

### AREA BEING REPLATTED 2.900 AC. OF AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 6, BLOCK 40, NEW COUNTY 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

**TX-151 FRONTAGE** 

**VARIABLE WIDTH R.O.W.** 

N47° 30° 49"W

**EASEMENTS** 

 $\langle 2 \rangle$ 

1 = 87' x 15' WATER EASEMENT

= VARIABLE WIDTH CROSS ACESS EASEMENT

3 = 215' x 15' PRIVATE DRAINAGE EASEMENT

= 18' PRIVATE SANITARY SEWER EASEMENT (VOL. 20001, PG. 2163, DPR)

= 20' STORM DRAIN EASEMENT

(VOL. 20001, PG. 2163, PR)

(VOL. 20001 PG, 2163, DPR)

(VOL. 9805, PG. 487, DPR)

20' DRAINAGE EASEMENT (DOCUMENT NO. 20200126996, OPR)

7 = 14' ELEC., GAS, TEL. & CATV EASEMENT

(VOL. 20001, PG. 2163, DPR)

8 = 52' x 13' WATER EASEMENT

(VOL. 9568, PGS. 153-156, DPR)

= VARIABI E WIDTH PERMANENT WATER

= 20' WIDE STORM DRAIN FASEMENT

(DOCUMENT NO. 2022006540)

11 = VARIABLE WIDTH CROSS ACCESS

EASEMENT (VOL.10170, PG 1484-1493 R.P.R.)

= 25' PERMANENT WATER EASEMENT

(VOL. 20001, PG. 2163, DPR)

= 14' ELEC., GAS, TEL. & CATV EASEMENT

16' PUBLIC SANITARY SEWER EASEMENT

# = FOUND 3" IRON ROD

= RIGHT-OF-WAY = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS = OFFICIAL PUBLIC RECORD

N38° 52' 10"W 229.76'

OF BEXAR COUNTY, TEXAS = VOLUME = PAGE = CENTER LINE

BLDG. = BUILDING ELEC. = ELECTRIC TEL = TELEPHONE CATV = CABLE TELEVISION

<u>LEGEND</u>

FIR

ROW

VOL.

PG.

SAN. SWR.= SANITARY SEWER = FOUND 1" IRON ROD = SET 1" IRON ROD WITH A  $\circ$ RED " MATKIN-HOOVER ENG.

& SURVEY." PLASTIC CAP ----100---- = EX. MAJOR CONTOURS -100- = EX. MINOR CONTOURS

= PROPOSED EASEMENT

= PROPERTY LINE - - - PROPERTY LINE 1 = EXISTING EASEMENT

## 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.

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

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 MAIKIN HOUVER 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.

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

### DRAINAGE EASEMENT ENCROACHMENTS:

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 (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEROF.

L16

L17

L18

L20

L21

L22

L23

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:

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 OVERHANG LASEMENT, 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 WATER 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 PURPOSI OF ACCESSING SUCH INFRASTRUCTURE 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 WITHOUT AN ENCROACHMENT ACREEMENT WITH THE RESPECTIVE LITHERY AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

- 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
- 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.

BLOCK 40

N.C.B. 17642 WESTOVER APARTMENTS (VOL. 9568 PGS. 153-156, D.P.R.)

### **CONTOUR NOTE:**

N=13711448.59 (Y)

厂E=2069453.60 (X)

ACCESS EASEMENT NOTE:

PROVIDED BETWEEN ALL ADJACENT LOTS FOR INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING DEVELOPMENT SERVICES AND THE SAN ANTONIO

### FIRE DEPARTMENT NOTE:

- KE DEPARIMENT NOTE;

  INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

### WASTE WATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

### 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.

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 ONE (1) EXISTING ACCESS

ALONG HWY 151, BASED ON THE OVERALL PLATTED FRONTAGE OF 382.91'.

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 AS DIRECTED BY TXDOT.

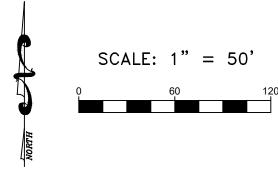
N=13711161.56 (Y)

F=2069674.76 (X)

# PLAT NO. 22-11800066

### 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.





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

**&SURVEYING** 

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.

MATTHEW D. MILLER PRESIDENT QT SOUTH LLC 742 NW LOOP 410, SUITE 102

### 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

GIVEN UNDER MY	HAND AND SEAL OF OF	FICE
THIS	_DAY OF	A.D
NOTARY PUBLIC,	BEXAR COUNTY, TEXAS	

THIS REPLAT OF <u>RAPID EXPRESS CAR WASH HWY 151</u> 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)

DATED	THIS	DAY OF	_A.D.	20

DIRECTOR OF DEVELOPMENT SERVICES

S37° 37' 22"E 362.37' LINE TABLE LINE# LENGTH BEARING 15.00' S38' 52' 10"E 214.92' N51° 07' 50"E 15.00' S38° 52' 10"E L19 214.92' | S51° 07' 50"W LINE TABLE BLOCK 40 N.C.B. 17642 WESTOVER APARTMENTS LINE# | LENGTH | BEARING 15' PRÍVATE DRAINAGE EASEMENT /OL. 9568 PGS. 153-156, D.P.R.) 15.00' N38° 58' 55"V LOT 8 87.00' N51° 07' 50" The BLÓCK 40 15.00' N38' 52' 10"W NCB 17642 (1.361 ACRES) Property 87.00' | S51° 07' 50"W BLOCK 40 QT 4062 ADDITION VOL. 20001, PG. 2163 P.R.B.C.T. VARIABLE WIDTH CROSS ACCESS EASEMENT 15' WATER EASEMENT - - | - <u>L13</u> -L12 4 N38° 52' 10"W 229.76' 413.19 STATE HIGHWAY 151 FRONTAGE RD. **VARIABLE WIDTH R.O.W.** N=13711230.19 (Y) CSJ NO. 3508-01-001 E=2069182.61 (X) E `₹

PAGE 1 OF 1