

LEGEND

PG. VOL. O.P.R.	PAGE VOLUME OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
EA	ELECTRIC ACCESS ESM'T
TELE	TELEPHONE ESM'T
BSL	BUILDING SETBACK LINE
SET 1/2" IR	SET 1/2" IR
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 TERRA, LTD., A TEXAS LIMITED PARTNERSHIP
103 BILMORE STREET, SUITE 210
SAN ANTONIO, TEXAS 78213-2203

OWNER/DEVELOPER
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED Fernando Reyna
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
L# 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 CORRS 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, 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.

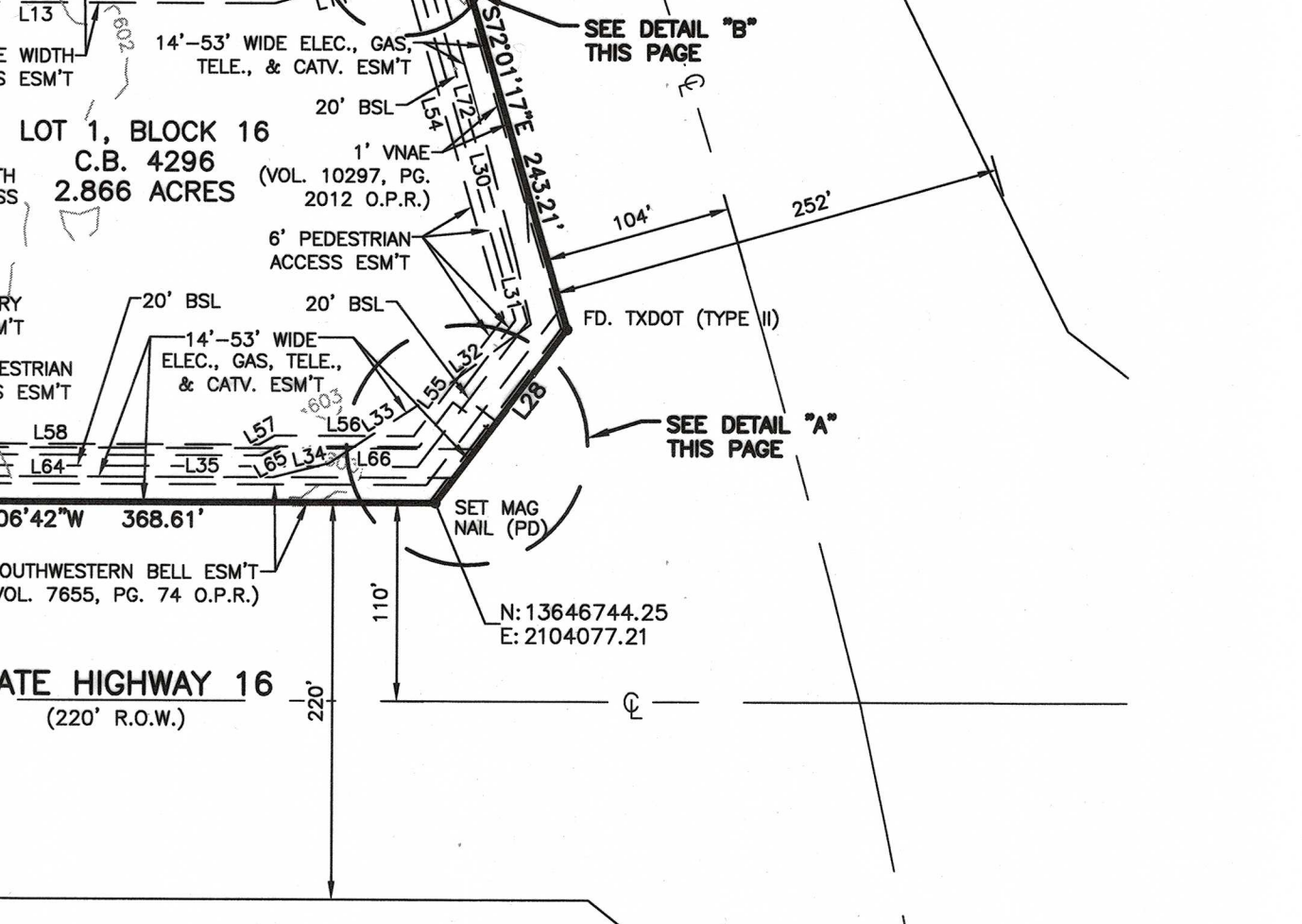
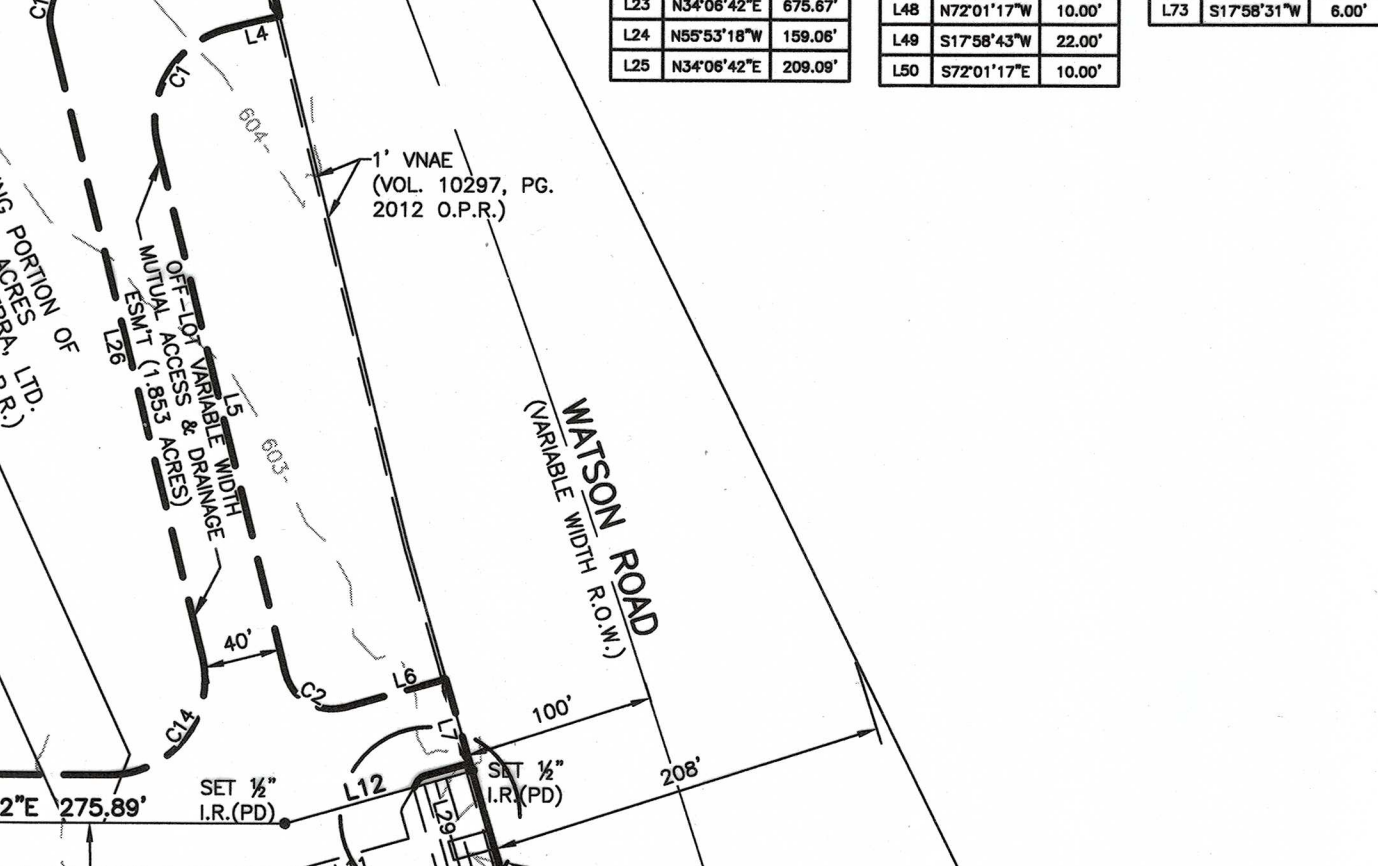
