

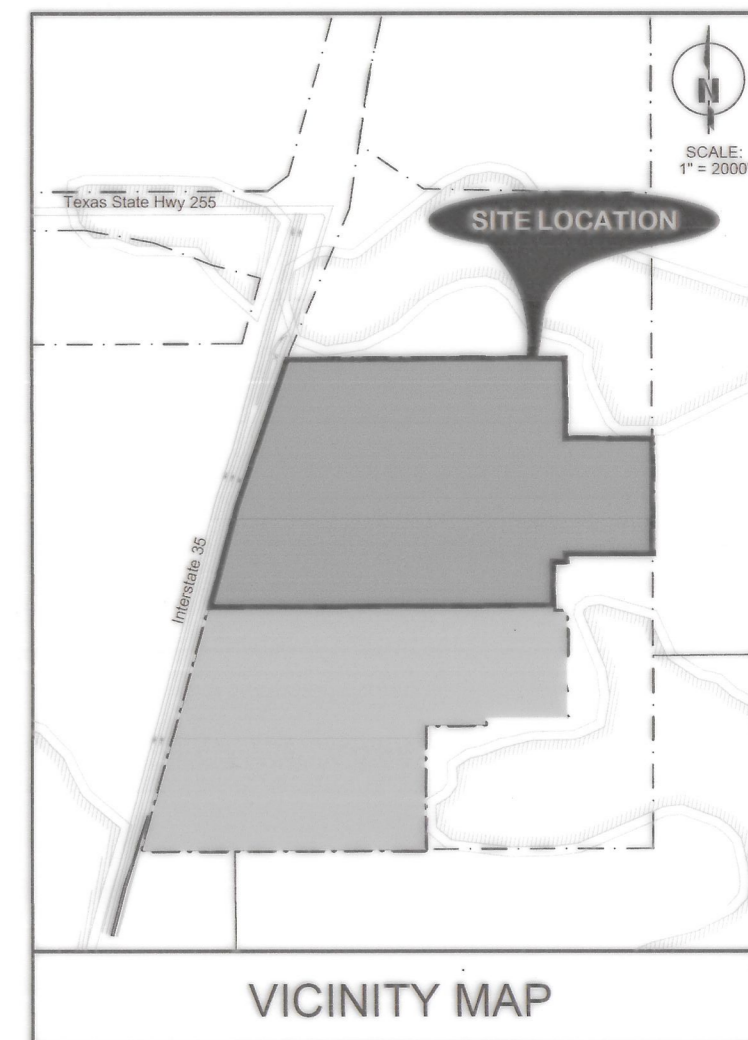
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Tract II
431.9805 Acres
Gateway Core Equity, LTD.
Vol. 5183, Pgs. 284-302
O.P.R.W.C.T.
January 3, 2022

TRACT III
912.3403 ACRES (CALLED)
GATEWAY CORE EQUITY, LTD.
VOL. 5183, PGS. 284-302
O.P.R.W.C.T.
JANUARY 3, 2022

Approximate Zone A as per
Flood Insurance Rate Map (FIRM)
Community Panel
No 48479C0825C
Effective Date: April 2, 2008

Tract J-1
2,079.865 Acres
Huisache Ranch
Management, LLC.
Vol. 3066, Pgs. 238-305
O.P.R.W.C.T.
March 25, 2011



LEGEND

- SET 1/2 INCH IRON ROD OR AS SHOWN
- - - - - EXISTING PROPERTY BOUNDARY
- - - - - EXISTING RIGHT-OF-WAY CENTER LINE
- - - - - EXISTING RIGHT-OF-WAY BOUNDARY
- - - - - PROPOSED PROPERTY BOUNDARY
- - - - - PROPOSED RIGHT-OF-WAY CENTER LINE
- - - - - PROPOSED RIGHT-OF-WAY BOUNDARY
- - - - - PROPOSED PROPERTY LOT LINE
- - - - - D.U.A.E. DRAINAGE UTILITY AND ACCESS EASEMENT

- PLAT NOTES AND RESTRICTIONS:**
- Gateway Unit 1 is being platted as non-residential property, therefore this tract is prohibited against any residential use until such time as it is replatted in accordance with the provisions of Chapter 232, Subchapter B, Texas Local Government Code, the Model Rules adopted under section 16.343 of the Texas Water Code, and amended thereby. No residential structure may be replaced or erected on this tract unless replatted as required by this restriction/limitation and approved by the governing body or bodies having jurisdiction over the tract.
 - Access is subject to Texas Department of Transportation approval.
 - Each drainage and utility easement shall be kept clear of fences, buildings, and other obstructions that would interfere with the operation and/or maintenance of drainage structures or utilities.
 - Sidewalks will not be constructed by the subdivider.

Kraus Land Development
182 Stable Road
Laredo, Texas 78045
(956) 744-4974

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER E-1001
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-0405 - Tel.
(956) 791-1700 - Fax.



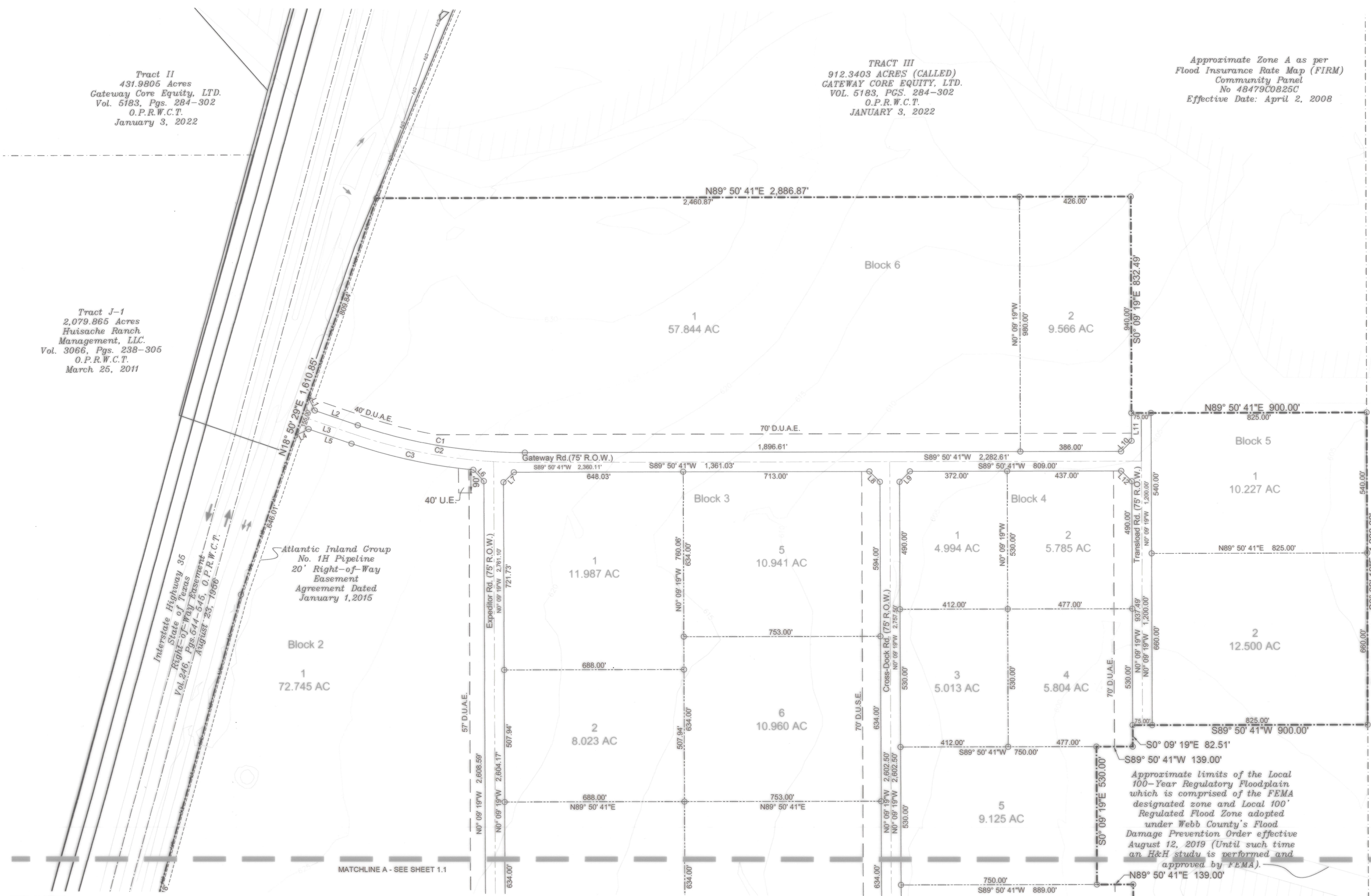
December 1, 2022

ISSUED	DESCRIPTION	DATE	#
1	Issue for Construction	11/28/22	1
2	Final Plat	12/01/22	2
3	For Recordation		3
4			4
5			5
6			6
7			7
8			8

PROJECT NO: 21.042
DRAWING DATE: x.Gateway Unit 1.dwg
REFERENCE DRAWING: x.Gateway.dwg

Gateway Unit 1
a 398.4064 acre parcel of land being out of Tract III, 912.3403 acres recorded in vol. 5183, pgs. 284-302 O.P.R.W.C.T.
Gateway, Webb County Texas.

Plat



STATE OF TEXAS,
COUNTY OF WEBB,
398.4064 ACRES

FIELD NOTES DESCRIBING A 398.4064 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF TRACT III, 912.3403 ACRES, RECORDED IN VOLUME 5183, PAGES 284-302, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN PARCEL SITUATED IN SURVEY 361, ABSTRACT 831, ORIGINAL GRANTEE ADAMS, BEATY, & MOULTON, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at the southeasterly corner of said Survey 361 and the northeasterly corner of Survey 362, Abstract 934, Original Grantee Adams, Beaty, & Moulton, Webb County, Texas, thence, S89°48'17"W, with the common boundary between said Survey 361 and said Survey 362, a distance of 2,379.91 feet, to a set 1/2 inch iron rod, for the POINT OF BEGINNING of this 398.4064 acre parcel, more or less, and the southeasterly corner hereof;

Thence, S89°48'17"W, with the common boundary between a 1,126.385 Acre Parcel recorded in Volume 1768, Pages 411-416, Official Public Records of Webb County, Texas and said Tract III, a distance of 1,973.40 feet, to a found 1/2 inch iron rod being the most westerly northwest corner of said 1,126.385 Acre Tract and the northeasterly corner of a 60.00 Acre Tract, recorded in Volume 5386, Pages 315-320, Official Public Records of Webb County, Texas, continuing with the same bearing and the common boundary between said 60.00 Acre Tract and said Tract III, a distance of 953.45 feet, for a total distance of 2,926.85 feet, with the southerly line of herein described parcel, to a found steel fence corner post being the southeasterly corner of State of Texas right-of-way easement, recorded in Volume 248, Pages 544-545, Deed Records of Webb County, Texas, the northwest corner of said 60.00 Acre Tract and the southwesterly corner of said Tract III, situated on the easterly right-of-way line of Interstate Highway 35, for the southwesterly corner hereof;

Thence, N15°19'41"E, along a fence occupied as the common boundary between said State of Texas right-of-way easement and said Tract III, same being the easterly right-of-way line of Interstate Highway 35 and the westerly line of herein described parcel, a distance of 3,729.18 feet, to a found 1/2 inch iron rod being the southerly corner of Camino Columbia Inc., Tract 1, 20.292 acres (called), recorded in Volume 767, Pages 868-877, Official Public Records of Webb County, Texas, for a point of deflection hereof;

Thence, N18°50'29"E, along a fence occupied as the common boundary between said Camino Columbia, Inc., Tract 1 and said Tract III, same being the easterly right-of-way line of Interstate Highway 35 and the westerly line of herein described parcel, 1,610.85, to a set 1/2 inch iron rod, for the northwesterly corner hereof;

Thence, N89°50'41"E, with the northerly line of herein described parcel, a distance of 2,886.87 feet, to a set 1/2 inch iron rod, for the most northerly northeast corner hereof;

Thence, S0°09'19"E, with the northerly line of herein described parcel, a distance of 832.49 feet, to a set 1/2 inch iron rod, for an interior corner hereof;

Thence, N89°50'41"E, with the northerly line of herein described parcel, a distance of 900.00 feet, to a set 1/2 inch iron rod situated on the westerly line of an 895.984 Acre Tract (called), recorded in Volume 1969, Pages 437-441, Official Public Records of Webb County, Texas, for the most easterly northeast corner hereof;

Thence, S0°09'19"E, with the common boundary between said 895.984 Acre Tract and said Tract III, same being the easterly line of herein described parcel, a distance of 1,200.00 feet, to a set 1/2 inch iron rod, for an exterior corner hereof;

Thence, with the easterly line of herein described parcel, to a set 1/2 inch iron rods, as follows:
S89°50'41"W, a distance of 900.00 feet, for an interior corner hereof;
S0°09'19"E, a distance of 82.51 feet, for an exterior corner hereof;
S89°50'41"W, a distance of 139.00 feet, for an interior corner hereof;
S0°09'19"E, a distance of 530.00 feet, for an interior corner hereof;
N89°50'41"E, a distance of 139.00 feet, for an exterior corner hereof;
S0°09'19"E, a distance of 530.00 feet, for an exterior corner hereof;
S89°50'41"W, a distance of 889.00 feet, for an interior corner hereof;
S0°09'19"E, a distance of 522.50 feet, for a point of deflection hereof;
S45°09'19"E, a distance of 56.57 feet, for a point of deflection hereof;
S0°09'19"E, a distance of 75.00 feet, for an exterior corner hereof;
S89°50'41"W, a distance of 630.91 feet, for an interior corner hereof;

Thence, S0°09'19"E, with the easterly line of herein described parcel, a distance of 1,302.41 feet, to said POINT OF BEGINNING, containing within these metes and bounds, 398.4064 acres, more or less.

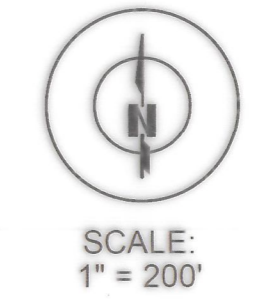
BASIS OF BEARINGS:
GPS NAD83/NAVDS8 TEXAS STATE PLANE 4205 - GRID

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	650.68'	1,962.50'	19.00°	N80°39'25"W	647.70'
C2	663.11'	2,000.00'	19.00°	S80°39'25"E	660.08'
C3	478.00'	2,037.50'	13.44°	S77°52'46"E	476.90'
C4	530.33'	1,962.50'	15.48°	S82°24'49"E	528.72'
C5	540.47'	2,000.00'	15.48°	S82°24'49"E	538.82'
C6	550.60'	2,037.50'	15.48°	S82°24'49"E	548.93'

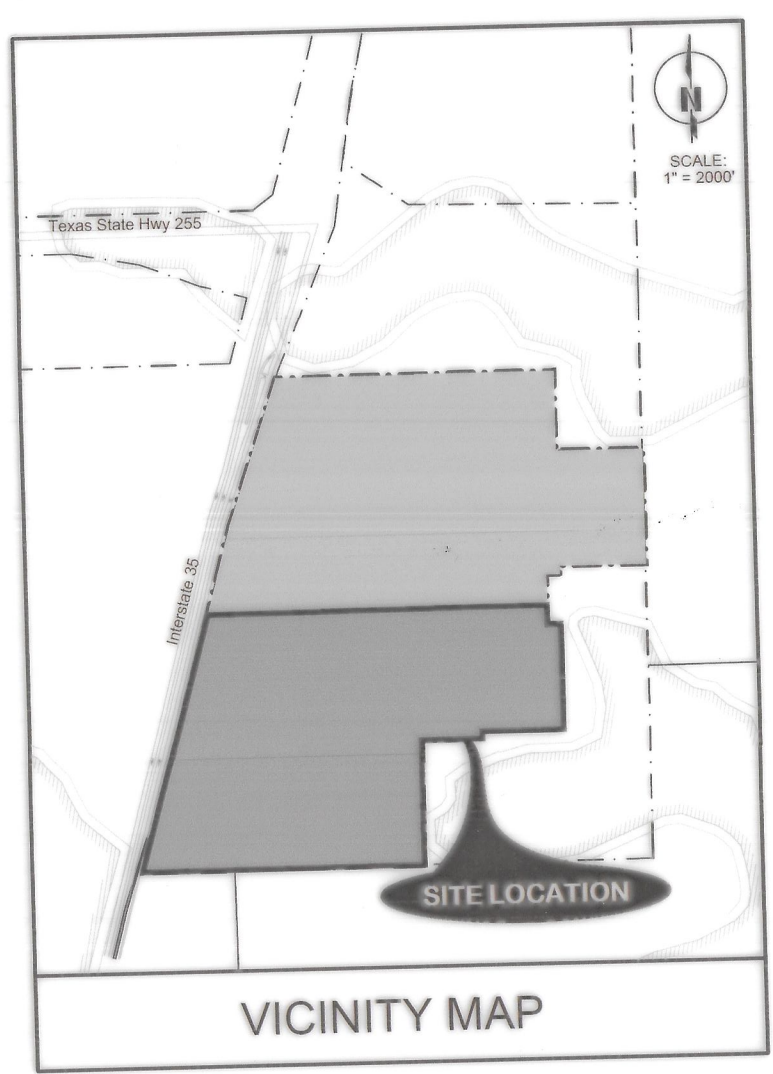
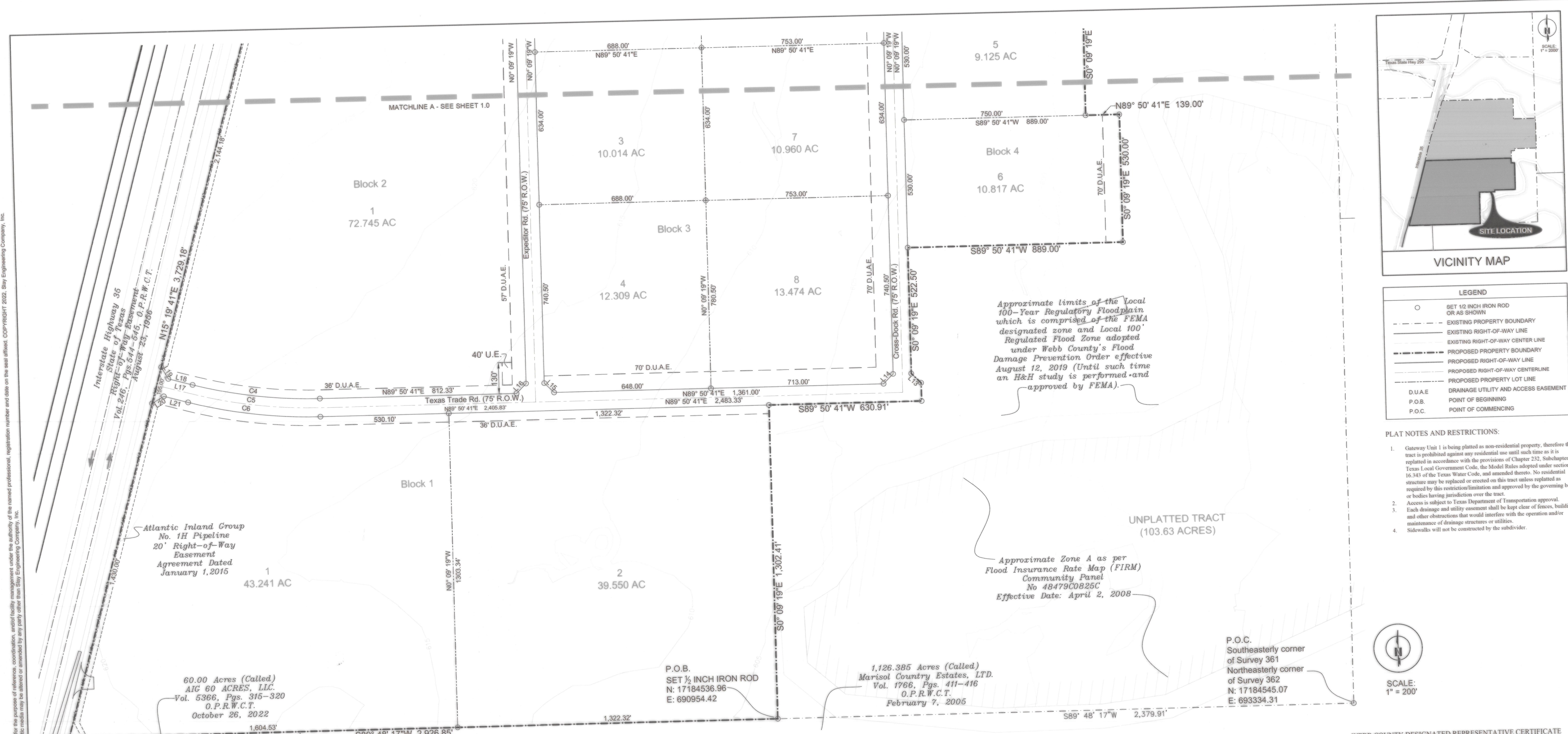
Line Table

Line #	Length	Direction
L1	56.57'	N26°09'31"W
L2	173.71'	N71°09'31"W
L3	213.71'	N71°09'31"W
L4	56.57'	S63°50'29"W
L5	173.71'	S71°09'31"E
L6	58.98'	N42°39'32"W
L7	55.38'	N46°02'19"E
L8	56.57'	S45°09'19"E
L9	56.57'	N44°50'41"E
L10	56.57'	S44°50'41"W
L11	107.51'	S0°09'19"E
L12	56.57'	N45°09'19"W
L13	56.57'	N45°09'19"W
L14	56.57'	N44°50'41"E
L15	56.57'	N45°09'19"W
L16	56.57'	N44°50'41"E
L17	143.28'	S74°40'19"E
L18	103.28'	S74°40'19"E
L19	56.57'	N29°40'19"W
L20	56.57'	S60°19'41"W
L21	103.28'	S74°40'19"E



895.984 Acres
Mirasol County
Estates, LTD.
Vol. 1869,
Pgs. 437-441
O.P.R.W.C.T.
July 17, 2005

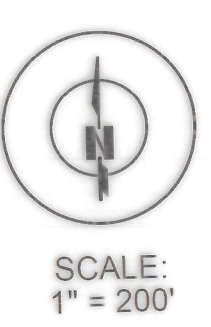
MATCHLINE A - SEE SHEET 1.1



LEGEND

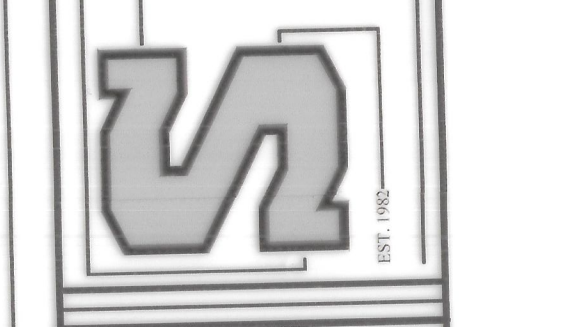
- SET 1/2 INCH IRON ROD OR AS SHOWN
- - - EXISTING PROPERTY BOUNDARY
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY CENTER LINE
- - - PROPOSED PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY LINE
- - - PROPOSED RIGHT-OF-WAY CENTERLINE
- - - PROPOSED PROPERTY LOT LINE
- - - D.U.A.E. DRAINAGE UTILITY AND ACCESS EASEMENT
- - - P.O.B. POINT OF BEGINNING
- - - P.O.C. POINT OF COMMENCING

- PLAT NOTES AND RESTRICTIONS:**
- Gateway Unit 1 is being platted as non-residential property, therefore this tract is prohibited against any residential use until such time as it is replatted in accordance with the provisions of Chapter 232, Subchapter B, Texas Local Government Code, the Model Rules adopted under section 16.343 of the Texas Water Code, and amended thereto. No residential structure may be replaced or erected on this tract unless replatted as required by this restriction/limitation and approved by the governing body or bodies having jurisdiction over the tract.
 - Access is subject to Texas Department of Transportation approval.
 - Each drainage and utility easement shall be kept clear of fences, buildings, and other obstructions that would interfere with the operation and/or maintenance of drainage structures or utilities.
 - Sidewalks will not be constructed by the subdivider.



Kraus Land Development
162 Stabile Road
Laredo, Texas 78045
(956) 744-4974

S-LAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER E-1901
9901 MacArthur Avenue, Suite 104
Laredo, Texas 78045
(956) 791-1405 - Tel.
(956) 791-1703 - Fax.



December 1, 2022

ISSUED	DESCRIPTION	DATE
1	Issue for Construction	9/20/22
2	Final Plat	11/28/22
3	For Recordation	12/01/22
4		
5		
6		
7		
8		

21.042
x:Gateway Unit 1.dwg
x:Gateway.dwg

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, Gateway Core Equity, Ltd., the undersigned owner of the land shown on this plat, designated herein as Gateway Unit 1 in the County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

Kurt Krauss
12-2-22
DATE

GATEWAY CORE EQUITY, LTD.
BY: KURT KRAUSS, PRESIDENT

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared *Kurt Krauss*, 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 stated.

WITNESS MY HAND AND SEAL THIS 2 of December, 2022.

Bonnie Stovall
10/10/2026
MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR
WEBB COUNTY, TEXAS

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I, Ramiro Ibarra, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets and drainage layout, and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the County.

Ramiro Ibarra
12/12/22
DATE

RAMIRO IBARRA, P.E. #109982

STATE OF TEXAS
COUNTY OF WEBB

12-2-22
DATE

LIEN HOLDER CERTIFICATE
This subdivision map is hereby approved and adopted by the undersigned lien holder this 2nd day of December, 2022.

By: *Edwardo K. Velaz Jr.*
Title: *Vice President*

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared *Edwardo K. Velaz Jr.*, 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 stated.

Edwardo K. Velaz Jr.
12-2-22
DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared *Kurt Krauss*, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF December, 2022.

Ramiro Ibarra
12-2-22
DATE

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, Robert J. Gilpin, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

Robert J. Gilpin
12-2-22
DATE

ROBERT J. GILPIN, R.P.L.S. #5944

COMMISSIONERS COURT APPROVAL
STATE OF TEXAS
COUNTY OF WEBB

We hereby certify that this Plat, designated as the Gateway Unit 1, was approved by the Webb County Commissioners Court on the 2nd day of December, 2022, and may be filed in the plat records of Webb County by the Webb County Clerk. Notice is hereby given that the County of Webb does not assume any obligations, now or in the future, to furnish any services or facilities to any lands situated within this subdivision in connection with water, sanitary sewers, street lights fire protection, garbage collection or other facilities or services. The only services to be furnished by Webb County, while such area is outside the limits of any incorporated city or not otherwise subject to city control as authorized by state law, are streets and storm drainage maintenance and repair after final acceptance by the County Road and Bridge Superintendent, is police protection in areas within the jurisdiction of the Sheriff's Department.

Honorable Tano E. Tijerina
Webb County Judge

Honorable Jesse Gonzalez
Commissioner Precinct 1

Honorable Rosaura "Wavy" Tijerina
Commissioner Precinct 2

Honorable John C. Galo
Commissioner Precinct 3

Honorable Cindy Luendo
Commissioner Precinct 4

FLOODPLAIN CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I, Ramiro Ibarra, the undersigned Professional Engineer, hereby certify that Gateway Unit 1 Plat is not being impacted by the 100 yr flood plain as per Flood Insurance Rate Map with effective Date April 2, 2008.

Ramiro Ibarra
12/12/22
DATE

RAMIRO IBARRA, P.E. No. 109982-TX

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I have reviewed this Plat and accompanying construction plans of Gateway Unit 1, as prepared by Ramiro Ibarra, P.E., registered professional engineer No. 109982 and surveyed by _____ 2022 with the last revised date registered public land surveyor No. _____ dated _____ day of _____, 2022 with the last revised date on _____. Except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations.

Jose Luis Neira
Interim Road & Bridge Superintendent

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I have reviewed this Plat and accompanying data of Gateway Unit 1, dated the _____ with the last revised date on the _____, except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them to be in compliance with the Webb County Subdivision Regulations, the Webb County Model Subdivision Rules, and the Webb County Flood Damage Prevention Order.

Jorge A. Calderon
CFM
County Planning Director
Floodplain Administrator

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF WEBB

I, _____ Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ day of _____, 2022 with the last revised date of authentication was filed of record in my office on the _____ day of _____, 2022 at _____ o'clock _____ m. in Volume _____ Page(s) _____ of the map records of said County.

Hon. Margie Ramirez Ibarra
Webb County Clerk

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

Luis Perez Garcia III
P.E. C.F.M.
Webb County Engineer

Webb County Floodplain Determination Certificate

By my signature below, I attest that I have reviewed this subdivision plat or replat entitled Gateway Unit 1 and have made the following determinations as it relates to Webb County's floodplain management regulations pursuant to the Webb County Flood Damage Prevention Order ("FDPO") effective August 12, 2019:

- The boundaries of this plat or replat do not encompass any portion of:
 - the areas of special flood hazard identified by the Federal Emergency Management Agency ("FEMA") as depicted on the Flood Insurance Rate Map ("FIRM") Panel No. 48479C0825C, dated April 2, 2008; or
 - the additional area of special flood hazard as set out by the Webb County FDPO (a.k.a., the Local Regulatory Floodplain) pursuant to Article 3, Section B (2); and
- Based on the above determinations made at the time of its filing, this plat or replat is not subject to further regulation under Article 3, Section B(3) and Article 5, Section C of the Webb County FDPA as a condition precedent to plat approval.

Attested by:

Luis Perez Garcia III
P.E. C.F.M.
Webb County Engineer

PLAT APPROVAL - COUNTY ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I have reviewed the Plat and accompanying construction plans of Gateway Unit 1, as prepared by Ramiro Ibarra, Licensed Professional Engineer No. 109982, and surveyed by Robert Gilpin, Registered Professional Land Surveyor No. 5944, dated the _____ day of _____, 2022, with the last revised date on the _____ day of _____, 2022, except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations and the Webb County Model Rules for Residential Developments.

Luis Perez Garcia III
P.E. C.F.M.
Webb County Engineer

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE
STATE OF TEXAS
COUNTY OF WEBB

By my signature below, I hereby certify that I have reviewed this subdivision plat or replat entitled Gateway Unit 1 and have made the following determination(s) as it relates to the Webb County Private Sewage Facility Order ("OSSF Order") dated April 24, 2006, as amended:

- This certification does not indicate that potable water is obtainable on-site or in the vicinity. The tract(s) resulting from this plat are not serviced by an existing public water or organized sewer system nor are they entitled to be serviced by a public water or organized sewer system as a result of this plat.
- No sewer effluent shall be disposed of on any part of this plat except in accordance with all applicable local, state, and federal laws and regulations. It is the responsibility of the property owner to ensure compliance with all sewer disposal laws and regulations.
- The minimum lot sizes depicted on this plat or replat generally meet the requirements of the OSSF Order.
- The soil characteristics of the property depicted on this plat or replat appear to be suitable for the installation of on-site sewage disposal facilities pursuant to the Soil Survey for Webb County, Texas prepared by the USDA Natural Resources Conservation Service. However, said finding does not indicate or imply that the actual on-ground soil characteristics at a given site is suitable for said purpose. At the time of site development, a soil analysis must be performed by a licensed site evaluator to identify OSSF suitability or any special permitting considerations for each sewage disposal site.
- An approved on-site sewage disposal system (OSSF) shall be installed by the property owner on each lot of this subdivision at time of site development, in accordance with the requirements of the Webb County OSSF Order. Pursuant to said Order, an "Authorization to Construct" must be obtained from the Webb County Designated Representative ("D.R.") prior to installing an on-site sewage disposal system on a lot, and a "License to Operate" must be obtained prior to operating any on-site sewage disposal system.
- In the event that an approved municipal or organized sewage disposal system is extended to within 300 feet of any portion of a private sewage facility, the property owner shall be required to connect to that system at their own expense.

DIANA CANTU, CFM, DR, SE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TCQD-R. LICENSE NO. 086005048

1" = 200'

2 of 2 1.1

The record of this drawing is on file at the office of S-Lay Engineering Company, Inc., 9901 MacArthur Avenue, Suite 104, Laredo, Texas. This document is released for the purpose of reference, coordination, and facility management under the authority of the named professional, registration number and date on the seal affixed. COPYRIGHT 2022, S-Lay Engineering Company, Inc. This document was prepared using computer-aided design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than S-Lay Engineering Company, Inc.