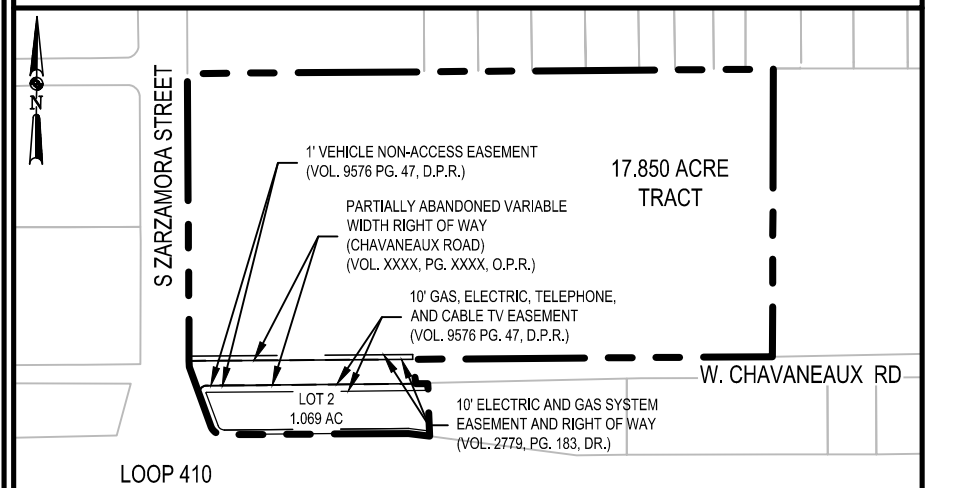


LEGEND

⊙	FOUND 1" PIPE	R.P.R.	REAL PROPERTY RECORDS
⊕	FOUND TXDOT ALUMINUM DISC	D.P.R.	DEED & PLAT RECORDS
○	SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	O.P.R.	OFFICIAL PUBLIC RECORDS
—	EXISTING CONTOUR	VOL.	VOLUME
—	CENTER LINE	PG.	PAGE
L.F.	LINEAR FEET	R.O.W.	RIGHT-OF-WAY
		U.E.	UTILITY EASEMENT
		D.R.	DEED OF RECORDS



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING ALL OF A CALLED 16,246 ACRE TRACT OF LAND AS CONVEYED TO HARLANDALE HOUSING CORP., OF RECORD IN VOLUME 19378 PAGE 1485 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF CHAVANEUX ROAD, NO RECORD OF DEDICATION FOUND, ALL OF LOT 2, N.C.B. 11143, A 1' VEHICLE NON-ACCESS EASEMENT, AND A 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT OF THE REPLAT OF R.L. COOPER PROPERTY SUBDIVISION OF RECORD IN VOLUME 9576 PAGE 47 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PARTIAL ABANDONMENT OF A 10' ELECTRIC AND GAS SYSTEM EASEMENT AND RIGHT OF WAY RECORDED IN VOLUME 2779, PAGE 183, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID PORTION OF CHAVANEUX ROAD IS SHOWN AS A VARIABLE WIDTH RIGHT-OF-WAY ON VOLUME 9576 PAGE 47, AND AS A 40' WIDE PUBLIC RIGHT-OF-WAY ON VOLUME 980 PAGE 94, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

C.P.S. 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", 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 BUILDING, CONCRETE SLABS OR WALL WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT-UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEY NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, DISTANCES SHOWN HEREON ARE GRID UNITS.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 560 OF 785, COMMUNITY PANEL NO. 480293560F, DATED SEPTEMBER 29, 2010.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO & BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-2, C-3, & R-4 (RESIDENTIAL SINGLE-FAMILY DISTRICT (SEC. 35-310.05)) ACCORDING TO: [HTTPS://GIS.SANANTONIO.GOV/GPDS/ONESTOP/INDEX.HTML](https://gis.sanantonio.gov/gpds/onestop/index.html).
- ADJOINERS SHOWN HEREON ARE PER CURRENT APPRAISAL, DISTRICT AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DRAINAGE NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (P.L.O.) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

WASTEWATER EDDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

SETBACK NOTE:

THE 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.