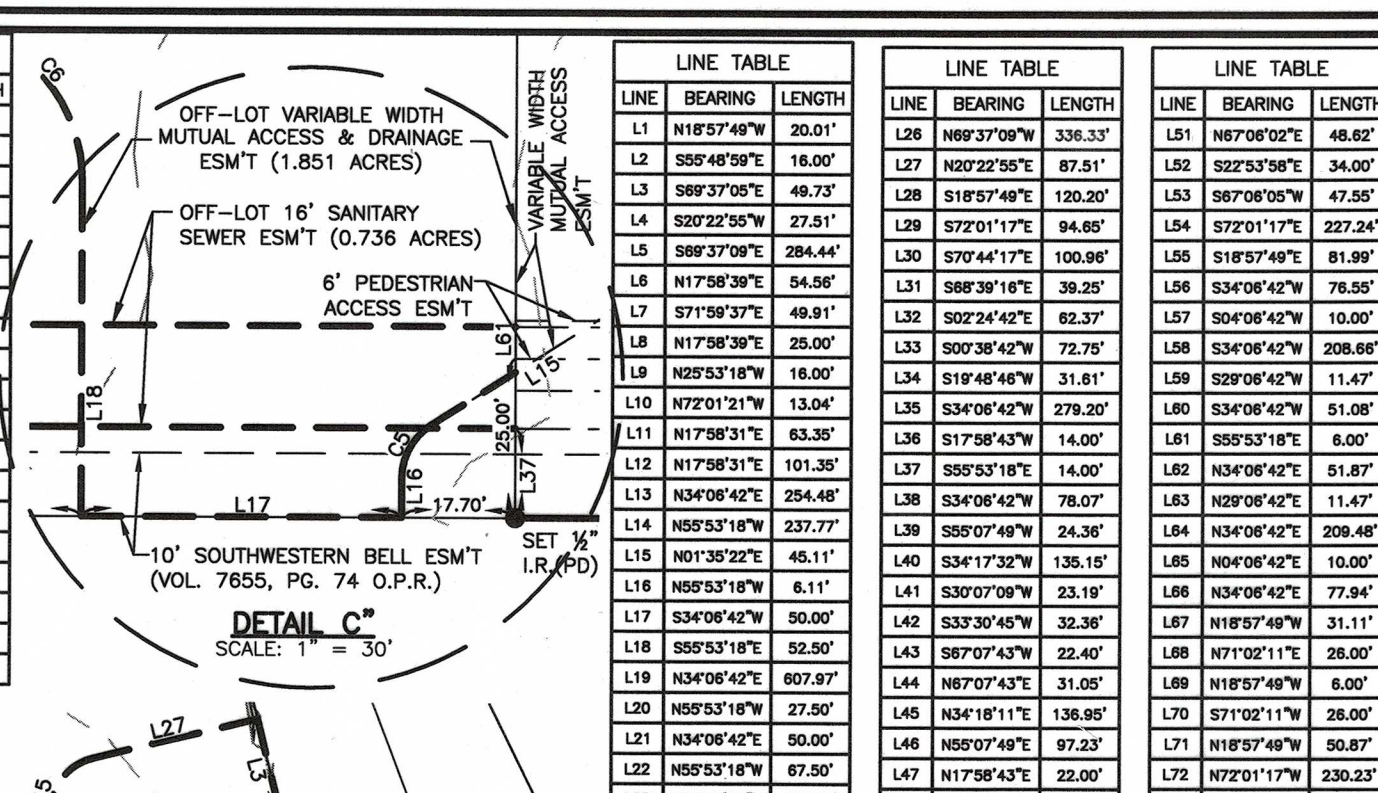
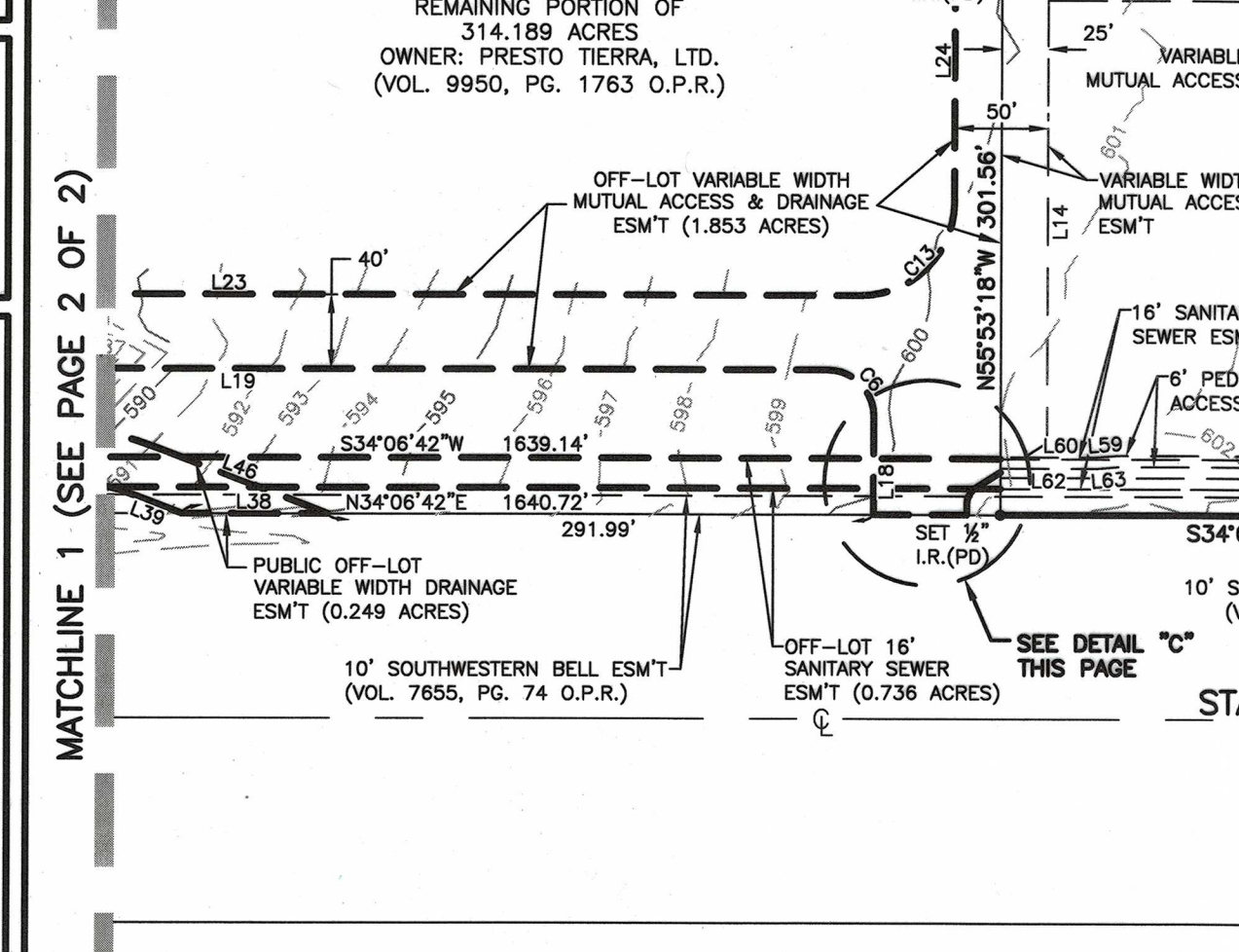
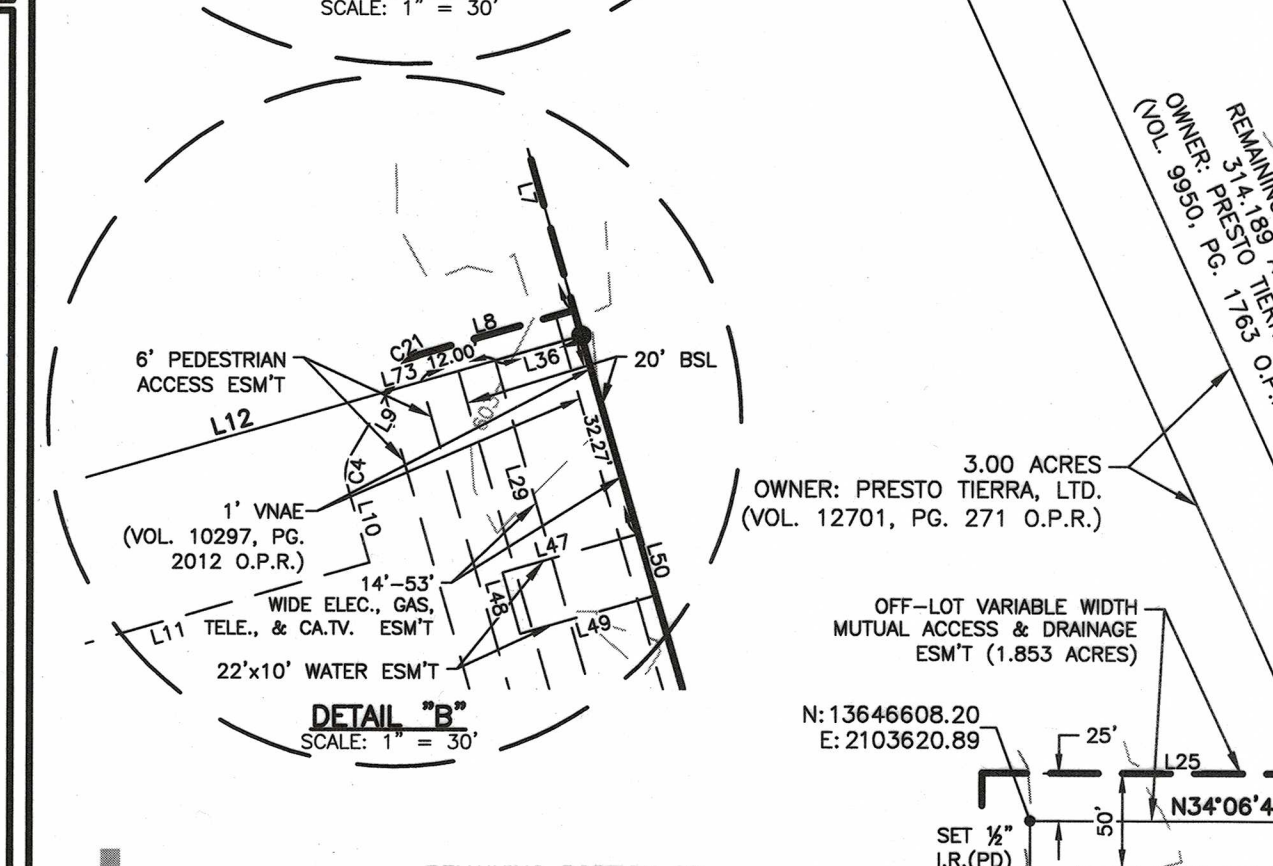
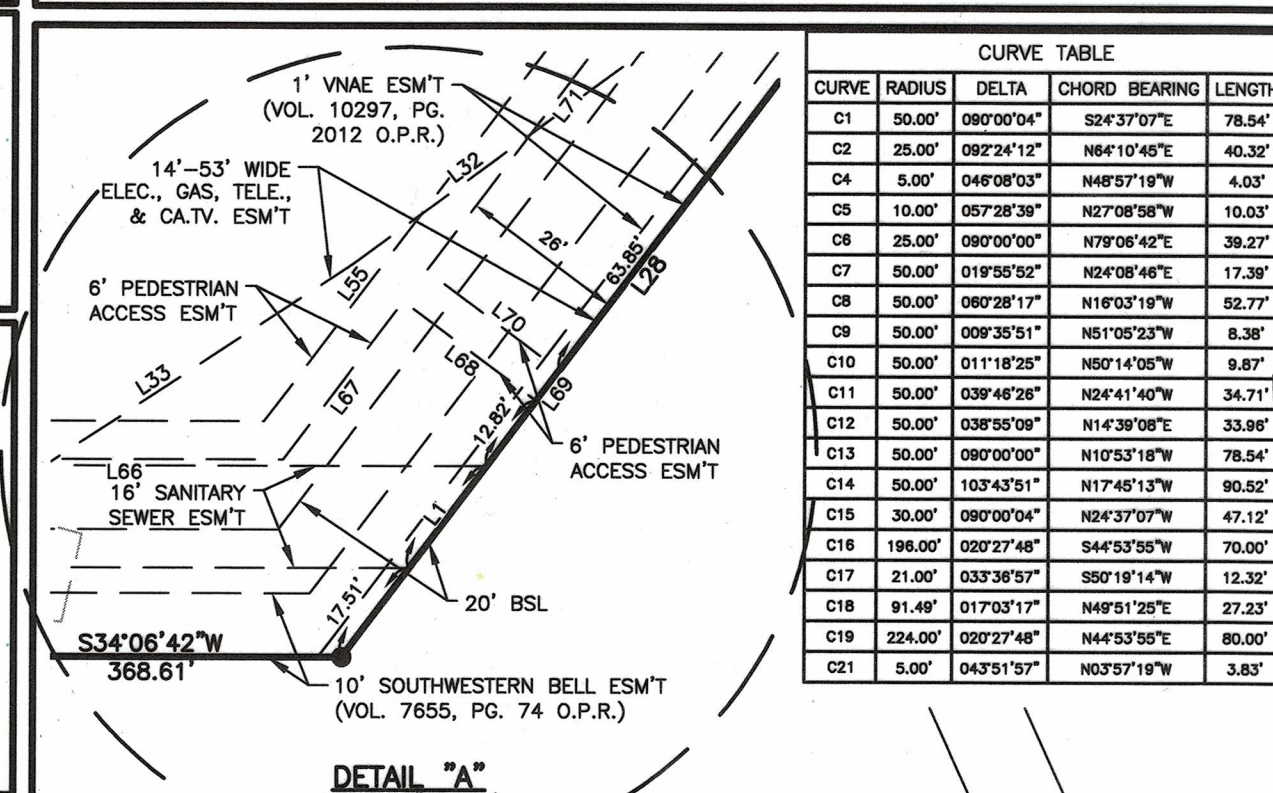
CPS NOTES:

