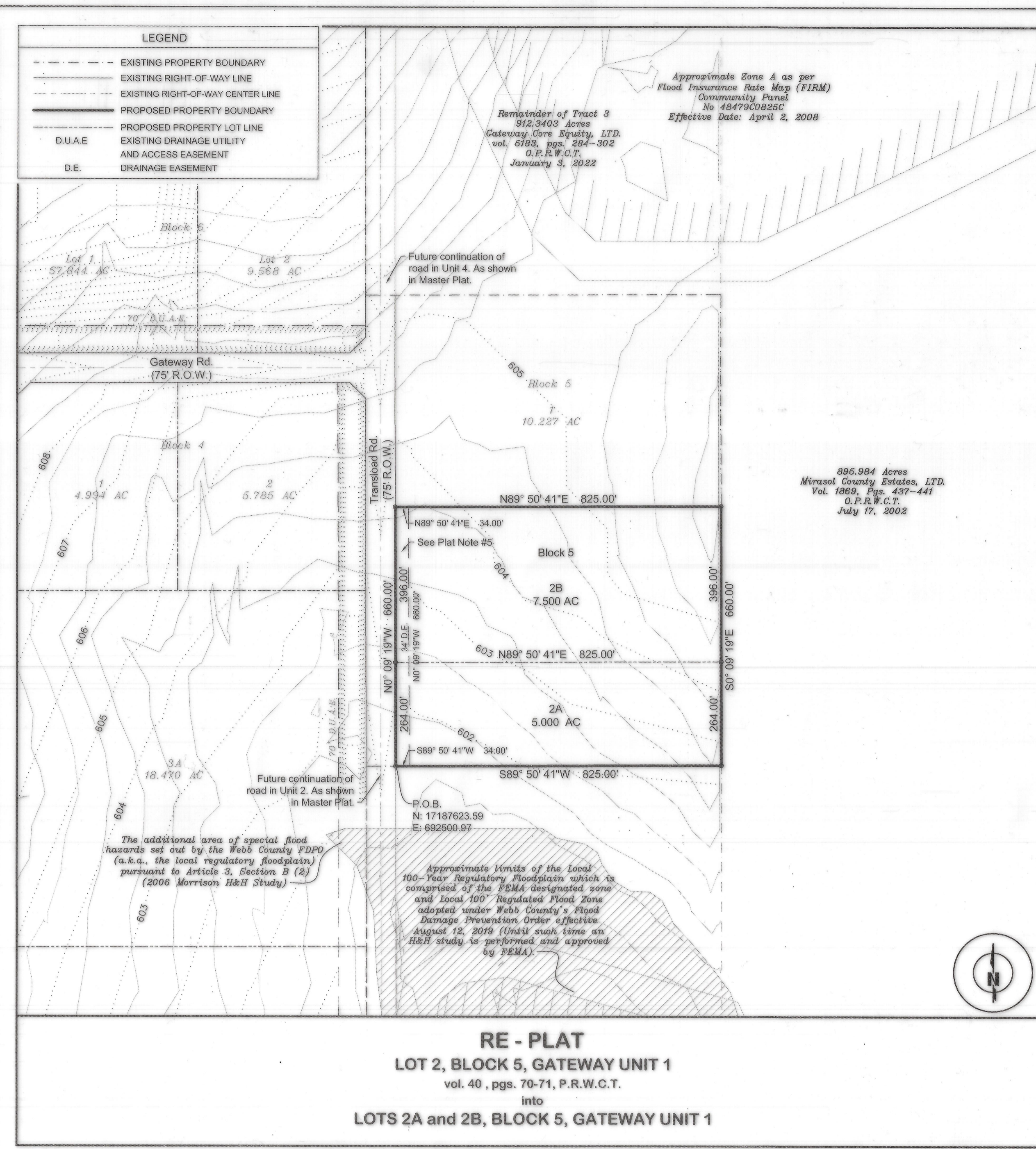
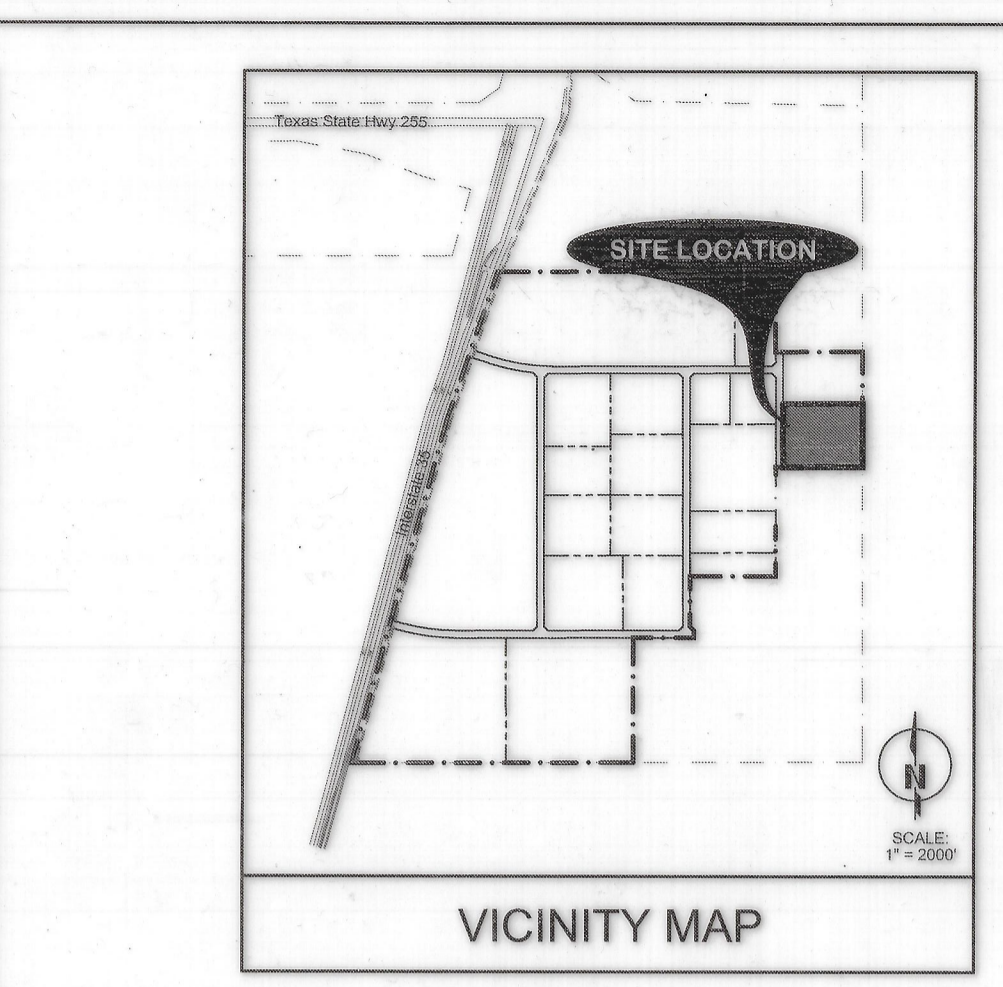


AS PLATTED
LOT 2, BLOCK 5,
GATEWAY UNIT 1
 vol. 40, pgs. 70-71, P.R.W.C.T.



RE - PLAT
LOT 2, BLOCK 5, GATEWAY UNIT 1
 vol. 40, pgs. 70-71, P.R.W.C.T.
 into
LOTS 2A and 2B, BLOCK 5, GATEWAY UNIT 1



PLAT NOTES AND RESTRICTIONS:

- The Re-Plat of Lot 2, Block 5, Gateway Unit 1 into Lots 2A and 2B, Block 5, 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 hereto. No residential structures 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.
- 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.
- All proposed commercial development will require an approval from the Webb County Fire Marshal.
- Lot 2B will receive the runoff from Lot 1, Block 5 via the 34' drainage easement. Lot 2A shall accept the runoff from Lot 1 and Lot 2B, Block 5 via the 34' drainage easement.

STATE OF TEXAS*
 COUNTY OF WEBB*
 12.500 ACRES

FIELD NOTES DESCRIBING A 12.500 ACRE PARCEL, MORE OR LESS, BEING LOT 2, BLOCK 5 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 FOLLOWS:

Commencing at the southeasterly corner of said Survey 361 and the northeasterly corner of Survey 362, Abstract 934, Original Grantee Adams, Bealy & Moulton, Webb County, Texas, thence, N15°09'49"W, a distance of 3,189.31 feet, to a found 1/2 inch iron rod being the southeasterly corner of said Lot 2, situated on the easterly Right-of-Way line of Transload Road, for the POINT OF BEGINNING of this 12.500 acre parcel and the southeasterly corner hereof;

Thence, N0°09'19"W, with the common boundary between said Lot 2 and said Transload Road Right-of-Way, same being the westerly line of herein described parcel, a distance of 660.00 feet, to a set 1/2 inch iron rod being the southeasterly corner of Lot 1 of said Block 5, same being the northeasterly corner of said Lot 2, for the northwesterly corner hereof;

Thence, N89°50'41"E, with the common boundary between said Lot 1 and said Lot 2, same being the northerly line of herein described parcel, a distance of 825.00 feet, to a set 1/2 inch iron rod being the southeasterly corner of said Lot 2, situated on the westerly line of an 895.984 Acre Tract (called, recorded in Volume 1869, Pages 437-441, Official Public Records of Webb County, Texas, for the northeasterly corner hereof;

Thence, S0°09'19"E, with the common boundary between said 895.984 Acre Tract and said Lot 2, same being the easterly line of herein described parcel, a distance of 660.00 feet, to a set 1/2 inch iron rod being the southeasterly corner of said Lot 2, for the southeasterly corner hereof;

Thence, S89°50'41"W, with the common boundary between a remainder of Tract 3, recorded in Volume 5183, Pages 284-302, Official Public Records of Webb County, Texas and said Lot 2, same being the southerly line of herein described parcel, a distance of 825.00 feet, to said POINT OF BEGINNING containing within these notes and bounds 12.500 acres, more or less.

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 Re-Plat of Lot 2, Block 5 into Lots 2A and 2B, Block 5, 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 hereon shown, for the purpose and consideration therein expressed.

BY: *Kurt Kraus*
 GATEWAY CORE EQUITY, LTD. DATE: 4/12/24
 BY: KURT KRAUS
 PRESIDENT

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____ 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 12th day of April, 2024.

NOTARY PUBLIC IN AND FOR
 WEBB COUNTY, TEXAS
 MY COMMISSION EXPIRES
 10/06/24

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 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 Webb County Commissioners Court.

BY: *Ramiro Ibarra*
 RAMIRO IBARRA, P.E. #109982
 DATE: 4-12-24

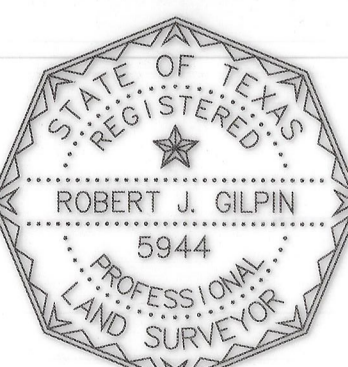


CERTIFICATE OF SURVEYOR

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, and that the corner monuments shown thereon will be properly placed under my supervision.

BY: *Robert J. Gilpin*
 ROBERT J. GILPIN, R.P.L.S. #5944
 DATE: 4-12-24



ENGINEER'S FLOODPLAIN CERTIFICATION:

That, I Ramiro Ibarra a registered professional engineer in Texas No. 109982, do hereby certify that Re-Plat of Lot 2, Block 5 into Lots 2A and 2B, Block 5, Gateway Unit 1, is not being impacted by the local 100-yr regulated flood zone under Webb County's Flood Damage Prevention Order effective August 12, 2019 (until such time as an H&H study is performed and a LOMR is approved by FEMA).

BY: *Ramiro Ibarra*
 RAMIRO IBARRA, P.E. No. 109982-TX
 DATE: 4-12-24

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

Webb County Floodplain Determination Certificate

By my signature below, I attest that I have reviewed this subdivision plat or replat entitled Re-Plat of Lot 2, Block 5 into Lots 2A and 2B, Block 5, 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

2. 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:
Jorge A. Calderon
 Jorge A. Calderon, CFM
 County Planning Director &
 Webb County Floodplain Administrator

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB

We hereby certify that this Plat, designated as the: Re-Plat of Lot 2, Block 5 into Lots 2A and 2B, Block 5, Gateway Unit 1, was approved by the Webb County Commissioners Court on the _____ day of _____, 2024, 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
 Commissioner Precinct 1

Honorable John C. Galo
 Commissioner Precinct 3

Honorable Rosaura "Wawa" Tijerina
 Commissioner Precinct 2

Honorable Ricardo A. Jaime
 Commissioner Precinct 4

Attested By:
 Hon. Margie Ramirez Ibarra
 Webb County Clerk

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I have reviewed this Plat and accompanying construction plans of Re-Plat of Lot 2, Block 5 into Lots 2A and 2B, Block 5, Gateway Unit 1, as prepared by Ramiro Ibarra, PE, registered professional engineer No. 109982 and surveyed by Robert J. Gilpin, registered public land surveyor No. 5944 dated 27 day of March, 2024 with the last revised date on April 5, 2024. 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.

BY: *Jose Luis Neira*
 Jose Luis Neira
 Interim Road & Bridge Superintendent
 DATE: 4/12/24

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I have reviewed this Plat and accompanying data of Re-Plat of Lot 2, Block 5 into Lots 2A and 2B, Block 5, Gateway Unit 1, dated the March 27, 2024, with the last revised date on the April 5, 2024, 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.

BY: *Jorge A. Calderon*
 Jorge A. Calderon, CFM
 County Planning Director
 Floodplain Administrator
 DATE: 4/12/24

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 _____, 2024 with the certificate of authentication was filed of record in my office on the _____ day of _____, 2024 at _____ o'clock _____ m. in Volume _____ Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

DEPUTY COUNTY CLERK
 WEBB COUNTY, TEXAS

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 Re-Plat of Lot 2, Block 5 into Lots 2A and 2B, Block 5, 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-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 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 required to connect to that system at their own expense.

BY: *Jorge A. Calderon*
 Jorge A. Calderon, CFM, DR, SE
 Webb County Assistant Planning Director
 TCEQ D.R. LICENSE NO. 050035048

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

SLAY ENGINEERING
 Company, Inc.
 REGISTRATION NUMBER F-1901
 9901 McPherson Avenue, Suite 104
 Laredo, Texas 78045
 (956) 791-0405 - Tel.
 (956) 791-1703 - fax.

APPROVED FOR FILING
 April 12, 2024

#	DATE	DESCRIPTION
1	3/27/24	Final Submittal
2	4/05/24	Final Submittal
3		
4		
5		
6		
7		
8		

PLAT NO.: 21.042
 DRAWING NAME: Gateway Block 5 - 1.0 Plat.dwg
 REFERENCE DRAWING: x.Base-Gateway.dwg

RePlat of Lot 2, Block 5,
 Gateway Unit 1
 into
 Lots 2A and 2B, Block 5,
 Gateway Unit 1

RE-PLAT

1 of 1 1.0