

LOCATION MAP NOT TO SCALE



AND LOT 4. BLOCK 4. NCB 17874, WITH A 25' BUILDING SETBACK, OF THE WESTLAKES SUBDIVISION UNIT 12 RECORDED IN VOLUME 9517, PAGE 50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

| | LEGEND | |
|------------|--|--|
| D.P.R.B.C. | DEED AND PLAT RECORDS BEXAR COUNTY | |
| R.O.W. | RIGHT OF WAY | |
| ELEC. | ELECTRIC | |
| TEL, | TELEPHONE | |
| CA,TV, | CABLE TELEVISION | |
| VOL. | 4 VOLUME | |
| PG. | PAGE | |
| COSA | CITY OF SAN ANTONIO | |
| | STREET CENTERLINE | |
| O SIR | SET 1/2" IRON ROD | |
| O FIP | FOUND IRON PIPE | |
| | PROPERTY LINE | |
| | ADJACENT PROPERTY LINE | |
| | BUILDING SETBACK LINE | |
| | EASEMENT LINE | |
| | EXISTING MINOR CONTOUR | |
| | EXISTING MAJOR CONTOUR | |

PRELIMINARY - NOT FOR RECORDATION

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I, BEARINGS SHOWN HEREON ARE ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD \$3) (C.O.R.S.).

2, COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDI SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.), STORMWATER DETENTION NOTE:

STORW WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT, BULDING PERMITS SHALL BE ISSUED ONLY IN COMJANCTION WITH RECESSARY STORM WATER PROPERTY COMPANY OF THE PERMIT AND PROPERTY OWNERS ARROWED BY THE CITY OF SHA MATIONS FLOODED HANDAMISTRATOR, MAINTENANCE OF ON-SHE STORM WATER OF SHE THIS OWNER ASSOCIATION AND ITS SUCCESSORS OR PROPERTY OWNERS ARROWED AND PROPERTY OWNERS

EASEMENTS FOR FLOODPLAINS:

FLOODPLAIN NOTE:

17874 DPR)

NEW O

14' GAS, ELEC., TELE., & CABLE TV EASEMENT (VOL. 9651, PG. 136, DP

~250' TO MARBACH RD,/INGRAM RD, INTERSECTION

R' CABLE TV EASEMENT

Y=2074042 48

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY ATKINS AND APPROVED BY FEARM ON JUNE 2.5 O'10 [CASE NO. 1366-2377P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEAR MAP REVISIONS ANDORT AMENIMENT.

COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAMAGE EAGEMENTS AND CASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIMISHOS IN SAIL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOTTHE RESPONSIBILITY OF THE CITY OF SAM ANDROW OR BEAST COURTY.

IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT, ALL LIMPACT 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

SAME HIGH PRESSURE NOTE
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A PORTION OF THE TRACT IS BLOWN THE GROUND ELEVATION OF NO FEET WHERE THE STATIC
A PORTION OF THE STATIC CONTROL THE STATIC OFFINITY OF THE LIBRARY OF THE STATIC OFFINITY OF THE LIBRARY SECTION OFFINITY OF THE LIBRARY SECTION OFFINITY OF THE LIBRARY AND PROPOSED THE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 10 AND 11, BLOCK 4, NCB 17874, IN ACCORDANCE WITH UDC 35-505(R)(3).

28' ELECTRIC AND GAS EASEMENT (VOL. 3720, PG. 1363, OPR)

-S 89°57'40" W

15.00

55.37

MARBACH ROAD 110' RIGHT OF WAY

N 89°49'41" E 443.38'

INGRESS/EGRESS NOTE:

60' DRAINAGE EASEMENT

VARIABLE WIDTH

S 89°53'28" W 15.00'

30' INGRESS/EGRESS EASEMENT

DRAINAGE EASE

WESTLAKES SUBDIVISION, UNIT 1 (VOL. 9503, PG. 192-194 D.P.R.B.C.TX)

8' CABLE TV EASEMENT

LOT 11, BLOCK 4, N.C.B. 17874

(1.466 ACRES)

CABLE TV EASEMENT (VOL. 9651, PG. 136, DPR)

(VOL. 9651, PG. 136, DPR)

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CPS/ SAWS/ COSA UTILITY NOTES:

APPROXIMATE LOCATION OF FEMA - ZONE "AE" PER LETTER OF REVISION MAP 48029C0370G DATED 09/29/2010

N.C.B. 17874 222, D.P.R.)

BLOCK 4, 9538, PG.

Z 234.64'—

VARIABLE WIDTH

LOT 10, BLOCK 4, N.C.B. 17874

(1.00 ACRES)

14 GAS FLEC TELE & T CABLE TV EASEMENT (VOL. 9651, PG, 136, DPR)

8' CABLE TV EASEMENT -(VOL. 9561, PG, 136, OPR)

(VOL, 9651, PG, 136, DPR)

DRAINAGE FASEMENT

CRE SAMP COOL THEN FOR THE SECTION. CARE WATER AND WASTEWATER SYSTEMS—
IT THE CHIT OF BAN ANTONION AS PART OF ITS RECTIFIC, CARE WATER AND WASTEWATER SYSTEMS—
CHIT PRILLS SERVICE BOARD (CPE BERDON) AND SHA ANTONIO WATER SYSTEM SAMPS—IS RETERMINED AND THE STATE OF T

2. ANY CPS EMERGY OR SAME MORESTAND, YOUR RESURTING MILITY.

2. ANY CPS EMERGY OR SAME MORESTAND FOR RESURTING PROMISORS. CONTINUE RECURSION OF CPS
EMERGY OR SAME MERICATECTURE AND SERVICE FACILITIES, LOCATED WITHIN AND EXCELLENTS.
DUE TO GRADE CHANGES OR GROUND ELEXATION LATERATIONS SHALL BE CHANGES TO THE PERSON
OR PERSONS DEEMED RESPONSIBLE FOR SAMD GRADE CHANGES OR GROUND ELEXATION.
ATTERATIONS.

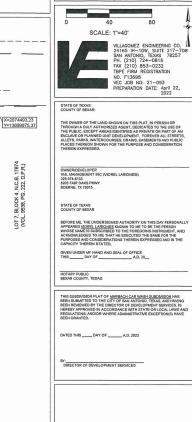
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 9651, 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 9517, 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.





THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 8, BLOCK 4, NCB 17874 OF THE TEXAS-MARBACH LP SUBDIVISION RECORDED IN VOLUME 9651, PAGE 136 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
JOEL CHRISTIAN JOHNSON, R.P.L.S.
MACINA, BOSC COPELAND AND ASSOCIATES, INC. (210) 545-1122
1035 CENTRAL PARKWAY NORTH, SAN ANTONIO, TX 76232
TBPLS FIRM REG, #10011700

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. 105199 JOSE VILLAGOMEZ, P.E.

