

FIELD NOTES FOR A 2.216 ACRE TRACT OF LAND

A **2.216 acre** tract of land, out of the W.H. Hughes Survey No. 173, Abstract 340, County Block 5996, and Maria F. Hernandez Survey No. 420, Abstract 314, County Block(C.B.) 4709, Bexar County, Texas, and being all of Lots 4-5, a portion of Lot 3, Block 2, of the Lake Side Acres Subdivision of record in Volume 4080 Page 202 of the Deed and Plat Records of Bexar County, Texas, and all of a called 0.295 acre tract of land and a portion of a called 0.509 acre tract of land as conveyed to AMK Properties, LLC., of record in Volume 13741 Page 615 of the Official Public Records of Bexar County, Texas. Said **2.216 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the southwest right-of-way line of Interstate Highway 10 (I.H.-10), a variable with right-of-way, as shown on the Texas Department of Transportation(T.X.D.O.T.) Right-Of-Way(R.O.W.) Map, CSJ No. 72-7-24, Acct. No. 9015-3-13, Proj. I 10-4(54)552, for the northwest corner of a called 1.506 acre tract of land as conveyed to MDW Limited Partnership, Inc., of record in Volume 9040 Page 2051 of the Official Public Records of Bexar County, Texas, for the northeast corner of said 0.295 acre tract and the tract described herein;

THENCE: S 00° 08' 44" W, departing the southwest right-of-way line of I.H.-10, and with the common line between said 0.295 acre tract and said 1.506 acre tract, a distance of **77.93 feet** to a found $\frac{3}{4}$ " iron rod for the southeast corner of said 0.295 acre tract, the northeast corner of said Lot 5 and an angle of the tract described herein;

THENCE: S 00° 25' 55" E, with the common line between said Lot 5 and said 1.506 acre tract, a distance of **159.87 feet** to a found $\frac{1}{2}$ " iron rod for the northeast corner of Lot 6, Block 2 of said Lake Side Acres Subdivision, for the southeast corner of said Lot 5 and the tract described herein;

THENCE: S 67° 14' 09" W, with the common line between said Lots 5 and 6, a distance of **217.14 feet** to a found 1" iron pipe in the northeast right-of-way line of Waterview Drive, a called 60' right-of-way, as shown on said Lake Side Acres Subdivision Plat, for the northwest corner of said Lot 6, the southwest corner of said Lot 5 and the tract described herein;

THENCE: With the northeast right-of-way line of Waterview Drive and the southwesterly lines of said Lots 5, 4 and 3, the following two (2) courses:

1. **N 00° 35' 34" E**, a distance of **54.72 feet** to a found 1" iron pipe for an interior corner of the tract described herein, and
2. **N 44° 18' 26" W**, a distance of **228.01 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most southerly corner of Lot 21, Block 2, QT 4014 Addition, a plat of record in Volume 20001, Page 2272 of the Plat Records of Bexar County, Texas and the most westerly corner of the tract described herein;

THENCE: N 45° 36' 58" E, departing the northeast right-of-way line of Waterview Drive, with the southwest line of said Lot 21, into said Lot 3 and said 0.509 acre tract, a distance of **338.14 feet** to a set mag nail with washer stamped "Matkin Hoover Eng. & Survey" in the southwest right-of-way line of I.H.-10, the northeast line of said 0.509 acre tract, for the most easterly corner of said Lot 21 and for the most northerly corner of the tract described herein;

THENCE: With the northeast line of said 0.509 acre tract and the 0.295 acre tract, the southwest right-of-way line of I.H.-10 and with a curve to the right having a radius of **3819.83 feet**, an arc length of **176.35 feet**, a delta angle of **002° 38' 43"** and a chord bears, **S 41° 14' 48" E**, a distance of **176.34 feet** to the **POINT OF BEGINNING** and containing **2.216 acres** of land situated in Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed on October 17, 2023. Distances recited herein are grid distances.



Job # 18-4119 2.216 Acres

Date: October 23, 2023



Exhibit D – Signature Authority

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:803523529

Original Date of Filing:January 21, 2020

Formation Date:N/A

Tax ID:32073167036

Duration:Perpetual

Entity Type:Domestic Limited Liability Company (LLC)

Entity Status:In existence

FEIN:

Name:QT South, LLC

Address:PO BOX 3475
Tulsa, OK 74101-3475 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name	Title	Address			
October 11, 2024	STEPHEN R FATER	VP	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	STEPHEN R FATER	DIRECTOR	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	BRIAN D LAVARNWAY	ASECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	JOSEPH S FAUST	VP	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	STUART C SULLIVAN	VP	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	DEBORAH A ROWDEN	ASECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	TARA D FISHER	ASECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	MICHAEL C SCHRICK	ASECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	MATTHEW D MILLER	PRESIDENT	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	CODY P DAVIS	ASECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	PATRICK R HUMPHREY	ASECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	ROBERT L PURNELL III	VP	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	ERIC J NICHOLAS	TREASURER	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	MARSHALL J WELLS	SECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			
October 11, 2024	JIMMY W BROWN Jr	ASECRETARY	4705 S 129TH E AVE TULSA, OK 74134 USA			

Order

Return to Search

Instructions:

🔴 To place an order for additional information about a filing press the 'Order' button.



Exhibit E – Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ATC 4000412302307

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF BEXAR §

SPECIAL WARRANTY DEED

AMK PROPERTIES, LLC, a Texas limited liability company (the "**Grantor**"), duly authorized as the owner of the Land (as defined below), for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, AND CONVEY, unto **QT SOUTH, LLC**, a Texas limited liability company ("**Grantee**"), whose mailing address is 4705 S. 129th E. Avenue, Tulsa, Oklahoma 74134, that certain real property in Bexar County, Texas, described in Exhibit A which is attached hereto and incorporated herein for all purposes (the "**Land**"), together with all buildings and improvements thereon (the "**Improvements**"); all rights, privileges, easements, and appurtenances pertaining to the Land; all of Grantor's right, title, and interest in and to any alleys, strips, or gores adjoining the Land and all of Grantor's rights of ingress and egress to the Land, including, without limitation, any easements, rights-of-way, rights, or other interests in, on, under, or to any land, highway, street, road, right-of-way, or avenue, open or proposed, in, on, under, across, in front of, abutting, or adjoining the Land; and all of Grantor's right, title, and interest in and to any awards made, or to be made in lieu thereof, and in and to any unpaid awards for damage to the Land by reason of a change of grade thereof; all development rights, utility capacity, governmental approvals, licenses, and permits (including all water, sewer, and drainage capacity currently held by Grantor, if any, for the Land on the date hereof), to the extent they relate to the ownership, use, leasing, maintenance, service, or operation of the Land; all of Grantor's right, title, and interest in and to any oil, gas, and other minerals in, under, and that may be produced from the Land, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate; all of Grantor's right, title, and interest in and to all site plans, surveys, environmental studies, soil studies, substrata studies, architectural drawings, plans and specifications, engineering plans and studies, floor plans, landscape plans, and other plans or studies of any kind that relate to the Land or the Improvements (the Land and Improvements, together with the foregoing interests being referred to herein as the "**Property**").

The Property is granted, sold and conveyed by Grantor, and accepted by Grantee, subject and subordinate to the provisions of this Special Warranty Deed ("**Deed**"), including, without limitation, those matters set forth in **Exhibit B** which is attached hereto and incorporated herein for all purposes (collectively, the "**Permitted Exceptions**"), to the extent validly existing against the Property; provided, however, that the mere recitation of an exception to title set forth in **Exhibit B** shall not serve to re-impose, ratify, or bring into effect an exception that otherwise would not validly exist or affect the Property.

Grantee, by its acceptance hereof, hereby assumes and agrees to pay any and all standby fees, taxes, and assessments by any taxing authority for the calendar year 2024 and subsequent years. Grantor hereby assumes and agrees to pay any and all subsequent taxes and assessments due to a change in the usage or ownership of the Property, including, without limitation, so-called "rollback taxes," whether by reason of this conveyance or hereafter.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

***[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURE
PAGE FOLLOWS]***

EXECUTED AND DELIVERED to be effective as of May 3, 2024.

GRANTOR:

AMK PROPERTIES, LLC,
a Texas limited liability company

By: [Signature]
Name: Vaseem Matiek
Title: Managing Member

STATE OF Texas §
COUNTY OF Bexar §

Before me, Meghan Stryk, on this day personally appeared Vaseem Matiek, the Managing Member of AMK PROPERTIES, LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 3 day of May, 2024.



[Signature]
Notary Public, State of Texas

After recording, please return the recorded original to:

QUIKTRIP CORPORATION
742 NW Loop 410, Suite 102
San Antonio, Texas 78216
Attn: Mike Wooten

EXHIBIT A

Description of Land

Tract 1:

A 2.216 acre tract of land, out of the W.H. Hughes Survey No. 173, Abstract 340, County Block 5996, and Maria F. Hernandez Survey No, 420, Abstract 314, County Block (C.B.) 4709, Bexar County, Texas, and being all of Lots 4-5, a portion of Lot 3, Block 2, of the Lake Side Acres Subdivision of record in Volume 4080 Page 202 of the Deed and Plat Records of Bexar County, Texas, and all of a called 0.295 acre tract of land and a portion of a called 0.509 acre tract of land as conveyed to AMK Properties, LLC., of record in Volume 13741 Page 615 of the Official Public Records of Bexar County, Texas. Said 2.216 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the southwest right-of-way line of Interstate Highway 10 (I.H.10), variable with right-of-way, as shown on the Texas Department of Transportation(T.X.D.O.T.) .Right-Of-Way (R.O.W.) Map, CSJ No. 72-7-24, Acct. No. 9015-3-13, Proj. I 10-4(54)552, for the northwest corner of a called 1.506 acre tract of land as conveyed to MDW Limited Partnership, Inc., of record in Volume 9040 Page 2051 of the Official Public Records of Bexar County, Texas, for the northeast corner of said 0.295 acre tract and the tract described herein:

THENCE: S 00° 08' 44" W, departing the southwest right-of-way line of I.H.-10, and with the common line between said 0.295 acre tract and said 1.506 acre tract, a distance of 77.93 feet to a found 3/4" iron rod for the southeast corner of said 0.295 acre tract, the northeast corner of said Lot 5 and an angle of the tract described herein;

THENCE: S 00° 25' 55" E, with the common line between said Lot 5 and said 1.506 acre tract, a distance of 159.87 feet to a found 1/2" iron rod for the northeast corner of Lot 6, Block 2 of said Lake Side Acres Subdivision, for the southeast corner of said Lot 5 and the tract described herein;

THENCE: S 67° 14' 09" W, with the common line between said Lots 5 and 6, a distance of 217.14 feet to a found 1" iron pipe in the northeast right-of-way line of Waterview Drive, a called 60' right-of-way, as shown on said Lake Side Acres Subdivision Plat, for the northwest corner of said Lot 6, the southwest corner of said Lot 5 and the tract described herein;

THENCE: With the northeast right-of-way line of Waterview Drive and the southwesterly lines of said Lots 5, 4 and 3, the following two (2) courses:

1. N 00° 35' 34" E, a distance of 54.72 feet to a found 1" iron pipe for an interior corner of the tract described herein, and
2. N 44° 18' 26" W, a distance of 228.01 feet to a set 1/2" iron rod with a red plastic cap stamped "Madan Hoover Eng. & Survey" for the most westerly corner of the tract described herein;

THENCE: N 45° 36' 58" E, departing the northeast right-of-way line of Waterview Drive and into and across said Lot 3 and said 0.509 acre tract, a distance of 338.14 feet to a set 1/2" iron rod with a red plastic cap stamped "Malkin Hoover Eng. & Survey" in the southwest right-of-way line of I.H.-10, the northeast line of said 0.509 acre tract and for the most northerly corner of the tract described herein;

THENCE: With the northeast line of said 0.509 acre tract and the 0.295 acre tract, the southwest right-of-way line of I.H.-10 and with a curve to the right having a radius of 3819.83 feet, an arc length. of 176.35 feet, a delta angle of 002° 38' 43" and a chord bears, S 41° 14' 48" E, a distance of 176.34 feet to the POINT OF BEGINNING and containing 2.216 acres of land situated in Bexar County, Texas.

Tract 2:

Non-exclusive ingress and egress easement created by Covenants, Conditions, Restrictions and Reciprocal Easement Agreement filed March 13, 2019 and recorded in Document Number 20190044422, Official Public Records, Bexar County, Texas.

EXHIBIT B

Permitted Exceptions

1. Restrictive covenants of record set forth in Volume 4141, Page 585, Volume 6987, Page 140, Deed Records, Bexar County, Texas, and Document No. 20190044422, Official Public Records, Bexar County, Texas. (As to that portion of the subject property lying within Lots 3, 4, and 5, Block 2 of Lake Side Acres).
2. Electric Line Right of Way granted to the City of San Antonio, recorded February 28, 1939, in Volume 1679, Page 353, Deed Records, Bexar County, Texas.
3. Terms, conditions and stipulations of those certain non-exclusive ingress and egress easements, storm drainage easement and temporary construction easement created under that certain Covenants, Conditions, Restrictions and Reciprocal Easement Agreement filed March 13, 2019, and recorded under Document No. 2019044422, Official Public Records, Bexar County, Texas.
4. Terms, conditions and provisions of that certain Utility Service Agreement, recorded on August 21, 2019, in Document No. 20190164674, Official Public Records of Bexar County, Texas. (Affects Tract 1).

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240079806
Recorded Date: May 03, 2024
Recorded Time: 3:26 PM
Total Pages: 7
Total Fees: \$45.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/3/2024 3:26 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



Exhibit F – Traffic Impact Analysis Worksheet

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2). ITE 10th Edition.

Project Name: Bubblebath Generally Located at <i>AY 4Q 4! • cæ F0 Ø[] } cæ ^Ää</i>		Worksheet Prepared by:	
Project Location: IH-10 W		Company Killen, Griffin & Farrimond, PLLC	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Agent
Email: gabriela@kgftx.com		Address: 10101 Reunion Place Ste 250 SATX 78216	Date: 11-26-2024
Jurisdiction: <input type="checkbox"/> COSA ICL <input checked="" type="checkbox"/> COSA ETJ <input type="checkbox"/> Other:	Associated Record Type: <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> MDP <input type="checkbox"/> Plat <input type="checkbox"/> Building Permit		
TIA Record Number (if applicable):		Associated Record Number:	

Proposed Type of Development:				Critical Peak Hour:	<input type="checkbox"/> Peak Hour Override:
Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
Commercial		2.561 acres			

Previous Development on Site:				Critical Peak Hour:	<input type="checkbox"/> Peak Hour Override:
Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
Vacant/Undeveloped		2.561 acres			

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 10th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections.

Proposed Development	Previous Development	Difference in PHT

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:
			TIA Name:

*** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. ***

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required <input type="checkbox"/> at	Left Turn Lanes Required <input type="checkbox"/> at
<input type="checkbox"/> at	<input type="checkbox"/> at

Comments:

- ☐ This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

- ☐ A TIA Report is Required. ☐ A TIA Report is Not Required
☐ A TIA Update is Required ☐ A Circulation Study is Required

Worksheet Last Updated: 07/21/2021

Reviewed by: _____ Date: _____