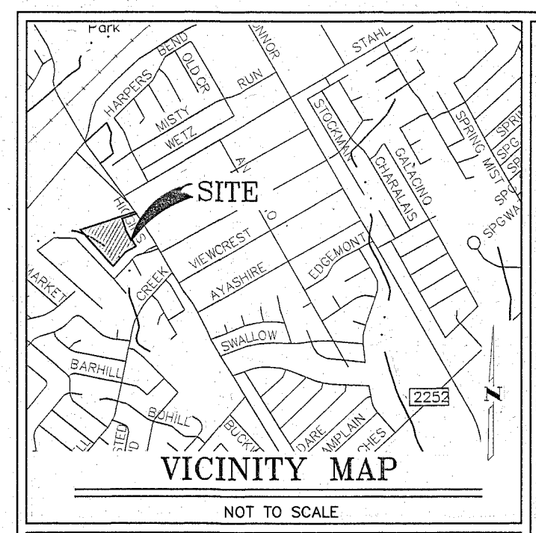
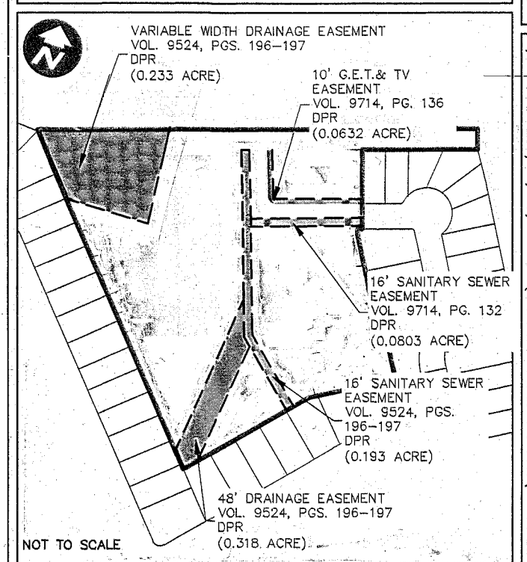




AREAS BEING REPLATTED THROUGH A PUBLIC HEARING

AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT, A 48' DRAINAGE EASEMENT A 16' SANITARY SEWER EASEMENT ON THE NORTHERN HILLS, UNIT 23 SUBDIVISION PLAT RECORDED IN VOLUME 9524, PAGES 196–197, A 16' SANITARY SEWER EASEMENT ON THE CLEAR CREEK UNIT 1 SUBDIVISION PLAT RECORDED IN VOLUME 9714, PAGE 132, A 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ON THE CLEAR CREEK UNIT 2 SUBDIVISION PLAT RECORDED IN VOLUME 9714, PAGE 136, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE CLEAR CREEK, UNIT 1 & 2 SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9714, PAGES 132–136, AND THE NORTHERN HILLS, UNIT 23 SUBDIVISION PLAT RECORDED IN VOLUME 9524, PAGES 196–197, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER / DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME

THIS THE 13 DAY OF July, 2017

ERIKA SALAZAR
Notary ID #126962777
My Commission Expires
July 23, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: July 23, 2021

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 PERSONS UNDER MY SUPERVISION:

STATE OF TEXAS REGISTERED DREW A. MAWYER 5348 PROFESSIONAL LAND SURVEYOR

DREW A. MAWYER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 – STATE OF TEXAS

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.

STATE OF TEXAS STEPHEN S. LIN 108721 LICENSED PROFESSIONAL ENGINEER 07/10/2017

STEPHEN S. LIN, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 108721 – STATE OF TEXAS

NOTES:

1. SAWS IMPACT FEE NOTE: 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.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CLEARCREEK SUBDIVISION PHASE II 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.
3. FIVE FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NONATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.
4. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN ONSITE REGIONAL DETENTION POND LOCATED IN LOT 901. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON–SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
6. LOT 901, BLOCK 45, NCB 16958 IS AN IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT AND IS DESIGNATED AS PARKLAND, STORMWATER FACILITIES, AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND WASTEWATER MAINS, AND ELECTRICAL, GAS, TELECOM AND CABLE TV.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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 AND 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.
2. 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 ALTERATIONS.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.

SURVEY CONTROL:

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED.

FIRE NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT MARSHAL.

DRAINAGE NOTES:

NO STRUCTURES, 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

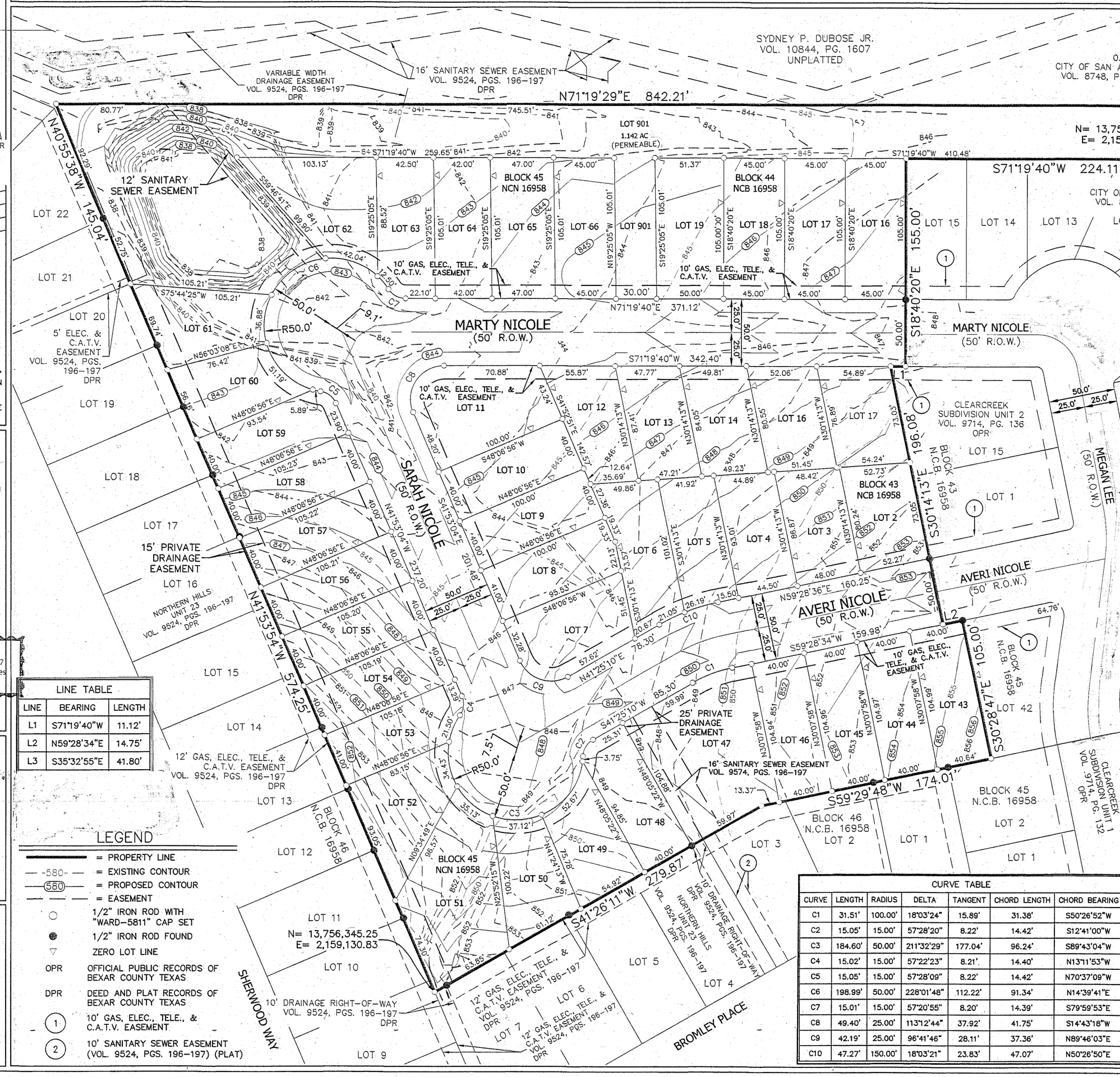
PLAT NO. 160282

REPLAT AND SUBDIVISION PLAT ESTABLISHING

CLEAR CREEK SUBDIVISION UNIT 3 AND 4

BEING 7.071 ACRES ESTABLISHING LOTS 16–19, BLOCK 44, LOTS 2–17, BLOCK 43, AND LOTS 43–66, AND LOT 901, BLOCK 45, NEW CITY BLOCK 16958, OUT OF ORIGINAL 10.475 ACRES RECORDED IN VOLUME 12365, PAGE 1746–1752, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

0 30' 60' 120'
SCALE: 1" = 60'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°19'40"W	11.12'
L2	N59°28'34"E	14.75'
L3	S35°32'55"E	41.80'

LEGEND

- = PROPERTY LINE
- -580- = EXISTING CONTOUR
- 580 = PROPOSED CONTOUR
- = EASEMENT
- 1/2" IRON ROD WITH "WARD–5811" CAP SET
- 1/2" IRON ROD FOUND
- ZERO LOT LINE
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- (1) 10' GAS, ELEC., TELE., & C.A.T.V. EASEMENT
- (2) 10' SANITARY SEWER EASEMENT (VOL. 9524, PGS. 196–197) (PLAT)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	31.51'	100.00'	18°03'24"	15.89'	31.38'	S50°26'52"W
C2	15.05'	15.00'	57°28'20"	8.22'	14.42'	S12°41'00"W
C3	184.60'	50.00'	211°32'29"	177.04'	96.24'	S89°43'04"W
C4	15.02'	15.00'	57°22'23"	8.21'	14.40'	N13°11'53"W
C5	15.05'	15.00'	57°28'09"	8.22'	14.42'	N70°37'09"W
C6	198.99'	50.00'	228°01'48"	112.22'	91.34'	N14°39'41"E
C7	15.01'	15.00'	57°20'55"	8.20'	14.39'	S79°59'53"E
C8	49.40'	25.00'	113°12'44"	37.92'	41.75'	S14°43'18"W
C9	42.19'	25.00'	96°41'46"	28.11'	37.36'	N89°46'03"E
C10	47.27'	150.00'	18°03'21"	23.83'	47.07'	N50°26'50"E

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LAND SURVEYING
5151 W SH 46
NEW BRAUNFELS, TX 78132
PH:(210)325–0858
FIRM NO. 10191500

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.

OWNER/DEVELOPER:
ACL CREEK VENTURES, LLC
2502 HARRY WURZBACH ROAD
SAN ANTONIO, TX 78209
210–399–4573

BY: _____
AMIT MEHTA

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT AMIT MEHTA, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS DIRECTOR OF REAL ESTATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON BEHALF OF MEASUREMENT SERVICES ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 13 DAY OF July, 2017.

NOTARY PUBLIC,

AMANDA SALDIVAR
Notary Public, State of Texas
My Commission Expires
April 08, 2018

MY COMMISSION EXPIRES: 4/8/18

THIS PLAT OF CLEAR CREEK SUBDIVISION UNIT 3 & 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. , 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