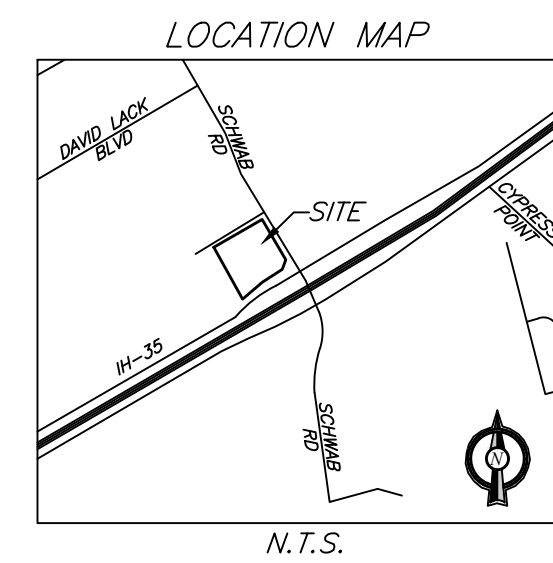
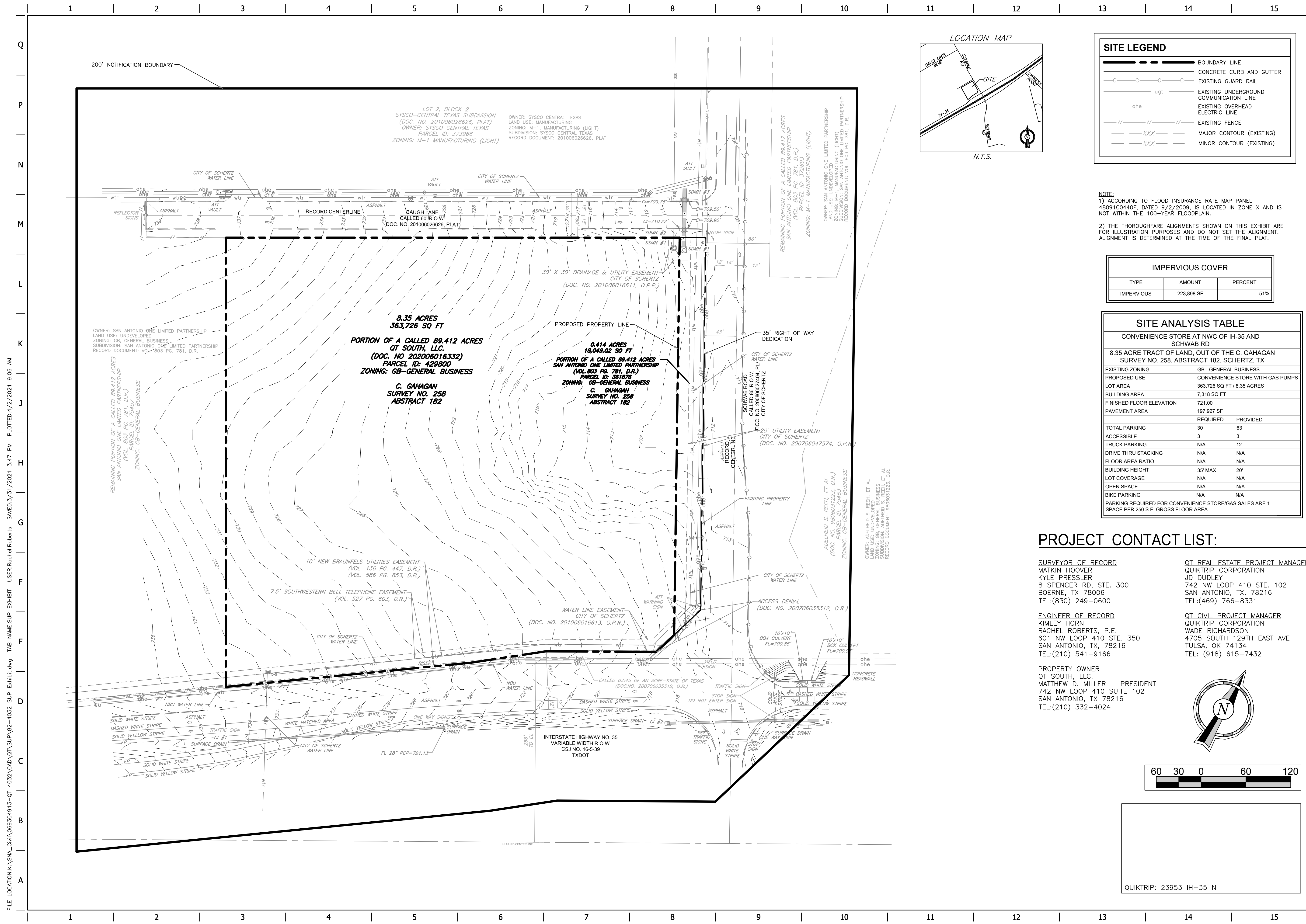


# Exhibit A



**SITE LEGEND**

|           |   |
|-----------|---|
| ---       | BOUNDARY LINE                           |
| —C—C—C—C— | CONCRETE CURB AND GUTTER                |
| ---       | EXISTING GUARD RAIL                     |
| ---ugt--- | EXISTING UNDERGROUND COMMUNICATION LINE |
| ohe       | EXISTING OVERHEAD ELECTRIC LINE         |
| ---       | EXISTING FENCE                          |
| ---XXX--- | MAJOR CONTOUR (EXISTING)                |
| ---XXX--- | MINOR CONTOUR (EXISTING)                |

**NOTE:**  
 1) ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48091C0440F, DATED 9/2/2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.  
 2) THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.

**IMPERVIOUS COVER**

| TYPE       | AMOUNT     | PERCENT |
|------------|------------|---------|
| IMPERVIOUS | 223,898 SF | 51%     |

**SITE ANALYSIS TABLE**  
 CONVENIENCE STORE AT NWC OF IH-35 AND SCHWAB RD  
 8.35 ACRE TRACT OF LAND, OUT OF THE C. GAHAGAN SURVEY NO. 258, ABSTRACT 182, SCHERTZ, TX

|                          |                                  |
|--------------------------|----------------------------------|
| EXISTING ZONING          | GB - GENERAL BUSINESS            |
| PROPOSED USE             | CONVENIENCE STORE WITH GAS PUMPS |
| LOT AREA                 | 363,726 SQ FT / 8.35 ACRES       |
| BUILDING AREA            | 7,318 SQ FT                      |
| FINISHED FLOOR ELEVATION | 721.00                           |
| PAVEMENT AREA            | 197,927 SF                       |
| TOTAL PARKING            | REQUIRED 30, PROVIDED 63         |
| ACCESSIBLE               | 3                                |
| TRUCK PARKING            | N/A                              |
| DRIVE THRU STACKING      | N/A                              |
| FLOOR AREA RATIO         | N/A                              |
| BUILDING HEIGHT          | 35' MAX / 20'                    |
| LOT COVERAGE             | N/A                              |
| OPEN SPACE               | N/A                              |
| BIKE PARKING             | N/A                              |

PARKING REQUIRED FOR CONVENIENCE STORE/GAS SALES ARE 1 SPACE PER 250 S.F. GROSS FLOOR AREA.

**PROJECT CONTACT LIST:**

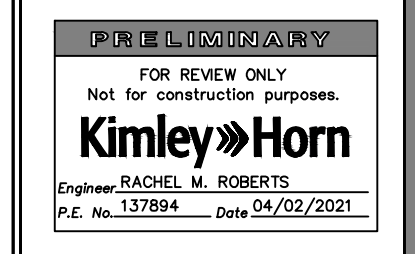
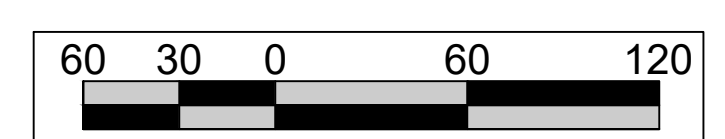
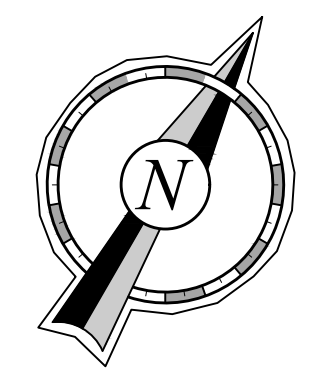
**SURVEYOR OF RECORD**  
 MATKIN HOOVER  
 KYLE PRESSLER  
 8 SPENCER RD, STE. 300  
 BOERNE, TX 78006  
 TEL: (830) 249-0600

**ENGINEER OF RECORD**  
 KIMLEY HORN  
 RACHEL ROBERTS, P.E.  
 601 NW LOOP 410 STE. 350  
 SAN ANTONIO, TX, 78216  
 TEL: (210) 541-9166

**PROPERTY OWNER**  
 QT SOUTH, LLC  
 MATTHEW D. MILLER - PRESIDENT  
 742 NW LOOP 410 SUITE 102  
 SAN ANTONIO, TX 78216  
 TEL: (210) 332-4024

**QT REAL ESTATE PROJECT MANAGER**  
 QUIKTRIP CORPORATION  
 JD DUDLEY  
 742 NW LOOP 410 STE. 102  
 SAN ANTONIO, TX, 78216  
 TEL: (469) 766-8331

**QT CIVIL PROJECT MANAGER**  
 QUIKTRIP CORPORATION  
 WADE RICHARDSON  
 4705 SOUTH 129TH EAST AVE  
 TULSA, OK 74134  
 TEL: (918) 615-7432



PROJECT NO.:

**QuikTrip No. 4032**  
 23953 IH 35 N  
 SCHERTZ, TX 78132



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|              |
|--------------|
| PROTOTYPE:   |
| DIVISION:    |
| VERSION: 001 |
| DESIGNED BY: |
| DRAWN BY:    |
| REVIEWED BY: |

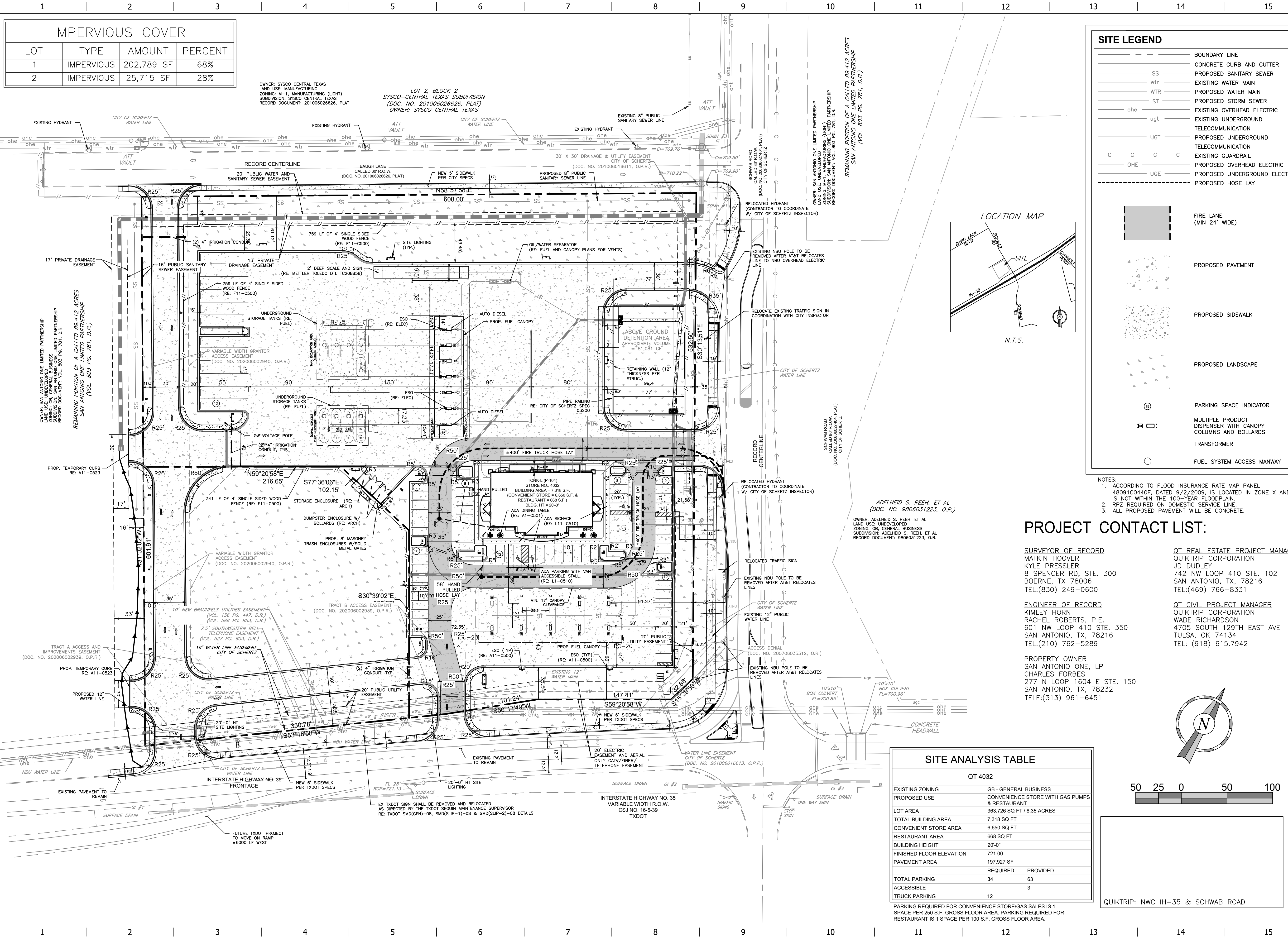
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SHEET TITLE:  
 SPECIFIC USE PERMIT  
 EXHIBIT

SHEET NUMBER:  
**SUP**

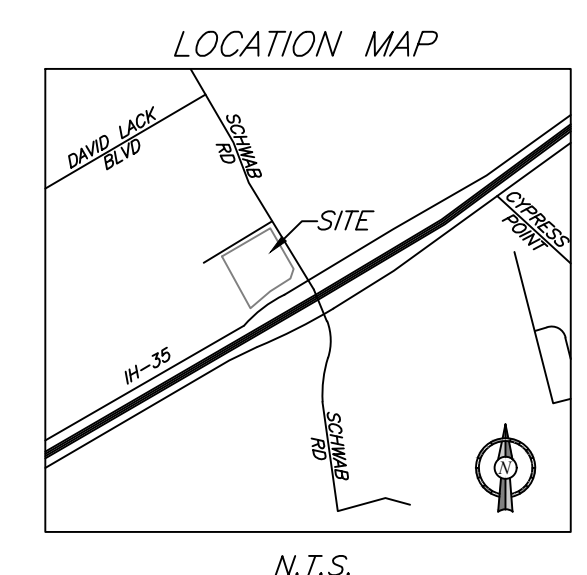
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| IMPERVIOUS COVER |            |            |         |
|------------------|------------|------------|---------|
| LOT              | TYPE       | AMOUNT     | PERCENT |
| 1                | IMPERVIOUS | 202,789 SF | 68%     |
| 2                | IMPERVIOUS | 25,715 SF  | 28%     |

| SITE LEGEND |   |
|-------------|---|
| ---         | BOUNDARY LINE   |
| ---         | CONCRETE CURB AND GUTTER                                    |
| SS          | PROPOSED SANITARY SEWER                                     |
| wtr         | EXISTING WATER MAIN   |
| WTR         | PROPOSED WATER MAIN   |
| ST          | PROPOSED STORM SEWER  |
| ohe         | EXISTING OVERHEAD ELECTRIC                                  |
| ugt         | EXISTING UNDERGROUND TELECOMMUNICATION                      |
| UGT         | PROPOSED UNDERGROUND TELECOMMUNICATION                      |
| ---         | EXISTING GUARDRAIL  |
| ---         | PROPOSED OVERHEAD ELECTRIC                                  |
| ---         | PROPOSED UNDERGROUND ELECTRIC                               |
| ---         | PROPOSED HOSE LAY   |
| ---         | FIRE LANE (MIN 24' WIDE)                                    |
| ---         | PROPOSED PAVEMENT   |
| ---         | PROPOSED SIDEWALK   |
| ---         | PROPOSED LANDSCAPE  |
| ○           | PARKING SPACE INDICATOR                                     |
| ⊠           | MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS |
| ⊠           | TRANSFORMER   |
| ○           | FUEL SYSTEM ACCESS MANWAY                                   |



- NOTES:
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48091C0440F, DATED 9/2/2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  - RPZ REQUIRED ON DOMESTIC SERVICE LINE.
  - ALL PROPOSED PAVEMENT WILL BE CONCRETE.

**PROJECT CONTACT LIST:**

**SURVEYOR OF RECORD**  
 MATKIN HOOVER  
 KYLE PRESSLER  
 8 SPENCER RD, STE. 300  
 BOERNE, TX 78006  
 TEL:(830) 249-0600

**ENGINEER OF RECORD**  
 KIMLEY HORN  
 RACHEL ROBERTS, P.E.  
 601 NW LOOP 410 STE. 350  
 SAN ANTONIO, TX, 78216  
 TEL:(210) 762-5289

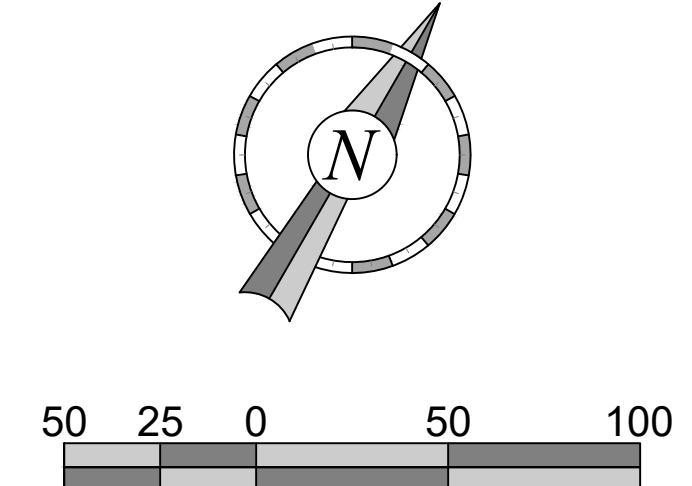
**PROPERTY OWNER**  
 SAN ANTONIO ONE, LP  
 CHARLES FORBES  
 277 N LOOP 1604 E STE. 150  
 SAN ANTONIO, TX, 78232  
 TELE:(313) 961-6451

**QT REAL ESTATE PROJECT MANAGER**  
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 SAN ANTONIO, TX, 78216  
 TEL:(469) 766-8331

**QT CIVIL PROJECT MANAGER**  
 QUIKTRIP CORPORATION  
 WADE RICHARDSON  
 4705 SOUTH 129TH EAST AVE  
 TULSA, OK 74134  
 TEL: (918) 615.7942

| SITE ANALYSIS TABLE      |   | QT 4032  |  |
|--------------------------|---|----------|--|
| EXISTING ZONING          | GB - GENERAL BUSINESS                         |          |  |
| PROPOSED USE             | CONVENIENCE STORE WITH GAS PUMPS & RESTAURANT |          |  |
| LOT AREA                 | 383,726 SQ FT 18.35 ACRES                     |          |  |
| TOTAL BUILDING AREA      | 7,318 SQ FT                                   |          |  |
| CONVENIENCE STORE AREA   | 6,650 SQ FT                                   |          |  |
| RESTAURANT AREA          | 668 SQ FT                                     |          |  |
| BUILDING HEIGHT          | 20'-0"  |          |  |
| FINISHED FLOOR ELEVATION | 721.00  |          |  |
| PAVEMENT AREA            | 197,927 SF                                    |          |  |
|                          | REQUIRED                                      | PROVIDED |  |
| TOTAL PARKING            | 34  | 63       |  |
| ACCESSIBLE               |   | 3        |  |
| TRUCK PARKING            | 12  |          |  |

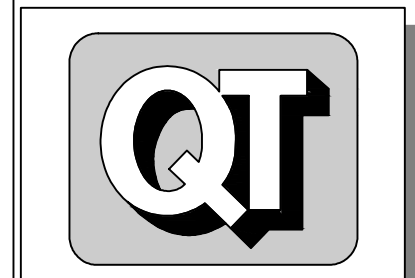
PARKING REQUIRED FOR CONVENIENCE STORE/GAS SALES IS 1 SPACE PER 250 S.F. GROSS FLOOR AREA. PARKING REQUIRED FOR RESTAURANT IS 1 SPACE PER 100 S.F. GROSS FLOOR AREA.



FOR REVIEW ONLY  
 Not for construction purposes.  
**Kimley»Horn**  
 Engineer RACHEL ROBERTS  
 P.E. No. 137894 - Exp. 2/13/2021

PROJECT NO.: 069304913  
**Kimley»Horn**  
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 2000 KIMLEY-HORN AND ASSOCIATES, INC.  
 2700 W. WYOMING STREET, SUITE 100  
 SAN ANTONIO, TX 78218  
 PHONE: 210-541-8888 FAX: 210-541-8889  
 WWW.KIMLEY-HORN.COM  
 TYPE FIRM NO. 028

**QuikTrip No. 4032**  
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 SCHWAB, TX 78132



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|--------------|------------------|
| PROTOTYPE:   | P-104 (11/06/20) |
| DIVISION:    | 82               |
| VERSION:     | 001              |
| DESIGNED BY: | AEH              |
| DRAWN BY:    | AEH              |
| REVIEWED BY: | RMR              |

| REV | DATE   | DESCRIPTION |
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| 2   | 3/9/21 | IFC REVIEW  |

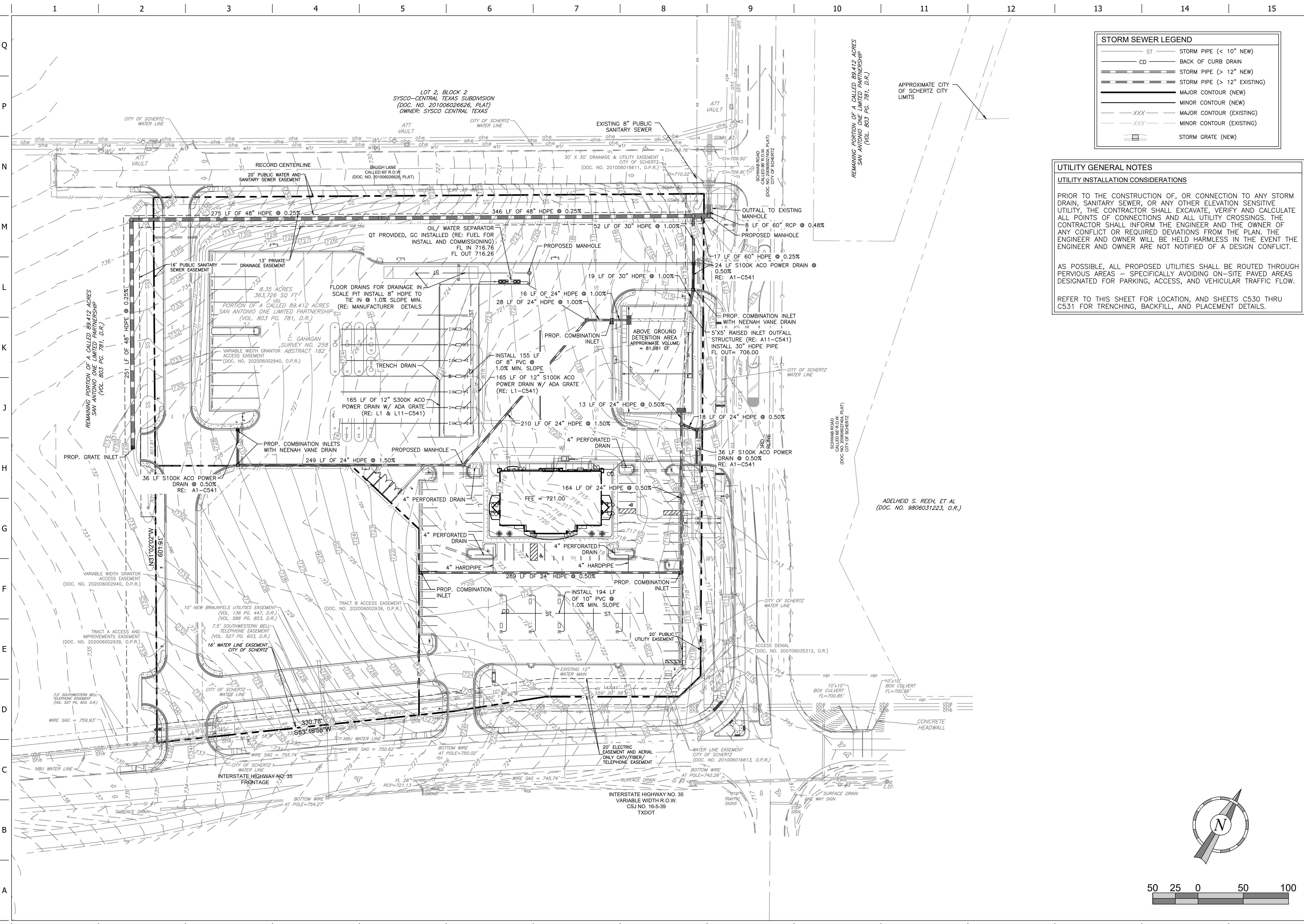
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 SITE PLAN

SHEET NUMBER:  
 SPN

ORIGINAL ISSUE DATE: 07/02/20

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**STORM SEWER LEGEND**

|     |                             |
|-----|-----------------------------|
| ST  | STORM PIPE (< 10" NEW)      |
| CD  | BACK OF CURB DRAIN          |
| --- | STORM PIPE (> 12" NEW)      |
| --- | STORM PIPE (> 12" EXISTING) |
| --- | MAJOR CONTOUR (NEW)         |
| --- | MAJOR CONTOUR (EXISTING)    |
| --- | MINOR CONTOUR (NEW)         |
| --- | MINOR CONTOUR (EXISTING)    |
| □   | STORM GRATE (NEW)           |

**UTILITY GENERAL NOTES**

**UTILITY INSTALLATION CONSIDERATIONS**

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

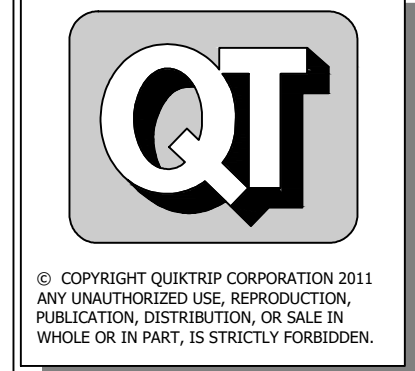
AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS C530 THRU C531 FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

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**Kimley-Horn**  
Engineer RACHEL ROBERTS  
P.E. No. 137894 - core 5/16/2021

PROJECT NO.: 069304913  
**Kimley-Horn**  
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1000 KIMLEY-HORN DRIVE  
SAN ANTONIO, TX 78218  
PHONE: 210-541-8888 FAX: 210-541-8889  
WWW.KIMLEY-HORN.COM  
TYPE FIRM NO. 028

**QuikTrip No. 4032**  
23953 IH 35 N  
SCHERTZ, TX 78132



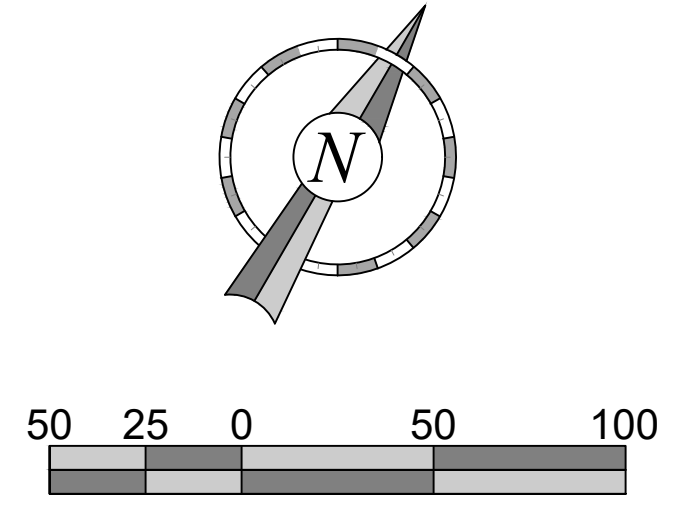
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| DIVISION:    | 82               |
| VERSION:     | 001              |
| DESIGNED BY: | AEI              |
| DRAWN BY:    | AEI              |
| REVIEWED BY: | RMR              |

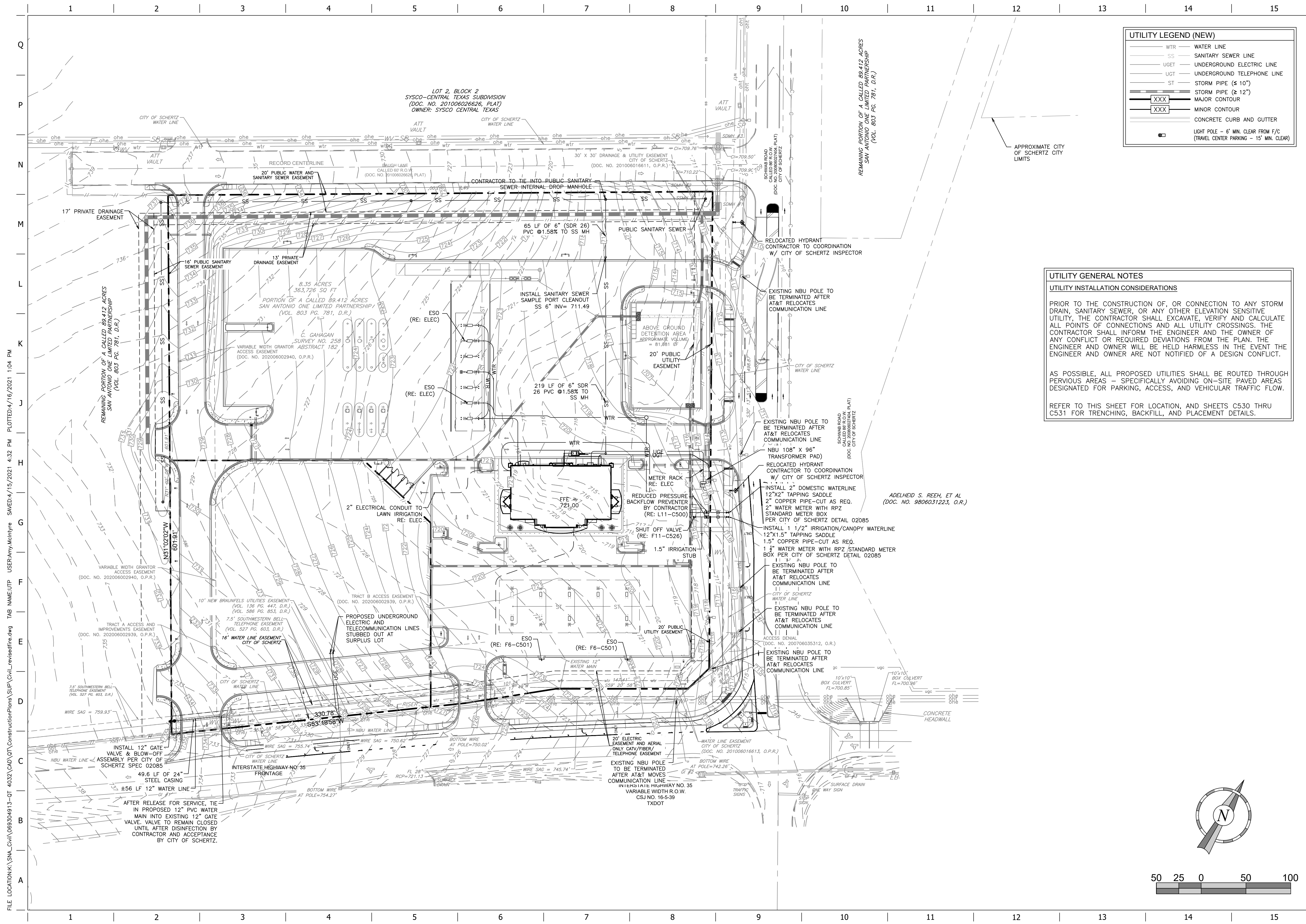
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| 2   | 3/9/21 | TPC REVIEW  |

SHEET TITLE:  
**STORMWATER MANAGEMENT PLAN**

SHEET NUMBER:  
**SWMP**

ORIGINAL ISSUE DATE: 07/02/20



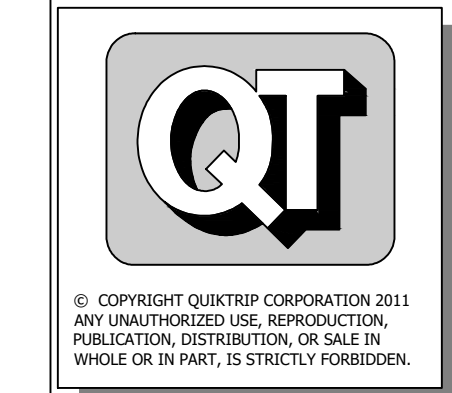


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**Kimley»Horn**  
 ENGINEER RACHEL ROBERTS  
 P.E. No. 137894 — DATE 5/16/2021

PROJECT NO.: 069304913  
**Kimley»Horn**  
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 SAN ANTONIO, TX 78201  
 PHONE: 210-541-8888 FAX: 210-541-8889  
 WWW.KIMLEY-HORN.COM  
 TYPE FIRM NO. 026

**QuikTrip No. 4032**  
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 SCHERTZ, TX 78132



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 DIVISION: 82  
 VERSION: D01  
 DESIGNED BY: AEM  
 DRAWN BY: AEM  
 REVIEWED BY: RMR

| REV | DATE   | DESCRIPTION |
|-----|--------|-------------|
| 2   | 3/9/21 | TPC REVIEW  |

ORIGINAL ISSUE DATE: 07/02/20  
 SHEET TITLE:  
 UTILITY PLAN

SHEET NUMBER:  
 UTP

