

LOCATION MAP

NOT TO SCALE

LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- FOUND MONUMENTATION
- ESMT. EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- VOL. VOLUME
- PG PAGE
- ☒ CENTERLINE
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- E.T.V.E. ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- B.C.T. BEXAR COUNTY, TEXAS
- 1272— DENOTES 1 FOOT CONTOUR LINE
- 1275— DENOTES 5 FOOT CONTOUR LINE
- 1272— FINISHED CONTOUR LINE

DATUM INFORMATION:

HORIZONTAL DATUM:

NAD83(2011)EPOCH:2010
TEXAS STATE PLANE COORDINATE
SYSTEM, ZONE 4204 (US SURVEY FT)

VERTICAL DATUM:

NAVD88 OPUS GEOID12A
SURFACE ADJUSTMENT
FACTOR=1.00017
SURFACE = GRID X 1.00017

FIRE NOTES:

1. 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.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38800974, TRE-APP-APP24-38800975, TRE-APP-APP24-38800976) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

CROSS ACCESS NOTES:

1. LOT OWNERS SHALL PROVIDE COMMON CROSS ACCESS FOR LOTS 1, 2 AND 3, BLOCK 1, NCB 19203, IN ACCORDANCE WITH UDC 35-506(r)(3).

2. THE PORTION OF THE VARIABLE WIDTH (25' MIN.) INGRESS/EGRESS ACCESS EASEMENT LOCATED ON LOT 1 BENEFITS THE OWNERS OF LOTS 2 & 3 AND THE PORTION OF THE EASEMENT ON LOT 2 BENEFITS THE OWNERS OF LOTS 1 & 3.

IMPACT FEE PAYMENT DUE

1. 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.

ACCESS NOTE:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

SAWS WASTEWATER EDU NOTE:

1. 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 ANTONIO WATER SYSTEM.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:

1. 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S 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.

DRAINAGE NOTES:

1. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

2. MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE 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/EGRESS NOTE:

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

FLOODPLAIN VERIFICATION NOTES:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0130G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.

2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE.

CPS/SAWS/COSA UTILITY NOTES:

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 EASEMENTS," "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 RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 GROUND ELEVATION ALTERATIONS.

3. 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.

TxDOT NOTES:

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 ONE (1) NEW ACCESS ALONG US 281 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2779.18'.

3. IF SIDEWALKS 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.

NOTE:

LOT 3, BLOCK 1, IS A PERMEABLE DRAINAGE, SANITARY SEWER, WATER AND ELECTRIC EASEMENT. APARTMENT BUILDING CONSTRUCTION IS NOT PERMITTED ON THIS LOT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

EASEMENT NOTES:

1. THE VARIABLE WIDTH INGRESS/EGRESS ACCESS EASEMENT IS ALSO A DRAINAGE EASEMENT. DRAINAGE STRUCTURES ARE NOT PERMITTED IN THE 100' WIDE ELECTRIC EASEMENT WITHOUT PRIOR APPROVAL FROM CPS ENERGY.

2. A STORM WATER DETENTION POND IS LOCATED WITHIN EASEMENT 13 WITHIN LOT 3, BLOCK 1, NCB19203.

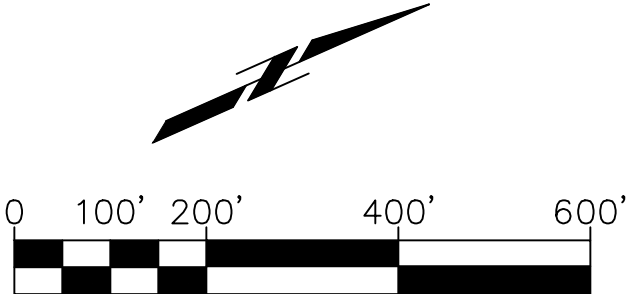
EASEMENT LEGEND

- ① 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160074511 O.P.R.B.C.T.
- ② 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160072935 O.P.R.B.C.T.
- ③ 0.004 ACRES
CHANNEL EASEMENT
BEXAR COUNTY
DOC. 20080201870 O.P.R.B.C.T.
- ④ 14' G.E.T.V.E.
- ⑤ PUBLIC 22' WATER & SANITARY
SEWER EASEMENT
- ⑥ PRIVATE 23' DRAINAGE EASEMENT
BENEFITING LOT 1 WITH PARKING PERMITTED
- ⑦ PUBLIC LIFT STATION VARIABLE
WIDTH SANITARY SEWER EASEMENT
- ⑧ VARIABLE WIDTH (25' MIN.)
INGRESS/ EGRESS ACCESS EASEMENT
- ⑨ PRIVATE 16' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- ⑩ PUBLIC 16' SANITARY SEWER EASEMENT
- ⑪ PRIVATE 22' DRAIN EASEMENT
BENEFITING TRACT 2 (TRACT 1,
VOL. 17860, PG. 536,
O.P.R.B.C. 2016) FOR NATURAL
STORMWATER WATERSHED
- ⑫ PRIVATE VARIABLE WIDTH
DRAIN EASEMENT BENEFITING
TRACT 2 (TRACT 1, VOL. 17860,
PG. 536, O.P.R.B.C., 2016) FOR
NATURAL STORMWATER
WATERSHED
- ⑬ PRIVATE VARIABLE WIDTH
DRAINAGE EASEMENT (1.91 AC.)
FOR THE BENEFIT OF LOTS 1 & 2
- ⑭ PUBLIC WATER EASEMENT
- ⑮ PRIVATE 25' DRAIN EASEMENT
BENEFITING TRACT 2 (TRACT 1,
VOL. 17860, PG. 536,
O.P.R.B.C. 2016) FOR NATURAL
STORMWATER WATERSHED &
BENEFITING LOT 1.
- ⑯ PRIVATE 20' DRAIN EASEMENT
BENEFITING LOT 1
- ⑰ PRIVATE 18' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- ⑱ VARIABLE WIDTH LIFT STATION
INGRESS/EGRESS EASEMENT
- ⑲ VARIABLE WIDTH (12' MIN.)
PUBLIC WATER EASEMENT
- ⑳ 14' ELECTRIC EASEMENT
- ㉑ PRIVATE 22' DRAIN EASEMENT
BENEFITING LOT 1

LAND-PLAT-23-11800532

PLAT OF
CREEK BEND APARTMENTS

BEING A 37.729 ACRE TRACT OF LAND BEING OUT OF THE THOMAS J. ROBINSON SURVEY NO. 486, ABSTRACT 637, GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT 268, BEXAR COUNTY, TEXAS, SAME BEING ALL OF THAT 37.731 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO PEDCOR INVESTMENTS AND RECORDED IN DOCUMENT NUMBER 20230192620, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-3, BLOCK 1, N.C.B. 19203, SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=200'



100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DATE OF PREPARATION: September 3, 2024
CDS MUERY JOB 12320.00

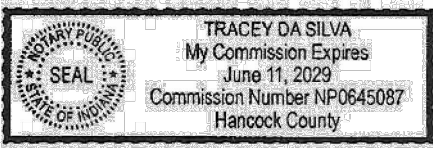
STATE OF INDIANA
COUNTY OF HAMILTON

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:
THOMAS G. CROWE
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVE. SW
CARMEL, IN 46032
(317) 695-3018

STATE OF INDIANA
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS G. CROWE 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 _____, A.D. 20____



NOTARY PUBLIC, HAMILTON COUNTY, INDIANA

THIS PLAT OF CREEK BEND APARTMENTS 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____.

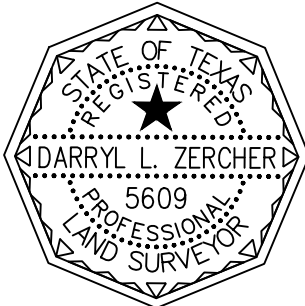
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE
AND CURVE TABLES

CDS Muery F-1733



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.

LICENSED PROFESSIONAL ENGINEER

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:

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF
CREEK BEND APARTMENTS

BEING A 37.729 ACRE TRACT OF LAND BEING OUT OF THE THOMAS J. ROBINSON SURVEY NO. 486, ABSTRACT 637, GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT 268, BEXAR COUNTY, TEXAS, SAME BEING ALL OF THAT 37.731 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO PEDCOR INVESTMENTS AND RECORDED IN DOCUMENT NUMBER 20230192620, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-3, BLOCK 1, N.C.B. 19203, SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=200'

CDS muery
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
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STATE OF INDIANA
COUNTY OF HAMILTON

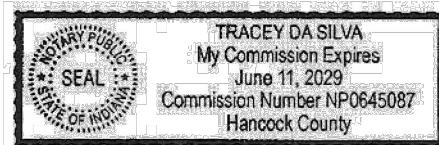
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OWNER/DEVELOPER:
THOMAS G. CROWE
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVE. SW
CARMEL, IN 46032
(317) 695-3018

STATE OF INDIANA
COUNTY OF HAMILTON

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THIS _____ DAY OF _____, A.D. 20__

NOTARY PUBLIC, HAMILTON COUNTY, INDIANA



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DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

EASEMENT LEGEND

- 1 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160074511 O.P.R.B.C.T.
- 2 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160072935 O.P.R.B.C.T.
- 3 0.004 ACRES
CHANNEL EASEMENT
BEXAR COUNTY
DOC. 20080201870 O.P.R.B.C.T.
- 4 14' G.E.T.V.E.
- 5 PUBLIC 22' WATER & SANITARY
SEWER EASEMENT
- 6 PRIVATE 23' DRAINAGE EASEMENT
BENEFITING LOT 1 WITH PARKING PERMITTED
- 7 PUBLIC LIFT STATION VARIABLE
WIDTH SANITARY SEWER EASEMENT
- 8 VARIABLE WIDTH (25' MIN.)
INGRESS/ EGRESS ACCESS EASEMENT
- 9 PRIVATE 16' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- 10 PUBLIC 16' SANITARY SEWER EASEMENT
- 11 PRIVATE 22' DRAIN EASEMENT
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STORMWATER WATERSHED
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DRAIN EASEMENT BENEFITING
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NATURAL STORMWATER
WATERSHED
- 13 PRIVATE VARIABLE WIDTH
DRAINAGE EASEMENT (1.91 AC.)
FOR THE BENEFIT OF LOTS 1 & 2
- 14 PUBLIC WATER EASEMENT
- 15 PRIVATE 25' DRAIN EASEMENT
BENEFITING TRACT 2 (TRACT 1,
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STORMWATER WATERSHED &
BENEFITING LOT 1.
- 16 PRIVATE 20' DRAIN EASEMENT
BENEFITING LOT 1
- 17 PRIVATE 18' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- 18 VARIABLE WIDTH LIFT STATION
INGRESS/EGRESS EASEMENT
- 19 VARIABLE WIDTH (12' MIN.)
PUBLIC WATER EASEMENT
- 20 14' ELECTRIC EASEMENT
- 21 PRIVATE 22' DRAIN EASEMENT
BENEFITING LOT 1

CPS/SAWS/COSA UTILITY NOTES:

- 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 EASEMENTS," "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 RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.
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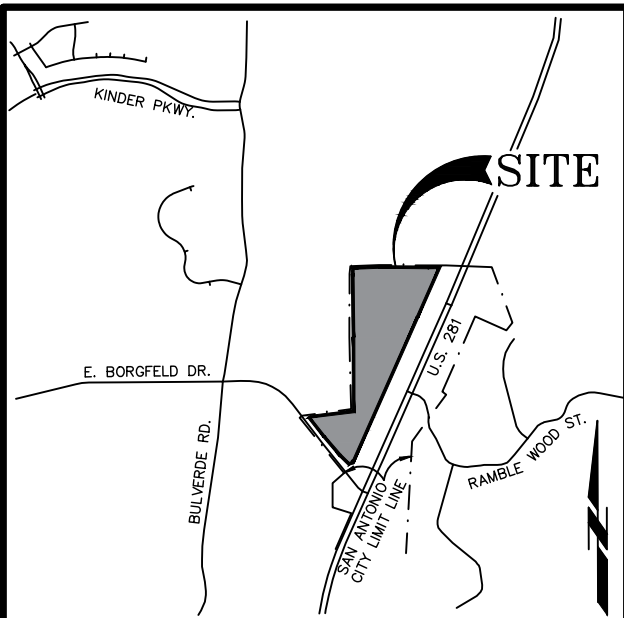
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SAWS WASTEWATER EDU NOTE:

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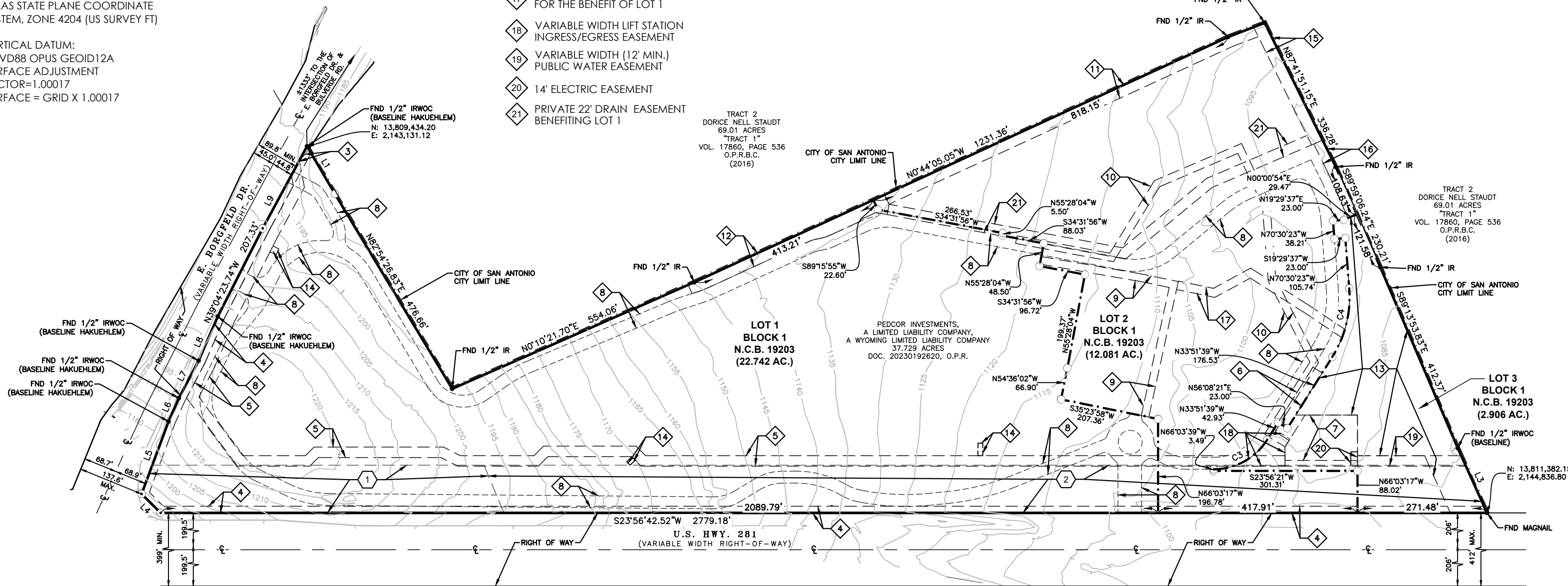
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SYSTEM, ZONE 4204 (US SURVEY FT)

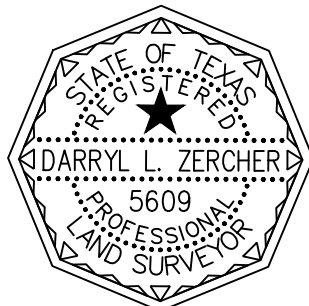
VERTICAL DATUM:
NAVD88 OPUS GEOID12A
SURFACE ADJUSTMENT
FACTOR=1.00017
SURFACE = GRID X 1.00017



SEE SHEETS 2, 3, 4, & 5 FOR PROPOSED
EASEMENT LABELS AND DETAILS.

SEE SHEET 6 OF 6 FOR LINE
AND CURVE TABLES

CDS Muery F-1733



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.

LICENSED PROFESSIONAL ENGINEER

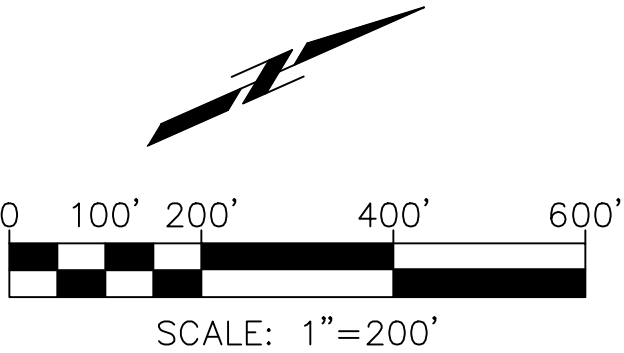
STATE OF TEXAS
COUNTY OF BEXAR

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:

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF
CREEK BEND APARTMENTS

BEING A 37.729 ACRE TRACT OF LAND BEING OUT OF THE THOMAS J. ROBINSON SURVEY NO. 486, ABSTRACT 637, GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT 268, BEXAR COUNTY, TEXAS, SAME BEING ALL OF THAT 37.731 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO PEDCOR INVESTMENTS AND RECORDED IN DOCUMENT NUMBER 20230192620, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-3, BLOCK 1, N.C.B. 19203, SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=200'

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DATE OF PREPARATION: September 3, 2024
CDS MUERY JOB 12320.00

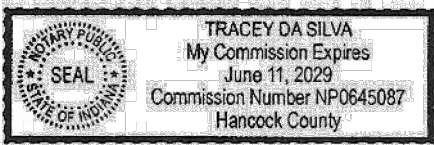
STATE OF INDIANA
COUNTY OF HAMILTON
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
THOMAS G. CROWE
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVE. SW
CARMEL, IN 46032
(317) 695-3018

STATE OF INDIANA
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS G. CROWE 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 _____, A.D. 20____

NOTARY PUBLIC, HAMILTON COUNTY, INDIANA



THIS PLAT OF CREEK BEND APARTMENTS 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

BY: _____ SECRETARY

EASEMENT LEGEND

- 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160074511 O.P.R.B.C.T.
- 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160072935 O.P.R.B.C.T.
- 0.004 ACRES
CHANNEL EASEMENT
BEXAR COUNTY
DOC. 20080201870 O.P.R.B.C.T.
- 14' G.E.T.V.E.
- PUBLIC 22' WATER & SANITARY
SEWER EASEMENT
- PRIVATE 23' DRAINAGE EASEMENT
BENEFITING LOT 1 WITH PARKING PERMITTED
- PUBLIC LIFT STATION VARIABLE
WIDTH SANITARY SEWER EASEMENT
- VARIABLE WIDTH (25' MIN.)
INGRESS/ EGRESS ACCESS EASEMENT
- PRIVATE 16' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- PUBLIC 16' SANITARY SEWER EASEMENT
- PRIVATE 22' DRAIN EASEMENT
BENEFITING TRACT 2 (TRACT 1,
VOL. 17860, PG. 536,
O.P.R.B.C. 2016) FOR NATURAL
STORMWATER WATERSHED
- PRIVATE VARIABLE WIDTH
DRAIN EASEMENT BENEFITING
TRACT 2 (TRACT 1, VOL. 17860,
PG. 536, O.P.R.B.C., 2016) FOR
NATURAL STORMWATER
WATERSHED
- PRIVATE VARIABLE WIDTH
DRAINAGE EASEMENT (1.91 AC.)
FOR THE BENEFIT OF LOTS 1 & 2
- PUBLIC WATER EASEMENT
- PRIVATE 25' DRAIN EASEMENT
BENEFITING TRACT 2 (TRACT 1,
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O.P.R.B.C. 2016) FOR NATURAL
STORMWATER WATERSHED &
BENEFITING LOT 1.
- PRIVATE 20' DRAIN EASEMENT
BENEFITING LOT 1
- PRIVATE 18' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- VARIABLE WIDTH LIFT STATION
INGRESS/EGRESS EASEMENT
- VARIABLE WIDTH (12' MIN.)
PUBLIC WATER EASEMENT
- 14' ELECTRIC EASEMENT
- PRIVATE 22' DRAIN EASEMENT
BENEFITING LOT 1

CPS/SAWS/COSA UTILITY NOTES:

- 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 EASEMENTS," "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 RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.
- 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 GROUND ELEVATION ALTERATIONS.
- 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.

IMPACT FEE PAYMENT DUE

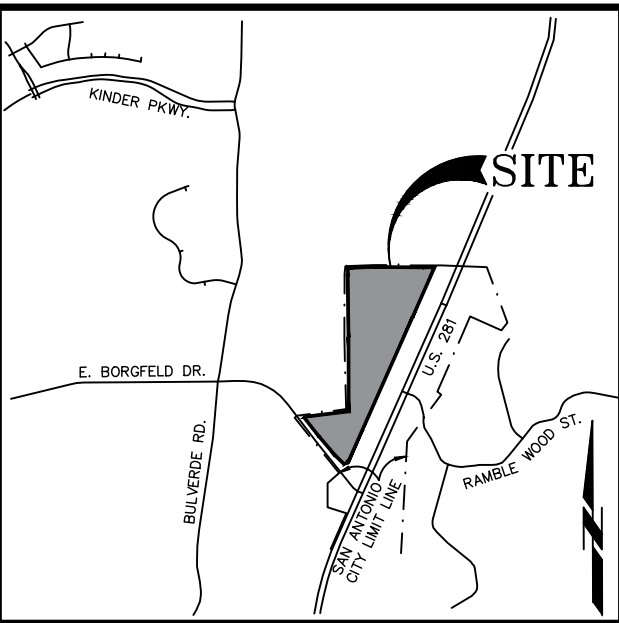
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU NOTE:

- 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 ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.



LOCATION MAP

NOT TO SCALE

LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- FOUND MONUMENTATION
- EASEMENT
- NEW CITY BLOCK
- BLOCK
- VOLUME
- PAGE
- CENTERLINE
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- E.T.V.E. ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- B.C.T. BEXAR COUNTY, TEXAS
- 1275 DENOTES 1 FOOT CONTOUR LINE
- 1275 DENOTES 5 FOOT CONTOUR LINE
- 1272 FINISHED CONTOUR LINE

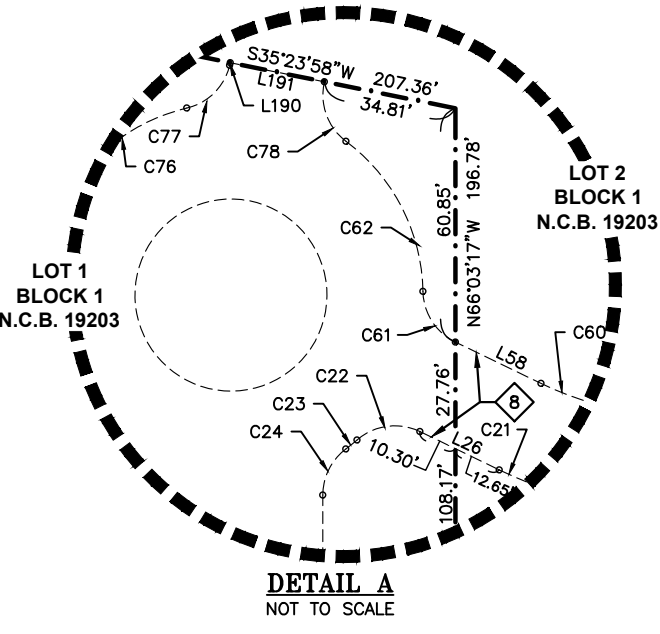
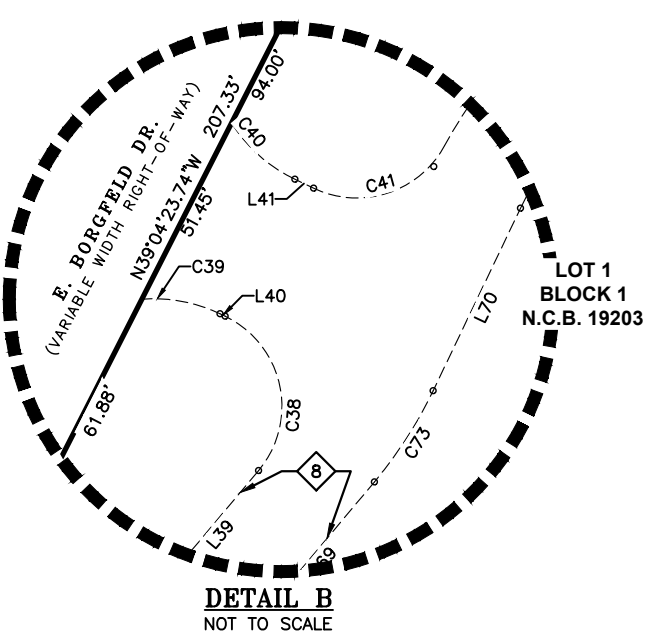
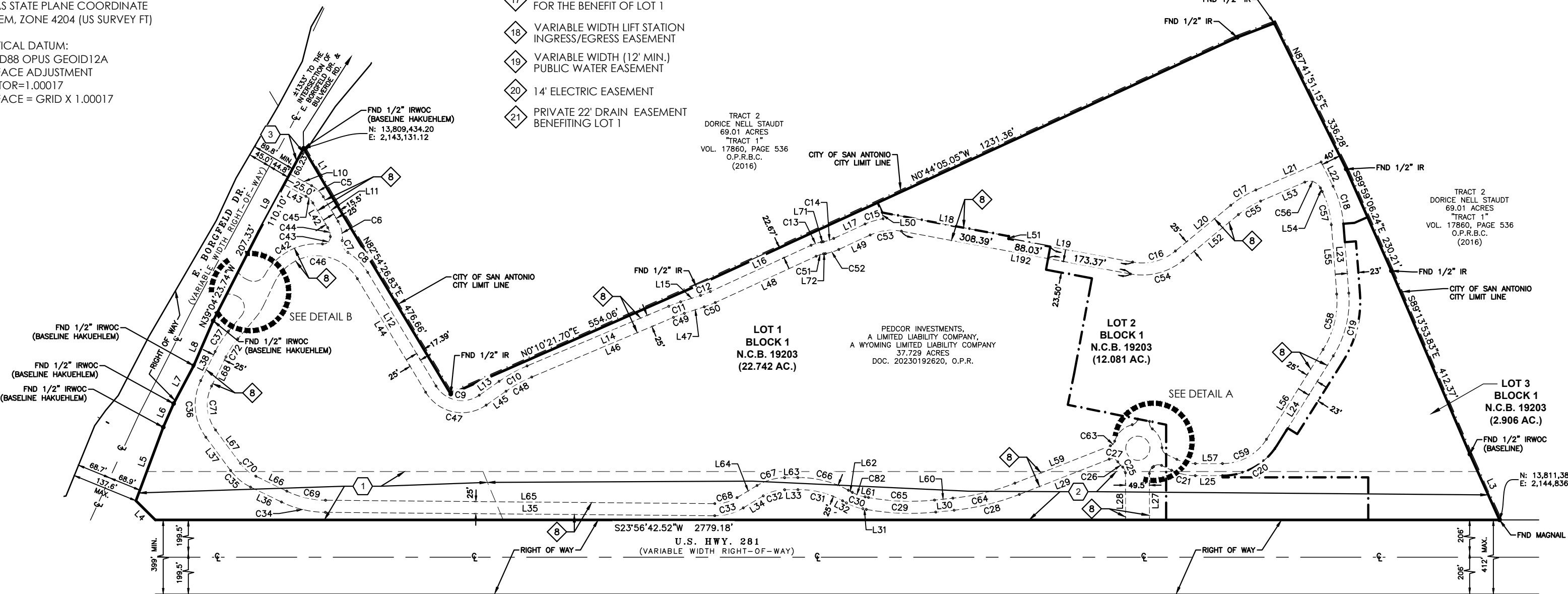
DATUM INFORMATION:

HORIZONTAL DATUM:

NAD83(2011)EPOCH:2010
TEXAS STATE PLANE COORDINATE
SYSTEM, ZONE 4204 (US SURVEY FT)

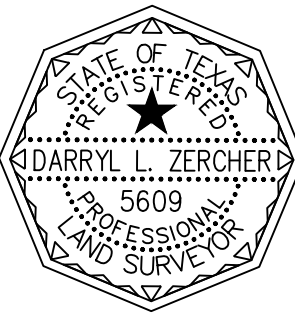
VERTICAL DATUM:

NAVD88 OPUS GEOID12A
SURFACE ADJUSTMENT
FACTOR=1.00017
SURFACE = GRID X 1.00017



SEE SHEET 6 OF 6 FOR LINE
AND CURVE TABLES

CDS Muery F-1733



STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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PLAT OF
CREEK BEND APARTMENTS

BEING A 37.729 ACRE TRACT OF LAND BEING OUT OF THE THOMAS J. ROBINSON SURVEY NO. 486, ABSTRACT 637, GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT 268, BEXAR COUNTY, TEXAS, SAME BEING ALL OF THAT 37.731 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO PEDCOR INVESTMENTS AND RECORDED IN DOCUMENT NUMBER 20230192620, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-3, BLOCK 1, N.C.B. 19203, SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=200'

CDS muery
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DATE OF PREPARATION: September 3, 2024
CDS MUERY JOB 12320.00

STATE OF INDIANA
COUNTY OF HAMILTON

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THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, HAMILTON COUNTY, INDIANA



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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

EASEMENT LEGEND

- 1 100' WIDE ELECTRIC EASEMENT CITY PUBLIC SERVICE BOARD DOC. 20160074511 O.P.R.B.C.T.
- 2 100' WIDE ELECTRIC EASEMENT CITY PUBLIC SERVICE BOARD DOC. 20160072935 O.P.R.B.C.T.
- 3 0.004 ACRES CHANNEL EASEMENT BEXAR COUNTY DOC. 20080201870 O.P.R.B.C.T.
- 4 14' G.E.T.V.E.
- 5 PUBLIC 22' WATER & SANITARY SEWER EASEMENT
- 6 PRIVATE 23' DRAINAGE EASEMENT BENEFITING LOT 1 WITH PARKING PERMITTED
- 7 PUBLIC LIFT STATION VARIABLE WIDTH SANITARY SEWER EASEMENT
- 8 VARIABLE WIDTH (25' MIN.) INGRESS/ EGRESS ACCESS EASEMENT
- 9 PRIVATE 16' DRAIN EASEMENT FOR THE BENEFIT OF LOT 1
- 10 PUBLIC 16' SANITARY SEWER EASEMENT
- 11 PRIVATE 22' DRAIN EASEMENT BENEFITING TRACT 2 (TRACT 1, VOL. 17860, PG. 536, O.P.R.B.C. 2016) FOR NATURAL STORMWATER WATERSHED
- 12 PRIVATE VARIABLE WIDTH DRAIN EASEMENT BENEFITING TRACT 2 (TRACT 1, VOL. 17860, PG. 536, O.P.R.B.C., 2016) FOR NATURAL STORMWATER WATERSHED
- 13 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (1.91 AC.) FOR THE BENEFIT OF LOTS 1 & 2
- 14 PUBLIC WATER EASEMENT
- 15 PRIVATE 25' DRAIN EASEMENT BENEFITING TRACT 2 (TRACT 1, VOL. 17860, PG. 536, O.P.R.B.C. 2016) FOR NATURAL STORMWATER WATERSHED & BENEFITING LOT 1.
- 16 PRIVATE 20' DRAIN EASEMENT BENEFITING LOT 1
- 17 PRIVATE 18' DRAIN EASEMENT FOR THE BENEFIT OF LOT 1
- 18 VARIABLE WIDTH LIFT STATION INGRESS/EGRESS EASEMENT
- 19 VARIABLE WIDTH (12' MIN.) PUBLIC WATER EASEMENT
- 20 14' ELECTRIC EASEMENT
- 21 PRIVATE 22' DRAIN EASEMENT BENEFITING LOT 1

CPS/SAWS/COSA UTILITY NOTES:

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 EASEMENTS," "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 RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.
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IMPACT FEE PAYMENT DUE

1. 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.

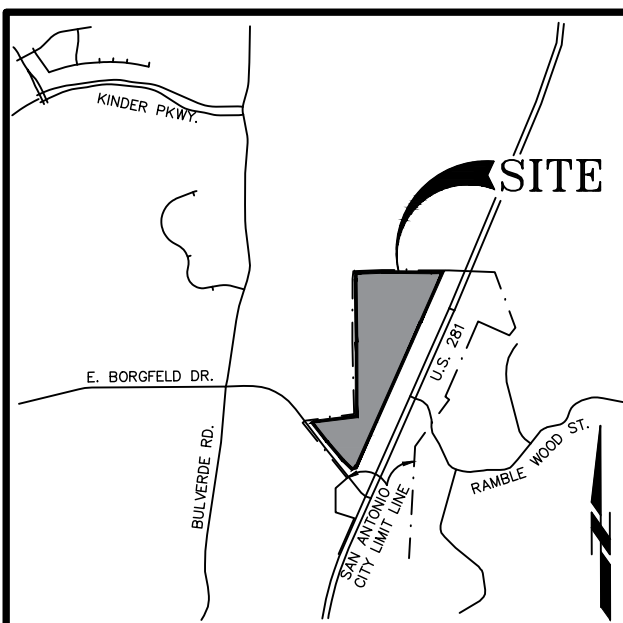
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SEE SHEET 6 OF 6 FOR LINE
AND CURVE TABLES



