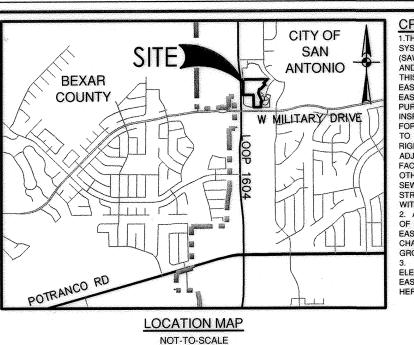
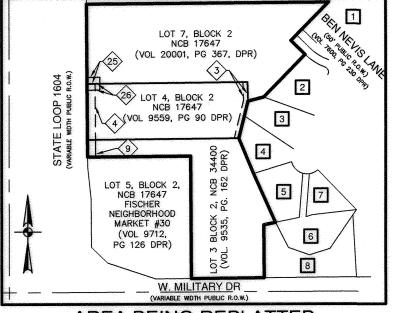
300

SECRETARY





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 COUNTY OF BEXAR

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 UNITS PER LOT.

OWNER/DEVELOPER: PLACK CARR

M2G STONE OAK SAN ANTONIO, TEXAS, 78209

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE , A.D. 20

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: SAWS IMPACT FEE:

(VOL 7600, PG 230-235, DPR)

LOT 7, BLOCK 4, NCB 34400B

N89'38'07"E ~ 755.97

280.00

LOT 10

BLOCK 2

NCB 17647

(0.927 AC.)

S89'40'15"W ~ 280.00'

LOT 9 BLOCK 2 NCB 17647

(0.771 AC.)

S89*40'15"W ~ 280.00'

LOT 11 (3.595 AC.)

SEE DETAIL 'B'

N89'40'15"E ~ 280.00'

(SEE SHEET 2 OF 2)

LOT 8

BLOCK 2 / NCB 17647

S89'40'15"W ~ 321.61

LOT 5, BLOCK 2, NCB 17647

FISCHER NEIGHBORHOOD MARKET #30

(VOL 9712,

PG 126 DPR)

W. MILITARY DR

(VARIABLE WIDTH PUBLIC R.O.W.)

SEE DETAIL 'A'

(SEE SHEET 2 OF 2)

280.00' (1.170 AC.)

_N: 13710966.13

E: 2060580.84

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 RIGH TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORIDS 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.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

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 VOLUME PAGE(S) CATV CABLE TELEVISION RIGHT-OF-WAY DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) ELEC ELECTRIC SET 1/2" IRON ROD (PD) NEW CITY BLOCK 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 DR DEED RECORDS OF BEXAR (VOL 7600, PG 230-235, DPR) COUNTY, TEXAS LOT 8, BLOCK 4, NCB 34400B

- -1140- - EXISTING CONTOURS

— € — CENTERLINE

250'

250'

CITY OF SAN ANTONIO LIMITS

LOT 14, BLOCK 4, NCB 34400B (VOL 9500, PG 120, DPR) LOT 15, BLOCK 4, NCB 34400B (VOL 9500, PG 120, DPR)

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 NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

9 16' SANITARY SEWER EASEMENT

25' X 25' SANITARY SEWER

TURNAROUND EASEMENT

DRAINAGE EASEMENT

AND CABLE TV EASEMENT

INGRESS/EGRESS AND PRIVATE

N: 13711446.96

E: 2061333.50

S45"15'24"E

61.90

11) 16' WATER EASEMENT

VARIABLE WIDTH

(15) 3' PEDESTRIAN EASEMENT

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

ANTONIO WATER SYSTEM.

LOT 16, BLOCK 4, NCB 34400B (VOL 9500, PG 120, DPR) UNPLATTED P-36, NCB 34400

BLOCK 2 NCB 17647 WEST CREEK - PHASE 1

(PLAT #170447)

0.510 ACRES POTRANCO/FM 1604 ANNEXATION (VOL. 1056, PG 308, DR)

- SEE DETAIL 'B'

(SEE SHEET 2 OF 2)

SEE DETAIL 'A'

LOT 11

BLOCK 2

NCB 17647

(3.595 AC.)

S75'54'25"W

S78'08'08"W

\37.46'

S00'25'30"E 166.62

49.76

S13'40'16"W

119.57

(SEE SHEET 2 OF 2)

S89'40'15"W

LOT 12

BLOCK 2

NCB 17647

(1.959 AC.)

S89'34'02"W ~ 227.56'

173.35'

16' SANITARY SEWER EASEMENT (VOL 7600, PG 230-235, DPR) 16' SANITARY SEWER, TELE, & ELEC

EASEMENT (VOL 7600, PG 230-235, DPR) 14' ELEC, GAS, TELE, & CATV EASEMENT (VOL 9559, PG 90, DPR) 25' BUILDING SETBACK

(VOL 9559, PG 90, DPR) 28' GAS, ELECTRIC, TELEPHONE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9559, PG 90, DPR) 30' BUILDING SETBACK (VOL 6757, PG 1454 OPR)

5' GREENBELT (VOL 6757, PG 1454 OPR) 14' ELEC, GAS, TELE, & CATV EASEMENT (VOL 9535, PG 162, DPR)

25' BUILDING SETBACK (VOL 9535, PG 162 DPR) EASEMENT

(VOL 9535, PG 162 DPR) 5' WATER METER EASEMENT (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)

EASEMENT (VOL 9535, PG 140, DPR)

