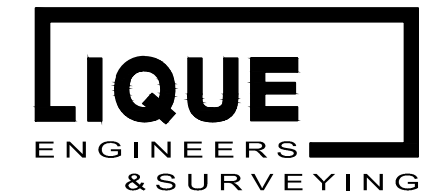
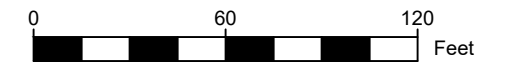


**REPLAT ESTABLISHING RAPID EXPRESS CAR WASH HWY 151**

A 2.900 ACRE TRACT OF LAND, ESTABLISHING LOTS 7 AND 8, AND BEING ALL OF LOT 8, BLOCK 40, NEW CITY BLOCK 17642 OF THE PLAT ESTABLISHING QT 4062 ADDITION SUBDIVISION OF RECORD IN VOLUME 20001, PAGE 2163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'



TBPELS # - 20405 &  
# - 10194727  
816 Camaron Ste. 110  
San Antonio, TX. 78212  
Phone: 210-549-4207

OWNER/DEVELOPER:  
QT SOUTH LLC  
742 NW LOOP 410, SUITE 102  
SAN ANTONIO, TEXAS 78216

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:  
MATTHEW D. MILLER  
PRESIDENT  
QT SOUTH LLC  
742 NW LOOP 410, SUITE 102  
SAN ANTONIO, TEXAS 78216

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 AUTHORIZED AGENT FOR 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.

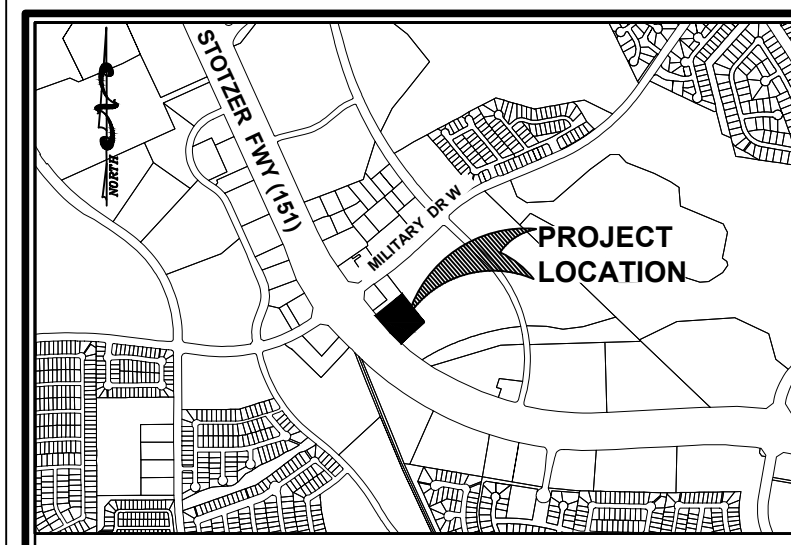
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

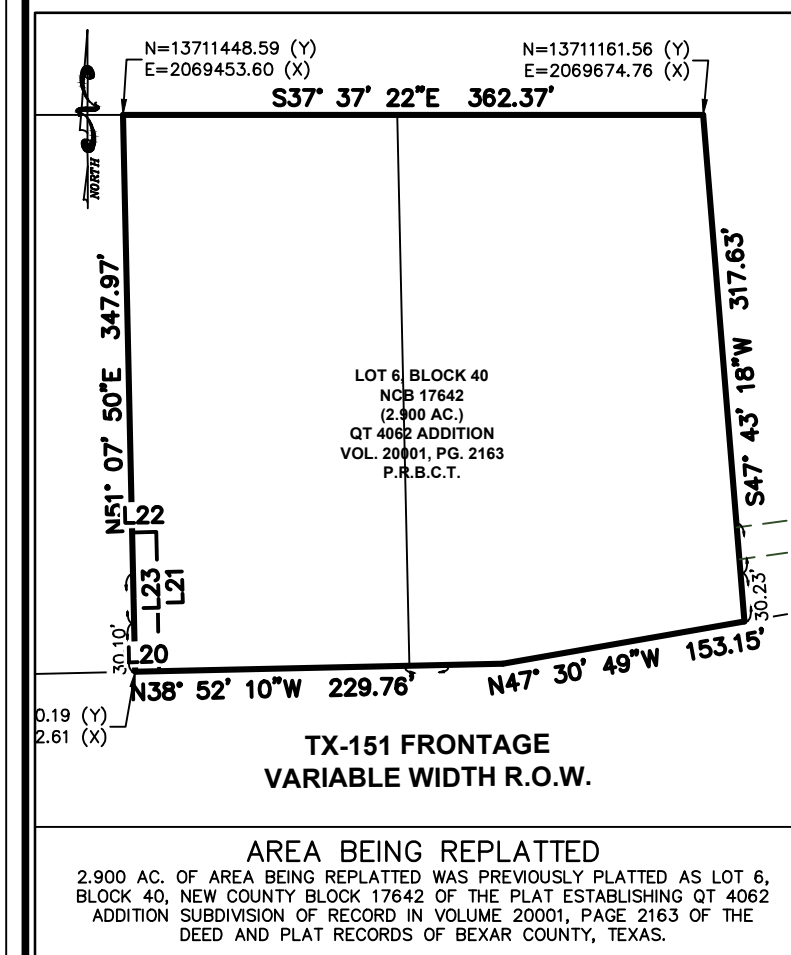
THIS REPLAT OF RAPID EXPRESS CAR WASH HWY 151 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES



LOCATION MAP NOT TO SCALE



**LEGEND**

- FIR = FOUND 1/2" IRON ROD
- ROW = RIGHT-OF-WAY
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- VOL = VOLUME
- PG. = PAGE
- ⊕ = CENTER LINE
- BLDG. = BUILDING
- ELEC. = ELECTRIC
- TEL = TELEPHONE
- CATV = CABLE TELEVISION
- SAN. SWR. = SANITARY SEWER
- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH A RED "M" MATKIN-HOOVER ENG. & SURVEY, "P" PLASTIC CAP
- 100--- = EX. MAJOR CONTOURS
- - -100 - - = EX. MINOR CONTOURS
- - - - - = EXISTING PROPERTY LINE
- — — — — = PROPERTY LINE
- - - - - = EASEMENT
- - - - - = PROPERTY LINE
- - - - - = EXISTING EASEMENT
- ① = PROPOSED EASEMENT

**EASEMENTS**

- ① = 87' x 15' WATER EASEMENT
- ② = VARIABLE WIDTH CROSS ACCESS EASEMENT
- ③ = 215' x 15' PRIVATE DRAINAGE EASEMENT
- ④ = 18' PRIVATE SANITARY SEWER EASEMENT (VOL. 20001, PG. 2163, DPR)
- ⑤ = 20' STORM DRAIN EASEMENT (VOL. 20001, PG. 2163, PR)
- ⑥ = 14' ELEC., GAS, TEL. & CATV EASEMENT (VOL. 20001 PG. 2163, DPR)
- ⑦ = 25' PERMANENT WATER EASEMENT (VOL. 9805, PG. 487, DPR)
- ⑧ = 18' PUBLIC SANITARY SEWER EASEMENT (VOL. 20001, PG. 2163, DPR)
- ⑨ = 20' DRAINAGE EASEMENT (DOCUMENT NO. 20200128996, OPR)
- ⑩ = 14' ELEC., GAS, TEL. & CATV EASEMENT (VOL. 9568, PGS. 153-156, DPR)
- ⑪ = 52' x 13' WATER EASEMENT (VOL. 20001, PG. 2163, DPR)
- ⑫ = VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 10170, PG. 1484-1493 P.R.P.)
- ⑬ = 20' WIDE STORM DRAIN EASEMENT (DOCUMENT NO. 2022006540)
- ⑭ = VARIABLE WIDTH CROSS ACCESS EASEMENT (DOCUMENT NO. 2022006540)

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.

DAMIAN M. ESQUIVEL  
LICENSED PROFESSIONAL ENGINEER NO. 98362  
LIQUE ENGINEERS, LLC  
816 CAMARON STE. 110  
SAN ANTONIO, TX. 78212  
PHONE: 210-549-4207

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:

KYLE PRESSLER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
MATKIN HOOVER  
8 SPENCER RD., SUITE 300,  
BOERNE, TEXAS 78006  
TBPELS # - 4512 & # - 10024000  
PHONE: 830-249-0600

**FLOODPLAIN VERIFICATION NOTE:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0360G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SAWS IMPACT FEE NOTE:**

WATER AND 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.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**DRAINAGE EASEMENT ENCROACHMENTS:**

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-SECTIONS OF THE DRAINAGE EASEMENTS, 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 OF 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.

**CLEAR VISION NOTE:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHITO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**CROSS ACCESS NOTE:**

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 6 AND 7, BLOCK 40, NCB 17642, IN ACCORDANCE WITH UDC 35-506 (R) (3).

**SURVEYOR NOTES:**

1. BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

**CPS/SAWS/COSA UTILITY NOTE:**

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 SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-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 OBSTRUCTION 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.

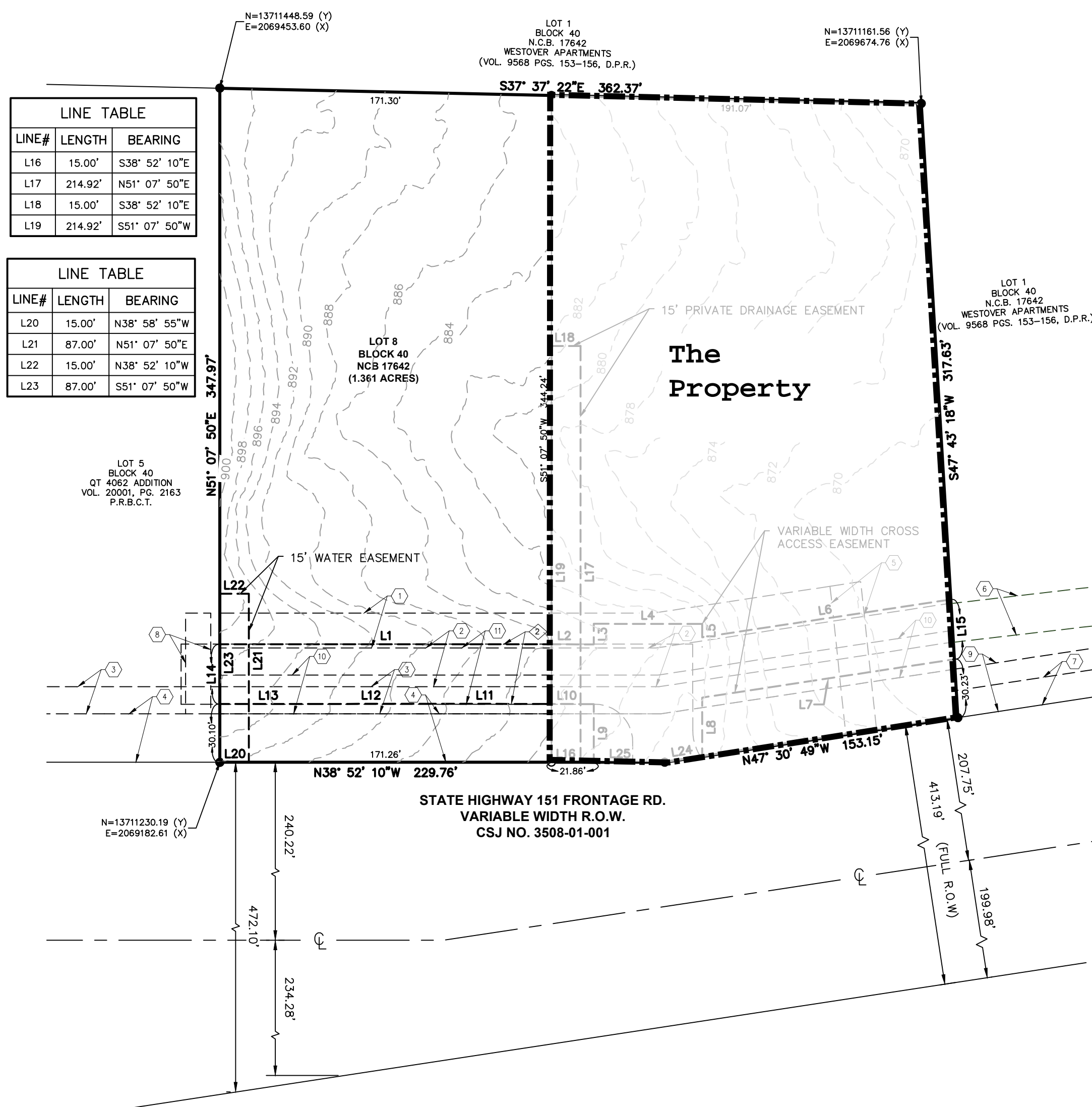
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**INGRESS/EGRESS EASEMENT NOTE:**

NO STRUCTURE, FENCE, WALLS, OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS SHOWN ON THIS PLAT.

**CONTOUR NOTE:**

LIDAR SHOWN FROM 2021.



LINE#	LENGTH	BEARING
L16	15.00'	S38° 52' 10"E
L17	214.92'	N51° 07' 50"E
L18	15.00'	S38° 52' 10"E
L19	214.92'	S51° 07' 50"W

LINE#	LENGTH	BEARING
L20	15.00'	N38° 58' 55"W
L21	87.00'	N51° 07' 50"E
L22	15.00'	N38° 52' 10"W
L23	87.00'	S51° 07' 50"W

Date: Jul 01, 2022, 12:38pm User: ID: Dahila File: P:\11201112\Plat\Preliminary\Plat1120112PL.dwg