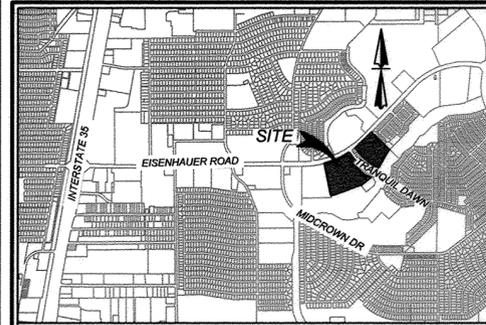
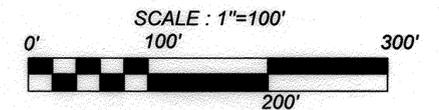


SUBDIVISION PLAT ESTABLISHING  
NORTHEAST CROSSING, UNITS 8D & 9 (TIF)

A 25.89 ACRE TRACT OF LAND, OUT OF THE GERTRUDES RODRIGUEZ SURVEY NO. 132, ABSTRACT NO. 610, THE REMAINING PORTION OF A 443.91 ACRE TRACT OF LAND CONVEYED TO NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD OF RECORD IN VOLUME 9513 PAGE 1815 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:  
NEIGHBORHOOD REVITALIZATION  
INITIATIVE, LTD.  
1202 W. BITTERS  
BLDG. 1, STE. 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 493-2811



LOCATION MAP NOT TO SCALE

SURVEYOR NOTES:

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 410 OF 785, COMMUNITY PANEL NO. 48029C0410G, DATED SEPTEMBER 29, 2010.
- 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

KEYNOTES

- 1. 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2. 20' BUILDING SETBACK LINE
- 3. 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 4. 25' PRIVATE DRAINAGE & SANITARY SEWER EASEMENT (0.05 AC PERMEABLE)
- 5. 10' BUILDING SETBACK LINE
- 6. 1' VEHICULAR NON-ACCESS EASEMENT
- 7. 16" SANITARY SEWER EASEMENT
- 8. VARIABLE WIDTH DRAINAGE EASEMENT
- 9. 21' PRIVATE DRAINAGE EASEMENT
- 10. 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9684, PG. 197 D.P.R.)
- 11. 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9684, PG. 197 D.P.R.)
- 12. 5" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9684, PG. 197 D.P.R.)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- = CENTERLINE
- = RIGHT-OF-WAY
- = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- = VOLUME
- = PAGE
- = NEW CITY BLOCK
- = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- = PROPOSED CONTOUR

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.

*Blaine P. Lopez*  
BLAINE P. LOPEZ  
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:

*Teresa A. Seidel*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PLEASANT PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

NOTES:

- 1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- 2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE EASEMENTS 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 TOI OR 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 MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 3. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR 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. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
- 4. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 5. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903, 904, & 905, BLOCK 7, & LOT 902, & 903, BLOCK 6, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY 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.
- 6. LOT 902, BLOCK 6, N.C.B. 17738, IS DESIGNATED AS A PUBLIC DRAINAGE & SANITARY SEWER EASEMENT, LOT 903, BLOCK 6, N.C.B. 17738, IS DESIGNATED AS A DRAINAGE EASEMENT, LOT 902 & LOT 903, BLOCK 7, N.C.B. 17738, ARE DESIGNATED AS A SANITARY SEWER EASEMENT, LOT 904, BLOCK 7, N.C.B. 17738, IS DESIGNATED AS A PUBLIC DRAINAGE EASEMENT.
- 7. STORM WATER DETENTION IS REQUIRED FOR LOTS 14 THROUGH 103, BLOCK 7 WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 8. STORM WATER DETENTION IS REQUIRED FOR LOTS 16 THROUGH 64, BLOCK 6 AND IS ACCOUNTED FOR IN AN OFF-SITE DETENTION POND LOCATED IN LOT 901, BLOCK 7, NCB 17738, SUBDIVISION UNIT 8A, PHASE I, RECORDED IN VOLUME 9684, PAGE 197 (PLAT #1410102).
- 9. THE DRAINAGE EASEMENTS WERE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL #48029C0410G, DATED SEPTEMBER 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.

CLMCR PENDING FEMA APPROVAL:  
LOTS 27-30, 34-39 & 903, BLOCK 6, N.C.B. 17738 & LOTS 50-51, 68-69, 902-904, BLOCK 7, N.C.B. 17738, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL #48029C0410G, DATED SEPTEMBER 29, 2010. A FEMA CLMCR FLOOD PLAIN STUDY HAS BEEN PREPARED BY KFW ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOOD PLAIN STUDY (FEMA CASE NO. 14-06-3614R) IS APPROVED BY FEMA. FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

C.P.S./S.A.W.S./C.O.S.A. 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 SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

BUILDING SETBACK LINE:

SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

S.A.W.S. HIGH PRESSURE NOTE:

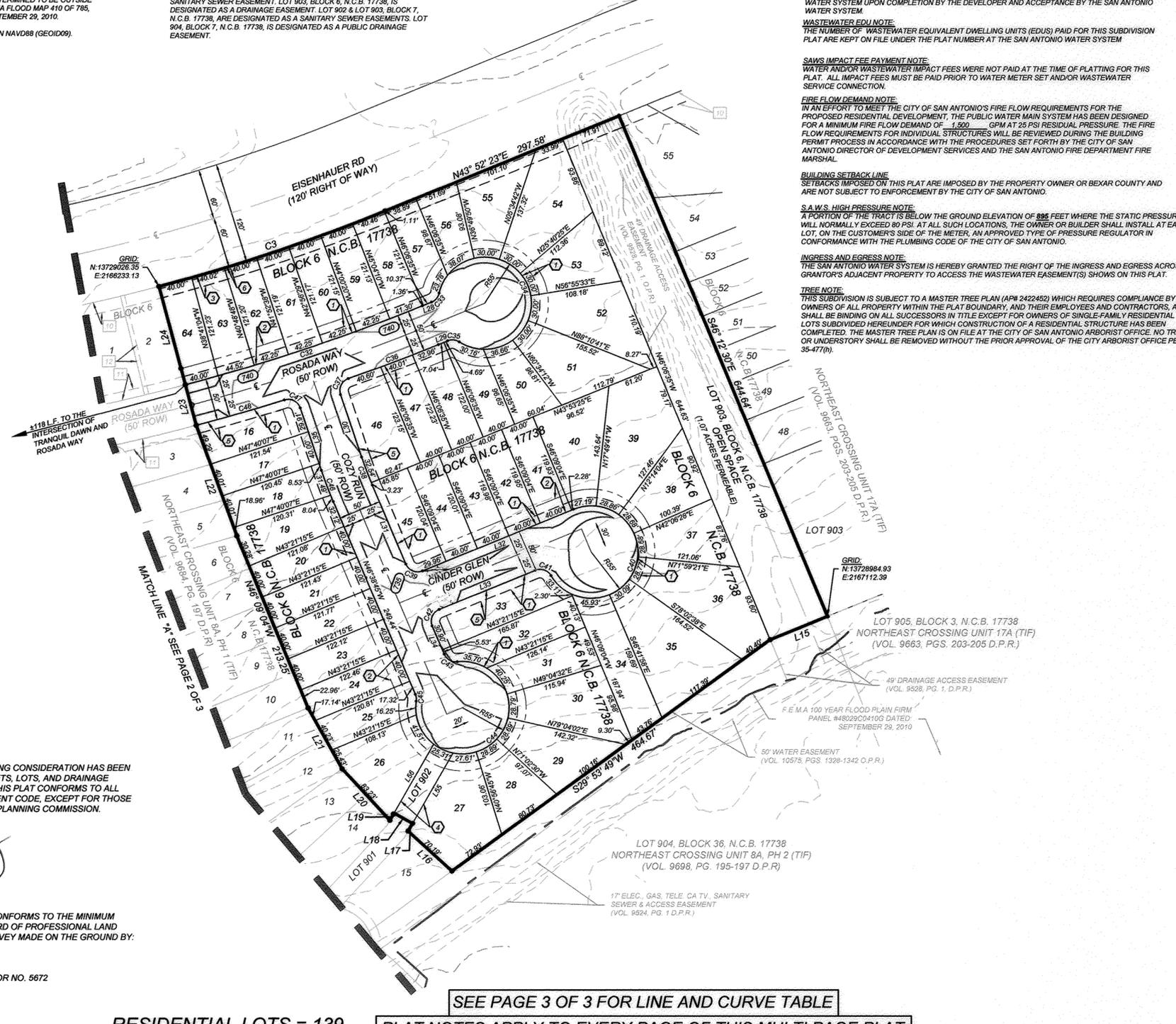
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

INGRESS AND EGRESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF THE INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APH 2422452) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(f).



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, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Gordon Hartman*  
OWNER: GORDON HARTMAN  
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.  
1202 W. BITTERS, BLDG. 1, STE. 1200  
SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Gordon Hartman* 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 7 DAY OF October A.D. 2019  
*Jaime L. Johnson*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



THIS PLAT OF NORTHEAST CROSSING UNITS 8D&9 (TIF) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLE

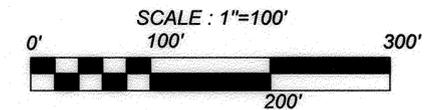
RESIDENTIAL LOTS = 139

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SUBDIVISION PLAT ESTABLISHING  
**NORTHEAST CROSSING, UNITS 8D & 9 (TIF)**  
 A 25.89 ACRE TRACT OF LAND, OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT NO. 610, THE REMAINING PORTION OF A 443.91 ACRE TRACT OF LAND CONVEYED TO NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD OF RECORD IN VOLUME 9513 PAGE 1815 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:  
 NEIGHBORHOOD REVITALIZATION  
 INITIATIVE, LTD.  
 1202 W. BITTERS  
 BLDG. 1, STE. 1200  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 493-2811



STATE OF TEXAS  
 COUNTY OF BEXAR

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OWNER: GORDON HARTMAN  
 NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.  
 1202 W BITTERS, BLDG 1, STE 1200  
 SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon Hartman 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 HIS OWN FREEDOM AND CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS 09 DAY OF October, A.D. 2019  
Jaime L. Johnson  
 NOTARY PUBLIC BEXAR COUNTY TEXAS

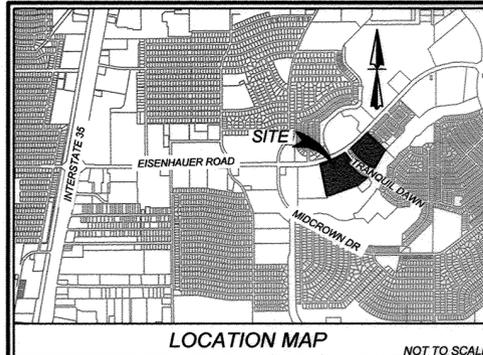


THIS PLAT OF NORTHEAST CROSSING UNITS 8D&9 (TIF) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

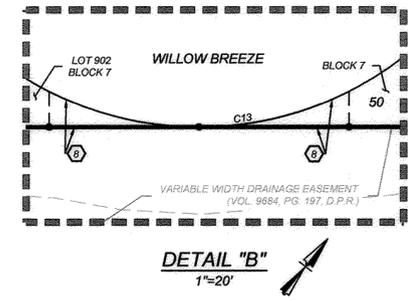
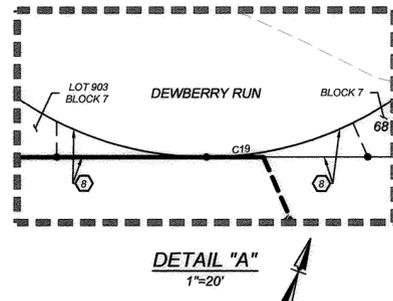
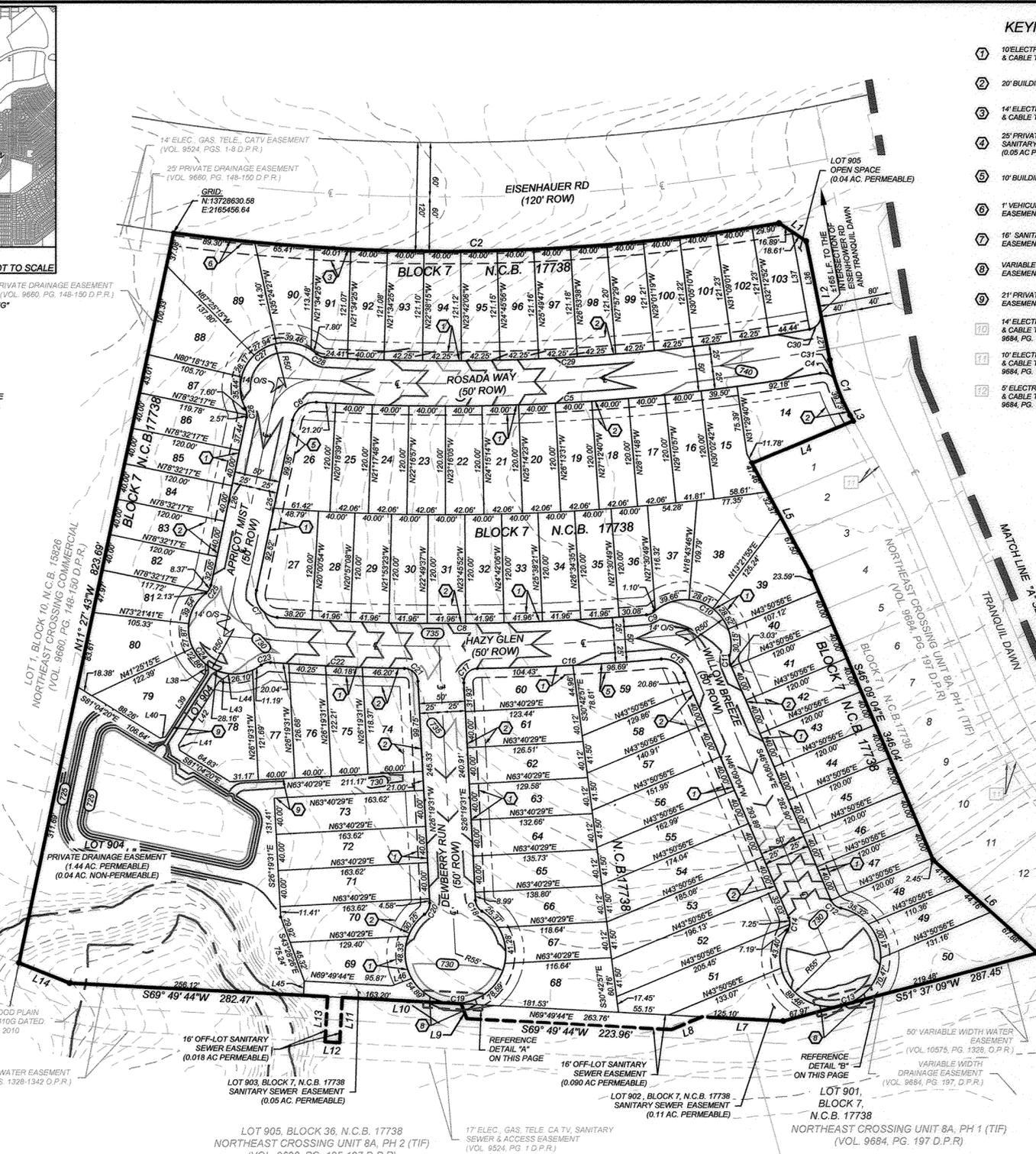
BY: \_\_\_\_\_  
 CHAIRMAN

BY: \_\_\_\_\_  
 SECRETARY



- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
  3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 410 OF 785, COMMUNITY PANEL NO. 48029C0410G, DATED SEPTEMBER 29, 2010.
  5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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  - C — = CENTERLINE
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - VOL. = VOLUME
  - PG. = PAGE
  - N.C.B. = NEW CITY BLOCK
  - E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
  - P — = PROPOSED CONTOUR



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.

Blaine P. Lopez  
 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:

Teresa A. Seidel  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 KFW SURVEYING, LLC  
 3421 PAESANOS PKWY, SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 PHONE: 210-979-8444  
 FAX: 210-979-8441



SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLE

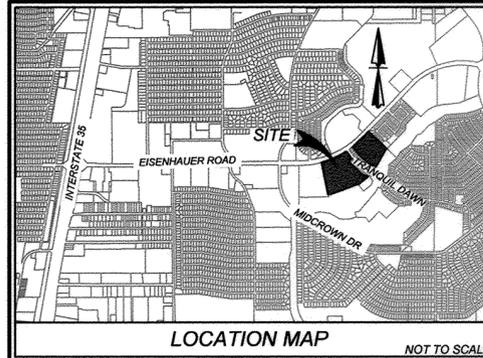
RESIDENTIAL LOTS = 139

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SUBDIVISION PLAT ESTABLISHING  
NORTHEAST CROSSING, UNITS 8D & 9 (TIF)

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OWNER/DEVELOPER:  
NEIGHBORHOOD REVITALIZATION  
INITIATIVE, LTD.  
1202 W. BITTERS  
BLDG. 1, STE. 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 493-2811



SURVEYOR NOTES:

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- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C0410G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	65.57	211.00	17°48'15"	65.30	S43°21'10"E
C2	664.63	2160.00	17°37'48"	662.01	N65°46'02"E
C3	281.59	2160.00	7°28'10"	281.39	N47°35'33"E
C4	21.45	15.00	81°56'48"	19.67	N82°26'24"W
C5	562.88	2325.00	13°37'29"	551.58	S63°23'57"W
C6	35.64	25.00	81°40'24"	32.70	S29°22'29"W
C7	42.63	25.00	97°41'59"	37.65	S60°18'42"E
C8	403.98	2565.00	9°01'26"	403.57	N66°19'35"E
C9	9.75	15.00	37°15'19"	9.58	N43°11'12"E
C10	127.44	50.00	146°02'22"	95.64	S82°25'16"E
C11	9.62	15.00	36°44'59"	9.46	S27°46'35"E
C12	14.44	15.00	55°09'00"	13.89	S73°43'34"E
C13	278.67	55.00	290°18'01"	62.86	S43°50'56"W
C14	14.44	15.00	55°09'00"	13.89	N18°34'34"W
C15	31.54	25.00	72°17'33"	29.49	N82°17'51"W
C16	201.12	2615.00	4°24'24"	201.07	S63°45'35"W
C17	24.16	15.00	92°17'17"	21.63	S19°49'08"W
C18	14.44	15.00	55°09'00"	13.89	S83°54'01"E
C19	278.67	55.00	290°18'01"	62.86	S63°40'29"W
C20	14.44	15.00	55°09'00"	13.89	N01°15'00"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C21	22.51	15.00	85°57'59"	20.45	N69°18'30"W
C22	146.68	2615.00	3°12'50"	146.66	S69°18'55"W
C23	10.66	15.00	40°42'15"	10.43	S50°34'13"W
C24	155.73	50.00	178°27'17"	99.98	N60°33'16"W
C25	10.51	15.00	40°08'05"	10.29	N08°36'20"E
C26	10.17	15.00	38°51'00"	9.98	N30°53'13"W
C27	138.80	50.00	159°03'15"	98.33	N29°12'54"E
C28	10.13	15.00	38°41'36"	9.94	N89°23'43"E
C29	531.36	2275.00	13°22'56"	530.16	N63°21'27"E
C30	23.85	15.00	91°07'01"	21.42	N11°06'28"E
C31	25.84	211.00	7°00'57"	25.82	S37°57'31"E
C32	294.83	2275.00	7°25'31"	294.62	N47°36'10"E
C33	14.44	15.00	55°09'01"	13.89	N16°18'55"E
C34	278.67	55.00	290°18'02"	62.86	S46°06'35"E
C35	14.44	15.00	55°09'01"	13.89	S71°27'55"W
C36	113.58	2325.00	2°47'56"	113.56	S45°17'23"W
C37	23.31	15.00	89°01'14"	21.03	S02°10'44"W
C38	35.77	475.00	4°18'52"	35.76	S44°29'19"E
C39	23.43	15.00	89°30'19"	21.12	N88°36'05"E
C40	251.30	55.00	281°47'13"	83.15	S05°15'28"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C41	21.41	15.00	81°47'13"	19.64	S84°44'32"W
C42	23.69	15.00	90°29'41"	21.30	S01°23'55"E
C43	19.22	15.00	73°23'55"	17.93	S83°20'43"E
C44	273.01	55.00	284°24'05"	67.42	S22°09'22"W
C45	8.12	15.00	31°00'10"	8.02	N31°08'41"W
C46	39.53	525.00	4°18'52"	39.52	N44°29'19"W
C47	23.31	15.00	89°01'14"	21.03	N86°50'30"W
C48	108.24	2325.00	2°40'03"	108.23	S49°58'54"W
C49	25.95	55.00	27°02'08"	25.71	S83°20'48"W
C50	24.67	53.64	26°21'12"	24.45	S56°18'40"W
C51	25.95	55.00	27°02'08"	25.71	S65°08'13"W
C52	25.95	55.00	27°02'08"	25.71	S38°06'05"W

Line #	Length	Direction
L1	35.49	S79°27'02"E
L2	133.83	S34°27'02"E
L3	7.08	S52°15'18"E
L4	120.39	S43°50'56"W
L5	135.65	S51°18'08"E
L6	153.49	S71°13'03"E
L7	88.58	S69°49'44"W
L8	36.52	S43°50'56"W
L9	17.45	N43°41'33"W
L10	130.29	S69°49'44"W
L11	50.00	S20°10'16"E
L12	16.00	S89°49'44"W
L13	50.00	N20°10'16"W
L14	59.94	S88°38'17"W
L15	73.02	S43°52'34"W
L16	70.19	N71°13'03"W
L17	10.89	N05°49'17"E
L18	25.00	N84°10'43"W
L19	10.00	S05°49'17"W
L20	83.23	N66°25'22"W

Line #	Length	Direction
L21	82.80	N52°49'42"W
L22	148.28	N43°53'27"W
L23	50.00	N38°41'04"W
L24	121.22	N38°41'04"W
L25	191.87	S11°27'43"E
L26	189.49	N11°27'43"W
L27	32.44	S34°27'02"E
L28	11.72	N43°53'25"E
L29	11.72	S43°53'25"W
L30	78.43	S42°19'53"E
L31	101.98	S46°38'45"E
L32	182.24	N43°50'56"E
L33	122.26	S43°50'56"W
L34	36.43	S46°38'45"E
L35	78.43	N42°19'53"W
L36	81.39	S34°27'02"E
L37	109.56	S33°20'01"E
L38	10.79	N21°37'19"W
L39	82.08	N08°55'40"E
L40	6.15	N53°55'40"E

Line #	Length	Direction
L41	6.15	N36°04'20"W
L42	82.78	N08°55'40"E
L43	12.15	N33°43'16"E
L44	2.31	N04°07'24"E
L45	16.00	S20°10'16"E
L46	23.02	S46°18'27"W
L47	25.00	N69°49'44"E
L48	6.01	S20°10'16"E
L49	6.23	N43°41'33"W
L50	26.26	N69°49'44"E
L51	25.00	N51°37'09"E
L52	6.01	S38°22'51"E
L53	6.01	N38°22'51"W
L54	25.00	N51°37'09"E
L55	96.21	S05°49'17"W
L56	94.11	S05°49'17"W

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.

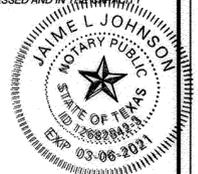
OWNER: GORDON HARTMAN  
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.  
1202 W BITTERS, BLDG 1, STE 1200  
SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon Hartman 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 9 DAY OF October, A.D. 2019  
Notary Public BEXAR COUNTY TEXAS



THIS PLAT OF NORTHEAST CROSSING UNITS 8D&9 (TIF) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



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.

Blaine P. Lopez  
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:

Teresa A. Seidel  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PASADENA PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441