LOCATION MAP

NOT TO SCALE

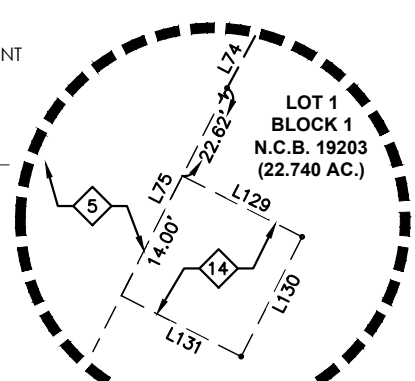
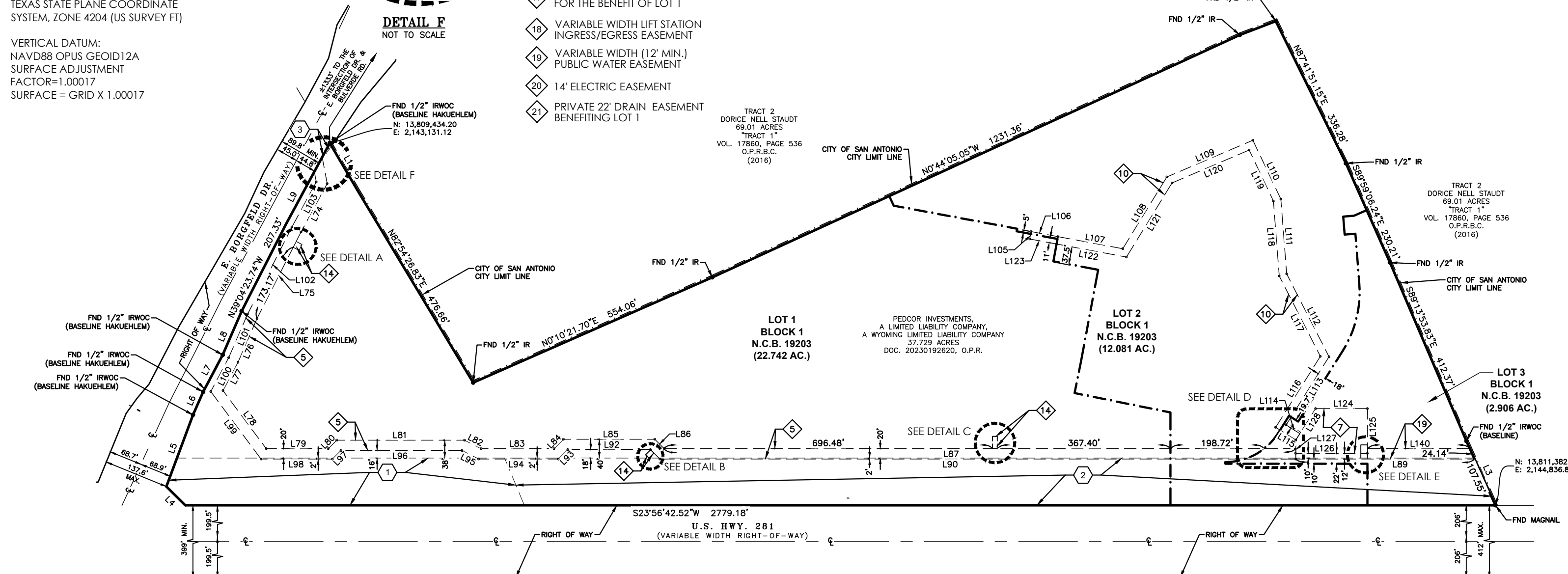
LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- FOUND MONUMENTATION
- ESMT. EASEMENT
- NCB. NEW CITY BLOCK
- BLK. BLOCK
- VOL. VOLUME
- PG. PAGE
- ☒ CENTERLINE
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- E.T.V.E. ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- B.C.T. BEXAR COUNTY, TEXAS
- 1272— DENOTES 1 FOOT CONTOUR LINE
- 1275— DENOTES 5 FOOT CONTOUR LINE
- 1272— FINISHED CONTOUR LINE

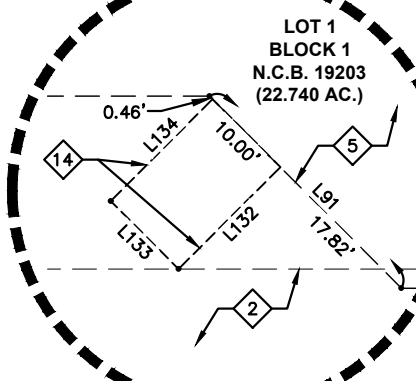
DATUM INFORMATION:

HORIZONTAL DATUM:
NAD83(2011)EPOCH:2010
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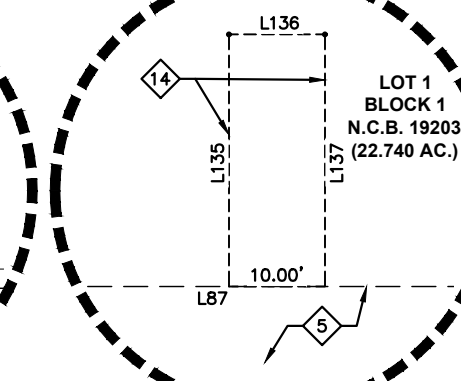
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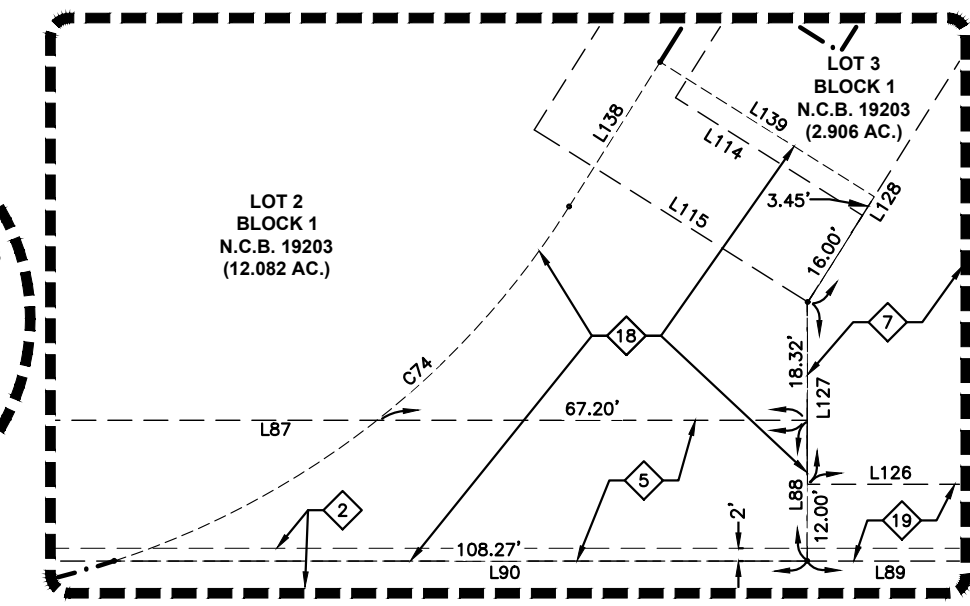
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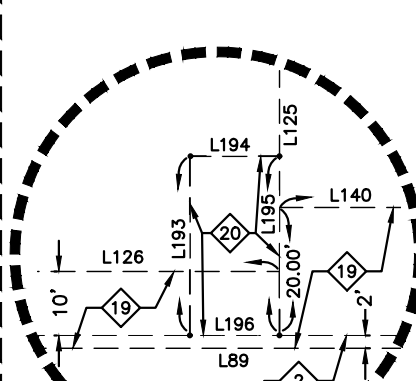
DETAIL B
NOT TO SCALE



DETAIL C
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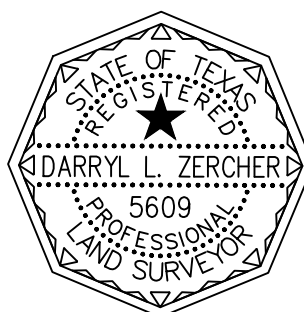


DETAIL D
NOT TO SCALE



DETAIL E
NOT TO SCALE

CDS Muery F-1733



STATE OF TEXAS
COUNTY OF BEXAR

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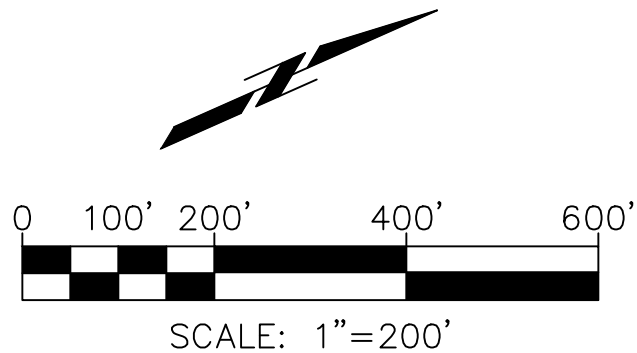
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DATE OF PREPARATION: September 3, 2024
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STATE OF INDIANA
COUNTY OF HAMILTON
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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:
THOMAS G. CROWE
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVE. SW
CARMEL, IN 46032
(317) 695-3018

STATE OF INDIANA
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS G. CROWE 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 _____, A.D. 20____

NOTARY PUBLIC, HAMILTON COUNTY, INDIANA
TRACEY DA SILVA
My Commission Expires
June 11, 2029
Commission Number NP0845087
Hancock County

THIS PLAT OF CREEK BEND APARTMENTS 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

BY: _____ SECRETARY

EASEMENT LEGEND

- 1 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160074511 O.P.R.B.C.T.
- 2 100' WIDE ELECTRIC EASEMENT
CITY PUBLIC SERVICE BOARD
DOC. 20160072935 O.P.R.B.C.T.
- 3 0.004 ACRES
CHANNEL EASEMENT
BEXAR COUNTY
DOC. 20080201870 O.P.R.B.C.T.
- 4 14' G.E.T.V.E.
- 5 PUBLIC 22' WATER & SANITARY
SEWER EASEMENT
- 6 PRIVATE 23' DRAINAGE EASEMENT
BENEFITING LOT 1 WITH PARKING PERMITTED
- 7 PUBLIC LIFT STATION VARIABLE
WIDTH SANITARY SEWER EASEMENT
- 8 VARIABLE WIDTH (25' MIN.)
INGRESS/ EGRESS ACCESS EASEMENT
- 9 PRIVATE 16' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- 10 PUBLIC 16' SANITARY SEWER EASEMENT
- 11 PRIVATE 22' DRAIN EASEMENT
BENEFITING TRACT 2 (TRACT 1,
VOL. 17860, PG. 536,
O.P.R.B.C. 2016) FOR NATURAL
STORMWATER WATERSHED
- 12 PRIVATE VARIABLE WIDTH
DRAIN EASEMENT BENEFITING
TRACT 2 (TRACT 1, VOL. 17860,
PG. 536, O.P.R.B.C., 2016) FOR
NATURAL STORMWATER
WATERSHED
- 13 PRIVATE VARIABLE WIDTH
DRAINAGE EASEMENT (1.91 AC.)
FOR THE BENEFIT OF LOTS 1 & 2
- 14 PUBLIC WATER EASEMENT
- 15 PRIVATE 25' DRAIN EASEMENT
BENEFITING TRACT 2 (TRACT 1,
VOL. 17860, PG. 536,
O.P.R.B.C. 2016) FOR NATURAL
STORMWATER WATERSHED &
BENEFITING LOT 1.
- 16 PRIVATE 20' DRAIN EASEMENT
BENEFITING LOT 1
- 17 PRIVATE 18' DRAIN EASEMENT
FOR THE BENEFIT OF LOT 1
- 18 VARIABLE WIDTH LIFT STATION
INGRESS/EGRESS EASEMENT
- 19 VARIABLE WIDTH (12' MIN.)
PUBLIC WATER EASEMENT
- 20 14' ELECTRIC EASEMENT
- 21 PRIVATE 22' DRAIN EASEMENT
BENEFITING LOT 1

CPS/SAWS/COSA UTILITY NOTES:

- 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 EASEMENTS," "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 RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.
- 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 GROUND ELEVATION ALTERATIONS.
- 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.

IMPACT FEE PAYMENT DUE

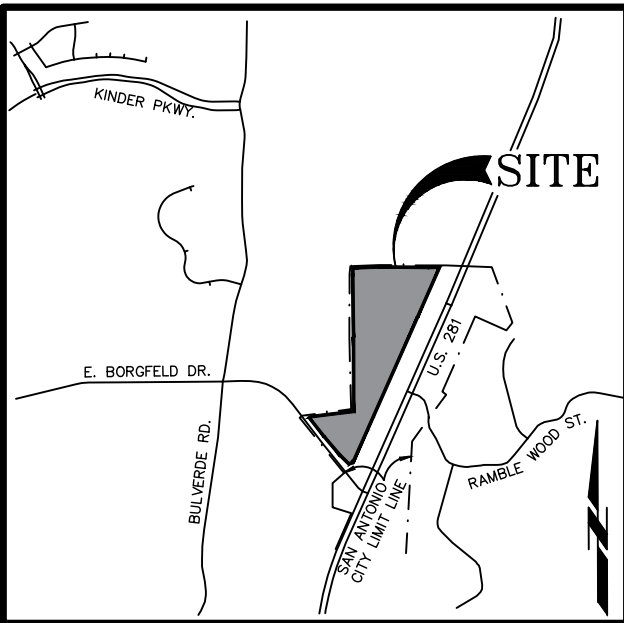
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU NOTE:

- 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 ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 121.5 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.



LOCATION MAP
NOT TO SCALE

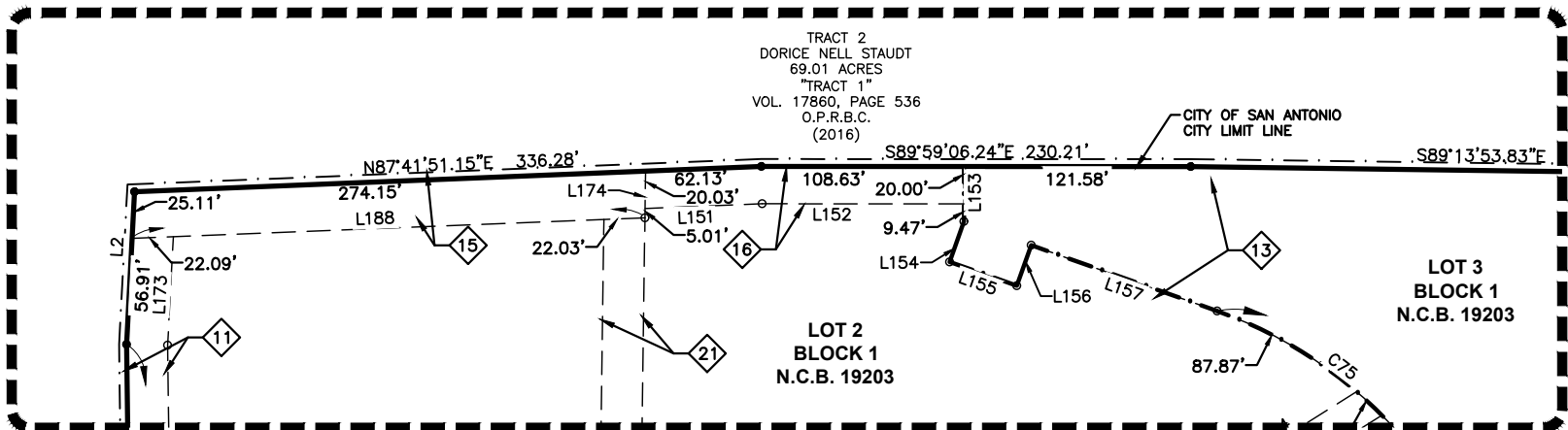
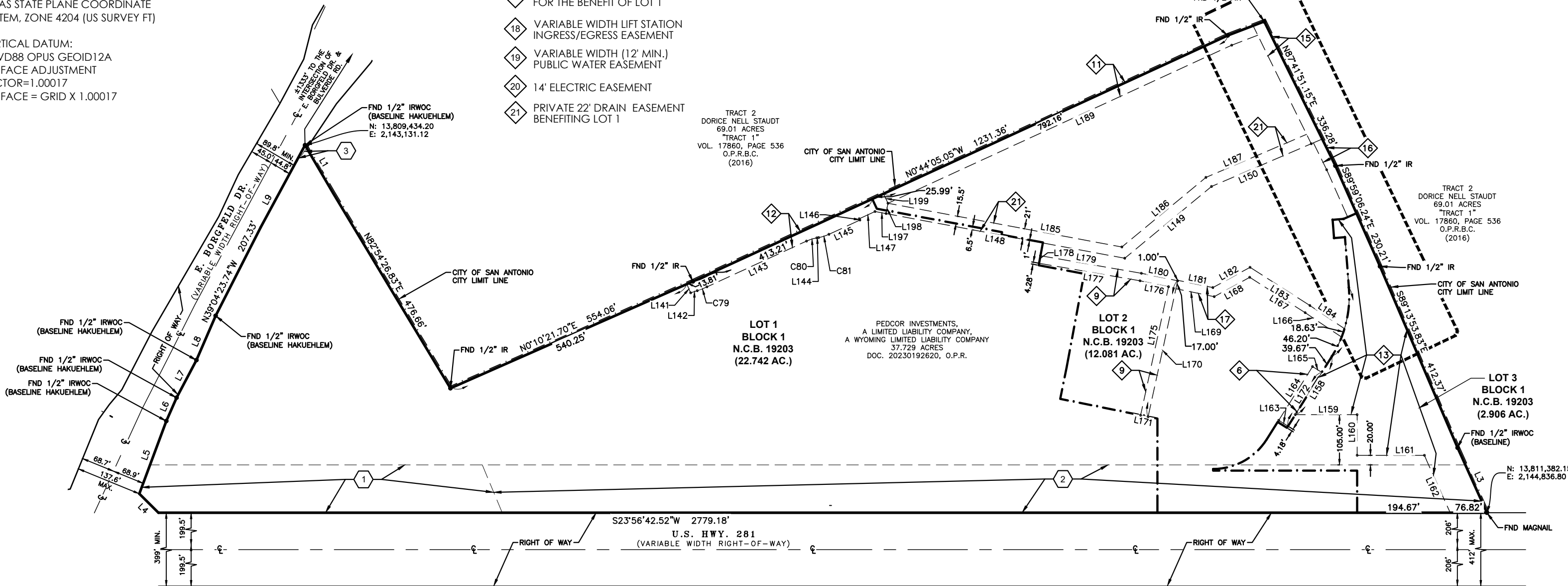
LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- FOUND MONUMENTATION
- ESMT. EASEMENT
- NCB. NEW CITY BLOCK
- BLK. BLOCK
- VOL. VOLUME
- PG. PAGE
- CL CENTERLINE
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- E.T.V.E. ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- B.C.T. BEXAR COUNTY, TEXAS
- 1272 DENOTES 1 FOOT CONTOUR LINE
- 1275 DENOTES 5 FOOT CONTOUR LINE
- 1272 FINISHED CONTOUR LINE

DATUM INFORMATION:

HORIZONTAL DATUM:
NAD83(2011)EPOCH:2010
TEXAS STATE PLANE COORDINATE
SYSTEM, ZONE 4204 (US SURVEY FT)

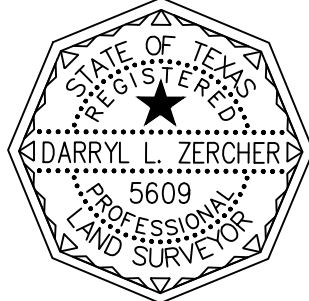
VERTICAL DATUM:
NAVD88 OPUS GEOID12A
SURFACE ADJUSTMENT
FACTOR=1.00017
SURFACE = GRID X 1.00017



DETAIL A
NOT TO SCALE

SEE SHEET 6 OF 6 FOR LINE
AND CURVE TABLES

CDS Muery F-1733

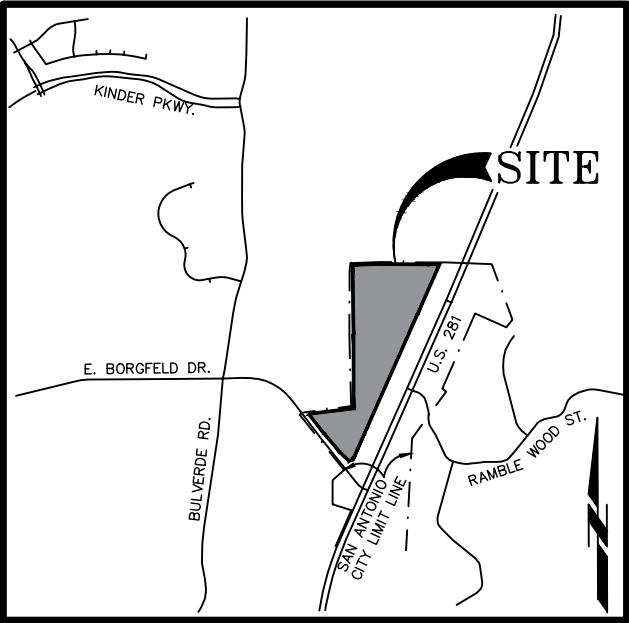


STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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:

REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP

NOT TO SCALE

LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- FOUND MONUMENTATION
- ESMT. EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- VOL. VOLUME
- PG. PAGE
- ☒ CENTERLINE
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- E.T.V.E. ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS
- B.C.T. BEXAR COUNTY, TEXAS
- 1272— DENOTES 1 FOOT CONTOUR LINE
- 1275— DENOTES 5 FOOT CONTOUR LINE
- 1272— FINISHED CONTOUR LINE

DATUM INFORMATION:

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NAD83(2011)EPOCH:2010
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SYSTEM, ZONE 4204 (US SURVEY FT)

VERTICAL DATUM:
NAVD88 OPUS GEOID12A
SURFACE ADJUSTMENT
FACTOR=1.00017
SURFACE = GRID X 1.00017

CPS/SAWS/COSA UTILITY NOTES:

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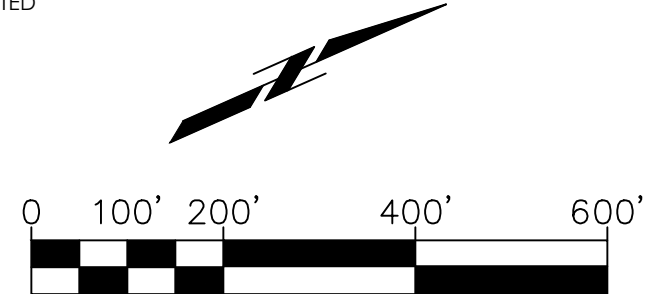
EASEMENT LEGEND

- 100' WIDE ELECTRIC EASEMENT CITY PUBLIC SERVICE BOARD DOC. 20160074511 O.P.R.B.C.T.
- 100' WIDE ELECTRIC EASEMENT CITY PUBLIC SERVICE BOARD DOC. 20160072935 O.P.R.B.C.T.
- 0.004 ACRES CHANNEL EASEMENT BEXAR COUNTY DOC. 20080201870 O.P.R.B.C.T.
- 14' G.E.T.V.E.
- PUBLIC 22' WATER & SANITARY SEWER EASEMENT
- PRIVATE 23' DRAINAGE EASEMENT BENEFITING LOT 1 WITH PARKING PERMITTED
- PUBLIC LIFT STATION VARIABLE WIDTH SANITARY SEWER EASEMENT
- VARIABLE WIDTH (25' MIN.) INGRESS/ EGRESS ACCESS EASEMENT
- PRIVATE 16' DRAIN EASEMENT FOR THE BENEFIT OF LOT 1
- PUBLIC 16' SANITARY SEWER EASEMENT
- PRIVATE 22' DRAIN EASEMENT BENEFITING TRACT 2 (TRACT 1, VOL. 17860, PG. 536, O.P.R.B.C. 2016) FOR NATURAL STORMWATER WATERSHED
- PRIVATE VARIABLE WIDTH DRAIN EASEMENT BENEFITING TRACT 2 (TRACT 1, VOL. 17860, PG. 536, O.P.R.B.C. 2016) FOR NATURAL STORMWATER WATERSHED
- PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (1.91 AC.) FOR THE BENEFIT OF LOTS 1 & 2
- PUBLIC WATER EASEMENT
- PRIVATE 25' DRAIN EASEMENT BENEFITING TRACT 2 (TRACT 1, VOL. 17860, PG. 536, O.P.R.B.C. 2016) FOR NATURAL STORMWATER WATERSHED & BENEFITING LOT 1.
- PRIVATE 20' DRAIN EASEMENT BENEFITING LOT 1
- PRIVATE 18' DRAIN EASEMENT FOR THE BENEFIT OF LOT 1
- VARIABLE WIDTH LIFT STATION INGRESS/EGRESS EASEMENT
- VARIABLE WIDTH (12' MIN.) PUBLIC WATER EASEMENT
- 14' ELECTRIC EASEMENT
- PRIVATE 22' DRAIN EASEMENT BENEFITING LOT 1

LAND-PLAT-23-11800532

PLAT OF CREEK BEND APARTMENTS

BEING A 37.729 ACRE TRACT OF LAND BEING OUT OF THE THOMAS J. ROBINSON SURVEY NO. 486, ABSTRACT 637, GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE GUADALUPE COLLEGE SURVEY NO. 415, ABSTRACT 268, BEXAR COUNTY, TEXAS, SAME BEING ALL OF THAT 37.731 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO PEDCOR INVESTMENTS AND RECORDED IN DOCUMENT NUMBER 20230192620, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-3, BLOCK 1, N.C.B. 19203, SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=200'

CDS muery
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-17331 | TBPLS No. 100495-00

DATE OF PREPARATION: September 3, 2024
CDS MUERY JOB 12320.00

STATE OF INDIANA
COUNTY OF HAMILTON

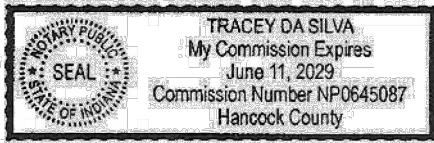
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OWNER/DEVELOPER:
THOMAS G. CROWE
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVE. SW
CARMEL, IN 46032
(317) 695-3018

STATE OF INDIANA
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____, A.D. 20____

NOTARY PUBLIC, HAMILTON COUNTY, INDIANA



THIS PLAT OF _____ CREEK BEND APARTMENTS _____ 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

BY: _____ SECRETARY

Line Table			
Line #	Direction	Length	
L1	N83°33'52"E	115.58'	
L2	N02°59'53"E	82.02'	
L3	N89°37'10"E	149.09'	
L4	S68°40'25"W	56.40'	
L5	N45°39'43"W	162.14'	
L6	N42°17'20"W	53.37'	
L7	N38°12'08"W	88.77'	
L8	N42°34'38"W	101.04'	
L9	N37°39'50"W	195.33'	
L10	S52°10'15"W	51.38'	
L11	S82°54'27"W	59.59'	
L12	S82°54'27"W	273.88'	
L13	S11°00'00"E	49.97'	
L14	S01°07'40"W	317.91'	
L15	S05°54'50"W	43.23'	
L16	S00°44'06"E	229.31'	
L17	S00°44'48"E	71.38'	
L18	S34°31'56"W	266.53'	
L19	S34°31'56"W	261.40'	
L20	S15°38'25"E	148.53'	
L21	S00°46'43"W	146.89'	
L22	S87°41'51"W	55.89'	
L23	N70°30'23"W	143.95'	
L24	N33°51'39"W	219.46'	
L25	S23°56'43"W	56.29'	
L26	S49°43'00"W	22.95'	
L27	S66°03'17"E	96.11'	
L28	N66°03'17"W	97.40'	
L29	N02°33'08"E	199.57'	
L30	N18°06'39"E	38.18'	
L31	N34°13'13"E	7.06'	
L32	N52°43'00"E	9.08'	
L33	N23°18'10"E	27.45'	
L34	N07°09'56"W	48.21'	
L35	N24°26'53"E	804.87'	

Line Table			
Line #	Direction	Length	
L36	N49°47'49"E	71.06'	
L37	N77°17'37"E	85.85'	
L38	S39°41'49"E	67.09'	
L39	S26°03'42"E	41.58'	
L40	N49°31'04"E	1.49'	
L41	N49°31'04"E	5.41'	
L42	S82°54'27"W	59.59'	
L43	S52°10'15"W	51.45'	
L44	S82°54'27"W	273.88'	
L45	S11°00'00"E	49.97'	
L46	S01°07'40"W	317.91'	
L47	S05°54'50"W	43.23'	
L48	S00°44'06"E	229.31'	
L49	S00°44'48"E	71.38'	
L50	S73°57'50"E	13.02'	
L51	N55°28'04"W	5.50'	
L52	S15°38'25"E	148.53'	
L53	S00°46'43"W	99.51'	
L54	S87°41'51"W	8.51'	
L55	N70°30'23"W	143.95'	
L56	N33°51'39"W	219.46'	
L57	N23°56'43"E	56.29'	
L58	N49°43'00"E	24.72'	
L59	N02°33'08"E	212.10'	
L60	N18°06'39"E	38.18'	
L61	N34°13'13"E	7.06'	
L62	N52°43'00"E	9.08'	
L63	N23°18'10"E	27.45'	
L64	N07°09'56"W	48.21'	
L65	N24°26'53"E	804.87'	
L66	N49°47'49"E	71.06'	
L67	N77°17'37"E	85.85'	
L68	S39°41'49"E	67.09'	
L69	S26°03'42"E	58.70'	
L70	S40°28'56"E	52.68'	

Line Table			
Line #	Direction	Length	
L71	S14°02'29"W	3.91'	
L72	S14°02'29"W	3.91'	
L73	S76°51'02"E	56.98'	
L74	S37°39'50"E	116.55'	
L75	S39°04'24"E	205.79'	
L76	S42°34'38"E	101.31'	
L77	S38°12'08"E	68.10'	
L78	S77°17'37"W	153.55'	
L79	S23°56'43"W	131.47'	
L80	S21°02'43"E	25.47'	
L81	S23°57'17"W	271.23'	
L82	S05°59'48"W	39.50'	
L83	S23°56'43"W	154.65'	
L84	S21°03'17"E	28.28'	
L85	N23°56'43"E	193.63'	
L86	N68°56'43"E	28.28'	
L87	S23°56'43"W	1339.80'	
L88	S66°03'17"E	22.00'	
L89	S23°56'43"W	379.17'	
L90	S23°56'43"W	1348.92'	
L91	N68°56'43"E	28.28'	
L92	N23°56'43"E	175.41'	
L93	S21°03'17"E	28.28'	
L94	S23°56'43"W	169.06'	
L95	S50°59'48"W	39.50'	
L96	S23°57'17"W	256.83'	
L97	S21°02'43"E	25.47'	
L98	S23°56'43"W	151.63'	
L99	S77°17'37"W	178.49'	
L100	N38°12'08"W	81.14'	
L101	N42°34'38"W	101.14'	
L102	N39°04'24"W	206.73'	
L103	N37°39'50"W	108.99'	
L104	S76°51'02"E	22.16'	
L105	S55°28'04"E	16.00'	

Line Table			
Line #	Direction	Length	
L106	N34°31'56"E	57.95'	
L107	N34°31'56"E	139.82'	
L108	N34°30'43"W	178.61'	
L109	N00°50'26"E	198.50'	
L110	N88°32'52"E	138.22'	
L111	N70°30'23"W	159.12'	
L112	N86°51'03"E	197.38'	
L113	N33°51'39"W	170.97'	
L114	S56°08'21"W	34.51'	
L115	S56°08'21"W	50.51'	
L116	N33°51'39"W	177.86'	
L117	N86°51'03"E	191.48'	
L118	N70°30'23"W	159.36'	
L119	N88°32'52"E	119.89'	
L120	N00°50'26"E	178.03'	
L121	N34°30'43"W	184.51'	
L122	N34°31'56"E	150.83'	
L123	N34°31'56"E	57.95'	
L124	N23°56'41"W	110.00'	
L125	N66°03'19"W	95.00'	
L126	S23°56'41"W	151.98'	
L127	S66°03'17"E	28.32'	
L128	N33°51'39"W	78.80'	
L129	S50°55'36"W	14.00'	
L130	N39°04'24"W	14.00'	
L131	N50°55'36"E	14.00'	
L132	S21°03'17"E	14.99'	
L133	S68°56'43"W	10.00'	
L134	N21°03'17"W	14.99'	
L135	S66°03'17"E	26.25'	
L136	N23°56'43"E	10.00'	
L137	S66°03'17"E	26.25'	
L138	N33°51'39"W	26.69'	
L139	N56°08'21"E	39.51'	
L140	S23°56'43"W	217.24'	

Line Table			
Line #	Direction	Length	
L141	S89°49'38"E	19.94'	
L142	N05°54'50"E	14.60'	
L143	N00°44'06"W	229.31'	
L144	N14°02'29"E	3.91'	
L145	N00°44'48"W	71.38'	
L146	S89°15'55"W	3.09'	
L147	N00°44'05"W	36.04'	
L148	N34°31'56"E	508.04'	
L149	N15°38'25"W	235.42'	
L150	N00°46'40"E	226.97'	
L151	S87°41'51"W	62.80'	
L152	N89°59'06"W	108.23'	
L153	N00°00'54"E	29.47'	
L154	N19°29'37"E	23.00'	
L155	N70°30'23"W	38.21'	
L156	S19°29'37"W	23.00'	
L157	N70°30'23"W	105.74'	
L158	N33°51'39"W	143.99'	
L159	S23°56'41"W	129.51'	
L160	N66°03'19"W	85.00'	
L161	S23°56'44"W	140.72'	
L162	S89°37'10"W	118.15'	
L163	N56°08'21"E	23.00'	
L164	N33°51'39"W	132.69'	
L165	N56°08'21"E	23.00'	
L166	N57°43'07"E	91.69'	
L167	S56°28'06"W	137.58'	
L168	N04°37'02"W	84.54'	
L169	N35°38'05"E	81.84'	
L170	S53°46'41"E	290.80'	
L171	N35°23'58"E	16.00'	
L172	S33°51'39"E	132.69'	
L173	N02°59'53"E	58.24'	
L174	N00°46'40"E	25.04'	
L175	S53°46'41"E	274.86'	

Line Table		
Line #	Direction	Length
L176	N35°38'05"E	60.96'
L177	S33°47'24"W	214.38'
L178	N55°28'04"W	16.00'
L179	S33°47'24"W	214.43'
L180	N35°38'05"E	77.38'
L181	N35°38'05"E	75.06'
L182	N04°37'02"W	88.56'
L183	S56°28'06"W	148.40'
L184	N57°43'07"E	87.12'
L185	N34°31'56"E	497.74'
L186	N15°38'25"W	228.29'
L187	S00°46'40"W	228.96'
L188	N87°41'51"E	275.13'
L189	N00°44'05"W	791.45'
L190	N52°39'42"W	0.71'
L191	N35°23'58"E	25.01'
L192	S34°31'56"W	481.76'
L193	S66°03'17"E	28.00'
L194	S23°56'43"W	14.00'
L195	S66°03'17"E	28.00'
L196	S23°56'43"W	14.00'
L197	N34°31'56"E	23.59'
L198	S55°28'04"W	22.00'
L199	S89°15'55"W	22.00'