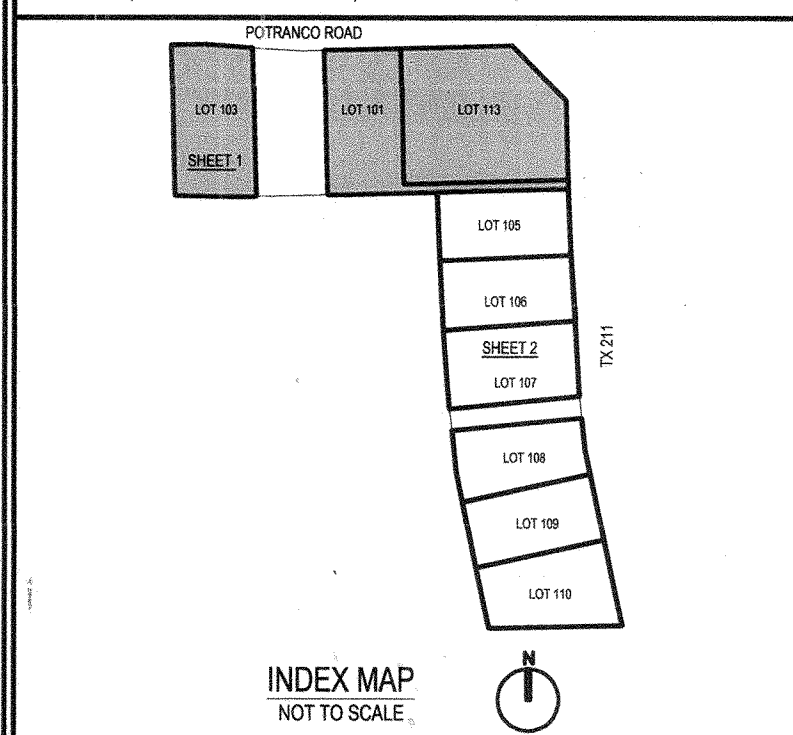


LEGEND			
⊙	FOUND TYPE 2 TxDOT MONUMENT	---	EXISTING 1' CONTOUR
○	SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	---	EXISTING 5' CONTOUR
⊙	FOUND TYPE 3 TxDOT MONUMENT	---	EASEMENT
		---	BUILDING SETBACK
		---	PROPERTY LINE
D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS	LF	CENTER LINE
PG.	PAGE	O.P.R.	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT-OF-WAY	VOL.	VOLUME
B.S.L.	BUILDING SETBACK LINE	CB	COUNTY BLOCK
PL	PROPERTY LINE		
A	5.5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	B	CROSS 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
I	45' WIDE ELECTRIC EASEMENT (VOL. 17886, PG. 2359 O.P.R.)	J	VARIABLE WIDTH SEWER EASEMENT
K	1' NON-VEHICULAR ACCESS EASEMENT (125' FROM PROPERTY CORNER)	L	VARIABLE WIDTH OFF-LOT SEWER EASEMENT (0.023 AC)
M	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20002, PG. 223 D.P.R.)	N	WATER EASEMENT (VOL. 20002, PG. 223 D.P.R.)



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: MATKINHOVER ENGINEERING & SURVEYING.

Kyle L. Pressler
KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOVER ENGINEERING & SURVEYING