- 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.
- 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.
- 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.

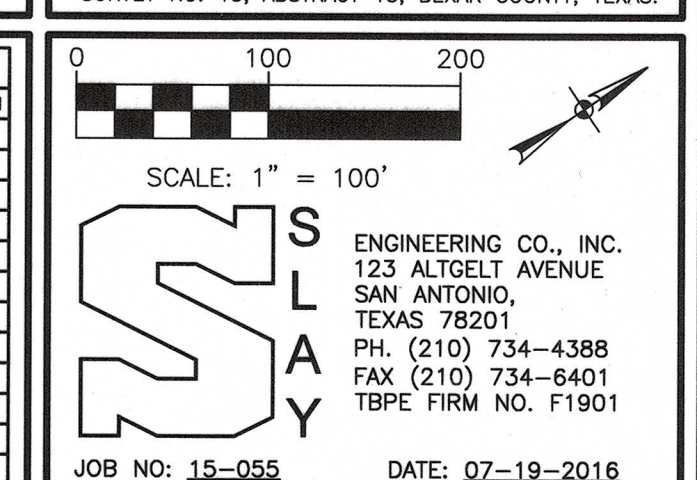
FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.



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.



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 30 DAY OF July, A.D. 2016

NOTARY PUBLIC
BEAR COUNTY, TEXAS
MY COMM. EXP. 07/27/2019
ID# 10824843-6

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

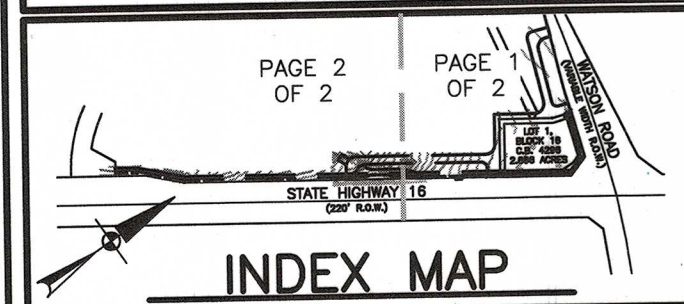
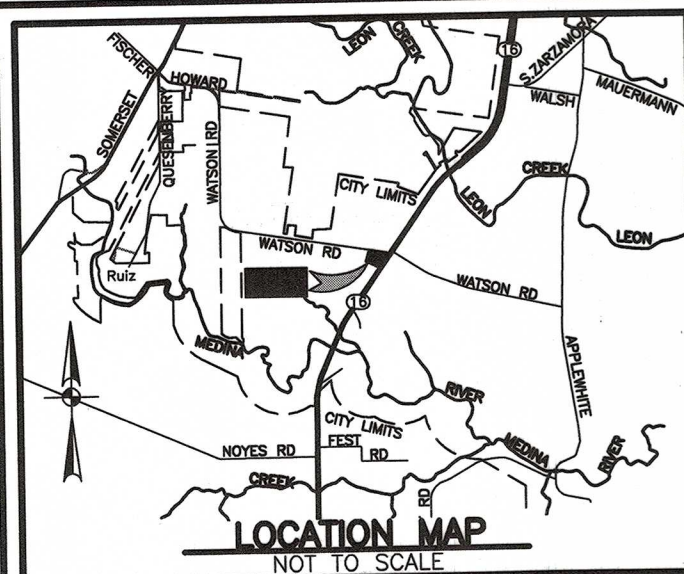
STATE OF TEXAS
COUNTY OF BEAR

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



LEGEND

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 EASEMENT
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

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

John E. Reinhardt, V.P.
OWNER/DEVELOPER General Manager

STATE OF TEXAS
COUNTY OF BEXAR

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

Effie Michelle Tauber
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
My Comm. Exp. 06/06/2019
ID# 130264052

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 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

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.

TXDOT 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," "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.

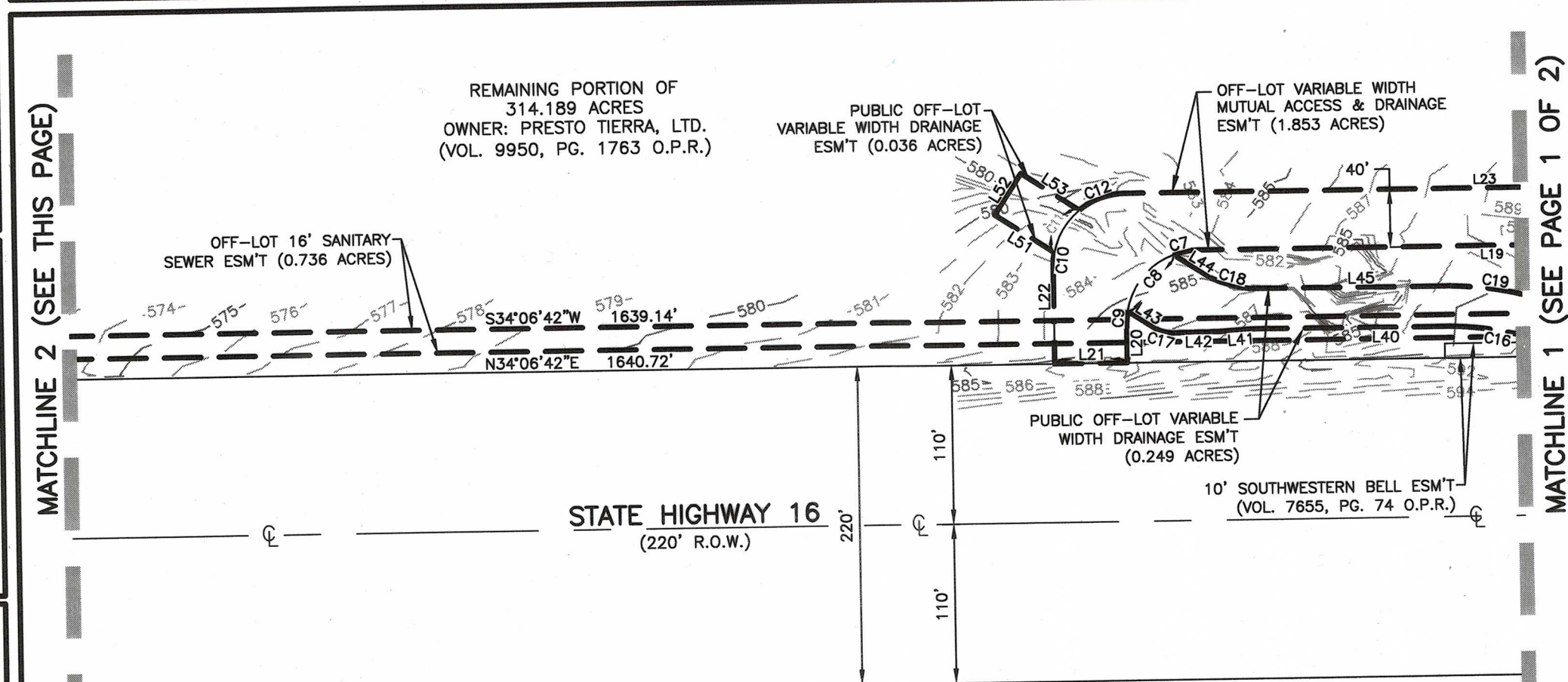
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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.

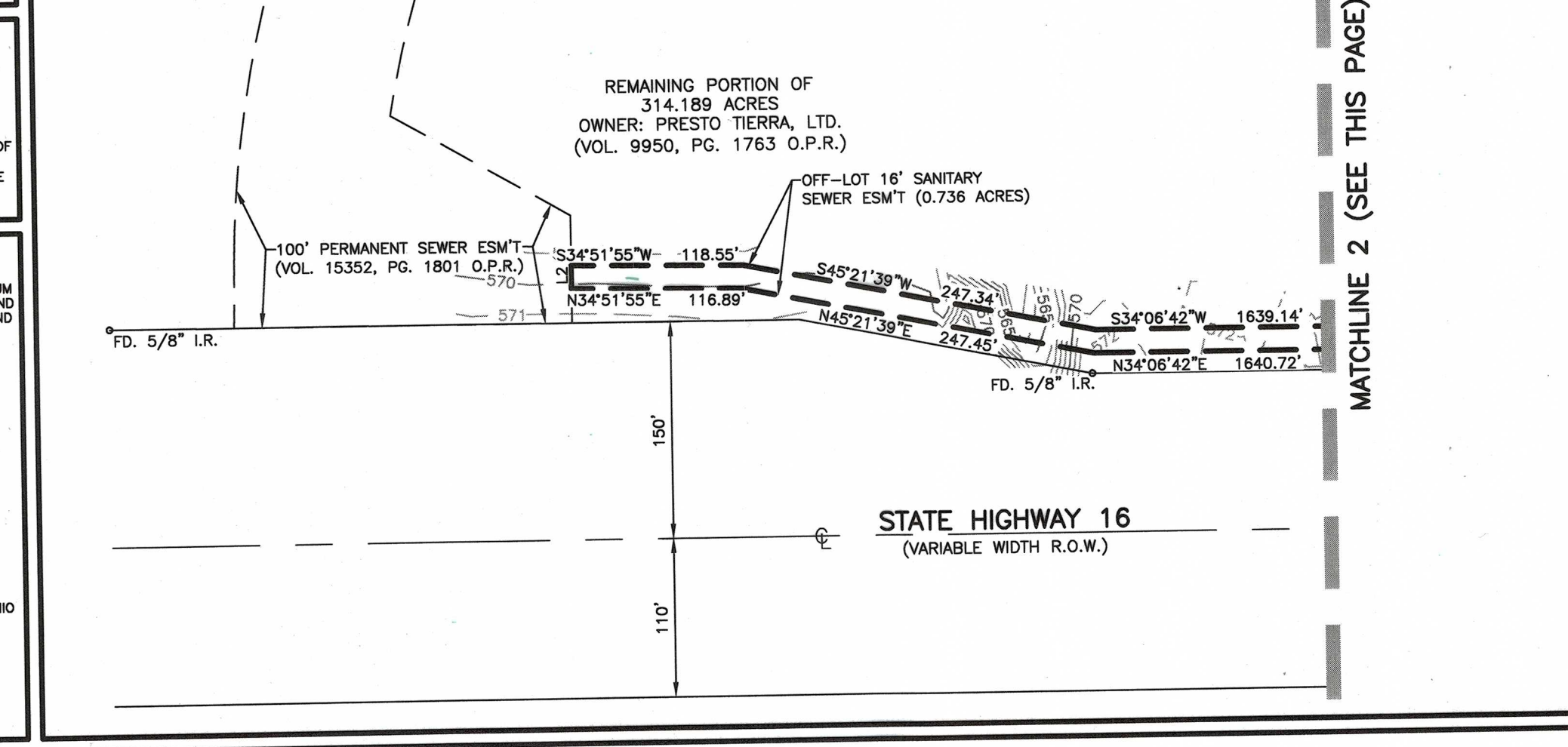
SETBACK NOTES:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	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'
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'
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'
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'
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'
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'
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'
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'
L9	N25°53'18"W	16.00'	L29	S18°57'49"E	94.65'	L49	S17°58'43"W	22.00'	L69	N18°57'49"W	6.00'
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'
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'
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'
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'
L14	N55°53'18"W	237.77'	L34	S18°48'46"W	31.61'	L54	S72°01'17"E	227.24'			
L15	N01°35'22"E	45.11'	L35	S34°06'42"W	279.20'	L55	S18°57'49"E	81.99'			
L16	N55°53'18"W	6.11'	L36	S17°58'43"W	14.00'	L56	S34°06'42"W	76.55'			
L17	S34°06'42"W	50.00'	L37	S55°53'18"E	14.00'	L57	S04°06'42"W	10.00'			
L18	S55°53'18"E	52.50'	L38	S34°06'42"W	78.07'	L58	S34°06'42"W	208.86'			
L19	N34°06'42"E	607.97'	L39	S55°07'49"W	24.36'	L59	S29°06'42"W	11.47'			
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.

0 100 200
SCALE: 1" = 100'

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

OWNER/DEVELOPER *John E. Reinhardt, V.P.*

STATE OF TEXAS
COUNTY OF BEXAR

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

Effie Michelle Tauber
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
My Comm. Exp. 07/22/2019
ID# 130264052

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 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 ____, A.D. 20__

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 ____, 20__ A.D. AND DULY RECORDED THE DAY OF ____ OF ____, 20__ A.D. AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR 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, BEXAR COUNTY, TEXAS.

BY: _____ DEPUTY

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