

LEGEND

- C.C.D.R. COMAL COUNTY DEED RECORDS
- C.C.O.P.R. COMAL COUNTY OFFICIAL PUBLIC RECORDS
- C.C.M.P. COMAL COUNTY MAP AND PLAT RECORDS
- VOL. VOLUME
- PG. PAGE
- D.R. COMAL COUNTY DEED RECORDS
- C — CENTER LINE
- CITY LIMITS
- ADJR. PROPERTY
- SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH A YELLOW "DAM 5348" PLASTIC CAP
- ⊗ FOUND TXDOT TYPE II R.O.W. MONUMENT
- FOUND 1/2" IRON ROD
- ⊙ RECORD CORNER



SURVEY NOTES:

- BEARINGS SHOWN HEREON 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.
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE, ACCORDING TO FEMA PANEL 48091C0445F, DATED SEPTEMBER 2, 2009
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF NEW BRAUNFELS & COMAL COUNTY ORDINANCES AND RESTRICTIONS.
- THE PROPERTY IS CURRENTLY ZONED "C-3" (COMMERCIAL DISTRICT) ACCORDING TO THE CITY OF NEW BRAUNFELS PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GIS MAP.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	133.19'	788.00'	009°41'03"	N11°39'51"W	133.03'
C2	123.25'	808.00'	008°44'24"	N12°08'38"W	123.13'

MINOR PLAT ESTABLISHING

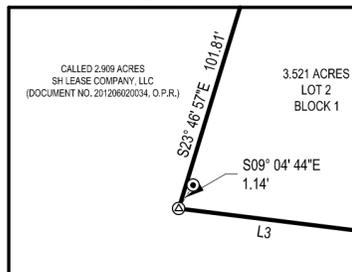
QT 4076 ADDITION

A 7.295 ACRE TRACT OF LAND, OUT OF THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT 608, COMAL COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 4.011 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 132, PAGE 65 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, THE REMAINING PORTION OF A CALLED 2.694 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 132, PAGE 173 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF A CALLED 52.05 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 20

MATKINHOOVER

ENGINEERING & SURVEYING
 P.O. BOX 54
 5 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: 830.290.0600 FAX: 830.290.0909
 TEXAS REGISTERED ENGINEERING FIRM # 084512
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

DETAIL "A"



I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS QT 4076 ADDITION, TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
 MATTHEW D. MILLER
 DIRECTOR OF REAL ESTATE
 QUIKTRIP CORPORATION
 4705 S. 129TH EAST AVE
 TULSA, OKLAHOMA 74134

STATE OF TEXAS
 COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ A.D. 20__ BY _____.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

APPROVED THIS THE _____ DAY OF _____, 2021, BY THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

DATE _____	DIRECTOR OF PLANNING
DATE _____	CITY ENGINEER
DATE _____	NEW BRAUNFELS UTILITIES

STATE OF TEXAS
 COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. _____ OF COMAL COUNTY, TEXAS ON THE _____ DAY OF _____, 20__ AT _____ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20__.

COUNTY CLERK, COMAL COUNTY, TEXAS
 _____ DEPUTY

PREPARED: MAY 2022

KNOW TO ALL MEN BY THESE PRESENTS:
 I, THE UNDERSIGNED _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

KYLE L. PRESSLER
 REGISTERED PROFESSIONAL LAND SURVEYOR #6528
 MATKINHOOVER ENGINEERING & SURVEYING
 8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006

STATE OF TEXAS
 COUNTY OF COMAL

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 NEW BRAUNFELS PLANNING COMMISSION.

JOSHUA J. VALENTA
 LICENSED PROFESSIONAL ENGINEER #114592
 MATKINHOOVER ENGINEERING & SURVEYING
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78006

PLAT SUMMARY	
LOTS	2
ROAD L.F.	0'0"
R.O.W. DED.	0 SQFT
LOTS/ACRE	0.274
ACRE/LOT	3.648

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRUCH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". LOT 1 OF THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS, ONE OF WHICH WILL BE SHARED WITH LOT 2, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 707 FEET. ADDITIONAL SEPARATE ACCESS TO LOT 2 WILL BE CONSIDERED AT A LATER DATE BASED ON THE CONFIGURATION OF IH 35, THE PROPOSED SITE PLAN FOR DEVELOPMENT OF LOT 2, THE TXDOT ACCESS MANAGEMENT AND ROADWAY DESIGN POLICIES IN PLACE AT THAT TIME. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

NOTES:

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING PROVIDERS:
 NEW BRAUNFELS UTILITIES - WATER, SANITARY SEWER, ELECTRIC
 CENTERPOINT ENERGY - GAS
 CHARTER SPECTRUM - CABLE
 AT&T - TELEPHONE
- MAINTENANCE OF DRAINAGE INFRASTRUCTURE AND EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER/DEVELOPER. MAINTENANCE OF THE VARIABLE WIDTH DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF LOT 1.
- THIS PROPERTY IS LOCATED WITHIN THE COMAL ISD SCHOOL DISTRICT
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC PLACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- THIS PROPERTY IS NOT LOCATED WITHIN AN AIRPORT HAZARD ZONE.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY TXDOT ALONG IH-35 ACCESS ROAD WITH THE IH-35 ACCESS ROAD EXPANSION PROJECT.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY TXDOT ALONG S SOLMS ROAD WITH THE S SOLMS ROAD EXPANSION PROJECT.
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD AREA.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OF THE OWNER/DEVELOPERS PROPERTY TO INSPECT INFRASTRUCTURE AND TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- PROPOSED LAND USE FOR PROPERTY IS COMMERCIAL.
- CROSS ACCESS WITHIN THIS SUBDIVISION IS GRANTED AND GUARANTEED BY RECORDATION OF THIS SUBDIVISION PLAT. REMOVAL OF CROSS-ACCESS RIGHTS OR CREATION OF SPECIFIC ACCESS LANES WILL REQUIRE A SUBDIVISION REPLAT PER APPROVAL BY THE CITY OF NEW BRAUNFELS.