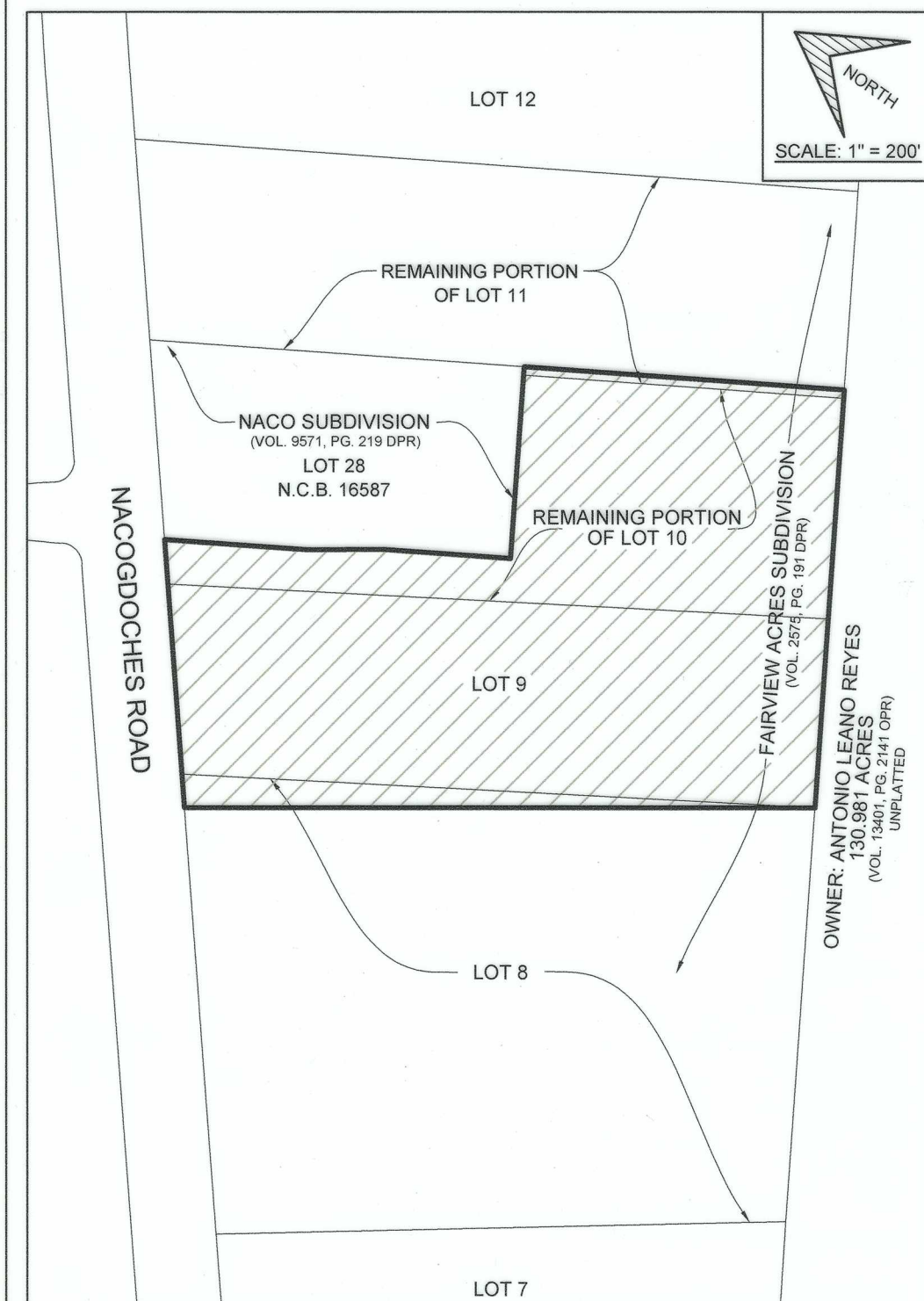


LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED IS A PORTION OF LOT 8, ALL OF LOT 9, THE REMAINING PORTION OF LOT 10 AND A PORTION OF THE REMAINING PORTION OF LOT 11, NEW CITY BLOCK 16587, FAIRVIEW ACRES SUBDIVISION, RECORDED IN VOLUME 2575, PAGE 191, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

LICENSED PROFESSIONAL ENGINEER NO. 70868

CPS NOTES:

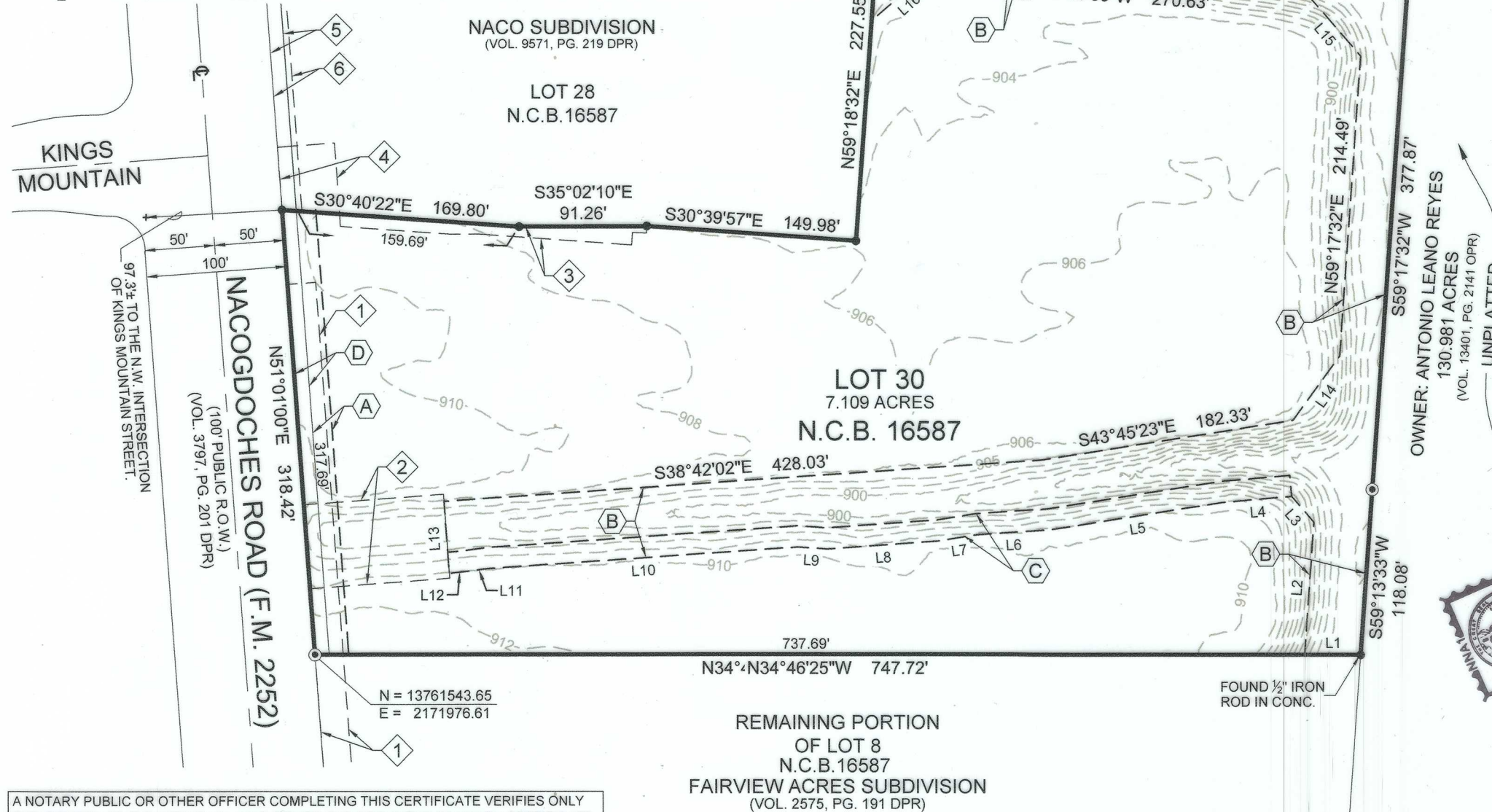
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 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.

LEGEND:

- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- CATV --- CABLE TELEVISION
- ESMT. --- EASEMENT
- R.O.W. --- RIGHT-OF-WAY
- N.C.B. --- NEW CITY BLOCK
- VOL. --- VOLUME
- PG. --- PAGE
- OPR. --- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR. --- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

- (A) --- 14' ELEC., GAS, TEL. & CATV ESMT.
- (B) --- VARIABLE WIDTH DRAINAGE ESMT. (1.409 AC.)
- (C) --- 15' ACCESS ESMT.
- (D) --- 10' R.O.W. DEDICATION (0.073 AC.)
- (1) --- 20' WATER LINE ESMT. (VOL. 8165, PG. 613-617 OPR)
- (2) --- 60' CHANNEL ESMT. (VOL. 3797, PG. 204-206 DPR)
- (3) --- PRIVATE SEWER AND ELEC. ESMT. (VOL. 10849, PG. 1243-1259 OPR)
- (4) --- ACCESS ESMT. (VOL. 10849, PG. 1228-1242 OPR)
- (5) --- 10' ROW RESERVATION ESMT (VOL. 9571, PG. 219 DPR)
- (6) --- 14' ELEC., GAS, TEL., & CATV ESMT (VOL. 9571, PG. 219 DPR)
- (●) --- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" TO BE SET (UNLESS OTHERWISE NOTED)
- (●) --- 1/2" IRON ROD WITH CAP STAMPED "NORTHSTAR" FOUND (UNLESS OTHERWISE NOTED)
- (E) --- STREET CENTERLINE

Line #	Bearing	Length
L1	N 34°46'25" W	40.10'
L2	N 59°13'33" E	94.92'
L3	N 14°13'25" E	24.18'
L4	N 39°43'07" W	49.49'
L5	N 43°45'23" W	125.76'
L6	N 38°42'02" W	51.27'
L7	N 44°00'11" W	28.40'
L8	N 38°50'05" W	79.56'
L9	N 31°05'56" W	21.24'
L10	N 38°42'02" W	221.85'
L11	N 42°29'28" W	13.19'
L12	N 41°03'46" W	14.82'
L13	N 51°00'13" E	51.48'
L14	S 88°45'23" E	56.69'
L15	N 14°17'32" E	56.62'
L16	N 75°39'09" W	56.57'
L17	N 59°18'32" E	70.00'



REMAINING PORTION
OF LOT 8
N.C.B. 16587
FAIRVIEW ACRES SUBDIVISION
(VOL. 2575, PG. 191 DPR)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FAIRVIEW ACRES SUBDIVISION, WHICH IS RECORDED IN VOLUME 2575, PAGE 191, 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.

OWNER
Donald P. Clavson
OWNER'S DULY AUTHORIZED AGENT

SUBSCRIBED AND SWORN TO (OR AFFIRMED) BEFORE ME THIS 12th DAY OF June 2017 BY Donald P. Clavson APPROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO APPEARED BEFORE ME.

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
MY COMMISSION EXPIRES: 8/19/2018



GENERAL NOTES:

- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C 0280 F DATED SEPTEMBER 09, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
- PLAT ESTABLISHING ONE (1) COMMERCIAL LOT.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 1/2" IRON ROD WITH "MBC" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(h)(3).

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MINIMUM 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 POINT ALONG NACOGDOCHES ROAD (F.M. 2252) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 318.42'

IMPACT FEE PAYMENT DUE:

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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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.

DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISH FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITIONS.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FAIRVIEW ACRES SUBDIVISION
(VOL. 2575, PG. 191 DPR)

REMAINING PORTION
OF LOT 11
N.C.B. 16587

PLAT NO. 160227

REPLAT
ESTABLISHING
LOCK AWAY
STORAGE NACOGDOCHES

BEING A TOTAL OF 7.182 ACRES ESTABLISHING LOT 30, NEW CITY BLOCK 16587, BEING A PORTION OF LOT 8, ALL OF LOT 9, THE REMAINING PORTION OF LOT 10 AND A PORTION OF THE REMAINING PORTION OF LOT 11, NEW CITY BLOCK 16587, FAIRVIEW ACRES SUBDIVISION, RECORDED IN VOLUME 2575, PAGE 191, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 06/06/2016 JOB NO.: 31382/1776

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

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: RITTMAN-CLAUSON, LLC
2055 3RD AVENUE, SUITE 200
SAN DIEGO, CA 92101
TEL. NO. (619) 295-2211

Donald P. Clavson
DULY AUTHORIZED AGENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON June 12, 2017, before me, **Lara Marie Skinner**, personally appeared **DONALD P. CLAVSON**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

LARA MARIE SKINNER
Commission # 2077462
Notary Public - California
San Diego County
My Comm. Expires Aug 9, 2018

SIGNATURE OF NOTARY PUBLIC

THIS PLAT OF LOCK AWAY STORAGE NACOGDOCHES 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., 2017.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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., 2017 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2017 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

