

PLAT ESTABLISHING DOMINION RETAIL

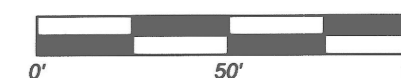
A 5.537 ACRE TRACT OF LAND, ESTABLISHING LOT 3, AND LOT 4, BLOCK 110, COUNTY BLOCK 16386, BEXAR COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 14424, PAGE 1256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 • TPEI Firm #0513  
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TPLS Firm #1012200



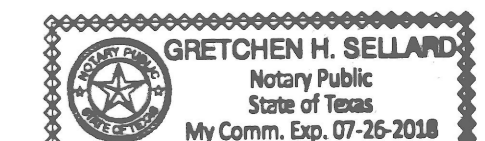
SCALE: 1" = 50'



OWNER/DEVELOPER:  
ABISO DOMINION CREEK, LP.  
BLAKE HONIGBLUM  
970 ISOM RD.  
SAN ANTONIO, TEXAS 78216

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER:  
ABISO DOMINION, LP.  
BLAKE HONIGBLUM  
970 ISOM RD.  
SAN ANTONIO, TEXAS 78216



STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORIZED PUBLIC NOTARY PUBLIC, 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 2nd DAY OF June A.D. 2017  
Gretchen H. Sellard  
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF DOMINION RETAIL HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 21 DAY OF June A.D. 2017  
BY: [Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

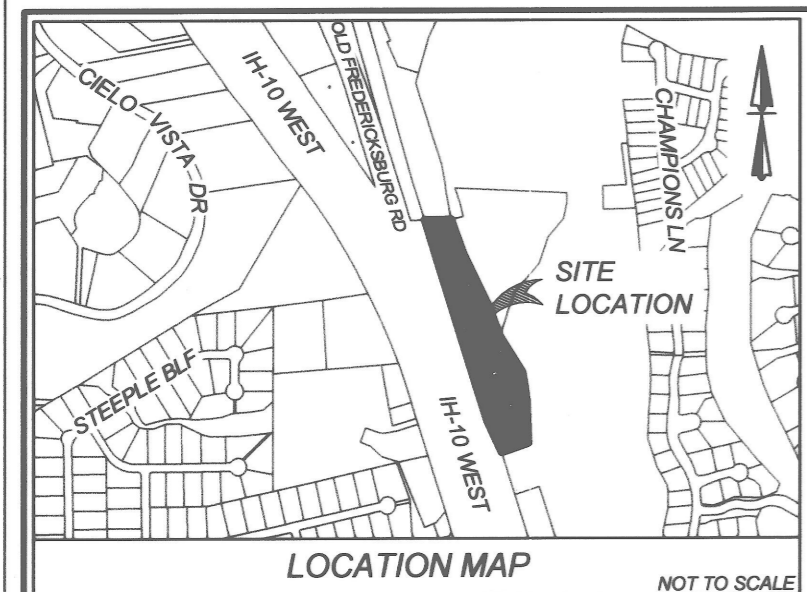
STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

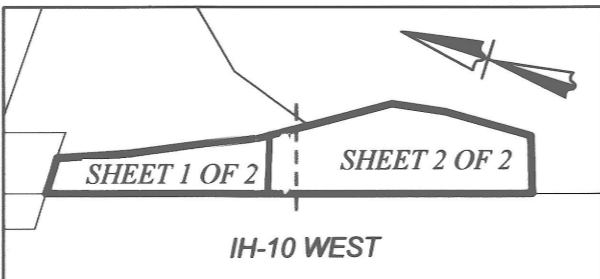
Plat Recorded on September 1, 2017  
Volume 9720 Pages 159-163

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON 8/16/17

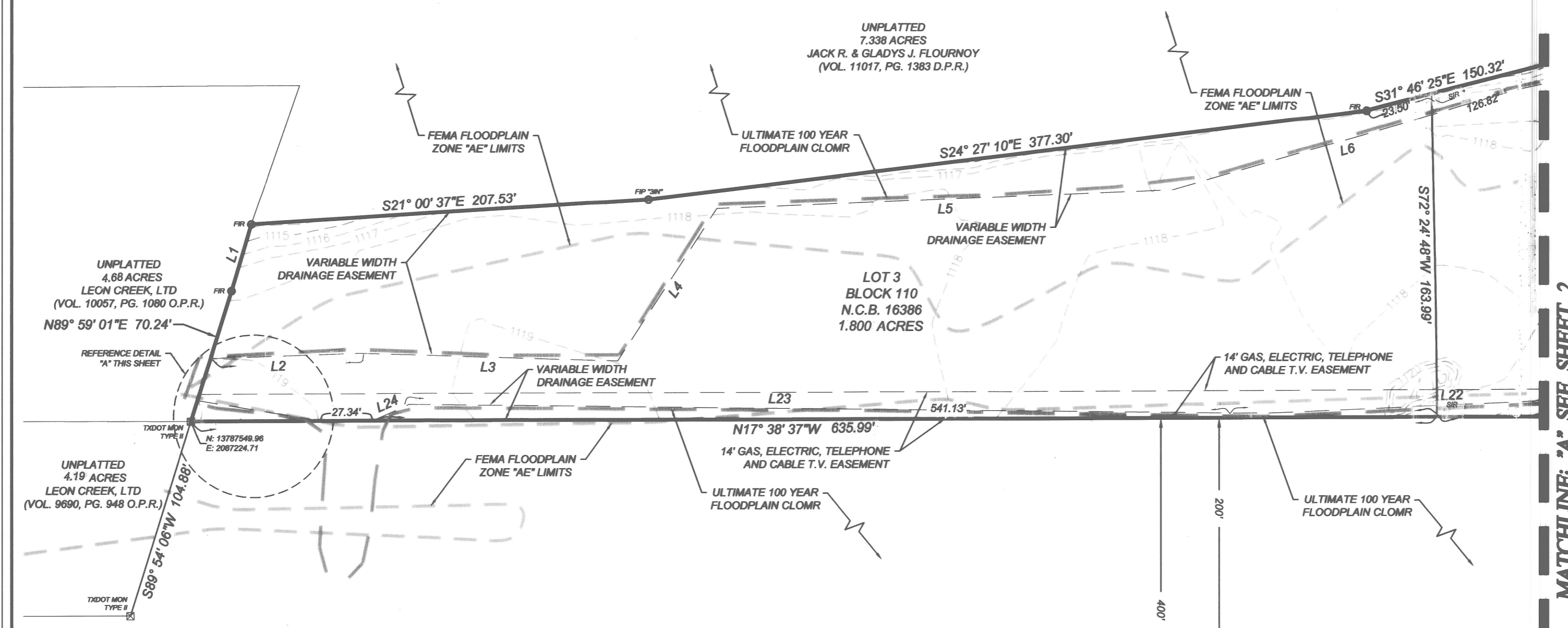


- LEGEND
O SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
O FIR = FOUND 1/2" IRON ROD OR AS NOTED
X TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR II AS NOTED
O FIP = FOUND IRON PIPE
O FPK = FOUND PK NAIL
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
--- = ULTIMATE 100-YEAR FEMA FLOOD PLAIN LINE
--- = CLOMR FLOOD PLAIN
--- = EASEMENT LINE

- SURVEYOR 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.
2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID08A).

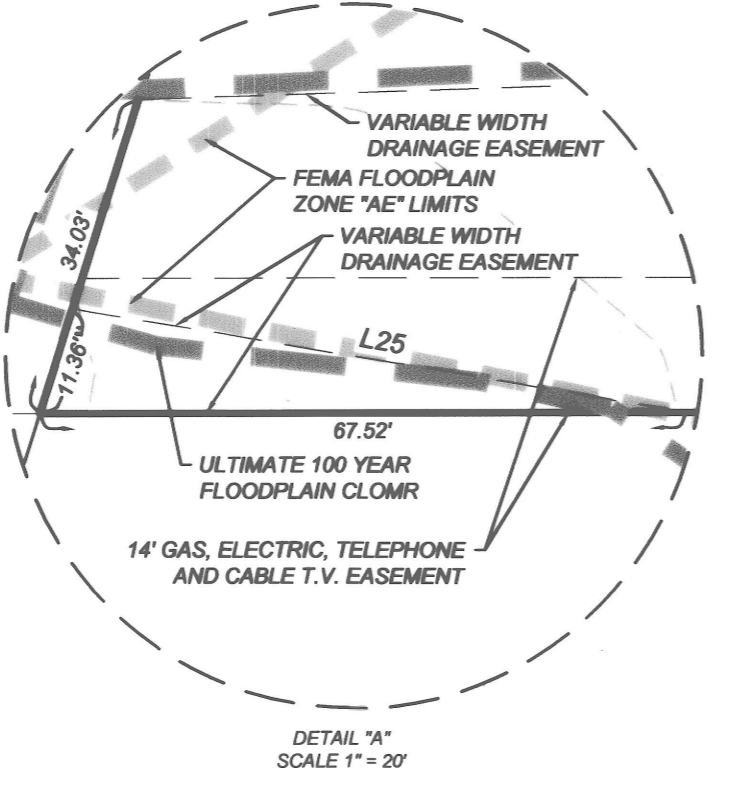


INDEX MAP NOT-TO-SCALE

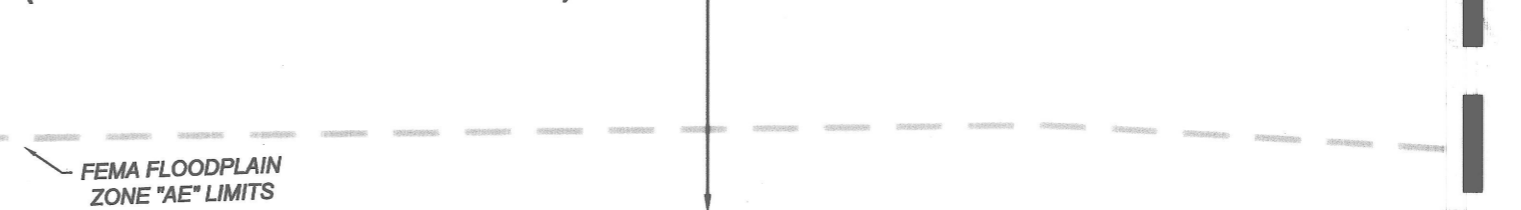


STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
BENJAMIN D. BUNKER LICENSED PROFESSIONAL ENGINEER NO. 108512
KFW ENGINEERS
5/19/2017 DATE

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.
TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
6/21/2017



INTERSTATE HIGHWAY 10 (VARIABLE WIDTH RIGHT-OF-WAY)



MATCHLINE: 'A' SEE SHEET 2



PLAT ESTABLISHING  
DOMINION RETAIL

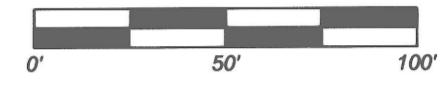
A 5.537 ACRE TRACT OF LAND, ESTABLISHING LOT 3, AND LOT 4, BLOCK 110, COUNTY BLOCK 16386, BEXAR COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 14424, PAGE 1256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 • TSP# 1981013  
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TSP# 1981013



SCALE: 1"=50'



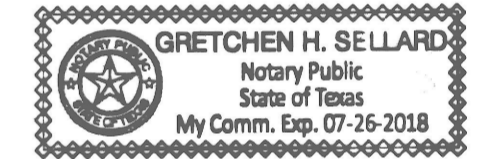
OWNER/DEVELOPER:  
ABISO DOMINION CREEK, LP.  
BLAKE HONIGBLUM  
970 ISOM RD.  
SAN ANTONIO, TEXAS 78216

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.

*Blake Honigblum*  
OWNER / DEVELOPER

ABISO DOMINION, LP.  
BLAKE HONIGBLUM  
970 ISOM RD.  
SAN ANTONIO, TEXAS 78216



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blake Honigblum*, 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 2nd DAY OF June, A.D. 2017  
*Gretchen H. Sellard*  
NOTARY PUBLIC  
BEXAR COUNTY TEXAS

THIS PLAT OF DOMINION RETAIL, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

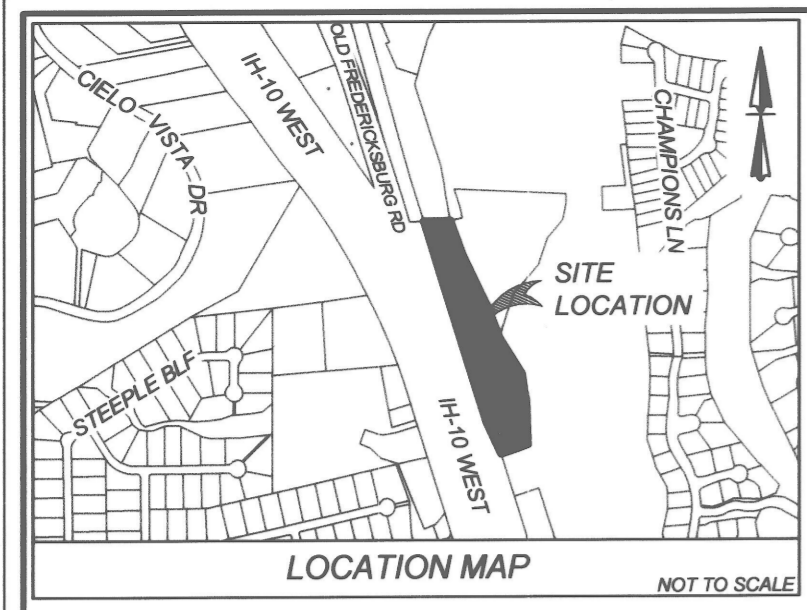
DATED THIS 21 DAY OF June, A.D. 2017  
BY: *Melina Cruz*  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

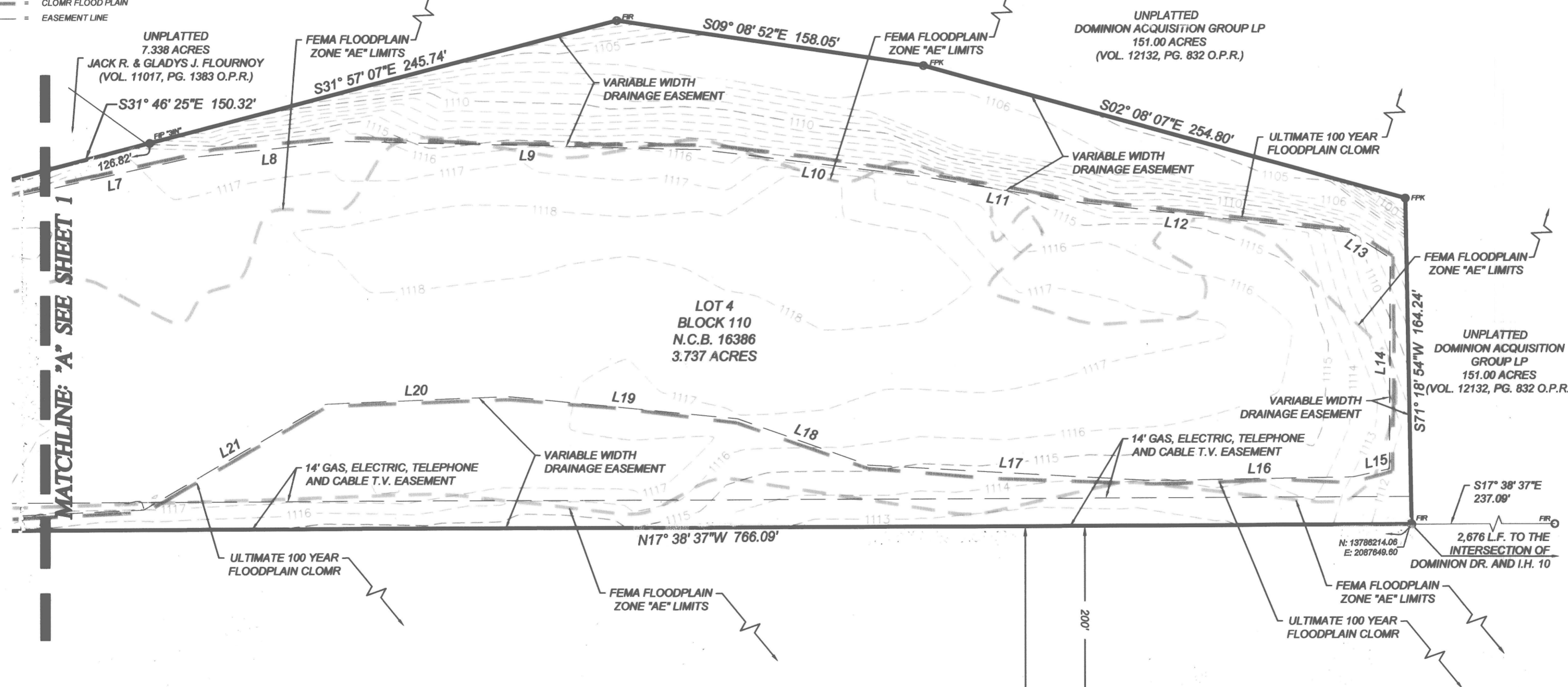
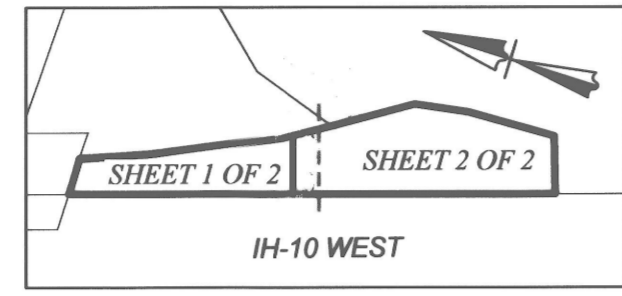
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



