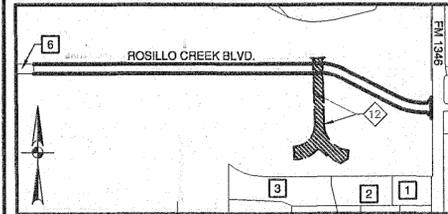


LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING
SCALE: 1" = 1000'

THE 2.506 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT OF THE ROSILLO CREEK SUBDIVISION RECORDED IN VOLUME 9519, PAGE 108-119 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROSILLO CREEK SUBDIVISION WHICH IS RECORDED IN VOLUME 9519, PAGE 108-119, 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 OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

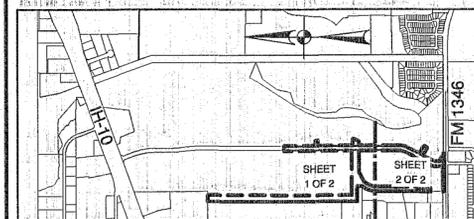
By: MREC Manager, LLC, a Texas liability company its manager:
By: Plack Carr its manager

OWNER/DEVELOPER:
MMD ROSILLO INDUSTRIAL LAND, LLC
250 W. NOTTINGHAM, STE 410
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 23rd DAY OF September A.D. 20 21

JAMIE GOVER
Notary Public, State of Texas
Comm. Expires 01-24-2022
Notary ID 131421004



INDEX MAP
NOT TO SCALE

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

By: G.E. Buchanan
09/27/2021
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 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.

- 1 LOT 4, BLOCK 8, NCB 18320 ST. HEDWIG INDUSTRIAL PARK (VOL. 9618, PG. 67-68, DPR)
- 2 LOT 5, BLOCK 8, NCB 18320 ST. HEDWIG INDUSTRIAL PARK (VOL. 9618, PG. 67-68, DPR)
- 3 LOT 6, BLOCK 8, NCB 18320 ST. HEDWIG INDUSTRIAL PARK (VOL. 9618, PG. 67-68, DPR)
- 4 LOT 7, BLOCK 8, NCB 18320 ST. HEDWIG INDUSTRIAL PARK (VOL. 9618, PG. 67-68, DPR)
- 5 LOT 7, BLOCK 1, NCB 17322 WRENCH A PART SUBDIVISION (VOL. 20001, PG. 63-64, DPR)
- 6 ROSILLO CREEK BLVD. (80' PUBLIC ROW) (PLAT NO. 20-11800603)
- 7 14' GAS, ELECTRIC, TELEPHONE, CABLE TV, & WATER EASEMENT (OFF LOT) (NON-PERMEABLE) (2.204 ACRES)
- 8 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT)(PERMEABLE) (0.150 ACRES)
- 9 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT)(PERMEABLE) (0.406 ACRES)
- 10 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT)(PERMEABLE) (0.405 ACRES)
- 11 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT)(PERMEABLE) (0.089 ACRES)
- 12 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT)(PERMEABLE) (16.473 ACRES)
- 13 0.182 ACRE TYPOT RIGHT-OF-WAY DEDICATION TO COSA
- 14 20' PIPELINE EASEMENT (EASEMENT NO. 1) (VOL. 4674, PG. 449-458, OPR)
- 15 20' PIPELINE EASEMENT (EASEMENT NO. 2) (VOL. 4674, PG. 449-458, OPR)
- 16 VARIABLE WIDTH DRAINAGE EASEMENT (OFF LOT) (PLAT NO. 20-11800603)
- 17 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (OFF LOT) (PLAT NO. 20-11800603)
- 18 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9519, PG. 108-119, DPR)
- 19 18' SANITARY SEWER EASEMENT (OFF LOT)(PLAT NO. 20-11800603)
- 20 25' SANITARY SEWER TURNAROUND EASEMENT (OFF LOT)(PLAT NO. 20-11800603)
- 21 25' SANITARY SEWER EASEMENT (VOL. 6831, PG. 787-790, DR)
- 22 15' ACCESS EASEMENT (VOL. 9519, PG. 108-119, DPR)
- 23 25' SANITARY SEWER EASEMENT (E-1112) (VOL. 6649, PG. 179-186, DR)
- 24 25' SANITARY SEWER EASEMENT (E-1111) (VOL. 6649, PG. 179-186, DR)
- 25 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9519, PG. 108-119, DPR)
- 26 18' SANITARY SEWER EASEMENT (OFF LOT)(PLAT NO. 20-11800603)

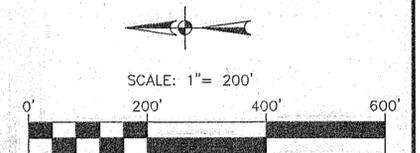
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
			EASEMENT POINT OF INTERSECTION

- - - - -	EXISTING CONTOURS
- - - - -	PROPOSED CONTOURS
- - - - -	1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE DAWSON, JULY 2020
- - - - -	1% AC FLOODPLAIN PER CLOMR CASE NO. 18-08-3318R

PLAT NO. 21-11800156
REPLAT & SUBDIVISION PLAT
ESTABLISHING
EAST GATE INDUSTRIAL
PARK - UNIT 1B

BEING A TOTAL OF 26.044 ACRE TRACT AND INCLUSIVE OF A 0.182 ACRE RIGHT-OF-WAY DEDICATION, BEING OUT OF THE 265.7 ACRE TRACT RECORDED IN DOCUMENT NO. 20200306175 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, COUNTY BLOCK 5998, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 23, 2021

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.

By: MREC Manager, LLC, a Texas limited liability company its manager:
By: Plack Carr its manager

OWNER/DEVELOPER:
MMD ROSILLO INDUSTRIAL LAND, LLC
250 W. NOTTINGHAM, STE 410
SAN ANTONIO, TEXAS, 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Plack Carr 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 PRESENCE OF THE STATE NOTARY PUBLIC, JAMIE GOVER, A.D. 20 21.

JAMIE GOVER
Notary Public, State of Texas
Comm. Expires 01-24-2022
Notary ID 131421004

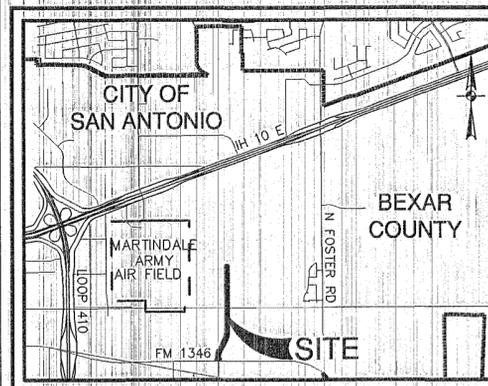
JAMIE GOVER
Notary Public, State of Texas
Comm. Expires 01-24-2022
Notary ID 131421004

THIS PLAT OF EAST GATE INDUSTRIAL PARK - UNIT 1B, 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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE #	BEARING	LENGTH
L1	N89°42'26"E	108.00'
L2	N89°42'30"E	107.36'
L3	S09°33'18"E	52.69'
L4	S89°42'30"W	115.84'
L5	N89°59'44"E	140.37'
L6	S09°43'43"W	27.25'
L7	S24°16'27"W	119.73'
L8	S89°59'44"W	85.85'
L9	S26°43'57"W	270.29'
L10	S63°15'52"E	178.33'
L11	S00°10'47"W	27.01'
L12	S26°08'41"W	82.85'
L13	N63°13'52"E	191.05'
L14	S26°43'57"W	176.07'
L15	S00°13'01"E	28.02'
L16	N89°46'59"E	8.92'
L17	S63°10'04"E	92.90'
L18	S74°09'02"W	62.28'
L19	S00°13'01"E	1.79'
L20	S45°13'01"E	4.69'

LINE #	BEARING	LENGTH
L21	S00°13'01"E	5.80'
L22	N89°46'59"E	134.78'
L24	S27°02'54"W	11.28'
L25	S89°46'59"W	791.38'
L26	N00°21'37"W	10.00'
L27	N89°46'59"E	483.84'
L28	N00°13'01"W	5.80'
L29	N44°46'59"E	49.50'
L30	N00°13'01"W	57.16'
L31	S80°39'15"W	193.83'
L32	S02°30'22"E	194.14'
L33	S89°39'23"W	74.43'
L34	N00°00'16"W	102.48'
L35	N44°46'59"E	49.50'
L36	N00°13'01"W	62.96'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	454.00'	27°01'31"	S13°13'11"W	212.16'	214.14'
C2	346.00'	26°56'58"	S13°15'28"W	161.25'	162.74'
C3	454.00'	26°56'58"	N13°15'28"E	211.58'	213.54'
C4	346.00'	27°01'31"	N13°13'11"E	161.69'	163.20'
C5	120.75'	29°20'29"	S75°19'29"W	61.16'	61.84'
C6	463.00'	41°21'57"	S18°26'51"W	327.06'	334.27'
C7	2490.82'	1°57'53"	S00°37'11"W	85.41'	85.41'
C8	430.00'	41°21'45"	N20°19'16"E	303.73'	310.42'
C9	440.00'	27°01'31"	S13°13'11"W	205.62'	207.54'
C10	360.00'	26°56'58"	S13°15'28"W	167.77'	169.33'
C11	449.00'	26°56'58"	N13°15'28"E	205.05'	206.96'
C12	360.00'	27°01'31"	N13°13'11"E	168.23'	169.80'

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

[Signature]
LICENSED PROFESSIONAL ENGINEER

[Signature] 09/27/2021
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 "STORM SEWER 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.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY
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 UTILITIES DEVELOPMENT FLOODPLAIN) AND 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN EAST GATE INDUSTRIAL PARK UNIT 1A, RECORDED IN VOLUME XXX, PAGE XXX (PLAT # 20-11800603).

CLOMRS WITH FEMA APPROVAL:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMRS) STUDY PREPARED BY MENDOZA ENGINEERING AND APPROVED BY FEMA ON MAY 20, 2019 (CASE NO. 18-06-3318F). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

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.

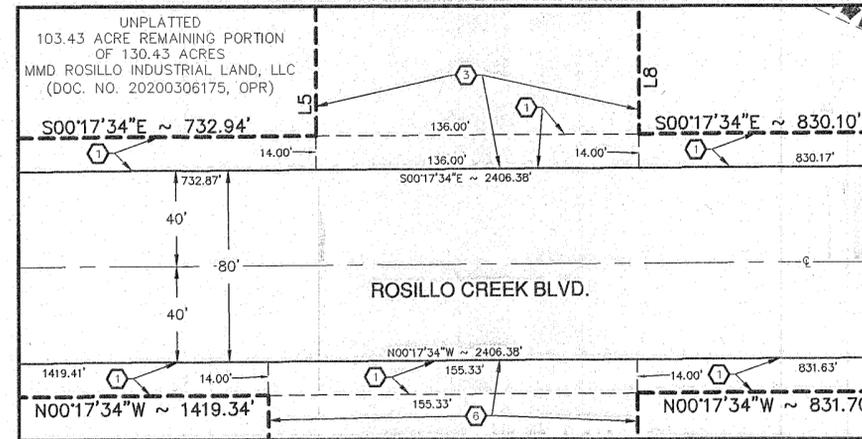
TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG FM 1346, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 791.38'.
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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP20-38900052) 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 35-477(H).

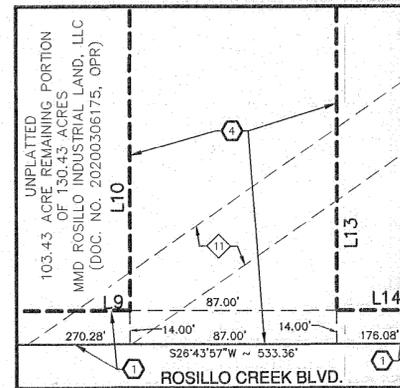
SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

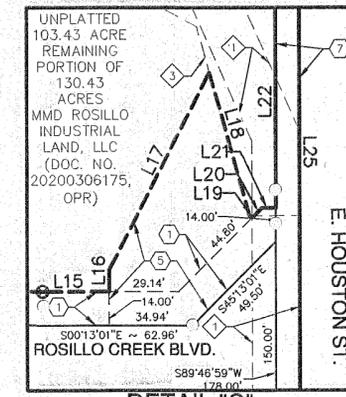
- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE.
 - 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.



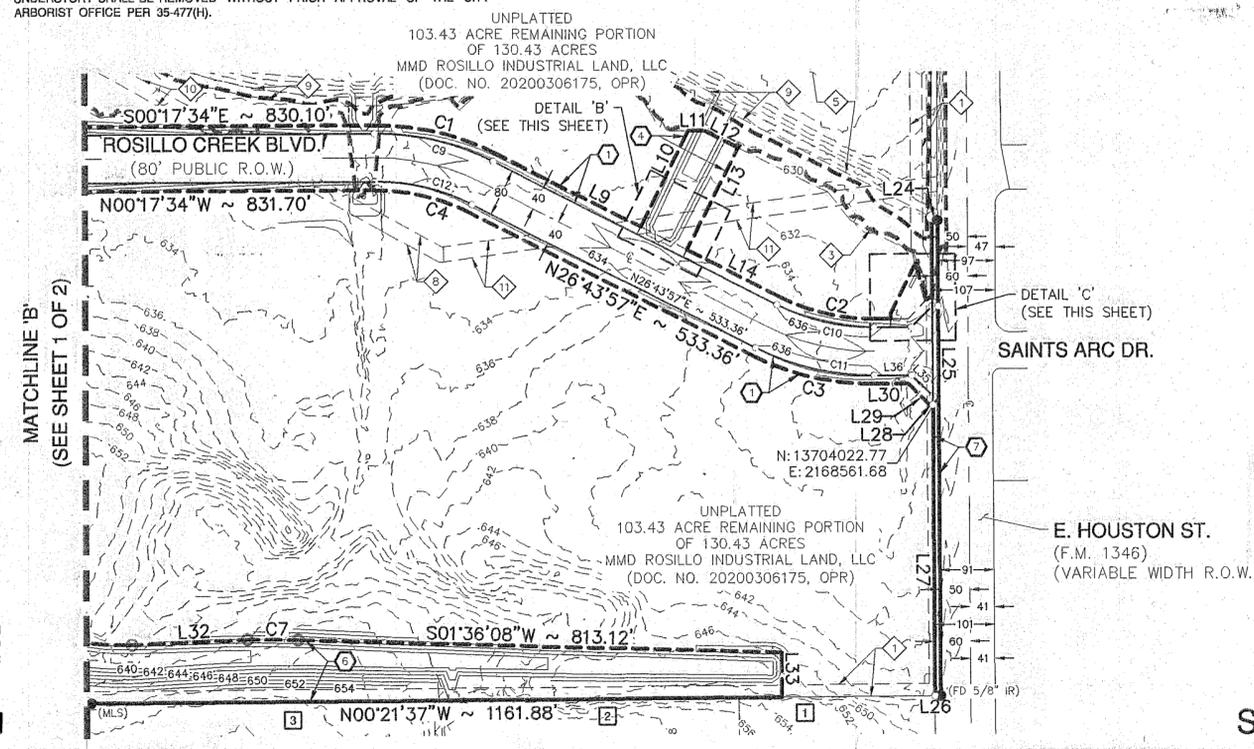
DETAIL "A"
1" = 50'



DETAIL "B"
1" = 50'



DETAIL "C"
1" = 50'

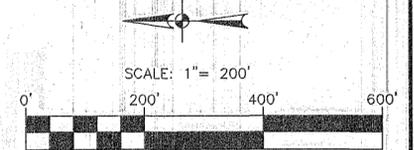


SHEET 2 OF 2

PLAT NO. 21-11800156

REPLAT & SUBDIVISION PLAT
ESTABLISHING
EAST GATE INDUSTRIAL
PARK - UNIT 1B

BEING A TOTAL OF 26.044 ACRE TRACT AND INCLUSIVE OF A 0.182 ACRE RIGHT-OF-WAY DEDICATION, BEING OUT OF THE 256.7 ACRE TRACT RECORDED IN DOCUMENT NO. 20200306175 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT 743, COUNTY BLOCK 6098, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: September 23, 2021

STATE OF TEXAS
COUNTY OF BEXAR

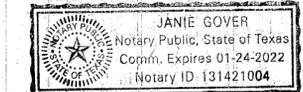
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

By: *[Signature]* MREC Manager, LLC, a Texas limited liability company
its Manager
By: *[Signature]* Plack Carr its Manager

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 23RD DAY OF *September*, A.D. 2021.

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF EAST GATE INDUSTRIAL PARK - UNIT 1B, 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



EAST GATE INDUSTRIAL PARK - UNIT 1B
Civil Job No. 11769-04; Survey Job No. 11769-04