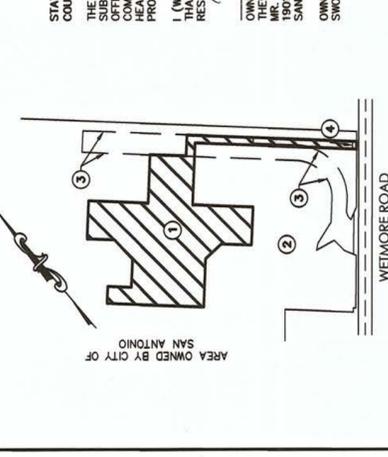


- KEYNOTES - EXISTING**
- 1 SPORTSAMERICA SUBDIVISION BLOCK 7 (VOL. 9523, PG. 148) O.P.R.B.C.T. N.C.B. 15677
 - 2 OWNER: CITY OF SAN ANTONIO NCB 15677
 - 3 VARIABLE WIDTH DRAINAGE EASEMENT VOLUME 9523, PAGE 148, O.P.R.B.C.T. 25' BUILDING SETBACK LINE (VOL. 9523, PG. 148) O.P.R.B.C.T.
 - 4



AREA BEING REPLATED THROUGH PUBLIC HEARING AND WRITTEN NOTIFICATION

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS SPORTSAMERICA SUBDIVISION AS RECORDED IN VOLUME 9523, PAGE 148, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A VARIABLE WIDTH DRAINAGE EASEMENT AS RECORDED IN VOLUME 9523, PAGE 148, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS AND TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING AND SURVEYING STANDARDS HAVE BEEN FOLLOWED IN THE PREPARATION OF THIS PLAT AND THAT THE PLAT IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN AWARE OF ANY VIOLATIONS OF THE PROFESSIONAL ENGINEERING CODES EXCEPT FOR THOSE VIOLATIONS GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

RAYMOND TARIN, JR.
REGISTERED PROFESSIONAL ENGINEER
87060
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

- NOTES:**
1. PROPERTY CORNERS WITH PLASTIC CAP STAMPED "MORREY" FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 4. CONTOUR DATA ARE FROM SAN ANTONIO RIVER AUTHORITY THIS INFORMATION IS FOR INFORMATION ONLY.
 5. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT. ANY OBSTRUCTIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT SHALL BE REMOVED. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- MAINTENANCE NOTE:**
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN NORTH EAST I.S.D. SPORTS PARK SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEAR COUNTY.
- RESPONSIBILITY TO ACCEPT STORMWATER RUNOFF FROM LOT 2, BLOCK 7, NCB 15677 SHALL ACCEPT RUNOFF FROM APPROXIMATELY 51.23 ACRES UPSTREAM OF THE LOT AND PROVIDE APPROPRIATE DRAINAGE FACILITIES TO THE CITY OF SAN ANTONIO AND BEAR COUNTY FOR ULTIMATE DEVELOPMENT CONDITIONS IN ACCORDANCE WITH APPENDIX H OF THE UNITED DEVELOPMENT CODE.**
- WASTEWATER EUL NOTE:**
WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT SPORTSAMERICA SUBDIVISION, PLAT # 910111, WHICH IS RECORDED IN VOLUME 9523, PAGE 148, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUGUST 20, 2017, GRANTED VARIANCES WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THE REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER:
MR. XAVIER D. URRUTIA
THE CITY OF SAN ANTONIO
SAN ANTONIO, TEXAS 78204

SWORN AND SUBSCRIBED BEFORE ME THIS THE 20TH DAY OF AUGUST 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
4/6/2020
MY COMMISSION EXPIRES:

RYAN EVANS
Notary Public, State of Texas
Notary ID # 12594778-8
My Commission Expires
April 6, 2020

- CEP NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC UTILITY) HAS REQUESTED THAT THE CITY OF SAN ANTONIO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ELECTRIC AND GAS FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, REPLACING, OR OPERATING ELECTRIC AND GAS FACILITIES, INCLUDING CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE SAID FACILITIES FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS OR APPURTENANCES WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR APPURTENANCES WHICH MAY BE AFFECTED BY THIS PLAT. THIS PLAT SHALL NOT BE CONSIDERED TO AFFECT ANY OF THE FOLLOWING:
 - A) REPLAT VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 9523, PAGE 148, O.P.R.B.C.T.)
 - B) REPLAT 25' BUILDING SETBACK LINE (VOLUME 9523, PAGE 148, O.P.R.B.C.T.)
 - C) VACATE 14' GAS AND ELECTRIC EASEMENT (VOLUME 9523, PAGE 148, O.P.R.B.C.T.)
- SANM IMPACT FEE PAYMENT DUE:**
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- SANM HIGH PRESSURE NOTE:**
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE 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 PIPELINES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AGENT:
MR. XAVIER D. URRUTIA, DIRECTOR OF PARKS AND RECREATION

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED XAVIER D. URRUTIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHES HAS DECLARED THAT HE/SHE HAS READ THE FOREGOING INSTRUMENT AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20TH DAY OF AUGUST 2017

RYAN EVANS
Notary Public, State of Texas
Notary ID # 12594778-8
My Commission Expires
April 6, 2020

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF NORTH EAST I.S.D. SPORTS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN THE MANNER AND FOR THE PURPOSES AND VARIANCES SET FORTH WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ A.D. 20____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____

COUNTY CLERK, BEAR COUNTY, TEXAS

PLAT NO. 170128

REPLAT & SUBDIVISION PLAT ESTABLISHING NORTH EAST I.S.D. SPORTS PARK

BEING A 56.64 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, WHICH INCLUDES A 0.37 ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE LOUIS KNIPP SURVEY NUMBER 11, ABSTRACT NUMBER 391, BEING ALL OF THAT 56.64 ACRE TRACT RECORDED IN VOLUME 5376, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, CONSISTING OF ALL OF LOT 1, BLOCK 7, NEW CITY BLOCK 15677 AS RECORDED IN VOLUME 9523, PAGE 148 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 148,984 ACRE TRACT AS RECORDED IN VOLUME 1963, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE FOLLOWING EASEMENT IS INCLUDED AS PART OF THIS SUBDIVISION, BUT IS LOCATED OUTSIDE OF THE SUBDIVISION LOT BOUNDARY (OFF-LOT): A 10' GAS EASEMENT 0.17 ACRE (7,473.60 S.F.) FOR A TOTAL ACREAGE OF 56.81 ACRES.

SCALE: 1"=200'

MTR
Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

OWNER/DEVELOPER:
THE CITY OF SAN ANTONIO
1901 SOUTH ALAMO
SAN ANTONIO, TEXAS 78204

MATCHLINE "B" - SHEET 4 OF 4

MATCHLINE "B" - SHEET 3 OF 4

MATCHLINE "A" - SHEET 3 OF 4

MATCHLINE "A" - SHEET 2 OF 4

56.27 ACRES
LOT 2
BLOCK 7
N.C.B. 15677

PRIVATE ROAD

WETMORE ROAD

PLAT NO. 170128
REPLAT & SUBDIVISION PLAT ESTABLISHING NORTH EAST I.S.D. SPORTS PARK

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STATE OF TEXAS
COUNTY OF BEAR

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AGENT:
MR. XAVIER D. URRUTIA, DIRECTOR OF PARKS AND RECREATION

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED XAVIER D. URRUTIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHES HAS DECLARED THAT HE/SHE HAS READ THE FOREGOING INSTRUMENT AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20TH DAY OF AUGUST 2017

RYAN EVANS
Notary Public, State of Texas
Notary ID # 12594778-8
My Commission Expires
April 6, 2020

STATE OF TEXAS
COUNTY OF BEAR

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

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ A.D. 20____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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BY _____ CHAIRMAN

BY _____ SECRETARY

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COUNTY OF BEAR

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COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
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BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
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BY _____ SECRETARY

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COUNTY OF BEAR

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COUNTY CLERK, BEAR COUNTY, TEXAS

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

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

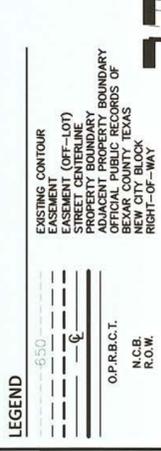
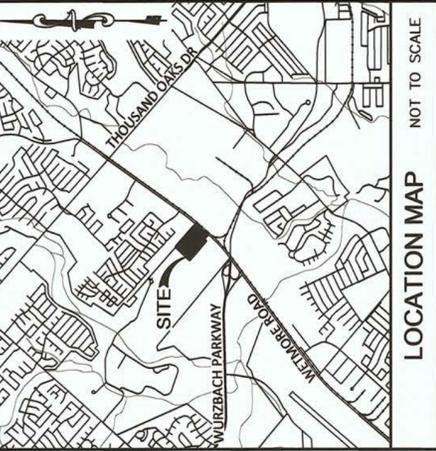
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COUNTY CLERK, BEAR COUNTY, TEXAS

INDEX MAP
SCALE 1"=200'

BY: _____ DEPUTY

SHEET 1 OF 4



LINE #	LENGTH	DIRECTION
L1	60.00'	S39°45'38"W
L2	15.02'	N48°15'10"W
L3	44.03'	S39°45'38"W
L4	15.02'	S48°15'10"E
L5	37.64'	S63°15'35"W
L6	16.13'	N28°44'25"W
L7	15.02'	N48°27'39"W
L8	24.96'	S39°45'38"W
L9	66.98'	N24°46'22"W
L10	104.33'	N87°56'00"W
L11	44.92'	N46°37'13"W
L12	58.62'	N09°35'54"E
L13	37.27'	S41°39'43"W
L14	37.00'	S39°52'01"W
L15	25.82'	S48°15'10"E
L16	17.75'	S41°39'43"W
L17	36.86'	S50°14'22"E
L18	10.00'	S46°57'09"E
L19	10.00'	N43°02'51"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	166.84'	165.00'	057°56'10"	159.83'	N19°22'12"W
C2	422.84'	275.00'	088°05'55"	382.40'	S04°17'19"E

- NOTES:**
- 1/2" IRON PINS WITH PLASTIC CAP STAMPED "MORREY" FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY THIS CONTOUR DATA.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, ARE TO BE PLACED WITHIN THE DRAINAGE EASEMENT. THE GRANTEE SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

- CEP NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC UTILITY) HAS REQUESTED THAT THE GRANTEE INSTALL AND MAINTAIN ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES. THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES. THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES. THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES.
 2. ANY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, OR CABLE EASEMENTS OR ANY OTHER EASEMENTS. THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES. THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES.

- MAINTENANCE NOTE:**
- ALL PRIVATE STREETS, OPEN SPACE, GREENBELT PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN NORTH EAST I.S.D. SPORTS PARK SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS OF SAID PROPERTY. THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES. THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RECONSTRUCTION OF ALL SUCH FACILITIES.

PLAT NO. 170128
REPLAT & SUBDIVISION PLAT
ESTABLISHING
NORTH EAST I.S.D.
SPORTS PARK

BEING A 56.64 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, WHICH INCLUDES A 0.37 ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE LOUIS KNIPP SURVEY NUMBER 11, ABSTRACT NUMBER 391, BEING ALL OF THAT 56.64 ACRE TRACT RECORDED IN VOLUME 5376, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, CONSISTING OF ALL OF LOT 1, BLOCK 7, NEW CITY BLOCK 15677 AS RECORDED IN VOLUME 9523, PAGE 148 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 148.984 ACRE TRACT AS RECORDED IN VOLUME 1963, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE FOLLOWING EASEMENT IS INCLUDED AS PART OF THIS SUBDIVISION, BUT IS LOCATED OUTSIDE OF THE SUBDIVISION LOT BOUNDARY (OFF-LOT): A 10' GAS EASEMENT 0.17 ACRE (7,473.60 S.F.) FOR A TOTAL ACREAGE OF 56.81 ACRES.

OWNER/DEVELOPER:
 THE CITY OF SAN ANTONIO
 1901 SOUTH ALAMO
 SAN ANTONIO, TEXAS 78204

AGENT:
 MR. XAVIER D. URRUTIA, DIRECTOR OF PARKS AND RECREATION

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **XAVIER D. URRUTIA** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/ SHE/ IT HAS ACKNOWLEDGED THAT HE/ SHE/ IT HAS EXECUTED THE FOREGOING INSTRUMENT AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC:
RYAN EVANS
 Notary Public, State of Texas
 Notary ID # 12594778-8
 My Commission Expires
 April 6, 2020

DATE: August 20, 2019

STATE OF TEXAS
 COUNTY OF BEAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ A.D. 20____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ AND PAGE _____ ON _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

CLERK: _____
 COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY: _____
 DEPUTY

BY: _____

DATE: _____

NOTARY PUBLIC:
RYAN EVANS
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 Notary ID # 12594778-8
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STATE OF TEXAS
 COUNTY OF BEAR

THIS PLAT OF NORTH EAST I.S.D. SPORTS PARK **HAS BEEN** SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION FOR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY _____ **CHAIRMAN**

BY _____ **SECRETARY**

STATE OF TEXAS
 COUNTY OF BEAR

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CLERK: _____
 COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY: _____
 DEPUTY

BY: _____

DATE: _____

MATCHLINE "A", SEE SHEET 3 OF 4

56.27 ACRES
LOT 2
BLOCK 7
N.C.B. 15677

SEE DETAIL NO. 2,
SHEET 4 OF 4

SCALE: 1"=200'



Moy Tarin Ramirez Engineers, LLC
 FIRM TYPE NO. F-5297 & TBPLS NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

OWNER/DEVELOPER:
 THE CITY OF SAN ANTONIO
 1901 SOUTH ALAMO
 SAN ANTONIO, TEXAS 78204

AGENT:
 MR. XAVIER D. URRUTIA, DIRECTOR OF PARKS AND RECREATION

STATE OF TEXAS
 COUNTY OF BEAR

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BY _____ **CHAIRMAN**

BY _____ **SECRETARY**

STATE OF TEXAS
 COUNTY OF BEAR

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CLERK: _____
 COUNTY CLERK, BEAR COUNTY, TEXAS

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STATE OF TEXAS
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BY _____ **SECRETARY**

STATE OF TEXAS
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 COUNTY CLERK, BEAR COUNTY, TEXAS

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

BY _____ **CHAIRMAN**



LOCATION MAP NOT TO SCALE



LINE #	LENGTH	DIRECTION
L1	60.00'	S39°45'38"W
L2	15.02'	N48°15'10"W
L3	44.03'	S39°45'38"W
L4	15.02'	S48°15'10"E
L5	37.64'	S63°15'35"W
L6	16.13'	N28°44'25"W
L7	15.02'	N48°27'39"W
L8	24.96'	S39°45'38"W
L9	66.98'	N24°46'22"W
L10	104.33'	N87°56'00"W
L11	44.92'	N46°37'13"W
L12	58.62'	N09°35'54"E
L13	37.27'	S41°39'43"W
L14	37.00'	S39°52'01"W
L15	25.82'	S48°15'10"E
L16	17.75'	S41°39'43"W
L17	36.86'	S50°14'22"E
L18	10.00'	S46°57'09"E
L19	10.00'	N43°02'51"E

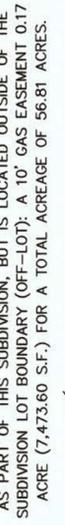
- NOTES:**
- 1/2" IRON PINS WITH PLASTIC CAP STAMPED "VICKEY" FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY THIRDS CONTOUR DATA.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT. ANY SUCH OBSTRUCTIONS SHALL BE REMOVED OR MODIFIED TO ALLOW THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

- GENERAL NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS EASEMENTS, "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND REPAIRING POLES, WIRES, AND NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER TREES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
 - (A) VACATE 20' ELECTRIC AND GAS EASEMENT (VOLUME 5097, PAGE 1500, O.B.R.B.C.T.)
 - (B) VACATE 14' GAS AND ELECTRIC EASEMENT (VOLUME 5097, PAGE 1500, O.B.R.B.C.T.)
 - (C) VACATE 14' GAS AND ELECTRIC EASEMENT (VOLUME 5097, PAGE 1500, O.B.R.B.C.T.)

- MAINTENANCE NOTE:**
- ALL PRIVATE STREETS, OPEN SPACE, THE MAINTENANCE OF WHICH IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- RESPONSIBILITY TO ACCEPT STORMWATER:**
- LOT 2, BLOCK 7, N89 15677 SHALL ACCEPT RUNOFF FROM APPROXIMATELY 51.23 ACRES UPSTREAM OF THE LOT AND PROVIDE INFRASTRUCTURE WITHIN LOT 2 SHALL HAVE CAPACITY TO CONVEY RUNOFF FOR ULTIMATE DEVELOPMENT CONDITIONS IN ACCORDANCE WITH APPENDIX H OF THE UNIFIED DEVELOPMENT CODE.
- WASTEWATER EDDI NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) OF SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY SAN ANTONIO WATER SYSTEM DEPARTMENT.
- SEWER IMPACT FEE PAYMENT DUE:**
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- SAVES HIGH PRESSURE NOTE:**
- BELOW THE GROUND ELEVATION OF 800 PSF AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOCATION, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PLAT NO. 170128
REPLAT & SUBDIVISION PLAT
ESTABLISHING
NORTH EAST I.S.D.
SPORTS PARK

BEING A 56.64 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, WHICH INCLUDES A 0.37 ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE LOUIS KNIPP SURVEY NUMBER 11, ABSTRACT NUMBER 391, BEING ALL OF THAT 56.64 ACRE TRACT RECORDED IN VOLUME 5376, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, CONSISTING OF ALL OF LOT 1, BLOCK 7, NEW CITY BLOCK 15677 AS RECORDED IN VOLUME 9523, PAGE 148 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 148.984 ACRE TRACT AS RECORDED IN VOLUME 1963, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE FOLLOWING EASEMENT IS INCLUDED AS PART OF THIS SUBDIVISION, BUT IS LOCATED OUTSIDE OF THE SUBDIVISION LOT BOUNDARY (OFF-LOT): A 10' GAS EASEMENT 0.17 ACRE (7,473.60 S.F.) FOR A TOTAL ACRES OF 56.81 ACRES.



Moy Tarin Ramirez Engineers, LLC
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Engineers
Surveyors
Planners

OWNER/DEVELOPER:
 THE CITY OF SAN ANTONIO
 1901 SOUTH ALAMO
 SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
 COUNTY OF BEAR

THE OWNER OF THE 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, DRAINAGE EASEMENTS AND OTHER AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AGENT:
 MR. XAMER D. URRUTIA, DIRECTOR OF PARKS AND RECREATION

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **XAMER D. URRUTIA** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE AND NAME ARE HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **20th** DAY OF **August** 2017

RYAN EVANS
 Notary Public, State of Texas
 Notary ID # 12594778-8
 My Commission Expires April 6, 2020

STATE OF TEXAS
 COUNTY OF BEAR

THIS PLAT OF NORTH EAST I.S.D. SPORTS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY BEAR COUNTY, TEXAS, AND/OR ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D.,

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ A.D. 20____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF _____ AND _____ ON PAGE _____ OF SAID COUNTY, IN BOOK VOLUME _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____

_____ COUNTY CLERK OF BEAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF BEAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ A.D. 20____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF _____ AND _____ ON PAGE _____ OF SAID COUNTY, IN BOOK VOLUME _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____

_____ COUNTY CLERK OF BEAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF BEAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ A.D. 20____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF _____ AND _____ ON PAGE _____ OF SAID COUNTY, IN BOOK VOLUME _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____

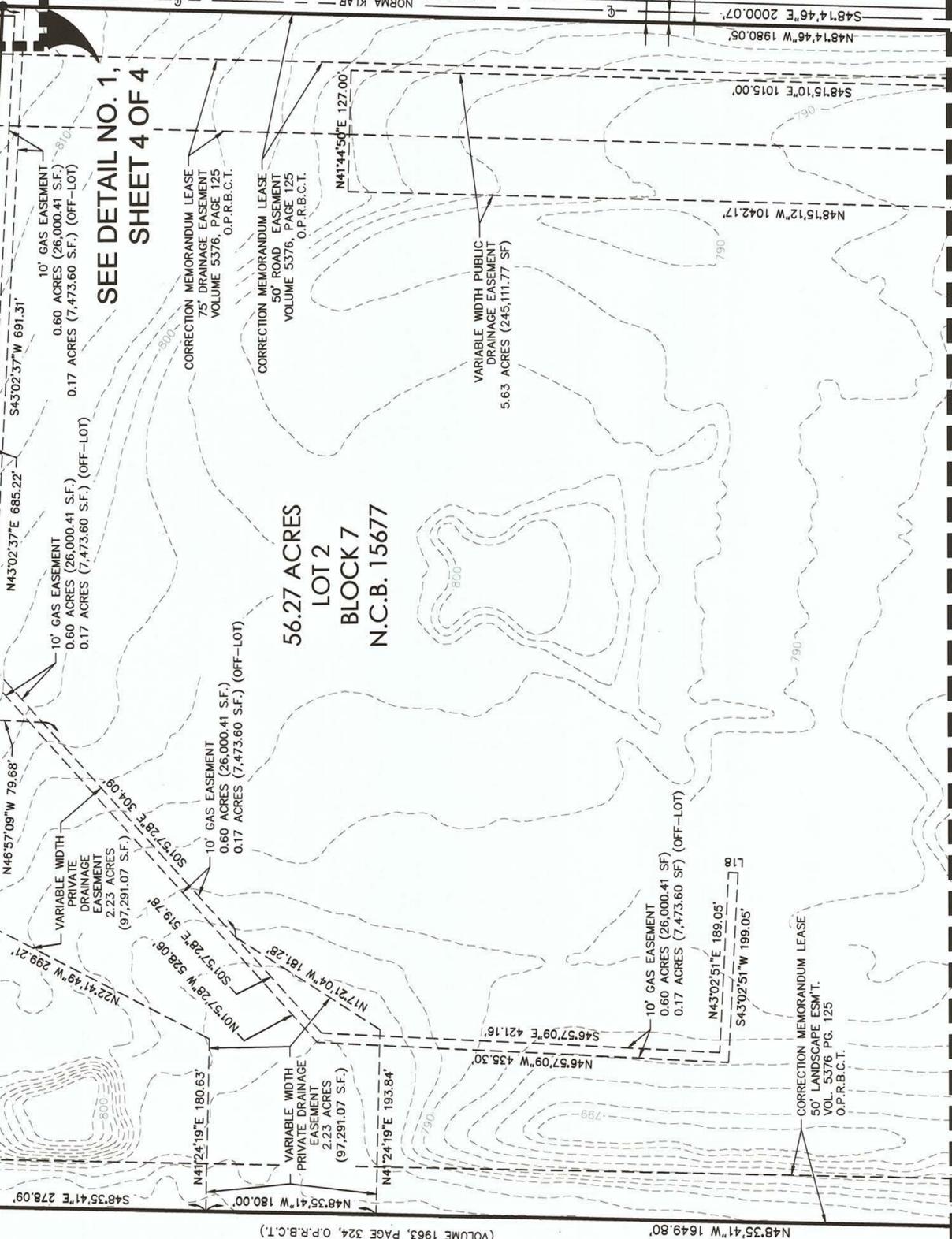
_____ COUNTY CLERK OF BEAR COUNTY, TEXAS

BY: _____ DEPUTY

MATCHLINE "B", SEE SHEET 4 OF 4

SEE DETAIL NO. 1, SHEET 4 OF 4

MATCHLINE "A", SEE SHEET 2 OF 4



LINE #	LENGTH	DIRECTION
L1	60.00'	S39°45'38"W
L2	15.02'	N48°15'10"W
L3	44.03'	S39°45'38"W
L4	15.02'	S48°15'10"E
L5	37.64'	S63°15'35"W
L6	16.13'	N28°44'25"W
L7	15.02'	N48°27'39"W
L8	24.96'	S39°45'38"W
L9	66.98'	N24°46'22"W
L10	104.33'	N87°56'00"W
L11	44.92'	N46°37'13"W
L12	58.62'	N09°35'54"E
L13	37.27'	S41°39'43"W
L14	37.00'	S39°52'01"W
L15	25.82'	S48°15'10"E
L16	17.75'	S41°39'43"W
L17	36.86'	S50°14'22"E
L18	10.00'	S46°57'09"E
L19	10.00'	N43°02'51"E

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE REQUIREMENTS OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND/OR ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED BY THE CITY OF SAN ANTONIO, TEXAS, AND/OR BEAR COUNTY, TEXAS.

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 PH# (210) 698-5085

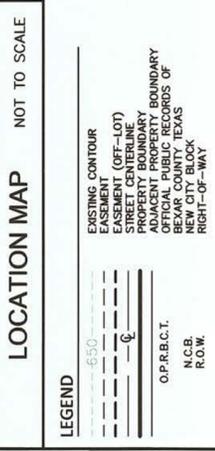
STATE OF TEXAS
 COUNTY OF BEAR

CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND BLOCKS. THE PLAT IS CONSIDERED TO COMPLY WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Raymond Tarin, Jr.
 RAYMOND TARIN, JR., P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 87060
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 PH# (210) 698-5085



MATCHLINE "A", SEE SHEET 2 OF 4



LINE #	LENGTH	DIRECTION
L1	60.00'	S39°45'38"W
L2	15.02'	N48°15'10"W
L3	44.03'	S39°45'38"W
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L17	36.86'	S50°14'22"E
L18	10.00'	S46°57'09"E
L19	10.00'	N43°02'51"E

- NOTES:**
- IRON PINS WITH PLASTIC CAP STAMPED "WICKREY" FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - CONTOUR DATA.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED EGRESS 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 SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS AND TO MAKE ANY NECESSARY MODIFICATIONS TO THE DRAINAGE EASEMENTS. ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS SHALL BE MADE AT THE GRANTEE'S EXPENSE.

- GPS NOTES:**
- THIS PLAT IS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED TO THE CITY OF SAN ANTONIO AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE CITY OF SAN ANTONIO. THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BUYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, AND THE RIGHT TO RELOCATE FROM SAID ADJACENT LAND TO ANY OTHER ADJACENT LAND OR OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY GPS MONITORING LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION CHANGES SHALL BE THE RESPONSIBILITY OF THE GRANTEE. PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS OR WATER EASEMENTS OR SERVICE EASEMENTS AS SHOWN ON PREVIOUS PLATS OR RECORDS. THE GRANTEE SHALL BE RESPONSIBLE FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
 - VACATE 2' ELECTRIC AND GAS EASEMENT (VOLUME 5057, PAGE 148, O.P.R.B.C.T.)
 - VACATE 14' GAS AND ELECTRIC EASEMENT (VOLUME 9523, PAGE 148, O.B.R.B.C.T.)

- MAINTENANCE NOTES:**
- ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN NORTH EAST I.S.D. SPORTS PARK SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS OF SAID PROPERTY. THE GRANTEE SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
 - LOT 2, BLOCK 7, N08 19577 SHALL ACCEPT RINOFF FROM THE CITY OF SAN ANTONIO. THE GRANTEE SHALL BE RESPONSIBLE FOR CONVEYANCE TO THE DOWNSIDE POINT OF THE LOT, GRADING AND INFRASTRUCTURE WITHIN LOT 2. SHALL HAVE CAPACITY TO CONVEY WITH APPROVAL OF THE UNITED DEVELOPMENT CODE.
 - WASTEWATER EDUJOTEEL. WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
 - SANS IMPACT FEE PAYMENT DUE. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
 - SANS HIGH PRESSURE. NOTES: BELOW THE GROUND ELEVATION OF 809 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 SUBDIVISION LOT BOUNDARY (OFF-LOT), A 10' GAS EASEMENT 0.17 ACRE (7.473.60 S.F.) FOR A TOTAL ACREAGE OF 56.81 ACRES.

PLAT NO. 170128
REPLAT & SUBDIVISION PLAT
ESTABLISHING
NORTH EAST I.S.D.
SPORTS PARK

BEING A 56.64 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, WHICH INCLUDES A 0.37 ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE LOUIS KNIPP SURVEY NUMBER 11, ABSTRACT NUMBER 391, BEING ALL OF THAT 56.64 ACRE TRACT RECORDED IN VOLUME 5376, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, CONSISTING OF ALL OF LOT 1, BLOCK 7, NEW CITY BLOCK 15677 AS RECORDED IN VOLUME 9523, PAGE 148 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 148.984 ACRE TRACT AS RECORDED IN VOLUME 1963, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE FOLLOWING EASEMENT IS INCLUDED AS PART OF THIS SUBDIVISION, BUT IS LOCATED OUTSIDE OF THE SUBDIVISION LOT BOUNDARY (OFF-LOT): A 10' GAS EASEMENT 0.17 ACRE (7.473.60 S.F.) FOR A TOTAL ACREAGE OF 56.81 ACRES.



Moy Tarin Ramirez Engineers, LLC
 FIRM TYPE NO. F-5297 & TBPLS NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

OWNER/DEVELOPER:
 THE CITY OF SAN ANTONIO
 1901 SOUTH ALAMO
 SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
 COUNTY OF BEAR

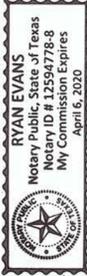
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, THE FOLLOWING EASEMENT TO THE CITY OF SAN ANTONIO AND BEAR COUNTY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AGENT:
 MR. XANIER D. URRUTIA, DIRECTOR OF PARKS AND RECREATION

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **XANIER D. URRUTIA** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE IS HEREIN SET FORTH, AND WHOSE IDENTITY AND CAPACITY AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **20th** DAY OF **AUGUST 2017**



STATE OF TEXAS
 COUNTY OF BEAR

THIS PLAT OF NORTH EAST I.S.D. SPORTS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO. THE PLANNING COMMISSION HAS REVIEWED THIS PLAT IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

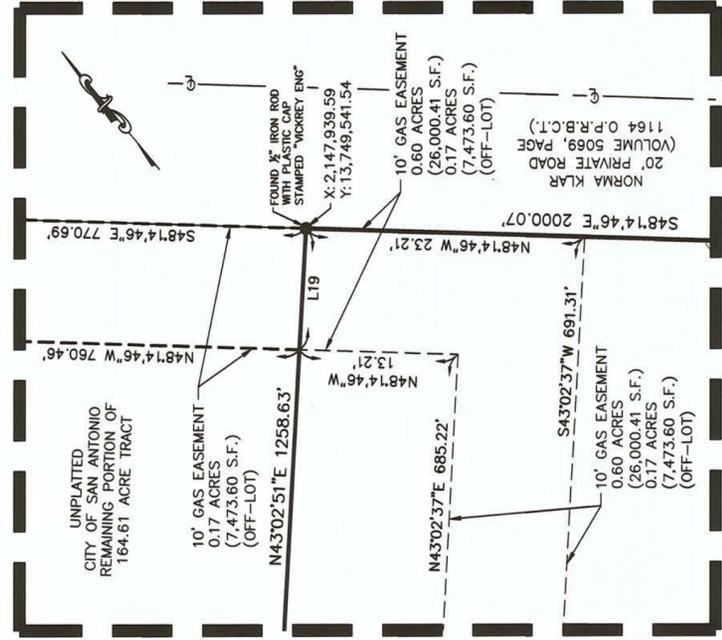
DATED THIS _____ DAY OF _____ A.D., _____
 BY _____ CHAIRMAN
 BY _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

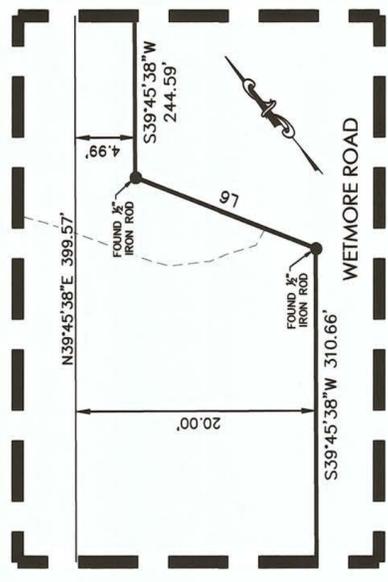
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ A.D. 20____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ OF SAID COUNTY, IN BOOK VOLUME _____ AND _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____

COUNTY CLERK OF BEAR COUNTY, TEXAS

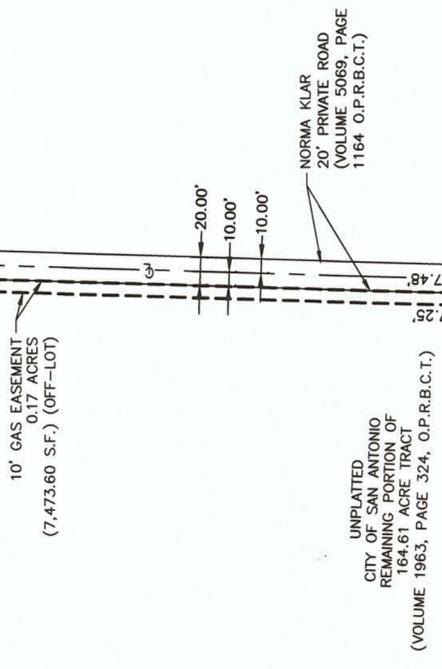
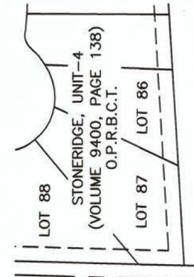
BY: _____ DEPUTY



DETAIL NO. 1
 SCALE 1:10



DETAIL NO. 2
 SCALE 1:10



MATCHLINE "B", SEE SHEET 3 OF 4

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS PROFESSIONAL ENGINEERING ACT AND THE RULES THEREUNDER, AND THAT THE SAME ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC
 STEPHANIE L. JAMES, P.E.
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, STE. 100
 SAN ANTONIO, TEXAS 78249
 PH# (210) 698-5051

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING AND SURVEYING PRACTICES WERE USED IN THE PREPARATION OF THIS PLAT AND THAT THE PLAT IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, AND I AM NOT PROVIDING ANY INSURANCE COVERAGE. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RAYMOND TARIN, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 87060
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, STE. 100
 SAN ANTONIO, TEXAS 78249
 PH# (210) 698-5051

