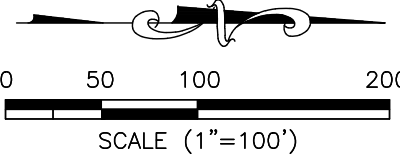


PLAT NUMBER: 22-11800651

REPLAT ESTABLISHING  
**I-10/I-410 DISTRIBUTION  
CENTER**

BEING A TOTAL OF 20.254 ACRES, BEING LOT 1 BLOCK 2 OF THE SOUTH FOSTER INDUSTRIAL PARK UNIT-1, RECORDED IN VOLUME 9658, PAGE 63-64 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 12-13, BLOCK 2, NEW CITY BLOCK 17995, AND A 0.003 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**Kimley»Horn**

10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216  
PHONE: 210.541.9166

DATE OF PREPARATION: July 15, 2024

STATE OF TEXAS  
COUNTY OF DALLAS

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: I-10/I-410 DISTRIBUTION CENTER, LLC  
5310 HARVEST HILL, SUITE 250  
DALLAS, TX 75230  
CONTACT: DAVID MEYER

STATE OF TEXAS  
COUNTY OF DALLAS

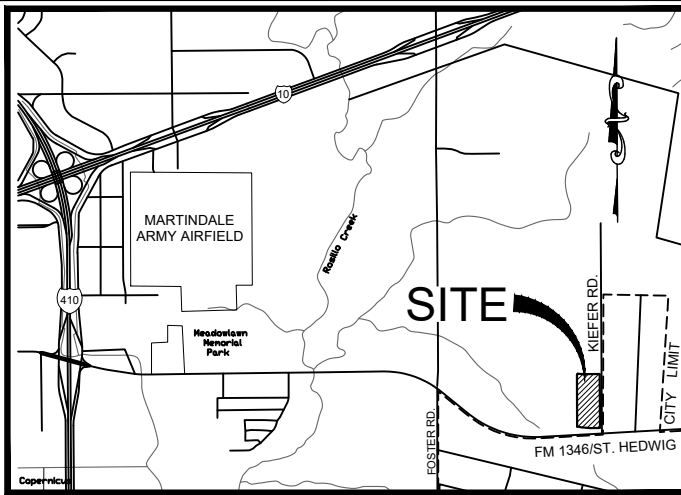
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID MEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, STATE OF TEXAS

THIS PLAT OF I-10/I-410 DISTRIBUTION 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 OF LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

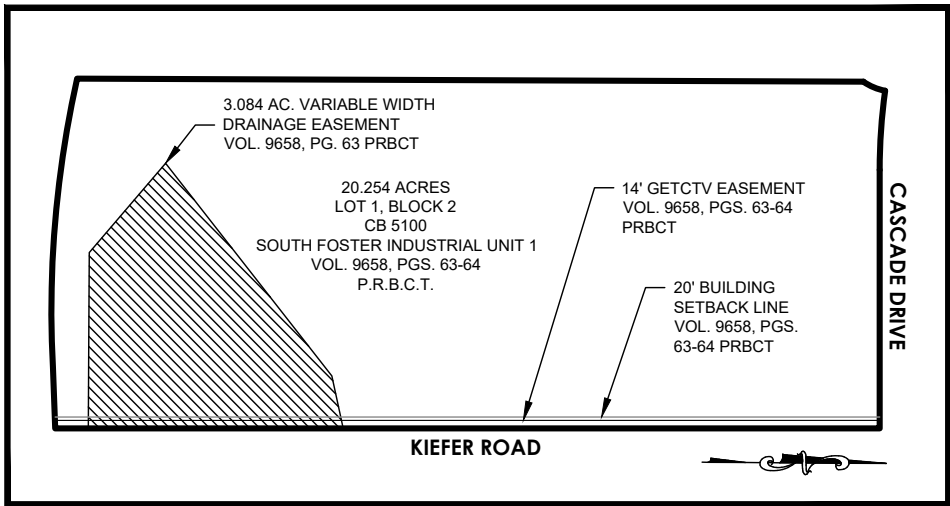
BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



**LOCATION MAP**

N.T.S.



N.T.S.

**AREA BEING REPLATTED THROUGH PUBLIC HEARING**

THE 20.254 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOT 1, BLOCK 2, CB 5100, ON THE SOUTH FOSTER INDUSTRIAL PARK UNIT-1 SUBDIVISION, RECORDED IN VOL. 9658, PG. 63-64, PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALONG WITH THE 3.084 ACRE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, THE 20' BUILDING SETBACK LINE, AND THE 14' GETCTV EASEMENT.

STATE OF TEXAS  
COUNTY OF DALLAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 2 OF THE SOUTH FOSTER INDUSTRIAL PARK UNIT-1 WHICH WAS RECORDED IN VOLUME 9658, PAGE 63-64, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OF DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: I-10/I-410 DISTRIBUTION CENTER, LLC  
5310 HARVEST HILL, SUITE 250  
DALLAS, TX 75230  
CONTACT: DAVID MEYER

SWORN & SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

RICHARD A. GOODWIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069  
SHERWOOD SURVEYING & SUE, TBPCLS FIRM #10044200  
6477 FM 311, PO BOX 992, SPRING BRANCH, TX 78070  
PHONE: 830.228.5788

**CPS/SAWS/COSA/UTILITY NOTES:**

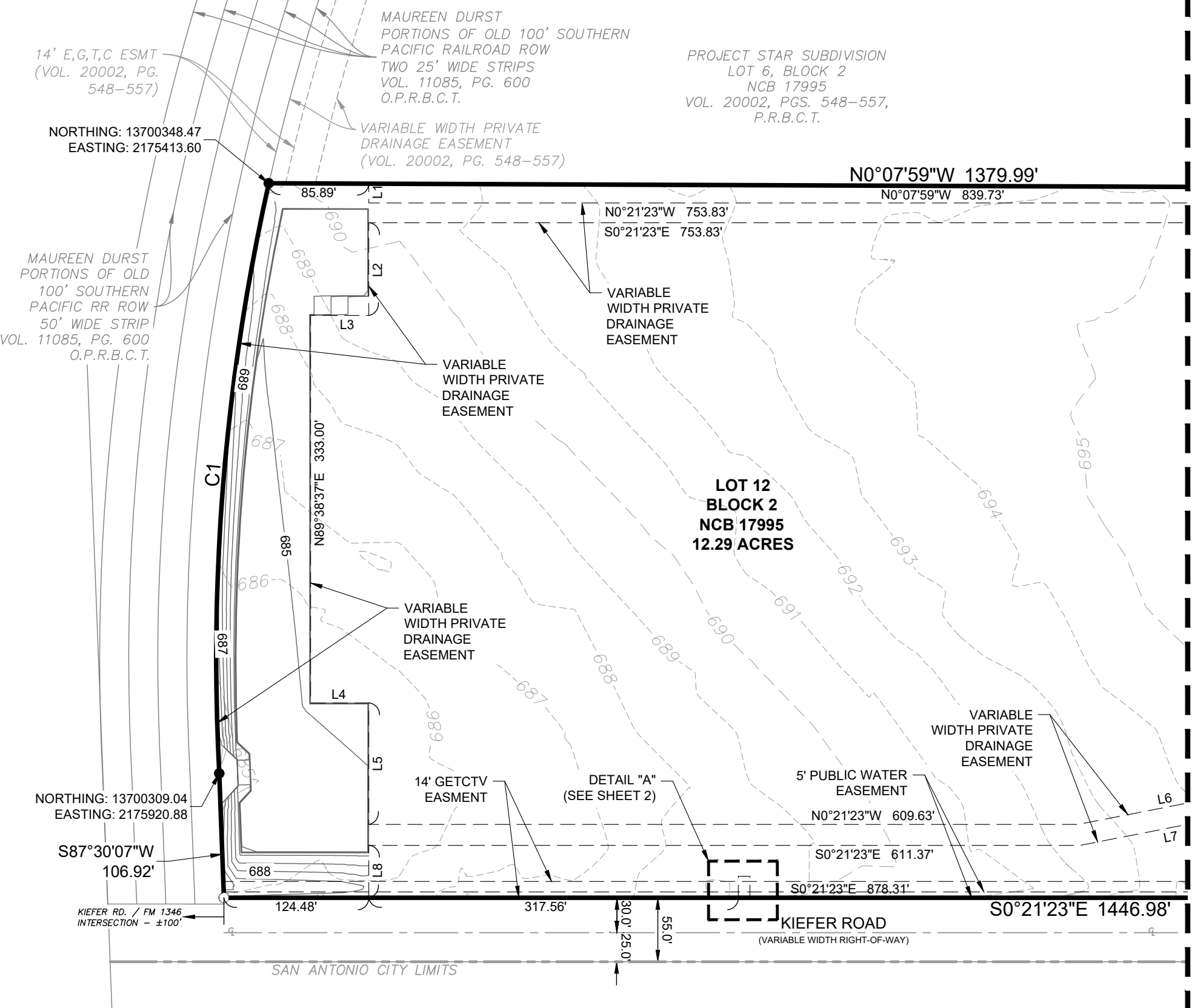
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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.

**FIRE:**

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**INGRESS/ EGRESS:**

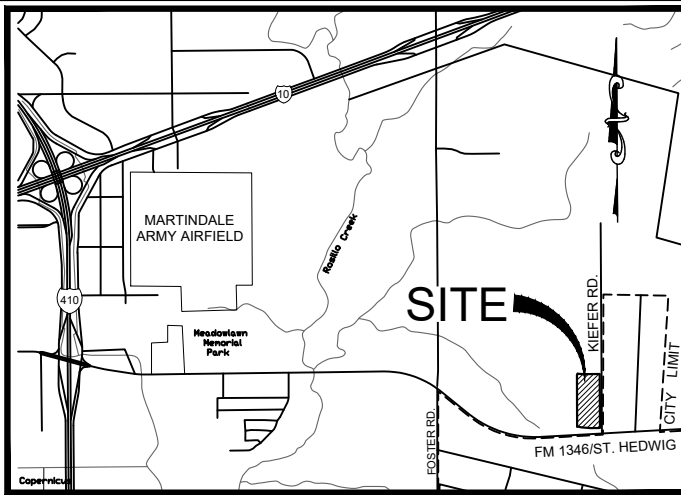
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE  
AND CURVE TABLES

SHEET 1 OF 2



### LOCATION MAP

N.T.S.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
GETCTV	GAS, ELECTRIC, TELEPHONE, CABLE TV
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
Q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
NTS	NOT TO SCALE
OPRBCT	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
PRBCT	PLAT RECORDS BEXAR COUNTY TEXAS

### CPS/SAWS/COSA/UTILITY NOTES:

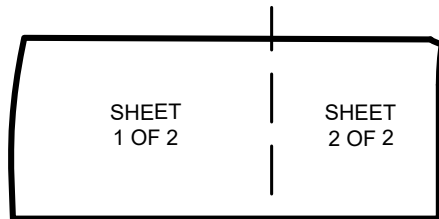
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SAWS IMPACT FEE:  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

SAWS DEDICATION:  
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

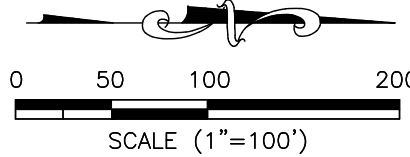
- SURVEYOR'S NOTES:
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SHERWOOD" UNLESS NOTED OTHERWISE;
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
  - DIMENSIONS SHOWN ARE GRID; GRID TO SURFACE SCALE FACTOR IS 1.00016
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



PLAT NUMBER: 22-11800651

## REPLAT ESTABLISHING I-10/I-410 DISTRIBUTION CENTER

BEING A TOTAL OF 20.254 ACRES, BEING LOT 1 BLOCK 2 OF THE SOUTH FOSTER INDUSTRIAL PARK UNIT-1, RECORDED IN VOLUME 9658, PAGE 63-64 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 12-13, BLOCK 2, NEW CITY BLOCK 17995, AND A 0.003 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



# Kimley»Horn

10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216  
PHONE: 210.541.9166

DATE OF PREPARATION: July 15, 2024

STATE OF TEXAS  
COUNTY OF DALLAS

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: I-10/I-410 DISTRIBUTION CENTER, LLC  
5310 HARVEST HILL, SUITE 250  
DALLAS, TX 75230  
CONTACT: DAVID MEYER

STATE OF TEXAS  
COUNTY OF DALLAS

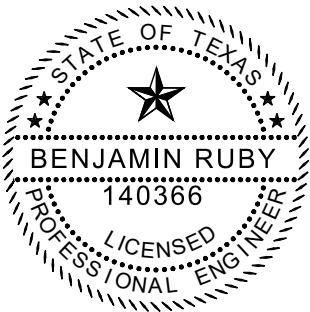
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NOTARY PUBLIC, DALLAS COUNTY, STATE OF TEXAS

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BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



STATE OF TEXAS  
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

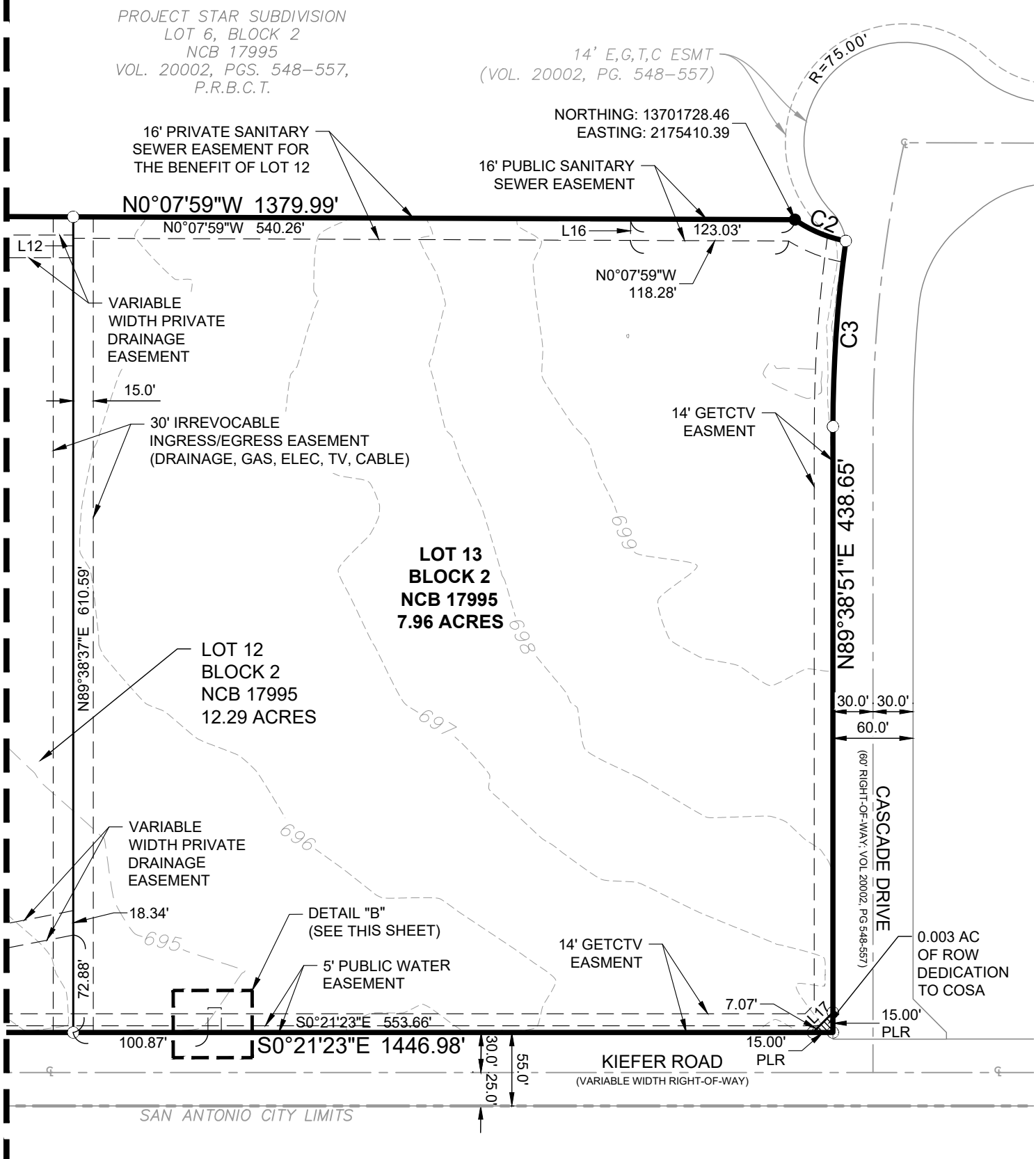
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RICHARD A. GOODWIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069  
SHERWOOD SURVEYING & SUE, TBPCLS FIRM #10044200  
6477 FM 311, PO BOX 992, SPRING BRANCH, TX 78070  
PHONE: 830.228.5788

JOB: 22KHA015



MATCHLINE SHEET 1



SHEET 2 OF 2