

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 8, BLOCK 4, N.C.B. 17874 OF THE TEXAS-MARBACH LP SUBDIVISION RECORDED IN VOLUME 951, PAGE 136 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 4, BLOCK 4, N.C.B. 17874, WITH A 25' BUILDING SETBACK, OF THE WESTLAKES SUBDIVISION UNIT 12 RECORDED IN VOLUME 951, PAGE 50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

D.P.R.B.C.	DEED AND PLAT RECORDS
R.O.W.	RIGHT OF WAY
ELEC.	ELECTRIC
TEL.	TELEPHONE
CA TV.	CABLE TELEVISION
VOL.	VOLUME
PG.	PAGE
COSA	CITY OF SAN ANTONIO
—	STREET CENTERLINE
—	SET 12" IRON ROD
—	FOUND IRON PIPE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	BUILDING SETBACK LINE
—	EASEMENT LINE
—	EXISTING MINOR CONTOUR
—	EXISTING MAJOR CONTOUR

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: WESTAR ALAMCO LAND SURVEYORS, LLC

PRELIMINARY - NOT FOR RECORDATION

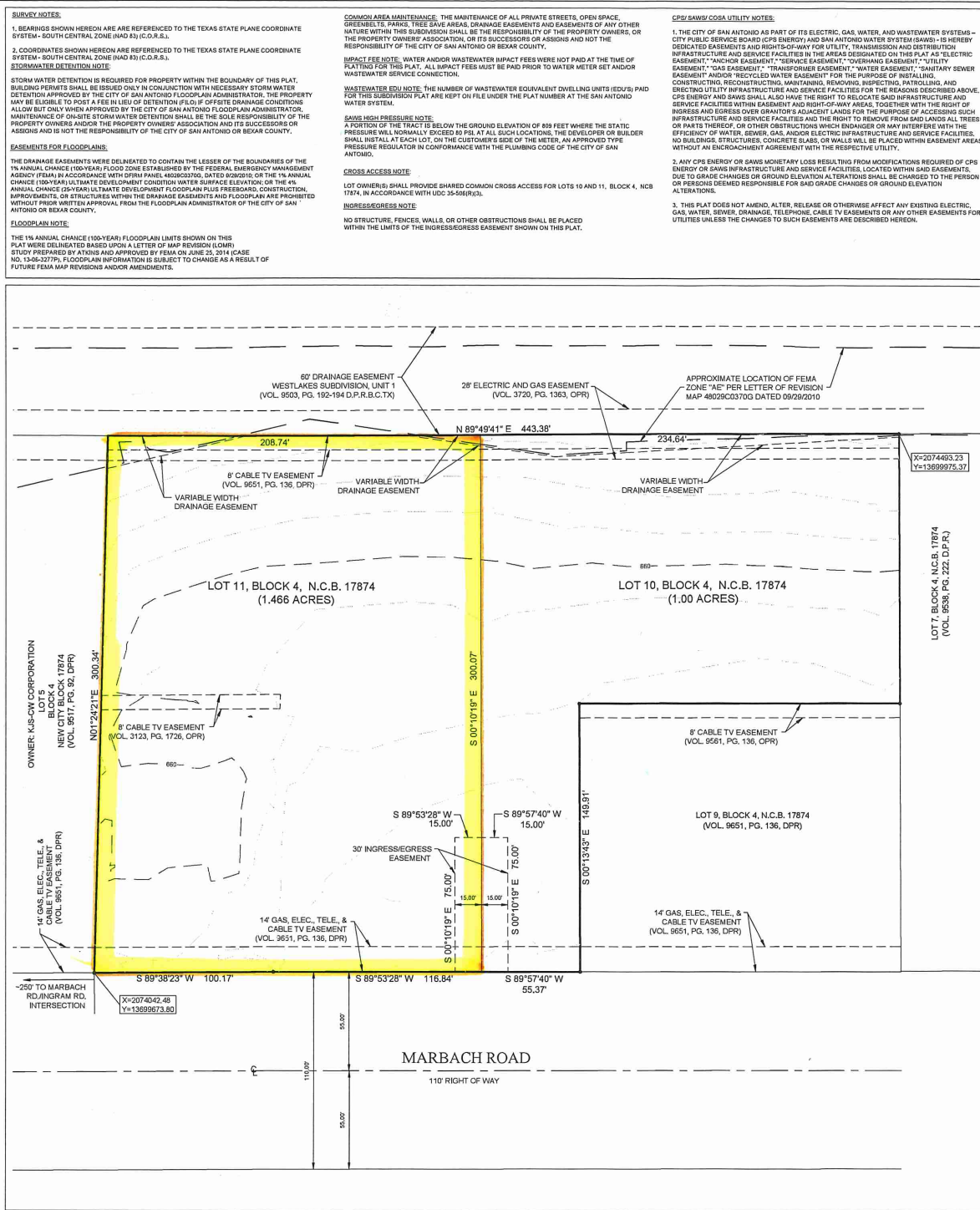
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
JOEL CHRISTIAN JOHNSON, R.P.L.S.
JACQUA, ROSE COPELAND AND ASSOCIATES, INC. (710) 545-1122
1035 CENTRAL PARKWAY NORTH, SAN ANTONIO, TX 78232
TSPS (FIRM REG. #1011705)

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.

PRELIMINARY - NOT FOR RECORDATION

LICENSED PROFESSIONAL ENGINEER NO. 105199
JOSE VILLAGOMEZ, P.E.



PLAT NO. 21-11800080

REPLAT ESTABLISHING MARBACH CAR WASH

BEING A TOTAL OF 2.466 ACRES, BEING LOT 8, BLOCK 4, NCB 17874 OF THE TEXAS-MARBACH LP SUBDIVISION RECORDED IN VOLUME 951, PAGE 136 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 4, BLOCK 4, NCB 17874 OF THE WESTLAKES SUBDIVISION UNIT 12 SUBDIVISION RECORDED IN VOLUME 951, PAGE 50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 10 AND 11, BLOCK 4, N.C.B. 17874 SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"=40'

VILLAGOMEZ ENGINEERING CO., P.C.
24165 H-I-LW, SUITE 217-108
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0818
FAX (210) 853-0232
TSPS FIRM REGISTRATION NO. F13698
VEC JOB NO. 21-093
PREPARATION DATE: April 22, 2022

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 DEVOTED 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
VIAL MANAGEMENT INC (VIOREL LARIONESS)
335-374-1333
8305 FARR OAKS PKWY
BOERNE, TX 78015

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE L. VILLAGOMEZ, 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 _____, 2022.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS SUBDIVISION PLAT OF MARBACH CAR WASH SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2022

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES