

STATE OF TEXAS*
COUNTY OF WEBB*
203.604 ACRES

FIELD NOTES DESCRIBING A 203.604 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 AND LOT 1 AND 2 OF BLOCK 1, GATEWAY UNIT 1, RECORDED IN VOLUME 40, PAGES 70 - 71, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN SURVEY 361, ABSTRACT 831, ORIGINAL GRANTEE ADAMS, BEATY, & MOULTON, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found 1/2 inch iron rod being the southeasterly corner of said Survey 361 and the northeasterly corner of Survey 362, Abstract 934, Original Grantee Adams, Beaty, & Moulton, Webb County, Texas, same being an interior corner of a 1,126.385 Acre Tract (Called), recorded in Volume 1766, Pages 411-416, Official Public Records of Webb County, Texas and the southeasterly corner of said Tract III, for the **POINT OF BEGINNING** of this 203.604 Acre Parcel, and the **southeasterly corner** hereto;

Thence, S89°48'17"W, with the common boundary between said 1,126.385 Acre Tract and said Tract III, a distance of 2,279.91 feet, to a point being the southeasterly corner of said Lot 2, continuing with the same bearing and the common boundary between said 1,126.385 Acre Tract and said Lot 2, a distance of 1,322.31 feet, to a point being the southwesterly corner of said Lot 1, same being the southeasterly corner of said Lot 2, continuing with the same bearing and the common boundary between said Lot 1 and said 1,126.385 Acre Tract a distance of 651.08 feet to a point being the northeasterly line of a 60.00 Acre Tract (called), recorded in Volume 5366, Pages 315 - 320, Official Public Records of Webb County, Texas, continuing with the common boundary between said 60.00 Acre Tract and said Lot 1, a distance of 953.45 feet, for a total distance of 5,306.75 feet, to a set ½ inch iron rod, being the northwesterly corner of said 60.00 Acre Tract, same being situated on the easterly right-of-way line of Interstate Highway 35, for the **southwesterly corner** hereto;

Thence N15°19'41"E, along a fence occupied as the common boundary line between said Interstate Highway 35 right-of-way and said Lot 1, same being the westerly line of herein described parcel, a distance of 1,430.00 feet, to a set ½ inch iron rod, being the southwesterly corner of Texas Trade Road right-of-way, same being the most westerly northwest corner of said Lot 1, for the **most westerly northwest corner** hereto;

Thence, N60°19'41"E, with the common boundary between said Texas Trade Road right-of-way and said Lot 1, same being the northerly line of herein described parcel, a distance of 56.57 feet, to a set ½ inch iron rod being the most northerly northwest corner of said Lot 1, for a point of deflection hereto;

Thence, S74°40'19"E, with the common boundary between said Texas Trade Road right-of-way and said Lot 1, same being the northerly line of herein described parcel, a distance of 103.28 feet, to a set ½ inch iron rod, for a point of curvature hereto;

Thence along a curve to the left, with a chord bearing S82°24'49"E, 548.93 feet, subtended by an arc having a radius of 2,037.50 feet, with the common boundary between said Texas Trade Road right-of-way and said Lot 1, same being the northerly line of herein described parcel, a distance of 550.60 feet, to a set ½ inch iron rod, for a point of tangency hereto;

Thence, N89°50'41"E, with the common boundary between said Texas Trade Road right-of-way and said Lot 1, a distance of 530.11 feet, to a set ½ inch iron rod being the northwesterly corner of said Lot 2, same being the northeasterly corner of said Lot 1, continuing with the same bearing and the common boundary between said Texas Trade Road right-of-way and said Lot 2, a distance of 1,322.31 feet, to a point being the northeasterly corner of said Lot 2, continuing with the same bearing and the southerly right-of-way line of said Texas Trade Road, a distance of 630.91 feet, for a total distance of 2,483.33 feet, with the northerly line of herein described parcel, to a set ½ inch iron rod being the southeasterly corner of said Texas Trade Road right-of-way for an interior corner hereto;

Thence N0°09'19"W, with the common boundary between said Texas Trade Road right-of-way and herein described parcel, a distance of 75.00 feet, to a set ½ inch iron rod being the southeasterly corner of Cross - Dock Road right-of-way, said Gateway Unit 1, for a point of deflection hereto;

Thence, N45°09'19"W, with the common boundary between said Cross - Dock Road right-of-way and herein described parcel, a distance of 56.57 feet, to a set ½ inch iron rod, for a point of deflection hereto;

Thence, N0°09'19"W, with the common boundary between said Cross-Dock Road right-of-way and herein described parcel, a distance of 522.50 feet, to a set ½ inch iron rod being the southwesterly corner of Lot 5A of Block 4, Replat of Lots 4 and 8, Block 3 and Lots 3, 4, 5 and 6, Block 4 into Lots 4A and 8A, Block 3, and Lot 3A, Block 4, Gateway Unit 1, recorded in Volume 42, Page 8, Plat Records of Webb County, Texas, for an exterior corner hereto;

Thence, N89°50'41"E, with the common boundary between said Lot 5A and herein described parcel, a distance of 889.00 feet, to a set ½ inch iron rod being the southeasterly corner of said Lot 5A, for an interior corner hereto;

Thence, N0°09'19"W, with the easterly line of said Lot 5A, a distance of 245.00 feet, to a point being the southeasterly corner of Lot 4A, of said Block 4, same being the northeasterly corner of said Lot 5A, continuing with the same bearing and the easterly line of Lot 4A, a distance of 440.00 feet, to a point being the southeasterly corner of Lot 3A of said Block 4, same being the northeasterly corner of said Lot 4A, continuing with the same bearing and the easterly line of Lot 3A a distance of 457.51 feet, for a total distance of 1,142.51 feet, with the westerly line of herein described parcel, to a set ½ inch iron rod being the southwesterly corner of Transload Road right-of-way, said Gateway Unit 1, for the **most northerly northwest corner** hereto;

Thence, N89°50'41"E, with the southerly right-of-way line of said Transload Road, a distance of 75.00 feet, to a set ½ inch iron rod being the southeasterly corner of Lot 2A of Block 5, Replat of Lot 2, Block 5 into Lot 2A and 2B, Block 5, Gateway Unit 1, recorded in Volume 42, Page 90, Plat Records of Webb County, Texas, continuing with the southerly line of said Lot 2A, a distance of 825.00 feet, for a total distance of 900.00 feet, with the northerly line of herein described parcel, to a set ½ inch iron rod being the southeasterly corner of said Lot 2A, situated on the common boundary between a 895.984 Acre Tract (Called), recorded in Volume 1869, Pages 437- 441, Official Public Records of Webb County, Texas and said Tract III, for the **northeasterly corner** hereto;

Thence, S0°09'19"E, with the common boundary between said 895.984 Acre Tract and said Tract III, a distance of 1,068.77 feet, to a point being the southwesterly corner of said 895.984 Acre Tract, same being the most northerly northwest corner of said 1,126.385 Acre Tract, continuing with the common boundary between said 1,126.385 Acre Tract and said Tract III, a distance of 2,011.99 feet, for a total distance of 3,080.76 feet, with the easterly line of herein described parcel, to said **POINT OF BEGINNING**, containing within these metes and bounds, 203.604 acres, more or less.

BASIS OF BEARINGS:
GPS NAD83/NAVDS88 TEXAS STATE PLANE 4205 COORDINATES, GRID

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.

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

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

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

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

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 John C. Galo
Commissioner Precinct 3

Honorable Rosaura "Wawa" Tijerina
Commissioner Precinct 2

Honorable Ricardo A. Jaime
Commissioner Precinct 4

Hon. Margie Ramirez Ibarra
Webb County Clerk

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-year flood zone as depicted on the letter of map revision ("LOMR") Case No. 25-06-0867P.

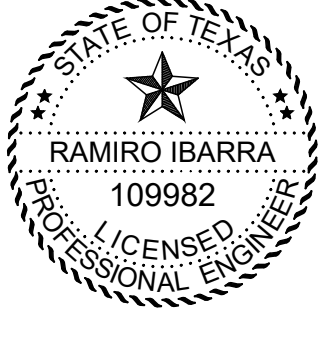
Jorge A. Calderon, CFM
County Planning Director
Floodplain Administrator

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. 25-06-0867P.

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, Licensed Professional Engineer No. 109982, and surveyed by Robert Gilpin, Registered Professional Land Surveyor No. 5944, dated the 3 day of June 2025, with the last revised date on the 6 day of June 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:

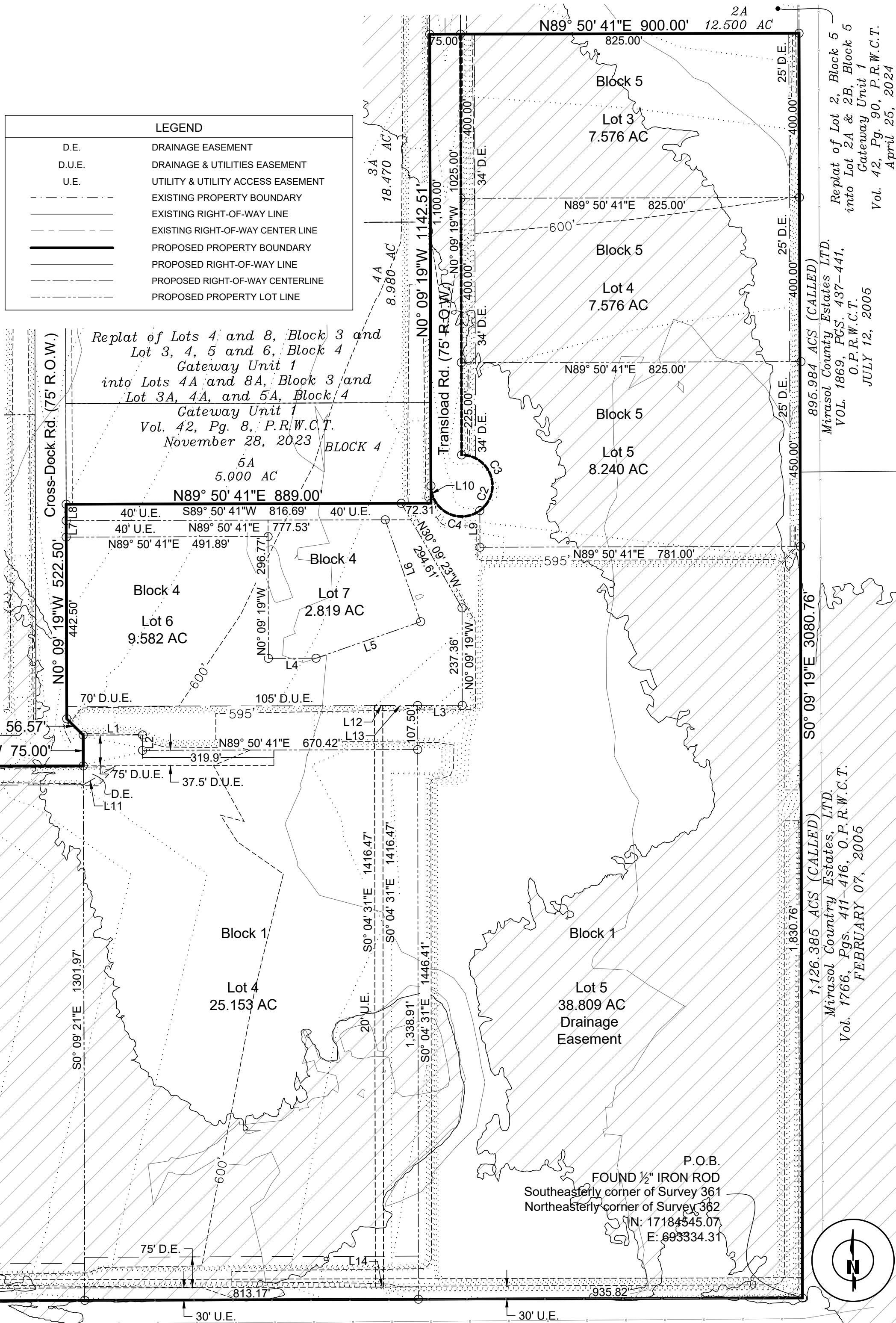
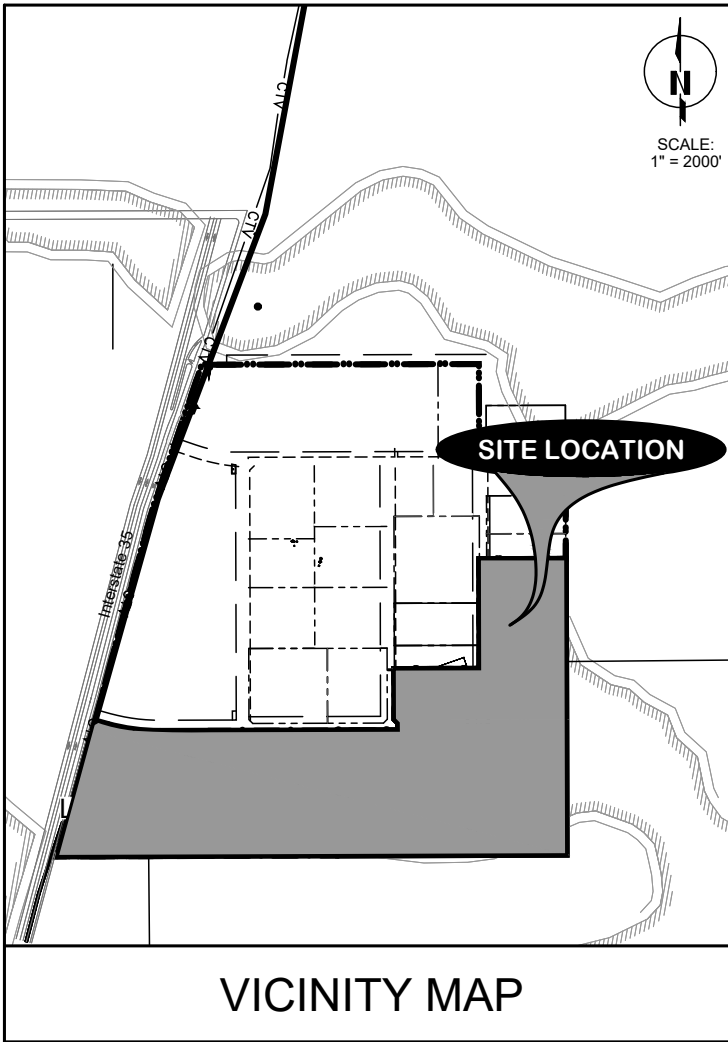
- This certification does not indicate that potable water is obtainable on-site or in the vicinity. The tract(s) resulting from this plat are not serviced by an existing public water or organized sewer system nor are they entitled to be serviced by a public water or organized sewer system as a result 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 the 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. OS0603048

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	550.60	2037.50'	15.48°	276.99'	S82° 24' 49"E	548.93'
C2	353.43	75.00'	270.00°	75.00'	N44° 50' 41"E	106.07'
C3	188.60	75.00'	144.08°	231.37'	S18° 06' 57"E	142.69'
C4	164.83	75.00'	125.92°	146.94'	N63° 06' 57"W	133.60'

Line Table		
Line #	Length	Direction
L1	144.63	N89° 50' 41"E
L2	37.50	N0° 09' 19"W
L3	108.80	N89° 50' 41"E
L4	115.93	N89° 50' 41"E
L5	270.09	N70° 45' 36"E
L6	262.77	S19° 09' 06"E
L7	40.00	N0° 09' 19"W

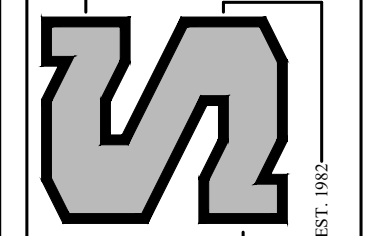
Line Table		
Line #	Length	Direction
L8	40.00	N0° 09' 19"W
L9	89.26	S0° 09' 19"E
L10	42.51	N0° 09' 19"W
L11	92.00	N59° 50' 41"E
L12	20.00	N89° 55' 29"E
L13	85.00	N89° 50' 41"E
L14	20.00	S89° 55' 29"W



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

BY: E. IBARRA
FOR: R. IBARRA
FOR: R. IBARRA
FOR: R. IBARRA
FOR: M. SLAY

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



August 15, 2025

#	DATE	DESCRIPTION	#	DATE	DESCRIPTION
1	6/6/25	PLAT SUBMITTAL	2		
3		MYLAR	4		
5			6		
7			8		

PROJECT NO: 21.042

DRAWING NAME: Gateway - 1.0 Plat Unit 2.dwg

REFERENCE DRAWING: x.Gateway.dwg

Re-Plat of Lot 1 and 2, Block 1 of
Gateway Unit 1
Vol. 40, Pgs. 70-71.
into
Gateway Unit 2
a 203.604 acre parcel of land being out of
Tract III, 912.3403 acres, recorded in
Vol. 5183, Pgs. 284-302, O.P.R.W.C.T.
Gateway, Webb County Texas.

1 of 1

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