacent grade.

**DETENTION & MAINTENANCE:**

Storm water detention is required for property within the boundary of this plat. Building permits shall be issued only in conjunction with necessary storm water detention approved by the City of San Antonio Floodplain Administrator. The property may be eligible to post a fee in lieu of detention (FILO) if offsite drainage conditions allow but only when approved by the City of San Antonio Floodplain Administrator. Maintenance of on-site storm water detention shall be the sole responsibility of the property owners and/or the property owners' association and its successors or assigns and is not the responsibility of the City of San Antonio or Bexar County.

**FIRE DEPARTMENT ACCESS EASEMENT 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.

**RESIDENTIAL 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 building permit approval in accordance with the procedures set forth by the City of San Antonio Director of Development Services Department and the San Antonio Fire Department Fire Marshal.

- 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 TCI or Director of Public Works. The City of San Antonio and Bexar County shall have the right of ingress and egress over the 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.
  - 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 Sept. 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 Floodplain Administrator of the City of San Antonio or Bexar County.
  - Residential structures are not allowed within the City of San Antonio ultimate development floodplain. 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 occupancy of residential buildings, as determined by the Floodplain Administrator of the City of San Antonio.

PLAT NO. 21-11800632

SUBDIVISION PLAT ESTABLISHING  
**ROSILLO RANCH PHASES 5 AND 6**  
BEING 35.169 ACRES OF LAND IN NEW  
CITY BLOCK 35098, CITY OF SAN  
ANTONIO, BEXAR COUNTY, TEXAS,  
CONTAINING THE REMAINING PORTION  
OF THAT CERTAIN 56.251 ACRE TRACT 1,  
AND A PORTION OF THAT CERTAIN 8.013  
ACRE TRACT 5, BOTH DESCRIBED IN  
INSTRUMENT TO HDC FOSTER RD LLC,  
RECORDED IN DOCUMENT NO.  
20190165112, OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS.

**Kimley»Horn**

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
DJG	JGM	09/18/2023	068706708

State of Texas \$  
County of Bexar \$

The owner of the land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*Paul Powell*  
OWNER/DEVELOPER: Paul Powell, Vice President  
HDC Foster RD, LLC  
100 NE Loop 410, Ste. 1080  
San Antonio, Texas 78216

State of Texas \$  
County of Bexar \$

Before me, the undersigned authority on this day personally appeared PAUL POWELL, 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

21<sup>st</sup> day of September, A.D. 2023

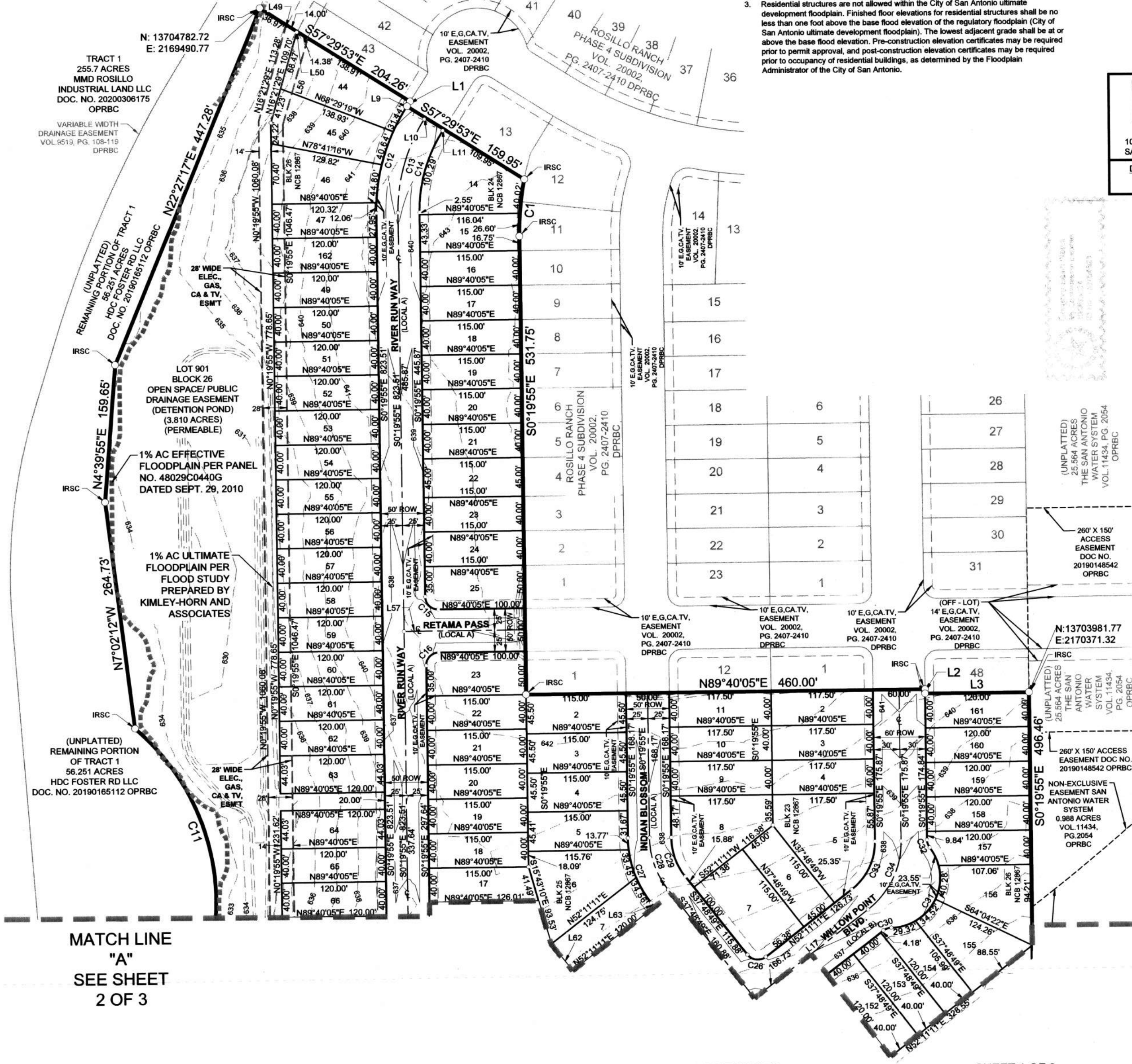
*Notary Public, Bexar County, Texas*

This plat of ROSILLO RANCH PHASES 5 AND 6 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

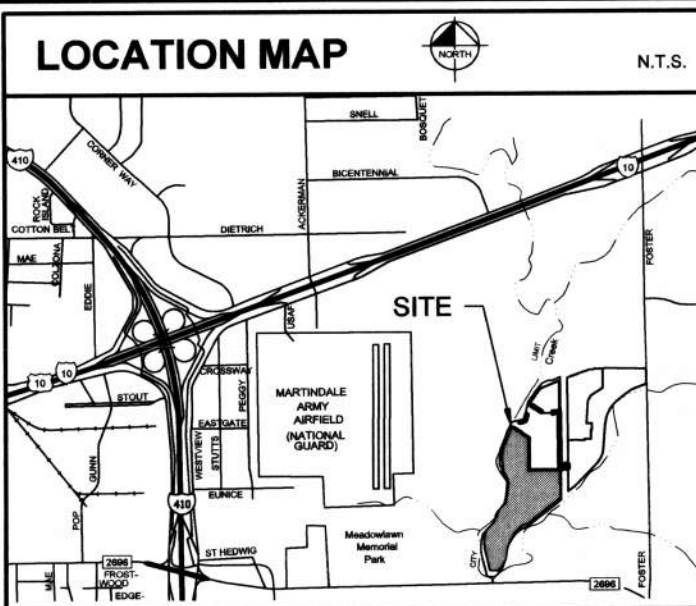


MATCH LINE  
"A"  
SEE SHEET  
2 OF 3

NOTE: SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SHEET 1 OF 3





LEGEND

IRSC	1/2" IRON ROD W/ "KHA" CAP SET
ROW	RIGHT-OF-WAY
N.C.B.	NEW CITY BLOCK
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE(S)
ESMT	EASEMENT
E.G. CATV	ELECTRIC, GAS, AND CABLE TELEVISION
OPRBC	OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
PRBC	PLAT RECORDS BEXAR COUNTY, TEXAS
DRBC	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	1% AC EFFECTIVE FLOODPLAIN