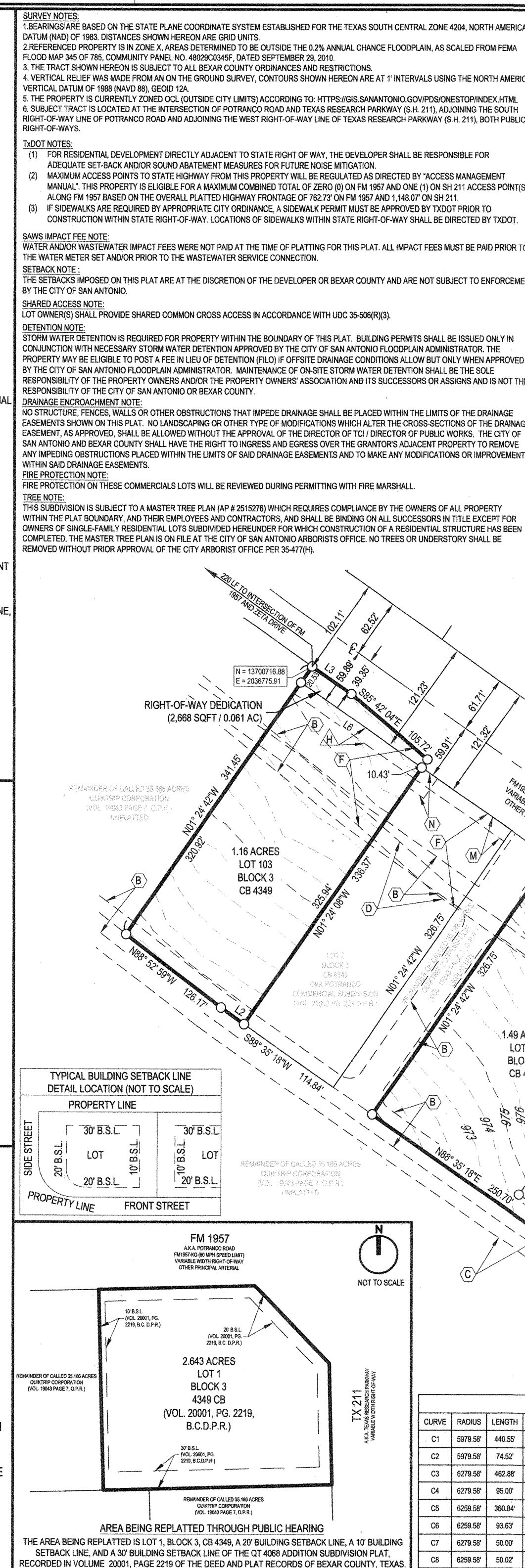
12/15/2021

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
MATKINHOVER ENGINEERING & SURVEYING

12/15/2021



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, 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 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 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.

FEMA NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802C0345F EFFECTIVE SEPTEMBER 29TH, 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 QT 4068 ADDITION SUBDIVISION, PLAT NO. 180063 WHICH IS RECORDED IN VOLUME 20001, PAGE 2219, 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
MATTHEW D. MILLER OR DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF Dec. 2021.

Erin Raczkowski
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05/14/2023

ERIN RACZKOWSKI
Notary Public, State of Texas
Comm. Expires 05-14-2023
Notary ID 132011838

PREPARED: DECEMBER 2021

PLAT NO: 20-11800062

REPLAT AND SUBDIVISION PLAT ESTABLISHING
QT 4068 ADDITION PHASE 2

AN 11.711 ACRE TRACT OF LAND, INCLUSIVE OF A 0.061 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 101, 103, 105-110, 113, BLOCK 3, AND A 0.023 ACRE OFF SITE VARIABLE WIDTH SEWER EASEMENT, OUT OF 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 CONVEYED TO QUIKTRIP CORPORATION OF RECORD IN VOLUME 19043 PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 3, COUNTY BLOCK 4349 OF THE QT 4068 ADDITION SUBDIVISION PLAT OF RECORD IN VOLUME 20001, PAGE 2219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKINHOVER
ENGINEERING & SURVEYING
P.O. BOX 54
3 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

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
PRESIDENT
QT SOUTH, LLC
742 NW LOOP 410, STE 102
SAN ANTONIO, TEXAS 78216

ERIN RACZKOWSKI
Notary Public, State of Texas
Comm. Expires 05-14-2023
Notary ID 132011838

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 16th DAY OF December A.D. 2021.

Erin Raczkowski
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF QT 4068 ADDITION PHASE 2 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

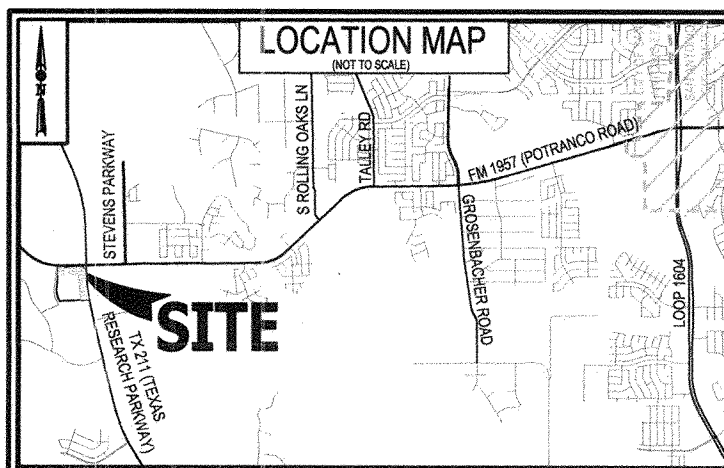
CERTIFICATE OF APPROVAL:

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 AMENDING PLAT WAS APPROVED BY THAT SAID COMMISSIONERS COURT.

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

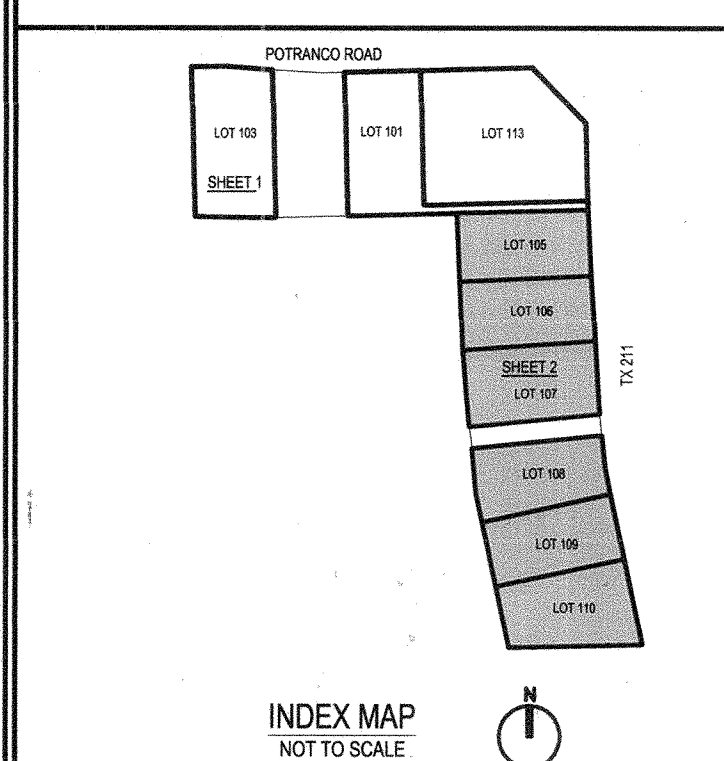
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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	— 500 —	EXISTING 5" CONTOUR
△ FOUND TYPE 3 TxDOT MONUMENT	— — —	EASEMENT
	— — —	BUILDING SETBACK
	— — —	PROPERTY LINE
D.P.R. BEAR COUNTY DEED & PLAT RECORDS	LF	LINEAR FEET
P.G. PAGE	O.P.R.	BEAR COUNTY OFFICIAL PUBLIC RECORDS
R.O.W. RIGHT-OF-WAY	VOL.	VOLUME
B.S.L. BUILDING SETBACK LINE	CB	COUNTY BLOCK
PL PROPERTY LINE		
A 5.5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	B	CROSS ACCESS EASEMENT (DOC# 20200010482 O.P.R.)
C DRAINAGE EASEMENT (DOC# 20200010482 O.P.R.)	D	VARIABLE WIDTH SEWER EASEMENT (VOL. 13376, PG. 2244 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 (VOL. 20001, PG. 2219 D.P.R.)
I 45' WIDE ELECTRIC EASEMENT (VOL. 17986, PG. 2359 O.P.R.)	J	VARIABLE WIDTH SEWER EASEMENT
K 1" NON-VEHICULAR ACCESS EASEMENT (125' FROM PROPERTY CORNER)	L	VARIABLE WIDTH OFF-LOT SEWER EASEMENT (0.023 AC)
M 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20002, PG. 223 D.P.R.)	N	WATER EASEMENT (VOL. 20002, PG. 223 D.P.R.)



