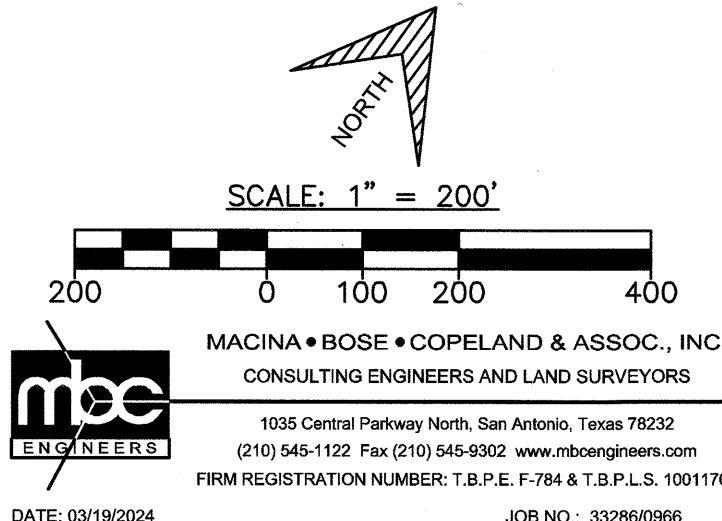


# PLAT NO. 22-11800387

## REPLAT & SUBDIVISION PLAT OF

## FREEPORT INDUSTRIAL

BEING A TOTAL OF A 38.720 ACRE TRACT OF LAND, INCLUSIVE OF 2.245 ACRES OF RIGHT OF WAY DEDICATION ESTABLISHING LOTS 18 AND 19, BLOCK 0, OUT OF A 73.65 ACRE TRACT OF LAND RECORDED IN VOLUME 13508, PAGE 987 AND A 25.086 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20230074118, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE FRANCISCO R. HERNANDEZ SURVEY NUMBER 6, ABSTRACT 6, COUNTY BLOCK 4301, IN NEW CITY BLOCK 14494, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE: 03/19/2024

JOB NO.: 33286/0966

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: THOMAS KUHLMANN  
LPC FREEPORT CENTRE, L.P.  
2000 MCKINNEY AVE., SUITE 1000  
DALLAS, TEXAS 75201  
(214) 740-3300  
(FOR LOT 18)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS KUHLMANN 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 25 DAY OF March, 2024.

Toby Gene Stoffer  
NOTARY PUBLIC  
DALLAS COUNTY, TEXAS

TOBEY GENE STOFFER, GEN  
Notary Public, State of Texas  
Comm. Expires 12-15-2025  
Notary ID 11049260

STATE OF TEXAS  
COUNTY OF TRAVIS

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: ADAM VEHIK  
BALCONES RECYCLING SAN ANTONIO, LLC.  
9301 JOHNNY MORRIS RD.  
AUSTIN, TEXAS 78724  
(512) 472-3355  
(FOR LOT 19)

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM VEHIK 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 26 DAY OF March, 2024.

Kristy Kietchai  
NOTARY PUBLIC  
TRAVIS COUNTY, TEXAS

THIS PLAT OF FREEPORT INDUSTRIAL 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., 2024.

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

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

### FLOODPLAIN VERIFICATION:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48028C0555F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

2. 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.

### 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 ONE (1) ACCESS POINT(S) ALONG I.H. LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,340.64'.

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.

### SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.

2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZ011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COR'S NETWORK.

### CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 18 AND 19, BLOCK 0, NCB 14494, IN ACCORDANCE WITH UDC 35-506(h)(3).

### FIRE NOTE:

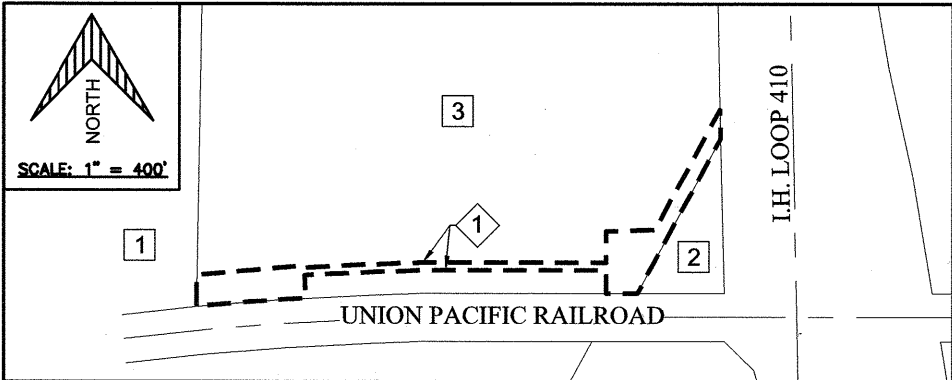
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR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

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 18 AND 19, BLOCK 0, NCB 14494, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### CLEAR VISION NOTE:

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. PER UDC SEC. 35-514.



## AREA BEING REPLATTED THROUGH A PUBLIC HEARING

1.045 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT OF THE FREEPORT BUSINESS CENTRE UNIT 2 RECORDED IN VOLUME 9541, PAGE 47, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Line Table		
Line #	Bearing	Length
L1	N 59°16'18" E	217.37'
L2	S 31°43'33" E	57.14'
L3	N 81°27'52" E	54.79'
L4	S 51°51'40" W	101.56'
L5	S 77°52'42" E	74.14'
L6	S 34°33'00" E	927.34'
L7	S 38°03'06" E	339.16'
L8	N 14°50'53" E	98.31'
L9	S 35°02'23" E	82.09'
L10	N 81°35'00" E	184.61'
L11	N 54°57'24" E	173.77'
L12	S 80°02'36" E	78.18'
L13	S 35°02'36" E	696.93'
L14	S 11°29'04" E	120.44'
L15	S 54°57'24" W	14.05'
L16	N 35°02'36" W	17.82'
L17	N 11°29'04" W	105.55'
L18	N 35°02'36" W	684.47'
L19	N 80°02'36" W	61.62'

Line Table		
Line #	Bearing	Length
L20	S 54°57'24" W	170.22'
L21	S 81°35'00" W	179.32'
L22	S 35°02'23" E	75.36'
L23	S 53°54'43" W	336.94'
L24	S 23°17'03" W	27.64'
L25	S 04°08'44" W	171.89'
L26	S 53°54'43" W	12.18'
L27	S 35°02'36" E	57.44'
L28	S 22°45'16" E	118.67'
L29	S 35°02'36" E	520.63'
L30	S 54°57'24" W	20.00'
L31	N 35°02'36" W	522.78'
L32	N 22°45'16" W	118.67'
L33	N 35°02'36" W	54.92'
L34	S 53°54'43" W	31.71'
L35	S 38°10'29" E	179.97'
L36	N 07°45'43" W	163.87'
L37	S 09°57'24" W	91.71'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	389.13'	1030.00'	21°38'45"	196.91'	N 70°09'30" E	386.82'
C2	545.45'	5879.58'	5°18'55"	272.92'	S 34°39'35" E	545.26'
C3	366.81'	5779.58'	3°38'11"	183.46'	S 50°05'57" W	366.74'

### CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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.

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 NOTE:

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.

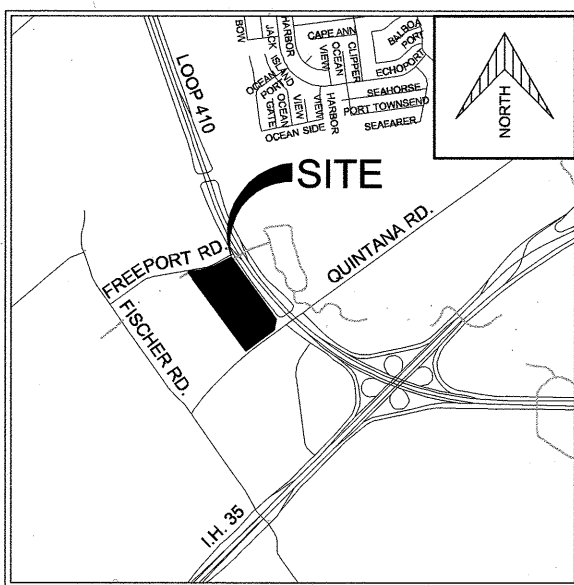
### SAWS WASTEWATER EDU NOTE:

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.

### TCI DETENTION & MAINTENANCE NOTE:

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 (FILO) 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.

- (A) 14' GAS, ELEC., TEL. & CATV ESMT.
- (B) 20' PRIVATE DRAINAGE ESMT. (PERMEABLE) (0.567 ACRES)
- (C) VAR. WD. PRIVATE DRAINAGE ESMT. (PERMEABLE) (2.532 ACRES)
- (D) VAR. WD. TxDOT R.O.W. DEDICATION (2.245 ACRES)
- (E) 20' PRIVATE DRAINAGE ESMT. (PERMEABLE) (0.320 ACRES)
- (F) VAR. WD. IRREVOCABLE INGRESS/EGRESS ESMT.



### LOCATION MAP NOT TO SCALE

### LEGEND:

- ELEC. ELECTRIC
- TEL. TELEPHONE
- CATV. CABLE TELEVISION
- SAN. SWR. SANITARY SEWER
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- VAR. WD. VAR. WD.
- DPR. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- CL. CENTERLINE

- 1 LOT 3, BLOCK 2, CB 4301 - FREEPORT BUSINESS CENTRE, UNIT 5 (VOL. 9625, PG. 213 DPR)
- 2 UNPLATTED - 0.665 ACRES "SECOND TRACT" MARILYN M HOUSE (VOL. 4771, PG. 1571 OPR)
- 3 UNPLATTED - REMAINING PORTION OF 73.65 ACRES, LPC FREEPORT CENTRE, LP (VOL. 13508, PG. 587 OPR)

- 1 VAR. WD. DRAINAGE & SAN. SWR. ESMT. (PERMEABLE) (VOL. 9541, PG. 47 DPR)
- 2 14' OVERHANG ESMT. (DOC. #20220046723 OPR)
- 3 VAR. WD. WATER ESMT. (VOL. 14773, PG. 1148 OPR)
- 4 VAR. WD. DRAINAGE & SAN. SWR. ESMT. (PERMEABLE) (VOL. 9541, PG. 47 DPR)
- 5 GAS ESMT. (VOL. 8613, PG. 948 OPR)
- 6 14' GAS, ELEC., TEL. & CATV ESMT. (VOL. 9625, PG. 213 DPR)
- 7 20' BUILDING SETBACK LINE (VOL. 9625, PG. 213 DPR)

- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- EXISTING CONTOURS

STATE OF TEXAS  
COUNTY OF TRAVIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FREEPORT BUSINESS CENTRE UNIT 2 WHICH IS RECORDED IN VOLUME 9541, PAGE 47, BEXAR COUNTY PLAT AND DEED RECORDS.

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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: ADAM VEHIK  
BALCONES RECYCLING SAN ANTONIO, LLC.  
9301 JOHNNY MORRIS RD.  
AUSTIN, TEXAS 78724  
(512) 472-3355

KRISTY KIETCHAI  
My Notary ID # 134178325  
Expires February 1, 2027

SWORN AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, A.D. 20 24.

Kristy Kietchai  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: Feb 1, 2027

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

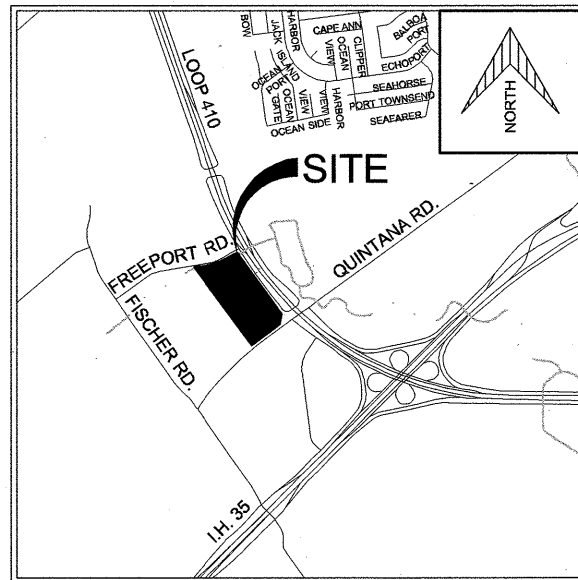
REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS  
COUNTY OF BEXAR

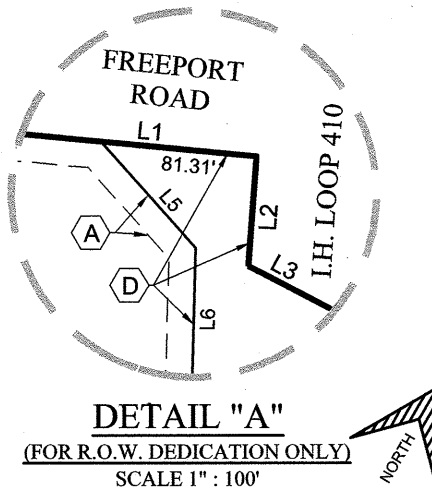
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

David L. Allen  
LICENSED PROFESSIONAL ENGINEER NO. 66073

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



LOCATION MAP  
NOT TO SCALE



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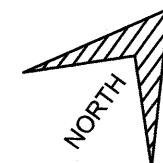
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PLAT NO. 22-11800387

REPLAT & SUBDIVISION PLAT  
OF

FREEPORT INDUSTRIAL

BEING A TOTAL OF A 38.720 ACRE TRACT OF LAND, INCLUSIVE OF 2.245 ACRES OF RIGHT OF WAY DEDICATION ESTABLISHING LOTS 18 AND 19, BLOCK 0, OUT OF A 73.65 ACRE TRACT OF LAND RECORDED IN VOLUME 13508, PAGE 987 AND A 25.088 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20230074118, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE FRANCISCO R. HERNANDEZ SURVEY NUMBER 6, ABSTRACT 6, COUNTY BLOCK 4301, IN NEW CITY BLOCK 14494, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 200'



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS



1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 03/19/2024

JOB NO.: 33286/0966

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.

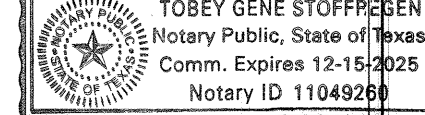
OWNER/DEVELOPER: THOMAS KUHLMANN  
LPC FREEPORT CENTRE, L.P.  
2000 MCKINNEY AVE., SUITE 1000  
DALLAS, TEXAS 75201  
(214) 740-3300  
(FOR LOT 18)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
THOMAS KUHLMANN 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 25 DAY OF March, 2024.

*Toby Gene Stoffgen*  
NOTARY PUBLIC  
DALLAS COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF TRAVIS

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.

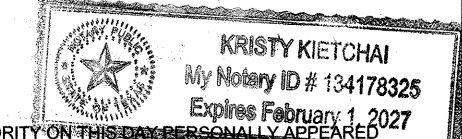
OWNER/DEVELOPER: ADAM VEHIK  
BALCONES RECYCLING SAN ANTONIO, LLC.  
9301 JOHNNY MORRIS RD.  
AUSTIN, TEXAS 78724  
(512) 472-3355  
(FOR LOT 19)

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
ADAM VEHIK 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 26 DAY OF March, 2024.

*Kristy Kietchai*  
NOTARY PUBLIC  
TRAVIS COUNTY, TEXAS



THIS PLAT OF FREEPORT INDUSTRIAL 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., 2024.

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

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



STATE OF TEXAS  
COUNTY OF BEXAR

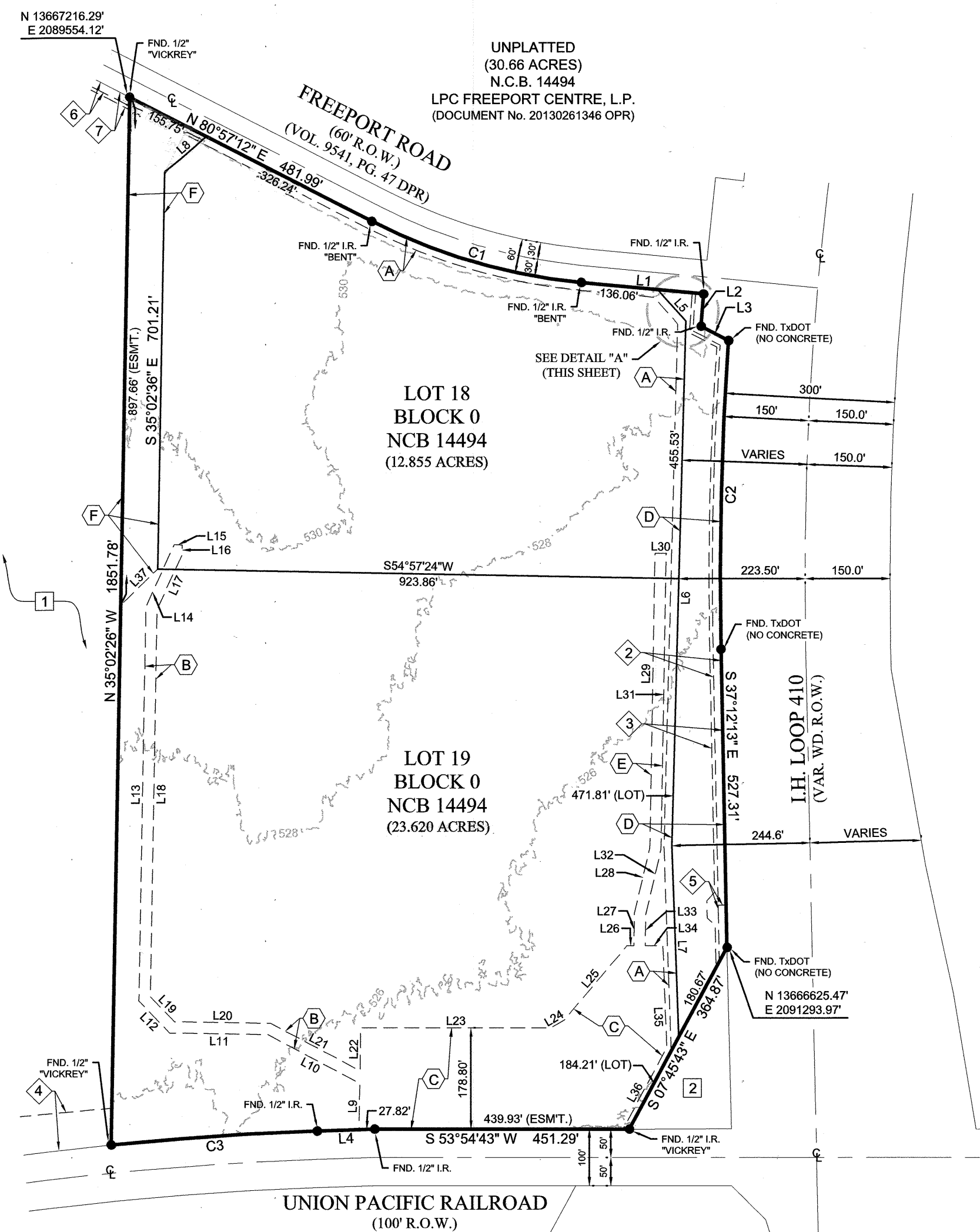
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

*Joel Christian Johnson*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

*David L. Allen*  
LICENSED PROFESSIONAL ENGINEER NO. 66073



PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.