300

CITY OF SAN ANTONIO BEXAR COUNTY W MILITARY DRIVE **LOCATION MAP** NOT-TO-SCALE

LOT 7, BLOCK 2 NCB 17647 (VOL 20001, PG 367, DPR)

√26 LOT 4, BLOCK 2 VOL 9559, PG 90 DPF NCB 162 LOT 5. BLOCK 2 5 NCB 17647 FISCHER 2, P.G. NEIGHBORHOOD BLOCK 9535, MARKET #30 6 PG 126 DPR) 8 W. MILITARY DR

AREA BEING REPLATTED THROUGH PUBLIC HEARING SCALE: 1"= 300'

WAS PREVIOUSLY PLATTED AS LOT 7, 20' X 40' INGRESS/EGRESS EASEMENT, 20' X 40' INGRESS/EGRESS EASEMENT (OFF-LOT) OF THE WEST CREEK - PHASE 2 RECORDED IN VOLUME 20001, PAGE 367, LOT 4 OF THE WESTCREEK MINI STORAGE 2 SUBDIVISION RECORDED IN VOLUME 9559, PAGE 90, AND THE REMAINING PORTION OF LOT 3 OF THE WESTCREEK MINI STORAGE SUBDIVISION RECORDED IN VOLUME 9535, PAGE 162, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT. WEST CREEK -PHASE 2 PLAT# 170448 WHICH IS RECORDED IN VOLUME 20001, PAGE 367. WESTCREEK MINI STORAGE 2 SUBDIVISION PLAT# 000234 WHICH IS RECORDED IN VOLUME 9559. PAGE 90, AND WESTCREEK MINI STORAGE SUBDIVISION PLAT# 960214 WHICH IS RECORDED IN VOLUME 9535, PAGE 162, ALL IN THE COUNTY PLAT AND DEED RECORDS.

(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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL

OWNER/DEVELOPER: PLACK CARR

M2G STONE OAK SAN ANTONIO, TEXAS, 78209

STATE OF TEXAS

COUNTY OF BEXAF SWORN AND SUBSCRIBED BEFORE ME THIS THE _ , A.D. 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

MY COMMISSION EXPIRES:

COUNTY OF BEXAF

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

LICENSED PROFESSIONAL ENGINEE

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:

> REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1.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 BIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORIIS 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, OF 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.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED 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.

3. 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

LEGEND

TELE TELEPHONE AC ACRE(S) CB COUNTY BLOCK VOL VOLUME PAGE(S) CATV CABLE TELEVISION RIGHT-OF-WAY DPR DEED AND PLAT RECORDS OF FOUND 1/2" IRON ROD BEXAR COUNTY, TEXAS (SURVEYOR) (UNLESS NOTED OTHERWISE) ELEC ELECTRIC SET 1/2" IRON ROD (PD) NEW CITY BLOCK

COUNTY, TEXAS

CENTERLINE

CITY OF SAN ANTONIO LIMITS

OPR OFFICIAL PUBLIC RECORDS LOT 10, BLOCK 4, NCB 34400B (OFFICIAL PUBLIC RECORDS (VOL 7600, PG 230-235, DPR) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS LOT 9, BLOCK 4, NCB 34400B (VOL 7600, PG 230-235, DPR) DR DEED RECORDS OF BEXAR LOT 8, BLOCK 4, NCB 34400B - - 1140- - EXISTING CONTOURS (VOL 7600, PG 230-235, DPR)

LOT 7, BLOCK 4, NCB 34400B

(VOL 7600, PG 230-235, DPR)

SAWS IMPACT FEE

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.

SAWS WASTEWATER EDU:

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.

> 16' SANITARY SEWER EASEMENT 9 16' SANITARY SEWER EASEMENT (VOL 7600, PG 230-235, DPR) 16' SANITARY SEWER, TELE, & ELEC 16' WATER EASEMENT (VOL 7600, PG 230-235, DPR) 25' X 25' SANITARY SEWER

14' ELEC, GAS, TELE, & CATV TURNAROUND EASEMENT EASEMENT VARIABLE WIDTH (VOL 9559, PG 90, DPR) INGRESS/EGRESS AND PRIVATE 25' BUILDING SETBACK DRAINAGE EASEMENT (VOL 9559, PG 90, DPR) 28' GAS, ELECTRIC, TELEPHONE VARIABLE WIDTH DRAINAGE AND CABLE TV EASEMENT EASEMENT

3' PEDESTRIAN EASEMENT (VOL 9559, PG 90, DPR) 30' BUILDING SETBACK

(VOL 6757, PG 1454 OPR) 5' GREENBELT LOT 14, BLOCK 4, NCB 34400B (VOL 6757, PG 1454 OPR) (VOL 9500, PG 120, DPR) 14' ELEC, GAS, TELE, & CATV LOT 15, BLOCK 4, NCB 34400B EASEMENT

(VOL 9500, PG 120, DPR) (VOL 9535, PG 162, DPR) LOT 16, BLOCK 4, NCB 34400B 25' BUILDING SETBACK (VOL 9500, PG 120, DPR) (VOL 9535, PG 162 DPR) VARIABLE WIDTH DRAINAGE UNPLATTED

EASEMENT P-36, NCB 34400 (VOL 9535, PG 162 DPR) 0.510 ACRES POTRANCO/FM 1604 ANNEXATION 5' WATER METER EASEMENT (VOL. 1056, PG 308, DR) (VOL 9712, PG 126 DPR) 62' INGRESS/EGRESS & PRIVATE DRAINAGE EASEMENT

(VOL 9712, PG 126 DPR) ELECTRIC LINE R.O.W. (VOL 7703, PG 1690 OPR)

16' SANITARY SEWER EASEMENT (VOL 9519, PG 188 DPR)

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

14' ELEC, GAS, TELE, & CATV

(VOL 9535, PG 140, DPR)

58' DRAINAGE EASEMENT

(VOL 7600, PG 230-235, DPR)

VARIABLE WIDTH DRAINAGE

VARIABLE WIDTH DRAINAGE

(OFF-LOT 0.232 AC. PERMEABLE)

(VOL 20001, PG 367, DPR)

(VOL 20001, PG 367, DPR)

16' WATER EASEMENT

14' ELEC, GAS, TELE, & CATV

(VOL 9512, PG 67, DPR)

(WEST CREEK - PHASE 1,

(WEST CREEK - PHASE 1.

20' BUILDING SETBACK

EASEMENT

EASEMENT

EASEMENT

EASEMEN

(PLAT# 170447)

PLAT# 1704471

PLAT NUMBER 180292

REPLAT & SUBDIVISION PLAT ESTABLISHING

WEST CREEK - PHASE 3

BEING A TOTAL OF 8.421 ACRES, BEING ALL OF LOT 4, BLOCK 2, NCB 17647 OF THE WESTCREEK MINI STORAGE 2 SUBDIVISION RECORDED IN VOLUME 9559, PAGE 90, THE REMAINING PORTION OF LOT 3, BLOCK 2 NCB 34400 OF THE WESTCREEK MINI STORAGE SUBDIVISION RECORDED IN VOLUME 9535, PAGE 162, AND ALL OF LOT 7, BLOCK 2, NCB 17647 OF THE WEST CREEK -PHASE 2 SUBDIVISION RECORDED IN VOLUME 20001, PAGE 367, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOTS 8 -12, BLOCK 2, IN NEW CITY BLOCK 17647, IN THE CITY OF SAN ANTONIO,

200'

PAPE-DAWSON ENGINEERS

(0.091 AC.) (VOL 20001, PG 367, DPR) 10' X 14' WATER EASEMENT (0.003 AC.) (VOL 20001, PG 367, DPR)

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 367, DPR) 20' x 40' INGRESS/EGRESS EASEMENT

(0.018 AC) (VOL 20001, PG 367, DPR) 20' x 40' INGRESS/EGRESS EASEMENT (OFF LOT 0.018 AC. PERMEABLE)

(VOL 20001, PG 367, DPR)

BEXAR COUNTY, TEXAS SCALE: 1"= 100'

16' WATER EASEMENT SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: September 20, 2018

STATE OF TEXAS

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: PLACK CARR M2G STONE OAK, LTD.

WPladem

250 W. NOTTINGHAM, SUITE 410 SAN ANTONIO, TEXAS, 78209

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PLACK CARR 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 AND AND SEAL OF OFFICE A.D. 20

BLIG, BEXAR COUNTY, TEXAS

LAUREL JOHNSTON Notary Public, State of Texas Comm. Expires 08-14-2022 Notary ID 125637097

> THIS PLAT OF WEST CREEK - PHASE 3 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 24 DAY OF October, A.D. 20 18

STATE OF TEXAS, COUNTY OF BEXAR I, GERARD C. RICKHOFF, 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: 12/7/2018 10:36:06 AM

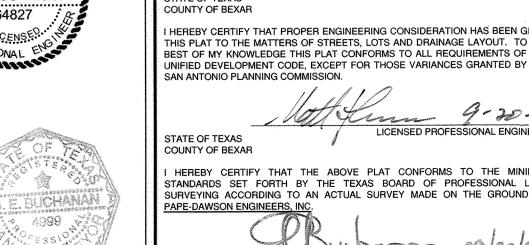
PLAT VOLUME: 20001 PAGE: 619 AMOUNT: \$82.00 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. COUNTY CLERK, BEXAR COUNTY, TEXAS

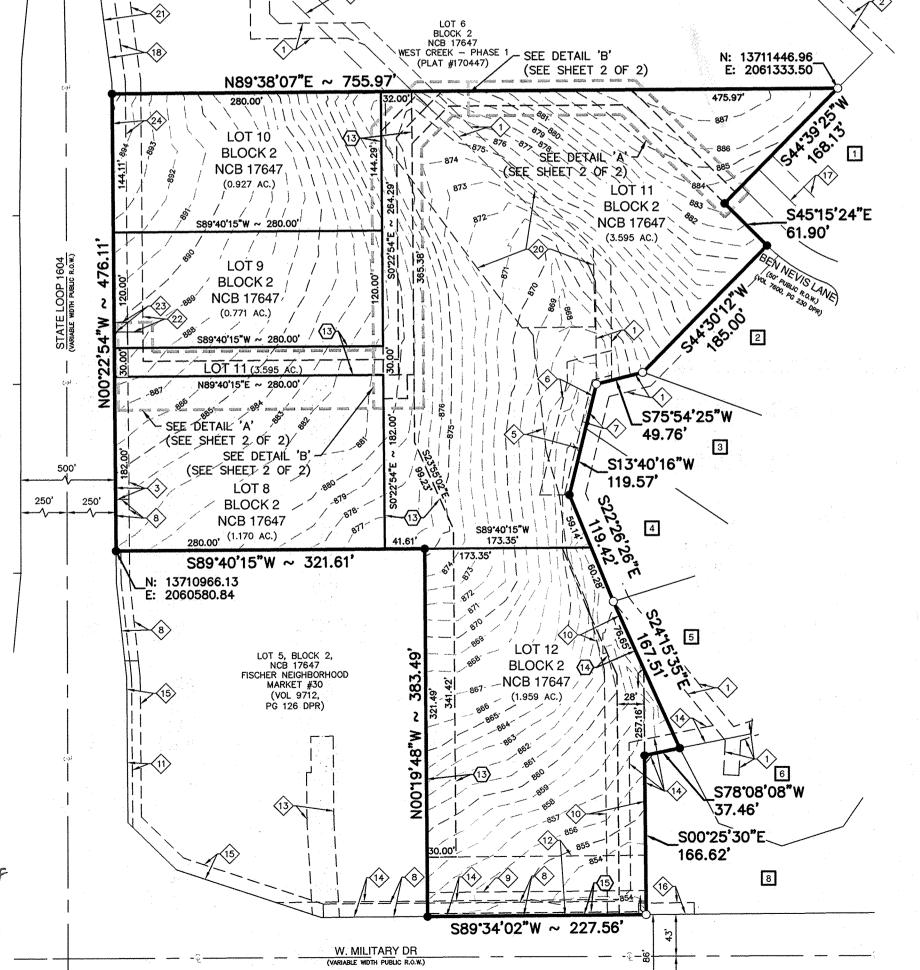
Smothen 11

SHEET 1 OF 2







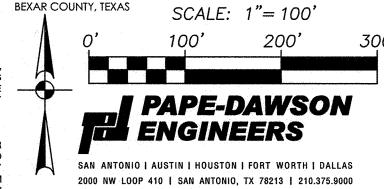


PLAT NUMBER 180292 **REPLAT & SUBDIVISION PLAT**

ESTABLISHING

WEST CREEK - PHASE 3

OF THE WESTCREEK MINI STORAGE 2 SUBDIVISION RECORDED IN VOLUME 9559, PAGE 90, THE REMAINING PORTION OF LOT 3, BLOCK 2 NCB 34400 OF THE WESTCREEK MINI STORAGE SUBDIVISION RECORDED IN VOLUME 9535, PAGE 162, AND ALL OF LOT 7, BLOCK 2, NCB 17647 OF THE WEST CREEK -PHASE 2 SUBDIVISION RECORDED IN VOLUME 20001, PAGE 367, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOTS 8 12, BLOCK 2, IN NEW CITY BLOCK 17647, IN THE CITY OF SAN ANTONIO,



STATE OF TEXAS

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.

Whallow OWNER/DEVELOPER: PLACK CARR M2G STONE OAK, LTD. 250 W. NOTTINGHAM, SUITE 410 SAN ANTONIO, TEXAS, 78209

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PLACK CARR 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE

C, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CROSS ACCESS

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR 8, 9, 10, 11, & 12, BLOCK 2 NCB 17647 ACCORDANCE WITH UDC 35-506(R)(3).

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK BEING A TOTAL OF 8.421 ACRES, BEING ALL OF LOT 4, BLOCK 2, NCB 17647 ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. 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 TOTAL OF 1 (EXISTING) ACCESS POINT(S) ALONG LP 1604

FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 476.11' 3. 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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 8, 9, 10, 11, & 12, BLOCK 2, NCB 17647, 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.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

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 GRANTORUS 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.

LOCATION MAP

NOT-TO-SCALE

DRAINAGE EASEMENT ENCROACHMENTS:

BEXAR

COUNTY

LEGEND

TELE TELEPHONE AC ACRE(S) VOLUME COUNTY BLOCK VOL PG PAGE(S) CATV CABLE TELEVISION DEED AND PLAT RECORDS OF **ROW** RIGHT-OF-WAY BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) ELEC ELECTRIC SET 1/2" IRON ROD (PD) NEW CITY BLOCK OFFICIAL PUBLIC RECORDS

1.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

(SAWS) - IS HEREBY DELICATED EASEMENTS AND HIGH SOF-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

TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND

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.

CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

3. 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

RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORIIS

FOR THE REASONS DESCRIBED ABOVE, CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT

(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS DEED RECORDS OF BEXAR COUNTY, TEXAS

CPS/SAWS/COSA UTILITY:

GROUND ELEVATION ALTERATIONS.

CB

CITY OF

SAN

ANTONIO

W MILITARY DRIVE

- - 1140- - EXISTING CONTOURS CITY OF SAN ANTONIO LIMITS ---- € ---- CENTERLINE

NCB 17647 WEST CREEK - PHASE 1 (PLAT #170447) N89'38'07"E ~ 755.97' LOT 10 LOT 11 STATE LOOP 266.00' 298.00' N89'40'15"E ~ 280.00' LOT 8

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM.

SAWS DEDICATION:

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE

EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE

SAWS HIGH PRESSURE

SAWS WASTEWATER EDU:

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

THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS,

OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DETAIL 'A'

SURVEYOR'S NOTES:

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010:00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS **COUNTY OF BEXAR**

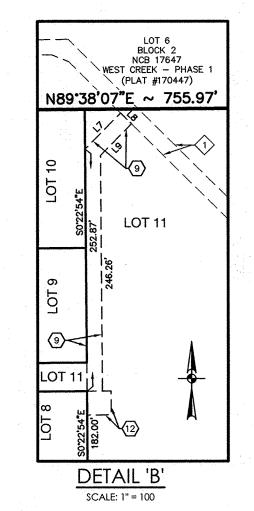
COUNTY OF BEXAR

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

Muca LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

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: PAPE-DAWSON ENGINEERS, INC





LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89'28'32"E	16.00'
L2	S0*22'54"E	30.66'
L3	N44'35'13"E	67.88′
L4	S44*39'25"W	16.00'
L5	S44'35'13"W	54.62
L6	N0°22'54"W	46.61
L7	N44'35'13"E	52.60
L8	S45'21'54"E	16.00'
L9	S44*35'13"W	45.96'

LAUREL JOHNSTON

Notary Public, State of Texas Comm. Expires 08-14-2022 Notary ID 125637097

> DATED THIS 24 DAY OF October A.D. 20 19 CHAIRMAN

THIS PLAT OF WEST CREEK - PHASE 3 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.

STATE OF TEXAS, COUNTY OF BEXAR I. GERARD C. RICKHOFF, 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: 12/7/2018 10:36:06 AM PLAT VOLUME: 20001 PAGE: 620 AMOUNT: \$82.00 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 2

BY: Smother Marker N, DEPUTY

MATT JOHNSON 64827

20180239348

NUMBER:

