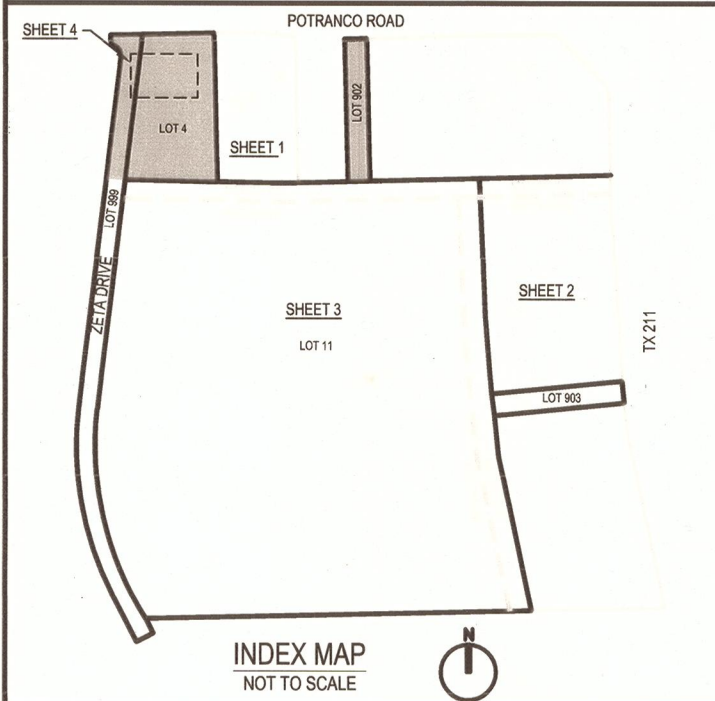


LEGEND			
①	FOUND TYPE 2 TXDOT MONUMENT	499	EXISTING 1' CONTOUR
○	SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	500	EXISTING 5' CONTOUR
●	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	944	PROPOSED 1' CONTOUR
⊙	FOUND 1/2" IRON ROD WITH A YELLOW "PAPE DAWSON" PLASTIC CAP	945	PROPOSED 5' CONTOUR
⊙	FOUND 1/2" IRON ROD WITH A YELLOW "SERVCON INC." PLASTIC CAP	—	EASEMENT
⊙	FOUND TXDOT TYPE 3 MONUMENT	—	BUILDING SETBACK
PG.	PAGE	D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
R.O.W.	RIGHT-OF-WAY	O.P.R.	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
B.S.L.	BUILDING SETBACK LINE	VOL.	VOLUME
A	QUICKTRIP ACCESS EASEMENT (DOC# 20200010482 O.P.R.)	CB	COUNTY BLOCK
C	DRAINAGE EASEMENT (DOC# 20200010482 O.P.R.)	B	SURPLUS ACCESS EASEMENT (DOC# 20200010482 O.P.R.)
E	16" SANITARY SEWER EASEMENT (VOL. 20001, PG. 2219 D.P.R.)	D	VARIABLE WIDTH SEWER EASEMENT (DOC# 20190313704 O.P.R.)
G	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)	F	100' WIDE ELECTRIC EASEMENT (VOL. 13376, PG. 2244 O.P.R.)
I	45' WIDE ELECTRIC EASEMENT (VOL. 17986, PG. 2359 O.P.R.)	H	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)
K	15' PERMEABLE DRAINAGE EASEMENT (ESTABLISHED VIA THIS PLAT)	J	VARIABLE WIDTH SEWER EASEMENT (DOC# 20200303363)
M	NON-VEHICULAR ACCESS EASEMENT (REF. SHEET 4, ESTABLISHED VIA THIS PLAT)	L	DRAINAGE MAINTENANCE & ACCESS EASEMENT (ESTABLISHED VIA THIS PLAT)
O	VARIABLE WIDTH SEWER EASEMENT (VOL. 20003, PG. 919 D.P.R.)	N	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20003, PG. 919 D.P.R.)
Q	45' WIDE ELECTRIC EASEMENT (ESTABLISHED VIA THIS PLAT)	P	SAWS WATER METER EASEMENT (ESTABLISHED VIA THIS PLAT)
		R	20" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)



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 MATKIN-HOOVER ENGINEERING & SURVEYING.

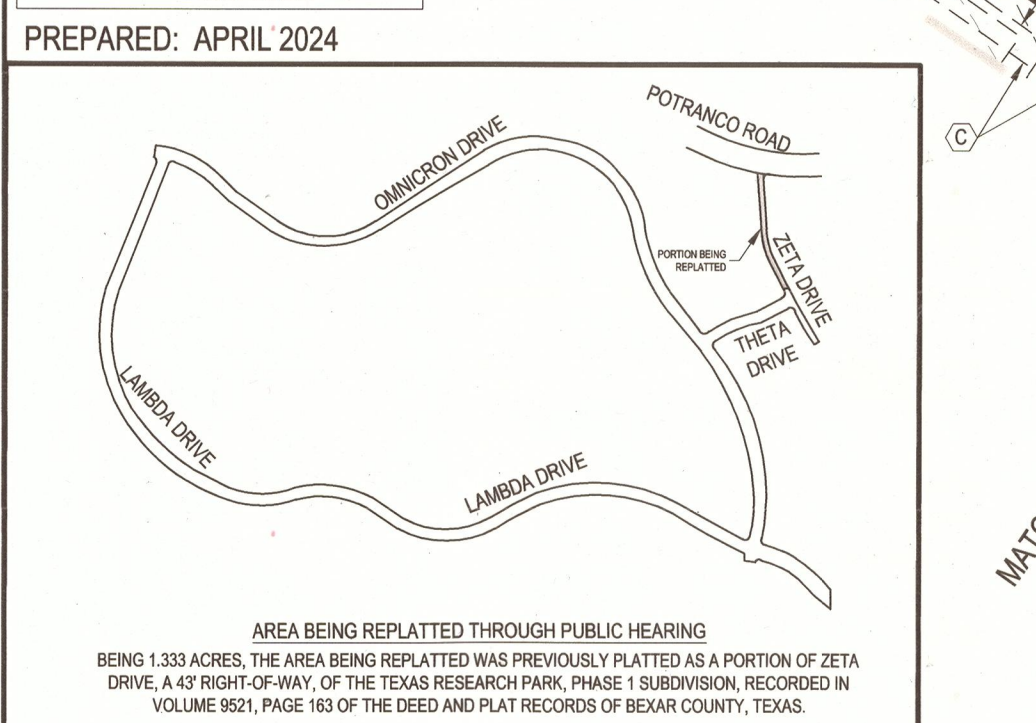
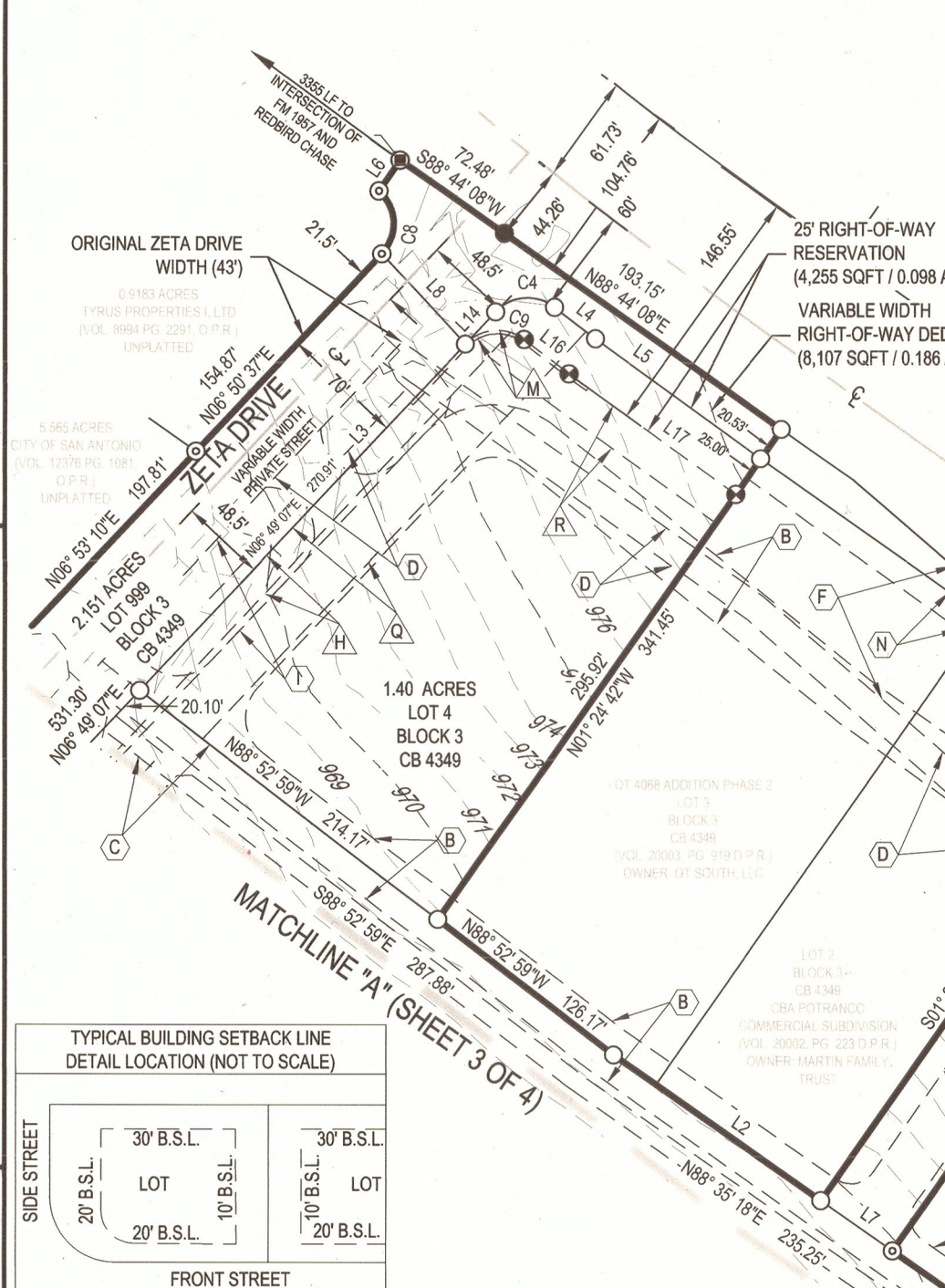
Kyle L. Pressler
KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN-HOOVER ENGINEERING & SURVEYING

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

SURVEY NOTES:
1. 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.
2. VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A.
TAXDOT NOTES:
(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 TWO (2) ACCESS POINT(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT(S) ALONG SH 211 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1198.09'.
(3) 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 THREE (3) ACCESS POINT(S), TWO (2) ACCESS POINT ALONG FM 1957, INCLUDING THE EXISTING CONNECTION POINT OF ZETA DRIVE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT ALONG SH 211 BASED ON THE OVERALL HIGHWAY FRONTAGE OF 1198.09'.
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
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.
SHARED ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).
DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLOYD) OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
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 TO THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI / 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
FIRE PROTECTION NOTE:
FIRE PROTECTION ON THESE COMMERCIALS LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.
TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2515276) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
PRIVATE STREET DESIGNATION:
LOT 802, 903, & 999, BLOCK 3, CB 4349, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND, OVERHEAD, AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.



INGRESS & EGRESS (SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
C.P.S./SAWS/COSA UTILITY NOTES:
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 SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-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 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 OBSTRUCTIONS 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.
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903, & 999, BLOCK 3, CB 4349, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
SAWS DEDICATION NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F EFFECTIVE SEPTEMBER 29TH, 2010, FLOODPLAIN IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
INGRESS/EGRESS EASEMENT NOTE:
LOTS 902, 903, AND 999, BLOCK 3 ARE DESIGNATED AS EGRESS/INGRESS LOTS TO ALL ADJACENT LOTS.
SHARED CROSS ACCESS EASEMENT NOTE:
LOTS 902, 903, AND 999, BLOCK 3, CB 4349, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND SHARED CROSS ACCESS EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

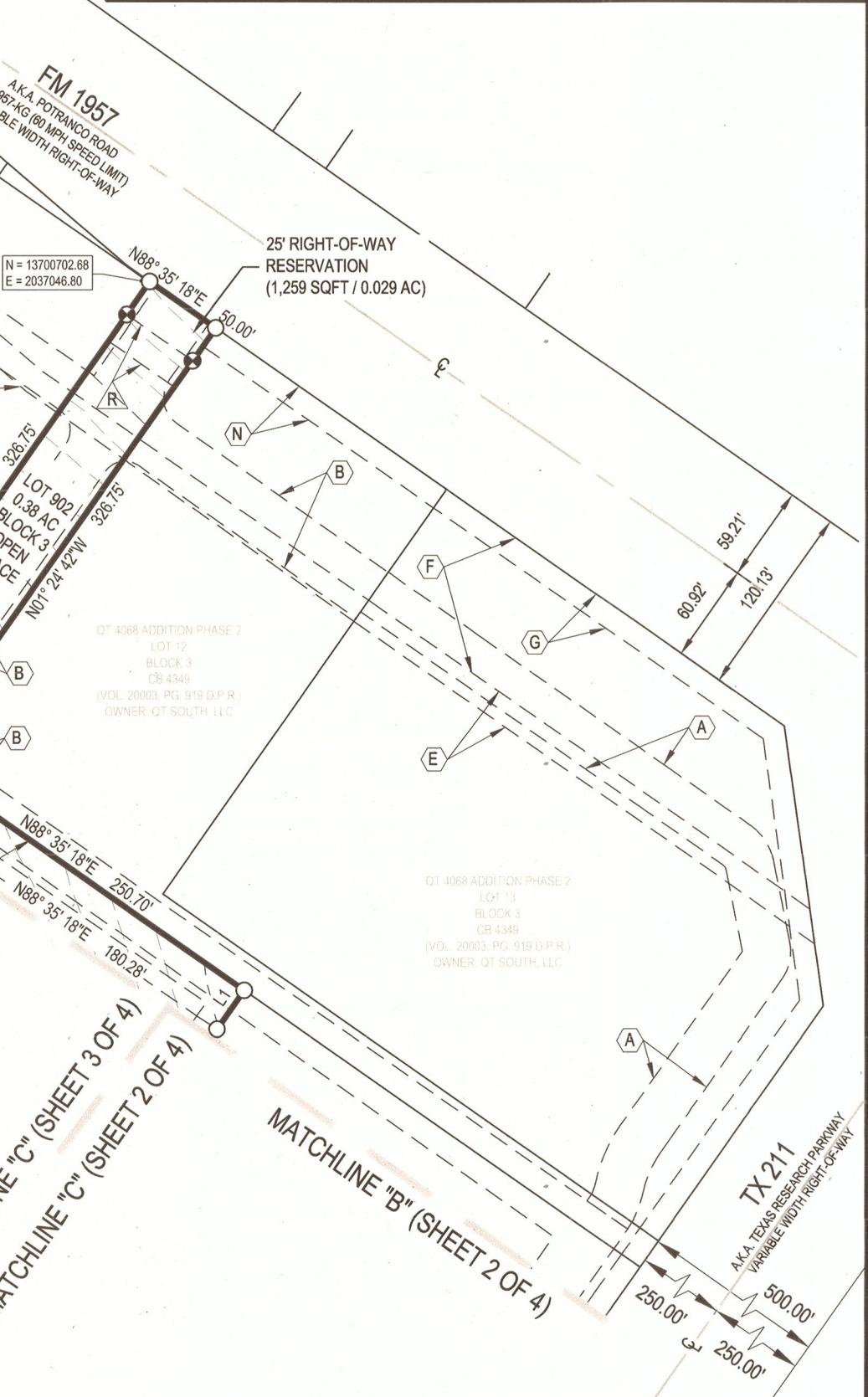
THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON TEXAS RESEARCH PARK, PHASE 1 SUBDIVISION, PLAT NO. 087026 WHICH IS RECORDED IN VOLUME 9521, PAGE 153, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON 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: _____



PLAT NO: 22-11800621

REPLAT AND SUBDIVISION PLAT ESTABLISHING
QT 4068 ADDITION PHASE 3

BEING A TOTAL OF A 24.020 ACRE TRACT OF LAND, INCLUSIVE OF A 0.186 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 4, 11, 902-903, & 999, BLOCK 3 LOCATED IN THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT NO. 1018, COUNTY BLOCK 4349, AND THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 35.186 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 19043 PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF ZETA DRIVE, A 43' WIDE RIGHT-OF-WAY, AS SHOWN ON THE TEXAS RESEARCH PARK, PHASE I SUBDIVISION PLAT OF RECORD IN VOLUME 9521, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKIN-HOOVER
ENGINEERING & SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOYER, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

0 50' 100' 150' 200'

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
OWNER/DEVELOPER
MATTHEW D. MILLER
DIRECTOR OF REAL ESTATE
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 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 26th DAY OF April, A.D. 2024

Brookelin Bordofsky
NOTARY PUBLIC BEXAR COUNTY, TEXAS

BROOKELIN BORDOFSKY
Notary Public, State of Texas
Comm. Expires 10-25-2027
Notary ID 134619242

THIS PLAT OF QT 4068 ADDITION PHASE 3 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

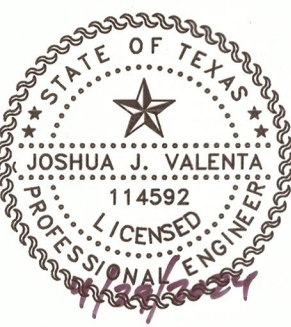
CERTIFICATE OF APPROVAL:

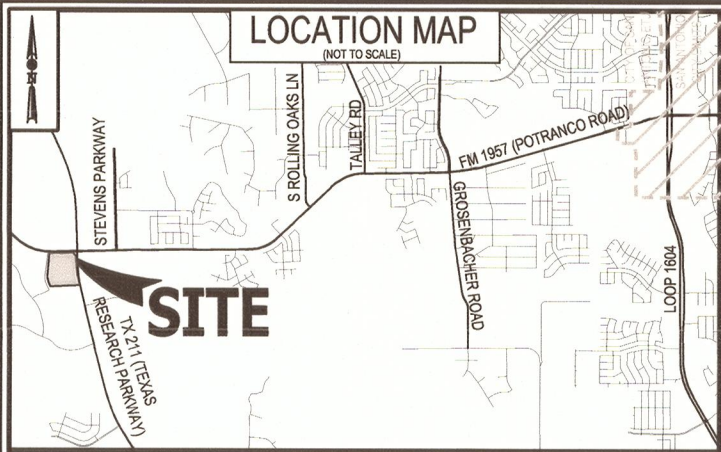
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED REPLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID AMENDING PLAT IS IN CONFORMITY WITH THAT STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT PLAT WAS APPROVED BY THAT SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

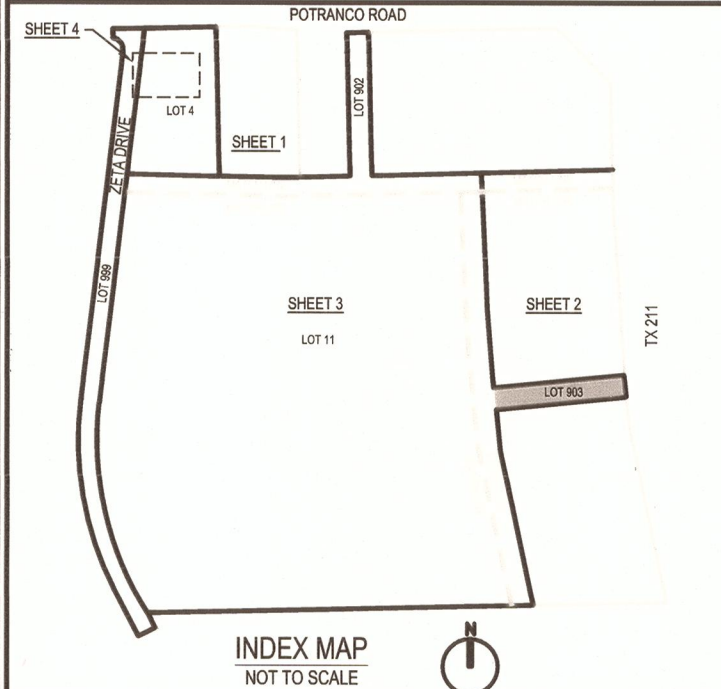
COUNTY CLERK, BEXAR COUNTY, TEXAS





LEGEND

①	FOUND TYPE 2 TxDOT MONUMENT	— 499 —	EXISTING 1' CONTOUR
○	SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	— 509 —	EXISTING 5' CONTOUR
●	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	— 944 —	PROPOSED 1' CONTOUR
⊙	FOUND 1/2" IRON ROD WITH A YELLOW "PAPE DAWSON" PLASTIC CAP	— 945 —	PROPOSED 5' CONTOUR
⊙	FOUND TxDOT TYPE 3 MONUMENT	— — —	EASEMENT
PG.	PAGE	— C —	BUILDING SETBACK
R.O.W.	RIGHT-OF-WAY	— — —	CENTER LINE
B.S.L.	BUILDING SETBACK LINE	— — —	SET PK NAIL WITH "MATKIN-HOOVER ENG & SURVEY" WASHER
A	QUICKTRIP ACCESS EASEMENT (DOC# 20200010482 O.P.R.)	⊙	BEXAR COUNTY DEED & PLAT RECORDS
C	DRAINAGE EASEMENT (DOC# 20200010482 O.P.R.)	⊙	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
E	16" SANITARY SEWER EASEMENT (VOL. 20001, PG. 2219 D.P.R.)	⊙	VOLUME
G	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20001, PG. 2219 D.P.R.)	⊙	CB
I	45" WIDE ELECTRIC EASEMENT (VOL. 17986, PG. 2359 O.P.R.)	⊙	COUNTY BLOCK
K	15" PERMEABLE DRAINAGE EASEMENT (ESTABLISHED VIA THIS PLAT)	⊙	
M	NON-VEHICULAR ACCESS EASEMENT (REF. SHEET 4, ESTABLISHED VIA THIS PLAT)	⊙	
O	VARIABLE WIDTH SEWER EASEMENT (VOL. 20003, PG. 919 D.P.R.)	⊙	
Q	45" WIDE ELECTRIC EASEMENT (ESTABLISHED VIA THIS PLAT)	⊙	
B	SURPLUS ACCESS EASEMENT (DOC# 20200010482 O.P.R.)	⊙	
D	VARIABLE WIDTH SEWER EASEMENT (DOC# 20190313704 O.P.R.)	⊙	
F	100' WIDE ELECTRIC EASEMENT (VOL. 13376, PG. 2244 O.P.R.)	⊙	
H	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)	⊙	
J	VARIABLE WIDTH SEWER EASEMENT (DOC# 20200030363)	⊙	
L	DRAINAGE MAINTENANCE & ACCESS EASEMENT (ESTABLISHED VIA THIS PLAT)	⊙	
N	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20003, PG. 919 D.P.R.)	⊙	
P	SAWS WATER METER EASEMENT (ESTABLISHED VIA THIS PLAT)	⊙	
R	20" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)	⊙	



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 MATKINHOOVER ENGINEERING & SURVEYING.

Kyle L. Pressler
KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOOVER 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
JOSHUA J. VALENTA
LICENSED PROFESSIONAL ENGINEER #114592
MATKINHOOVER ENGINEERING & SURVEYING

SURVEY NOTES:
1. 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.
2. VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A.
TxDOT NOTES:
(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 TWO (2) ACCESS POINT(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT(S) ALONG SH 211 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1198.09'.
(3) 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 THREE (3) ACCESS POINT(S), TWO (2) ACCESS POINT ALONG FM 1957, INCLUDING THE EXISTING CONNECTION POINT OF ZETA DRIVE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT ALONG SH 211 BASED ON THE OVERALL HIGHWAY FRONTAGE OF 1198.09'.
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
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.
SHARED ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).
DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
DRAINAGE 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI / 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
FIRE PROTECTION NOTE:
PROTECTION ON THESE COMMERCIALS LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.
LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

PRIVATE STREET DESIGNATION:
LOT 902, 903, & 999, BLOCK 3, CB 4349, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND, OVERHEAD, AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01° 21' 59"W	29.91'
L2	N88° 35' 19"E	144.41'
L3	N06° 49' 07"E	270.91'
L4	S88° 04' 32"E	26.11'
L5	N88° 26' 26"E	116.75'
L6	N01° 50' 04"W	21.18'
L7	N88° 35' 19"E	60.00'
L8	N79° 07' 07"W	98.92'
L9	N82° 49' 49"E	43.41'
L10	N27° 10' 15"W	38.59'
L11	S83° 10' 53"E	26.00'
L12	N06° 49' 07"E	15.00'
L13	N83° 10' 53"W	26.00'
L14	N06° 49' 07"E	25.13'
L15	N83° 10' 53"W	2.00'
L16	S88° 04' 32"E	32.02'
L17	N88° 26' 26"E	117.45'
L18	S06° 35' 19"E	19.05'
L19	S86° 45' 06"W	15.01'
L20	S01° 21' 59"E	10.00'
L21	S12° 08' 49"E	18.11'
L22	N88° 52' 59"W	33.74'
L23	N06° 49' 07"E	45.62'
L24	S88° 05' 26"E	32.37'
L25	N00° 33' 34"W	2.00'
L26	N88° 26' 26"E	13.25'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	744.65'	440.70'	33° 54' 56"	S10° 08' 47"E	434.38'
C2	6275.58'	462.88'	4° 13' 24"	S03° 28' 41"E	462.78'
C3	6275.58'	50.00'	0° 27' 22"	S85° 49' 03"E	50.00'
C4	25.00'	36.70'	84° 06' 21"	S48° 52' 17"W	33.49'
C5	673.00'	399.24'	33° 59' 22"	S10° 10' 39"E	383.41'
C6	5975.58'	50.24'	0° 28' 53"	S05° 49' 42"E	50.24'
C7	6275.58'	95.00'	0° 52' 01"	S06° 28' 49"E	95.00'
C8	24.86'	40.11'	92° 26' 11"	N39° 12' 38"W	35.90'
C9	25.00'	36.70'	84° 06' 20"	N48° 52' 17"E	33.49'
C10	23.00'	33.76'	84° 06' 20"	S48° 52' 17"W	30.81'

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2515276) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR EXIST) WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F EFFECTIVE SEPTEMBER 28TH, 2010. FLOODPLAIN IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

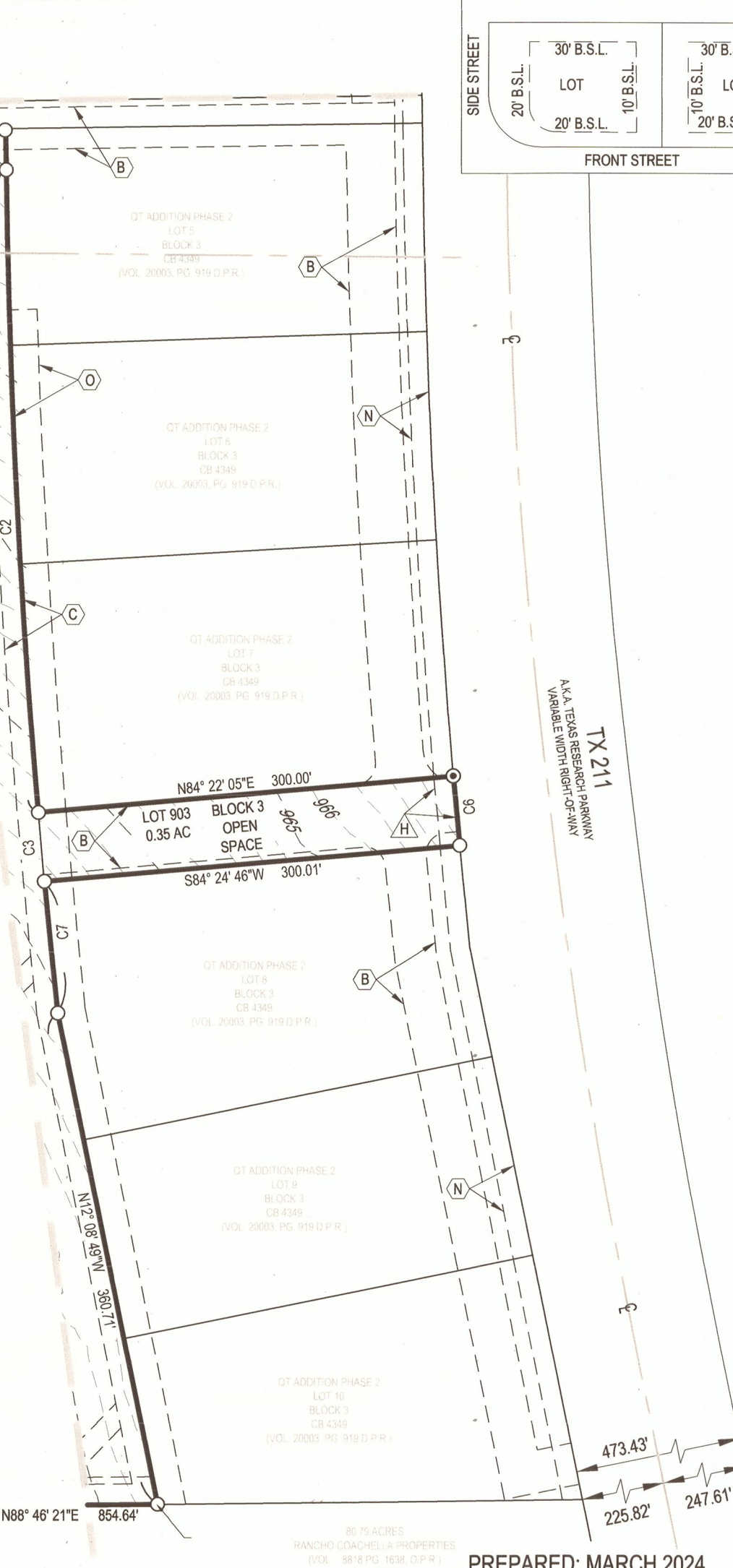
THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON TEXAS RESEARCH PARK, PHASE 1 SUBDIVISION, PLAT NO. 087026 WHICH IS RECORDED IN VOLUME 9521, PAGE 153, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON 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: _____

INGRESS & EGRESS (SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
C.P.S./SAWS/COSA UTILITY NOTES:
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 SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-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 OBSTRUCTIONS 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.
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903, & 999, BLOCK 3, CB 4349, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
SAWS DEDICATION NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
SHARED CROSS ACCESS EASEMENT NOTE:
THE OWNER DEDICATES THE SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND SHARED CROSS ACCESS EASEMENT.



PLAT NO: 22-11800621

REPLAT AND SUBDIVISION PLAT ESTABLISHING
QT 4068 ADDITION PHASE 3

BEING A TOTAL OF A 24.020 ACRE TRACT OF LAND, INCLUSIVE OF A 0.186 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 4, 11, 902-903, & 999, BLOCK 3, LOCATED IN THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT NO. 1018, COUNTY BLOCK 4349, AND THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 35.186 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 19043 PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF ZETA DRIVE, A 43' WIDE RIGHT-OF-WAY, AS SHOWN ON THE TEXAS RESEARCH PARK, PHASE I SUBDIVISION PLAT OF RECORD IN VOLUME 9521, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKINHOOVER
ENGINEERING & SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0699
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

0 50' 100' 150' 200'

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
OWNER/DEVELOPER
MATTHEW D. MILLER
DIRECTOR OF REAL ESTATE
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 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 26th DAY OF April, A.D. 2024.

Brooklyn Bordofsky
NOTARY PUBLIC BEXAR COUNTY, TEXAS

BROOKELIN BORDOFSKY
Notary Public, State of Texas
Comm. Expires 10-25-2027
Notary ID 134619242

THIS PLAT OF QT 4068 ADDITION PHASE 3 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

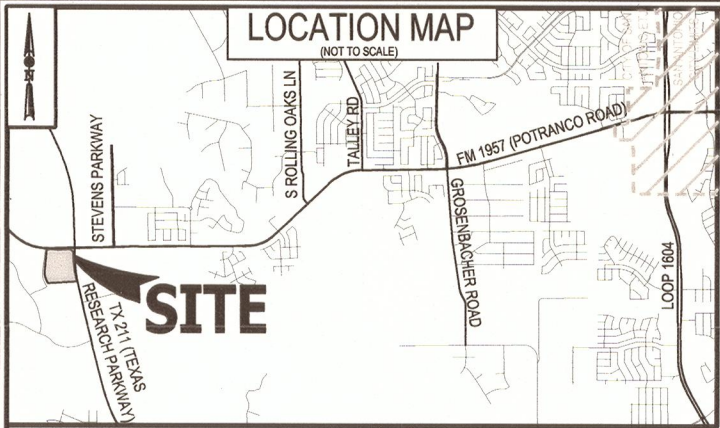
CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED REPLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID AMENDING PLAT IS IN CONFORMITY WITH THAT STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THAT SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20__

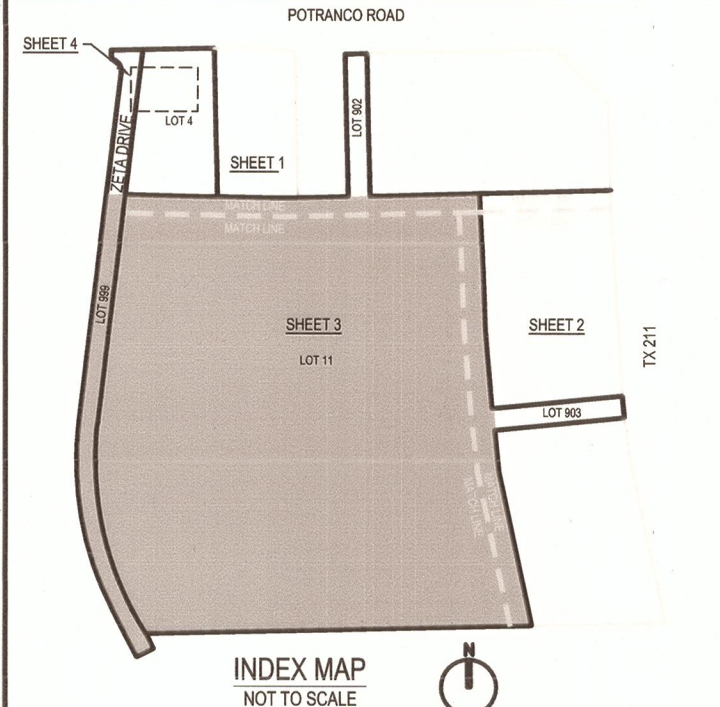
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LEGEND

⊕	FOUND TYPE 2 TXDOT MONUMENT	— 499 —	EXISTING 1' CONTOUR
○	SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	— 500 —	EXISTING 5' CONTOUR
⊕	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	— 944 —	PROPOSED 1' CONTOUR
⊕	FOUND 1/2" IRON ROD WITH A YELLOW "PAPE DAWSON" PLASTIC CAP	— 945 —	PROPOSED 5' CONTOUR
⊕	FOUND 1/2" IRON ROD WITH A YELLOW "SERVCON INC." PLASTIC CAP	— —	EASEMENT
⊕	FOUND TXDOT TYPE 3 MONUMENT	— —	BUILDING SETBACK
PG.	PAGE	Ⓢ	CENTER LINE
R.O.W.	RIGHT-OF-WAY	Ⓢ	SET PK NAIL WITH "MATKIN-HOOVER SURVEY" WASHER
B.S.L.	BUILDING SETBACK LINE	D.P.R.	BEXAR COUNTY DEDICATED PLAT RECORDS
		O.P.R.	BEXAR COUNTY OF PUBLIC RECORDS
		VOL.	VOLUME
		CB	COUNTY BLOCK
A	QUICKTRIP ACCESS EASEMENT (DOC# 20200010482 O.P.R.)	B	SURPLUS ACCESS EASEMENT (DOC# 20200010482 O.P.R.)
C	DRAINAGE EASEMENT (DOC# 20200010482 O.P.R.)	D	VARIABLE WIDTH SEWER EASEMENT (DOC# 20190313704 O.P.R.)
E	16" SANITARY SEWER EASEMENT (VOL. 20001, PG. 2219 D.P.R.)	F	100' WIDE ELECTRIC EASEMENT (VOL. 13376, PG. 2244 O.P.R.)
G	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20001, PG. 2219 D.P.R.)	H	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)
I	45" WIDE ELECTRIC EASEMENT (VOL. 17986, PG. 2359 O.P.R.)	J	VARIABLE WIDTH SEWER EASEMENT (DOC# 20200030363)
K	15" PERMEABLE DRAINAGE EASEMENT (ESTABLISHED VIA THIS PLAT)	L	DRAINAGE MAINTENANCE & ACCESS EASEMENT (ESTABLISHED VIA THIS PLAT)
M	NON-VEHICULAR ACCESS EASEMENT (REF. SHEET 4, ESTABLISHED VIA THIS PLAT)	N	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20003, PG. 919 D.P.R.)
O	VARIABLE WIDTH SEWER EASEMENT (VOL. 20003, PG. 919 D.P.R.)	P	SAWS WATER METER EASEMENT (ESTABLISHED VIA THIS PLAT)
Q	45" WIDE ELECTRIC EASEMENT (ESTABLISHED VIA THIS PLAT)	R	20" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)



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 MATKINHOOVER ENGINEERING & SURVEYING.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOOVER 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
MATKINHOOVER ENGINEERING & SURVEYING

SURVEY NOTES:
1. 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.
2. VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY. CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A.

TXDOT NOTES:
(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 TWO (2) ACCESS POINT(S) ALONG FM 1967 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT(S) ALONG SH 211 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1198.09'.
(3) 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 THREE (3) ACCESS POINT(S), TWO (2) ACCESS POINT ALONG FM 1967, INCLUDING THE EXISTING CONNECTION POINT OF ZETA DRIVE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT ALONG SH 211 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1198.09'.

SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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.

SHARED ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

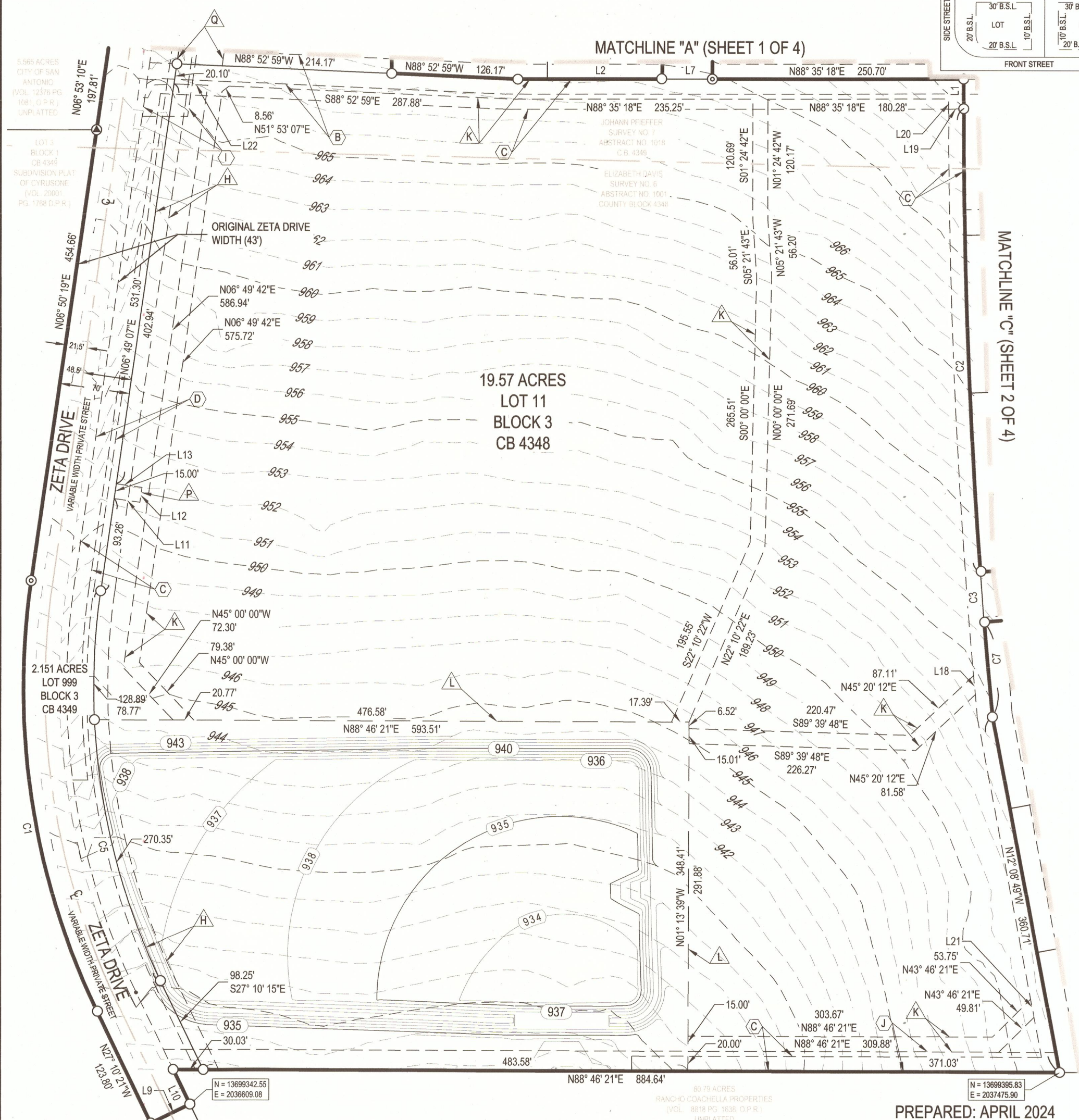
DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLOOD) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI / 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2515276) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477M.

FIRE PROTECTION NOTE:
FIRE PROTECTION ON THESE COMMERCIALS LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

PRIVATE STREET DESIGNATION:
LOT 902, 903, & 999, BLOCK 3, CB 4349, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND, OVERHEAD, AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.



INGRESS & EGRESS (SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

C.P.S./SAWS/COSA UTILITY NOTES:
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 SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-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 OBSTRUCTIONS 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.

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

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903, & 999, BLOCK 3, CB 4349, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

SAWS DEDICATION NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

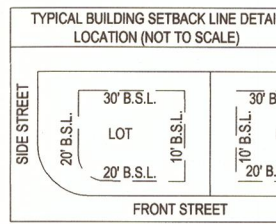
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR EXIST) WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F EFFECTIVE SEPTEMBER 29TH, 2010. FLOODPLAIN IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE AND CURVE NOTE:
SEE SHEET 1-2 FOR CURVE AND LINE TABLE.

SHARED CROSS ACCESS EASEMENT NOTE:
LOTS 902, 903, AND 999 BLOCK 3, CB 4349, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND SHARED CROSS ACCESS EASEMENT.

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



PLAT NO: 22-11800621

REPLAT AND SUBDIVISION PLAT ESTABLISHING QT 4068 ADDITION PHASE 3

BEING A TOTAL OF A 24.020 ACRE TRACT OF LAND, INCLUSIVE OF A 0.186 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 4, 11, 902-903, & 999, BLOCK 3 LOCATED IN THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT NO. 1018, COUNTY BLOCK 4349, AND THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 35.186 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 19043 PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF ZETA DRIVE, A 43' WIDE RIGHT-OF-WAY, AS SHOWN ON THE TEXAS RESEARCH PARK, PHASE I SUBDIVISION PLAT OF RECORD IN VOLUME 9521, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKINHOOVER
ENGINEERING & SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOJERIE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

0 50' 100' 150' 200'

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
MATTHEW D. MILLER
DIRECTOR OF REAL ESTATE
QT SOUTH, LLC
742 NW LOOP #10, 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 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 26 DAY OF April A.D. 2024

Brookelin Bordojske
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF QT 4068 ADDITION PHASE 3 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

CERTIFICATE OF APPROVAL:
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED REPLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID AMENDING PLAT IS IN CONFORMITY WITH THAT STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THAT SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON TEXAS RESEARCH PARK, PHASE I SUBDIVISION, PLAT NO. 087026 WHICH IS RECORDED IN VOLUME 9521, PAGE 153, 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.

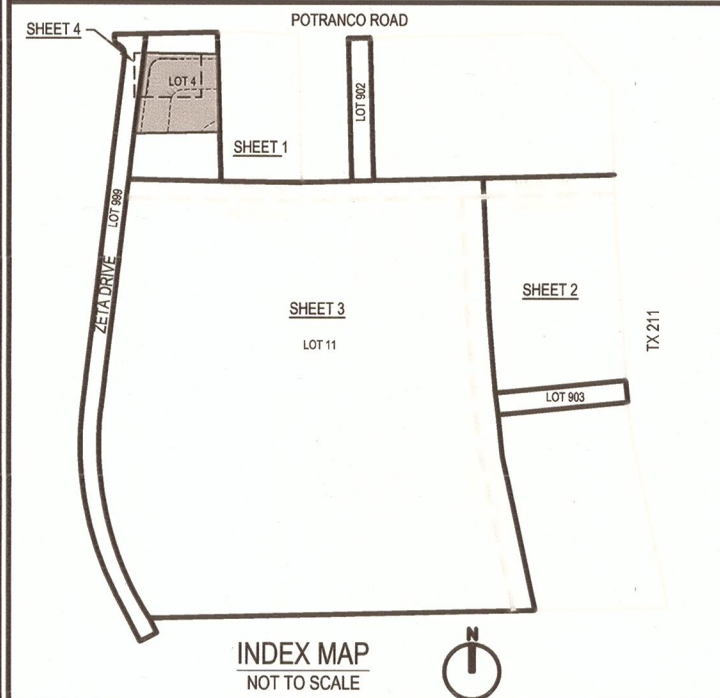
MATTHEW D. MILLER OR DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



LEGEND	
① FOUND TYPE 2 TxDOT MONUMENT	— 499 — EXISTING 1' CONTOUR
○ SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	— 500 — EXISTING 5' CONTOUR
● SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	— 944 — PROPOSED 1' CONTOUR
○ FOUND 1/2" IRON ROD WITH A YELLOW "PAPE DAWSON" PLASTIC CAP	— 945 — PROPOSED 5' CONTOUR
○ FOUND 1/2" IRON ROD WITH A YELLOW "SERVCON INC." PLASTIC CAP	— — EASEMENT
● FOUND TxDOT TYPE 3 MONUMENT	— — BUILDING SETBACK
PG. PAGE	D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
R.O.W. RIGHT-OF-WAY	O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS
B.S.L. BUILDING SETBACK LINE	VOL. VOLUME
CB COUNTY BLOCK	
A QUICKTRIP ACCESS EASEMENT (DOC# 20200010482 O.P.R.)	B SURPLUS ACCESS EASEMENT (DOC# 20200010482 O.P.R.)
C DRAINAGE EASEMENT (DOC# 20200010482 O.P.R.)	D VARIABLE WIDTH SEWER EASEMENT (DOC# 20190313704 O.P.R.)
E 16" SANITARY SEWER EASEMENT (VOL. 20001, PG. 2219 D.P.R.)	F 100' WIDE ELECTRIC EASEMENT (VOL. 13376, PG. 2244 O.P.R.)
G 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20001, PG. 2219 D.P.R.)	H 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)
I 45" WIDE ELECTRIC EASEMENT (VOL. 17986, PG. 2359 O.P.R.)	J VARIABLE WIDTH SEWER EASEMENT (DOC# 20200303363)
K 15" PERMEABLE DRAINAGE EASEMENT (ESTABLISHED VIA THIS PLAT)	L DRAINAGE MAINTENANCE & ACCESS EASEMENT (ESTABLISHED VIA THIS PLAT)
M NON-VEHICULAR ACCESS EASEMENT (REF. SHEET 4, ESTABLISHED VIA THIS PLAT)	N 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20003, PG. 919 D.P.R.)
O VARIABLE WIDTH SEWER EASEMENT (VOL. 20003, PG. 919 D.P.R.)	P SAWS WATER METER EASEMENT (ESTABLISHED VIA THIS PLAT)
Q 45" WIDE ELECTRIC EASEMENT (ESTABLISHED VIA THIS PLAT)	R 20' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (ESTABLISHED VIA THIS PLAT)



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 MATKINHOOVER ENGINEERING & SURVEYING.

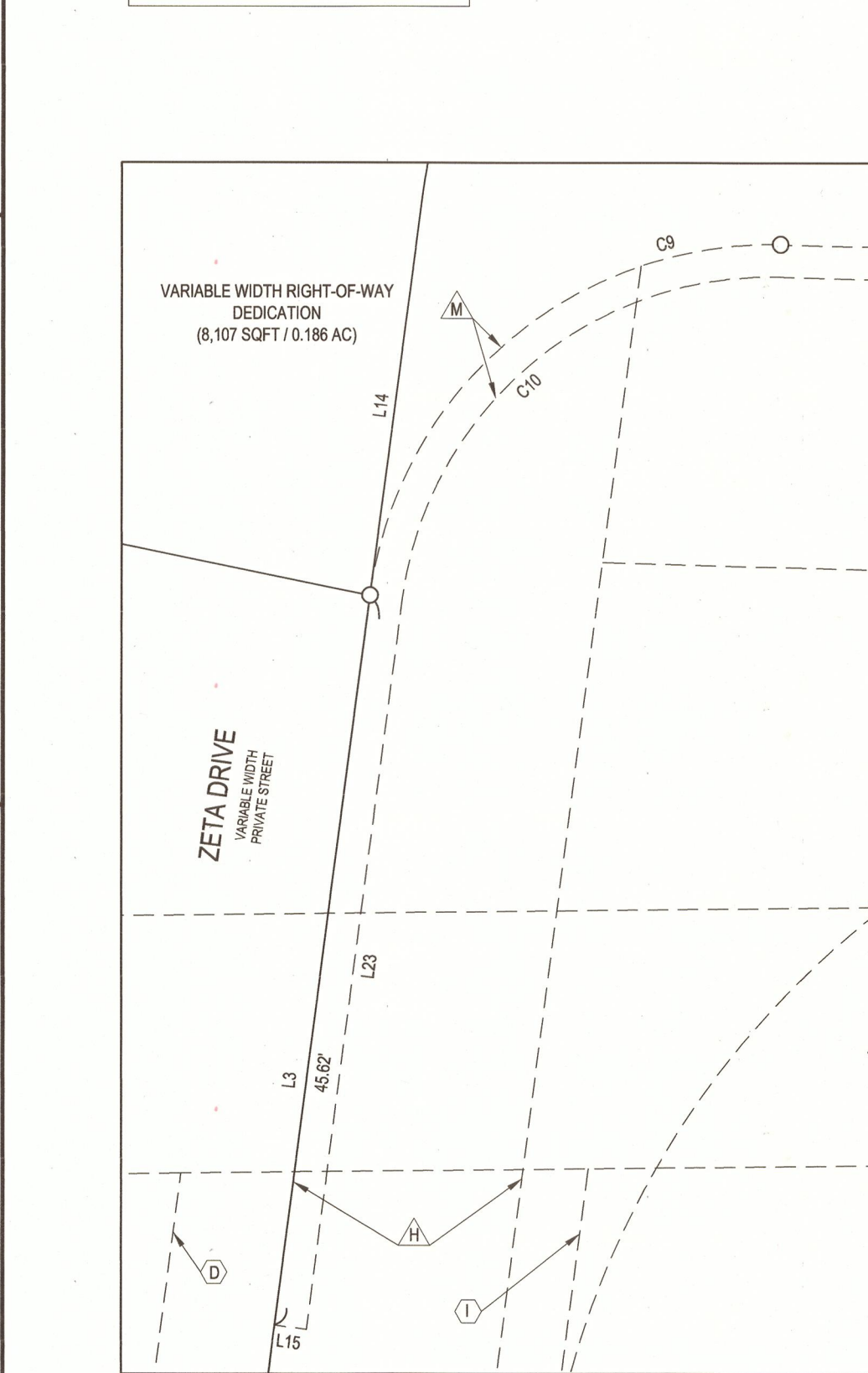
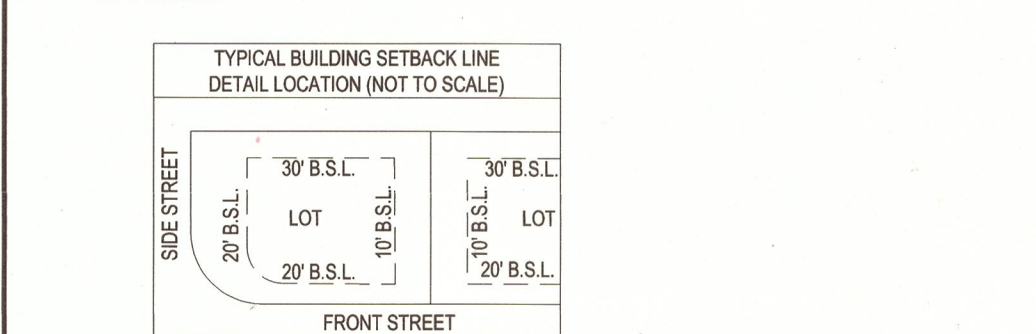
KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOOVER ENGINEERING & SURVEYING

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
MATKINHOOVER ENGINEERING & SURVEYING

SURVEY NOTES:
1. 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.
2. VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A.
TxDOT NOTES:
(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 TWO (2) ACCESS POINT(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT(S) ALONG SH 211 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1198.09'.
(3) 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 THREE (3) ACCESS POINT(S), TWO (2) ACCESS POINT ALONG FM 1957, INCLUDING THE EXISTING CONNECTION POINT OF ZETA DRIVE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 945.41' AND ONE (1) ACCESS POINT ALONG SH 211 BASED ON THE OVERALL HIGHWAY FRONTAGE OF 1198.09'.
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
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.
SHARED ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).
DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI / 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
FIRE PROTECTION NOTE:
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.
TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2515278) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
PRIVATE STREET DESIGNATION:
LOT 902, 903, & 999, BLOCK 3, CB 4349, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND, OVERHEAD, AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.



DETAIL M
SCALE: 1" = 10'

PREPARED: APRIL 2024

INGRESS & EGRESS (SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
C.P.S./SAWS/COSA UTILITY NOTES:
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 SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-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 OBSTRUCTIONS 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.
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903, & 999, BLOCK 3, CB 4349, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
SAWS DEDICATION NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F EFFECTIVE SEPTEMBER 28TH, 2010. FLOODPLAIN IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
INGRESS/EGRESS EASEMENT NOTE:
LOTS 902, 903, AND 999, BLOCK 3 ARE DESIGNATED AS EGRESS/INGRESS LOTS TO ALL ADJACENT LOTS.
SHARED CROSS ACCESS EASEMENT NOTE:
LOTS 902, 903, AND 999, BLOCK 3, CB 4349, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND SHARED CROSS ACCESS EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON TEXAS RESEARCH PARK, PHASE 1 SUBDIVISION, PLAT NO. 087026 WHICH IS RECORDED IN VOLUME 9521, PAGE 153, 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: _____

PLAT NO: 22-11800621

REPLAT AND SUBDIVISION PLAT ESTABLISHING
QT 4068 ADDITION PHASE 3

BEING A TOTAL OF A 24.020 ACRE TRACT OF LAND, INCLUSIVE OF A 0.186 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 4, 11, 902-903, & 999, BLOCK 3 LOCATED IN THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT NO. 1018, COUNTY BLOCK 4349, AND THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT NO. 1001, COUNTY BLOCK 4348, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 35.186 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 19043 PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF ZETA DRIVE, A 43' WIDE RIGHT-OF-WAY, AS SHOWN ON THE TEXAS RESEARCH PARK, PHASE I SUBDIVISION PLAT OF RECORD IN VOLUME 9521, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKINHOOVER
ENGINEERING & SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERS ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=10'

0 5' 10' 15' 20'

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
OWNER/DEVELOPER
MATTHEW D. MILLER
DIRECTOR OF REAL ESTATE
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 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 26th DAY OF April A.D. 2024.

Brookelin Bordojske
NOTARY PUBLIC BEXAR COUNTY, TEXAS

BROOKELIN BORDOJSKE
Notary Public, State of Texas
Comm. Expires 10-25-2027
Notary ID 134619242

THIS PLAT OF QT 4068 ADDITION PHASE 3 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

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED REPLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID AMENDING PLAT IS IN CONFORMITY WITH THAT STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT PLAT WAS APPROVED BY THAT SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 ____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS