

SUBDIVISION
PLAT ESTABLISHING
PROJECT STAR

BEING A TOTAL OF 129.682 ACRES

ESTABLISHING LOT 6, BLOCK 2, NEW CITY BLOCK 17995, AND A 60' WIDE PUBLIC STREET RIGHT-OF WAY INCLUDING ADJOINING EASEMENTS, BEING A PORTION OF THAT CERTAIN 239.679 ACRE TRACT DESCRIBED IN INSTRUMENT TO CONNECTION INDUSTRIAL PARK, LLC RECORDED IN VOL.18968, PG.530, BEXAR COUNTY OFFICIAL PUBLIC RECORDS CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE OF PREPARATION: November 2, 2020



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.

NAME: _____
TITLE: _____

USE STAR, LLC,
a Delaware limited liability company

By: New Economy Assets -Phase 1, LLC,
a Delaware limited liability company
its sole member

By: New Economy Holdings, LP,
a Delaware limited partnership
its sole member

By: New Economy Gen-Par, LLC,
a Delaware limited liability company,
its general partner

By: USAA Real Estate Company, LLC
a Delaware limited liability company,
its sole member

STATE OF TEXAS
COUNTY OF BEXAR

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 EXPRESSED
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF
OFFICE THIS

DAY OF _____, A.D. 20____.

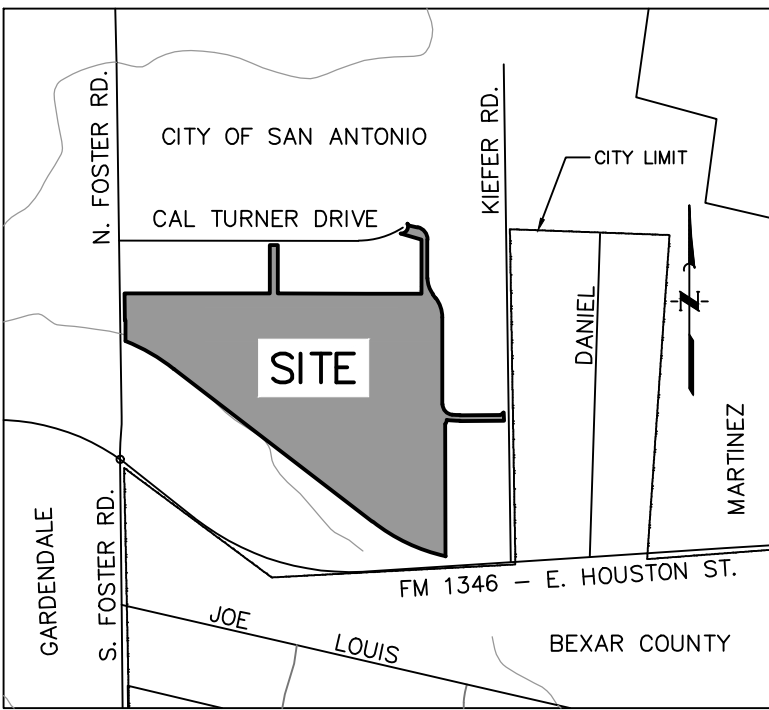
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PROJECT STAR HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO,
TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS
HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS;
AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
NOT TO SCALE

LEGEND

BCOPR ----- BEXAR COUNTY OFFICIAL PUBLIC RECORDS
BCDR ----- BEXAR COUNTY DEED RECORDS
BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS
"F-PD" ----- FOUND 1/2-INCH IRON ROD WITH "PD" CAP
"F-HNT" ----- FOUND 1/2-INCH IRON ROD WITH "HNT" CAP
E,G,T,CTV ----- ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION
R.O.W. ----- RIGHT-OF-WAY
SS ----- SANITARY SEWER
SSTA ----- SANITARY SEWER TURN--AROUND
BCAD ----- BEXAR COUNTY APPRAISAL DISTRICT
I.R. ----- IRON ROD

DETENTION POND NOTES:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

FLOODPLAIN EASEMENT:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0404G, DATED SEPT. 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 6, BLOCK 2, NCB 17995, 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.
- 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 GRANITOR'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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 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 ULTIMATE DEVELOPMENT FLOODPLAIN). 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.

SURVEYOR'S NOTES:

- ALL BOUNDARY CORNERS OF THIS SUBDIVISION ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (WITH CAP STAMPED "JONES CARTER"), UNLESS OTHERWISE NOTED.
- THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCE UNITS CITED HEREIN ARE U.S. SURVEY FEET AND ARE HORIZONTAL "ON THE GRID" DISTANCES. ALL LAND AREA VALUES ARE GROUND SURFACE. FOR CONVERTING GRID DISTANCES TO SURFACE, USE THE GRID TO SURFACE SCALE FACTOR OF 1.00017.
- ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

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

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: JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY NOTES:

- 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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 UTILITY NOTES:

- IMPACT FEE PAYMENT NOTE: 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 THE WATER METER SET AND/OR THE WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER.
- SAWS DEDICATION: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- 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 DEVELOPER 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.

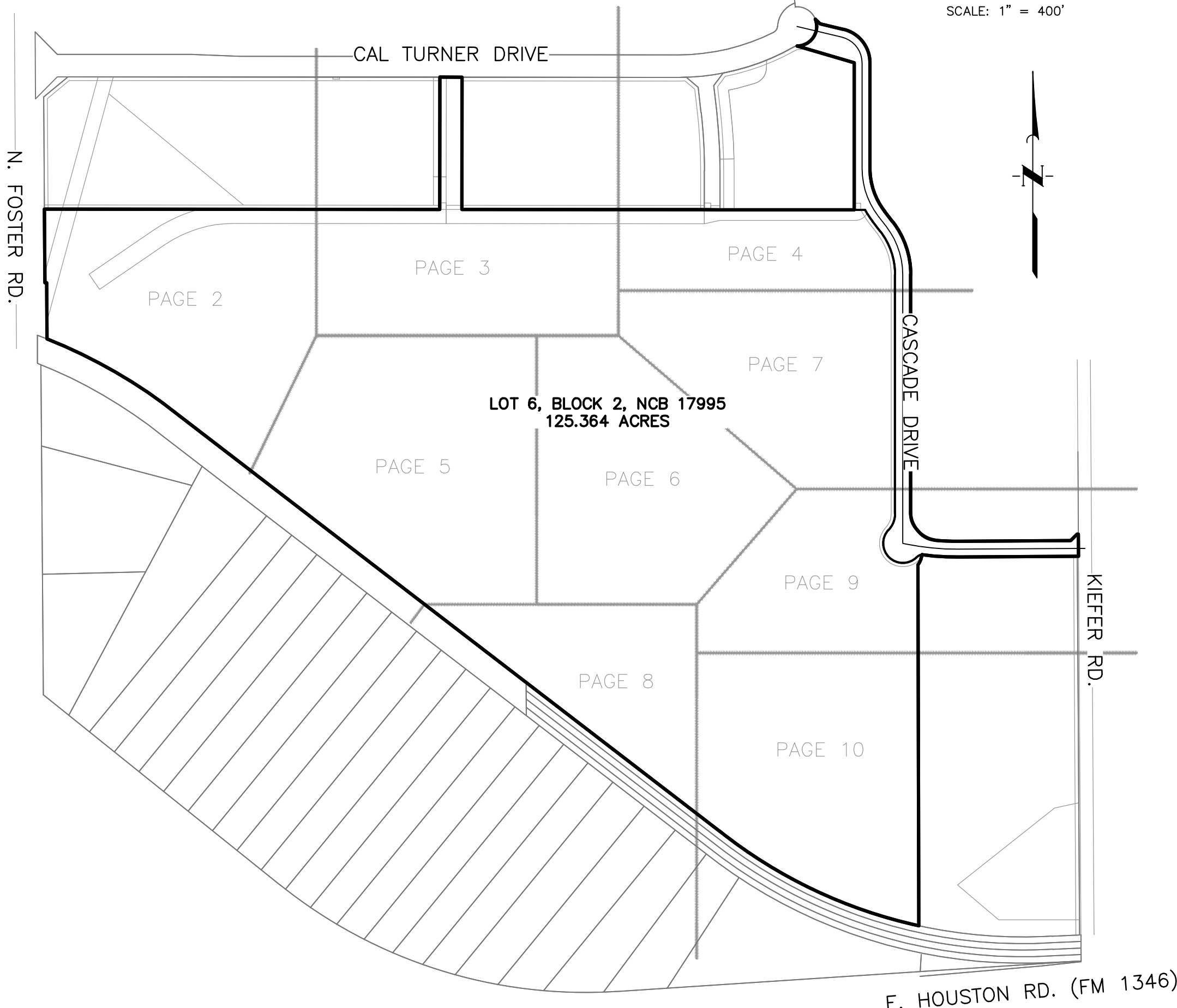
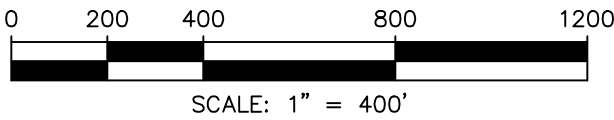
PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTI-PAGE PLAT

FLOOD ZONE NOTE:

THE DRAINAGE RIGHTS-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 48029C0404G, DATED SEPTEMBER 29, 2010, AND THE LOWER OF 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 AND CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LINE	BEARING	DISTANCE
L1	S 89°35'13" W	7.00'
L2	S 89°57'04" E	84.48'
L16	S 00°21'24" E	85.00'
L17	S 76°33'11" E	91.95'
L18	S 46°12'51" E	25.89'
L21	S 76°33'11" E	100.68'
L22	S 37°37'51" E	50.00'
L23	S 37°37'51" E	50.00'
L24	S 37°37'51" E	50.00'
L25	N 90°00'00" E	40.65'
L26	S 78°31'49" E	12.99'
L27	S 89°24'25" E	60.02'
L28	N 76°33'11" W	88.15'
L29	N 44°38'37" E	35.36'
L30	N 89°38'37" E	5.00'
L31	S 77°56'51" W	59.31'
L34	N 00°02'56" E	53.99'
L34	N 00°00'00" E	913.98'
L36	N 00°00'00" W	914.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	99.89'	74.99'	76°19'30"	N 51°36'35" E	92.67'
C5	45.89'	74.99'	35°03'46"	N 04°05'04" W	45.18'
C11	73.78'	90.00'	46°58'06"	S 61°23'21" E	71.73'
C12	90.42'	944.83'	5°28'59"	S 87°36'53" E	90.39'
C13	139.38'	1,004.83'	7°56'50"	N 86°22'58" W	139.26'
C14	41.53'	99.98'	2°34'02"	S 22°20'40" W	41.23'
C15	848.86'	1,859.68'	26°09'10"	N 64°36'02" W	841.51'
C16	583.87'	1,959.67'	17°04'16"	N 59°54'08" W	581.72'
C17	32.02'	1,959.67'	0°56'10"	N 69°07'34" W	32.02'
C18	51.22'	330.00'	8°53'33"	S 3°11'04" E	51.17'
C19	177.33'	270.00'	37°37'51"	S 18°48'55" E	174.16'
C20	67.85'	90.00'	4°31'14"	S 21°35'51" W	66.25'
C21	231.88'	75.00'	177°08'35"	S 45°22'36" E	149.95'
C22	24.69'	40.00'	35°21'59"	N 63°43'56" E	24.30'
C24	174.79'	130.82'	76°33'11"	S 38°16'35" E	162.07'
C25	134.70'	100.82'	76°33'09"	S 38°16'36" E	124.91'
C26	197.03'	300.00'	37°37'51"	S 18°48'55" E	193.51'
C27	197.33'	270.00'	37°37'51"	S 18°48'55" E	174.16'
C28	197.03'	300.00'	37°37'51"	S 18°48'55" E	193.51'
C29	218.74'	330.00'	37°37'51"	S 18°48'55" E	212.86'
C30	7.31'	75.00'	5°34'59"	S 40°41'48" E	7.31'
C31	68.31'	90.00'	4°32'18"	S 21°44'39" E	66.68'
C32	201.21'	974.83'	11°49'34"	S 84°26'36" E	200.85'
C33	193.01'	541.41'	20°25'32"	S 65°52'26" W	191.99'
C34	56.25'	56.99'	56°33'08"	S 61°43'17" W	54.00'
C35	17.85'	330.00'	3°05'59"	S 30°17'17" E	17.85'
C36	282.94'	471.42'	34°23'18"	S 72°51'17" W	278.71'



PAGE INDEX - SCALE: 1" = 400'

SUBDIVISION
PLAT ESTABLISHING
PROJECT STAR

BEING A TOTAL OF 129.682 ACRES

ESTABLISHING LOT 6, BLOCK 2, NEW CITY BLOCK 17995, AND A 60' WIDE PUBLIC STREET RIGHT-OF-WAY INCLUDING ADJOINING EASEMENTS, BEING A PORTION OF THAT CERTAIN 239.679 ACRE TRACT DESCRIBED IN INSTRUMENT TO CONNECTION INDUSTRIAL PARK, LLC RECORDED IN VOL.18968, PG.530, BEXAR COUNTY OFFICIAL PUBLIC RECORDS CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE OF PREPARATION: November 2, 2020



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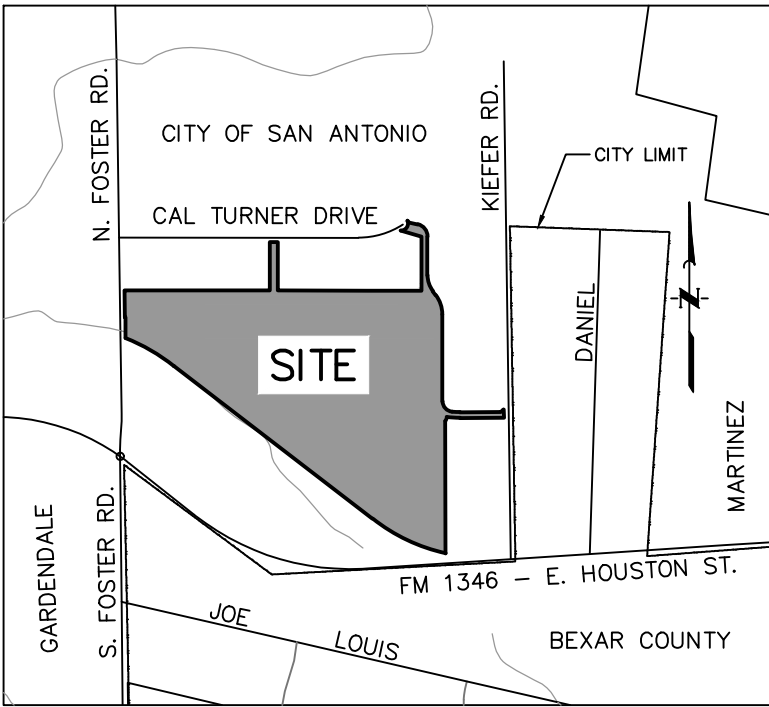
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DATED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT TO SCALE

0 50 100 200 300
SCALE: 1" = 100'

REFER TO PAGE 1 FOR LEGEND,
LINE AND CURVE TABLES.
PLAT NOTES ON PAGE 1 APPLY
TO EVERY PAGE OF THIS
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SURVEYOR'S NOTES:

