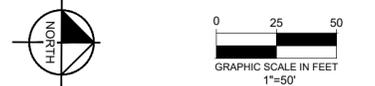


SUBDIVISION PLAT ESTABLISHING ROSILLO RANCH PHASE 4 BEING 16.446 ACRES OF LAND IN NEW CITY BLOCK 35098, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND CONTAINING PORTIONS OF THAT CERTAIN 56.251 ACRE TRACT 1, DESCRIBED IN INSTRUMENT TO HDC FOSTER RD, LLC., RECORDED IN DOCUMENT NO. 20190165112 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, ALSO CONTAINING PORTIONS OF THAT CERTAIN 25.564 ACRE TRACT DESCRIBED IN INSTRUMENT TO SAN ANTONIO WATER SYSTEM, RECORDED IN VOL. 11434, PG.2054 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS.



# Kimley»Horn

601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 FIRM # 10193973 TEL. NO. (210) 541-9166 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
ABC	JGM	AUGUST 24, 2021	068706705

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

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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

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

Notary Public, Bexar County, Texas

State of Texas \$ County of \_\_\_\_\_ \$

The City of San Antonio by and through its San Antonio Water System joins in this plat for the sole purpose of dedicating easements over and across its property, being (i) Retama Pass road right of way, and (ii) two (2) fourteen foot (14') combined underground electric, gas, cable and tv easements. The City of San Antonio reserves for the benefit of its San Antonio Water System (SAWS) the superior right of use for SAWS' existing water transmission line and any future facilities SAWS desires to construct within said property as against any easements granted herein.

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This plat of ROSILLO RANCH PHASE 4 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved with 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

**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.

**CLEAR VISION EASEMENT NOTE:**  
Clear vision areas must be free of visual obstructions in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets, or latest revision thereof.

**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.

**OPEN SPACE NOTE:**  
Lot 901, Block 18, and Lot 901, 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 Lot 901, Block 18, and Lot 901, 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.

**DRAINAGE NOTES:**

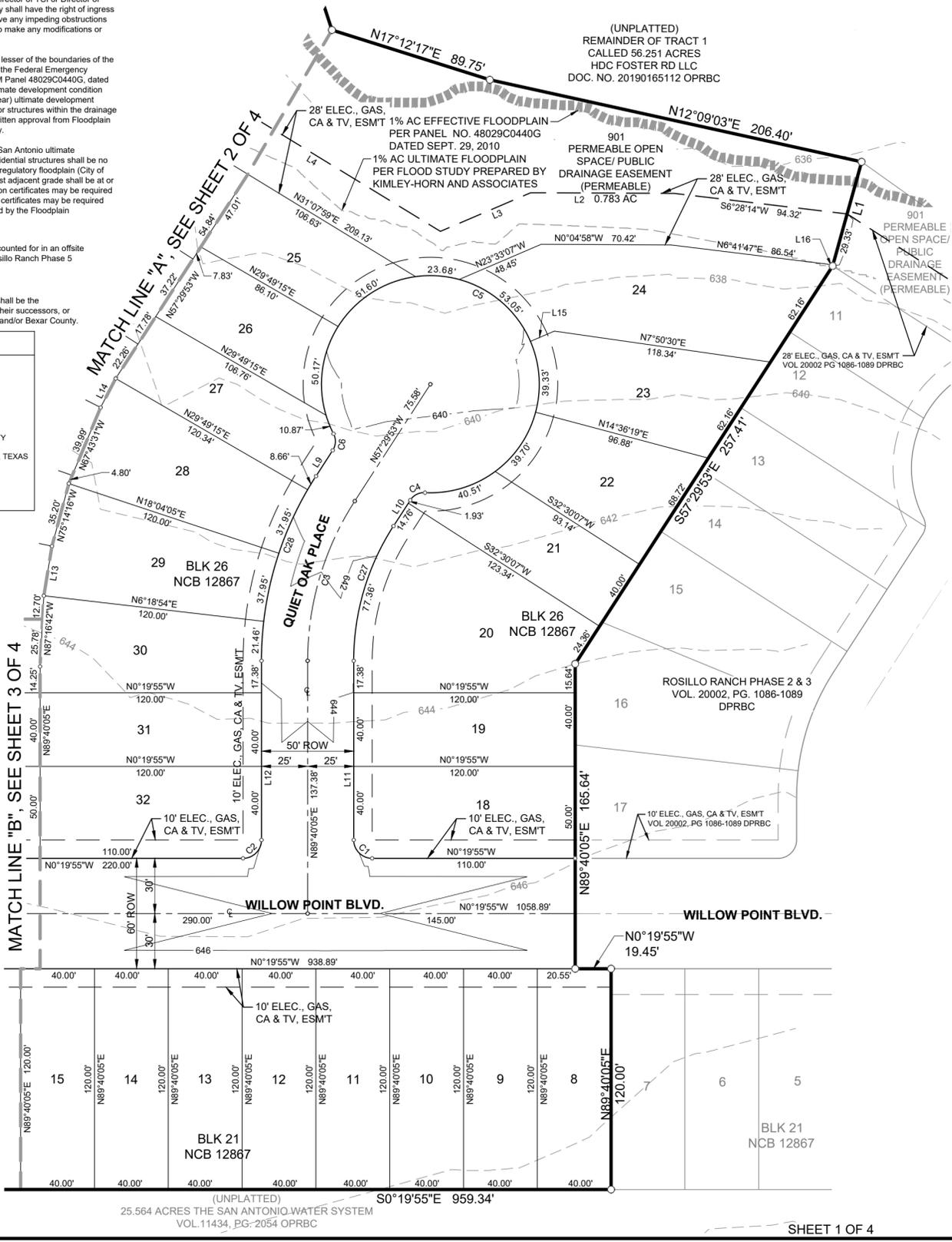
- No structure, fences, walls or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications, which alter the cross-sections of the drainage easements, as approved, shall be allowed without the approval 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 DFRM 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.

**TCI DETENTION POND NOTE:**  
Storm Water Detention is required for this property and is accounted for in an offsite detention pond located in Lot 902, Block 26, NCB 12867, Rosillo Ranch Phase 5 (Plat # 21-11800632).

**TCI DETENTION MAINTENANCE NOTE:**  
The maintenance of the detention pond and outlet structure shall be the responsibility of the lot owners or home owners association, their successors, or assigns, and not the responsibility of the City of San Antonio and/or Bexar County.

### LEGEND

1/2" IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
BRF	BRASS DISK FOUND
ROW	RIGHT OF WAY
N.C.B.	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE(S)
OPRBC	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	1% AC EFFECTIVE FLOODPLAIN
---	ELECTRIC
---	C.A. TV. CABLE AND TELEVISION



**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" 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).

**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.

**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 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.

State of Texas \$ County of Bexar \$

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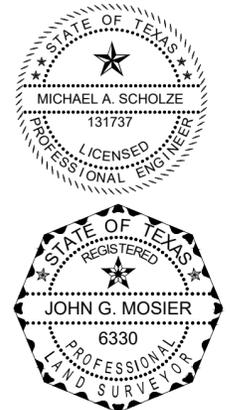
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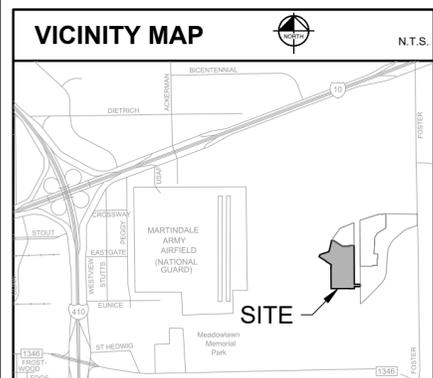
SEE PAGE 3 OF 4 FOR LINE AND CURVE TABLE

(UNPLATTED) 25.564 ACRES THE SAN ANTONIO WATER SYSTEM VOL. 11434, PG. 2054 OPRBC



DWG NAME: K:\SNA\_SURVEY\ROSILLO CREEK DEVELOPMENT\08706705-ROSILLO PH 4\DWG\KIMLEY-HORN PLAT\PLAT-ROSILLO-PHASE 4.DWG PLOTTED BY: FLORES-KELLY, JENNY 3/8/2022 8:48 AM LAST SAVED: 2/18/2022 10:12 AM

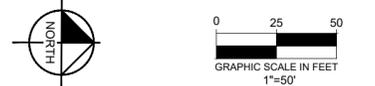
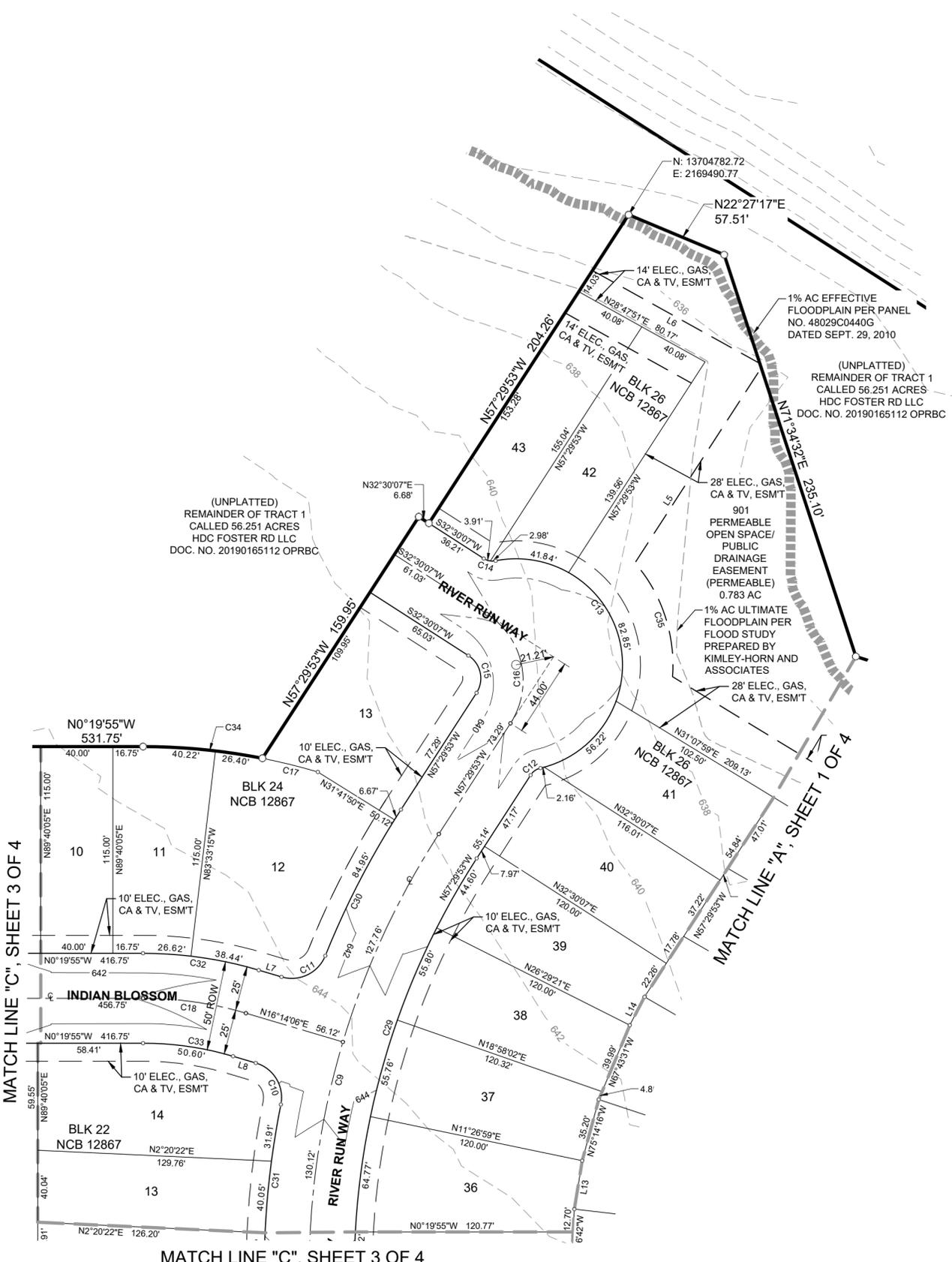
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LEGEND table with symbols for IRF, IRSC, IRFC, BDF, ROW, N.C.B., VOL., PG., OPRBC, DPRBC, contours, floodplains, and utility lines.



Kimley Horn logo and contact information: 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216. FIRM # 10193973. TEL. NO. (210) 541-9166. WWW.KIMLEY-HORN.COM. Includes a table with columns: DRAWN BY, CHECKED BY, DATE PREPARED, PROJECT NO.

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By: \_\_\_\_\_ chairman by: \_\_\_\_\_ secretary

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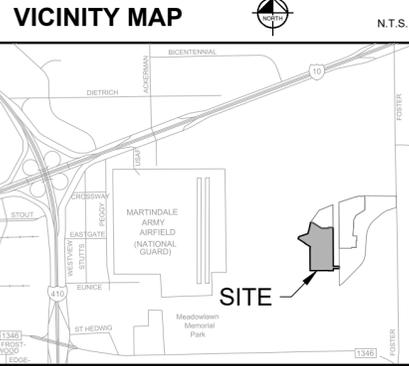
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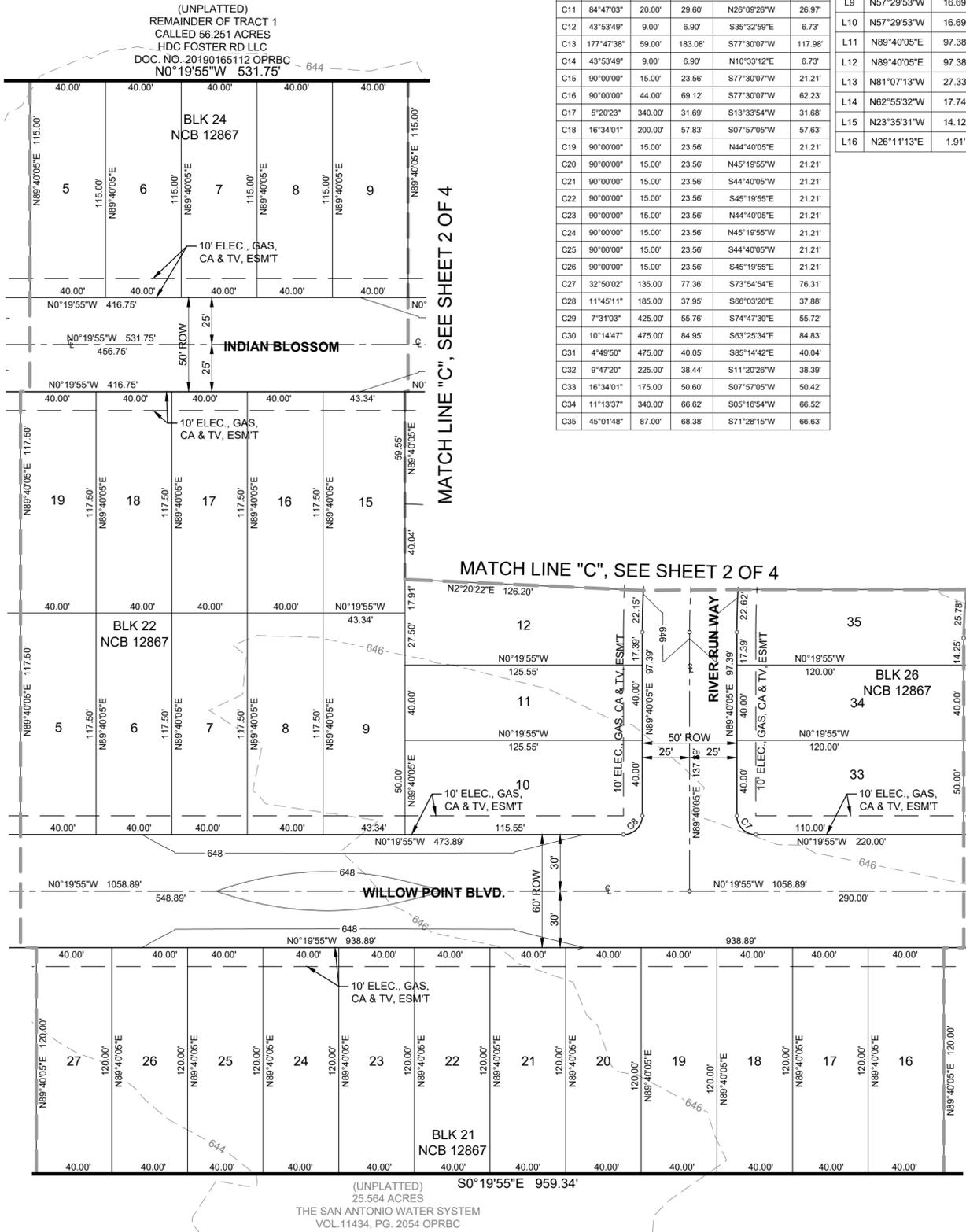
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CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD

LINE TABLE with columns: NO., BEARING, LENGTH

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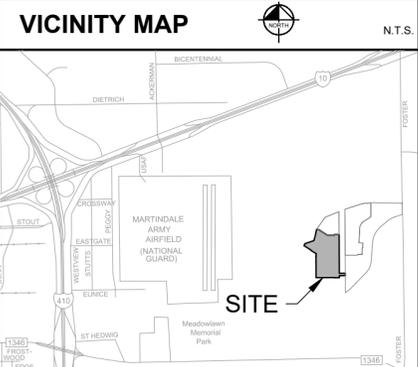
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by: secretary

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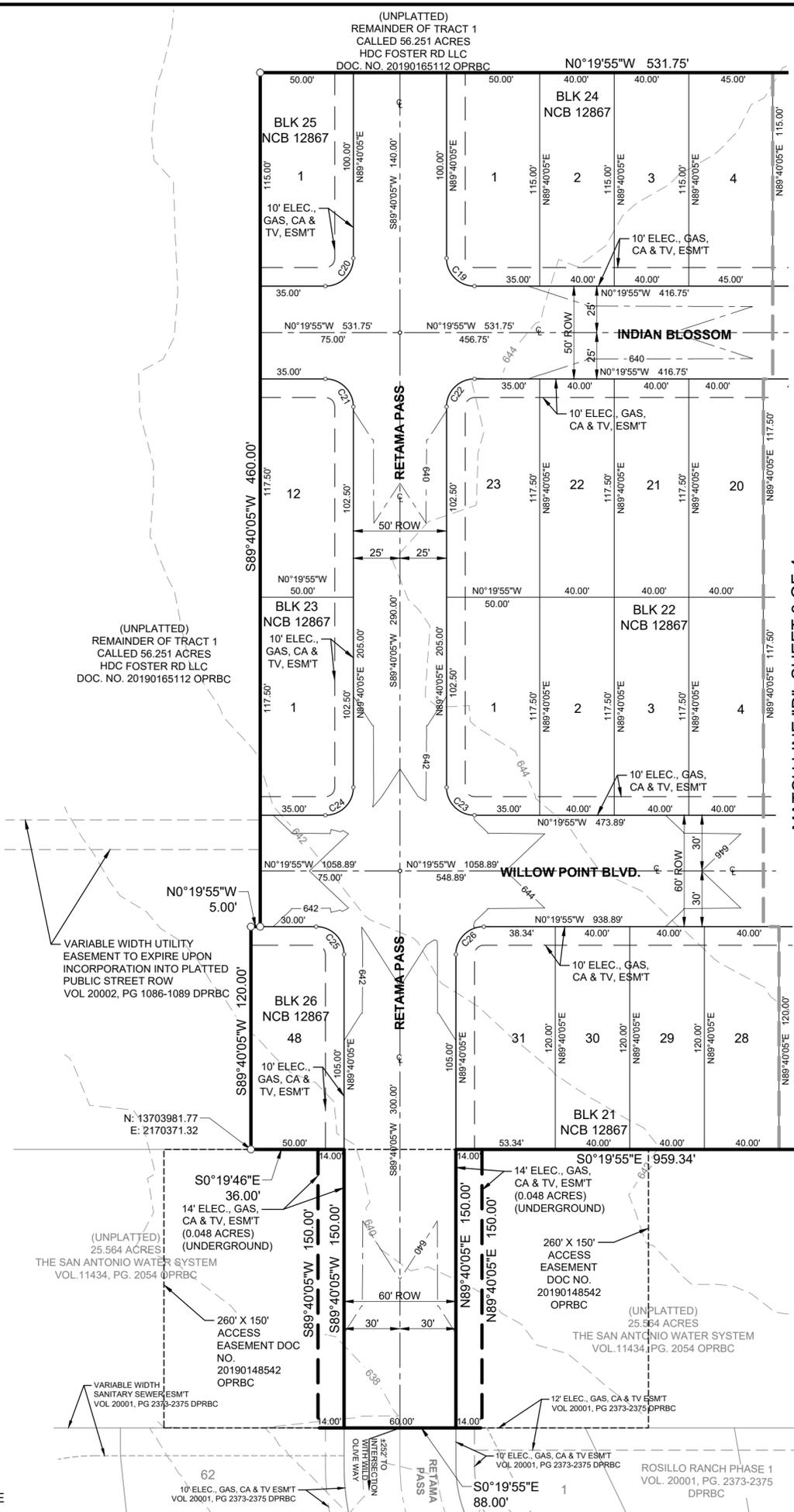
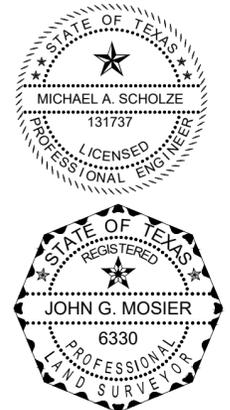


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SUBDIVISION PLAT ESTABLISHING ROSILLO RANCH PHASE 4 BEING 16.446 ACRES OF LAND IN NEW CITY BLOCK 35098, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND CONTAINING PORTIONS OF THAT CERTAIN 56.251 ACRE TRACT 1, DESCRIBED IN INSTRUMENT TO HDC FOSTER RD, LLC., RECORDED IN DOCUMENT NO. 20190165112 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, ALSO CONTAINING PORTIONS OF THAT CERTAIN 25.564 ACRE TRACT DESCRIBED IN INSTRUMENT TO SAN ANTONIO WATER SYSTEM, RECORDED IN VOL. 11434, PG.2054 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS.



Kimley Horn logo and contact information: 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216. Includes a table with columns: DRAWN BY, CHECKED BY, DATE PREPARED, PROJECT NO.

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

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

Notary Public, Bexar County, Texas

The City of San Antonio by and through its San Antonio Water System joins in this plat for the sole purpose of dedicating easements over and across its property, being (i) Retama Pass road right of way, and (ii) two (2) fourteen foot (14') combined underground electric, gas, cable and tv easements. The City of San Antonio reserves for the benefit of its San Antonio Water System (SAWS) the superior right of use for SAWS' existing water transmission line and any future facilities SAWS desires to construct within said property as against any easements granted herein.

City of San Antonio by and through its San Antonio Water System Nancy Belinsky, Vice President and General Counsel

Before me, the undersigned authority on this day personally appeared 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

Notary Public, Bexar County, Texas

This plat of ROSILLO RANCH PHASE 4 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

SEE PAGE 3 OF 4 FOR LINE AND CURVE TABLE

MATCH LINE "D", SHEET 3 OF 4

218/2022 10:12 AM 218/2022 8:48 AM LAST SAVED