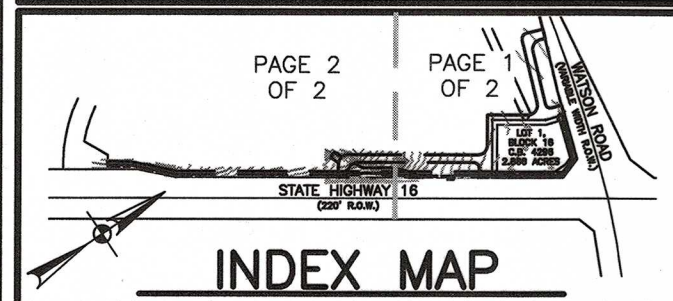
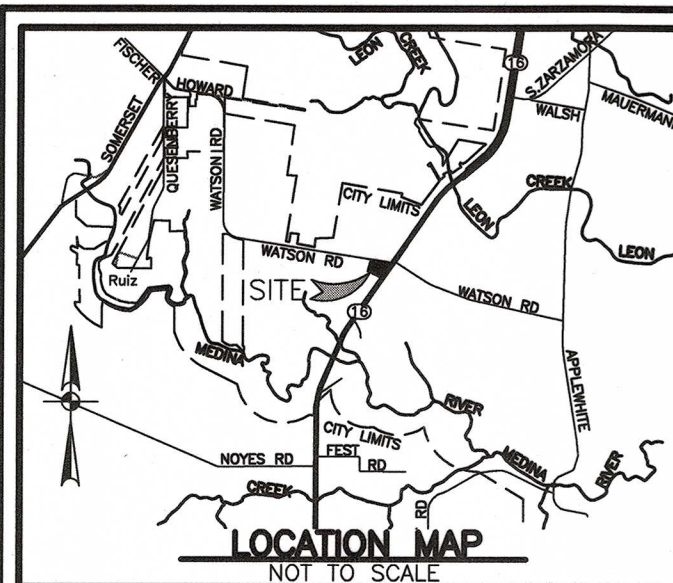




LEGEND

PG. VOL. O.P.R.	PAGE VOLUME OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
EA	EASEMENT
TEL	TELEPHONE
ESMT	ELECTRIC SETBACK LINE
BSL	1/2" IR PD
SET	1/2" IR PD
PD	PD
645	PROPERTY LINE
644	ADJACENT PROPERTY LINE
	CENTER LINE OF R.O.W.
	EASEMENT LINE
	OFF-LOT EASEMENT LINE
	MAJOR CONTOUR
	MINOR CONTOUR

STATE OF TEXAS
COUNTY OF BEAR

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.

PRESTO TIERRA, LTD., A TEXAS LIMITED PARTNERSHIP
103 BILMORE STREET, SUITE 210
SAN ANTONIO, TEXAS 78213-2203

General Manager

OWNER/DEVELOPER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Fernando Ramirez* 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 30 DAY OF July, A.D. 2016

NOTARY PUBLIC
BEAR COUNTY, TEXAS

Effie Michelle Tauber
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/09/2019
LW 131264082

NOTES:

- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.

STATE OF TEXAS
COUNTY OF BEAR

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: PAPE DAWSON ENGINEERS, INC.

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
PAPE DAWSON ENGINEERS, INC.
2000 N.W. LOOP 410
SAN ANTONIO, TX 78213

STATE OF TEXAS
COUNTY OF BEAR

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.

Terry J. Rogers
TERRY J. ROGERS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100045

PUBLIC WORKS NOTES:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND/OR SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SERVICE CONNECTION.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CORNER STORE NO. 1847 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

TDOT 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. THE 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 ZERO (0) ACCESS POINTS ALONG SH 16 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 368.61 FEET.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

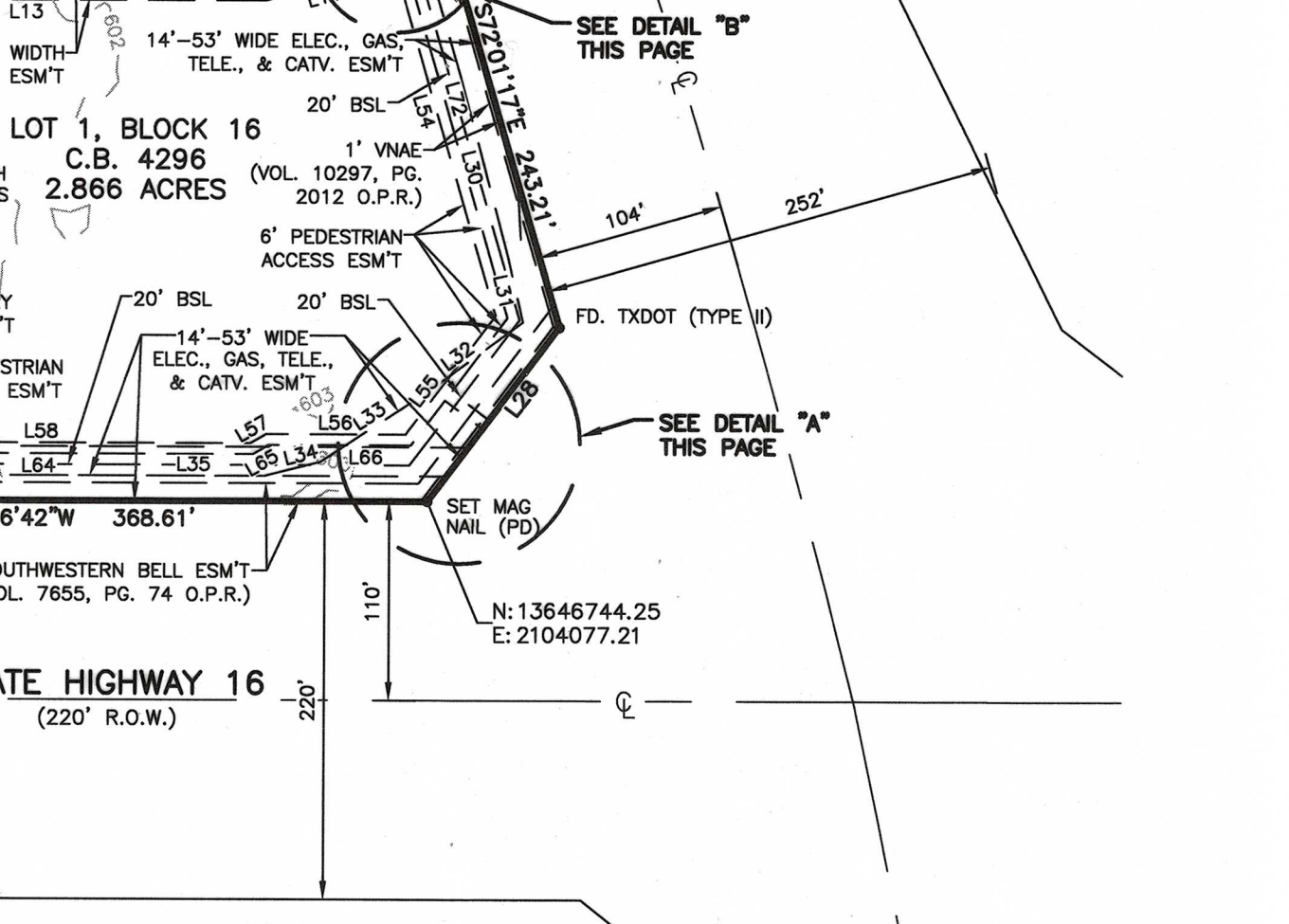
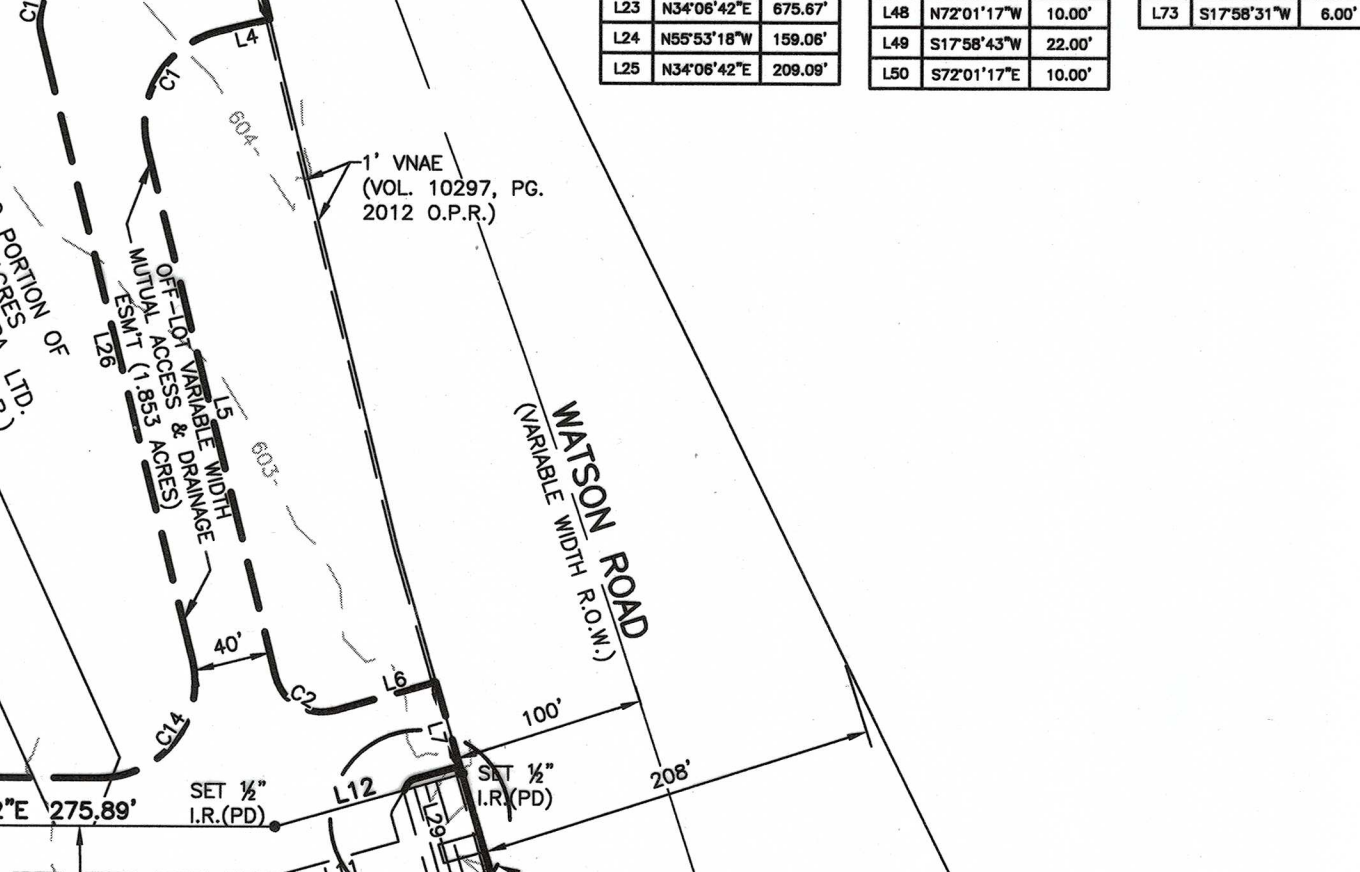
