

LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 11 OF 11 FOR ADDITIONAL PLAT NOTES AND CURVE & LINE TABLES

PLAT NO. 22-11800120

SUBDIVISION PLAT

OF

1604 LOGISTICS CENTER

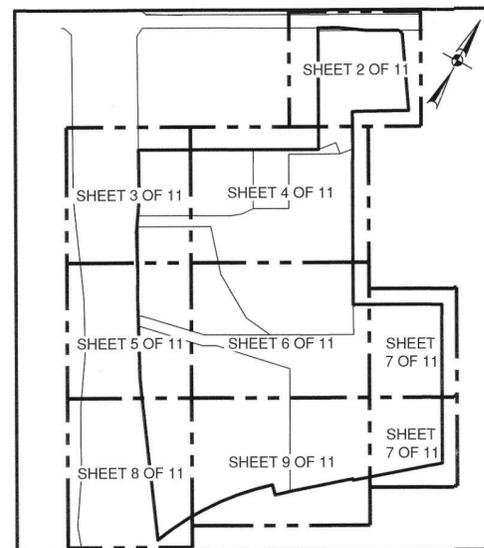
BEING A TOTAL OF 125.767 ACRE TRACT OF LAND, INCLUSIVE OF 0.244 OF AN ACRE RIGHT OF WAY DEDICATIONS, ESTABLISHING LOTS 6-11, LOT 901, BLOCK 8, ALL OF A 125.767 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220144830, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HARMAN SPARKS SURVEY NUMBER 71, ABSTRACT 707, COUNTY BLOCK 5041, IN NEW CITY BLOCK 16588, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 27, 2023

LEGEND	
AC	ACRE(S)
BLK	BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
FFE	FINISHED FLOOR ELEVATION
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
ROW	RIGHT-OF-WAY
VAR WID	VARIABLE WIDTH
VOL	VOLUME
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW
(TYPE I, II OR III)	FOUND TXDOT MONUMENTATION
⊙	EASEMENT POINT OF INTERSECTION
1	UNPLATTED 3,120 ACRES OWNER: STATE OF TEXAS (VOL 4137, PG 1049, OPR)
2	UNPLATTED 3,244 ACRES OWNER: STATE OF TEXAS (VOL 3632, PG 1521, OPR)
3	NOTICE OF EXISTENCE OF CEMETERY (DOC 20170041770, OPR) SAVE AND EXCEPT - GRAVEYARD (VOL 7323, PG 952, DR)
1	60' IRREVOCABLE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 901
2	VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT
3	VARIABLE WIDTH PUBLIC WATER EASEMENT
4	16' PRIVATE SANITARY SEWER EASEMENT
5	14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6	16' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 5, BLOCK 8, NCB 16588
7	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (11.348 AC)
8	15' MAINTENANCE AND ACCESS EASEMENT IN FAVOR OF CITY RELATING TO VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (11.348 AC) (#7 ABOVE)
9	16' PUBLIC SANITARY SEWER EASEMENT
10	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (1.926 AC)
11	43' WATER EASEMENT
1	15' UTILITY EASEMENT (VOL 9521, PG 27, DPR)
2	20' WATER LINE EASEMENT (VOL 8165, PG 593, OPR)
3	25'x25' SANITARY SEWER EASEMENT (VOL 9683, PG 211, DPR)
4	40' SANITARY SEWER AND DRAINAGE EASEMENT (VOL 11252, PG 2003, OPR)
5	40' WATER LINE EASEMENT (VOL 11644, PG 1668, OPR)
6	14' ELECTRIC EASEMENT (VOL 11252, PG 1800, OPR)
7	28' DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9561, PG 70, DPR)
8	43' PRIVATE DRAINAGE EASEMENT (VOL 9725, PG 16, DPR)
9	16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9725, PG 16, DPR)
10	16' UTILITY EASEMENT (VOL 9683, PG 211, DPR)
11	REMAINING 12' OUT OF THAT 28' UTILITY EASEMENT (VOL 9521, PG 27, DPR)
12	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9561, PG 70, DPR)
13	5' ELECTRIC, GAS, TELEPHONE, CABLE TV & OVERHANG EASEMENT (VOL 9561, PG 70, DPR)
14	PEDESTRIAN AND VEHICULAR INGRESS & EGRESS EASEMENT (VOL 4673, PG 57, OPR)
15	20' WATER EASEMENT (VOL 9683, PG 211, DPR)
16	14' UTILITY EASEMENT (VOL 9521, PG 27, DPR)
17	14' ELECTRIC EASEMENT (VOL 11252, PG 1795, OPR)
18	NOT USED
19	14' ELECTRIC EASEMENT (VOL 11252, PG 1831, OPR)
20	15' SANITARY SEWER EASEMENT (VOL 9570, PG 163, DPR)
21	5' ELECTRIC, GAS, TELEPHONE, CABLE TV & OVERHANG EASEMENT (VOL 9570, PG 163, DPR)
22	12' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9570, PG 163, DPR)
23	90' DRAINAGE EASEMENT (VOL 9570, PG 163, DPR)
24	16' ELECTRIC, GAS, TELEPHONE, CABLE TV & OVERHANG EASEMENT (VOL 9576, PG 202, DPR)
25	12' ELECTRIC, GAS, TELEPHONE, CABLE TV & OVERHANG EASEMENT (VOL 9576, PG 202, DPR)
26	REMAINDER OF DRAINAGE EASEMENT (VOL 4793, PG 376, OPR)
27	DRAINAGE EASEMENT PART 1 (VOL 3632, PG 1525, OPR)
28	25'x25' PIPELINE EASEMENT (VOL 2558, PG 495, OPR)
29	30' PIPELINE EASEMENT (VOL 3184, PG 1214, OPR)
30	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 17001, PG 740, OPR)
31	30' PIPELINE EASEMENT (VOL 3850, PG 2099, OPR)
32	DRAINAGE EASEMENT PART 2 (VOL 3632, PG 1525, OPR)
33	PIPELINE EASEMENT (VOL 3851, PG 1, OPR)
34	50' GAS LINE EASEMENT (VOL 11252, PG 1825, OPR)
35	DRAINAGE EASEMENT (VOL 4137, PG 1045, OPR)



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COUNTY OF BEXAR

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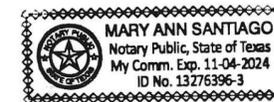
Toni Fisher

OWNER/DEVELOPER: CANAM 1604, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: CANAM 1604 INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: CANAM LOGISTICS REIT I, A TEXAS REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER
BY: TONI FISHER, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TONI FISHER 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 27 DAY OF November, A.D. 2023.

Mary Ann Santiago
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF 1604 LOGISTICS CENTER 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

STATE OF TEXAS
COUNTY OF BEXAR

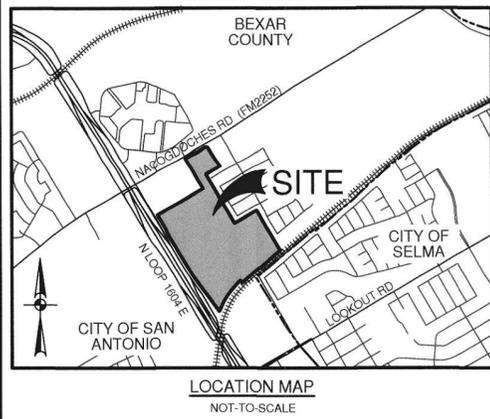
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
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I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



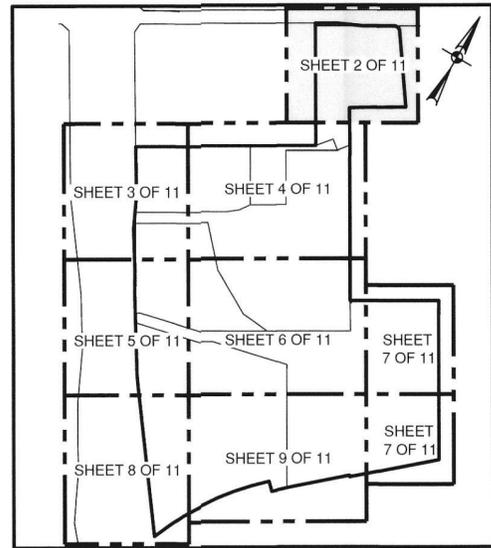


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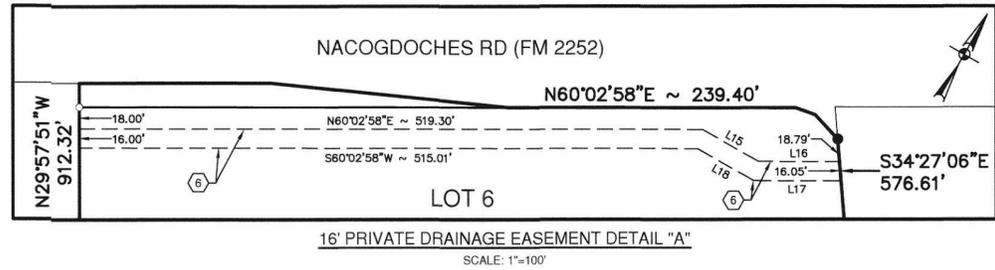
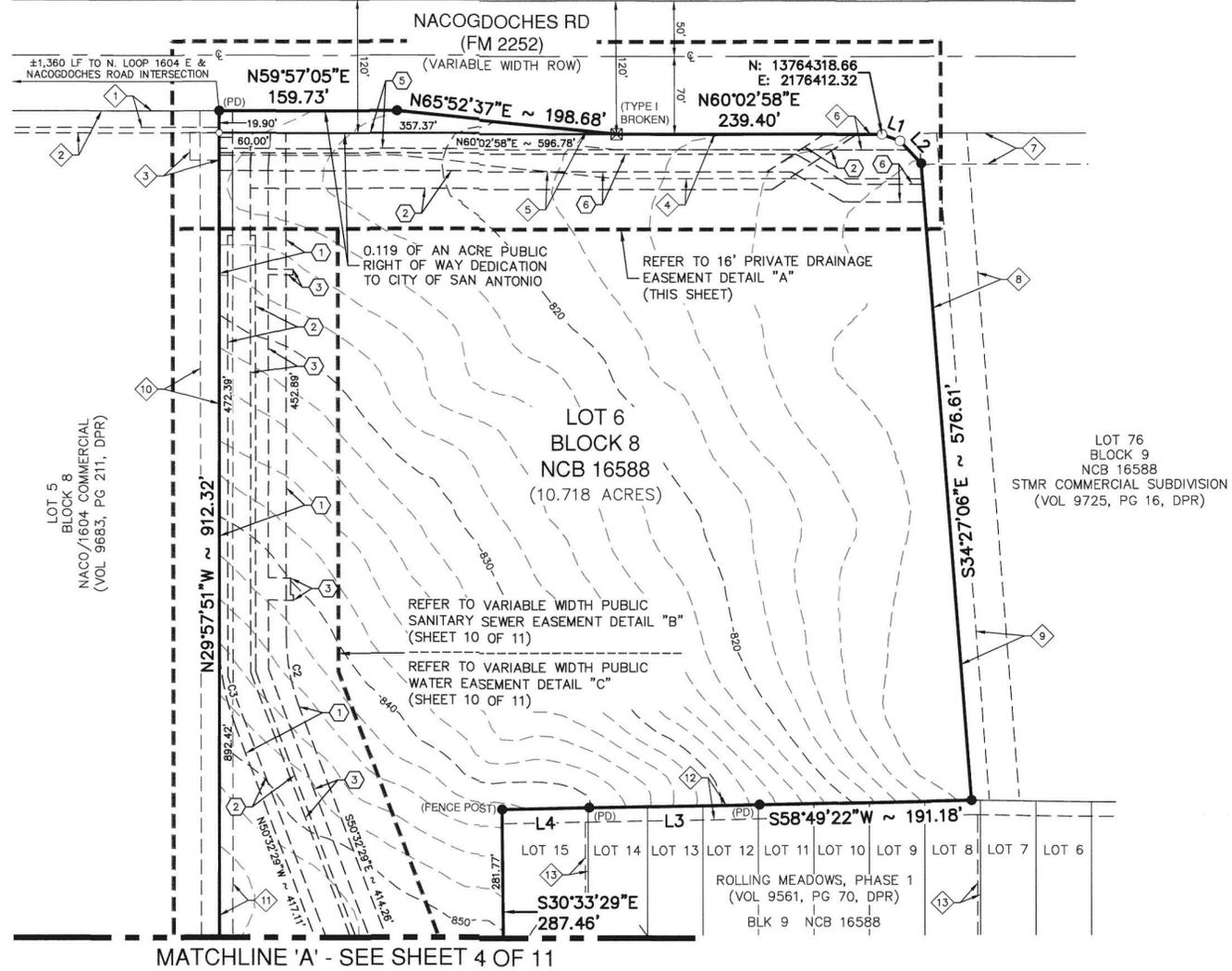
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1604 LOGISTICS CENTER

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 DATE OF PREPARATION: November 27, 2023



MARY ANN SANTIAGO
 Notary Public, State of Texas
 My Comm. Exp. 11-04-2024
 ID No. 13276396-3

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Thomas Matthew Carter
 LICENSED PROFESSIONAL ENGINEER

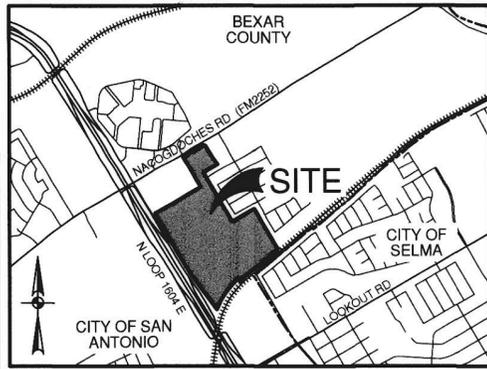
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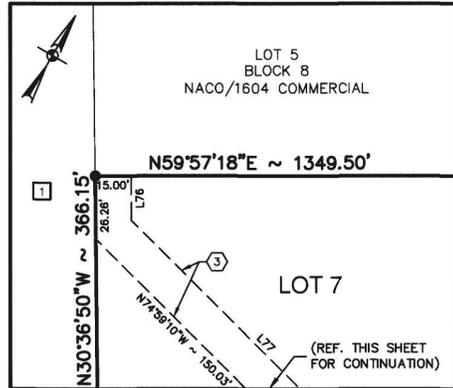
Tom H. Milo
 REGISTERED PROFESSIONAL LAND SURVEYOR



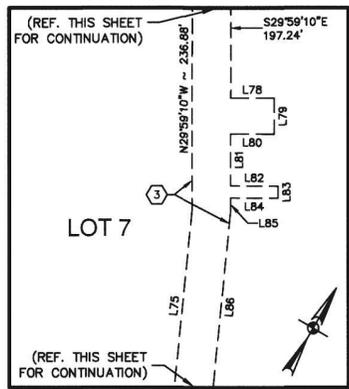
1604 LOGISTICS CENTER Civil Job No. 12517-05; Survey Job No. 9249-21



LOCATION MAP
NOT-TO-SCALE



VARIABLE WIDTH PUBLIC WATER EASEMENT DETAIL "D"
SCALE: 1" = 50'



VARIABLE WIDTH PUBLIC WATER EASEMENT DETAIL "E"
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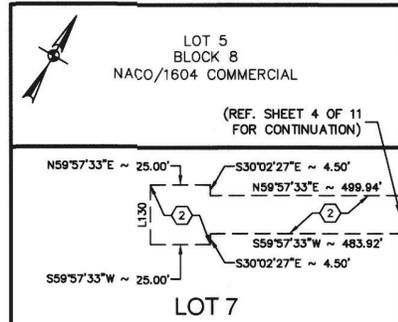
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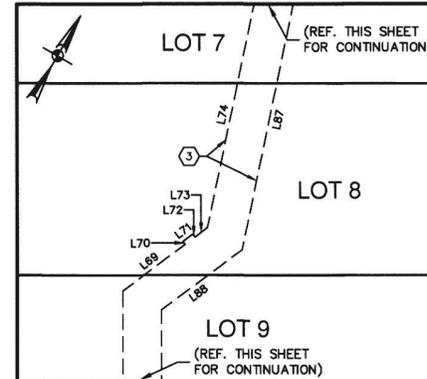
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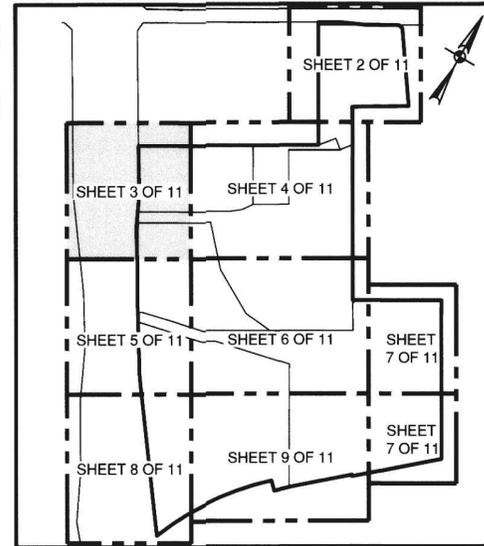
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VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT DETAIL "K"
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BY: CANAM 1604 INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: CANAM LOGISTICS REIT I, A TEXAS REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER
BY: TONI FISHER, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TONI FISHER 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 27 DAY OF November, A.D. 2023.

MARY ANN SANTIAGO
Notary Public, State of Texas
My Comm. Exp. 11-04-2024
ID No. 13276396-3

Mary Ann Santiago
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 1604 LOGISTICS CENTER 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

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.

Thomas Matthew Carter
LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Tom H. Miolo
REGISTERED PROFESSIONAL LAND SURVEYOR

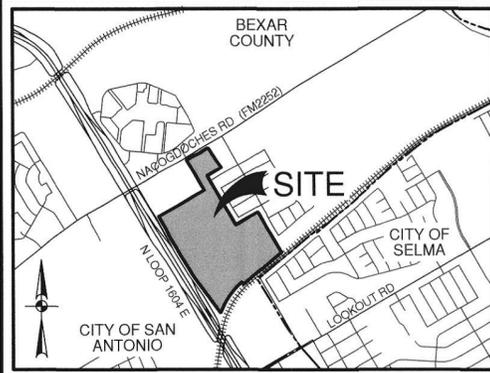


MATCHLINE 'C' - SEE SHEET 5 OF 11

MATCHLINE 'B' - SEE SHEET 4 OF 11

SHEET 3 OF 11

Civil Job No. 12517-05; Survey Job No. 9249-21



CPS/SAWS/COSA UTILITY:
 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 GRANTORS 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 BUILDING, STRUCTURE, CONCRETE SLAB, 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.

SAWS IMPACT FEE:
 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 11 OF 11 FOR ADDITIONAL PLAT NOTES AND CURVE & LINE TABLES

PLAT NO. 22-11800120

SUBDIVISION PLAT OF 1604 LOGISTICS CENTER

BEING A TOTAL OF 125.767 ACRE TRACT OF LAND, INCLUSIVE OF 0.244 OF AN ACRE RIGHT OF WAY DEDICATIONS, ESTABLISHING LOTS 6-11, LOT 901, BLOCK 8, ALL OF A 125.767 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220144830, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HARMAN SPARKS SURVEY NUMBER 71, ABSTRACT 707, COUNTY BLOCK 5041, IN NEW CITY BLOCK 16588, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

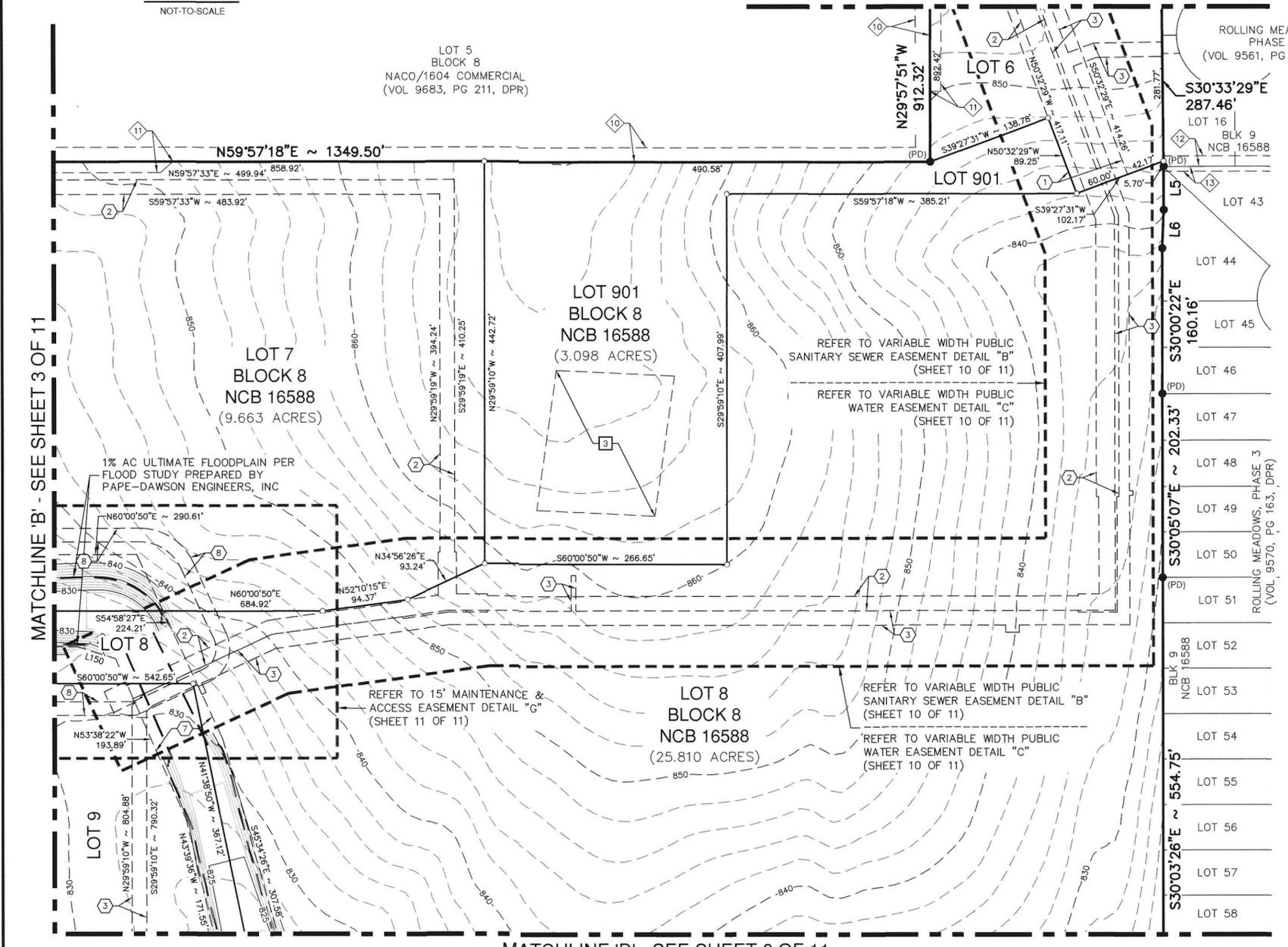
SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPBE FIRM REGISTRATION #470 | TPBLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: November 27, 2023

LOCATION MAP NOT-TO-SCALE

MATCHLINE 'A' - SEE SHEET 2 OF 11



MATCHLINE 'B' - SEE SHEET 3 OF 11

MATCHLINE 'D' - SEE SHEET 6 OF 11

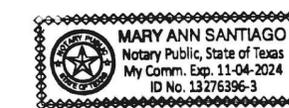
STATE OF TEXAS COUNTY OF BEXAR

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STATE OF TEXAS COUNTY OF BEXAR
 LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS COUNTY OF BEXAR
 REGISTERED PROFESSIONAL LAND SURVEYOR



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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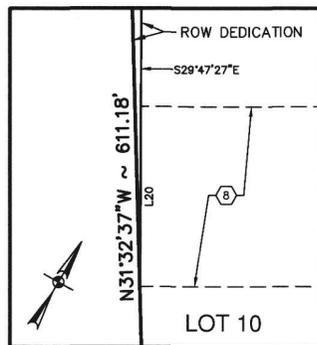
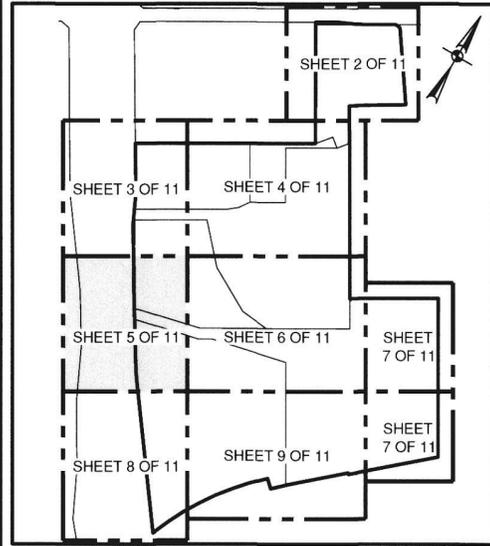
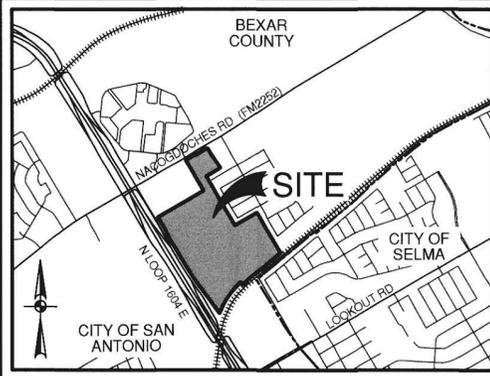
DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY



Civil Job No. 12517-05; Survey Job No. 9249-21



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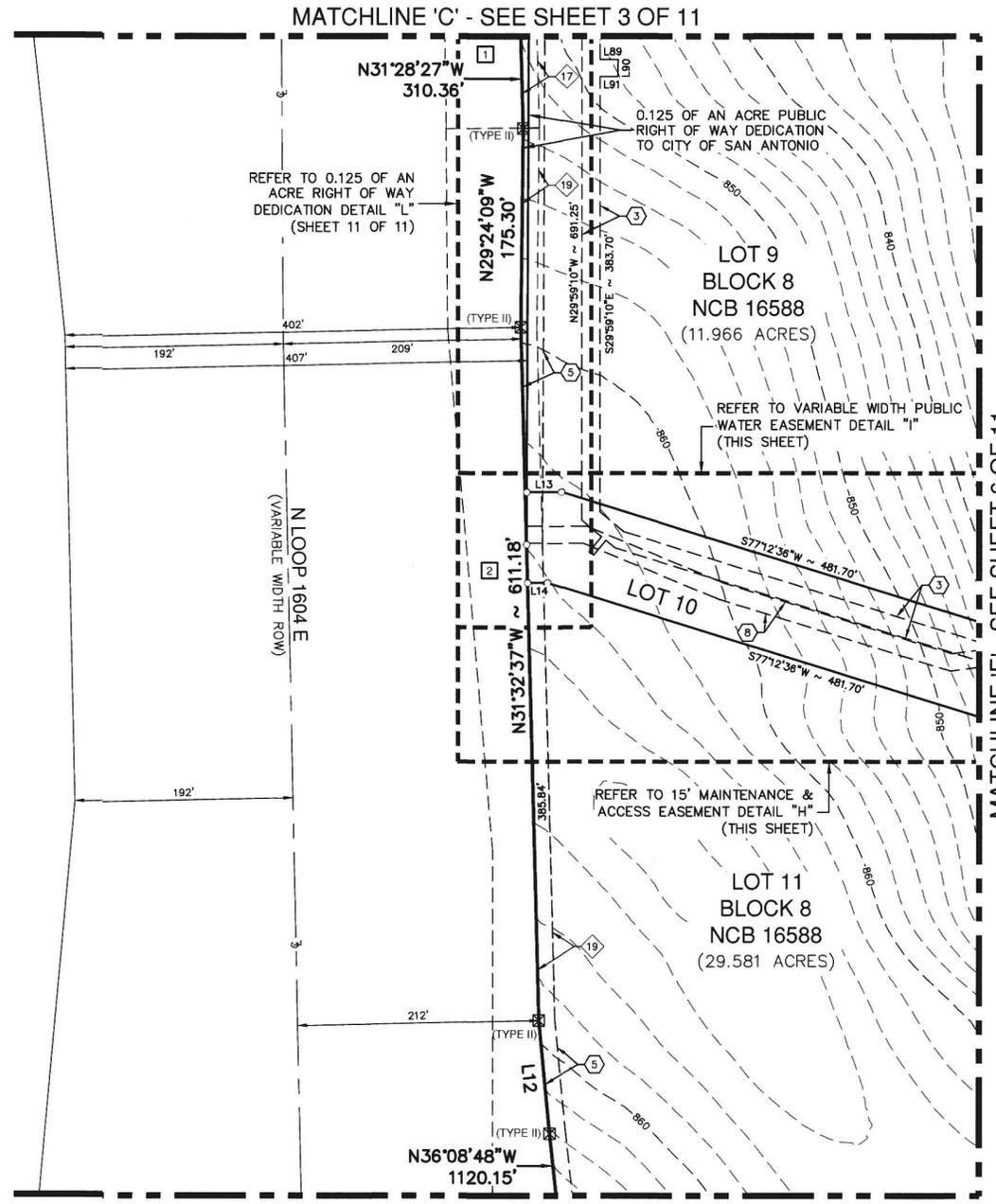
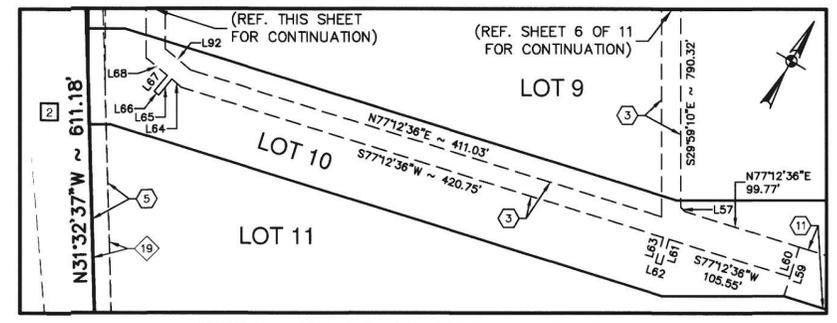
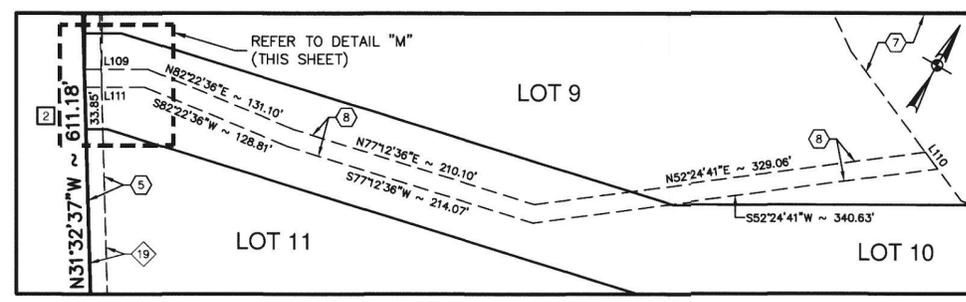
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
 REFERENCE SHEET 11 OF 11 FOR ADDITIONAL PLAT NOTES AND CURVE & LINE TABLES

PLAT NO. 22-11800120
 SUBDIVISION PLAT
 OF
1604 LOGISTICS CENTER

BEING A TOTAL OF 125.767 ACRE TRACT OF LAND, INCLUSIVE OF 0.244 OF AN ACRE RIGHT OF WAY DEDICATIONS, ESTABLISHING LOTS 8-11, LOT 9, BLOCK 8, ALL OF A 125.767 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220144830, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HARMAN SPARKS SURVEY NUMBER 71, ABSTRACT 707, COUNTY BLOCK 5041, IN NEW CITY BLOCK 16588, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPBE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: November 27, 2023



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.

Toni Fisher
 OWNER/DEVELOPER: CANAM 1604, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: CANAM 1604 INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
 BY: CANAM LOGISTICS REIT I, A TEXAS REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER
 BY: TONI FISHER, ASSISTANT SECRETARY

STATE OF TEXAS
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TONI FISHER 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 27 DAY OF November, A.D. 2023

Mary Ann Santiago
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20 ____
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

STATE OF TEXAS
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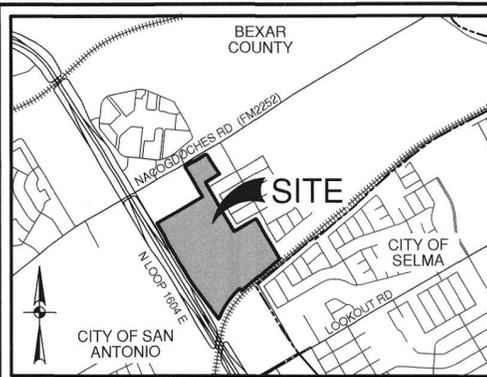
Thomas Matthew Carter
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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Tom H. Milo
 REGISTERED PROFESSIONAL LAND SURVEYOR



1604 LOGISTICS CENTER
 Civil Job No. 12517-05; Survey Job No. 9249-21

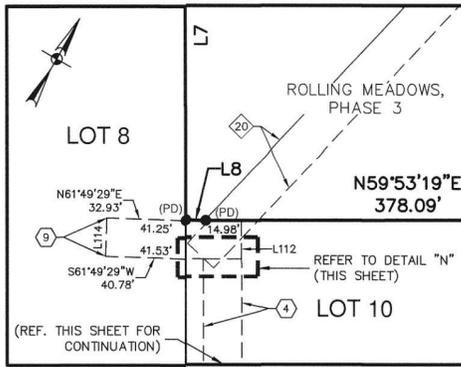


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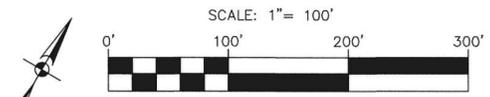
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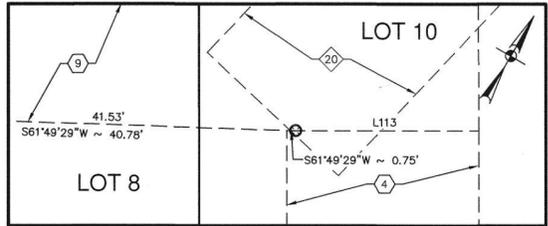
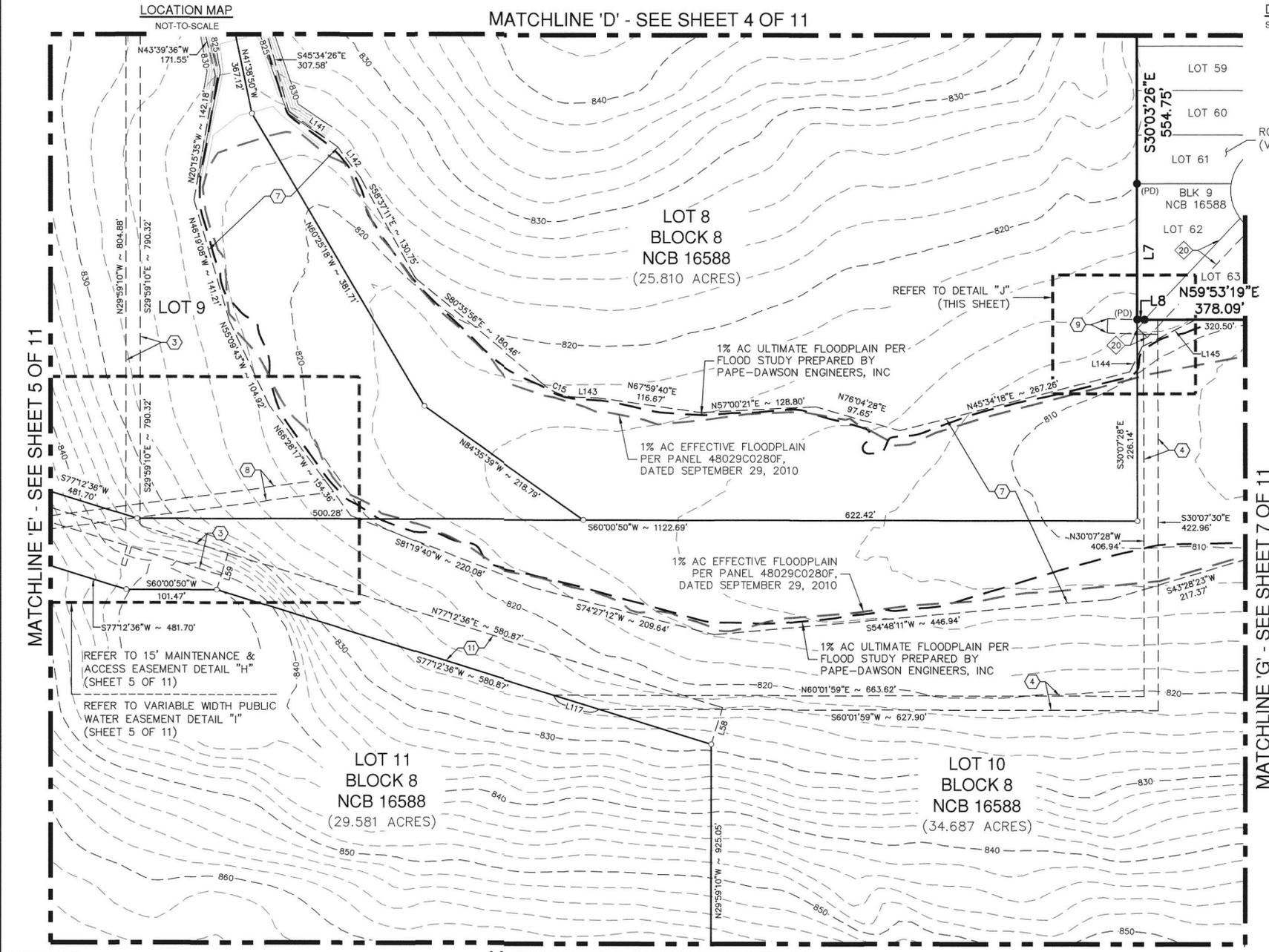


PLAT NO. 22-11800120
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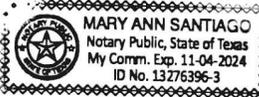
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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Lone Fisher
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 BY: CANAM 1604 INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
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Mary A. Santiago
 MARY ANN SANTIAGO
 Notary Public, State of Texas
 My Comm. Exp. 11-04-2024
 ID No. 13276396-3
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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Thomas Matthew Carter
 THOMAS MATTHEW CARTER
 LICENSED PROFESSIONAL ENGINEER
 79272

STATE OF TEXAS
 COUNTY OF BEXAR

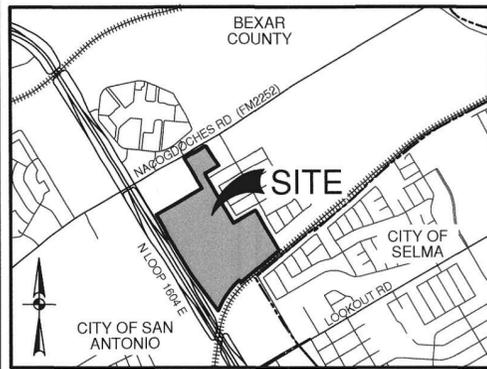
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Tom H. Milo
 TOM H. MILO
 LICENSED PROFESSIONAL LAND SURVEYOR
 6819

REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 12517-05; Survey Job No. 9249-21 1604 LOGISTICS CENTER



LOCATION MAP
NOT-TO-SCALE

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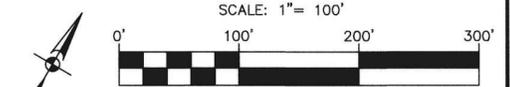
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 11 OF 11 FOR ADDITIONAL PLAT NOTES AND CURVE & LINE TABLES

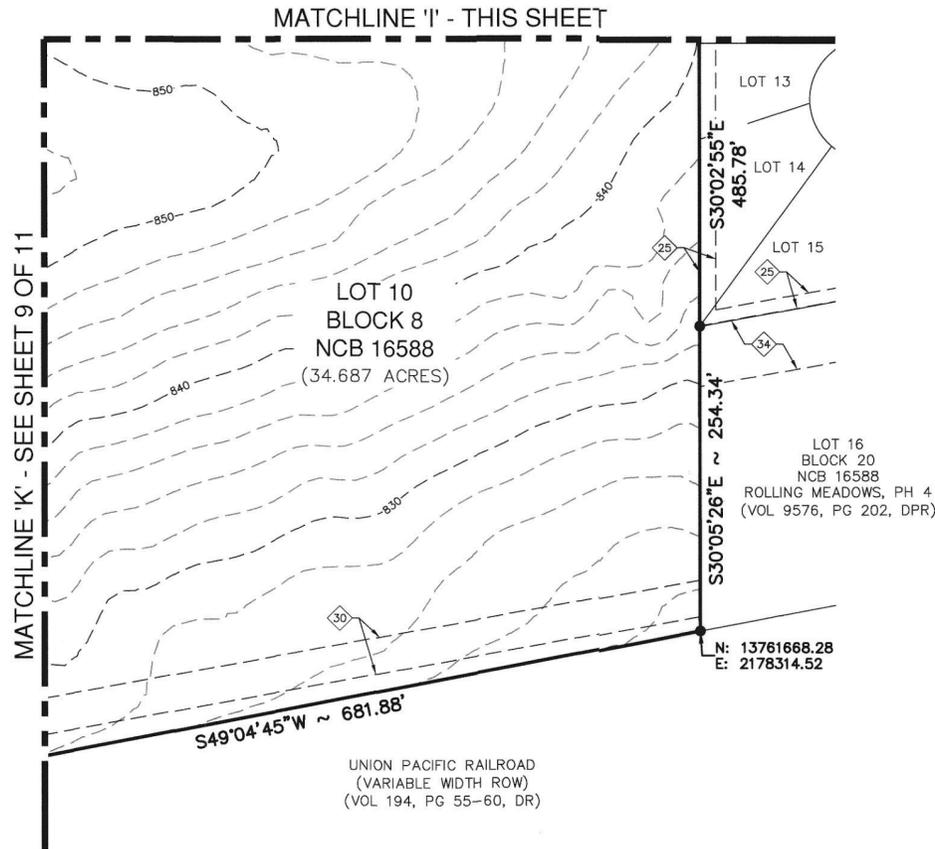
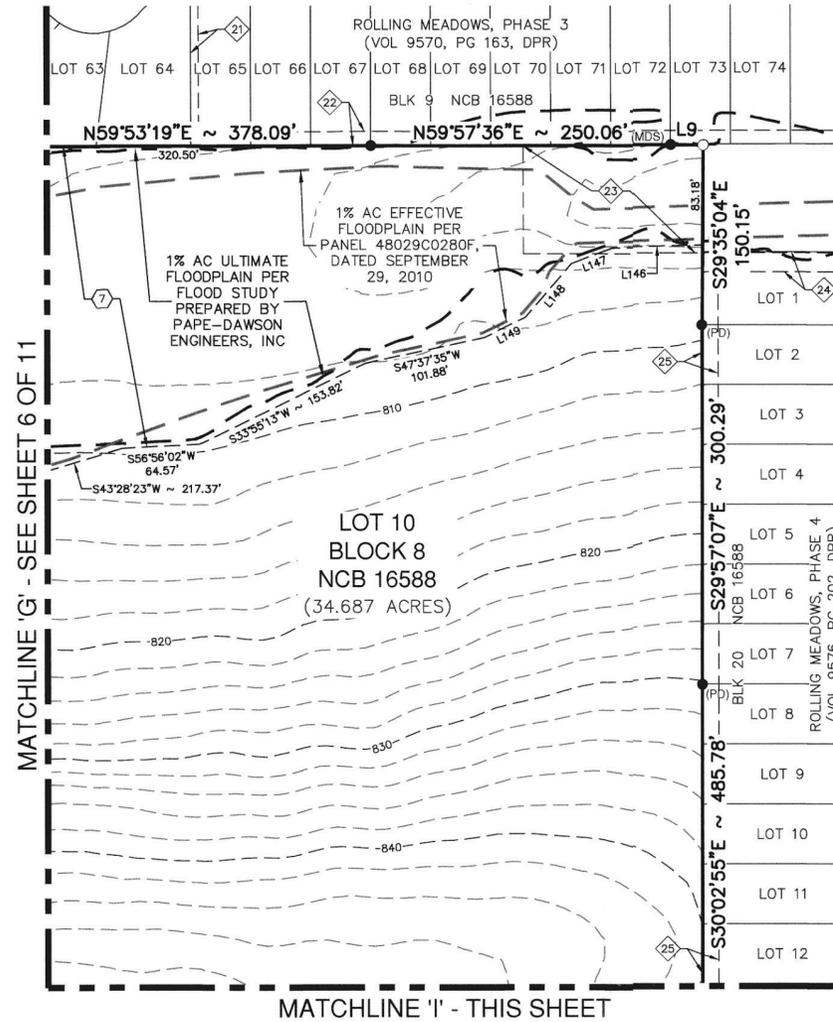
PLAT NO. 22-11800120
 SUBDIVISION PLAT
 OF
1604 LOGISTICS CENTER

BEING A TOTAL OF 125,767 ACRE TRACT OF LAND, INCLUSIVE OF 0.244 OF AN ACRE RIGHT OF WAY DEDICATIONS, ESTABLISHING LOTS 6-11, LOT 901, BLOCK 8, ALL OF A 125,767 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220144830, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HARMAN SPARKS SURVEY NUMBER 71, ABSTRACT 707, COUNTY BLOCK 5041, IN NEW CITY BLOCK 16588, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: November 27, 2023



MATCHLINE 'K' - SEE SHEET 9 OF 11

MATCHLINE 'G' - SEE SHEET 6 OF 11

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.

Thomas Matthew Carter
 LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Tom H. Milo
 REGISTERED PROFESSIONAL LAND SURVEYOR

MARY ANN SANTIAGO
 Notary Public, State of Texas
 My Comm. Exp. 11-04-2024
 ID No. 13276396-3

STATE OF TEXAS
 COUNTY OF BEXAR
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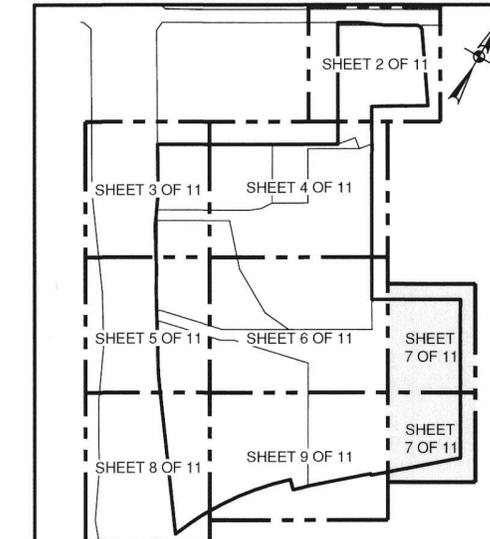
Toni Fisher
 OWNER/DEVELOPER: CANAM 1604, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
 BY: CANAM 1604 INVESTOR, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
 BY: CANAM LOGISTICS REIT I, A TEXAS REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER
 BY: TONI FISHER, ASSISTANT SECRETARY

STATE OF TEXAS
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DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

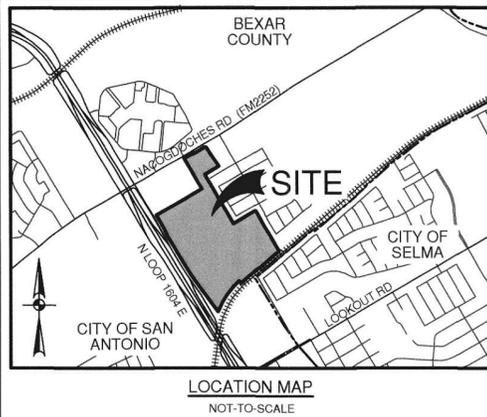
BY: _____ SECRETARY



INDEX MAP



Civil Job No. 12517-05; Survey Job No. 9249-21 1604 LOGISTICS CENTER

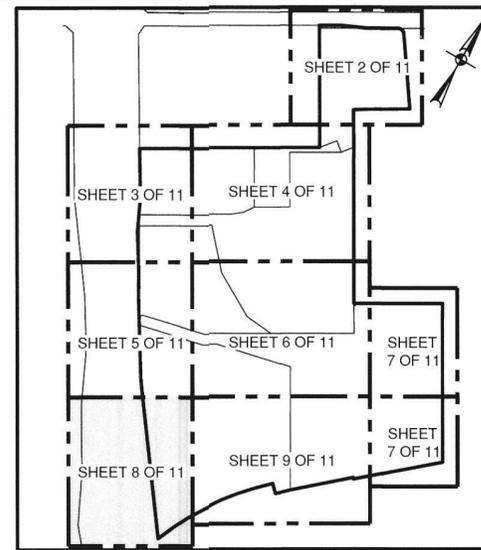


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PLAT NO. 22-11800120

SUBDIVISION PLAT

OF

1604 LOGISTICS CENTER

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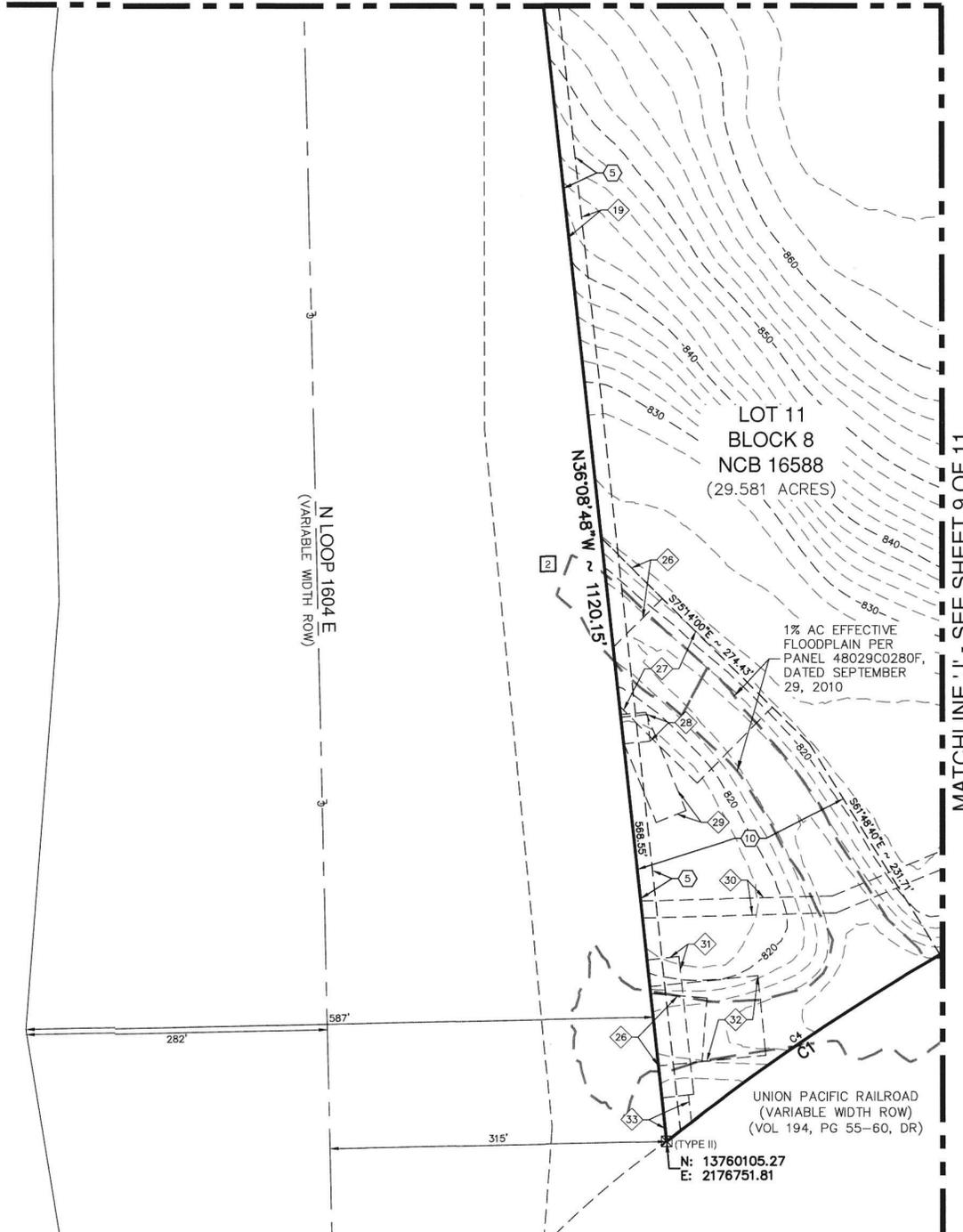


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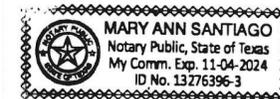
DATE OF PREPARATION: November 27, 2023

MATCHLINE 'F' - SEE SHEET 5 OF 11

INDEX MAP NOT-TO-SCALE



MATCHLINE 'J' - SEE SHEET 9 OF 11



STATE OF TEXAS
 COUNTY OF BEXAR

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Joni Sullivan

OWNER/DEVELOPER: CANAM 1604, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: CANAM 1604 INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
 BY: CANAM LOGISTICS REIT I, A TEXAS REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER
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 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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BY: _____ SECRETARY



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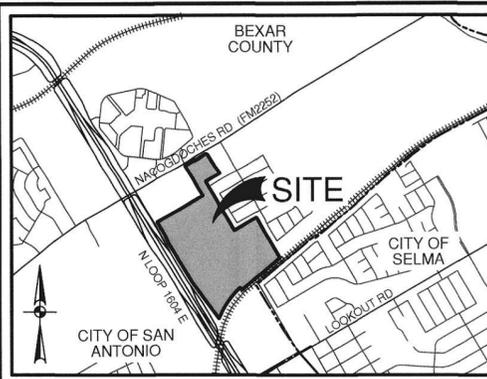
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Tom H. Milo
 REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET 8 OF 11



LOCATION MAP
NOT-TO-SCALE

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SUBDIVISION PLAT

OF

1604 LOGISTICS CENTER

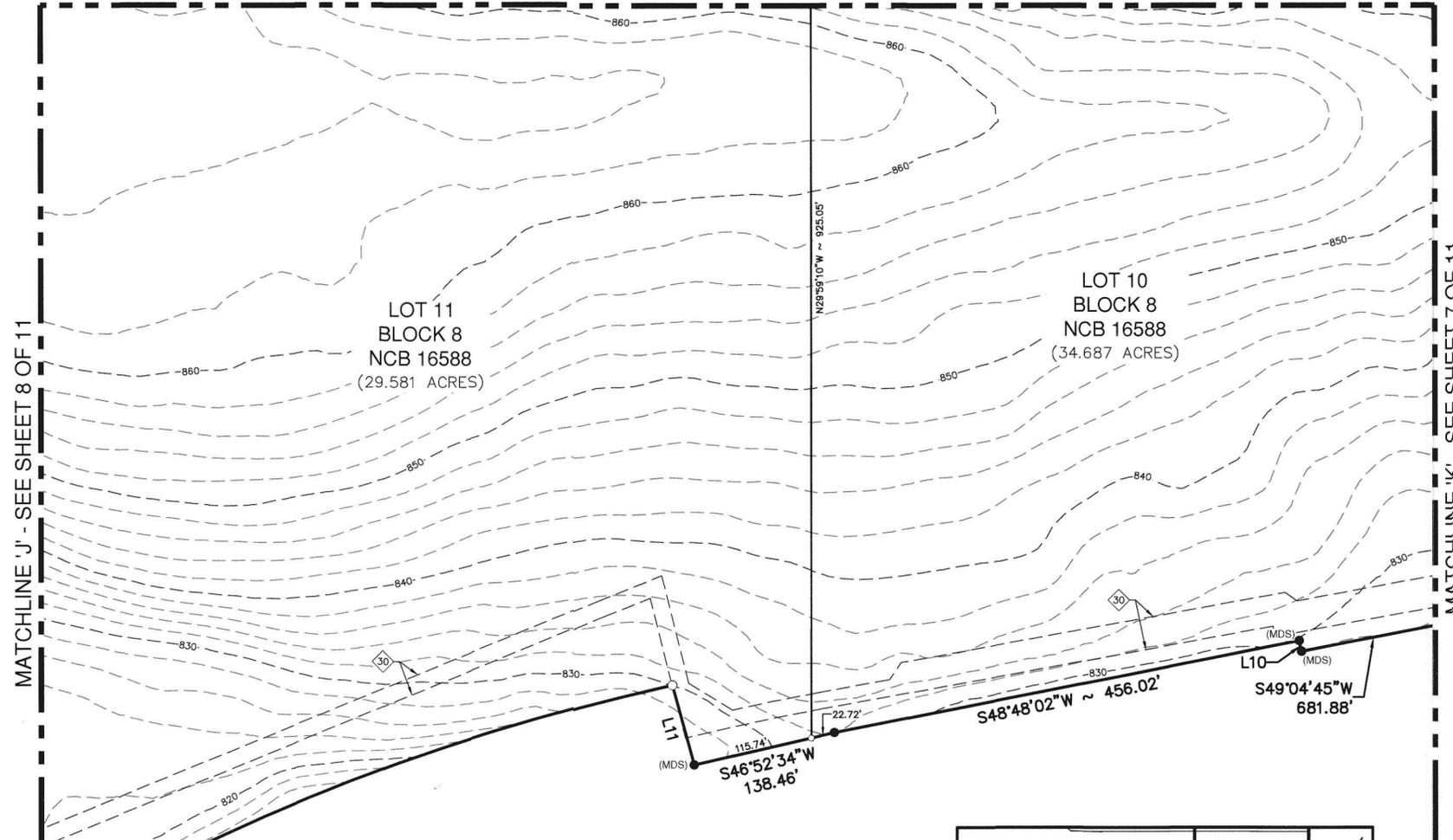
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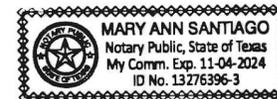
MATCHLINE 'H' - SEE SHEET 6 OF 11