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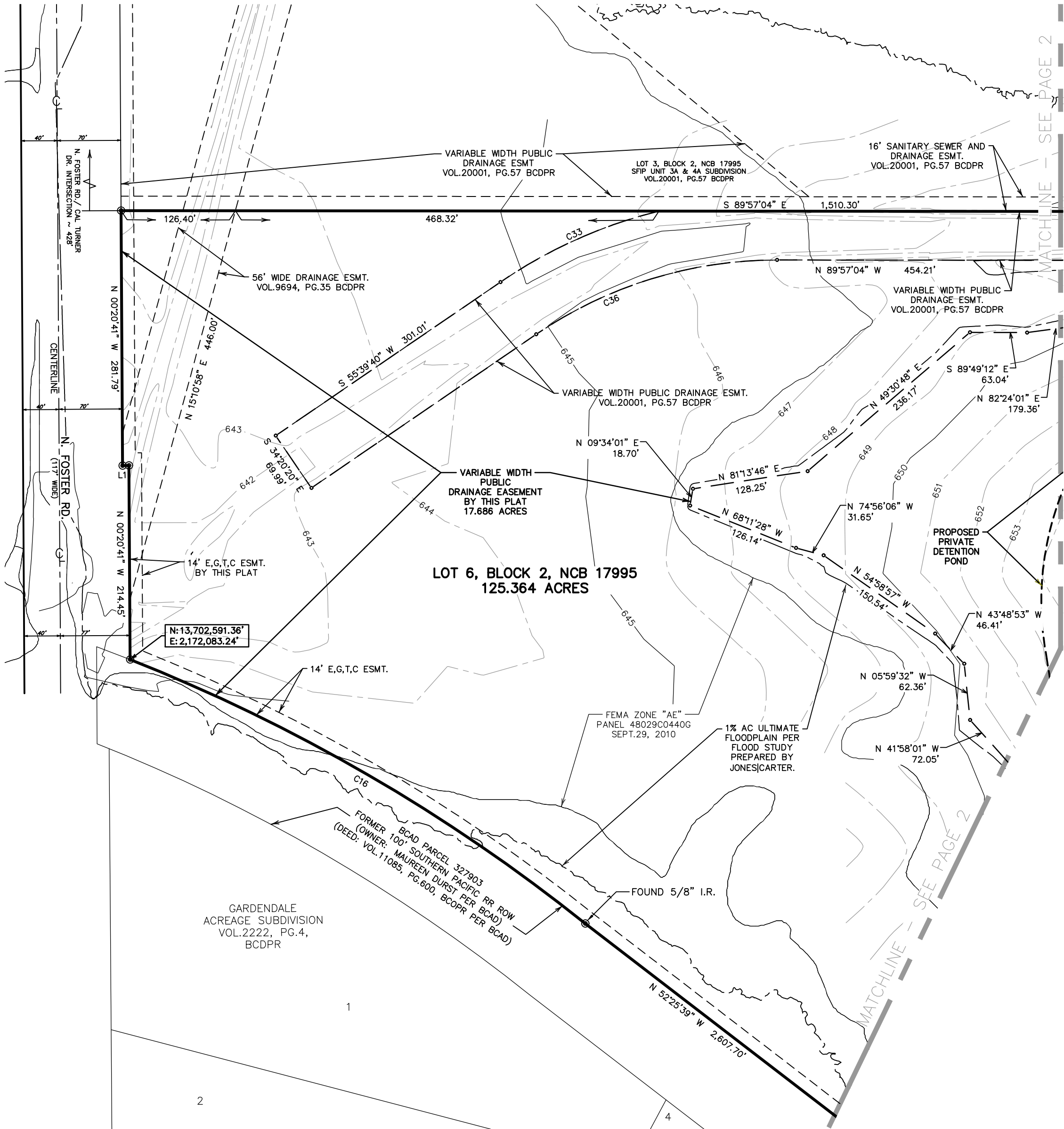
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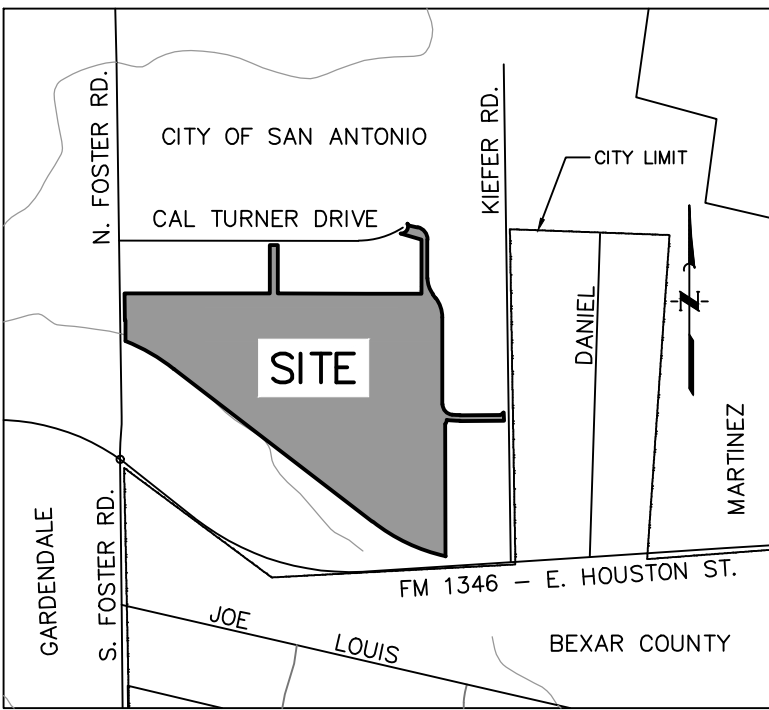
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PROJECT STAR HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO,
TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS
HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS;
AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT TO SCALE

0 50 100 200 300
SCALE: 1" = 100'

REFER TO PAGE 1 FOR LEGEND,
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PLAT NOTES ON PAGE 1 APPLY
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CPS/SAWS/COSA UTILITY NOTES:

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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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SURVEYOR'S NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

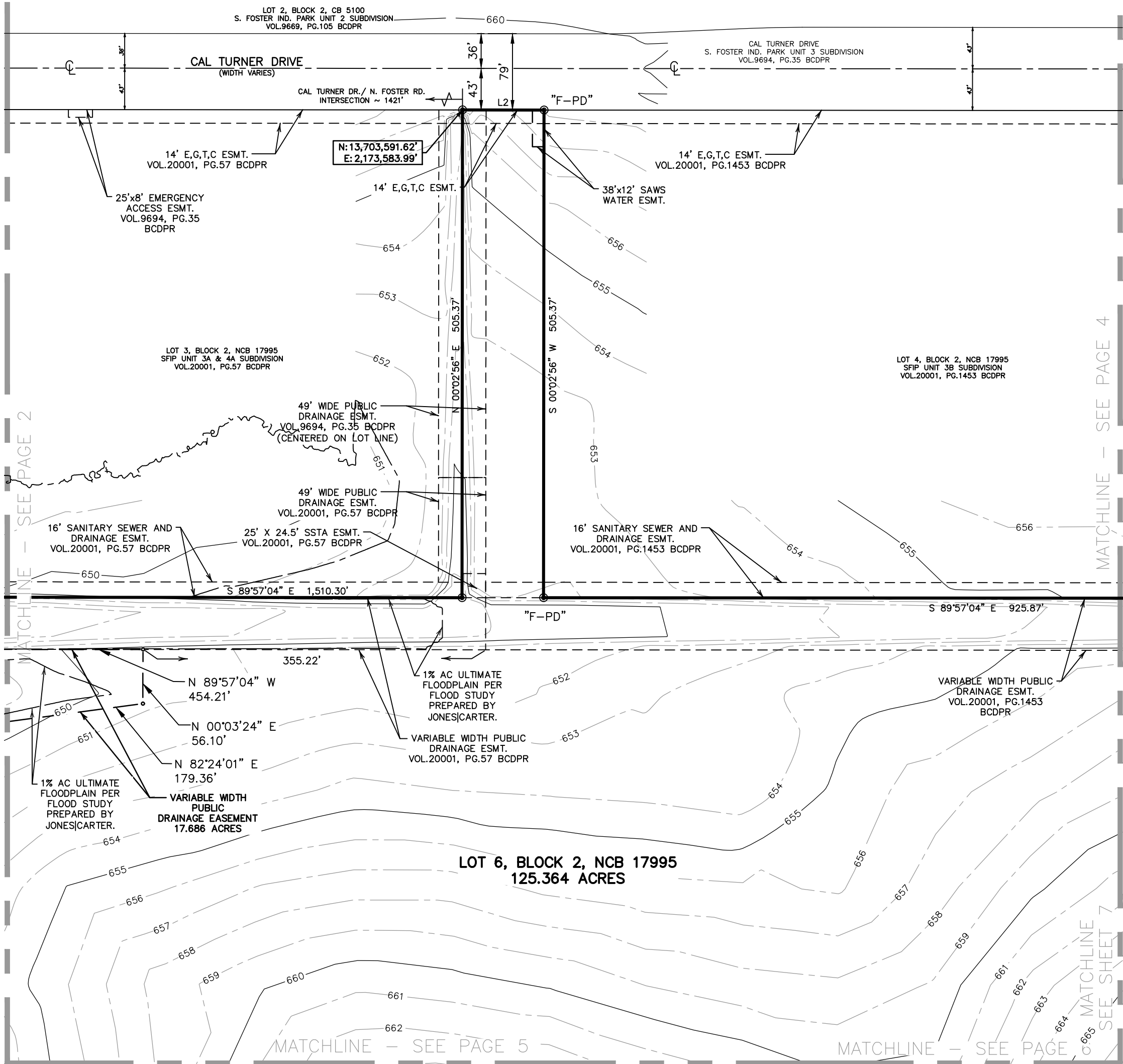
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LICENSED PROFESSIONAL ENGINEER

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: JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



SUBDIVISION
PLAT ESTABLISHING
PROJECT STAR

BEING A TOTAL OF 129.682 ACRES

ESTABLISHING LOT 6, BLOCK 2, NEW CITY BLOCK 17995, AND A 60' WIDE PUBLIC STREET RIGHT-OF-WAY INCLUDING ADJOINING EASEMENTS, BEING A PORTION OF THAT CERTAIN 239.679 ACRE TRACT DESCRIBED IN INSTRUMENT TO CONNECTION INDUSTRIAL PARK, LLC RECORDED IN VOL.18968, PG.530, BEXAR COUNTY OFFICIAL PUBLIC RECORDS CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE OF PREPARATION: November 2, 2020



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.

NAME:
TITLE:

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a Delaware limited liability company

By: New Economy Assets -Phase 1, LLC,
a Delaware limited liability company
its sole member

By: New Economy Holdings, LP,
a Delaware limited partnership
its sole member

By: New Economy Gen-Par, LLC,
a Delaware limited liability company,
its general partner

By: USAA Real Estate Company, LLC
a Delaware limited liability company,
its sole member

STATE OF TEXAS
COUNTY OF BEXAR

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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

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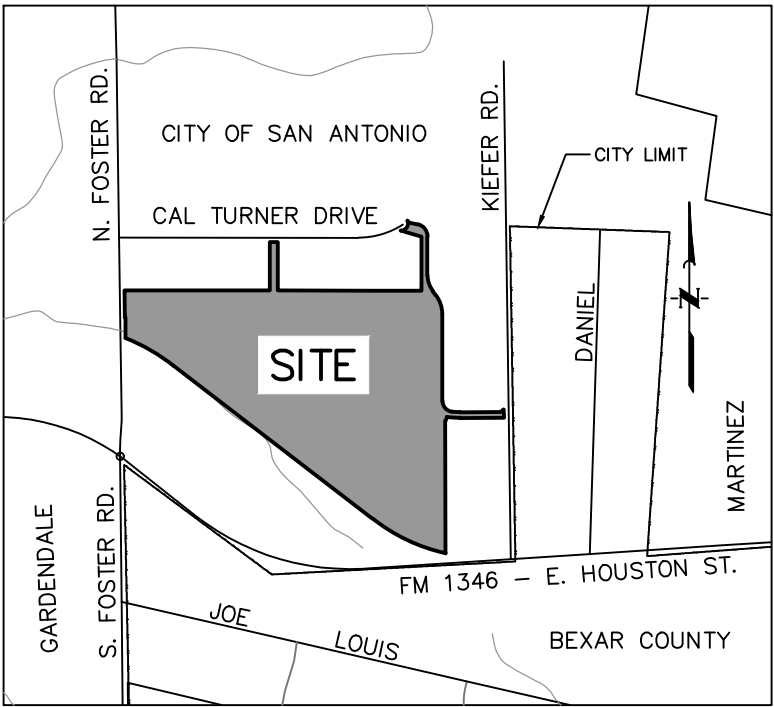
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CHAIRMAN

BY: _____
SECRETARY



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STATE OF TEXAS
COUNTY OF BEXAR

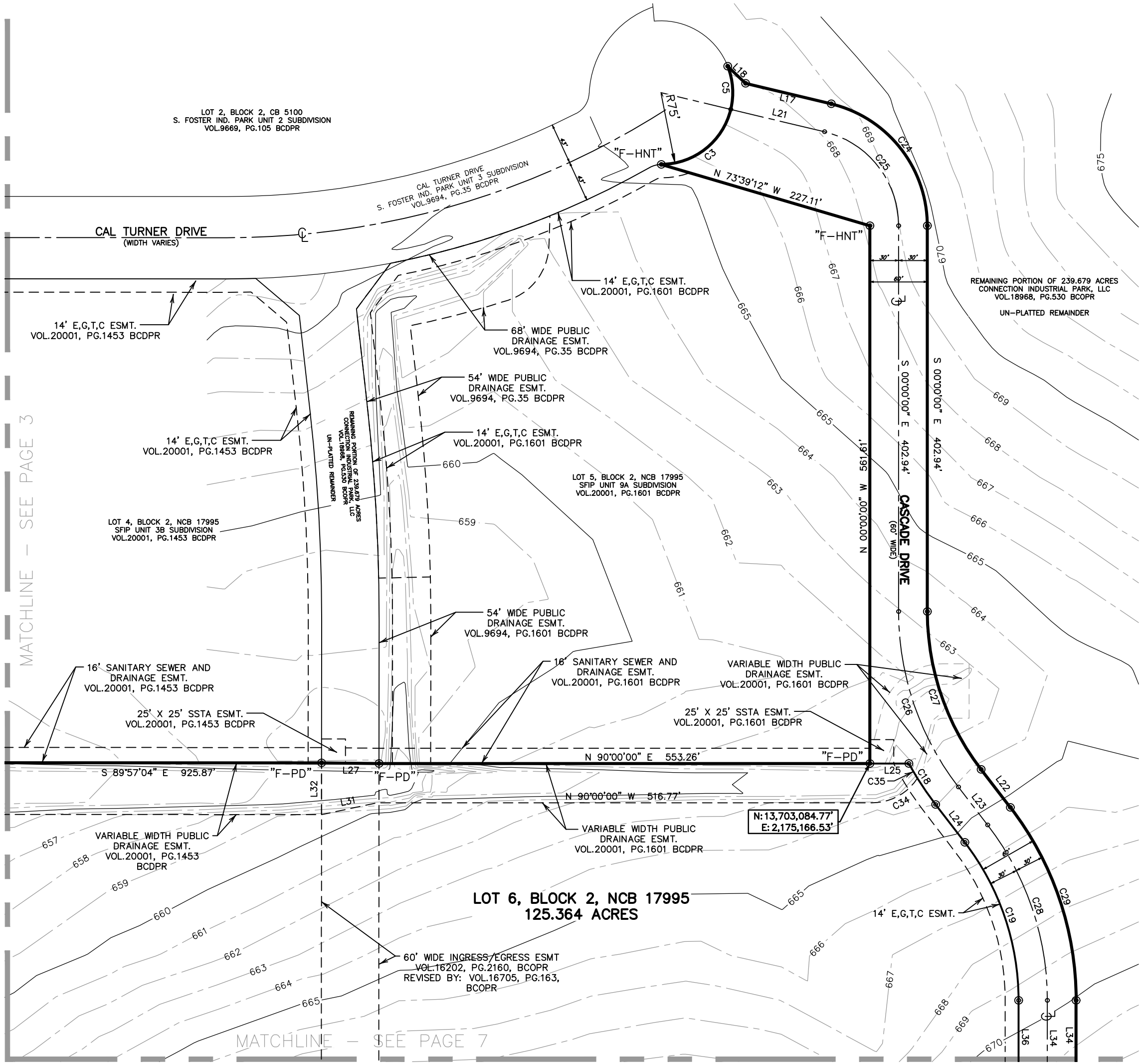
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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its sole member

By: New Economy Holdings, LP,
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its sole member

