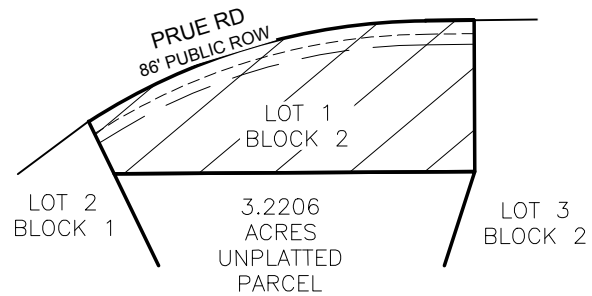


## LOCATION MAP

NOT TO SCALE



## AREA BEING REPLATTED

THROUGH PUBLIC HEARING  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 2, NEW CITY BLOCK 19142, IN VOLUME 9543, PAGE 007 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LINE TABLE		
LINE	LENGHT	BEARING
L1	52.36'	S45°03'20"E
L2	7.07'	N89°56'40"E
L3	5.00'	S44°56'40"W
L4	50.25'	S45°03'20"E
L5	1.35'	S35°44'52"W
L6	26.78'	S82°55'49"W
L7	76.05'	S37°55'49"W
L8	24.78'	S07°04'11"E
L9	45.76'	S74°34'11"E
L10	241.90'	S23°14'36"E
L11	167.95'	S01°55'11"E
L12	69.66'	S25°53'56"E
L13	32.41'	S06°36'34"E
L14	59.37'	S35°43'48"W
L15	47.28'	S02°43'25"W
L16	121.75'	S43°34'15"E
L17	20.00'	S46°25'45"W
L18	127.31'	S43°34'15"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	62.50'	46.19'	42°20'22"	45.14'	S14°33'37"W

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: TEXAS LANDMARK SURVEYING UNDER MY SUPERVISION:

ROBERT RUGLOSKI, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6002  
Job: 11607281

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.

RANDON MCKEE, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 103395

R:\Projects\Conrad Car Wash\ACAD\PLAT\ConradCarWash-Plat.dwg 2018/08/08 12:18pm Randon McKee

### DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND RIGHTS-OF-WAY, 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 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.

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST (ONE) 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CCW BRAUN HEIGHTS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOTS 4 AND 5, BLOCK 2.

### FIRE DEPARTMENT ACCESS EASEMENT NOTE:

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

### CPS NOTES:

1. 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

### TXDOT NOTES:

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

2. IF SIDEWALK 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.

3. 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) EXISTING ACCESS POINTS ALONG SH 16 (BANDERA RD) BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 305.21'.

4. CLEAR VISION MUST BE MAINTAINED AS PER UDC 35-506(d)(5). CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G., STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

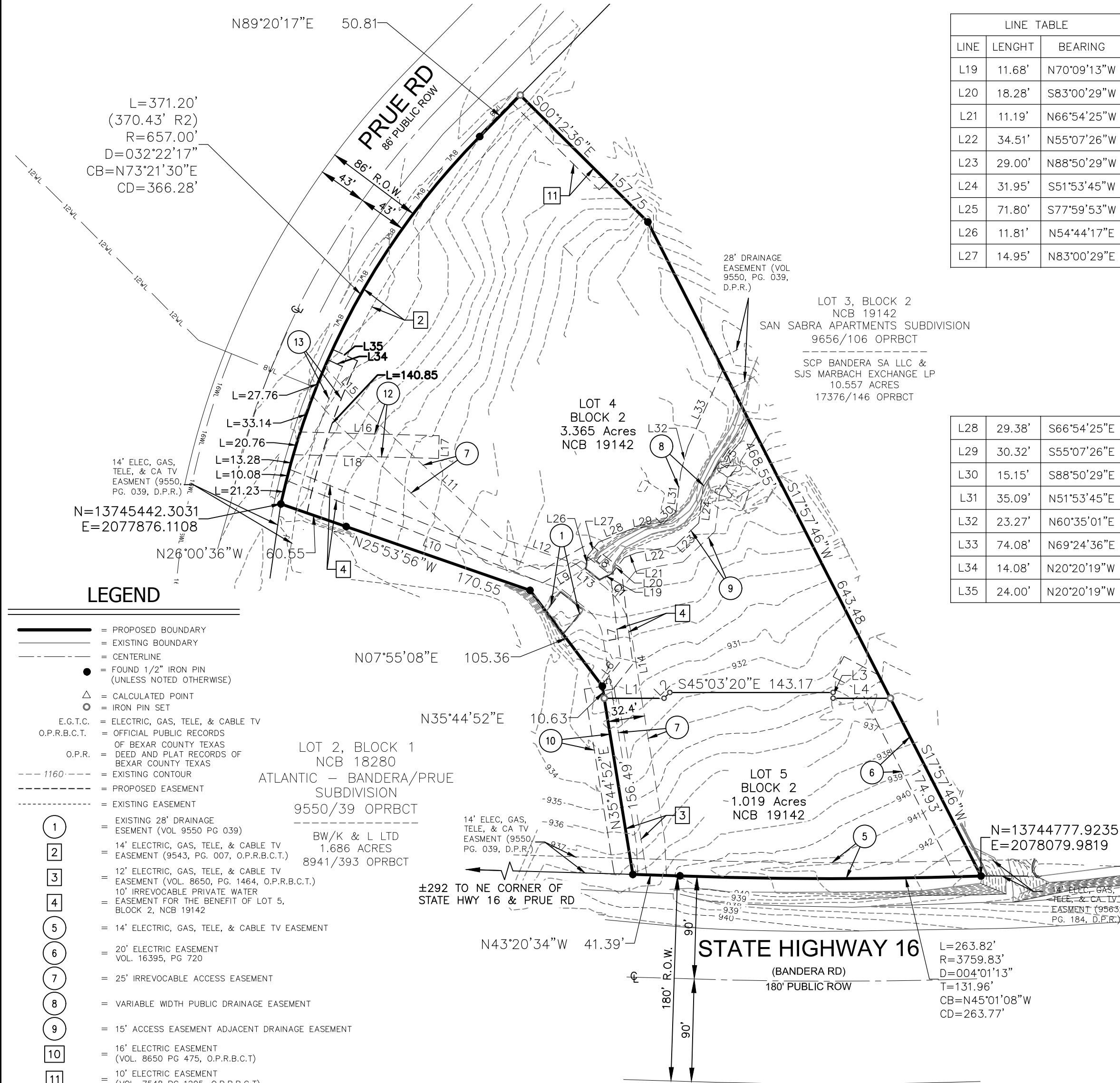
### GENERAL NOTES:

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3)

### SAWS NOTES:

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 SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE: 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 DEVELOPMENT SERVICES DEPARTMENT. .



LINE TABLE		
LINE	LENGHT	BEARING
L19	11.68'	N70°09'13"W
L20	18.28'	S83°00'29"W
L21	11.19'	N66°54'25"W
L22	34.51'	N55°07'26"W
L23	29.00'	N88°50'29"W
L24	31.95'	S51°53'45"W
L25	71.80'	S77°59'53"W
L26	11.81'	N54°44'17"E
L27	14.95'	N83°00'29"E

L28	29.38'	S66°54'25"E
L29	30.32'	S55°07'26"E
L30	15.15'	S88°50'29"E
L31	35.09'	N51°53'45"E
L32	23.27'	N60°35'01"E
L33	74.08'	N69°24'36"E
L34	14.08'	N20°20'19"W
L35	24.00'	N20°20'19"W

## LEGEND

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- CENTERLINE
- FOUND 1/2" IRON PIN (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- IRON PIN SET
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- O.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- 1160 --- = EXISTING CONTOUR
- - - - - = PROPOSED EASEMENT
- - - - - = EXISTING EASEMENT

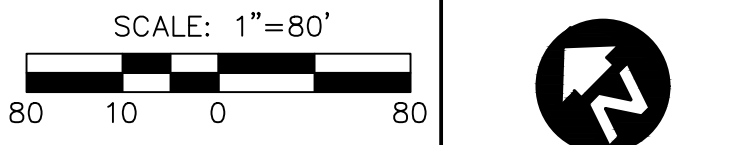
- 1 = EXISTING 28' DRAINAGE EASEMENT (VOL. 9550 PG. 039)
- 2 = 14' ELECTRIC, GAS, TELE, & CABLE TV EASEMENT (9543, PG. 007, O.P.R.B.C.T.)
- 3 = 12' ELECTRIC, GAS, TELE, & CABLE TV EASEMENT (VOL. 8650, PG. 1464, O.P.R.B.C.T.)
- 4 = 10' IRREVOCABLE PRIVATE WATER EASEMENT FOR THE BENEFIT OF LOT 5, BLOCK 2, NCB 19142
- 5 = 14' ELECTRIC, GAS, TELE, & CABLE TV EASEMENT
- 6 = 20' ELECTRIC EASEMENT VOL. 16395, PG. 720
- 7 = 25' IRREVOCABLE ACCESS EASEMENT
- 8 = VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- 9 = 15' ACCESS EASEMENT ADJACENT DRAINAGE EASEMENT
- 10 = 16' ELECTRIC EASEMENT (VOL. 8650 PG. 475, O.P.R.B.C.T.)
- 11 = 10' ELECTRIC EASEMENT (VOL. 7548 PG. 1205, O.P.R.B.C.T.)
- 12 = 20' ELECTRIC EASEMENT
- 13 = 10' IRREVOCABLE PRIVATE WATER EASEMENT FOR THE BENEFIT OF LOT 5, BLOCK 2, NCB 19142

## PLAT NUMBER: 160617

### REPLAT & SUBDIVISION PLAT ESTABLISHING

#### CCW BRAUN HEIGHTS COMMERCIAL

BEING A TOTAL OF 4.384 ACRES TO ESTABLISH LOTS 4 & 5, BLOCK 2 FROM TRACT OF LAND ORIGINALLY STATED AS 4.640 ACRES DESCRIBED BY DEED RECORDED IN VOLUME 1925, PAGE 71, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JOSE ALAMEDA SURVEY No. 81, ABSTRACT 26, COUNTY BLOCK 4017, BEXAR COUNTY, TEXAS



## McKee Engineering & Land Development

FIRM REGISTRATION # F-15510

SAN ANTONIO, TEXAS

(210) 624-1674



## LANDMARK SURVEYING

26254 IH 10 West, Suite 105, Boerne, TX 78006

www.LandmarkSurveying.net (830) 428-0290

"Do not move the ancient landmark..." (Proverbs 22:28)

STATE OF TEXAS  
COUNTY OF BEXAR

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:  
CCW BRAUN HEIGHTS, LLC  
BY CONRAD CAR WASH, INC.,  
ITS MANAGER MEMBER  
BY

CLIF CONRAD, VP

DULY AUTHORIZED AGENT

OWNER/DEVELOPER:  
GERALD W. HARRELL  
REVOCABLE TRUST  
4514 BARANCA ROAD  
RIO RANCHO, NM 87144  
CONTACT: GERALD HARRELL  
PHONE: (210) 846-0597

GERALD W. HARRELL

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 \_\_\_\_\_

THIS PLAT OF CCW BRAUN HEIGHTS COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. \_\_\_\_\_

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. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS 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

SHEET 1 OF 1