RESIDENTIAL FINISHED FLOOR NOTE:

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

STATE OF TEXAS  
COUNTY OF BEXAR

KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR #6528  
MATKIN-HOOVER ENGINEERING & SURVEYING

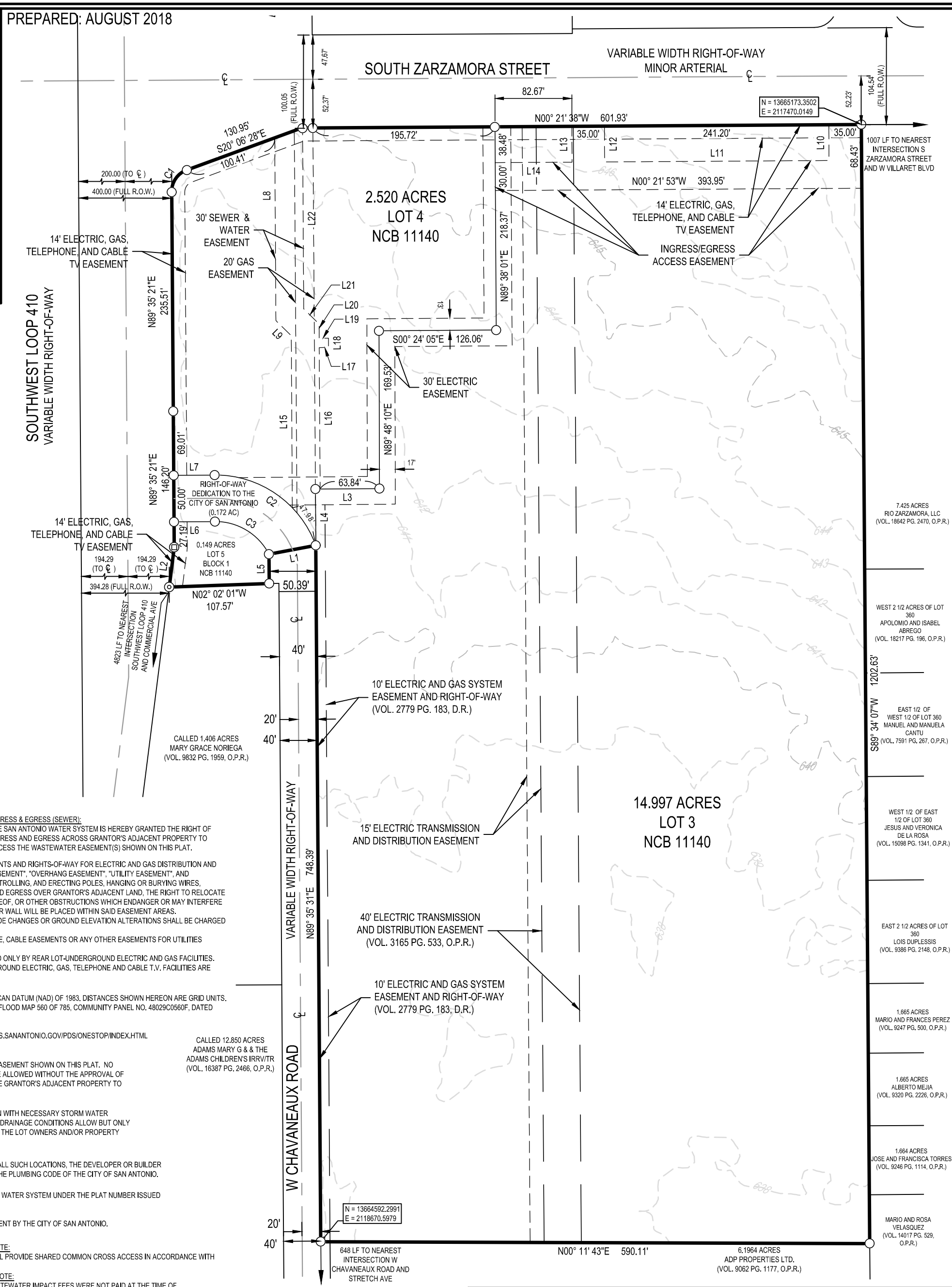
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MATKIN-HOOVER ENGINEERING & SURVEYING.

KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR #6528  
MATKIN-HOOVER ENGINEERING & SURVEYING

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.

JOSHUA J. VALENTA  
LICENSED PROFESSIONAL ENGINEER #114592  
MATKIN-HOOVER ENGINEERING & SURVEYING



ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER PRIOR TO THE WASTEWATER SERVICE CONNECTION.

TAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND ADJACENT MEASURES FOR FUTURE NOISE MITIGATION.

DESIGNS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE CTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG W BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF

ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION OF-ROADWAY. LOCATIONS OF SIDEWALKS WITHIN STATE BE DIRECTED BY TxDOT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10° 40' 00"W	51.23'
L2	S82° 48' 58"E	43.25'
L3	N00° 19' 45"W	68.88'
L4	N89° 35' 31"E	60.58'
L5	N89° 32' 02"E	31.57'
L6	N00° 21' 53"W	43.95'
L7	S00° 21' 53"E	44.00'
L8	N89° 38' 12"E	196.33'
L9	N44° 38' 12"E	23.23'
L10	S89° 34' 07"W	38.43'
L11	N00° 21' 53"W	241.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N89° 38' 07"E	38.46'
L13	S89° 38' 07"W	38.46'
L14	N00° 21' 53"W	82.67'
L15	N89° 38' 34"E	184.84'
L16	N89° 38' 07"E	151.86'
L17	S00° 21' 53"E	10.00'
L18	N89° 38' 07"E	10.00'
L19	N00° 21' 53"W	10.00'
L20	N89° 43' 33"E	15.36'
L21	N44° 38' 12"E	23.23'
L22	N89° 38' 12"E	194.23'

STATE OF TEXAS

COUNTY OF BEXAR

THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON R. L. COOPER PROPERTY SUBDIVISION, PLAT NO. 070185 WHICH IS RECORDED IN VOLUME 7000, PAGE 21, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THE 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.

MATTHEW D. MILLER OR DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	30.68'	70°18'41"	S55° 15' 34"E	28.79'
C2	115.00'	141.06'	70°16'51"	S34° 46' 33"W	132.38'
C3	65.00'	71.33'	62°52'16"	S31° 04' 15"W	67.80'

PLAT NO: 180087

REPLAT AND PLAT ESTABLISHING  
QT 4056 ADDITION

A 17.850 ACRE TRACT OF LAND ESTABLISHING LOTS 3 AND 4, OUT OF THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44, NOW IN NEW CITY BLOCK 11140 AND BEING ALL OF A CALLED 16,246 ACRE TRACT OF LAND AS CONVEYED TO QUIKTRIP CORPORATION OF RECORD IN VOLUME 19038 PAGE 1487 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF CHAVANEUX ROAD, NO RECORD OF DEDICATION FOUND, AND ALL OF LOT 2, N.C.B. 11143 OF THE REPLAT OF R.L. COOPER PROPERTY SUBDIVISION OF RECORD IN VOLUME 9576 PAGE 47 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS CONVEYED TO QUIKTRIP CORPORATION OF RECORD IN VOLUME 19037 PAGE 2363 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID PORTION OF CHAVANEUX ROAD IS SHOWN AS A VARIABLE WIDTH RIGHT-OF-WAY ON VOLUME 9576 PAGE 47, AND AS A 40' WIDE PUBLIC RIGHT-OF-WAY ON VOLUME 980 PAGE 94, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**MATKIN-HOOVER**  
ENGINEERING & SURVEYING

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.240.0600 FAX: 830.240.0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

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/DEVELOPER DULY AUTHORIZED AGENT  
MATTHEW D. MILLER  
DIRECTOR OF REAL ESTATE  
QUIKTRIP CORPORATION  
4705 S. 129TH EAST AVE  
TULSA, OKLAHOMA 74134

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW D. MILLER, 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 BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF QT 4056 ADDITION 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

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT R. L. COOPER PROPERTY SUBDIVISION NO. 070185, WHICH IS RECORDED IN VOLUME 9576, PAGE 47, R. L. COOPER PROPERTY SUBDIVISION COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT THIS MEETING DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, HELD A PUBLIC MEETING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

MATTHEW D. MILLER OR DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_.

