

JAN 24 2001

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

PLAT APPROVED ROSILLO CREEK CROSSING SUBDIVISION UNIT 1

BEING A REPLAT OF A TEMPORARY VARIABLE WIDTH FILL ESM'T (1.000 AC.),
A VARIABLE WIDTH DRAIN & ACCESS ESM'T (2.063 AC.), A 49' DRAIN &
ACCESS ESM'T (0.539 AC.), A REMAINDER OF A 50' DRAINAGE
ESM'T. (0.234 AC.), A DRAINAGE ESM'T (0.486 AC.) AND A SUBDIVISION PLAT
OF 14.073 ACRES OF LAND OUT OF N.C.B. 15826, SAN ANTONIO BEXAR
COUNTY, TEXAS AND CONTAINING A TOTAL OF 18.395 ACRES.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED
AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES,
DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED.

KAUFMAN AND BROAD LONE STAR, L.P.
By: KBSA, Inc., its general partner

Herbert Quiroga
HERBERT QUIROGA, VICE-PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HERBERT QUIROGA, VICE-PRESIDENT OF KAUFMAN AND BROAD LONE STAR, L.P.,
By: KBSA, Inc., its general partner, 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 CONSIDERATION THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 20 DAY OF DECEMBER, 2000.

Arthur Lee Wright
ARTHUR LEE WRIGHT
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)
ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO
THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE
BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE
SUBDIVISION GRANTOR, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY
THE PLANNING COMMISSION OF THE CITY.

R.S. Worley, Jr.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS 20 DAY OF DECEMBER, 2000.

Arthur Lee Wright
ARTHUR LEE WRIGHT
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)
ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY AND UNDER MY SUPERVISION ON THE GROUND.

Arthur Lee Wright
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS 20 DAY OF DECEMBER, 2000.

Arthur Lee Wright
ARTHUR LEE WRIGHT
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
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NOVEMBER 8, 2001

THIS PLAT OF ROSILLO CREEK CROSSING SUBDIVISION UNIT 1
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2001.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351
DRAWN BY: A.R.
JOB ORDER NO. 46516.01

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID COUNTY DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
_____ DAY OF _____ A.D. AT _____ M. AND DULY RECORDED THE
_____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF
_____ OF SAID COUNTY, IN BOOK VOLUME _____

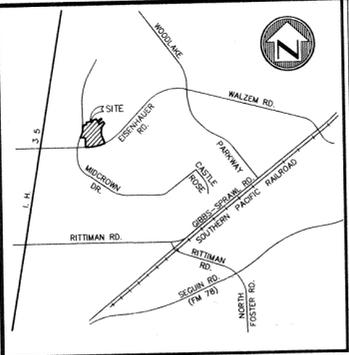
ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
_____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

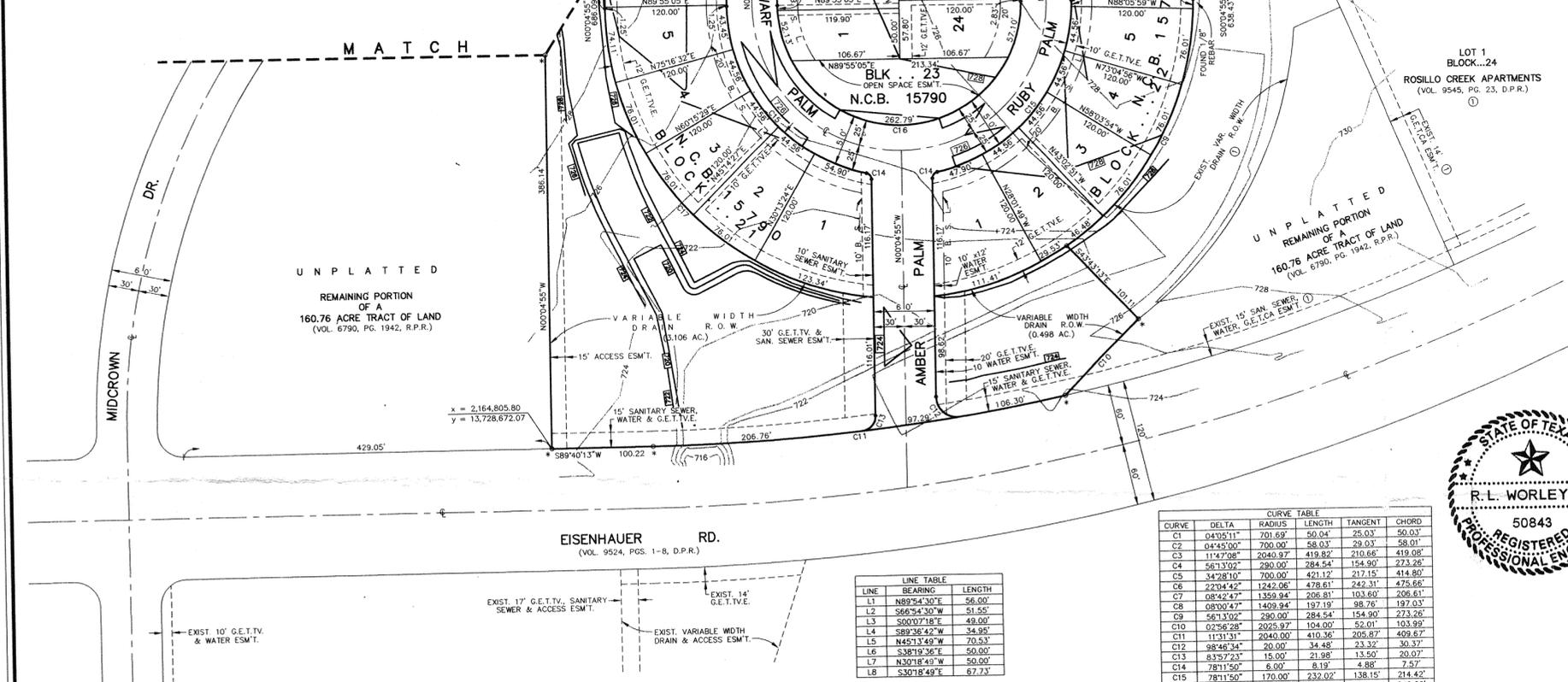
"C.P.S. NOTES AND LEGEND"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DREAMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 3) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- ### "GENERAL NOTES"
- 1) BUILDING SETBACK LINE ----- B.S.L.
 - 2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 3) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 4) TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
 - 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 6) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.
 - 7) PROPOSED FINISHED CONTOUR -----
 - 8) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.R.P. P.L.D. # AY2157 DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999923. ROTATION GRID TO PLAT IS 001759°.
 - 9) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.



LOCATION MAP

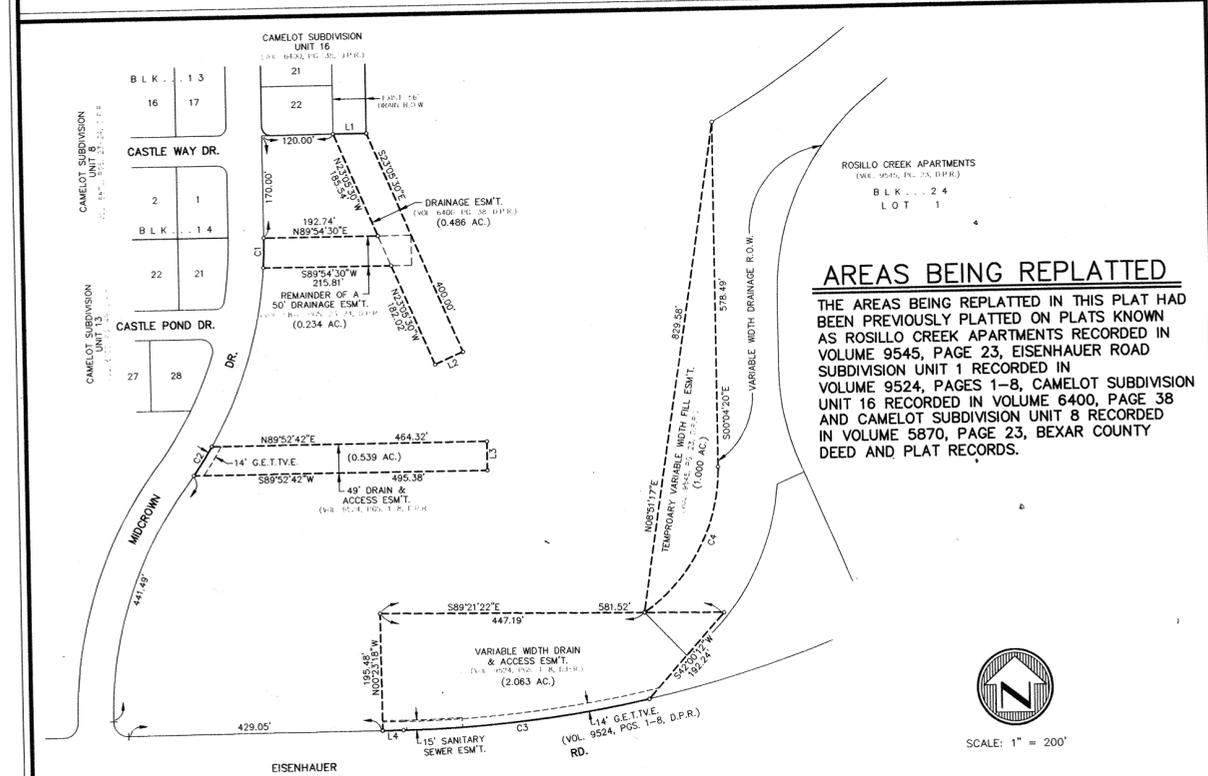
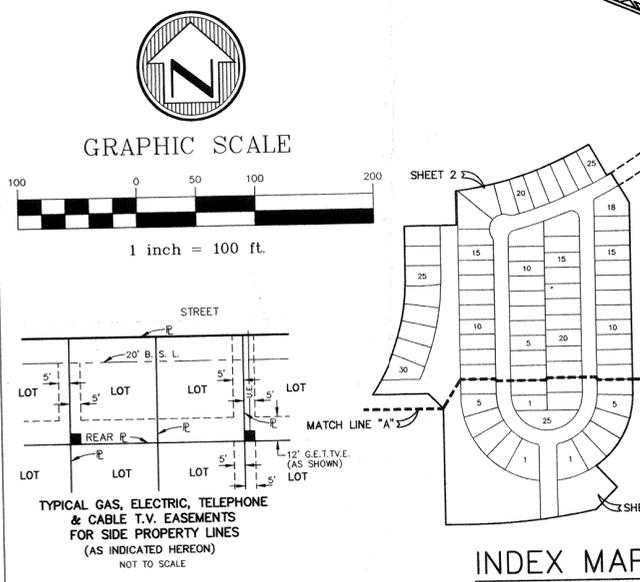


LINE	BEARING	LENGTH
L1	N89°54'30"E	56.00'
L2	S66°54'36"W	51.55'
L3	S00°07'18"E	49.00'
L4	S89°36'42"W	34.95'
L5	N45°13'49"W	70.53'
L6	S38°19'36"E	50.00'
L7	N30°18'49"W	50.00'
L8	S30°18'49"E	67.23'

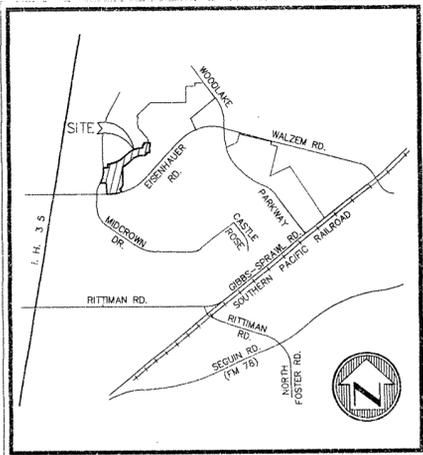
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	04°05'11"	701.69'	50.04'	25.03'	50.03'
C2	04°45'00"	700.00'	58.03'	29.03'	58.01'
C3	11°47'08"	2040.97'	419.82'	210.66'	419.08'
C4	56°13'02"	290.00'	284.54'	154.90'	273.26'
C5	34°28'10"	700.00'	421.12'	217.15'	414.80'
C6	27°04'42"	1242.06'	478.61'	242.31'	475.66'
C7	08°42'47"	1359.94'	206.81'	103.60'	206.61'
C8	08°00'47"	1409.94'	197.19'	98.76'	197.03'
C9	56°13'02"	290.00'	284.54'	154.90'	273.26'
C10	02°56'28"	2025.97'	104.00'	52.01'	103.99'
C11	11°31'31"	2040.97'	419.82'	209.82'	409.67'
C12	18°46'34"	20.00'	34.48'	33.32'	30.37'
C13	83°57'23"	15.00'	21.98'	13.50'	20.07'
C14	78°11'50"	6.00'	8.19'	4.88'	7.57'
C15	78°11'50"	170.00'	232.02'	138.15'	214.42'
C16	180°00'00"	120.00'	376.99'	-	240.00'
C17	84°03'44"	290.00'	425.48'	261.40'	388.33'
C18	33°23'23"	30.00'	17.48'	9.00'	17.24'
C19	142°42'44"	50.00'	124.54'	148.20'	94.75'
C20	34°27'33"	30.00'	18.04'	9.30'	17.77'
C21	75°30'41"	25.00'	32.95'	19.36'	30.61'
C22	08°00'22"	1409.94'	197.01'	98.82'	186.86'
C23	142°42'44"	50.00'	124.54'	148.20'	94.75'
C24	112°29'41"	25.00'	49.09'	32.41'	41.57'
C25	63°36'21"	5.00'	5.55'	3.10'	5.27'
C26	03°50'14"	1409.94'	94.43'	47.23'	94.41'
C27	24°54'49"	821.90'	357.30'	181.56'	354.57'

AREAS BEING REPLATTED

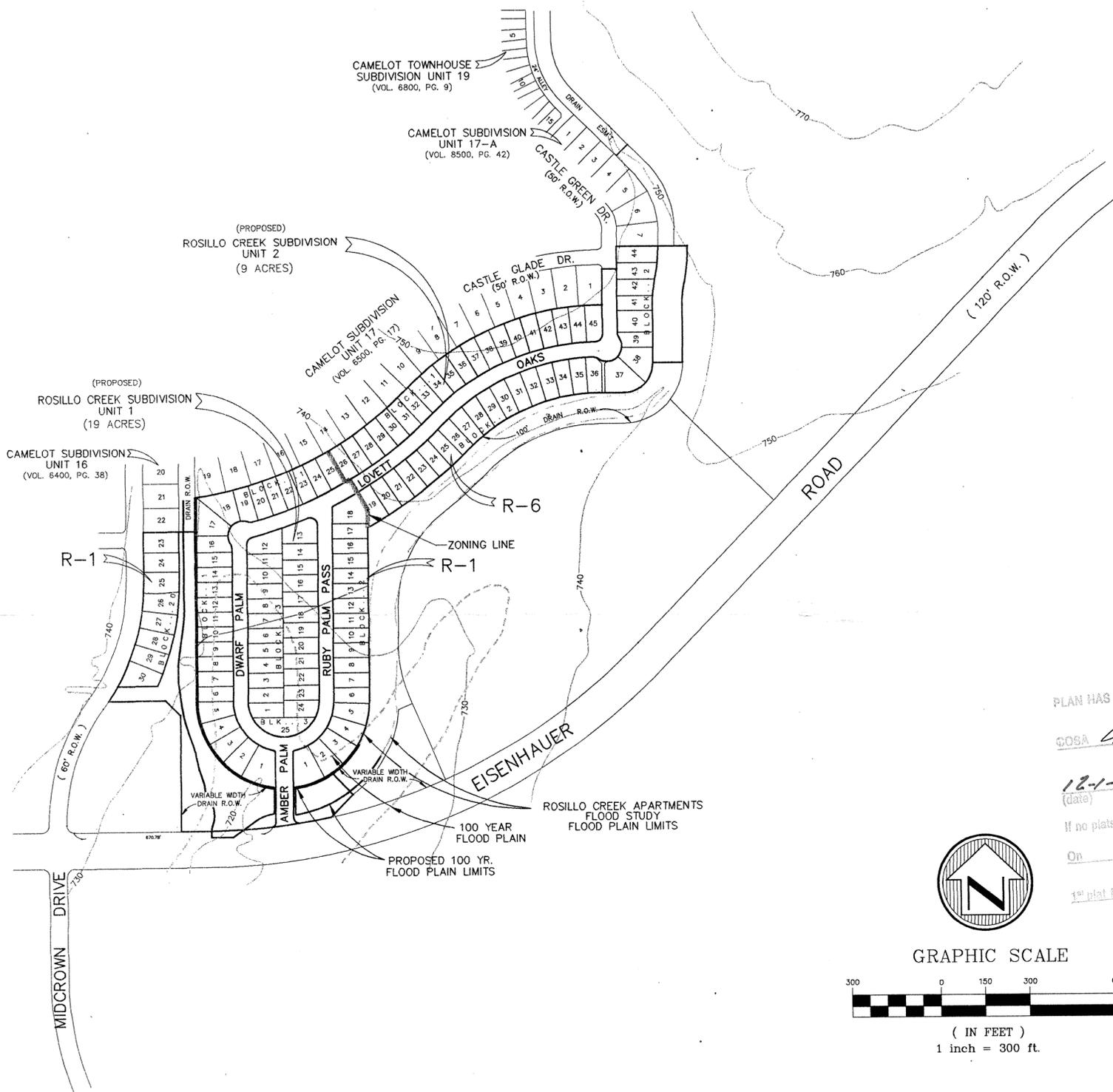
THE AREAS BEING REPLATTED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED ON PLATS KNOWN AS ROSILLO CREEK APARTMENTS RECORDED IN VOLUME 9545, PAGE 23, EISENHAUER ROAD SUBDIVISION UNIT 1 RECORDED IN VOLUME 9524, PAGES 1-8, CAMELOT SUBDIVISION UNIT 16 RECORDED IN VOLUME 6400, PAGE 38 AND CAMELOT SUBDIVISION UNIT 8 RECORDED IN VOLUME 5870, PAGE 23, BEXAR COUNTY DEED AND PLAT RECORDS.



304c



LOCATION MAP



PLAN HAS BEEN ACCEPTED BY

GOSA *Constance M. Miller*

12-1-00 (date) #304-C (number)

If no plats are filed, plan will expire On 6-12-02

1st plat filed on

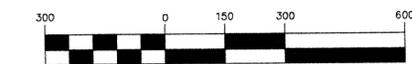
RECEIVED
00 DEC -7 PM 2:51
DEPT. OF PLANNING
& DEVELOPMENT
SERVICES DIVISION

#304-C

DEVELOPER:
DIAL COMPANIES
11506 NICHOLAS SUITE 200
OMAHA, NEBRASKA 68154
402-493-2800



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

THOSE LOTS WITHIN R-1 ZONING WILL HAVE 50' MIN. LOT FRONTAGE & 6000 FT² MIN. AREA.

THOSE LOTS WITHIN R-6 ZONING WILL HAVE 42' MIN. LOT FRONTAGE & 4200 FT² MIN. AREA.

10/20/00
REVISIONS:

- 1.) ADDED ROSILLO CREEK SUBDIVISION DEVELOPMENT (UNIT 1 & 2)
- 2.) OWNER FOR ABOVE DEVELOPMENT IS: KAUFMAN & BROAD
4800 FREDERICKSBURG
SAN ANTONIO, TEXAS 78229

UTILITIES

- WATER: SAN ANTONIO WATER SYSTEM
- SEWER: SAN ANTONIO WATER SYSTEM
- ELECTRIC: CITY PUBLIC SERVICE
- TELEPHONE: S.W. BELL TELEPHONE CO.

LEGEND

- FEMA 100 YEAR FLOOD PLAIN LIMITS
FIRM #48029 CO457 E
EFFECTIVE DATE FEB. 16, 1996
- ROSILLO CREEK APARTMENT FLOOD STUDY
FLOOD PLAIN LIMITS (FROM VICKREY & ASSOC.)
- PROPOSED 100 YEAR
FLOOD PLAIN LIMITS
(PER W.F. CASTELLA & ASSOCIATES, INC.)

P.O.A.D.P. NO. 304-C
for
EISENHAUER ROAD / WOODLAKE PARKWAY
ROsilLO CREEK ADDITION

WFC A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

JOB NO. 46516.01
FILE: _____
DATE: 11/16/00
DESIGN: _____
DRAWN: B.D.L.
CHECKED: _____
SHEET 1 OF 1

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

ROSILLO CREEK CROSSING SUBDIVISION UNIT 1

BEING A REPLAT OF A TEMPORARY VARIABLE WIDTH FILL ESM'T (1,000 AC.),
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KAUFMAN AND BROAD LONG STAR, L.P.
By: KBSA, Inc., its general partner

Herbert Quiroga
HERBERT QUIROGA, VICE PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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Dion P. Albertson
REGISTERED PROFESSIONAL LAND SURVEYOR

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DATED THIS _____ DAY OF _____ A.D., 2001.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____ CHAIRMAN
BY: _____ SECRETARY



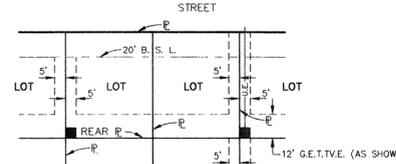
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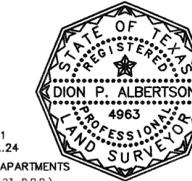
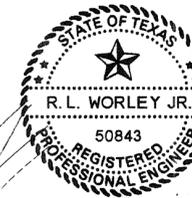
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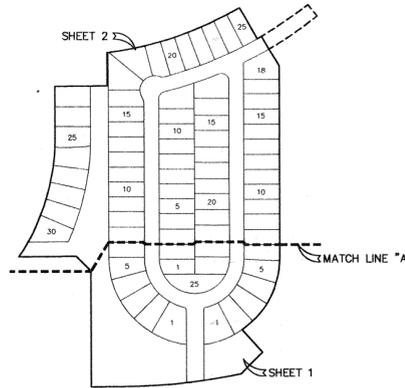
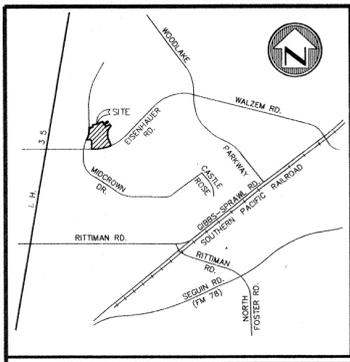


TYPICAL GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENTS FOR SIDE PROPERTY LINES (AS INDICATED HEREON) NOT TO SCALE

A REMAINING PORTION OF A 160.76 ACRE TRACT OF LAND (VOL. 6790, PG. 1942, D.P.R.) UNPLATTED

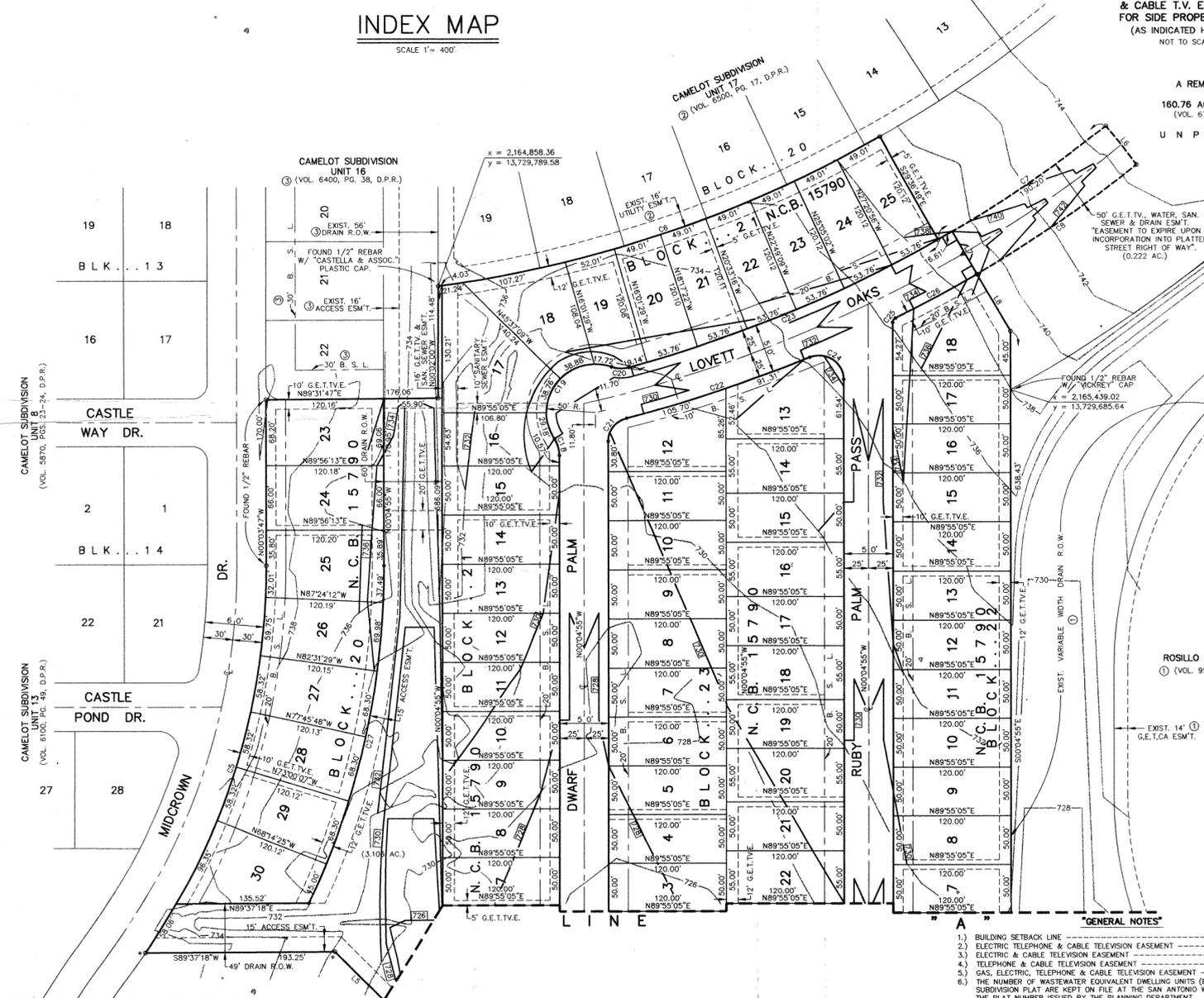


LOCATION MAP



INDEX MAP

SCALE 1" = 400'



1. BUILDING SETBACK LINE ----- B.S.L.
2. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
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7. PROPOSED FINISHED CONTOUR ----- 1728
8. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.P.P. P.I.D. # A72157.
9. DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE 980 SCALE FACTOR IS 0.999923 ROTATION GRID TO PLAT IS 0.01758°
10. R.P.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
12. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE RIGHT-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
13. MONUMENTATION AS SHOWN: * DENOTES A SET 1/2" REBAR WITH A CASTELLA & ASSOC. PLASTIC CAP. IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON THE COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP.
14. BEARING REFERENCE SOURCE IS NAD 83 G.P.S. COORDINATES MODIFIED TO A LOCAL COORDINATE SYSTEM.
15. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION FACILITIES.
16. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



GRAPHIC SCALE



1 inch = 100 ft.