STATE OF TEXAS
COUNTY OF BEAR

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 BEAR

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. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 480230345F, DATED SEPTEMBER 29, 2010.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEAR COUNTY ORDINANCES AND RESTRICTIONS.
4. 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.
5. THE PROPERTY IS CURRENTLY ZONED OCL (OUTSIDE CITY LIMITS) ACCORDING TO: [HTTPS://GIS.SANANTONIO.GOV/PDSONESTOP/INDEX.HTML](https://gis.sanantonio.gov/pdsonestop/index.html).
6. SUBJECT TRACT IS LOCATED AT THE INTERSECTION OF POTRANCO ROAD AND TEXAS RESEARCH PARKWAY (S.H. 211), ADJOINING THE SOUTH RIGHT-OF-WAY LINE OF POTRANCO ROAD AND ADJOINING THE WEST RIGHT-OF-WAY LINE OF TEXAS RESEARCH PARKWAY (S.H. 211), BOTH PUBLIC RIGHT-OF-WAYS.

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 ZERO (0) ON FM 1957 AND ONE (1) ON SH 211 ACCESS POINT(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 752.73' ON FM 1957 AND 1,148.07' ON SH 211.
(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.

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 BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

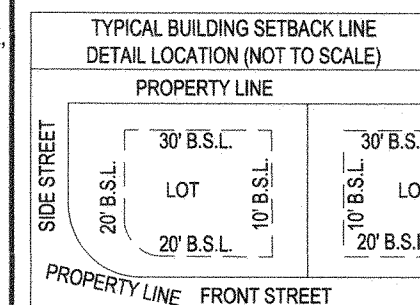
SHARED ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

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 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 BEAR COUNTY.

DRAINAGE ENCROACHMENT NOTE:
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 TO / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.

FEMA NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480230345F EFFECTIVE SEPTEMBER 29TH, 2010. FLOODPLAIN IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N01° 21' 58"W	29.51'
L2	N88° 35' 18"E	29.57'
L3	N88° 44' 08"E	50.47'
L4	N87° 37' 19"E	20.00'
L5	S12° 08' 49"E	363.65'
L6	N88° 47' 29"E	155.67'
L7	N88° 35' 18"E	50.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5979.58'	440.55'	4° 13' 11"	N03° 28' 31"W	440.45'
C2	5979.58'	74.52'	0° 42' 50"	S06° 25' 33"E	74.52'
C3	6279.58'	462.88'	4° 13' 24"	S03° 28' 41"E	462.78'
C4	6279.58'	95.00'	0° 52' 01"	S06° 28' 45"E	95.00'
C5	6259.58'	360.84'	3° 18' 10"	S03° 56' 17"E	360.79'
C6	6259.58'	93.85'	0° 51' 25"	S06° 28' 33"E	93.83'
C7	6279.58'	50.00'	0° 27' 22"	S05° 49' 04"E	50.00'
C8	6259.58'	50.02'	0° 27' 28"	S05° 48' 56"E	50.02'

STATE OF TEXAS
COUNTY OF BEAR

THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON QT 4068 ADDITION SUBDIVISION, PLAT NO. 180063 WHICH IS RECORDED IN VOLUME 20001, PAGE 2219, BEAR 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
MATTHEW D. MILLER OR DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF Dec, 2021.

Erin Raczkowski
ERIN RACZKOWSKI
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05/14/2023

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.S.A.W.S./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 GRANTED 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.

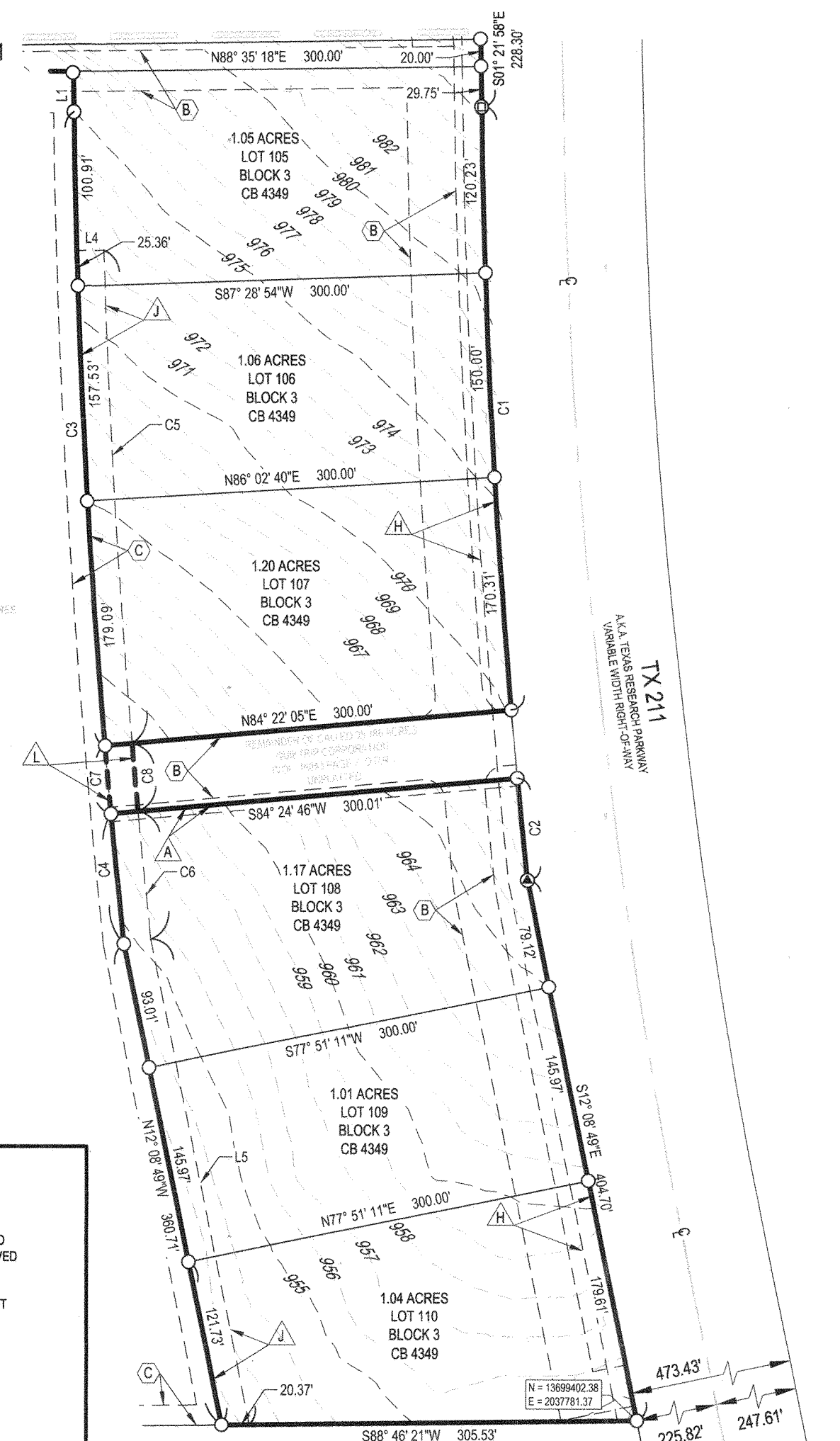
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS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

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).

MATCHLINE - SHEET 1



PREPARED: DECEMBER 2021

PLAT NO: 20-11800062 REPLAT AND SUBDIVISION PLAT ESTABLISHING QT 4068 ADDITION PHASE 2

AN 11.711 ACRE TRACT OF LAND, INCLUSIVE OF A 0.061 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 101, 103, 105-110, 113, BLOCK 3, AND A 0.023 ACRE OFF SITE VARIABLE WIDTH SEWER EASEMENT, OUT OF 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, BEAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 35.186 ACRE TRACT OF LAND AS CONVEYED TO QUIKTRIP CORPORATION OF RECORD IN VOLUME 19043 PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 3, COUNTY BLOCK 4349 OF THE QT 4068 ADDITION SUBDIVISION PLAT OF RECORD IN VOLUME 20001, PAGE 2219 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

MATKIN-HOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
3 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEAR

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
PRESIDENT
QT SOUTH, LLC
742 NW LOOP 410, STE 102
SAN ANTONIO, TEXAS 78216

Erin Raczkowski
ERIN RACZKOWSKI
Notary Public, State of Texas
Comm. Expires 05-14-2023
Notary ID 132011838

STATE OF TEXAS
COUNTY OF BEAR

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 16 DAY OF December A.D. 2021.

Erin Raczkowski
NOTARY PUBLIC BEAR COUNTY, TEXAS

THIS PLAT OF QT 4068 ADDITION PHASE 2 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 BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED REPLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 AMENDING PLAT WAS APPROVED BY THAT SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS