

STATE OF TEXAS

, Gateway Core Equity, Ltd., the undersigned owner of the land shown on this plat, designated herein as Re-Plat of Lots 4 and 8, Block 3, and Lots 3, 4, 5 and 6, Block 4, Gateway Unit 1 into Lots 4A and 8A, block 3, and Lots 3A, 4A, and 5A, Block 4, 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

GATEWAY CORE EQUITY, LTD

PRESIDENT

BY: KURT KRAUS

STATE OF TEXAS COUNTY OF WEBB

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

NOTARY PUBLIC IN AND FOR MY COMMISSION EXPIRES WEBB COUNTY, TEXAS

WITNESS MY HAND AND SEAL THIS _____ OF ______, 2023.

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, P.E. #109982



ROBERT J. GILPIN, R.P.LS. #5944

ENGINEER'S FLOODPLAIN CERTIFICATION:

That, I Ramiro Ibarra a registered professional engineer in Texas No. 109982, do hereby certify that a portion of Re-Plat of Lots 4 and 8, Block 3, and Lots 3, 4, 5 and 6, Block 4, Gateway Unit 1 into Lots 4A and 8A, Block 3, and Lots 3A, 4A, and 5A, Block 4, Gateway Unit 1, is being impacted by the local 100-yr regulated flood zone adopted under Webb County's Flood Damage Prevention Order effective August 12, 2019 (until such time an H&H study is performed and a LOMR is approved by FEMA.)

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

Webb County Floodplain Determination Certificate

By my signature below, I attest that I have reviewed this subdivision plat or replat entitled 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: 1. The boundaries of this plat or replat are impacted by:

a. 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) (2006 Morrison H&H Study);

b. Development in the special flood hazard area is prohibited until such time an H&H study is performed and a LOMR is approved by FEMA.

Jorge A. Calderon, CFM

Webb County Planning Director Floodplain Administrator

We hereby certify that this Plat, designated as the: Re-Plat of Lots 4 and 8, Block 3, and Lots 3, 4, 5 and 6, Block 4, Gateway Unit 1 into Lots 4A and 8A, Block 3, and Lots 3A, 4A, and 5A, Block 4, Gateway Unit 1 was approved by the Webb County Commissioners Court on the ____ day of _______, 2023, 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 sewer, 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 Honorable Rosaura "Wawi" Tijerina Commissioner Precinct 1 Commissioner Precinct 2

Honorable John C. Galo

Attested By: Hon. Margie Ramirez Ibarra

Webb County Clerk

Honorable Ricardo A. Jaime

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I have reviewed this Plat and accompanying construction plans of Re-Plat of Lots 4 and 8, Block 3, and Lots 3, 4, 5 and 6, Block 4, Gateway Unit 1 into Lots 4A and 8A, Block 3, and Lots 3A, 4A, and 5A, Block 4, Gateway Unit 1, as prepared by Ramiro Ibarra, PE, register professional engineer No. 109982 and surveyed by Robert J. Gilpin, registered public land surveyor No. <u>5944</u> dated <u>6th</u> day of <u>October</u>, 2023 with the last . 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 Re-Plat of Lots 4 and 8, Block 3, and Lots 3, 4, 5 and 6 Block 4, Gateway Unit 1 into Lots 4A and 8A, Block 3, and Lots 3A, 4A, and 5A, Block 4, Gateway Unit 1 dated the 6th of October, 2023, 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

, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the day of 2023 with the certificate of authentication was filed of record in my office on the _____ day of _ o'clock __.m. in Volume ____, Page(s) ____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2023.

DEPUTY COUNTY CLERK WERR COUNTY TEXAS

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

COUNTY OF WEBB

By my signature below, I hereby certify that I have reviewed this subdivision plat or replat entitled Re-Plat of Lots 4 and 8, Block 3, and Lots 3, 4, 5 and 6, Block 4, Gateway Unit 1 into Lots 4A and 8A, Block 3, and Lots 3A, 4A, and 5A, Block 4, Gateway Unit 1 and have made the following letermination(s) as it relates to the Webb County Private Sewage Facility Order ("OSSF Order") dated April 24, 2006, as amended:

1. 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

2. 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.

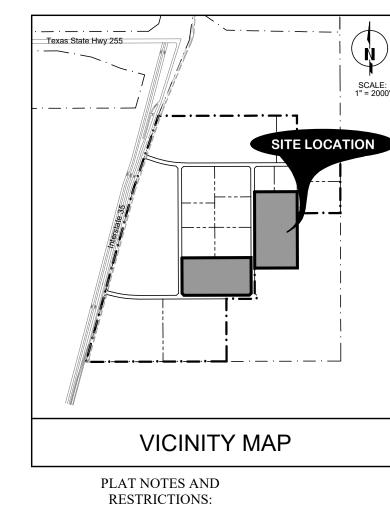
3. The minimum lot sizes depicted on this plat or replat generally meet the requirements of the OSSF

4. 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-the-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

5. 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 of Expeditor Road, for the most southerly southwest corner hereof; 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;

6. In the event that an approved municipal or organized sewage disposal system is extended to within southwest corner hereof; 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 TCEQ D.R. LICENSE NO. OS0035048



The Re-Plat of Lots 4 and 8, Block 3, and Lots 3, 4, 5 and 6, Block 4, Gateway Unit 1 into Lots 4A and 8A, Block 3, and Lots 3A, 4A, and 5A, Block 4, 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

iurisdiction over the tract 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

Portions of Lot 3A, Block 4, are impacted by 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) (2006 Morrison H&H Study). While such area is under the jurisdiction of Webb County, no development shall commence within the "local regulatory floodplain" depicted on this replat until authorized by the Webb County floodplain administrator in compliance with the FDPO and a FEMA approved LOMR has been developed.

All proposed commercial development will require an approval from the Webb County Fire

STATE OF TEXAS* COUNTY OF WEBB' 32.450 ACRES

FIELD NOTES DESCRIBING A 32.450 ACRE PARCEL, MORE OR LESS, BEING LOT 3, LOT 4, LOT 5 AND LOT 6. BLOCK 4 OF GATEWAY, UNIT 1, RECORDED IN VOLUME 40, PAGES 70-71, PLAT RECORDS OF WEBB COUNTY, TEXAS AND BEING OUT OF THE REMAINDER OF TRACT 3, 912.3403 ACRE TRACT (CALLED), RECORDED IN VOLUME 5183, PAGES 284-302, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED EASEMENT SITUATED IN SURVEY 361, ABSTRACT 831, 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, N27°02'33"W, a distance of 3,955.89 feet, to a found ½ inch iron rod being the northwesterly corner of said Lot 3, situated on the easterly right-of-way of Cross - Dock Road, for the POINT OF **BEGINNING** of this 32.450 acre parcel and the **northwesterly corner** hereof;

Thence, N89°50'41"E, with the common boundary between said Lot 1 and said Lot 3, a distance of 412.00 feet, to a found ½ inch iron rod being the southeasterly corner of said Lot 1, the southwesterly corner of Lot 2 of said Block 4, the northeasterly corner of said Lot 3 and the northwesterly corner of said Lot 4, continuing with the same bearing with the common boundary between said Lot 2 and said Lot 4 a distance of 477.00 feet, for a total distance of 889.00 feet, with the northerly line of herein described parcel, to a found ½ inch iron rod being the southeasterly corner of said Lot 2 and the northeasterly corner of said Lot 4, situated on the westerly Right-of-Way line of Transload Road, for

Thence, S0°09'19"E, with the common boundary between said Transload Right-of-Way and said Lot 3, a distance of 447.49 feet, to a point being the southwesterly corner of said Transload Right-of-Way, continuing with the same bearing and the common boundary between said Lot 4 and said remainder of Tract 3, a distance of 82.51 feet, to a point being the southeasterly corner of said Lot 4, continuing with the same bearing, a distance of 530.00 feet, to a point being the northeasterly corner of said Lot 6, continuing with the same bearing and the common boundary between said Lot 6 and said remainder of Tract 3, a distance of 530.00 feet, for a total distance of 1,590.00 feet, with the easterly line of herein described parcel, to a found ½ inch iron rod being the southeasterly corner of said Lot 6, for the **southeasterly corner** hereof;

Thence, S89°50'41"W, with the common boundary between said Lot 6 and said remainder of Tract 3, same being the southerly line of herein described parcel, a distance of 889.00 feet, to set ½ inch iron rod, for the **southwesterly corner** hereof;

Thence, N0°09'19"W, with the common boundary between said Lot 6 and said Cross - Dock Road Right-of-Way, a distance of 530.00 feet, to a found ½ inch iron rod being the southwesterly corner of Lot 5 and the northeasterly corner of Lot 6, continuing with the same bearing and the common boundary between said Lot 5 and said Cross - Dock Road Right-of-Way, a distance of 530.00 feet, to a found ½ inch iron rod being the southwesterly corner of said Lot 3 and the northwesterly corner of said Lot 5, continuing with the same bearing and the common boundary between said Lot 3 and said Cross-Dock- Road Right-of-Way, a distance of 530.00 feet, for a total distance of 1,590.00 feet, with the westerly line of herein described parcel, to a found ½ inch iron rod being the southwesterly corner of said Lot 1 of said Block 4 and the northwesterly corner of said Lot 3, to said POINT OF BEGINNING containing within these metes and bounds 32.450 acres, more or less.

STATE OF TEXAS* COUNTY OF WEBB* 25.783 ACRES

> FIELD NOTES DESCRIPTION OF A 25.783 ACRE PARCEL, MORE OR LESS, BEING LOT 4 AND LOT 8. BLOCK 3 OF GATEWAY, UNIT 1. RECORDED IN VOLUME 40. PAGES 70-71. PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN SURVEY 361, ABSTRACT 831, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

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, nor are they entitled to be serviced by a public water or organized sewer sewer system as a result of thence, N40°59'51"W, a distance of 2,850.25 feet, to a found ½ iron rod being the southeasterly corner of Lot 7 of said Block 3, same being the northeasterly corner of said Lot 8, situated on the westerly right-of-way line of Cross - Dock Road, for the **POINT OF BEGINNING** of this 25.783 acre parcel and the northeasterly corner hereof;

> Thence, S0°09'19"E, with the common boundary between said Lot 8 and said Cross - Dock Road Right-of-Way, same being the easterly line of herein described parcel, a distance of 740.50 feet, to a set ½ inch iron rod being the most easterly southeast corner of said Lot 8, for the most easterly

> Thence, S44°50'41"W, with the common boundary between said Cross - Dock Road Right-of-Way and said Lot 8, same being the easterly line of herein described parcel, a distance of 56.57 feet, to a found ½ inch iron rod being the most southerly southeast corner of said Lot 8, situated on the northerly Right-of-Way line of Texas Trade Rd., for the most southerly southeast corner hereof;

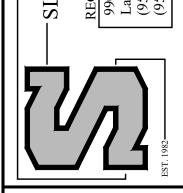
Thence, S89°50'41"W, with the common boundary between said Lot 8 and said Texas Trade Road Right-of-Way, a distance of 713.00 feet, to a point being the southeasterly corner of said Lot 4 same being the southwesterly corner of said Lot 8, continuing with the same bearing and the common boundary between said Lot 4 and said Texas Trade Road Right-of-Way, a distance of 648.00 feet, for a total distance of 1,361.00 feet, with the southerly line of herein described parcel, to a set ½ inch iron rod being the most southerly southwest corner of said Lot 4, situated on the easterly Right-of-Way line

Thence, N45°09'19"W, with the common boundary between said Lot 4 and said Expeditor Road Right-of-Way, same being the westerly line of herein described parcel, a distance of 56.57 feet, to a found ½ inch iron rod being the most westerly southwest corner of said Lot 4, for the most westerly

Thence, N0°09'19"W, with the common boundary between said Lot 4 and said Expeditor Road Right-of-Way, same being the westerly line of herein described parcel, a distance of 740.50 feet, to a found ½ inch iron rod being the northwesterly corner of said Lot 4, same being the southwesterly corner of Lot 3 of said Block 3, for the **northwesterly corner** hereof;

Thence, N89°50'41"E, with the common boundary between Lot 3 of said Block 3 and said Lot 4, a distance of 688.00 feet, to a found ½ inch iron rod being the southwesterly corner of said Lot 7, the southeasterly corner of said Lot 3, the northeasterly corner of said Lot 4 and the northwesterly corner of said Lot 8, continuing with the same bearing a distance of 753.00 feet, for a total distance of 1,441.00 feet, with the northerly line of herein described parcel, to said **POINT OF BEGINNING** containing within these metes and bounds 25.783 acres, more or less.

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



November 2, 2023

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21.042

ateway Block 3 and 4 - 1.0 Plat.dw x.Base-Gateway.dwg

1" = 200'