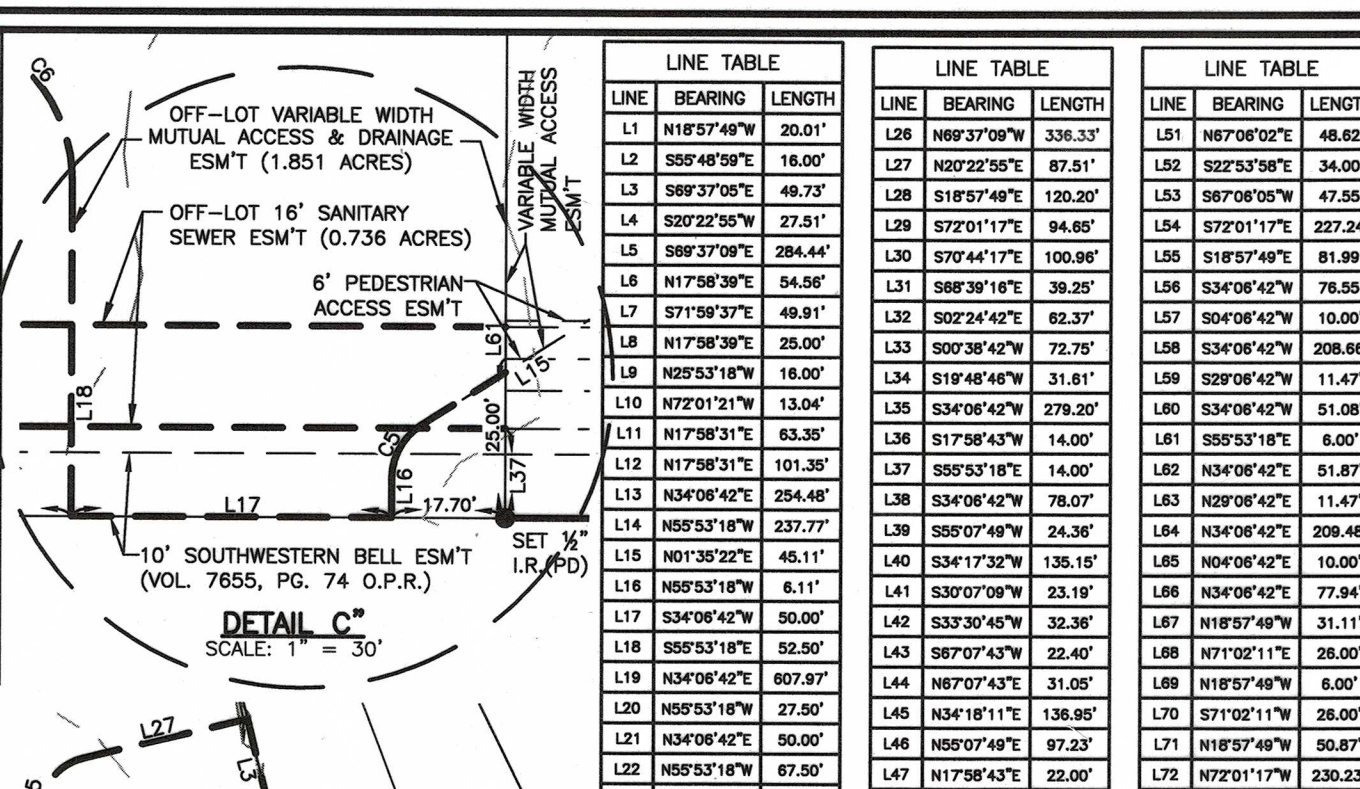
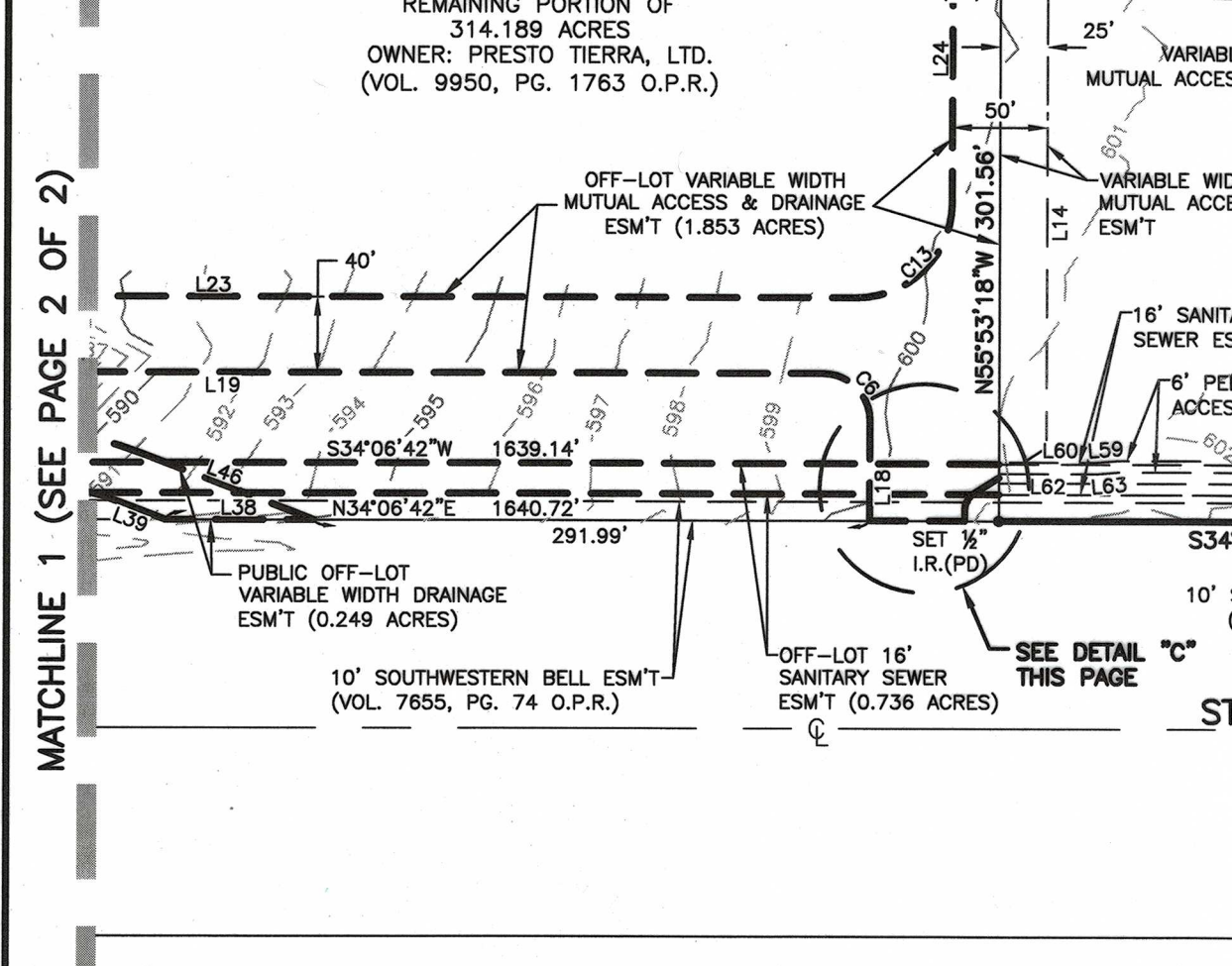
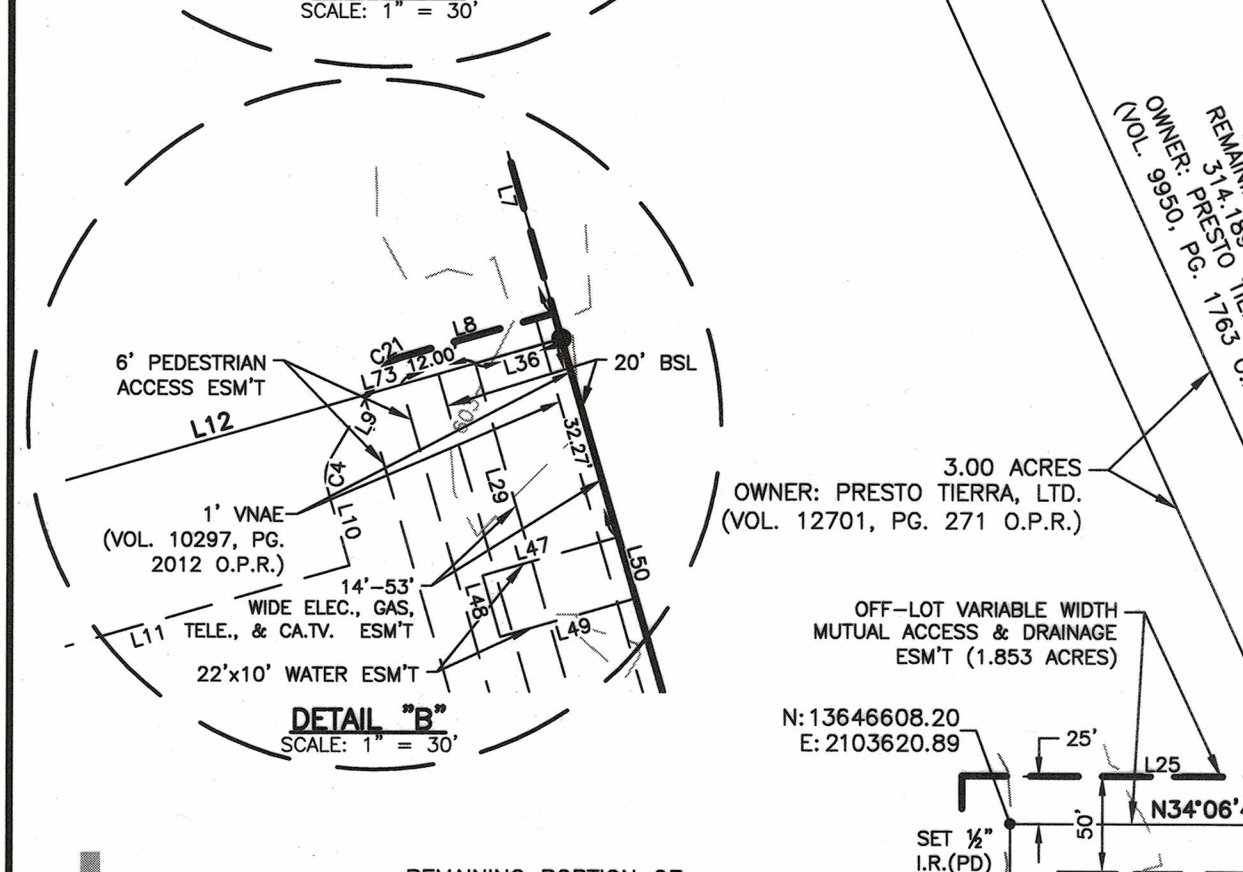
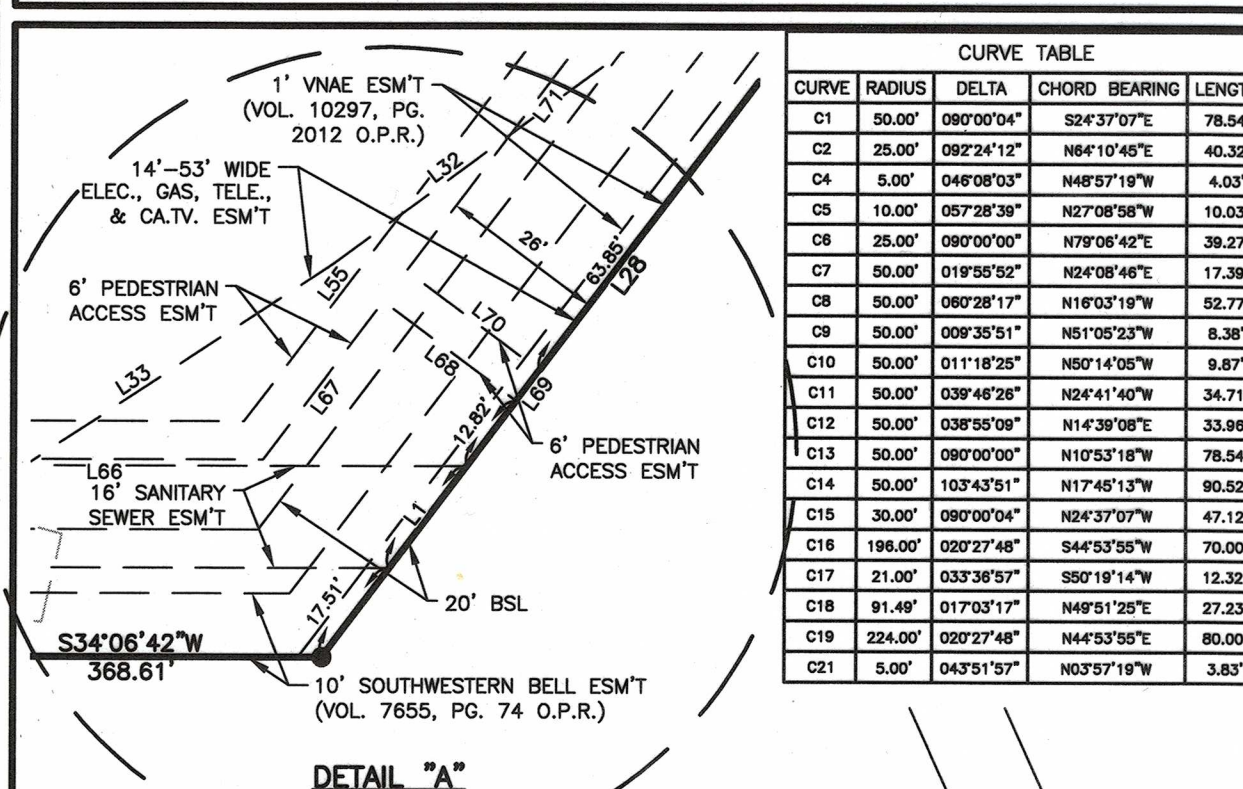
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