(16) **EASEMENT**

> (PLAT# 170447) EASEMENT (WEST CREEK - PHASE 1, PLAT# 170447) VARIABLE WIDTH DRAINAGE

16' WATER EASEMENT

(0.091 AC.) VARIABLE WIDTH DRAINAGE (VOL 20001, PG 367, DPR) (VOL 20001, PG 367, DPR)

(0.018 AC) (VOL 20001, PG 367, DPR)

14' ELEC, GAS, TELE, & CATV

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

VARIABLE WIDTH DRAINAGE **EASEMENT**

(VOL 20001, PG 367, DPR) (VOL 20001, PG 367, DPR) 16' WATER EASEMENT

10' X 14' WATER EASEMENT (0.003 AC.) CABLE TV EASEMENT

20' x 40' INGRESS/EGRESS EASEMENT

58' DRAINAGE EASEMENT (VOL 9512, PG 67, DPR) 20' BUILDING SETBACK (VOL 7600, PG 230-235, DPR) 14' ELEC, GAS, TELE, & CATV

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

(OFF LOT 0.018 AC. PERMEABLE) (VOL 20001, PG 367, DPR)

LAUREL JOHNSTON

Notary Public, State of Texas

Comm. Expires 08-14-2022

Notary ID 125637097

(WEST CREEK - PHASE 1,

(OFF-LOT 0.232 AC. PERMEABLE)

STATE OF TEXAS

COUNTY OF BEXAR

BEXAR COUNTY, 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

THE WESTCREEK MINI STORAGE SUBDIVISION RECORDED IN VOLUME 9535,

PHASE 2 SUBDIVISION RECORDED IN VOLUME 20001, PAGE 367, ALL OF THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOTS 8

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I 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

SCALE: 1"= 100'

200'

PAGE 162, AND ALL OF LOT 7, BLOCK 2, NCB 17647 OF THE WEST CREEK -

12, BLOCK 2, IN NEW CITY BLOCK 17647, IN THE CITY OF SAN ANTONIO,

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

STATE OF TEXAS

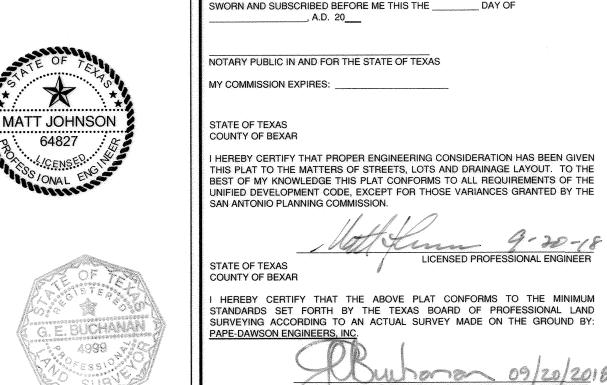
BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PLACK CARR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND

UBLIC, BEXAR COUNTY, TEXAS

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.

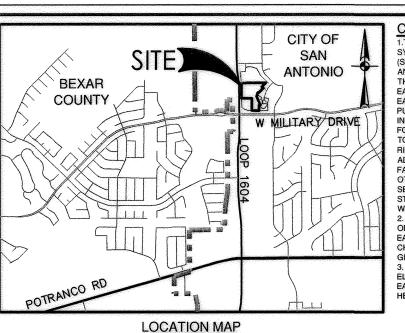
DATED THIS	DAY OF	, A.D. 20
		·
BY:		
		CHAIRMAN
		· · · · · · · · · · · · · · · · · · ·
514		· ·

SHEET 1 OF 2









NOT-TO-SCALE

DRAINAGE EASEMENT ENCROACHMENTS:

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 GRANTORIS 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.

CPS/SAWS/COSA UTILITY:

BEXAR COUNTY, TEXAS

CITY OF SAN ANTONIO LIMITS

DR DEED RECORDS OF BEXAR

COUNTY, TEXAS

- -1140- - EXISTING CONTOURS

—— € —— CENTERLINE

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, TRAI 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 RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORIIS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE 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.

OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

. 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 VOLUME CATV CABLE TELEVISION PG PAGE(S) 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) NCB NEW CITY BLOCK OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

LOT 10

LOT 9

266.00 298.00 N89'40'15"E ~ 280.00' LOT 8

NCB 17647 WEST CREEK - PHASE 1

(PLAT #170447)

N89°38'07"E ~ 755.97

LOT 11

DETAIL 'B'

OT 11

DETAIL 'A'

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:

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE

BLOCK 2

NCB 17647 WEST CREEK - PHASE 1

(PLAT #170447)

183,67

LOT 11

N89'38'07"E ~ 755.97'

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 THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER. AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

LAT 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).

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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' RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE

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

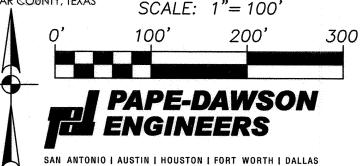
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR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

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 PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE 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, BEXAR COUNTY, TEXAS



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

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: PLACK CARR

M2G STONE OAK, LTD. 250 W. NOTTINGHAM, SUITE 410 SAN ANTONIO, TEXAS, 78209

STATE OF TEXAS COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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	DAY OF	, A.D. 20 _
BY:		
		CHAIRMA
	, I	
BY:		
		SECRET

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'	

9-20-18 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR 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:

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

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

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

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

SURVEYOR'S NOTES

STATE OF TEXAS COUNTY OF BEXAF

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

SAN ANTONIO PLANNING COMMISSION.

PAPE-DAWSON ENGINEERS, INC.



SHEET 2 OF 2