

LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 1190- EXISTING CONTOURS
- (1190)— PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESM'T.
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

BEARINGS AND COORDINATES:
1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HERON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

FLOOD PLAIN NOTE:
1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL # 48029C020G, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS/SAWS/COESA 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 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 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.

DRAINAGE NOTES:
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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY 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.

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

TXDOT NOTES:
1. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM OF ONE NEW ACCESS POINT ALONG SH 16 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 440.72'.
2. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
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.
4. A JOINT INGRESS/EGRESS EASEMENT EXISTS TO PROVIDE CROSS-ACCESS BETWEEN LOTS 2 AND 3 FROM BANDERA RD (TEXAS SH-16).

SHARED ACCESS NOTES:
1. THE LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 2 & 3, BLOCK 1, N.C.B. 18231, IN ACCORDANCE WITH UDC 35-506(R)(3).
2. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

IMPACT FEES 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 NOTE:
THE DEVELOPER 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.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (WATER / SANITARY SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PLAT NO. 19-11800375

REPLAT ESTABLISHING BANDERA TEZEL COMMERCIAL SUBDIVISION

BEING A REPLAT OF 3.869 ACRES OF LAND, INCLUSIVE OF A 0.004 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, PREVIOUSLY KNOWN A LOT 1, BLOCK 1, NEW CITY BLOCK 18231, SUBDIVISION PLAT OF DIEGO PARK, A PLAT OF RECORD IN VOLUME 9519, PAGE 105 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 60'

LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

DREW A. MAWYER LAND SURVEYING, INC.
TBPLS FIRM NO. 10191500
5151W SH 46, NEW BRAUNFELS, TX 78132
PHONE (830) 730-4449

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:
QUIKTRIP CORPORATION
724 NW LOOP 410, SUITE 102
SAN ANTONIO, TEXAS 78216
MATTHEW D. MILLER, DIRECTOR OF REAL ESTATE

STATE OF TEXAS
COUNTY OF BEXAR

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 THE 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 _____, 2020.

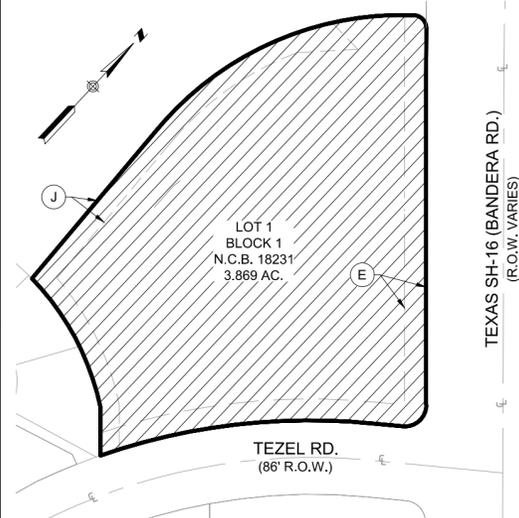
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF BANDERA TEZEL COMMERCIAL SUBDIVISION 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., 2020.

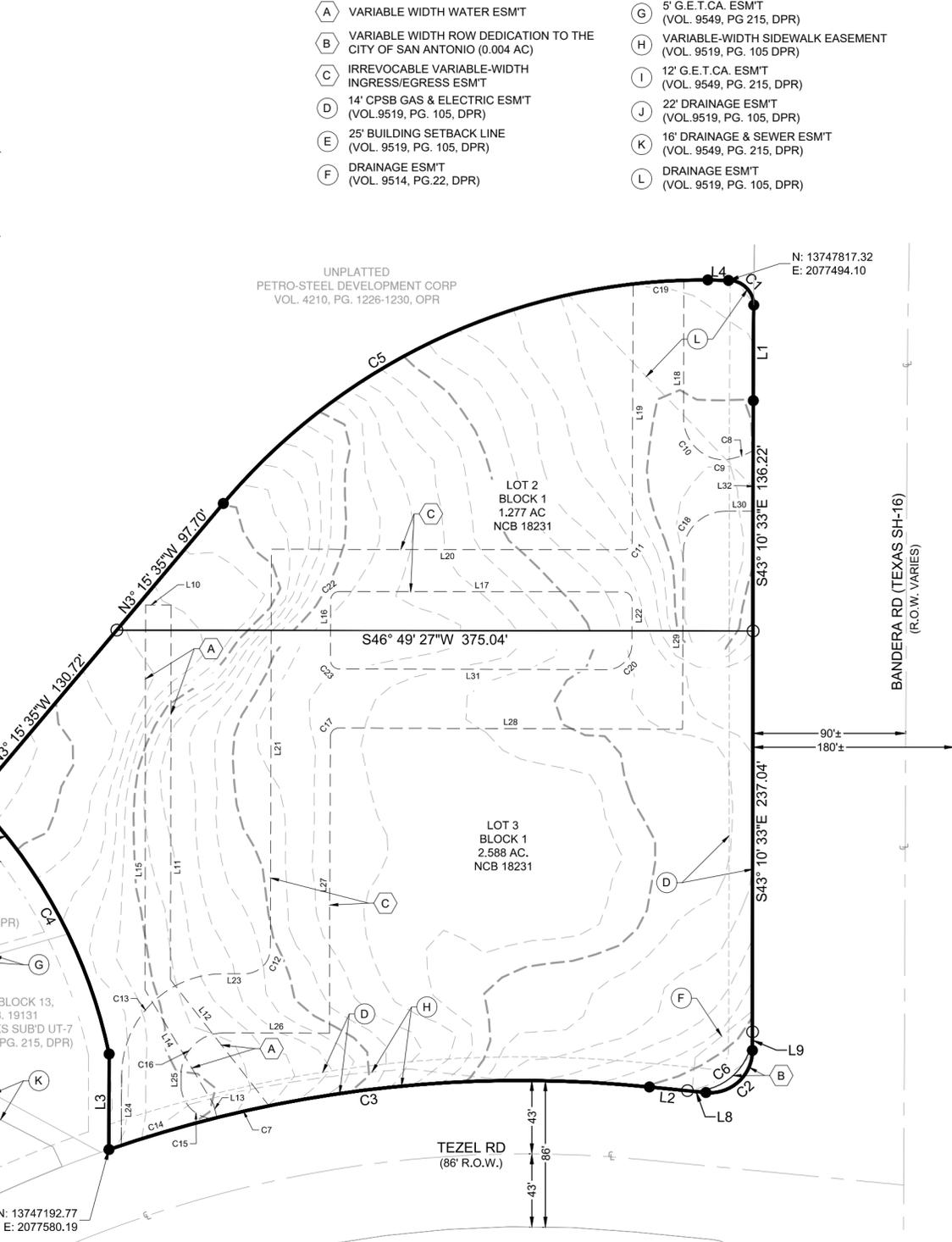
BY: _____ CHAIRMAN

BY: _____ SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING
SCALE 1" = 140'

THE 3.869 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1, 2, 2' DRAINAGE ESM'T, & A 25' BUILDING SETBACK LINE, SUBDIVISION PLAT OF DIEGO PARK RECORDED IN VOLUME 9519, PAGE 105 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF: DIEGO PARK PLAT NO. 880183, RECORDED IN VOLUME 9519, PAGE 105 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE BEXAR COUNTY PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (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.

OWNER:
QUIKTRIP CORPORATION
742 NW LOOP 410, SUITE 102
SAN ANTONIO, TEXAS 78216
MATTHEW D. MILLER, DIRECTOR OF REAL ESTATE

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

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 OF MADE ON THE GROUND BY:

DREW A. MAWYER, R.P.L.S. NO. 5348
TBPLS FIRM NO. 10191500

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.

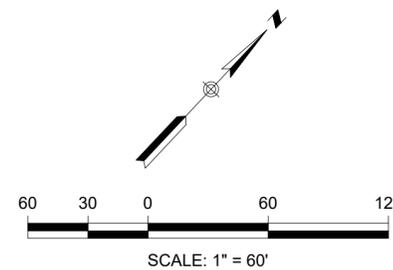
BJORN P. BOENTGES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

SEE SHEET 2 FOR LINE AND CURVE TABLES

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User: bboentges

REPLAT ESTABLISHING
BANDERA TEZEL
COMMERCIAL SUBDIVISION

BEING A REPLAT OF 3.869 ACRES OF LAND, INCLUSIVE OF A 0.004 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, PREVIOUSLY KNOWN AS LOT 1, BLOCK 1, NEW CITY BLOCK 18231, SUBDIVISION PLAT OF DIEGO PARK, A PLAT OF RECORD IN VOLUME 9519, PAGE 105 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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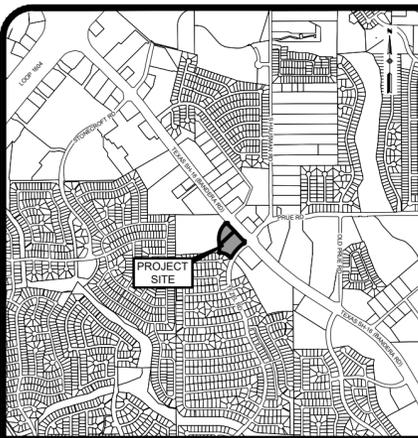
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2020.

NOTARY PUBLIC,
 BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____ CHAIRMAN
 BY: _____ SECRETARY



LOCATION MAP
 NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 1190 — EXISTING CONTOURS
- (1190) — PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
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- ESM'T EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

CURVE TABLE						
CURVE #	I	RAD	ARC	TAN	CHORD	CHORD BEARING
C1	87°58'14"	15.00'	23.03'	14.48'	20.84'	S88° 51' 01"E
C2	95°38'04"	25.00'	41.74'	27.59'	37.06'	S4° 33' 38"W
C3	24°55'33"	743.13'	323.29'	164.24'	320.74'	S40° 08' 00"W
C4	32°23'35"	305.05'	172.47'	88.61'	170.18'	N71° 05' 14"W
C5	50°19'42"	370.06'	325.06'	173.86'	314.71'	N21° 54' 40"E
C6	95°28'59"	35.00'	58.33'	38.52'	51.81'	S4° 33' 56"W
C7	2°25'17"	745.38'	31.50'	15.75'	31.50'	N34° 00' 34"E
C8	19°39'21"	43.62'	14.97'	7.56'	14.89'	S26° 55' 07"W
C9	33°09'38"	20.06'	11.61'	5.97'	11.45'	S52° 05' 41"W
C10	68°14'07"	25.00'	29.77'	16.94'	28.04'	N77° 10' 56"W
C11	87°47'41"	5.09'	7.81'	4.90'	7.06'	S1° 52' 47"W
C12	90°00'00"	15.00'	23.56'	15.00'	21.21'	S1° 54' 07"W
C13	90°01'42"	59.94'	94.19'	59.97'	84.79'	S1° 56' 32"W
C14	4°18'48"	749.98'	56.02'	28.02'	56.01'	N30° 25' 46"E
C15	85°46'28"	20.05'	30.02'	18.63'	27.30'	N85° 57' 58"W
C16	89°19'24"	25.19'	39.28'	24.90'	35.42'	N1° 58' 14"E
C17	90°02'00"	5.00'	7.86'	5.00'	7.07'	S1° 55' 07"W
C18	90°17'49"	24.94'	39.30'	25.07'	35.36'	S1° 56' 07"W
C19	4°35'24"	375.68'	30.10'	15.06'	30.09'	S42° 34' 33"W
C20	90°00'00"	15.00'	23.56'	15.00'	21.21'	N1° 56' 07"E
C22	89°55'20"	5.00'	7.85'	4.99'	7.07'	S1° 51' 47"W
C23	99°04'16"	5.04'	8.71'	5.90'	7.66'	S83° 21' 44"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	56.49	S42° 59' 17"E
L2	22.48	S52° 18' 26"W
L3	56.46	N43° 09' 05"W
L4	12.20	N47° 56' 50"E
L8	10.97	S52° 18' 26"W
L9	10.97	S43° 10' 33"E
L10	15.00	N46° 49' 27"E
L11	221.75	S43° 09' 46"E
L12	94.50	S81° 11' 40"E
L13	8.03	N57° 17' 21"W
L14	78.89	S74° 05' 31"E
L15	227.67	N43° 10' 33"W
L16	34.86	N43° 10' 20"W
L17	166.92	S46° 49' 27"W
L18	81.39	N43° 03' 53"W
L19	152.08	S43° 03' 53"E
L20	207.70	S46° 49' 27"W
L21	236.08	S43° 05' 53"E
L22	26.03	N43° 03' 53"W
L23	12.46	S46° 54' 07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	41.72	S43° 01' 03"E
L25	5.80	N43° 01' 03"W
L26	62.40	N46° 57' 40"E
L27	175.43	N43° 05' 53"W
L28	202.63	N46° 56' 07"E
L29	104.02	N43° 03' 53"W
L30	16.20	N46° 56' 07"E
L31	157.66	N46° 56' 07"E
L32	35.85	N43° 10' 33"W

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 TEXAS REGISTRATION NO. 108495