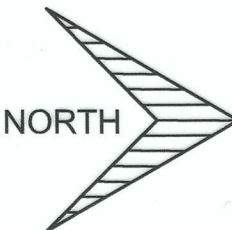


PLAT NO. 180246

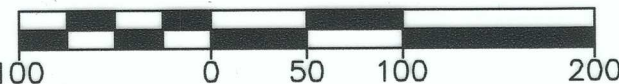
REPLAT AND  
SUBDIVISION PLAT  
ESTABLISHING

FOSTER RIDGE INDUSTRIAL PARK

BEING A TOTAL OF 14.025 ACRES ESTABLISHING LOT 2, BLOCK 1, NEW CITY BLOCK 17995, BEING OUT OF A 20.00 ACRE TRACT OF LAND OUT OF THE J.J. SANCHEZ SURVEY NO. 34, ABSTRACT NO. 665, COUNTY BLOCK 5100, AS RECORDED IN VOLUME 3828, PAGE 1888-1891 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



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: 11/28/2017 JOB NO.: 31875/1770

STATE OF KANSAS  
COUNTY OF JOHNSON

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:  
VAUGHAN & SONS, INC.  
ATTN: CURTIS T. VAUGHAN III  
10800 SENTINEL STREET  
SAN ANTONIO, TEXAS 78217  
TEL. NO. (210) 352-1300

OWNER'S DULY AUTHORIZED AGENT:  
DAVID SCHAEFER  
INLAND TRUCK PARTS COMPANY  
4400 COLLEGE BLVD. SUITE 145  
OVERLAND PARK, KANSAS 66211  
TEL. NO. (913) 345-9664

STATE OF KANSAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
DAVID SCHAEFER 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 17th DAY OF July, 2018.

NOTARY PUBLIC  
JOHNSON COUNTY, KANSAS

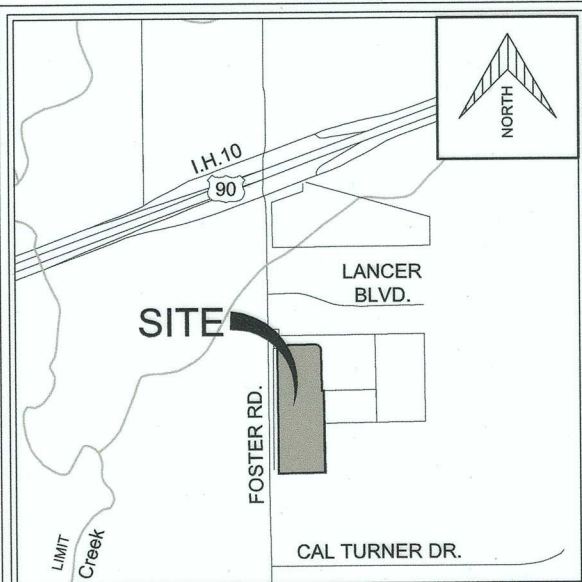


THIS PLAT OF FOSTER RIDGE INDUSTRIAL PARK HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE  
OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)  
AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF , A.D., 2018.

BY: CHAIRMAN

BY: SECRETARY



LOCATION MAP  
NOT TO SCALE

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

IMPACT FEE PAYMENT DUE:

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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

DRAINAGE EASEMENT NOTE:

"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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

GENERAL NOTES:

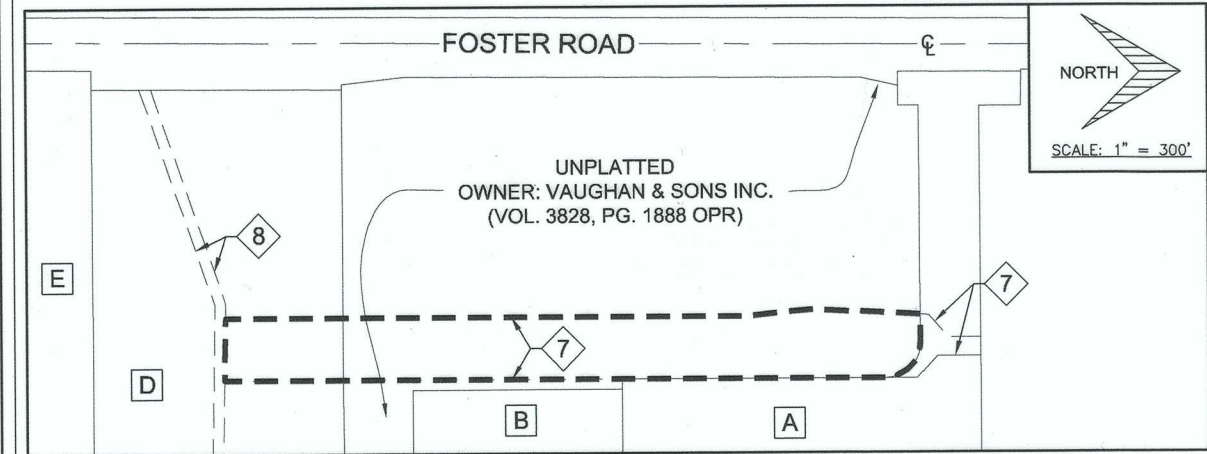
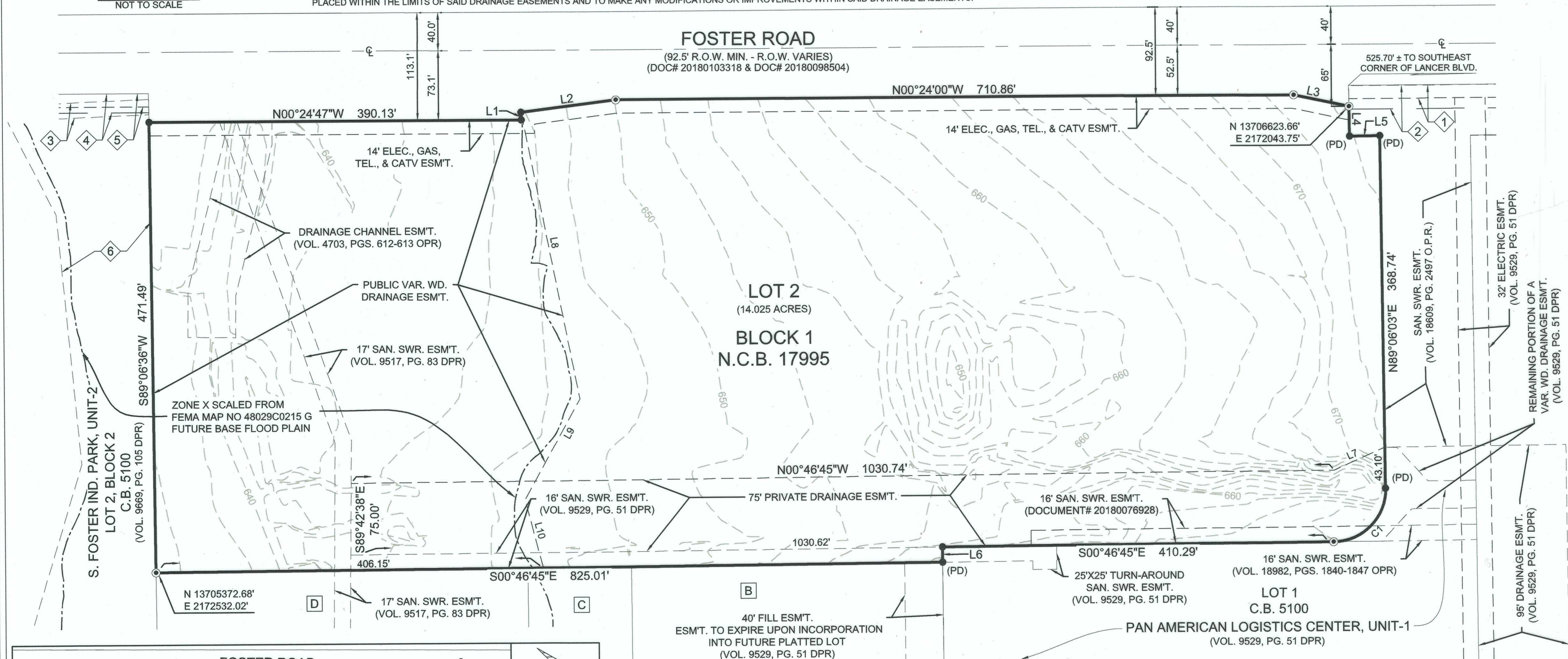
- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029 C 0440 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
- PLAT ESTABLISHING ONE (1) INDUSTRIAL LOTS.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 1/2" IRON ROD WITH "MBC" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FLOODPLAIN NOTE:

"THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0440G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100 YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY."

DRAINAGE EASEMENT MAINTENANCE NOTE:

"THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FOSTER RIDGE INDUSTRIAL PARK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FOSTER RIDGE INDUSTRIAL PARK HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY."



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT (2.112 ACRES) OUT OF PAN AMERICAN LOGISTICS CENTER, UNIT-1 SUBDIVISION AS RECORDED IN VOLUME 9529, PAGE 51, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.

LICENSED PROFESSIONAL ENGINEER NO. 66073

STATE OF KANSAS  
COUNTY OF JOHNSON

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PAN AMERICAN LOGISTICS CENTER, UNIT-1 SUBDIVISION WHICH IS RECORDED IN VOLUME 9529, PAGE 51, 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:

OWNER'S DULY AUTHORIZED AGENT:

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF July, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF KANSAS

MY COMMISSION EXPIRES: 5/22/20

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. --- VARIABLE WIDTH
- OPR. --- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR. --- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- N.C.B. --- NEW COUNTY BLOCK
- CL. --- CENTERLINE
- EXIST. --- EXISTING CONTOUR
- OUTER LIMITS OF ZONE X (SCALED FROM FEMA MAP NO. 48029C0215G)
- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

KEY NOTES:

- 14' ELEC., TEL., & CATV ESMT. (VOL. 9529, PG. 51 DPR)
- 25' BSL (VOL. 9529, PG. 51 DPR)
- 16' SAN. SWR. ESMT. (VOL. 9669, PG. 105 DPR)
- 20' BUILDING SETBACK (VOL. 9669, PG. 105 DPR)
- 14' GAS, ELEC., TEL., & CATV ESMT. (VOL. 9669, PG. 105 DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE ESMT. (VOL. 9669, PG. 105 DPR)
- VAR. WD. DRAINAGE ESMT. (VOL. 9529, PG. 51 DPR)
- 17' SAN. SWR. ESMT. (VOL. 9517, PG. 83 DPR)
- PAN AMERICAN LOGISTICS CENTER, UNIT-1 (VOL. 9529, PG. 51 DPR)
- UNPLATTED-OWNER: DRIVETIME CARSALES COMPANY LLC (VOL. 18571, PG. 2013 DPR)
- UNPLATTED-OWNER: VAUGHAN & SONS INC. (VOL. 3828, PG. 1888 OPR)
- UNPLATTED-OWNER: GEO C. VAUGHAN & SONS (VOL. 7977, PG. 806 OPR)
- S. FOSTER INDUSTRIAL, UNIT-2 (VOL. 9669, PG. 105 DPR)

Line Table		
Line #	Bearing	Length
L1	S 89°08'51" W	8.07'
L2	N 07°31'15" W	100.25'
L3	N 11°47'55" E	59.33'
L4	N 89°07'24" E	31.22'
L5	N 00°45'41" W	31.84'
L6	N 89°13'15" E	16.00'
L7	N 24°21'31" W	58.35'
L8	N 78°19'50" E	306.00'
L9	S 61°25'45" E	120.42'
L10	N 74°59'39" E	73.88'

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	86.52'	55.00'	90°07'47"	S 45°58'10" E

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.