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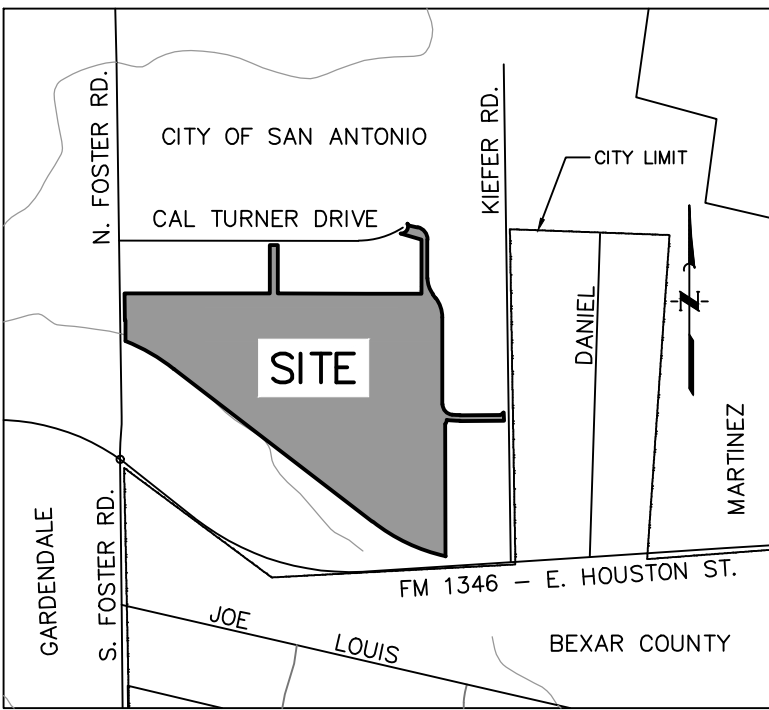
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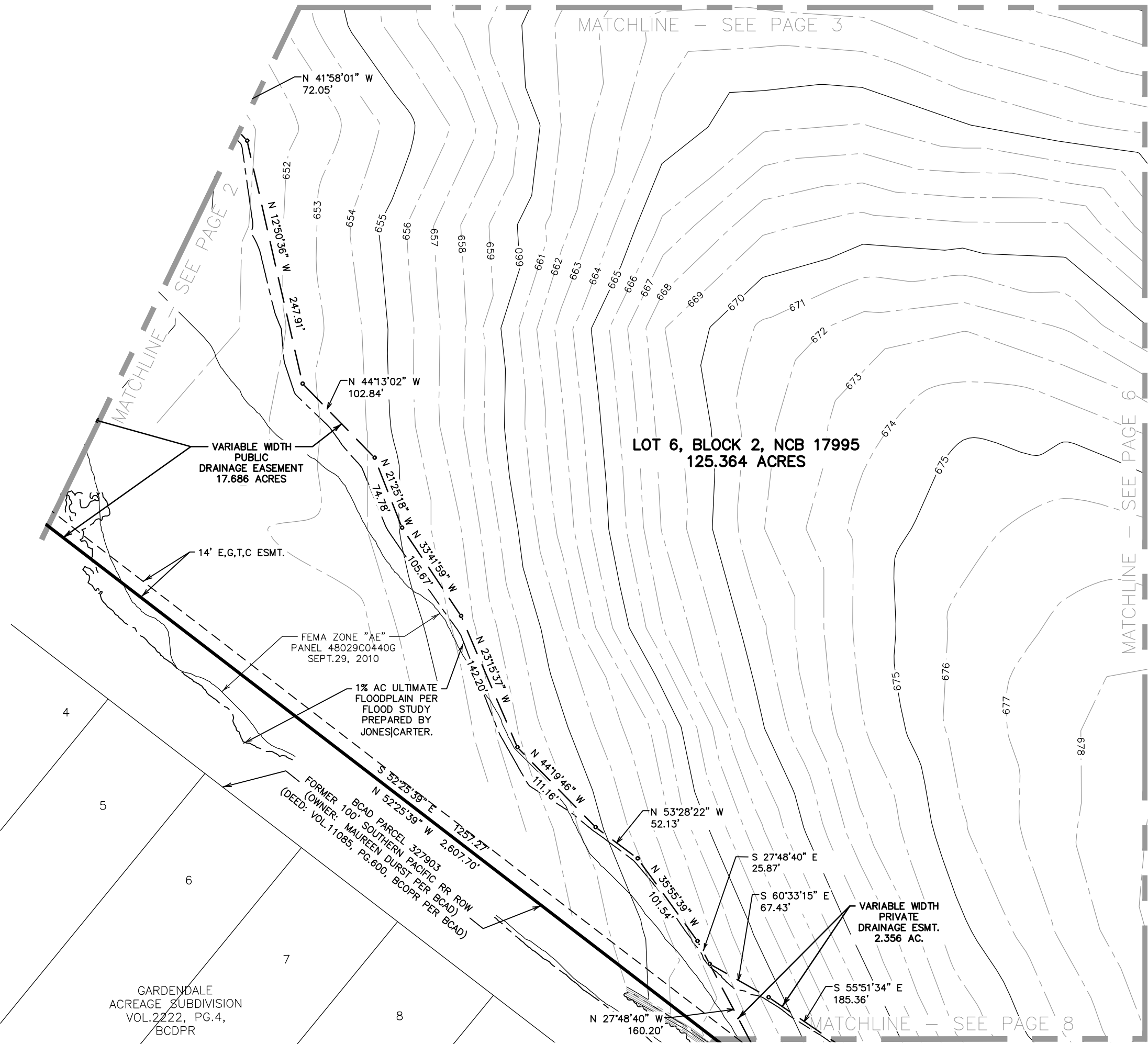
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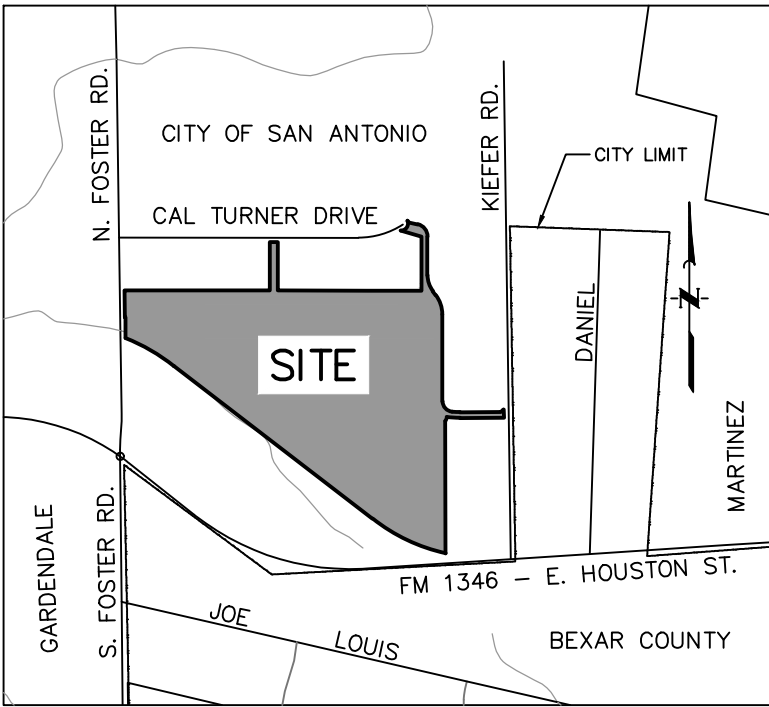
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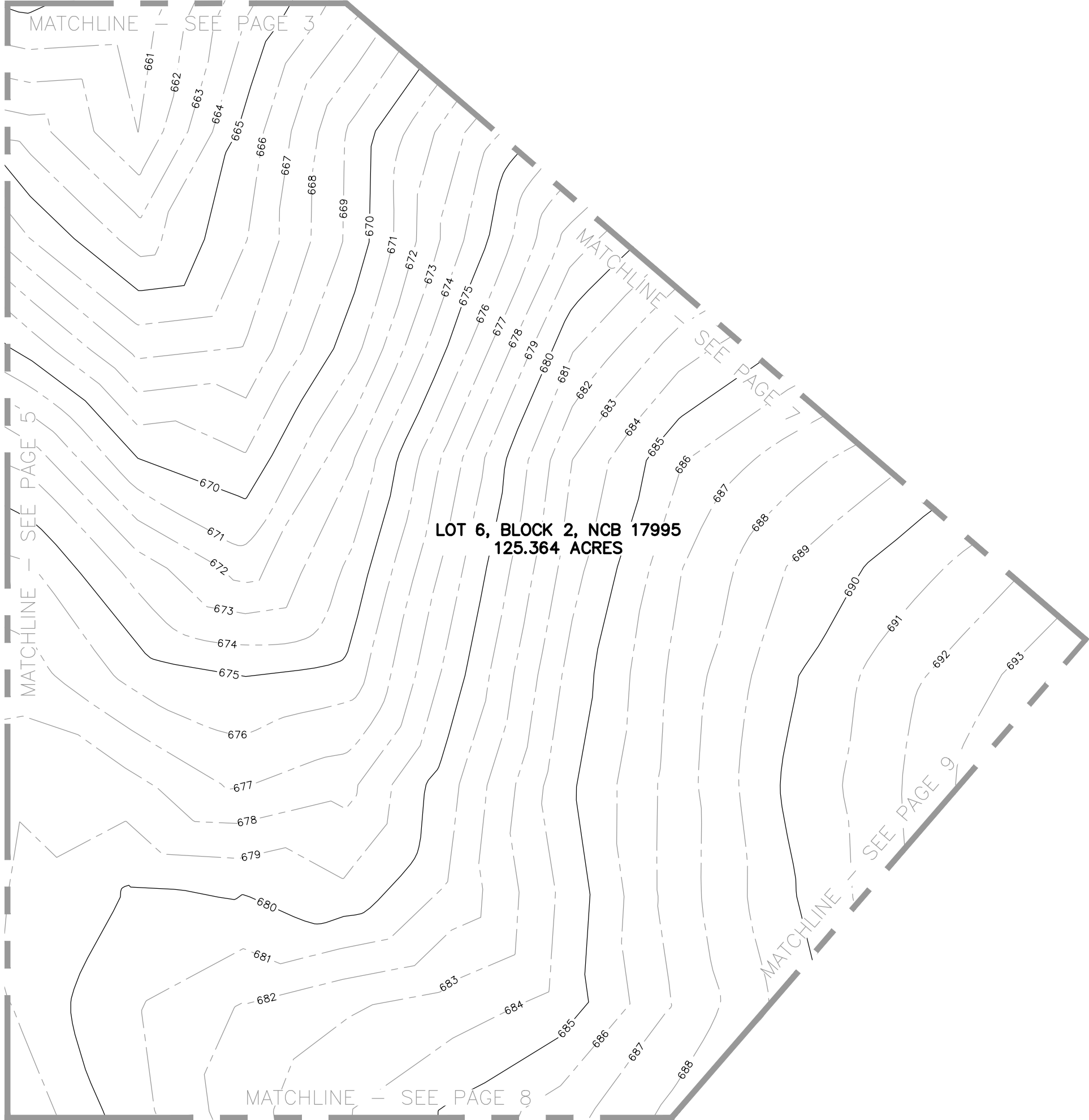
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TITLE: _____

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a Delaware limited liability company

- By: New Economy Assets -Phase 1, LLC,
a Delaware limited liability company
its sole member
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DAY OF _____, A.D. 20 ____.

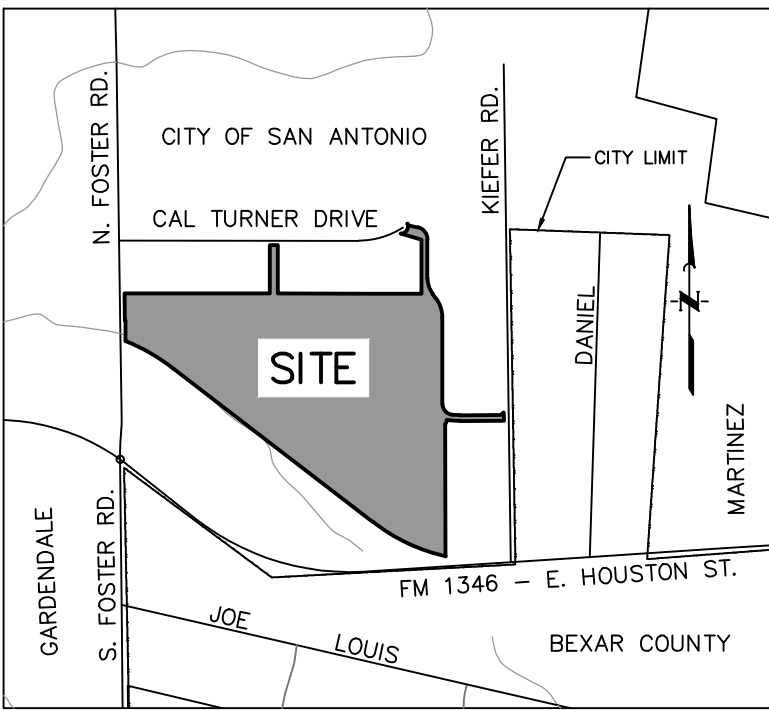
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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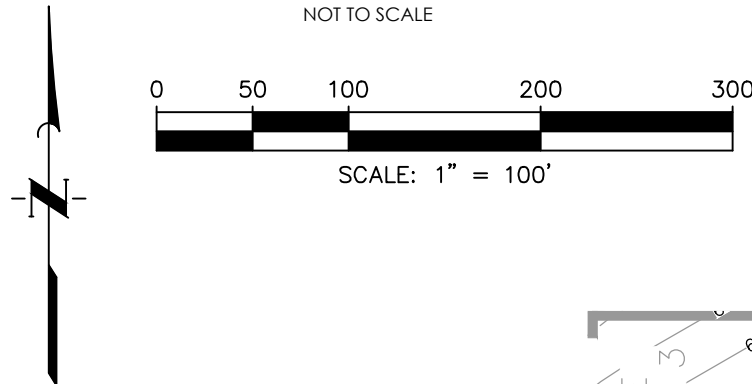
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BY: _____
CHAIRMAN

BY: _____
SECRETARY



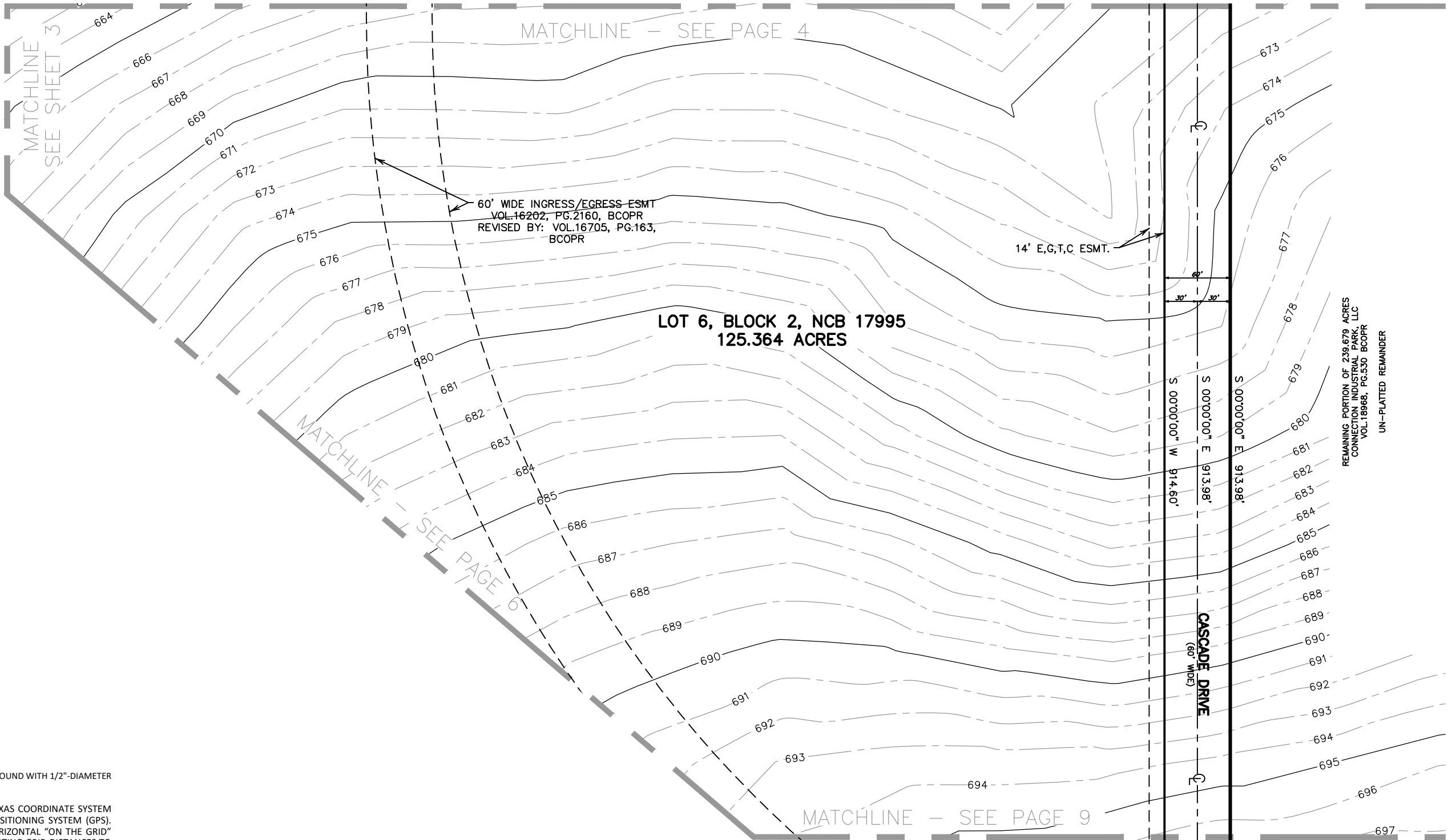
LOCATION MAP
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION
PLAT ESTABLISHING
PROJECT STAR

BEING A TOTAL OF 129.682 ACRES

ESTABLISHING LOT 6, BLOCK 2, NEW CITY BLOCK 17995, AND A 60' WIDE PUBLIC STREET RIGHT-OF WAY INCLUDING ADJOINING EASEMENTS, BEING A PORTION OF THAT CERTAIN 239.679 ACRE TRACT DESCRIBED IN INSTRUMENT TO CONNECTION INDUSTRIAL PARK, LLC RECORDED IN VOL.18968, PG.530, BEXAR COUNTY OFFICIAL PUBLIC RECORDS CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE OF PREPARATION: November 2, 2020



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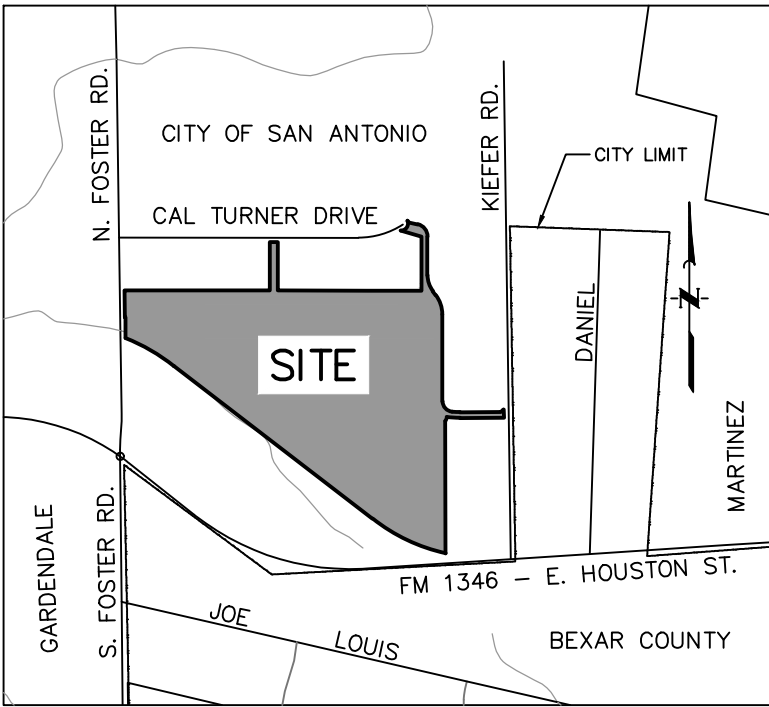
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CHAIRMAN

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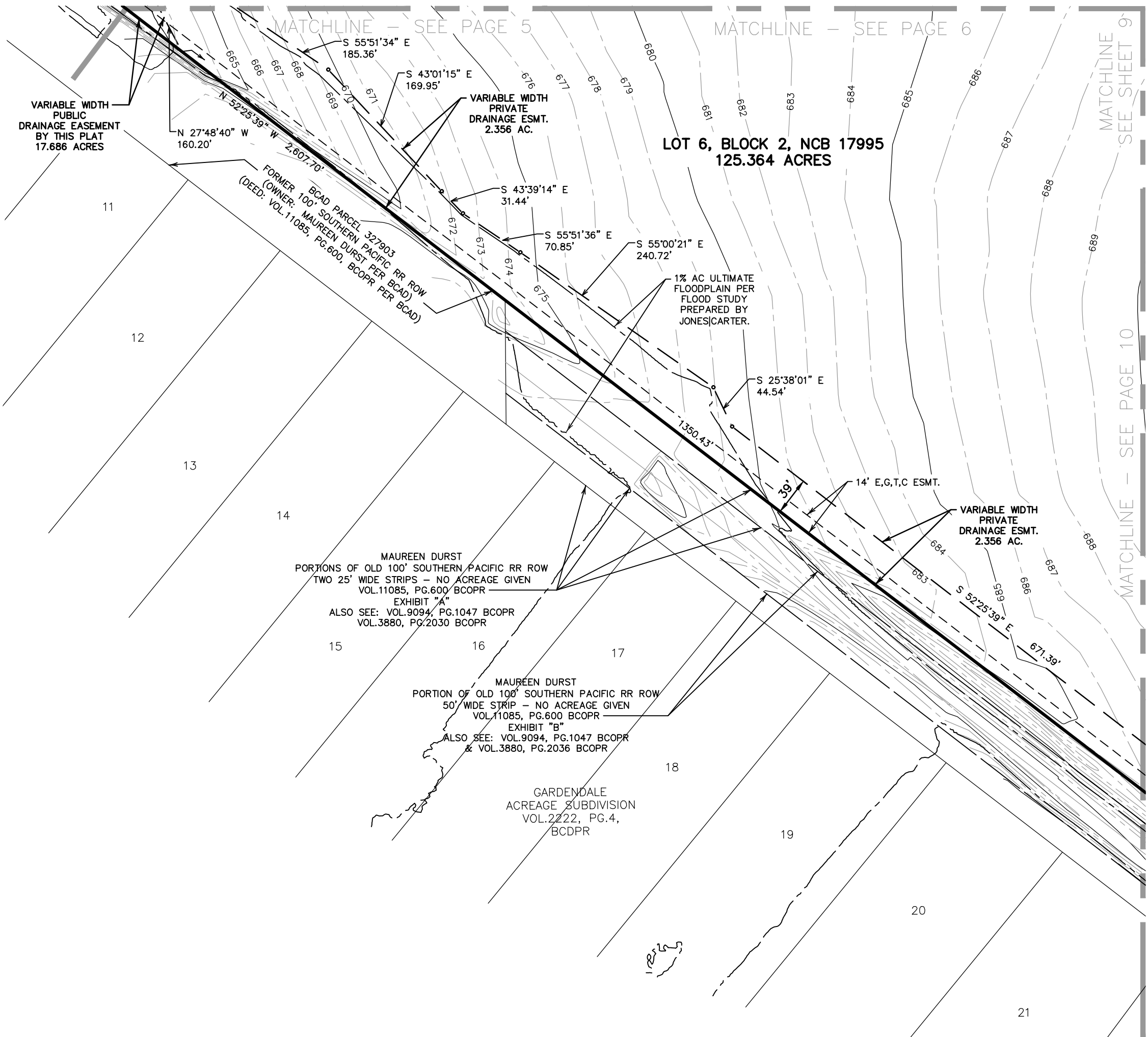
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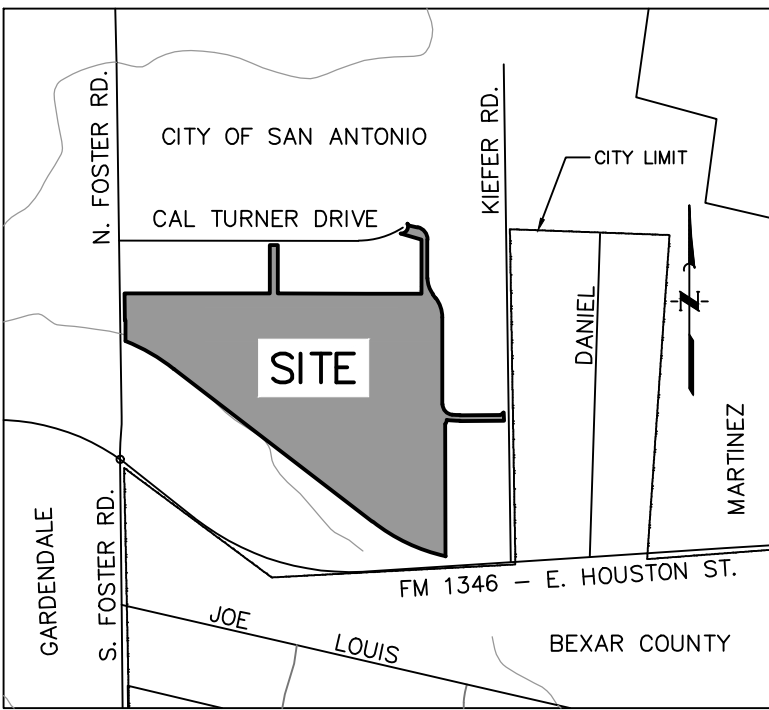
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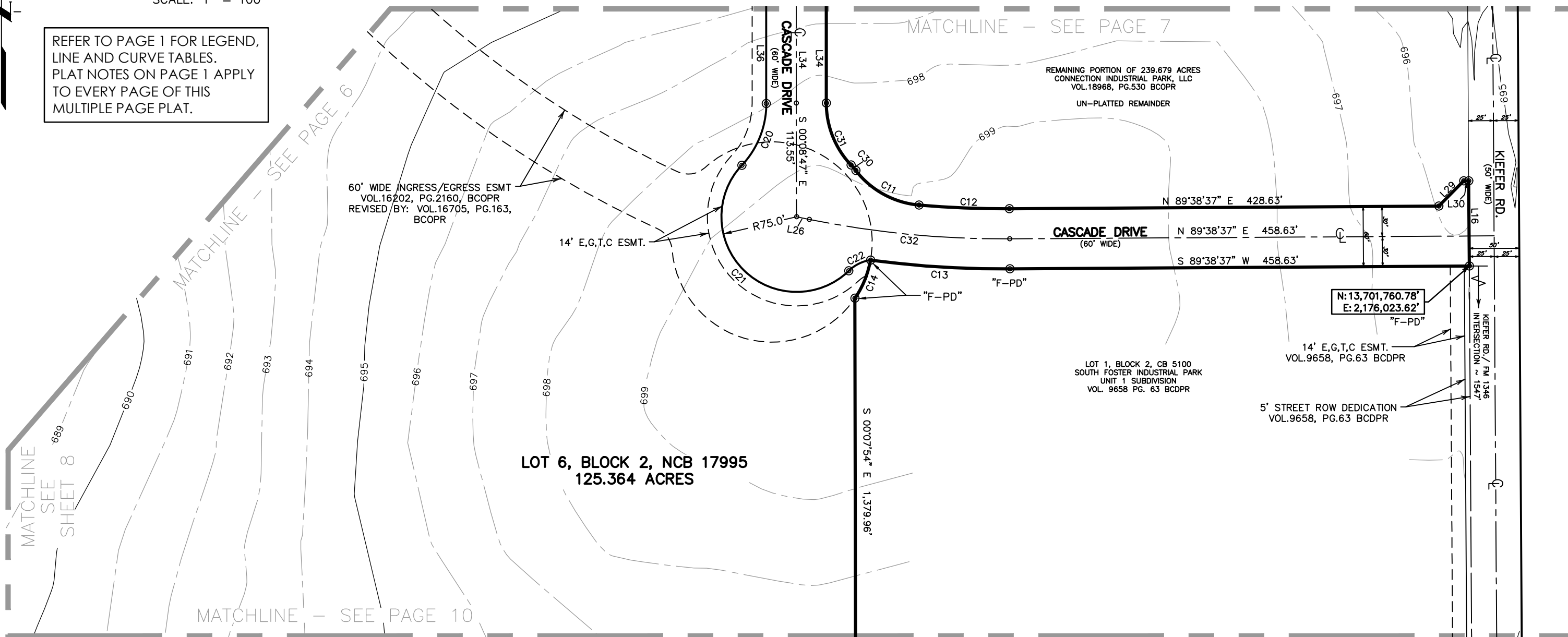
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LOCATION MAP
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0 50 100 200 300
SCALE: 1" = 100'

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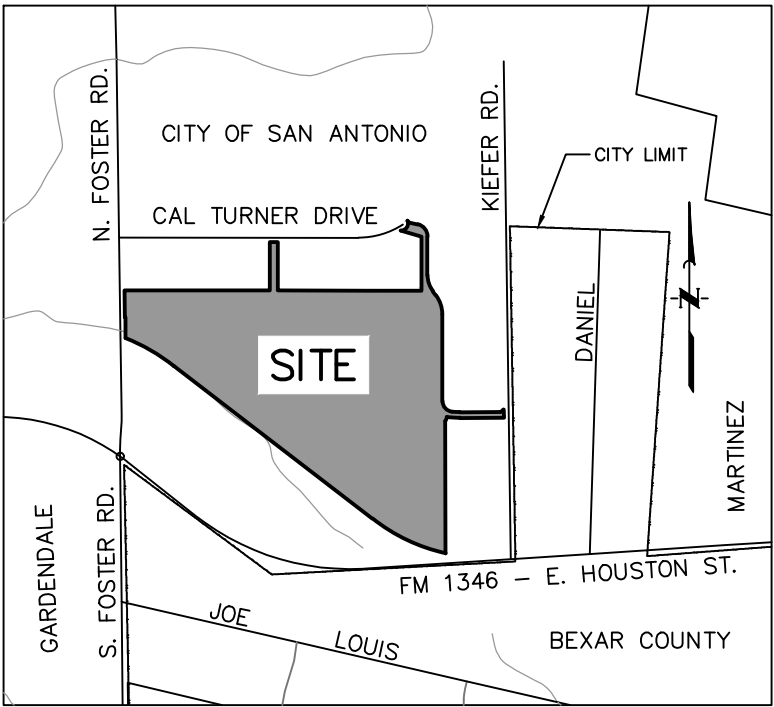
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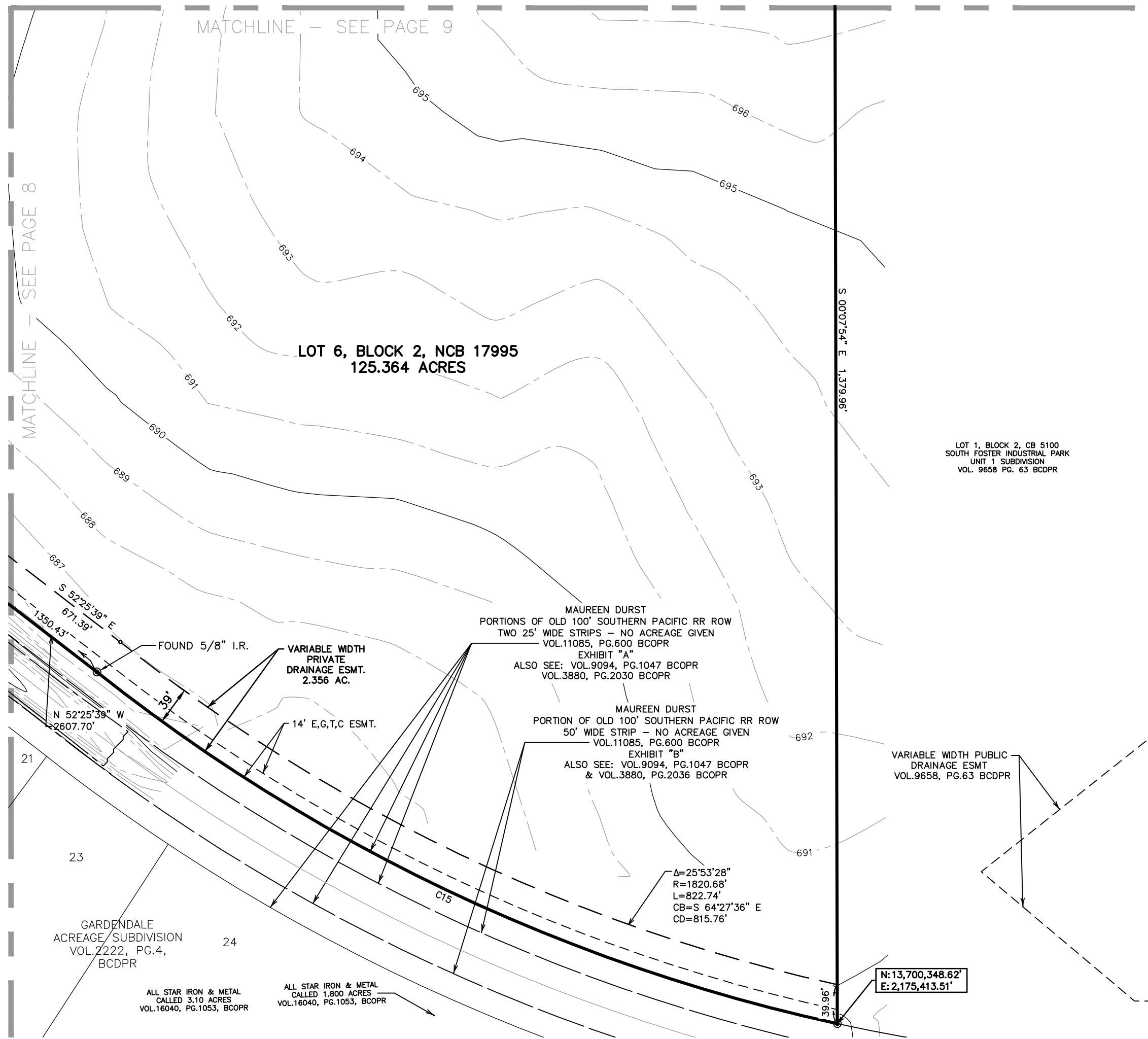
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