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

DATE OF PREPARATION: November 2, 2020



## STATE OF TEXAS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED WATERCOURSES. DRAINS. EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED



By: New Economy Assets -Phase 1. LLC.

- a Delaware limited liability company
  - By: New Economy Gen-Par, LLC, a Delaware limited liability company
  - By: USAA Real Estate Company, LLC a Delaware limited liability company

STATE OF TEXAS

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Job No. 15681-0003-00

THIS PLAT OF PROJECT STAR HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED

CHAIRMAN

BEING A TOTAL OF 129.682 ACRES

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



## COUNTY OF BEXAR

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,

1200

a Delaware limited liability company

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

its sole member

COUNTY OF BEXAR

TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS;

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ , A.D. <u>20</u> \_\_\_.

SECRETARY

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," "GAS EASEMENT,"
"TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER 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

SAWS UTILITY NOTES

CPS/SAWS/COSA UTILITY NOTES:

2. 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.

3. 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.

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 SERVICE CONNECTION.

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 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

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

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

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 FEDERA

EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0440G

DATED SEPTEMBER 29, 2010, AND THE LOWER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE I % 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.

1,959.67' 17'04'16" N 59'54'08" W 581 1,959.67' 0'56'10" N 69'07'34" W 32.0

200

400

SCALE: 1" = 400'

800

ANTONIO WATER SYSTEM. PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

"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 WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

-CITY LIMIT

FM 1346 - E. HOUSTON ST.

BEXAR COUNTY

**DETENTION POND NOTES:** 

I.R. ---- IRON ROD

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 (FILO) 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.

LOCATION MAP

NOT TO SCALE

LEGEND

BCOPR ---- BEXAR COUNTY OFFICIAL PUBLIC RECORDS

BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BCDR ---- BEXAR COUNTY DEED RECORDS

SSTA ---- SANITARY SEWER TURN-AROUND

BCAD ---- BEXAR COUNTY APPRAISAL DISTRICT

R.O.W. ---- RIGHT-OF-WAY SS ---- SANITARY SEWER

CITY OF SAN ANTONIO

SITE

CAL TURNER DRIVE

## 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 48029C0440G , 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

S

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.

- 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MIDDIFICATIONS OF 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 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.

- 1. 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.
- 2. 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.
- 3. 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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

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.

-CAL TURNER DRIVE Ż Ś PAGE 4 ᄁ PAGE 3  $\mathcal{Z}$ PAGE 2 PAGE 7 LOT 6, BLOCK 2, NCB 17995 DRIVE 125.364 ACRES PAGE 5 PAGE 6 PAGE 9 FER RD PAGE 8 PAGE 10 E. HOUSTON RD. (FM 1346)

PAGE INDEX - SCALE: 1" = 400'

PAGE 1 OF 10

REGISTERED PROFESSIONAL LAND SURVEYOR

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

# JONES CARTER Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511 Austin \* College Station \* Dallas \* Houston \* Katy \* Rosenberg \* San Antonio \* The Woodland

#### 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

TITLE:

USRE STAR, LLC.

- By: New Economy Assets -Phase 1. LLC. a Delaware limited liability company
- By: New Economy Holdings, LP, a Delaware limited partnership

its sole member

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

its sole member

its general partner

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STATE OF TEXAS

COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Job No. 15681-0003-00

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. <u>20</u>

CHAIRMAN

SECRETARY

PAGE 3 OF 10

-CITY LIMIT FM 1346 - E. HOUSTON ST.

300

BEXAR COUNTY

200

LOCATION MAP NOT TO SCALE

100

CITY OF SAN ANTONIO

SITE

50

CAL TURNER DRIVE

S

REFER TO PAGE 1 FOR LEGEND, LINE AND CURVE TABLES. PLAT NOTES ON PAGE 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SCALE: 1" = 100'

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," "GAS EASEMENT,"
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STATE OF TEXAS COUNTY OF BEXAR

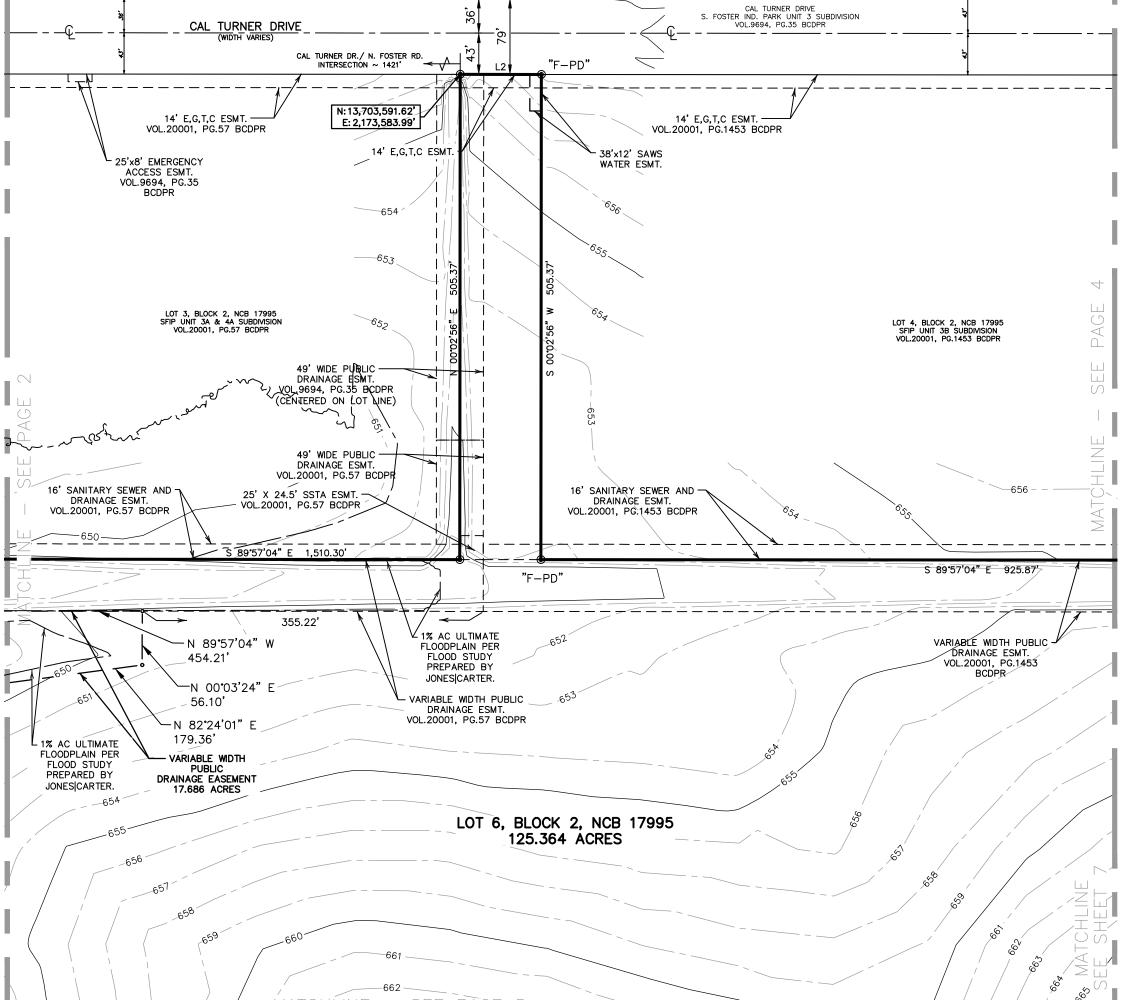
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

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REGISTERED PROFESSIONAL LAND SURVEYOR



14' E,G,T,C ESMT. — VOL.20001, PG.1453 BCDPR

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LOT 2, BLOCK 2, CB 5100 S. FOSTER IND. PARK UNIT 2 SUBDIVISION VOL.9669, PG.105 BCDPR

14' E,G,T,C ESMT. —— VOL.20001, PG.1453 BCDPR

- 16' SANITARY SEWER AND

VOL.20001, PG.1453 BCDPR

S 89°57'04" E 925.87'

VARIABLE\_WIDTH PUBLIC &

DRAINAGE ESMT.

VOL.20001, PG.1453 BCDPR

25' X 25' SSTA ESMT. -

VOL.20001, PG.1453 BCDPR

## NOT TO SCALE 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 MULTIPLE PAGE PLAT.

LOCATION MAP

CITY OF SAN ANTONIO

SITE

CAL TURNER DRIVE

S

-CITY LIMIT

FM 1346 - E. HOUSTON ST.

BEXAR COUNTY

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## STATE OF TEXAS COUNTY OF BEXAR

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## LICENSED PROFESSIONAL ENGINEER

## STATE OF TEXAS

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REGISTERED PROFESSIONAL LAND SURVEYOR

60' WIDE PUBLIC STREET RIGHT-OF WAY INCLUDING ADJOINING VOL.18968, PG.530, BEXAR COUNTY OFFICIAL PUBLIC RECORDS



STATE OF TEXAS COUNTY OF BEXAR

NAME

"F-HNT

VARIABLE WIDTH PUBLIC -

N: 13,703,084.77

E: 2,175,166.53

"F-PD"

~L25 ]

14' E,G,T,C ESMT.

DRAINAGE ESMT. VOL.20001, PG.1601 BCDPR

25' X 25' SSTA ESMT. — VOL.20001, PG.1601 BCDPR

— 14' E,G,T,C ESMT.

LOT 5, BLOCK 2, NCB 17995 SFIP UNIT 9A SUBDIVISION VOL.20001, PG.1601 BCDPR

6 SANITARY SEWER AND

N 90°00'00" E 553.26'

VARIABLE WIDTH PUBLIC

VOL.20001, PG.1601 BCDPR

DRAINAGE ESMT.

N 90°00'00" W 516.77

LOT 6, BLOCK 2, NCB 17995 125.364 ACRES

DRAINAGE ESMT. VOL.20001, PG.1601 BCDPR

DRAINAGE ESMT. VOL.9694, PG.35 BCDPR

54' WIDE PUBLIC DRAINAGE ESMT.

VOL.9694, PG.35 BCDPR

659

60' WIDE INGRESS EGRESS ESMT VOL.16202, PG.2160, BCOPR REVISED BY: VOL.16705, PG.163,

"F-PD"

—— 14' E,G,T,C ESMT. VOL.20001, PG.1601 BCDPR

-54' WIDE PUBLIC DRAINAGE ESMT.

VOL.9694, PG.1601 BCDPR

VOL.20001, PG.1601 BCDPR

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a Delaware limited liability company By: New Economy Assets -Phase 1. LLC.

STATE OF TEXAS

REMAINING PORTION OF 239.679 ACRES CONNECTION INDUSTRIAL PARK, LLC VOL.18968, PG.530 BCOPR

UN-PLATTED REMAINDER

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

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.

PAGE 4 OF 10

DATED THIS \_\_\_\_ DAY OF \_\_\_\_

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

# JONES CARTER Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439

### STATE OF TEXAS COUNTY OF BEXAR

PURPOSE AND CONSIDERATION THEREIN EXPRESSED

TITLE:

- By: New Economy Assets -Phase 1. LLC. a Delaware limited liability company
  - 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,

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

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;

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ \_\_\_\_ , A.D. <u>20</u>

4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511 Austin \* College Station \* Dallas \* Houston \* Katy \* Rosenberg \* San Antonio \* The Woodland:

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

USRE STAR, LLC,

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

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

CHAIRMAN

SECRETARY

IRON RODS (WITH CAP STAMPED "JONES CARTER"), UNLESS OTHERWISE NOTED.

1. ALL BOUNDARY CORNERS OF THIS SUBDIVISION ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER

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," "GAS EASEMENT,"
"TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER 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

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

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PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. 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.

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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.

3. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

CITY OF SAN ANTONIO

SITE

50

LOCATION MAP

NOT TO SCALE

SCALE: 1" = 100'

REFER TO PAGE 1 FOR LEGEND,

PLAT NOTES ON PAGE 1 APPLY

LINE AND CURVE TABLES.

TO EVERY PAGE OF THIS

MULTIPLE PAGE PLAT.

100

CAL TURNER DRIVE

ВA

-CITY LIMIT

FM 1346 - E. HOUSTON ST.

200

BEXAR COUNTY

300

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

STATE OF TEXAS

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.

LICENSED PROFESSIONAL ENGINEER COUNTY OF BEXAR

−N 41°58'01" W 72.05 -667 -663 -664 -665 -665 -665 -665 -665 −N 44°13'02" V 102.84 LOT 6, BLOCK 2, NCB 17995 PUBLIC DRAINAGE EASEMENT 125.364 ACRES 14' E,G,T,C ESMT. - FEMA ZONE "AE" : PANEL 48029C0440G SEPT.29, 2010 1% AC ULTIMATE -FLOODPLAIN PER FLOOD STUDY PREPARED BY JONES|CARTER. →N 53°28'22" W 25.87 √S 60°33'15" E\ VARIABLE WIDTH 67.43 PRIVATE DRAINAGE ESMT. 2.356 AC. ∕S 55°51'34" E GARDENÍÓALE 185.36' ACREAGE SUBDIVISION VOL.2/222, PG.4, /BCDPR

MATCHLINE - SEE PAGE

REGISTERED PROFESSIONAL LAND SURVEYOR

PAGE 5 OF 10

Job No. 15681-0003-00

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

# JONES CARTER Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511 Austin \* College Station \* Dallas \* Houston \* Katy \* Rosenberg \* San Antonio \* The Woodland:

STATE OF TEXAS COUNTY OF BEXAR

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USRE STAR, LLC,

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

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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\_\_\_ DAY OF \_\_\_\_\_ DATED THIS\_\_\_ \_\_\_ , A.D. <u>20</u>

AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

CHAIRMAN

SECRETARY

-CITY LIMIT FM 1346 - E. HOUSTON ST.

300

BEXAR COUNTY

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

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673\_

LOT 6, BLOCK 2, NCB 17995 125.364 ACRES

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LOCATION MAP NOT TO SCALE 50 100 200

CITY OF SAN ANTONIO

SITE

CAL TURNER DRIVE

GAF

REFER TO PAGE 1 FOR LEGEND, LINE AND CURVE TABLES. PLAT NOTES ON PAGE 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SCALE: 1" = 100'

- 1. 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.
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#### 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

LICENSED PROFESSIONAL ENGINEER

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REGISTERED PROFESSIONAL LAND SURVEYOR

PAGE 6 OF 10

BEING A TOTAL OF 129.682 ACRES

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USRE STAR, LLC, By: New Economy Assets -Phase 1, LLC, a Delaware limited liability company 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

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DATED THIS\_\_ \_\_\_ DAY OF \_\_\_\_ , A.D. <u>20</u>

SECRETARY

CHAIRMAN

## 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," "GAS EASEMENT,"
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REFER TO PAGE 1 FOR LEGEND, LINE AND CURVE TABLES. PLAT NOTES ON PAGE 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

NOT TO SCALE 50 100 200 300 SCALE: 1" = 100'

LOCATION MAP

CITY OF SAN ANTONIO

SITE

CAL TURNER DRIVE

GAI

-CITY LIMIT

FM 1346 - E. HOUSTON ST.

BEXAR COUNTY

MATCHLINE - SEE PAGE 4 - 60' WIDE INGRESS/EGRESS ESMT VOL.16202, PG.2160, BCOPR REVISED BY: VOL.16705, PG.163, 14' E,G,T,C ESMT. LOT 6, BLOCK 2, NCB 17995 125.364 ACRES -694 -693 IRON RODS (WITH CAP STAMPED "JONES CARTER"), UNLESS OTHERWISE NOTED.

- 1. ALL BOUNDARY CORNERS OF THIS SUBDIVISION ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER
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STATE OF TEXAS COUNTY OF BEXAR

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STATE OF TEXAS COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

PAGE 7 OF 10

Job No. 15681-0003-00

BEING A TOTAL OF 129.682 ACRES

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MATCHLINE - SEE PAGE 6

LOT 6, BLOCK 2, NCB 17995

125.364 ACRES

-S 25'38'01" E

19

— 14' E,G,T,C ESMT.

20

VARIABLE WIDTH

PRIVATE DRAINAGE ESMT. 2.356 AC.

USRE STAR, LLC.

- By: New Economy Assets -Phase 1, LLC. a Delaware limited liability company
- 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
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DATED THIS\_\_\_ \_\_\_ DAY OF \_\_\_\_\_ \_\_ , A.D. <u>20</u>

CHAIRMAN

SECRETARY

CPS/SAWS/COSA UTILITY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY
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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

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3. 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.

∕−S 43°01'15" E

169.95

MAUREEN DURST PORTIONS OF OLD 100' SOUTHERN PACIFIC RR ROW

TWO 25' WIDE STRIPS - NO ACREAGE GIVEN

VOL.11085, PG.600 BCOPR -

VOL.3880, PG.2030 BCOPR

EXHIBIT "A"
VOL.9094, PG.1047 BCOPR

67

·S 55\*51'36" E

17

18

MAURÉEN DURST

PORTION OF OLD 100 SOUTHERN PACIFIC RR ROW

50' WIDE STRIP - NO ACREAGE GIVEN

VOL 11085, PG.600 BCOPR -

EXHIBIT "B"

ALSO SEE: VOL.9094, PG.1047 BCOP

& VOL.3880, PG.2036 BCOPR

GARDENDALE ACREAGE SUBDIVISION

> VOL.2/222, PG.4, BCDPR

70.85

S 55°00'21" E

1% AC ULTIMATE

FLOOD STUDY

VARIABLE WIDTH

31.44

·S 43°39'14" E

PRIVATE DRAINAGE ESMT.

LOCATION MAP NOT TO SCALE 50 200 100 SCALE: 1" = 100'REFER TO PAGE 1 FOR LEGEND, LINE AND CURVE TABLES. PLAT NOTES ON PAGE 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

CITY OF SAN ANTONIO

SITE

CAL TURNER DRIVE

GA

-CITY LIMIT

FM 1346 - E. HOUSTON ST.

BEXAR COUNTY

300

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT BY THIS PLAT 17.686 ACRES

12

13

14

15

- 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
- 3. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

STATE OF TEXAS COUNTY OF BEXAR

I HERERY 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

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

PAGE 8 OF 10

1. 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.

2. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SURFACE, USE THE GRID TO SURFACE SCALE FACTOR OF 1.00017.

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

# JONES CARTER Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511 Austin \* College Station \* Dallas \* Houston \* Katy \* Rosenberg \* San Antonio \* The Woodland:

#### 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.

USRE STAR, LLC, a Delaware limited liability company By: New Economy Assets -Phase 1, LLC, a Delaware limited liability company 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 its sole member STATE OF TEXAS COUNTY OF BEXAR

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

AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

CHAIRMAN

SECRETARY

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

BEFORE ME, THE UNI	DERSIGNED AUTHORITY O	n this day personally	APPEARED
	KNOWN TO	ME TO BE THE PERSON	WHOSE NAM

DAY OF	, A.D. 20 _	
	_	

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Job No. 15681-0003-00

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;

ATED THIS_	DAY OF	, A.D. <u>20</u>	

1. 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.

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," "GAS EASEMENT,"
"TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER 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

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

MATCHLINE — SEE PAGE 7

"F-PD"

REMAINING PORTION OF 239.679 ACRES CONNECTION INDUSTRIAL PARK, LLC VOL.18968, PG.530 BCOPR

UN-PLATTED REMAINDER

CASCADE\_DRIVE

N 89°38'37" E 428.63'

N 89°38'37" E 458.63'

S 89°38'37" W 458.63'

E: 2,176,023.62

14' E,G,T,C ESMT. -

VOL.9658, PG.63 BCDPR

5' STREET ROW DEDICATION -VOL.9658, PG.63 BCDPR

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS

PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. 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.

14' E,G,T,C ESMT.

LOT 6, BLOCK 2, NCB 17995

125.364 ACRES

- 2. 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.
- 3. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

CITY OF SAN ANTONIO

SITE

50

LOCATION MAP

NOT TO SCALE

SCALE: 1" = 100'

100

REFER TO PAGE 1 FOR LEGEND,

PLAT NOTES ON PAGE 1 APPLY

LINE AND CURVE TABLES.

TO EVERY PAGE OF THIS

MULTIPLE PAGE PLAT.

CAL TURNER DRIVE

GAI

-CITY LIMIT

FM 1346 - E. HOUSTON ST.

200

BEXAR COUNTY

300

MATCHLINE' - SEE PAGE 10

60' WIDE NGRESS/EGRESS ESMT

VOL.16202, PG.2160, BCOPR REVISED/BY: VOL.16705, PG.163,

#### 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

LICENSED PROFESSIONAL ENGINEER

## STATE OF TEXAS COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

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

## JONES CARTER Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511 Austin \* College Station \* Dallas \* Houston \* Katy \* Rosenberg \* San Antonio \* The Woodland:

STATE OF TEXAS COUNTY OF BEXAR

USRE STAR, LLC,

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

> 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

LOT 1, BLOCK 2, CB 5100 SOUTH FOSTER INDUSTRIAL PARK UNIT 1 SUBDIVISION VOL. 9658 PG. 63 BCDPR

VARIABLE WIDTH PUBLIC -

DRAINAGE ESMT VOL.9658, PG.63 BCDPR

N: 13,700,348.62'

E: 2,175,413.51'

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Job No. 15681-0003-00

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DAY OF \_\_\_\_ \_\_\_\_\_, A.D. <u>20</u>\_\_\_\_\_.

CHAIRMAN

SECRETARY

CITY OF SAN ANTONIO -CITY LIMIT CAL TURNER DRIVE SITE FM 1346 - E. HOUSTON ST.

LOCATION MAP NOT TO SCALE 50 200 300 100 SCALE: 1" = 100'REFER TO PAGE 1 FOR LEGEND, LINE AND CURVE TABLES.

> PLAT NOTES ON PAGE 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

BEXAR COUNTY

ВA

## CPS/SAWS/COSA UTILITY NOTES:

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  "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
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—FOUND 5/8" I.R.

24

GARDENDALE

VOL.**2**222, PG.4, BCDPR

MATCHLINE - SEE PAGE 9

VARIABLE WIDTH

PRIVATE DRAINAGE ESMT.

2.356 AC.

- 14' E,G,T,C ESMT.

LOT 6, BLOCK 2, NCB 17995

125.364 ACRES

MAURFEN DURST PORTIONS OF OLD 100' SOUTHERN PACIFIC RR ROW

EXHIBIT "A"

ALSO SEE: VOL.9094, PG.1047 BCOPR VOL.3880, PG.2030 BCOPR

MAUREEN DURST

PORTION OF OLD 100' SOUTHERN PACIFIC RR ROW

— VOL.11085, PG.600 BCOPR

ALSO SEE: VOL.9094, PG.1047 BCOPR & VOL.3880, PG.2036 BCOPR

~∆=25°53'28" R=1820.68' L=822.74' CB=S 64°27'36" E CD=815.76'

691

50' WIDE STRIP - NO ACREAGE GIVEN

TWO 25' WIDE STRIPS - NO ACREAGE GIVEN - VOL.11085, PG.600 BCOPR

# N 52°25'39" W **€**2607.70° 23 ACREAGE/SUBDIVISION

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STATE OF TEXAS COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

PAGE 10 OF 10