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 dedicating easements and rights-of-way for utility, transmission and distribution infrastructure and service facilities in the areas designated on this plat as "electric 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 herein.
- Concrete driveway approaches are allowed within the five (5) and ten (10) foot wide electric and gas easements when lots are served only by underground electric and gas facilities.
- Roof overhangs are allowed within the 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.

SAWS 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.

SAWS IMPACT FEE NOTE:

Water and/or wastewater impact fees were not paid at time of platting for this plat. All impact fees must be paid prior to water meter set and/or wastewater service connection.

SAWS DEDICATION NOTE:

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:

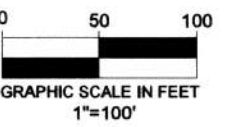
A portion of the tract is below the ground elevation of 643 feet where the static pressure will normally exceed 80 psi. At all such locations, the owner or builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance with the Plumbing Code of the City of San Antonio.

SURVEYOR'S NOTES:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.
  - This drawing shows existing spot elevations and contour lines based upon a field survey conducted by survey personnel. The contour interval is 1 foot. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS observations.
  - All lot corners will be monumented with a 1/2-inch iron rod with a plastic cap (stamped "KHA"), or a P-K nail with shiner (stamped "KHA") after road construction and prior to lot sales.
- TREE NOTE:**  
This subdivision is subject to a Master Tree Plan (AP # 2525652) 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 owners of single-family residential lots subdivided hereunder for which construction of a residential 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 Arborist Office per 35477(h).

PLAT NO. 21-11800632

SUBDIVISION PLAT ESTABLISHING  
ROSILLO RANCH PHASES 5 AND 6  
BEING 35.169 ACRES OF LAND IN NEW  
CITY BLOCK 35098, CITY OF SAN  
ANTONIO, BEXAR COUNTY, TEXAS,  
CONTAINING THE REMAINING PORTION  
OF THAT CERTAIN 56.251 ACRE TRACT 1,  
AND A PORTION OF THAT CERTAIN 8.013  
ACRE TRACT 5, BOTH DESCRIBED IN  
INSTRUMENT TO HDC FOSTER RD LLC,  
RECORDED IN DOCUMENT NO.  
20190165112, OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS.



**Kimley»Horn**

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
DJG	JGM	09/18/2023	068706708

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: Paul Powell, Vice President  
HDC Foster RD, LLC  
100 NE Loop 410, Ste. 1080  
San Antonio, Texas 78216

State of Texas §  
County of Bexar §

Before me, the undersigned authority on this day personally appeared PAUL POWELL, 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

21<sup>st</sup> day of September, A.D. 2023

*[Signature]*  
Notary Public, Bexar County, Texas

This plat of ROSILLO RANCH PHASES 5 AND 6 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

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.

*Michael A. Scholz* 9/20/2023  
Michael A. Scholz, P.E. #131737  
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 Land Surveying according to an actual survey made on the ground by Kimley-Horn & Associates, Inc.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

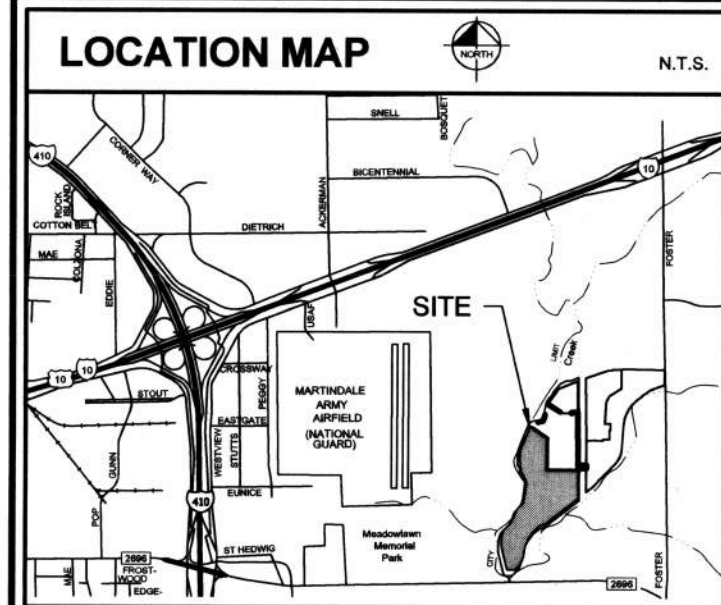
*John G. Mosier* 9-20-2023  
John G. Mosier, Registered Professional Land Surveyor No. 6330

Copyright © 2022  
Kimley-Horn and Associates, Inc.  
All rights reserved

NOTE: SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SHEET 2 OF 3





LEGEND

IRSC	1/2" IRON ROD W/ "KHA" CAP SET
ROW	RIGHT-OF-WAY
N.C.B.	NEW CITY BLOCK
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE(S)
ESMT	EASEMENT
E.G.C.A.T.V.	ELECTRIC, GAS, AND CABLE TELEVISION
OPRBC	OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
PRBC	PLAT RECORDS BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	1% AC EFFECTIVE FLOODPLAIN

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S32°30'07"W	6.68'	L35	N01°59'12"E	20.00'
L2	S00°19'55"E	5.00'	L36	S80°35'42"E	60.57'
L3	N89°40'05"E	120.00'	L37	N20°25'24"E	43.22'
L4	S69°24'51"W	110.62'	L38	N28°25'59"W	19.99'
L5	S51°35'02"W	26.22'	L39	N71°30'51"E	15.94'
L6	S32°35'36"W	64.48'	L40	N06°21'50"E	19.63'
L7	S45°18'24"W	59.26'	L41	N28°29'10"W	35.56'
L8	S89°46'33"W	111.59'	L42	N80°04'34"E	18.45'
L9	S32°30'07"W	2.15'	L43	S56°23'48"E	19.31'
L10	S32°30'07"W	2.15'	L44	N10°57'23"E	40.37'
L11	S32°30'07"W	2.15'	L45	N12°03'40"E	47.74'
L12	N52°11'11"E	44.66'	L46	S05°38'40"E	44.72'
L13	N52°11'11"E	71.44'	L47	N47°29'08"E	44.72'
L14	N49°36'44"E	88.87'	L48	S49°43'05"W	13.35'
L15	N54°45'36"E	88.87'	L49	N29°18'11"E	3.31'
L16	S62°11'11"W	31.65'	L50	N28°47'51"E	0.88'
L17	N52°11'11"E	443.51'	L51	N37°48'49"W	13.36'
L18	S51°33'49"E	29.21'	L52	N50°50'01"E	89.67'
L19	S51°33'49"E	72.06'	L53	N20°25'24"E	63.55'
L20	S51°33'49"E	28.97'	L54	N28°25'59"W	9.33'
L21	S37°48'49"E	69.29'	L55	N37°48'49"W	54.22'
L22	S47°08'30"E	59.86'	L56	S16°21'29"W	104.51'
L23	S47°08'30"E	150.00'	L57	N89°40'05"E	140.00'
L24	S47°08'30"E	59.86'	L58	S00°19'55"E	7.50'
L25	S69°04'46"E	104.91'	L59	S00°19'55"E	22.64'
L26	S69°04'46"E	207.16'	L60	S15°43'10"E	8.87'
L27	S69°04'46"E	104.91'	L61	S15°43'10"E	43.17'
L28	N20°55'14"E	114.26'	L62	S37°48'49"E	40.00'
L29	N03°12'07"E	8.11'	L63	S37°48'49"E	5.88'
L30	S86°47'53"E	57.50'	L64	S56°23'48"E	19.31'
L31	S86°47'53"E	150.00'	L65	N20°55'14"E	10.07'
L32	S86°47'53"E	57.50'	L66	N20°55'14"E	18.00'
L33	S37°48'49"E	7.03'	L67	N20°55'14"E	18.00'
L34	S37°48'49"E	7.03'			

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.

*Michael A. Scholtz* 9/20/2023

Michael A. Scholtz, P.E. #131737  
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 Land Surveying according to an actual survey made on the ground by Kimley-Horn & Associates, Inc.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

*John G. Mosier* 9-20-2023

John G. Mosier, Registered Professional Land Surveyor No. 6330

Copyright © 2022  
Kimley-Horn and Associates, Inc.  
All rights reserved

SAWS 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.

SAWS IMPACT FEE NOTE:

Water and/or wastewater impact fees were not paid at time of platting for this plat. All impact fees must be paid prior to water meter set and/or wastewater service connection.

SAWS DEDICATION NOTE:

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:

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.

SURVEYOR'S NOTES:

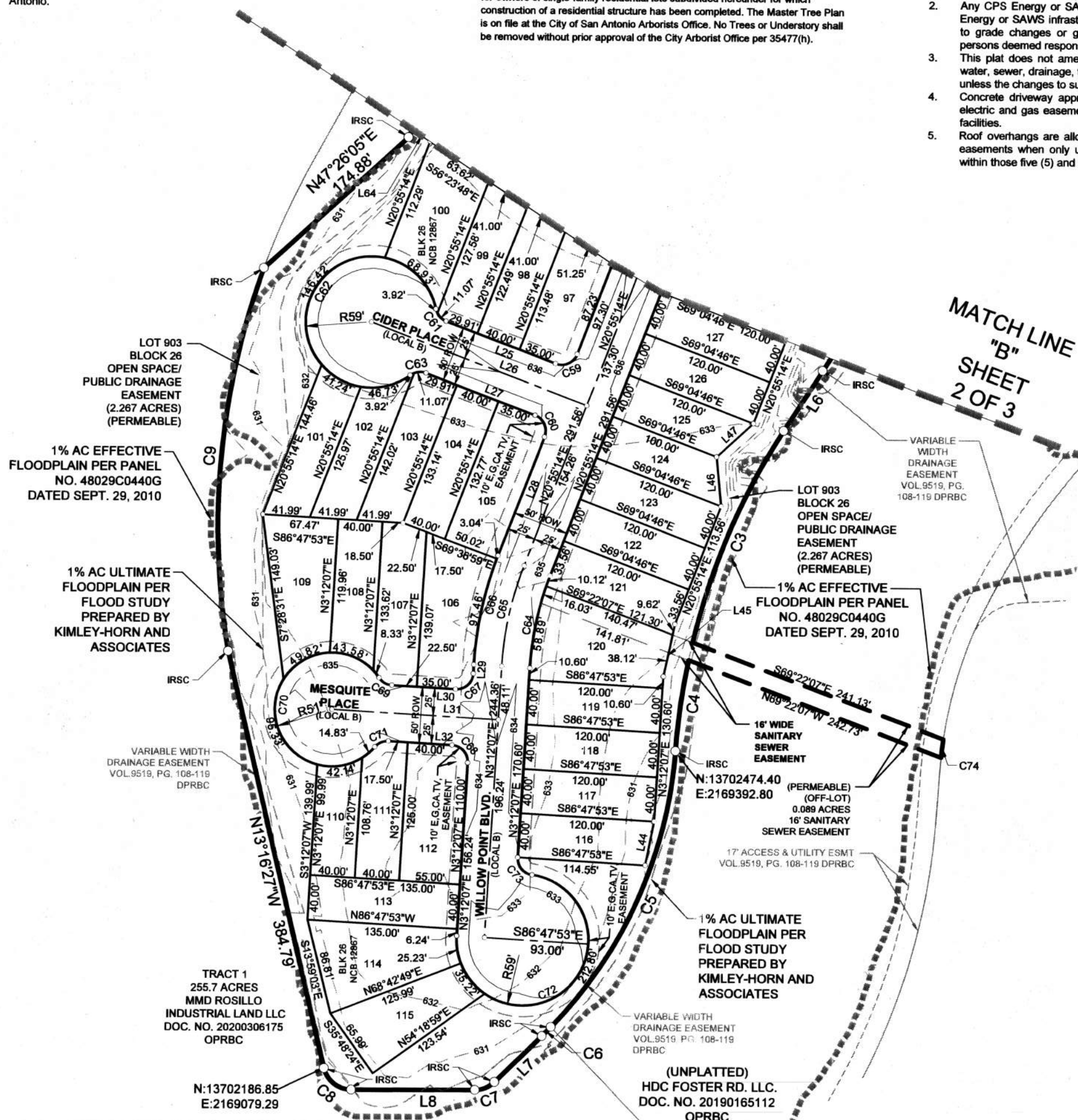
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.
- This drawing shows existing spot elevations and contour lines based upon a field survey conducted by survey personnel. The contour interval is 1 foot. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS observations.
- All lot corners will be monumented with a 1/2-inch iron rod with a plastic cap containing "KHA", or a P-K nail with shiner (stamped "KHA") after road construction and prior to lot sales.

TREE NOTE:

This subdivision is subject to a Master Tree Plan (AP # 2525652) 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 owners of single-family residential lots subdivided hereunder for which construction of a residential 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 Arborist Office per 35477(h).

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 dedicating easements and rights-of-way for utility, transmission and distribution infrastructure and service facilities in the areas designated on this plat as "electric 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.
- Concrete driveway approaches are allowed within the five (5) and ten (10) foot wide electric and gas easements when lots are served only by underground electric and gas facilities.
- Roof overhangs are allowed within the 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.



CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°13'37"	340.00'	66.62'	S05°16'54"W	66.52'	C20	90°00'00"	15.00'	23.56'	S82°48'49"E	21.21'	C39	96°21'08"	15.00'	25.22'	N80°15'38"E	22.36'	C58	15°10'53"	325.00'	86.11'	N28°30'40"E	85.86'
C2	18°59'26"	611.89'	202.81'	S42°05'19"W	201.88'	C21	2°34'26"	500.00'	22.46'	N50°53'59"E	22.46'	C40	98°51'00"	15.00'	25.88'	S02°08'19"E	22.79'	C59	90°00'00"	15.00'	23.56'	N65°55'14"E	21.21'
C3	19°27'57"	611.89'	207.88'	S22°51'38"W	206.89'	C22	2°34'25"	500.00'	22.46'	N53°28'23"E	22.46'	C41	13°45'00"	525.00'	125.99'	S44°41'19"E	125.69'	C60	90°00'00"	15.00'	23.56'	S24°04'46"E	21.21'
C4	7°41'37"	611.89'	82.16'	S07°46'01"W	82.10'	C23	2°34'26"	500.00'	22.46'	S50°53'58"W	22.46'	C42	13°45'00"	500.00'	119.99'	S44°41'19"E	119.70'	C61	57°16'46"	15.00'	15.00'	S40°26'23"E	14.38'
C5	39°44'15"	400.58'	277.82'	S23°47'20"W	272.29'	C24	2°34'25"	500.00'	22.46'	N53°28'23"E	22.46'	C43	13°45'00"	475.00'	113.99'	S44°41'19"E	113.72'	C62	294°33'33"	59.00'	303.32'	S20°55'14"W	63.78'
C6	1°38'56"	400.58'	11.53'	S44°28'56"W	11.53'	C25	90°00'00"	15.00'	23.56'	N07°11'11"E	21.21'	C44	57°16'46"	15.00'	15.00'	S09°10'26"E	14.38'	C63	57°16'46"	15.00'	15.00'	N82°16'51"E	14.38'
C7	44°28'09"	25.00'	19.40'	S67°32'28"W	18.92'	C26	90°00'00"	15.00'	23.56'	S82°48'49"E	21.21'	C45	294°33'33"	59.00'	303.32'	S52°11'11"W	63.78'	C64	17°43'07"	275.00'	85.04'	N12°03'40"E	84.70'