MATCHLINE 'J' - SEE SHEET 8 OF 11

MATCHLINE 'K' - SEE SHEET 7 OF 11

UNION PACIFIC RAILROAD
(VARIABLE WIDTH ROW)
(VOL 194, PG 55-60, DR)



STATE OF TEXAS
COUNTY OF BEXAR

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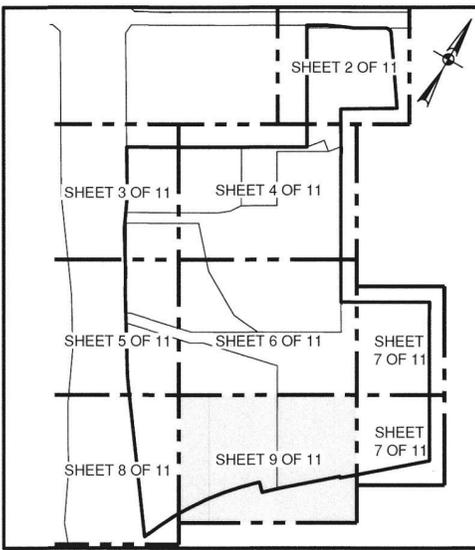
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DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



INDEX MAP
NOT-TO-SCALE

SHEET 9 OF 11



STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER



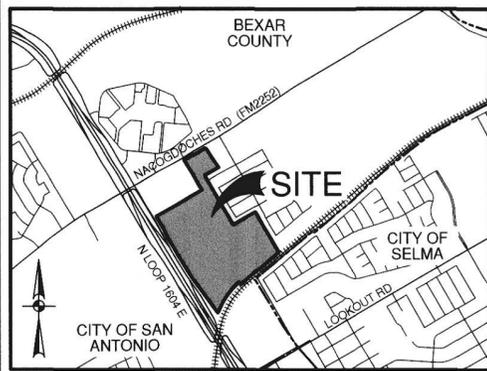
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Date: Nov 27, 2023, 11:32am User: D:\kate File: P:\2517\05\Design\Civil\Plot\PL-1251705.dwg



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CURVE & LINE TABLES

PLAT NO. 22-11800120

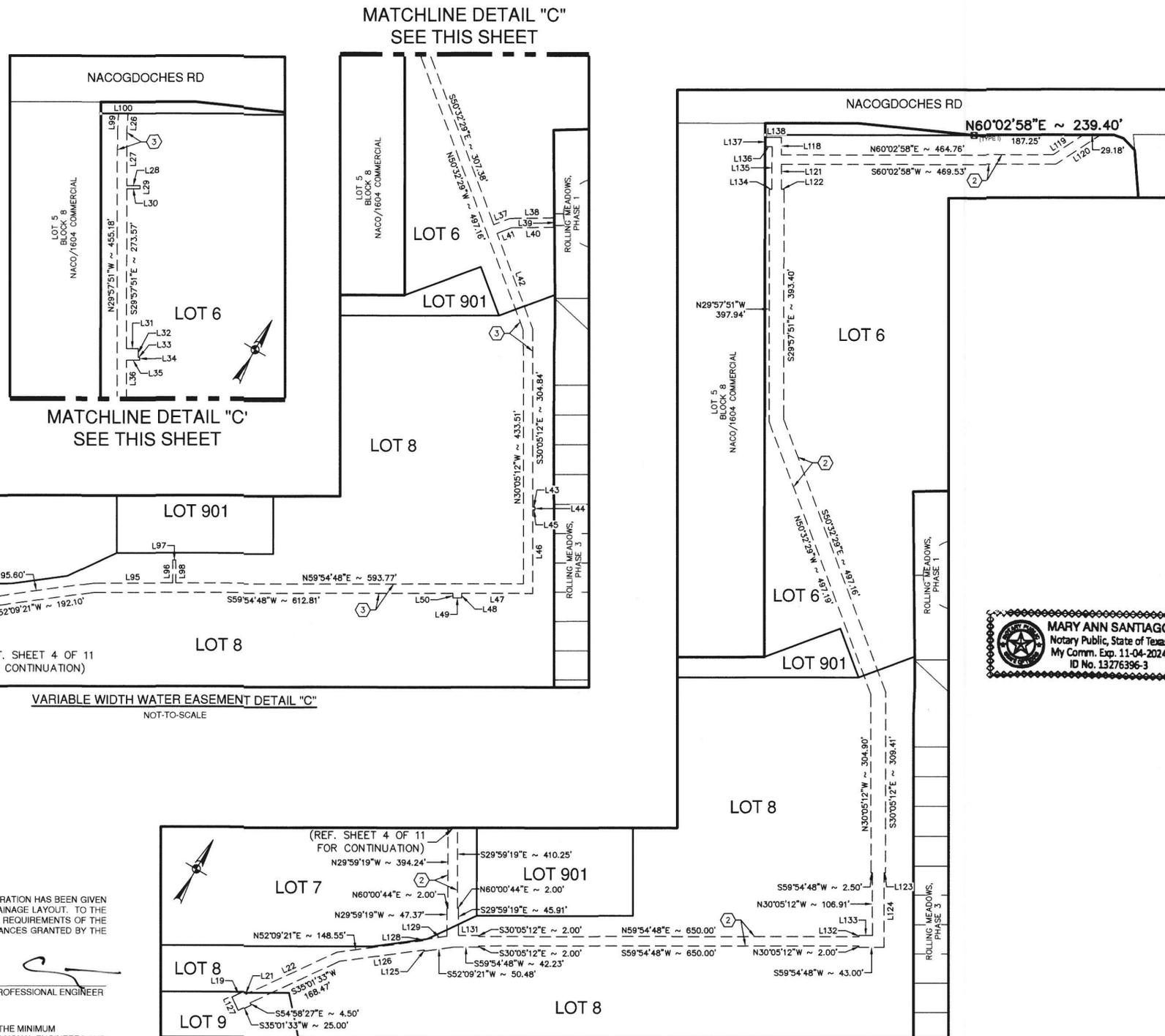
SUBDIVISION PLAT
OF

1604 LOGISTICS CENTER

BEING A TOTAL OF 125.767 ACRE TRACT OF LAND, INCLUSIVE OF 0.244 OF AN ACRE RIGHT OF WAY DEDICATIONS, ESTABLISHING LOTS 6-11, LOT 901, BLOCK 8, ALL OF A 125.767 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220144830, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HARMAN SPARKS SURVEY NUMBER 71, ABSTRACT 707, COUNTY BLOCK 5041, IN NEW CITY BLOCK 16588, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: November 27, 2023



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.

Toni Fisher

OWNER/DEVELOPER: CANAM 1604, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: CANAM 1604 INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
 BY: CANAM LOGISTICS REIT I, A TEXAS REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER
 BY: TONI FISHER, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TONI FISHER 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 27 DAY OF November, A.D. 2023



Mary Ann Santiago
 NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF 1604 LOGISTICS CENTER 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



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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Tom H. Milo
 REGISTERED PROFESSIONAL LAND SURVEYOR



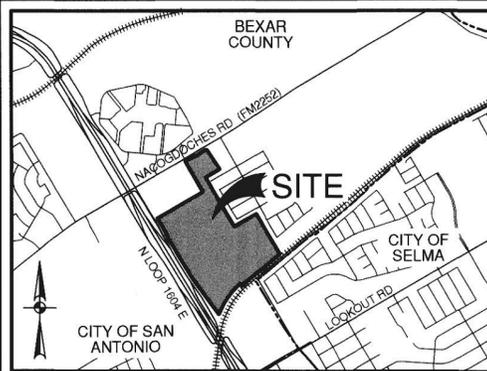
PLAT NO. 22-11800120

**SUBDIVISION PLAT
OF
1604 LOGISTICS CENTER**

BEING A TOTAL OF 125.767 ACRE TRACT OF LAND, INCLUSIVE OF 0.244 OF AN ACRE RIGHT OF WAY DEDICATIONS, ESTABLISHING LOTS 6-11, LOT 901, BLOCK 8, ALL OF A 125.767 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220144830, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HARMAN SPARKS SURVEY NUMBER 71, ABSTRACT 707, COUNTY BLOCK 5041, IN NEW CITY BLOCK 16588, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 27, 2023



LOCATION MAP
NOT-TO-SCALE

COMMON AREA MAINTENANCE:
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.

CPS/SAWS/COSA UTILITY:

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 BUILDING, STRUCTURE, 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800339) 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 35-47(H).

OPEN SPACE:

LOT 901, BLOCK 8, NCB 16588, IS DESIGNATED AS AN IRREVOCABLE INGRESS/EGRESS EASEMENT SOLELY TO PROVIDE ACCESS FROM LOT 6 TO THE EXISTING CEMETERY WITHIN LOT 901 AS PER SECTION 711.041 OF THE HEALTH AND SAFETY CODE OF TEXAS.

SAWS IMPACT FEE:

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 6-11, BLOCK 8, NCB 16588, IN ACCORDANCE WITH UDC 35-506(R)(3).

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0280F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TCI DETENTION & MAINTENANCE:

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 BEXAR COUNTY.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER 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 TOTAL OF 3 ACCESS POINT(S) ALONG N LOOP 1604 E, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,934.57 LINEAR FT OF HIGHWAY FRONTAGE AND 2 ACCESS POINT(S) ALONG FM 252 NACOOGDOCHES ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 547.81 LINEAR FEET OF HIGHWAY FRONTAGE.

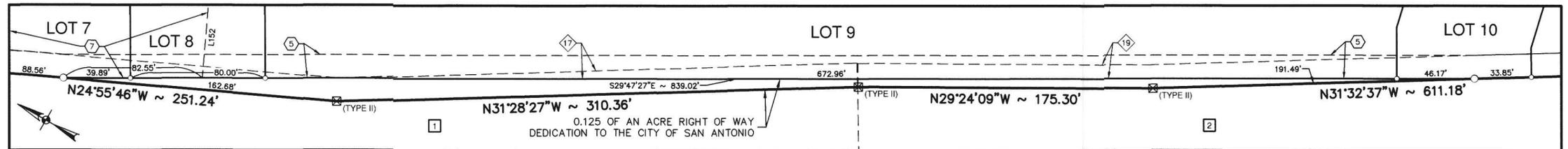
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.



0.125 OF AN ACRE RIGHT OF WAY DEDICATION DETAIL "L"

SCALE: 1" = 50'

LINE #	BEARING	LENGTH
L1	N79°51'15"E	17.16'
L2	S73°04'49"E	27.81'
L3	S59°03'12"W	153.39'
L4	S58°45'09"W	78.54'
L5	S29°58'43"E	47.57'
L6	S27°40'47"E	42.66'
L7	S30°07'28"E	152.75'
L8	N61°49'29"E	8.32'
L9	N60°29'12"E	27.15'
L10	N42°43'18"W	10.49'
L11	N45°15'40"W	79.78'
L12	N35°28'32"W	100.19'
L13	S60°00'50"W	30.43'
L14	S60°00'50"W	17.57'
L15	S89°57'41"E	53.70'
L16	N60°02'58"E	67.59'
L17	S60°02'58"W	73.14'
L18	N89°57'41"W	53.70'
L19	N35°01'33"E	25.00'
L20	N29°47'27"W	15.00'

LINE #	BEARING	LENGTH
L21	S54°58'27"E	4.50'
L22	N35°01'33"E	170.88'
L23	N60°00'50"E	110.88'
L24	N29°59'10"W	55.43'
L25	N15°57'00"W	38.72'
L26	S26°18'41"E	32.17'
L27	S29°57'51"E	90.74'
L28	N60°02'09"E	22.34'
L29	S29°57'51"E	5.00'
L30	S60°02'09"W	22.34'
L31	N60°02'09"E	20.00'
L32	S29°57'51"E	15.00'
L33	N60°02'09"E	2.45'
L34	S29°57'51"E	5.00'
L35	S60°02'09"W	22.45'
L36	S29°57'51"E	62.46'
L37	N39°27'31"E	29.65'
L38	N58°52'20"E	75.80'
L39	S30°33'29"E	16.00'
L40	S58°52'20"W	72.91'

LINE #	BEARING	LENGTH
L41	S39°27'31"W	26.91'
L42	S60°32'29"E	173.77'
L43	N59°54'48"E	3.75'
L44	S30°05'12"E	5.00'
L45	S59°54'48"W	3.75'
L46	S30°05'12"E	142.56'
L47	S59°54'48"W	121.64'
L48	S30°05'12"E	8.00'
L49	S59°54'48"W	15.00'
L50	N30°05'12"W	8.00'
L51	S35°01'33"W	89.68'
L52	S54°58'27"E	11.25'
L53	S35°01'33"W	5.00'
L54	N54°58'27"W	11.25'
L55	S35°01'33"W	54.55'
L56	S15°00'50"W	9.35'
L57	S74°59'10"E	4.95'
L58	S12°47'24"E	43.00'
L59	N12°47'24"W	43.00'
L60	S12°47'24"E	26.00'

LINE #	BEARING	LENGTH
L61	S12°47'24"E	22.09'
L62	S77°12'36"W	5.00'
L63	N12°47'24"W	22.09'
L64	N80°17'24"W	10.21'
L65	S09°42'38"W	17.06'
L66	N80°17'22"W	5.00'
L67	N09°42'38"E	17.06'
L68	N80°17'24"W	22.90'
L69	N23°15'13"E	32.27'
L70	N66°44'47"W	1.56'
L71	N23°15'13"E	5.00'
L72	S66°44'47"E	1.56'
L73	N23°15'13"E	6.52'
L74	N18°13'56"W	105.89'
L75	N24°19'15"W	81.99'
L76	S30°36'50"E	18.56'
L77	S74°59'10"E	151.57'
L78	N60°00'52"E	18.00'
L79	S29°59'11"E	15.06'
L80	S60°00'52"W	18.00'

LINE #	BEARING	LENGTH
L81	S29°59'10"E	21.62'
L82	N60°00'53"E	19.66'
L83	S29°59'07"E	5.00'
L84	S60°00'53"W	19.66'
L85	S29°59'10"E	5.37'
L86	S24°19'15"E	83.63'
L87	S18°13'56"E	112.80'
L88	S23°15'13"W	41.83'
L89	N60°00'50"E	15.58'
L90	S29°59'10"E	15.00'
L91	S60°00'50"W	15.58'
L92	S80°17'24"E	27.41'
L93	N15°00'50"E	18.80'
L94	N35°01'33"E	154.47'
L95	N59°54'48"E	135.77'
L96	N30°05'12"W	39.07'
L97	N59°54'48"E	5.00'
L98	S30°05'12"E	39.07'
L99	N26°18'41"W	31.66'
L100	N60°02'58"E	16.03'

LINE #	BEARING	LENGTH
L101	S35°01'33"W	88.15'
L102	N29°47'27"W	15.00'
L103	S29°59'10"E	55.43'
L104	S15°57'00"E	38.72'
L105	N59°23'10"E	39.41'
L106	S80°35'10"E	50.36'
L107	S34°10'26"E	69.84'
L108	S18°07'05"E	49.75'
L109	N60°00'50"E	52.52'
L110	S66°28'17"E	17.13'
L111	S60°00'50"W	49.61'
L112	S30°07'13"E	16.00'
L113	S59°53'19"W	15.25'
L114	N28°10'31"W	16.00'
L117	S77°12'36"W	54.18'
L118	S29°57'51"E	29.94'
L119	N26°47'57"E	62.01'
L120	S26°47'57"W	91.19'
L121	S29°57'51"E	42.55'
L122	N60°02'09"E	4.50'

LINE #	BEARING	LENGTH
L123	S59°54'48"W	2.50'
L124	S30°05'12"E	126.91'
L125	N37°50'39"W	2.16'
L126	S52°09'21"W	146.14'
L127	N54°58'27"W	25.00'
L128	N37°50'39"W	1.84'
L129	N52°09'21"E	41.27'
L130	N30°02'27"W	25.00'
L131	N59°54'48"E	34.05'
L132	N30°05'12"W	2.00'
L133	N59°54'48"E	23.00'
L134	N60°02'09"E	4.50'
L135	N29°57'51"W	72.49'
L136	S60°02'09"W	12.00'
L137	N29°57'51"W	16.00'
L138	N60°02'09"E	28.00'
L139	N74°03'00"E	108.21'
L140	N15°57'00"W	20.18'
L141	S83°52'19"E	68.23'
L142	S66°31'52"E	41.11'

LINE #	BEARING	LENGTH
L143	N61°37'39"E	23.80'
L144	N03°50'44"W	31.81'
L145	N33°25'31"E	67.06'
L146	S58°22'24"W	75.71'
L147	S38°57'28"W	38.02'
L148	S10°47'08"W	59.18'
L149	S33°41'22"W	37.81'
L150	S77°47'53"W	43.89'
L151	S16°45'58"E	13.84'
L152	S65°04'14"W	49.22'

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.

Loni Fisher

OWNER/DEVELOPER: CANAM 1604, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: CANAM 1604 INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: CANAM LOGISTICS REIT I, A TEXAS REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER
BY: TONI FISHER, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TONI FISHER 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 27 DAY OF November, A.D. 2023

Mary Ann Santiago
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 1604 LOGISTICS CENTER 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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

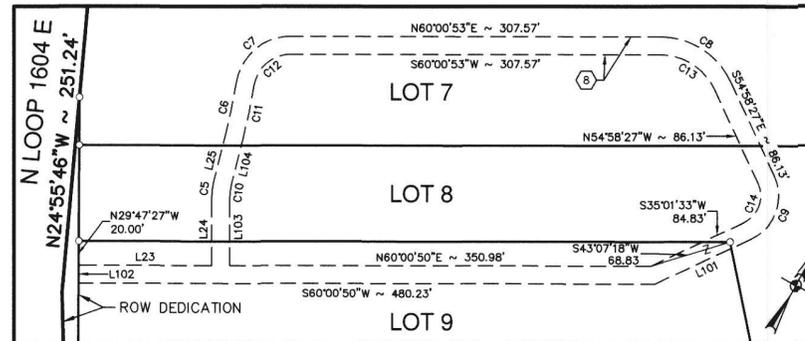
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, SCALE FACTOR 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



15' MAINTENANCE & ACCESS EASEMENT DETAIL "G"

SCALE: 1" = 100'