SETBACK NOTES:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SAWS SANITARY SEWER NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAIN TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

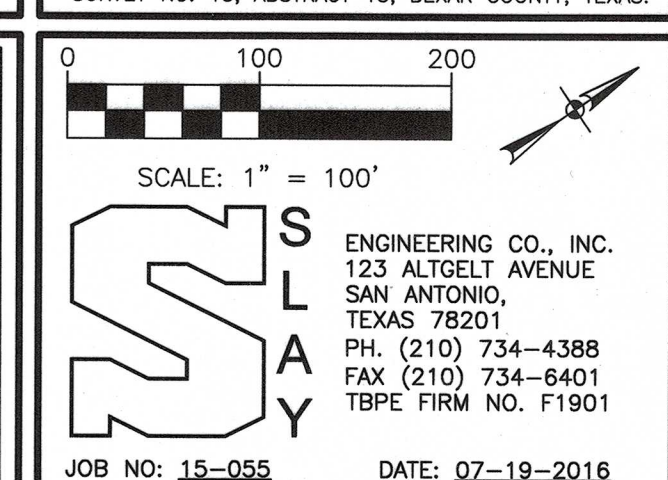
FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.



PLAT I.D. 160206

**SUBDIVISION PLAT
ESTABLISHING
CORNER STORE
NO. 1847 FDP**

BEING A 5.624 ACRE TRACT OF LAND ESTABLISHING LOT 1, BLOCK 16, C.B. 4296, BEING ALL OF THE 2.866 ACRE TRACT DESCRIBED IN VOLUME 17899, PAGE 1441 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND INCLUDING 2.758 ACRES FOR OFFSITE EASEMENTS LOCATED ON THE REMAINING PORTION OF THE 314.189 ACRE TRACT DESCRIBED IN VOLUME 9950, PAGE 1763 AND THE 3.00 ACRE TRACT DESCRIBED IN VOLUME 12701, PAGE 271 BOTH OF SAID OFFICIAL PUBLIC RECORDS, IN THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT 13, BEAR COUNTY, TEXAS.



ENGINEERING CO., INC.
123 ALTELT AVENUE
SAN ANTONIO,
TEXAS 78201
PH. (210) 734-4388
FAX (210) 734-6401
TBPE FIRM NO. F1901

JOB NO: 15-055 DATE: 07-19-2016

STATE OF TEXAS
COUNTY OF BEAR

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.

