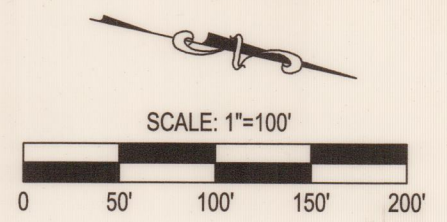


PLAT NO. 22-11800333

**SUBDIVISION PLAT ESTABLISHING  
RXP MEDINA BASE**

A 6.843 ACRE TRACT OF LAND ESTABLISHING LOTS 28 AND 29, AND BEING ALL OF ABS 14, BLOCK P-27, NEW COUNTY BLOCK 15172 OF THE BIRDIE SUE CLUTTER 181.19 ACRE TRACT IN THE SANTIAGO HERNANDEZ SURVEY NO. 209, COUNTY BLOCK 4309 AS DESCRIBED IN VOLUME 4367, PAGE 187, OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS AND A PORTION OF THE 11.786 ACRE TRACT DESCRIBED IN VOLUME 10557, PAGE 864, OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS.



**LIQUE**  
ENGINEERS  
& SURVEYING

TPBELS # - 20405 & 10194727  
816 Camaron St STE. 110  
San Antonio, TX 78212  
phone: 210-549-4207

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:  
MEDINA BASE CAR WASH SERVICES LLC.  
9315 SPRING CYPRESS RD, SUITE A  
SPRING, TX. 77379  
(713) 410-2939

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED, 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 21<sup>st</sup> DAY OF 2023 A.D.

*Maria D. Cruz-Sonzalet*  
NOTARY PUBLIC, BEXAR COUNTY TEXAS

THIS PLAT OF RXP MEDINA BASE 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

**FLOODPLAIN VERIFICATION NOTE:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0535F, 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.

**TXDOT NOTE:**

1. 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.  
2. 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)** ACCESS POINT(S) ALONG IH 410 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 490.17'.  
3. 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 DIRECTED BY TXDOT.

**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 THEREOF.

**SURVEYOR NOTES:**

1. BASIS OF BEARING IS GRID NORTH FOR TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. ALL DISTANCES ARE SURFACE.
2. MONUMENTS CALLED FOR IN DEED DESCRIPTION FOUND IN VOLUME 10557, PAGE 864 DATED 02/05/2004 DO NOT AGREE WITH MONUMENTS CALLED FOR IN DEED DESCRIPTION FOUND IN VOLUME 18022, PAGE 665 DATED 08/11/2016. MONUMENTS CALLED FOR IN EARLIER DEED DESCRIPTION WERE HELD FOR THIS SURVEY.
3. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 4300112105921 EFFECTIVE DATE DECEMBER 13, 2021, ISSUED DECEMBER 27, 2021.
4. NO BUILDINGS OBSERVED.
5. APPARENT PRESRIPTIVE EASEMENT FOR OVERHEAD ELECTRIC LINES, POLES, GUY ANCHORS AND APPURTENANCES AS SHOWN.
6. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
7. NO OBSERVABLE EVIDENCE OF THE LOCATION OF A CEMETERY OR BURIAL GROUND ON THE PROPERTY.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. NO KNOWN CHANGES IN STREET RIGHT-OF-WAY LINES NOR WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. NO OBSERVABLE EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
11. NO GAPS, GORES, OR OVERLAPS BETWEEN THE PROPERTY AND ANY NEIGHBORING PROPERTIES OR RIGHT-OF-WAY.
12. PROPERTY HAS DIRECT ACCESS TO A RIGHT-OF-WAY ON SUN VALLEY DRIVE ALONG THE NORTHWEST BOUNDARY LINE.
13. CLOSEST INTERSECTION IS SUN VALLEY DRIVE AND MEDINA BASE ROAD.

**ACCESS EASEMENT 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 PLANNING DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

**FIRE DEPARTMENT NOTE:**

1. 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 FIRE MARSHALL.
2. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

**WASTE WATER EDU NOTE:**

1. 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.

**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 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.

**CROSS ACCESS:**

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 28 AND 29, NCB 15172, IN ACCORDANCE WITH UDC 35-506(R)(3)



**LEGEND**

- FIR = FOUND 3/4" IRON ROD
- ROW = RIGHT-OF-WAY
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPRBC = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- NCB = NEW CITY BLOCK
- VOL = VOLUME
- PG. = PAGE
- C. = CENTER LINE
- BLDG. = BUILDING
- ELEC. = ELECTRIC
- TEL. = TELEPHONE
- CATV = CABLE TELEVISION
- SAN SWR = SANITARY SEWER
- C.P.S.B. = CITY PUBLIC SERVICE BOARD
- BLK = BLOCK
- VNAE = VEHICLE NON-ACCESS EASEMENT
- O = FOUND 3/4" IRON ROD
- = SET 3/4" IRON ROD

- 100--- = EX. MAJOR CONTOURS
- 100--- = EX. MINOR CONTOURS
- = EXISTING PROPERTY LINE
- = PROPERTY LINE
- = EASEMENT

**LINE TABLE**

LINE#	LENGTH	BEARING
L1	35.69'	N80° 44' 14"E
L2	154.92'	S60° 03' 01"E
L3	81.33'	S37° 19' 05"E
L4	148.77'	S31° 16' 54"E
L5	30.00'	S70° 30' 15"W
L6	148.46'	S70° 51' 34"W
L7	159.71'	N30° 45' 30"E
L8	6.36'	S61° 49' 04"E
L9	78.71'	N30° 43' 07"E
L10	6.35'	N59° 14' 30"W
L12	85.51'	S25° 44' 34"E
L13	61.29'	S70° 30' 56"W
L14	86.83'	S31° 16' 54"E
L15	69.73'	S70° 30' 56"W

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.

*Damian M. Esquivel* 11/24/23  
DAMIAN M. ESQUIVEL  
LICENSED PROFESSIONAL ENGINEER NO. 98362  
LIQUE ENGINEERS, LLC  
TPBELS FIRM # 20405 & 10194727  
816 CAMARON STE. 110  
SAN ANTONIO, TX. 78212  
PHONE: 210-549-4207

STATE OF TEXAS  
COUNTY OF BEXAR

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:

*Jose G. Gonzalez* 11/27/23  
JOSE GONZALEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682  
J2G SURVEYING LLC  
TPBELS FIRM # 4682  
407 W. RHAPSODY  
SAN ANTONIO, TX. 78216  
PHONE: 210-549-4207

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	265.11'	341.35'	44°29'54"	N8° 30' 31"E	258.49'