

LOCATION MAP
NOT-TO-SCALE

LEGEND	
AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
CB COUNTY BLOCK	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
LF LINEAR FEET	(SURVEYOR)
DOC DOCUMENT NUMBER	○ SET 1/2" IRON ROD (PD)
NCB NEW CITY BLOCK	⊙ EASEMENT POINT OF INTERSECTION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	DPR DEED AND PLAT RECORDS

— 1140 — EXISTING CONTOURS
— CENTERLINE
— CITY OF SAN ANTONIO LIMITS

- | | |
|---|---|
| 1 PERMEABLE 20' PRIVATE DRAINAGE EASEMENT (VOL 20002, PG 1885 DPR) | 16 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 18864, PG 340-353 DPR) |
| 2 4' GAS, ELECTRICAL, TELEPHONE, AND CABLE TV EASEMENT (VOL 9720, PGS 200-201 DPR) | 17 16' WATER EASEMENT (DOC #20170178750 OPR) |
| 3 20' BUILDING SET BACK (VOL 9720, PGS 200-201 DPR) | 18 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (DOC #20170178750 OPR) |
| 4 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9575, PGS 61-64 DPR) | 19 20' SEWER EASEMENT (VOL 20001, PG 2068 PR) |
| 5 16' WATER EASEMENT (VOL 9720, PGS 200-201 DPR) | 20 10' WATER EASEMENT (VOL 20001, PG 2068 PR) |
| 6 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9720, PGS 200-201 DPR) | 21 14' GAS, ELECTRIC & CABLE TV EASEMENT (VOL 20001, PG 2068 PR) |
| 7 10' PRIVATE LANDSCAPE BUFFER AND PEDESTRIAN ACCESS EASEMENT (VOL 12096, PG 1586 OPR) | 1 HORIZON POINTE APARTMENTS (VOL 20002, PG 1885 DPR) |
| 8 VARIABLE WIDTH MFP ACCESS EASEMENT (DOC #20180221403 OPR) | 2 UNPLATTED REMAINING PORTION OF A CALLED 111.698 ACRES MFP FOSTER RANCH, LP (VOL 13069, PG 1666 OPR) |
| 9 VARIABLE WIDTH ACCESS EASEMENT (DOC #20190020356) | 3 LOT 45, BLK 38, CB 5090 HORIZON POINTE SUBDIVISION, UNIT-1 (VOL 9575, PGS 61-64 DPR) |
| 10 40' GAS MAIN RIGHT-OF-WAY CITY OF SAN ANTONIO (VOL 4685, PG 457 OPR) | 4 LOT 1, BLK 70, CB 5090 HORIZON POINTE APARTMENTS (VOL 20002, PG 1885 DPR) |
| 11 VARIABLE WIDTH DRAINAGE EASEMENT (DOC #2010221403 OPR) | |
| 12 VARIABLE WIDTH QUICKTRIP ACCESS & RELATED IMPROVEMENTS EASEMENT (DOC #20180221403 OPR) | |
| 13 20'X63' PERMANENT SEWER EASEMENT (DOC #20190217659) | |
| 14 10'X63' PERMANENT WATER EASEMENT (DOC #20190217670) | |
| 15 UTILITY LINE CONSTRUCTION AREA EASEMENT (DOC #20180221403 OPR) | |

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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.

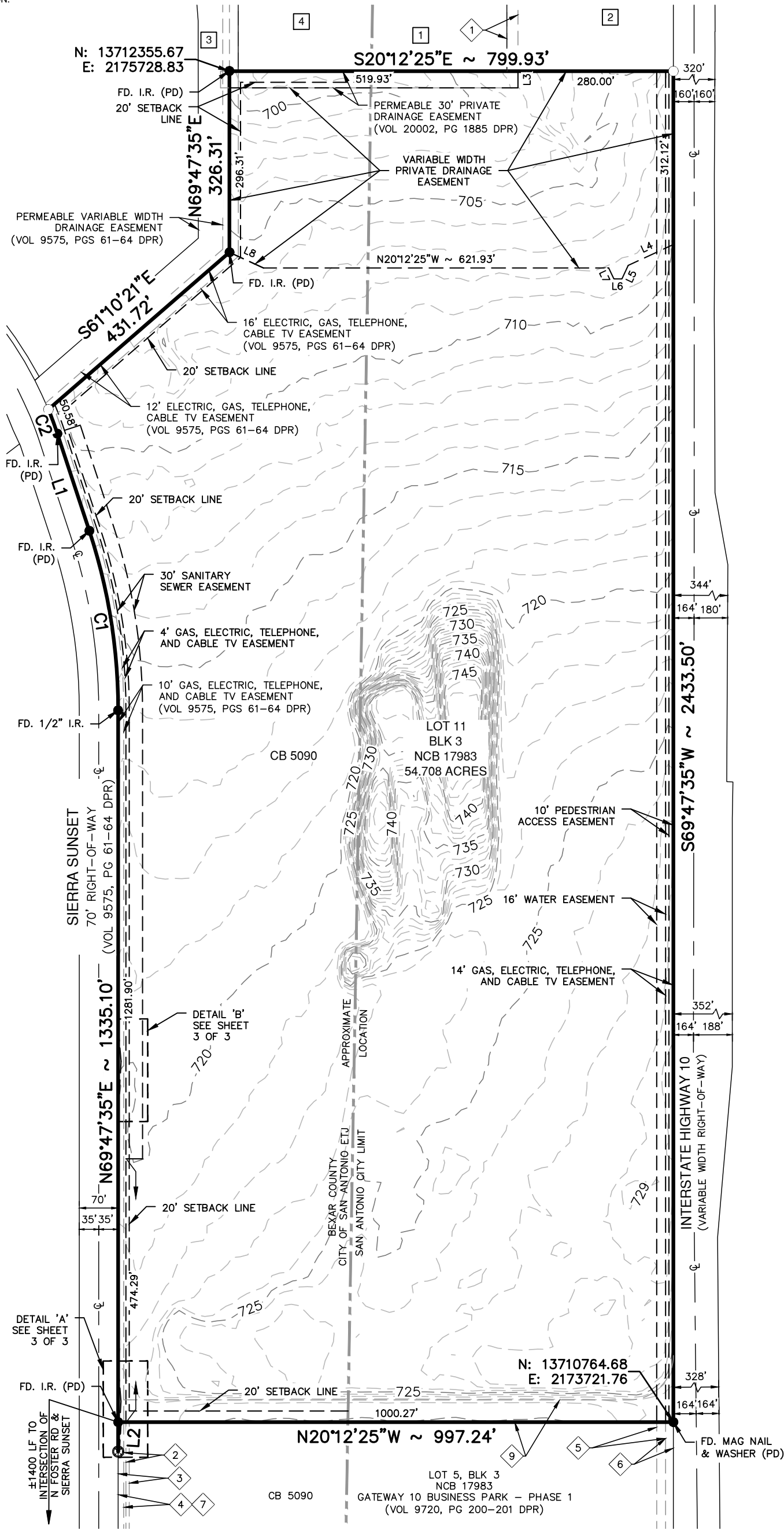
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE:

WATER 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 SERVICE CONNECTION.

WASTEWATER EDU: (LOT 10)

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.



FOR CURVE AND LINE TABLE
SEE SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

PLAT NO. 22-11800568

SUBDIVISION PLAT OF GATEWAY 10 BUSINESS PARK - PHASE 3

BEING A TOTAL OF 56.710 ACRE TRACT OF LAND, ESTABLISHING LOT 10, BLOCK 3, NEW CITY BLOCK 17983, AND LOT 11, BLOCK 3, COUNTY BLOCK 5090, NEW CITY BLOCK 17983, INCLUDING AN OFF-LOT EASEMENT LOCATED ON LOT 5, BLOCK 3 OF THE GATEWAY 10 BUSINESS PARK - PHASE 1 RECORDED IN VOLUME 9720, PAGE 201 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A 111.698 ACRE TRACT OF LAND RECORDED IN VOLUME 13069, PAGES 1666-1673 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB CHAPPELL SURVEY NUMBER 322, ABSTRACT 884, COUNTY BLOCK 5090, AND OUT OF THE GUADALUPE TORRES SURVEY NUMBER 38, ABSTRACT 739, COUNTY BLOCK 5090 IN NEW CITY BLOCK 17983, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 200'



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 02, 2024

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.

OWNER /DEVELOPER:	LOT 10 & 11 HARRY BEN ADAMS IV VICE PRESIDENT MFP FOSTER RANCH LP 755 E. MULBERRY AVE. STE 600 SAN ANTONIO, TX 78212 (210) 731-4701	LOT 5 HARRY BEN ADAMS IV VICE PRESIDENT GATEWAY 10 BUILDING 2, LLC 755 E. MULBERRY AVE. STE 600 SAN ANTONIO, TX 78212 (210) 731-4701

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY BEN ADAMS IV 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
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 PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

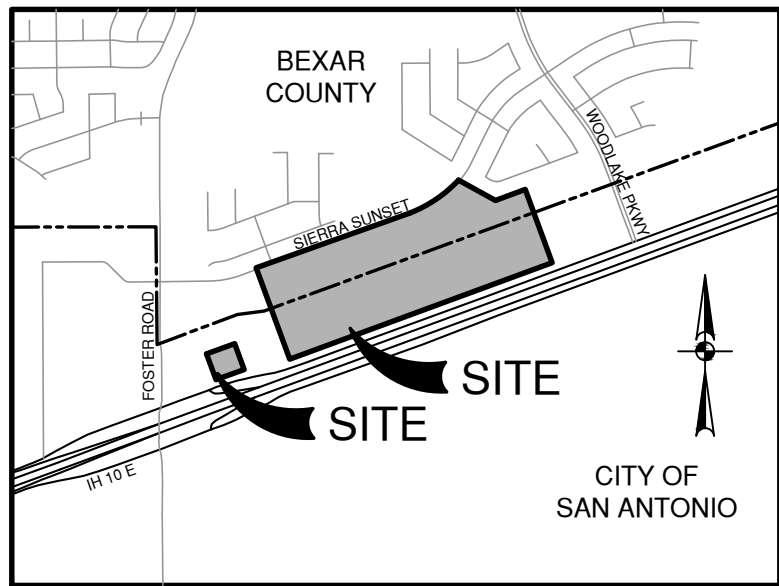
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GATEWAY 10 BUSINESS PARK - PHASE 3 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

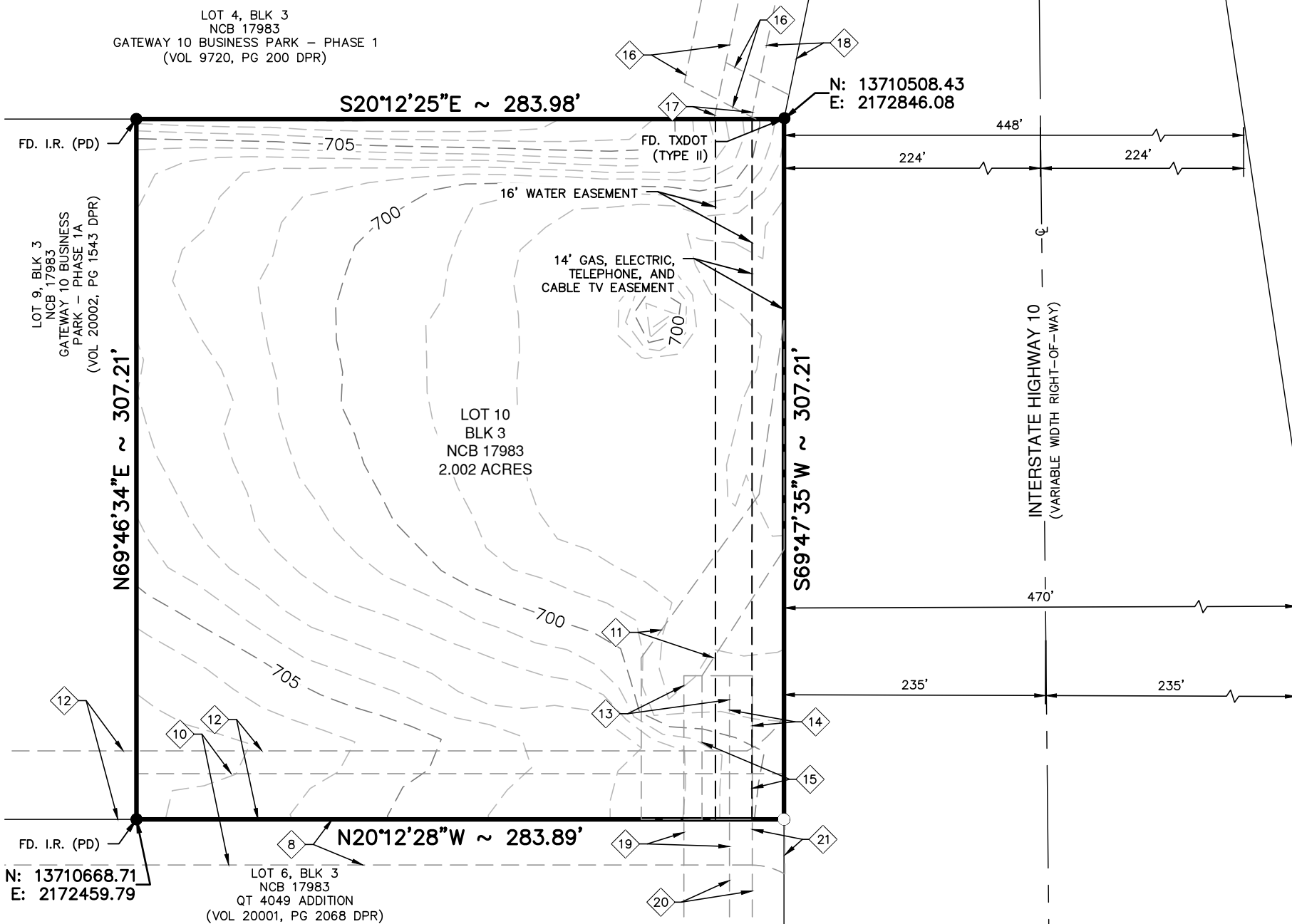


LOCATION MAP
NOT-TO-SCALE

LEGEND	
AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
CB COUNTY BLOCK	● FOUND 1/2" IRON ROD
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NCB NEW CITY BLOCK	⊙ EASEMENT POINT OF INTERSECTION
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	DPR DEED AND PLAT RECORDS

--- 1140 --- EXISTING CONTOURS
--- 1140 --- CENTERLINE
--- CITY OF SAN ANTONIO LIMITS

- | | |
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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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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 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 SERVICE CONNECTION.

WASTEWATER EDU: (LOT 10)

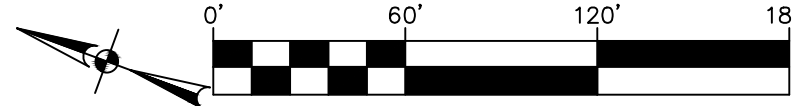
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NO. 22-11800568

SUBDIVISION PLAT OF GATEWAY 10 BUSINESS PARK - PHASE 3

BEING A TOTAL OF 56.710 ACRE TRACT OF LAND, ESTABLISHING LOT 10, BLOCK 3, NEW CITY BLOCK 17983, AND LOT 11, BLOCK 3, COUNTY BLOCK 5090, NEW CITY BLOCK 17983, INCLUDING AN OFF-LOT EASEMENT LOCATED ON LOT 5, BLOCK 3 OF THE GATEWAY 10 BUSINESS PARK - PHASE 1 RECORDED IN VOLUME 9720, PAGE 201 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A 111.698 ACRE TRACT OF LAND RECORDED IN VOLUME 13069, PAGES 1666-1673 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB CHAPPELL SURVEY NUMBER 322, ABSTRACT 884, COUNTY BLOCK 5090, AND OUT OF THE GUADALUPE TORRES SURVEY NUMBER 38, ABSTRACT 739, COUNTY BLOCK 5090 IN NEW CITY BLOCK 17983, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 60'



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 02, 2024

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.

OWNER /DEVELOPER:	LOT 10 & 11 HARRY BEN ADAMS IV VICE PRESIDENT MFP FOSTER RANCH LP 755 E. MULBERRY AVE. STE 600 SAN ANTONIO, TX 78212 (210) 731-4701	LOT 5 HARRY BEN ADAMS IV VICE PRESIDENT GATEWAY 10 BUILDING 2, LLC 755 E. MULBERRY AVE. STE 600 SAN ANTONIO, TX 78212 (210) 731-4701

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY BEN ADAMS IV, 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 _____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
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 PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GATEWAY 10 BUSINESS PARK - PHASE 3 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

FOR CURVE AND LINE TABLE
SEE SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

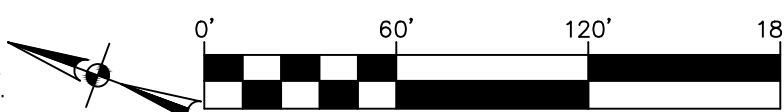
SHEET 2 OF 3

PLAT NO. 22-11800568

SUBDIVISION PLAT
OF
GATEWAY 10 BUSINESS
PARK - PHASE 3

BEING A TOTAL OF 56.710 ACRE TRACT OF LAND, ESTABLISHING LOT 10, BLOCK 3, NEW CITY BLOCK 17983, AND LOT 11, BLOCK 3, COUNTY BLOCK 5090, NEW CITY BLOCK 17983, INCLUDING AN OFF-LOT EASEMENT LOCATED ON LOT 5, BLOCK 3 OF THE GATEWAY 10 BUSINESS PARK - PHASE 1 RECORDED IN VOLUME 9720, PAGE 201 OF THE DEED AND PLAT RECORDS OR BEXAR COUNTY, TEXAS, OUT OF A 111.698 ACRE TRACT OF LAND RECORDED IN VOLUME 13069, PAGES 1666-1673 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB CHAPPELL SURVEY NUMBER 322, ABSTRACT 884, COUNTY BLOCK 5090, AND OUT OF THE GUADALUPE TORRES SURVEY NUMBER 38, ABSTRACT 739, COUNTY BLOCK 5090 IN NEW CITY BLOCK 17983, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 60'

**PAPE-DAWSON
ENGINEERS**2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 02, 2024

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.

OWNER	LOT 10 & 11	LOT 5
/DEVELOPER:	HARRY BEN ADAMS IV	HARRY BEN ADAMS IV
	VICE PRESIDENT	VICE PRESIDENT
	MFP POSTER RANCH LP	GATEWAY 10 BUILDING 2, LLC
	755 E. MULBERRY AVE. STE 600	755 E. MULBERRY AVE. STE 600
	SAN ANTONIO, TX 78212	SAN ANTONIO, TX 78212
	(210) 731-4701	(210) 731-4701

STATE OF TEXAS
COUNTY OF BEXAR

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THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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COUNTY JUDGE, BEXAR COUNTY, TEXAS

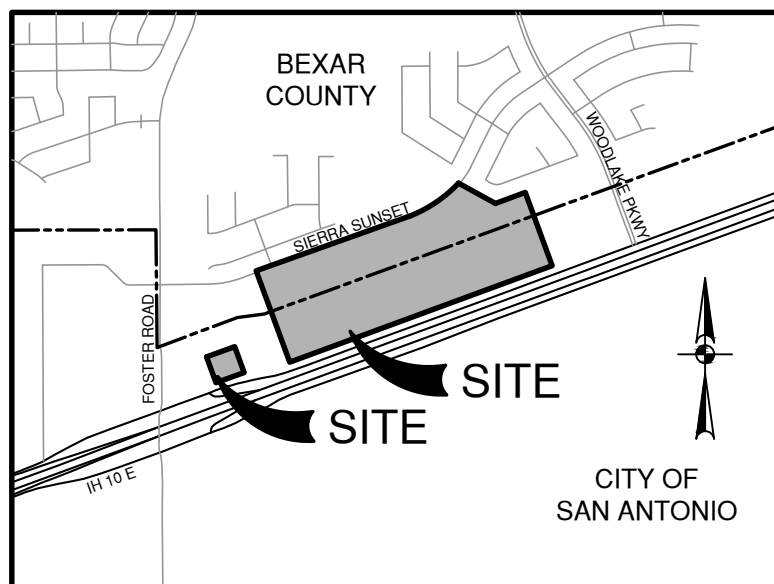
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BY: _____ CHAIRMAN

BY: _____ SECRETARY

LOCATION MAP
NOT-TO-SCALE

LEGEND		
AC	ACRE(S)	VOL
BLK	BLOCK	PG
CB	COUNTY BLOCK	(SURVEYOR)
LF	LINEAR FEET	
DOC	DOCUMENT NUMBER	
NCB	NEW CITY BLOCK	
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	
		DPR
		DEED AND PLAT RECORDS

---	-1140-	EXISTING CONTOURS
---	---	CENTERLINE
---	---	CITY OF SAN ANTONIO LIMITS

1	PERMEABLE 20' PRIVATE DRAINAGE EASEMENT (VOL 20002, PG 1885 DPR)	16	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 18664, PG 340-353 DPR)
2	4' GAS, ELECTRICAL, TELEPHONE, AND CABLE TV EASEMENT (VOL 9720, PGS 200-201 DPR)	17	16' WATER EASEMENT (DOC #20170178750 OPR)
3	20' BUILDING SET BACK (VOL 9720, PGS 200-201 DPR)	18	14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (DOC #20170178750 OPR)
4	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9575, PGS 61-64 DPR)	19	20' SEWER EASEMENT (VOL 20001, PG 2068 PR)
5	16' WATER EASEMENT (VOL 9720, PGS 200-201 DPR)	20	10' WATER EASEMENT (VOL 20001, PG 2068 PR)
6	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9720, PGS 200-201 DPR)	21	14' GAS, ELECTRIC & CABLE TV EASEMENT (VOL 20001, PG 2068 PR)
7	10' PRIVATE LANDSCAPE BUFFER AND PEDESTRIAN ACCESS EASEMENT (VOL 12096, PG 1596 OPR)	1	LOT 1, BLK 70, NCB 17983 HORIZON POINTE APARTMENTS (VOL 20002, PG 1885 DPR)
8	VARIABLE WIDTH MFP ACCESS EASEMENT (DOC #20180221403 OPR)	2	UNPLATTED REMAINING PORTION OF A CALLED 111.698 ACRES MFP FOSTER RANCH, LP
9	VARIABLE WIDTH ACCESS EASEMENT (DOC #20190020356)	3	LOT 45, BLK 38, CB 5090 HORIZON POINTE SUBDIVISION, UNIT-1 (VOL 9575, PGS 61-64 DPR)
10	40' GAS MAIN RIGHT-OF-WAY CITY OF SAN ANTONIO (VOL. 4685, PG. 457 OPR)	4	LOT 1, BLK 70, CB 5090 HORIZON POINTE APARTMENTS (VOL 20002, PG 1885 DPR)
11	VARIABLE WIDTH DRAINAGE EASEMENT (DOC #2010221403 OPR)		
12	VARIABLE WIDTH QUICKTRIP ACCESS & RELATED IMPROVEMENTS EASEMENT (DOC #20180221403 OPR)		
13	20'X63' PERMANENT SEWER EASEMENT (DOC #20190217659)		
14	10'X63' PERMANENT WATER EASEMENT (DOC #20190217670)		
15	UTILITY LINE CONSTRUCTION AREA EASEMENT (DOC #20180221403 OPR)		

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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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.

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.

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 IF OFF-SITE 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.

SAWS IMPACT FEE:

WATER 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 SERVICE CONNECTION.

WASTEWATER EDU: (LOT 10)

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.

SAN ANTONIO RIVER AUTHORITY: (LOT 11)

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY 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.

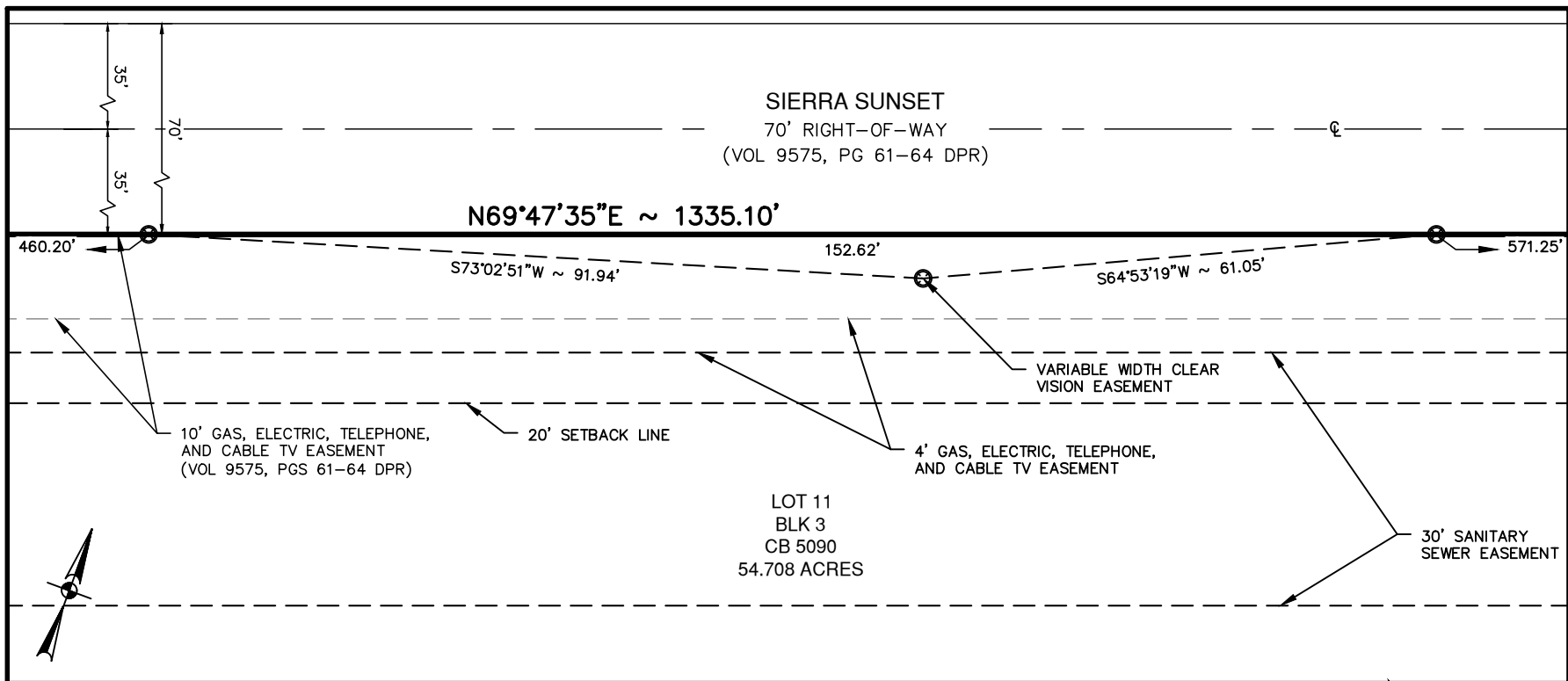
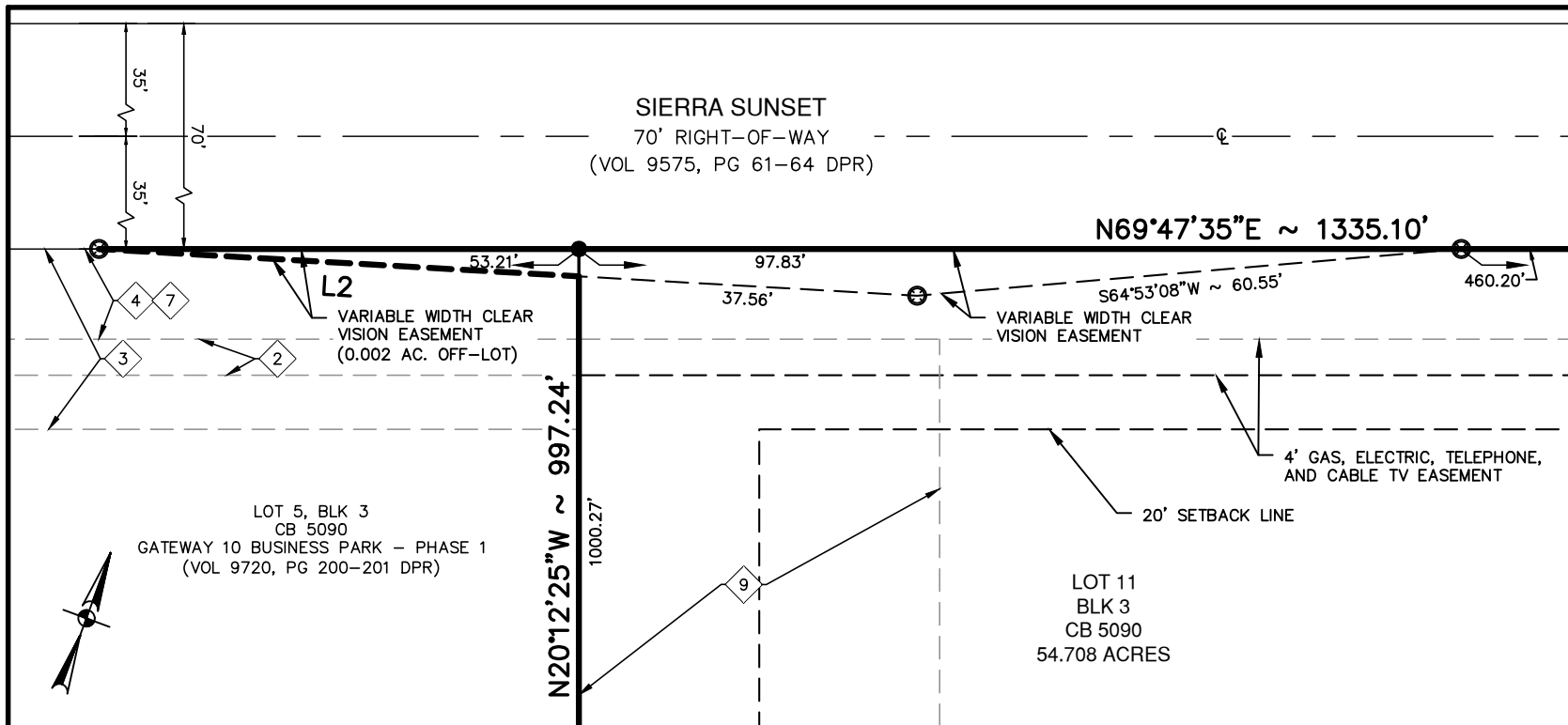
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N51°33'10"E	183.89'
L2	S73°03'42"W	53.29'
L3	N69°47'35"E	30.00'
L4	N45°06'53"W	89.66'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	N84°53'56"W	26.77'
L6	N20°17'28"W	14.50'
L7	N44°19'55"E	21.68'
L8	N4°28'24"E	67.58'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1035.00'	181°4'25"	N60°40'23"E	328.11' 329.50'
C2	670.00'	3°58'44"	N49°33'48"E	46.52' 46.53'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3