C8	76°43'58"	25.00'	33.47'	N51°51'28"W	31.03'	C27	37°28'54"	125.00'	81.77'	S19°04'22"E	80.32'	C46	57°16'46"	15.00'	15.00'	S66°27'13"E	14.38'	C65	17°43'07"	300.00'	92.77'	N12°03'40"E	92.41'
C9	29°28'54"	679.88'	349.44'	N04°59'17"E	345.60'	C28	37°28'54"	100.00'	65.42'	S19°04'22"E	64.26'	C47	20°06'07"	325.00'	114.03'	N42°08'07"E	113.44'	C66	17°43'07"	325.00'	100.51'	N12°03'40"E	100.11'
C10	37°44'46"	403.84'	266.05'	N35°49'43"E	261.27'	C29	37°28'54"	75.00'	49.06'	S19°04'22"E	48.19'	C48	20°06'08"	300.00'	105.25'	N42°08'07"E	104.72'	C67	90°00'00"	15.00'	23.56'	N48°12'07"E	21.21'
C11	61°08'17"	265.28'	283.07'	N18°44'09"W	269.83'	C30	36°48'06"	15.00'	9.63'	S70°35'14"W	9.47'	C49	4°54'00"	275.00'	23.52'	N49°44'10"E	23.51'	C68	90°00'00"	15.00'	23.56'	S41°47'53"E	21.21'
C12	32°50'02"	225.00'	128.94'	S16°05'06"W	127.18'	C31	126°07'18"	58.00'	127.67'	N25°55'38"E	103.41'	C50	2°34'18"	325.00'	14.59'	N50°54'02"E	14.59'	C69	52°41'41"	15.00'	13.80'	S60°27'02"E	13.31'
C13	32°50'02"	200.00'	114.61'	S16°05'06"W	113.03'	C32	36°48'06"	15.00'	9.63'	S18°43'58"E	9.47'	C51	83°14'37"	15.00'	21.79'	S88°45'49"E	19.93'	C70	285°23'23"	51.00'	254.03'	N03°12'07"E	61.82'
C14	32°50'02"	175.00'	100.29'	S16°05'06"W	98.92'	C33	52°31'06"	70.00'	64.16'	N25°55'38"E	61.94'	C52	83°14'37"	15.00'	21.79'	S05°31'12"E	19.93'	C71	52°41'41"	15.00'	13.80'	N66°51'16"E	13.31'
C15	90°00'00"	15.00'	23.56'	S45°19'55"E	21.21'	C34	52°31'06"	100.00'	91.66'	N25°55'38"E	88.49'	C53	52°41'41"	15.00'	13.80'	S20°47'40"E	13.31'	C72	265°21'04"	59.00'	273.25'	N50°31'38"E	86.76'
C16	90°00'00"	15.00'	23.56'	S44°40'05"W	21.21'	C35	20°06'07"	175.00'	61.40'	N42°08'07"E	61.08'	C54	285°23'23"	51.00'	254.03'	N42°51'30"E	61.82'	C73	85°20'57"	15.00'	22.34'	S39°28'22"E	20.34'
C17	37°28'55"	175.00'	114.48'	S19°04'23"E	112.45'	C36	20°06'08"	200.00'	70.17'	N42°08'07"E	69.81'	C55	52°41'41"	15.00'	13.80'	S73°29'21"E	13.31'	C74	2°24'23"	392.32'	16.48'	S06°50'04"W	16.48'
C18	37°28'55"	150.00'	98.13'	S19°04'22"E	96.39'	C37	77°11'15"	15.00'	20.21'	S00°46'48"W	18.71'	C56	31°15'57"	275.00'	150.07'	N36°33'12"E	148.21'	C75	64°02'34"	87.00'	97.25'	S10°46'17"W	92.26'
C19	37°28'55"	125.00'	81.77'	S19°04'22"E	80.32'	C38	77°12'23"	225.00'	28.63'	N35°43'44"E	28.61'	C57	31°15'57"	300.00'	163.71'	N36°33'12"E	161.68'						

SHEET 3 OF 3