CST STATIONS TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ONE VALERO WAY, BUILDING D, SUITE 200
SAN ANTONIO, TEXAS 78248-1616

OWNER/DEVELOPER *John E. Reinhardt, Vice President*

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John E. Reinhardt, V.P.* 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 20 DAY OF July, A.D. 2016
NOTARY PUBLIC
BEAR COUNTY, TEXAS

THIS PLAT OF CORNER STORE NO. 1847 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. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ____ A.D. 20__

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, GERRY RICKHOFF, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____

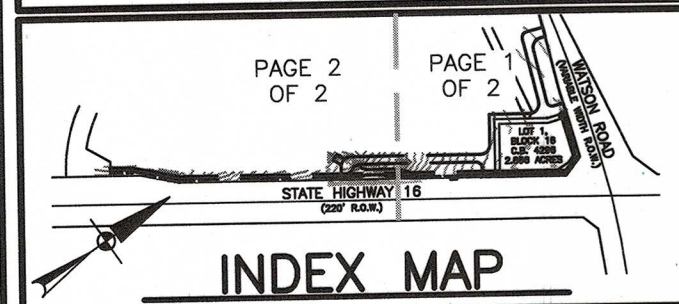
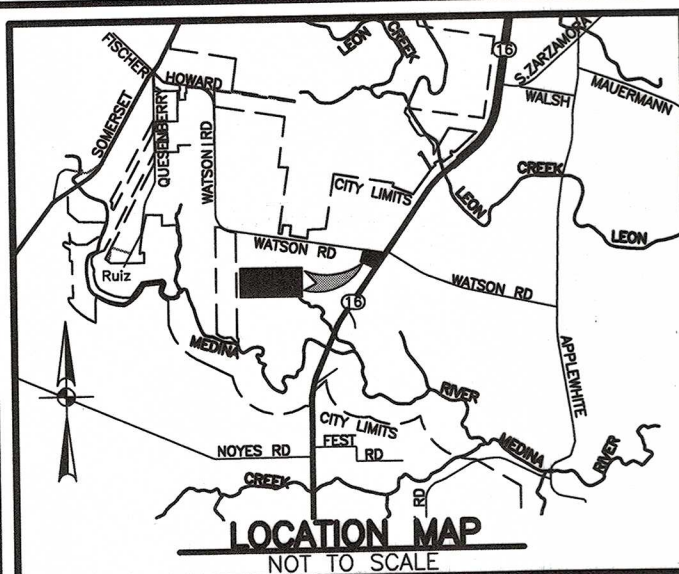
20__ A.D. AT ____ M. AND DULY RECORDED THE DAY OF ____ OF ____ 20__ A.D. AT ____ M.

IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BLOCK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS ____ DAY OF ____, A.D. 20__

COUNTY CLERK, BEAR COUNTY, TEXAS.

BY: _____ DEPUTY

PAGE 1 OF 2



PG. VOL. O.P.R.	PAGE VOLUME OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VNAE	VEHICLE NON-ACCESS ESM'T
CATV	CABLE TELEVISION
TELE	TELEPHONE
ESMT	ELECTRIC
BSL	BUILDING SETBACK LINE
SET 1/2" IR	SET 1/2" IRON ROD (PAPE DAWSON)
PD	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE OF R.O.W.
	EASEMENT LINE
	OFF-LOT EASEMENT LINE
645	MAJOR CONTOUR
644	MINOR CONTOUR

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.

PRESTO TIERRA, LTD., A TEXAS LIMITED PARTNERSHIP
103 BILTMORE STREET, SUITE 210
SAN ANTONIO, TEXAS 78213-2203

John E. Rainbolt, V.P.
OWNER/DEVELOPER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY

PERSONALLY APPEARED *John E. Rainbolt, V.P.* 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 20 DAY OF July, A.D. 2016

Effie Michelle Tauber
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTARY PUBLIC
BEXAR COUNTY, TEXAS
EFFIE MICHELLE TAUBER
My Comm. Exp. 06/06/2019
ID# 130264052

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

2. THE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.

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: PAPE DAWSON ENGINEERS, INC.

David A. Casanova
DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
PAPE DAWSON ENGINEERS, INC.
2000 N.W. LOOP 410
SAN ANTONIO, TX 78213

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Terry J. Rogers
TERRY J. ROGERS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100045

STATE OF TEXAS
COUNTY OF BEXAR

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Terry J. Rogers
TERRY J. ROGERS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100045

STATE OF TEXAS
COUNTY OF BEXAR

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PUBLIC WORKS NOTES:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT, 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 IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND/OR SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SERVICE CONNECTION.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CORNER STORE NO. 1847 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NOISE NOTES:
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2. THE 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 ZERO (0) ACCESS POINTS ALONG SH 16 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 368.61 FEET.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS 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," "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.

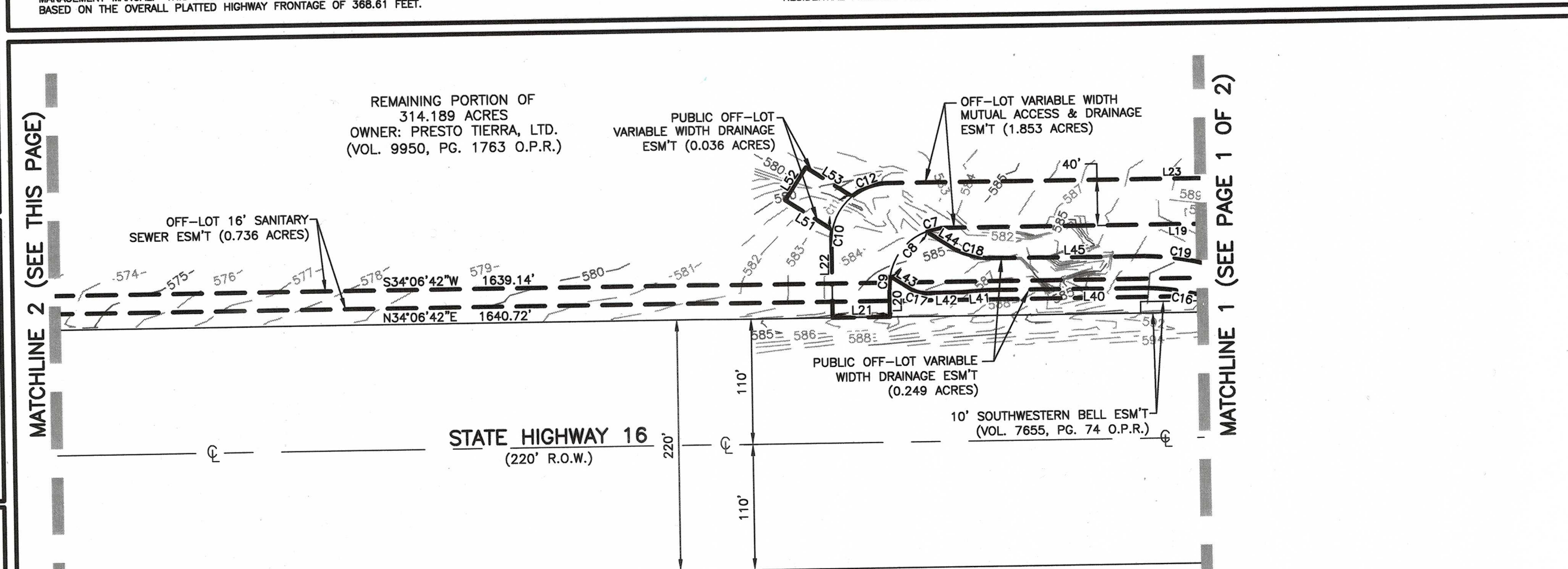
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

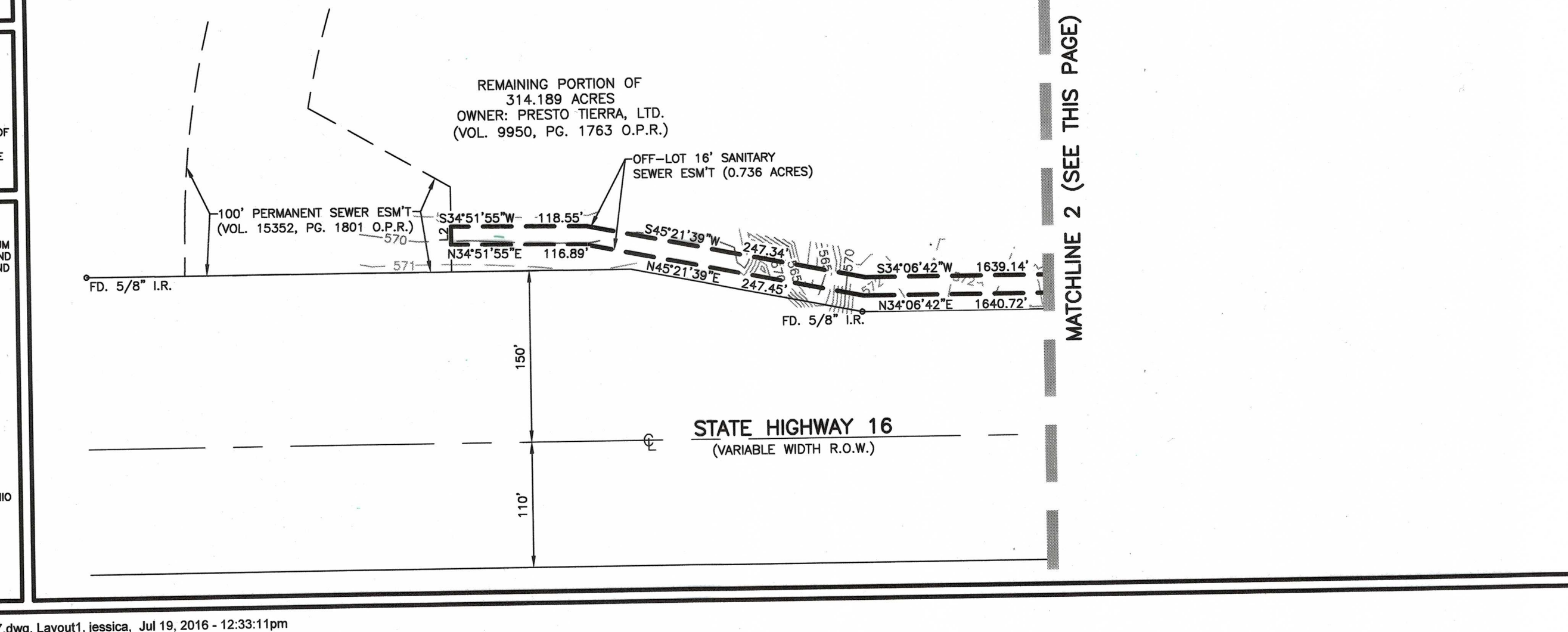
SETBACK NOTES:
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SAWS SANITARY SEWER NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAIN TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.



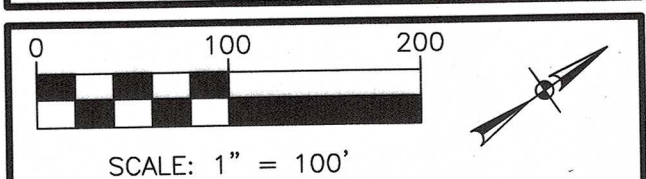
LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	CURVE TABLE
LINE BEARING LENGTH	LINE BEARING LENGTH	LINE BEARING LENGTH	LINE BEARING LENGTH	CURVE RADIUS DELTA CHORD BEARING LENGTH
L1 N18°57'49"W 20.01'	L21 N34°06'42"E 50.00'	L41 S30°07'09"W 23.19'	L61 S55°53'18"E 6.00'	C1 50.00' 090°00'04" S24°37'07"E 78.54'
L2 S55°48'59"E 16.00'	L22 N55°53'18"W 67.50'	L42 S33°30'45"W 32.36'	L62 N34°06'42"E 51.87'	C2 25.00' 092°24'12" N64°10'45"E 40.32'
L3 S69°37'05"E 49.73'	L23 N34°06'42"E 675.67'	L43 S67°07'43"W 22.40'	L63 N29°08'42"E 11.47'	C4 5.00' 046°08'03" N48°57'19"W 4.03'
L4 S20°22'55"W 27.51'	L24 N55°53'18"W 159.06'	L44 N67°07'43"E 31.05'	L64 N34°06'42"E 208.48'	C5 10.00' 057°28'39" N27°08'58"W 10.03'
L5 S69°37'05"E 284.44'	L25 N34°06'42"E 209.09'	L45 N34°18'11"E 136.95'	L65 N04°06'42"E 10.00'	C6 25.00' 090°00'00" N79°06'42"E 39.27'
L6 N17°58'39"E 54.56'	L26 N69°37'09"W 336.33'	L46 N55°07'49"E 97.23'	L66 N34°06'42"E 77.94'	C7 50.00' 019°55'52" N24°08'46"E 17.39'
L7 S71°59'37"E 49.91'	L27 N20°22'55"E 87.51'	L47 N17°58'43"E 22.00'	L67 N18°57'49"W 31.11'	C8 50.00' 080°28'17" N18°03'19"W 52.77'
L8 N17°58'39"E 25.00'	L28 S18°57'49"E 120.20'	L48 N72°01'17"W 10.00'	L68 N71°02'11"E 28.00'	C9 50.00' 009°35'51" N51°08'23"W 8.38'
L9 N25°53'18"W 16.00'	L29 S72°01'17"E 94.65'	L49 S17°58'43"W 22.00'	L69 N18°57'49"W 6.00'	C10 50.00' 011°18'25" N50°14'05"W 9.87'
L10 N72°01'21"W 13.04'	L30 S70°44'17"E 100.96'	L50 S72°01'17"E 10.00'	L70 S71°02'11"W 28.00'	C11 50.00' 039°46'28" N24°41'40"W 34.71'
L11 N17°58'31"E 83.35'	L31 S68°39'16"E 39.25'	L51 N67°06'02"E 48.82'	L71 N18°57'49"W 50.87'	C12 50.00' 038°55'09" N14°39'08"E 33.96'
L12 N17°58'31"E 101.35'	L32 S02°24'42"E 62.37'	L52 S22°53'58"E 34.00'	L72 N72°01'17"W 230.23'	C13 50.00' 080°00'00" N10°53'18"W 78.54'
L13 N34°06'42"E 254.48'	L33 S00°38'42"W 72.75'	L53 S67°06'05"W 47.55'	L73 S17°58'31"W 6.00'	C14 50.00' 103°43'51" N17°46'13"W 90.52'
L14 N55°53'18"W 237.77'	L34 S18°48'46"W 31.61'	L54 S72°01'17"E 227.24'		C15 30.00' 090°00'04" N24°37'07"W 47.12'
L15 N01°35'22"E 45.11'	L35 S34°06'42"W 279.20'	L55 S18°57'49"E 81.99'		C16 198.00' 020°27'48" S44°53'55"W 70.00'
L16 N55°53'18"W 6.11'	L36 S17°58'43"W 14.00'	L56 S34°06'42"W 76.55'		C17 21.00' 033°36'57" S50°19'14"W 12.32'
L17 S34°06'42"W 50.00'	L37 S55°53'18"E 14.00'	L57 S04°06'42"W 10.00'		C18 91.49' 017°03'17" N49°51'25"E 27.23'
L18 S55°53'18"E 52.50'	L38 S34°06'42"W 78.07'	L58 S34°06'42"W 208.86'		C19 224.00' 020°27'48" N44°53'55"E 80.00'
L19 N34°06'42"E 607.97'	L39 S55°07'49"W 24.36'	L59 S29°06'42"W 11.47'		C21 5.00' 043°51'57" N03°57'19"W 3.83'
L20 N55°53'18"W 27.50'	L40 S34°17'32"W 135.15'	L60 S34°06'42"W 51.08'		



PLAT I.D. 160206

SUBDIVISION PLAT ESTABLISHING CORNER STORE NO. 1847 FDP

BEING A 5.624 ACRE TRACT OF LAND ESTABLISHING LOT 1, BLOCK 16, C.B. 4296, BEING ALL OF THE 2.866 ACRE TRACT DESCRIBED IN VOLUME 17899, PAGE 1441 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING 2.758 ACRES FOR OFFSITE EASEMENTS LOCATED ON THE REMAINING PORTION OF THE 314.189 ACRE TRACT DESCRIBED IN VOLUME 9950, PAGE 1763 AND THE 3.00 ACRE TRACT DESCRIBED IN VOLUME 12701, PAGE 271 BOTH OF SAID OFFICIAL PUBLIC RECORDS, IN THE IGNACIO PEREZ SURVEY NO. 15, ABSTRACT 13, BEXAR COUNTY, TEXAS.



SLAY ENGINEERING CO., INC.
123 ALTGELT AVENUE
SAN ANTONIO, TEXAS 78201
PH. (210) 734-4388
FAX (210) 734-6401
TBPE FIRM NO. F1901

JOB NO: 15-055 DATE: 07-19-2016

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.

CST STATIONS TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ONE VALERO WAY, BUILDING D, SUITE 200
SAN ANTONIO, TEXAS 78249-1616

John E. Rainbolt, V.P.
OWNER/DEVELOPER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY

PERSONALLY APPEARED *John E. Rainbolt, V.P.* 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 20 DAY OF July, A.D. 2016

Evelyn L. Gelfinger
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTARY PUBLIC
BEXAR COUNTY, TEXAS
EVELYN L. GELFINGER
My Comm. Exp. 02/21/2019

THIS PLAT OF CORNER STORE NO. 1847 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 July, A.D. 2016

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF July, A.D. 2016

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF July, 2016, AND DULY RECORDED THE DAY OF July, 2016, A.D. AT 10:00 A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BLOCK VOLUME 160206, PAGE 1, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS DAY OF July, A.D. 2016.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: DEPUTY

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