- LEGEND**
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - FIR = FOUND 1/2" IRON ROD OR AS NOTED
  - ☒ TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR II AS NOTED
  - FIP = FOUND IRON PIPE
  - FPK = FOUND PK NAIL
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - = ULTIMATE 100-YEAR FEMA FLOOD PLAIN LINE
  - = CLOMR FLOOD PLAIN
  - - - = EASEMENT LINE

- SURVEYOR 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
  2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09A).



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.

*Benjamin D. Bunker* 5/15/2017  
DATE

BENJAMIN D. BUNKER  
LICENSED PROFESSIONAL ENGINEER NO. 108512  
KFW ENGINEERS  
BBUNKER@KFWENGINEERS.COM  
3421 PAESANOS PARKWAY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
TSEIDEL@KFWENGINEERS.COM  
3421 PAESANOS PKWY., SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

**INTERSTATE HIGHWAY 10  
(VARIABLE WIDTH RIGHT-OF-WAY)**

Line Table			Line Table			Line Table		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.90	N89°00'38"E	L10	115.51	S10°28'42"E	L19	117.75	N11°59'41"W
L2	77.38	S19°23'16"E	L11	74.55	S07°58'38"E	L20	92.99	N19°48'06"W
L3	135.07	S15°46'27"E	L12	142.81	S11°02'55"E	L21	106.63	N47°16'21"W
L4	94.13	S74°14'37"E	L13	24.24	S14°36'14"W	L22	195.93	N19°58'21"W
L5	238.02	S19°45'04"E	L14	106.32	S72°38'06"W	L23	446.23	N16°51'37"W
L6	186.28	S33°29'46"E	L15	18.84	N29°20'38"W	L24	20.74	N41°21'56"W
L7	91.88	S29°45'10"E	L16	102.24	N18°27'23"W	L25	64.98	N08°03'07"W
L8	76.62	S23°17'23"E	L17	145.13	N14°18'09"W			
L9	183.37	S16°06'03"E	L18	70.80	N01°57'07"E			

Plat Recorded on September 1, 2017  
Volume 9720 Pages 159-163

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON 8/16/17

6/2/2017