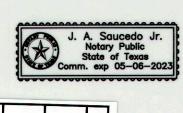
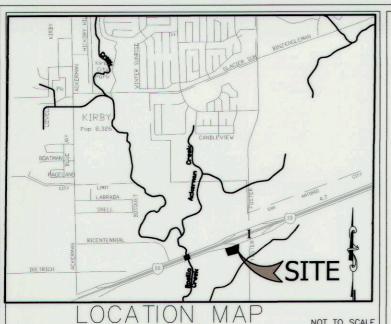
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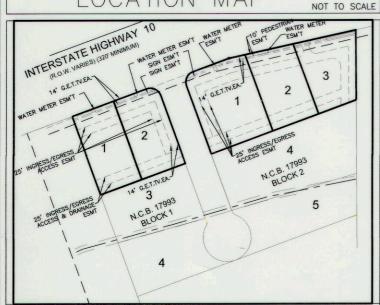


RAY MENDEZ 94180



CENSED





## AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED ARE LOTS 1 AND 2 BLOCK 1 N.C.B. 17993 AND LOTS 1, 2 AND 3, BLOCK 2 N.C.B. 17993, 14' G.E.T.TV. EASEMENT, 10'X10' WATER METER EASEMENT, INGRESS/EGRESS ACCESS EASEMENTS, 1' VEHICULAR ACCESS EASEMENT, SIGN EASEMENTS, AND 10' PEDESTRIAN ACCESS EASEMENT, WHICH ARE PREVIOUSLY PLATTED ON PLAT ROSILLO CREEK COMMERICAL UNIT 1 PLAT NUMBER 140359, WHICH IS RECORDED IN VOLUME 9681, PAGE 163, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I(WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

1618 CALLE DEL NORTE, APT 48 LAREDO, TX., 78041-8091 TELE: (956) 237-0191

COUNTY OF BEXAR

EVEN UNDER MY HAND & SEAL OF OFFICE THIS  $31\,$ 

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

LEGEND

NEW CITY BLOCK

BLD'G. STBK

GAS. ELECTRIC. TELEPHONE. TELEVISION EASEMENT G.E.T.TV.EA

1/2" DIAMETER IRON PINS SET

1/2" DIAMETER IRON PINS FOUND

VOLUME

PAGE

RIGHT OF WAY R.O.W.

CENTERLINE

TXDOT MONUMENT

NOTES: 1.) WATER METER EASEMENT VOL. 3511, PG. 311 O.P.R.

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

CUDE ENGINEERS

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

CUDE ENGINEERS

ZONE, NAD 83.

BASIS OF BEARINGS FOR THIS PLAT:

NAD 83 (CORS) TEXAS STATE PLANE

COORDINATES SOUTH CENTRAL ZONE.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATEPLANE

COORDINATE SYSTEM, SOUTH CENTRAL

NON-RESIDENTIAL FINISHED FLOOR

ADJACENT GRADE. 35-504 (e)(5).

TWELVE INCHES ABOVE FINAL

ELEVATIONS MUST BE A MINIMUM OF

1/31/2020 RAY MENDEZ, PE, CFM, RGDP

REGISTERED PROFESSIONAL ENGINEER No. 94180 MENDEZ ENGINEERING

COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: James W Kussell 2/3/20 NAMES W. RUSSELL, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR No. 4230

CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS A 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 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 TRESS OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS STRUCTURES,M CONCRETE SLAB, OR WALL 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 HERON.

CURVE TABLE CURVE # DELTA RADIUS LENGTH CHORD BRG. CHORD

090°00'13" 35.00' 54.98' N65°13'00"W 49.50'

090°00'13" 35.00' 54.98' S24'47'00"W 49.50'

WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM, UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

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.

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO THE STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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

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 ONE (1) ACCESS POINTS ALONG IH 10 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 882.18'.

DRAINAGE NOTES:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480029C0360G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMAITON IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 5, BLOCK 1, CB OR NCB 17993 AND LOT 6, BLOCK 2, NCB 17993, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPETY 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.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	54.96'	N20°13'01"W
L2	36.73	N69°50'08"E
L3	107.24	N50°36'46"E
L4	104.25	N69°10'15"E
L5	57.06	S65°26'05"E
L6	23.86	S20°13'51"E
L7	16.75	S20°13'51"E
L8	56.14	N24°25'21"E
L9	69.94	N69°11'17"E
L10	119.09	N69°47'00"E
L11	127.54	N77°33'20"E
L12	247.69	N69°47'00"E

VOLUME 9955, PAGE 2109, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, LOCATED IN THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743. MENDEZ ENGINEERING Registration # F-14070 12950 Country Parkway, Suite 120 San Antonio, Texas 78216 Office: 210-802-0808 www.MendezEngineering.com 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. en A. Sauelo as OWNER/DEVELOPER OWNER/DEVELOPER
ROSILLO CREEK DEV LTD
1616 CALLE DEL NORTE, APT 48
LAREDO, TX., 78041-6091
TELE: (956) 237-0191 STATE OF TEXAS JUAN A. SAUCEDO III EASEMENT 497 O.P.R. 218.49 LINE PG. CENTER 9543, D.P.R SECRETARY

INTERSTATE HIGHWAY 10 C3 005°01'41" 1953.50' 171.44' \$71'46'25"W 171.38' 206' EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT ROW PEDISTION TO THE 14' G.E.,T.,TV. ESM'T. CMY OF SAN ANTONIO TER PG. - FOUND MON. FOUND 1/2" IR 1.686 AC SQ.Ft) X=2,170,147.53 J Y=13,708,834.29 SURVEYOR NOTES: MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE

JOB No. 1905-12

PLAT No. 19-11800400

REPLAT AND SUBDIVISION PLAT

**ESTABLISHING** 

ROSILLO CREEK

COMMERCIAL UNIT 1

BEING A TOTAL OF 4.584 ACRES OF LAND, TO INCLUDE

0.277 ACRES OF DEDICATION TO TEXAS DEPARTMENT OF

TRANSPORTATION, ESTABLISHING LOT 5 OF BLOCK 1 AND

LOT 6 OF BLOCK 2, OF N.C.B. 17993, IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. OUT OF AN 11.235 ACRE

TRACT, BEING LOTS 1 AND 2, OF BLOCK 1 AND LOTS 1

2 AND 3 OF BLOCK 2, OF N.C.B. 17993, RECORDED IN

VOLUME 9681, PAGE 163, OF THE OFFICIAL PROPERTY

RECORDS OF BEXAR COUNTY, TEXAS, AND DESCRIBED IN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

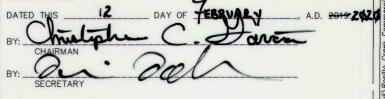
KNOWN TO ME TO B PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 31 DAY OF Jan

May 62023

THIS REPLAT PLAT OF ROSILLO CREEK COMMERCIAL UNIT 1

HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.





STATE OF TEXAS, COUNTY OF BEXAR I, LUCY ADAME - CLARK, COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 2/14/2020 10:53:52 AM PLAT VOLUME: 20001 PAGE: 1829 AMOUNT: \$82.00 IN TESTIMONY WHEREOF, WITNESS MY HAND

AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY Morthan Vatama, DEPUTY