

AREA BEING VACATED THROUGH A VACATING DECLARATION:
 AREA BEING VACATED IS A 0.779 ACRE PORTION OF LAND OUT OF LOT 1, BLOCK 1, NCB 16583 STAHL-LOOP 1604 SUBDIVISION RECORDED IN VOLUME 9526, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS SUBDIVISION PLAT.

LEGEND

- FOUND TxDOT TYPE II MONUMENT
- FOUND 1/2" IRON ROD
- SET 1/2" STEEL PIN WITH PLASTIC CAP (MARKED ACS, INC)
- 887 --- EXISTING CONTOUR LINE (FT)
- C --- RIGHT-OF-WAY CENTERLINE
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CATV = CABLE TELEVISION
- ESMT = EASEMENT
- N.T.S. = NOT TO SCALE
- COSA = CITY OF SAN ANTONIO
- TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- NCB = NEW CITY BLOCK
- R.O.W. = RIGHT OF WAY
- VAR. = VARIABLE
- Ac = ACRES

STATE OF TEXAS:
 COUNTY OF BEXAR:

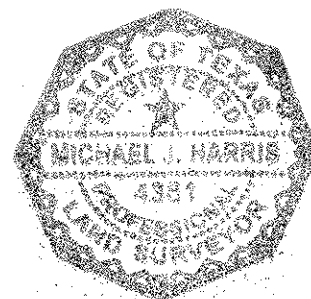
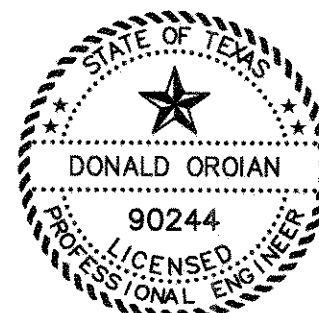
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Donald Orian
 DONALD ORIAN, M.S., P.E.
 c/o ADA CONSULTING GROUP, INC.
 TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

STATE OF TEXAS:
 COUNTY OF BEXAR:

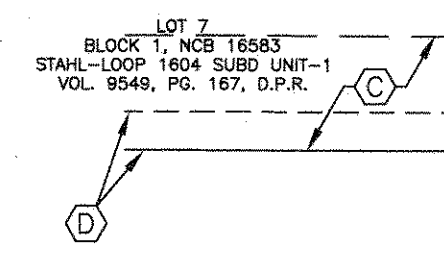
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Michael J. Harris
 MICHAEL J. HARRIS, R.P.L.S.
 c/o ACS SURVEYING, INC.
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4381
 T.B.P.L.S. FIRM REGISTRATION NO. 101691-00



SURVEYOR NOTES/MONUMENTATION LEGEND:

- BEARING BASIS: GRID STATE PLANE COORDINATES (4204 TEXAS SOUTH CENTRAL) NAD 83 (2011) (EPOCH:2010.0000) DERIVED FROM GPS OBSERVATION TAKEN AT LATITUDE 29°35'36.80" NORTH AND LONGITUDE 98°21'15.54" WEST ON OCT. 10, 2015, NGS OPUS SOLUTIONS FROM DJ7862, DJ7872, DJ4371.
- DISTANCES AND AREAS SHOWN HEREON ARE SURFACE. ELEVATIONS SHOWN HEREON ARE NAVD83 (GEOID12B).
- GRID TO SURFACE CORRECTION FACTOR = 1.000185182
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 480202002B, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 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.

TxDOT NOTES:

- 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.
- 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 FM 1804 SUBJECT TO THE OVERALL PLATTED HIGHWAY FRONTAGE OF 179.08'.

TEMPORARY CONSTRUCTION ESMT
 VOL. 5703, PG. 284, D.P.R.

25' INGRESS/EGRESS ESMT
 VOL. 5703, PG. 284, D.P.R.

X = 2173786.1 (E)
 Y = 13763547.0 (N)

N34°02'00"E 18.67'
 (PRIVATE SEWER ESMT)

F.M. 2252 (NACOGDOCHES ROAD)
 (100' TxDOT R.O.W.)

CITY PUBLIC SERVICE (CPS ENERGY) NOTES:

- THE CITY OF SAN ANTONIO AS A 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", "OVERHANG EASEMENT", "UTILITY EASEMENT", "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.
- 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:

EASEMENT CALL LEGEND:

- (A) 14' GAS & ELECTRIC EASEMENT (VOL. 9526, PG. 24, D.P.R.)
- (B) 25' BUILDING SETBACK (VOL. 9526, PG. 24, D.P.R.)
- (C) 60' NO-BUILD EASEMENT (VOL. 9549, PG. 167, D.P.R.)
- (D) 20' FIRE LANE EASEMENT (VOL. 9549, PG. 167, D.P.R.)
- (E) 1.0' NON-ACCESS EASEMENT (VOL. 9566, PG. 109, D.P.R.)
- (F) 25' INGRESS/EGRESS EASEMENT (VOL. 9566, PG. 109, D.P.R.)
- (G) 16.0' SANITARY SEWER EASEMENT (VOL. 9566, PG. 109, D.P.R.)
- (H) 14' UTILITY EASEMENT (VOL. 9566, PG. 109, D.P.R.)
- (I) 20' UTILITY EASEMENT (VOL. 9526, PG. 24, D.P.R.)
- (J) 15' UTILITY EASEMENT (VOL. 9526, PG. 24, D.P.R.)
- (K) 15' SANITARY SEWER ESMT (VOL. 5824, PG. 840, O.P.R.)
- (L) 15' SANITARY SEWER ESMT (VOL. 6985, PG. 1340, O.P.R.)
- (M) VAR. WIDTH CPS ELEC ESMT (VOL. 6985, PG. 1340, O.P.R.)
- (N) VAR. WIDTH INGRESS/EGRESS ESMT (TRACT A) (VOL. 6985, PG. 1340, O.P.R.)
- (O) VAR. WIDTH INGRESS/EGRESS ESMT (TRACT B) (VOL. 6985, PG. 1340, O.P.R.)
- (P) VAR. WIDTH INGRESS/EGRESS ESMT (VOL. 5824, PG. 840, O.P.R.)
- (Q) 25' FIRE LANE EASEMENT
- (R) VAR. WIDTH PRIVATE SEWER LATERAL ESMT (OFF-LOT 0.116 Ac)
- (S) VAR. WIDTH FIRE LANE ESMT (OFF-LOT 0.036 Ac)
- (T) VAR. WIDTH FIRE LANE ESMT (OFF-LOT 0.088 Ac)

LINE	LENGTH	BEARING
L1	189.50'	N59°59'14"E
L2	189.50'	S59°59'14"W
L3	179.08'	S30°00'46"E
L4	40.00'	S59°59'14"W
L5	10.92'	S30°00'46"E
L6	25.00'	S59°59'14"W
L7	30.92'	N30°00'46"W
L8	8.84'	N30°00'46"W
L9	40.00'	N59°59'14"E
L10	40.00'	S59°59'14"W
L11	49.83'	N30°00'46"W
L12	25.00'	S59°59'14"W
L13	95.00'	S30°00'46"E
L14	50.50'	S59°59'14"W
L15	35.50'	N59°59'14"E

PLAT NO. 160418

VACATE AND SUBDIVISION PLAT ESTABLISHING:

TACO BELL NACOGDOCHES - 1604

BEING A TOTAL OF 1.019 ACRES OF LAND INCLUDING OFF-LOT ACREAGE ESTABLISHING LOT 12, BLOCK 1, NCB 16583.

SCALE: 1" = 100 FT
 0 50 100 200

ADA CONSULTING GROUP, INC.
 221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
 (210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F-3512

ADACG PROJECT No. 213-151

DATE: AUGUST 15, 2016

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.

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 THE DEVELOPMENT SERVICES DEPARTMENT.

OWNER (LOT 1 & LOT 12):
 WALMART REAL ESTATE BUSINESS TRUST
 702 S.W. 8TH STREET
 BENTONVILLE, AR 72716

DEVELOPER (LOT 12):
 GEN 2 TEXAS PROPERTIES, LLC
 3845 STOCKTON HILL ROAD
 KINGMAN, AZ 86409

STATE OF ARKANSAS:
 COUNTY OF BENTON:

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.

Jaime Howell
 WALMART REAL ESTATE BUSINESS TRUST
 a Delaware statutory trust
 BY: *Jaime Howell*
 TITLE: *Director, Land Development*

STATE OF ARKANSAS:
 COUNTY OF BENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jaime Howell* 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 15 DAY OF August, 2016.

DAWN MICHELLE GRIGGS
 NOTARY PUBLIC
 Benton County, Arkansas
 My Commission Expires 8/15/2021
 Commission Number 12383643

Dawn Michelle Griggs
 NOTARY PUBLIC, STATE OF ARKANSAS

THIS PLAT OF TACO BELL NACOGDOCHES - 1604 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. 2016.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS:
 COUNTY OF BEXAR:

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE RECORDS OF OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D.

BY: COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY