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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 Gateway Unit 2 in the County of Webb, Texas whose name is subscribed hereto, hereby dedicate to the use of Gateway Municipal Utility District No. 1 forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

GATEWAY CORE EQUITY, LTD. DATE

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 ____ OF _____, 2025.

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

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, Jesus Jose Ruiz, the undersigned owner of the land shown on this plat, designated herein as Gateway Unit 2 in the County of Webb, Texas whose name is subscribed hereto, hereby dedicate to the use of Gateway Municipal Utility District No. 1 forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

Jesus Jose Ruiz DATE

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 ____ OF _____, 2025.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Ramiro Ibarra, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets and drainage layout; and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the County.

RAMIRO IBARRA, P.E. #109982

DATE

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this ____ day of _____, 2025.

By: _____
Title: _____, as an act and deed of _____.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared.

(NAME)

(TITLE)

(FINANCIAL INSTITUTION)

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 purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

We hereby certify that this Plat, designated as the: Gateway Unit 2, was approved by the Webb County Commissioners Court on the ____ day of _____, 2025, 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, 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 Rosaura "Wavi" Tijerina
Commissioner Precinct 2

Honorable John C. Galo
Commissioner Precinct 3

Honorable Ricardo Jaime
Commissioner Precinct 4

Attested By:

Hon. Margie Ramirez Ibarra
Webb County Clerk

STATE OF TEXAS
COUNTY OF WEBB
GATEWAY UNIT 2
160.363 ACRES

FIELD NOTES DESCRIBING A 160.363 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF TRACT III, 912.3403 ACRES, RECORDED IN VOLUME 5183, PAGES 284-302, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN PARCEL SITUATED IN SURVEY 361, ABSTRACT 831, ORIGINAL GRANTEE ADAMS, BEATY, & MOULTON, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at the southeasterly corner of said Survey 361 and the northeasterly corner of Survey 362, Abstract 934, Original Grantee Adams, Beaty, & Moulton, Webb County, Texas;

Thence, S89°48'17"W, with the common boundary between said Survey 361 and said Survey 362, a distance of 3,702.22 feet, to a set ½ inch iron rod, and the **southwesterly corner** hereof;

Thence, N0°09'19"W, with the westerly line of herein described parcel, a distance of 1,303.34 feet, to a set ½ inch iron rod;

Thence, with the westerly line of herein described parcel, to a set ½ inch iron rods, as follows:

N0°09'19"W, a distance of 75.00 feet, to an exterior corner hereof;

N45°09'19"W, a distance of 56.57 feet, for a point of deflection hereof;

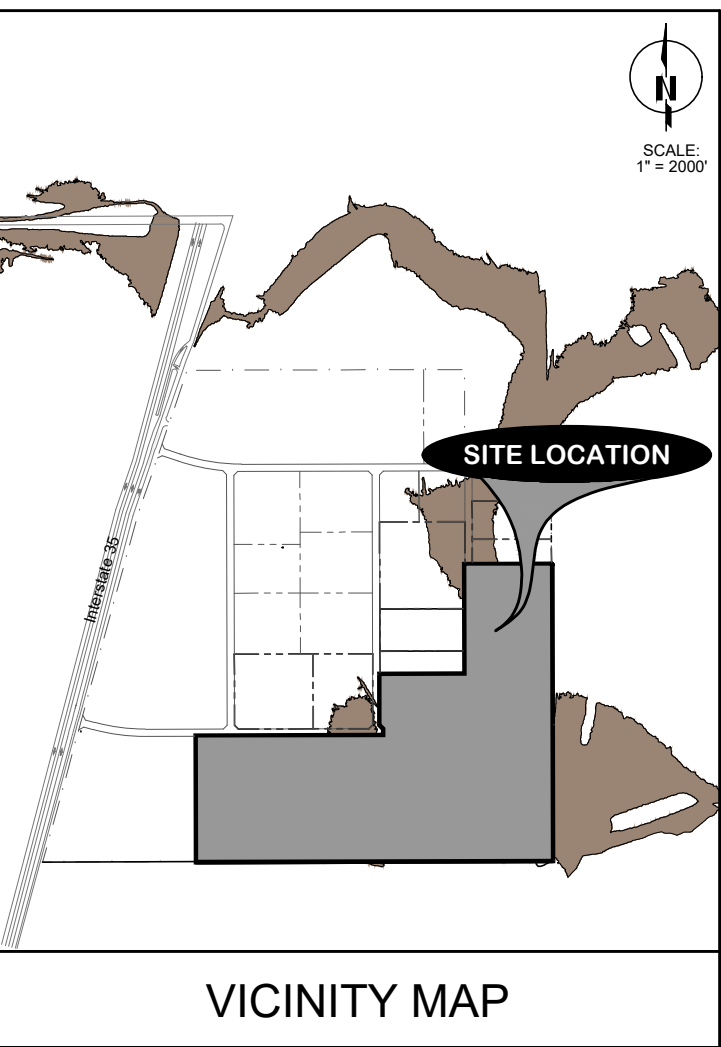
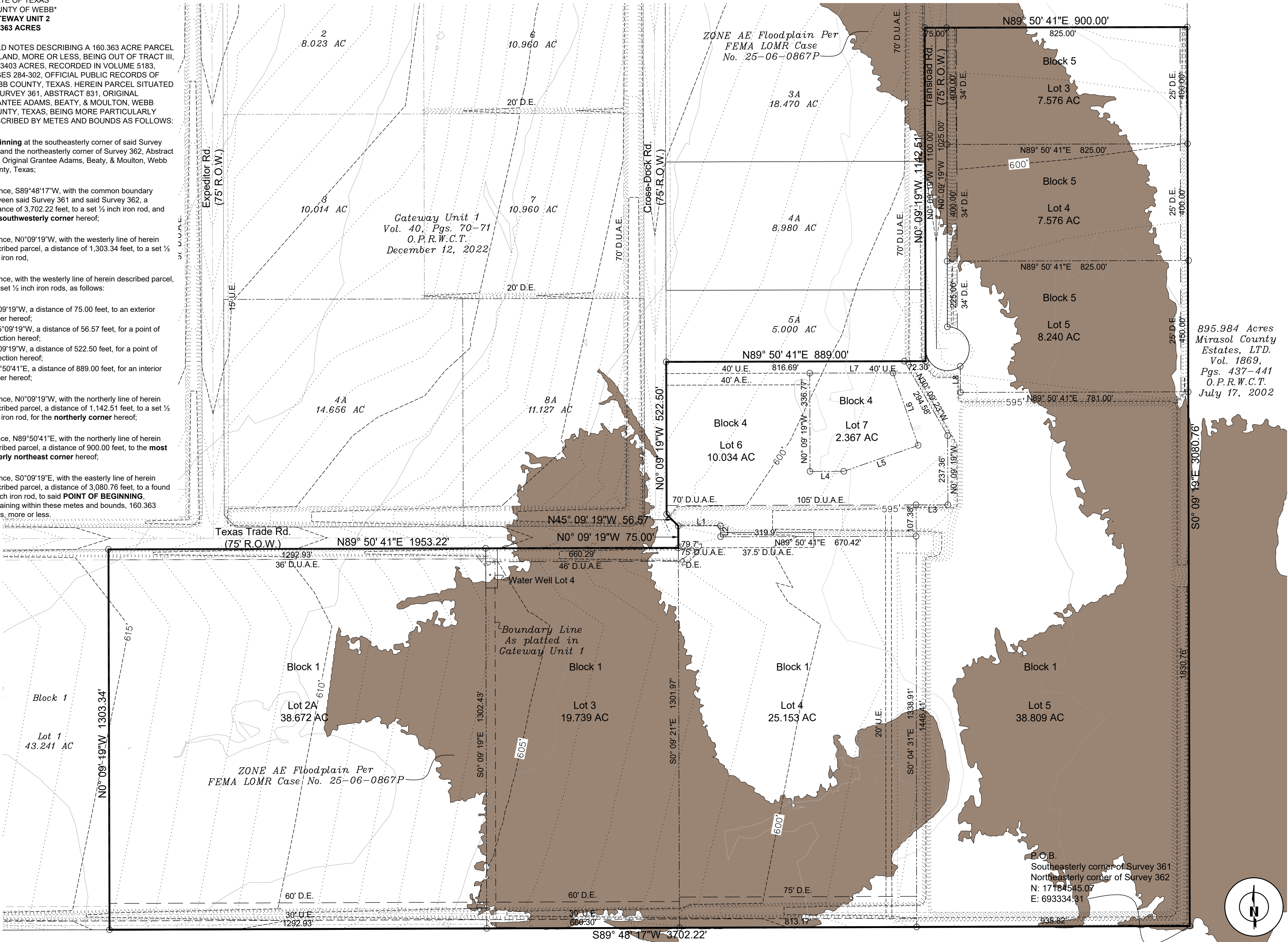
N0°09'19"W, a distance of 522.50 feet, for a point of deflection hereof;

N89°50'41"E, a distance of 889.00 feet, for an interior corner hereof;

Thence, N0°09'19"W, with the northerly line of herein described parcel, a distance of 1,142.51 feet, to a set ½ inch iron rod, for the **northerly corner** hereof;

Thence, N89°50'41"E, with the northerly line of herein described parcel, a distance of 900.00 feet, to the **most easterly northeast corner** hereof;

Thence, S0°09'19"E, with the easterly line of herein described parcel, a distance of 3,080.76 feet, to a found ½ inch iron rod, to said **POINT OF BEGINNING**, containing within these metes and bounds, 160.363 acres, more or less.



LEGEND	
- - - - -	EXISTING PROPERTY BOUNDARY
- - - - -	EXISTING RIGHT-OF-WAY LINE
- - - - -	EXISTING RIGHT-OF-WAY CENTER LINE
—————	PROPOSED PROPERTY BOUNDARY
—————	PROPOSED RIGHT-OF-WAY LINE
- - - - -	PROPOSED RIGHT-OF-WAY CENTERLINE
- - - - -	PROPOSED PROPERTY LOT LINE

PLAT NOTES AND RESTRICTIONS:

- Gateway Unit 2 is being platted as non-residential property, therefore this tract is prohibited against any residential use until such time as it is replatted in accordance with the provisions of Chapter 232, Subchapter B, Texas Local Government Code, the Model Rules adopted under section 16.343 of the Texas Water Code, and amended thereto. No residential structure may be replaced or erected on this tract unless replatted as required by this restriction/limitation and approved by the governing body or bodies having jurisdiction over the tract.
- Access is subject to Texas Department of Transportation approval.
- 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.
- A new LOMR will be required to mitigate FEMA LOMR Case No. 25-06-0867P.
- All commercial development will require approval from the Webb County Fire Marshal.

Line Table		
Line #	Length	Direction
L1	144.63	N89° 50' 40.97"E
L2	37.50	N0° 09' 19.03"W
L3	108.80	N89° 50' 40.97"E
L4	115.93	N89° 50' 40.97"E
L5	270.09	N70° 45' 36.04"E
L6	262.77	S19° 09' 05.89"E
L7	285.64	N89° 50' 40.97"E
L8	89.26	S0° 09' 19.03"E

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

ROBERT J. GILPIN, R.P.L.S. #5944

DATE

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I have reviewed this Plat and accompanying construction plans of Gateway Unit 2, as prepared by Ramiro Ibarra, PE, register professional engineer No. 109982 and surveyed by _____, registered public land surveyor No. _____, dated ____ day of _____, 2025 with the last revised date on _____. Except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations.

Jose Luis Neira
Road & Bridge Superintendent

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I have reviewed this Plat and accompanying data of Gateway Unit 2, dated the _____, with the last revised date on the _____, except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them to be in compliance with the Webb County Subdivision Regulations, the Webb County Model Subdivision Rules, and the Webb County Flood Damage Prevention Order.

Jorge A. Calderon, CFM
County Planning Director
Floodplain Administrator

Webb County Floodplain Determination Certificate

By my signature below, I attest that I have reviewed this subdivision plat or replat entitled Gateway Unit 2 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. Gateway Unit 2 is being partially impacted by the 100-yr flood zone as depicted on the letter of map revision ("LOMR") Case No. 24-06-1464P.

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

DATE

ENGINEER'S FLOODPLAIN CERTIFICATION

That I, Ramiro Ibarra, the undersigned Professional Engineer in the state of Texas (P.E. No. 109982-TX), hereby certify that a portion of Gateway Unit 2 Plat is impacted by the 100 yr flood zone as depicted on the letter of Map Revision ("LOMR") Case No. 24-06-1464P.

This certification is based on my professional evaluation of the project area and applicable floodplain regulations. If additional data or analysis is required by the local floodplain administrator or FEMA, it will be provided.

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

DATE

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 _____, 2025 with the certificate of authentication was filed of record in my office on the ____ day of _____, 2025 at ____ o'clock ____ m. in Volume _____, Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed the Plat and accompanying construction plans of Gateway Unit 2, as prepared by Ramiro Ibarra, Liscensed Professional Engineer No. 109982, and surveyed by Robert Gilpin, Registered Professional Land Surveyor No. 5944, dated the day of _____, 2025, with the last revised date on the ____ day of _____, 2025, except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations and the Webb County Model Rules for Residential Developments.

Guillermo B. Cuellar, P.E.
Webb County Engineer

DATE

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 Gateway Unit 2 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 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 extended to within 300 feet of any portion of a private sewage facility, the property owner shall be required to connect to that system at their own expense.

DIANA CANTU, CFM, DR, SE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TCEQ D.R. LICENSE NO. 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) 791-1405 - Tel.
(956) 791-1703 - Fax.



DATE PLOTTED July 21, 2025

#	DATE	DESCRIPTION	#	DATE	DESCRIPTION
1			1		
2			2		
3			3		
4			4		
5			5		
6			6		
7			7		
8			8		

PROJECT NO. 21.042
DRAWING NAME: Gateway - 1.0 Plat Unit 2.dwg
REFERENCE DRAWING: x.Gateway.dwg

Re-Plat of Lot 2, Block 1 of
Gateway Unit 1
Vol. 40, Pg. 70-71.
into
Gateway Unit 2
a 160.363 acre parcel of land being out of
Tract 2, 562.68 acres, recorded in vol. 3731,
pgs. 602-616, Gateway, Webb County Texas.

PLAT
1 of 1 1.0