

LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE 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 FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES

- 1.) 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 3.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE SUBDIVISION PLAT.

WASTEWATER EDU NOTE:

THE NUMBER OF 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 THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE 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.

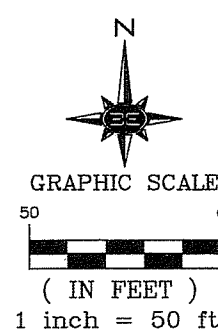
LEGEND

D.&P.	= DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
E.G.T.V.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- - 667 - -	= EXISTING CONTOURS
R.O.W.	= RIGHT-OF-WAY
B.S.L.	= BUILDING SETBACK LINE
WL	= WILL
O.P.R.	= OFFICIAL PUBLIC RECORDS

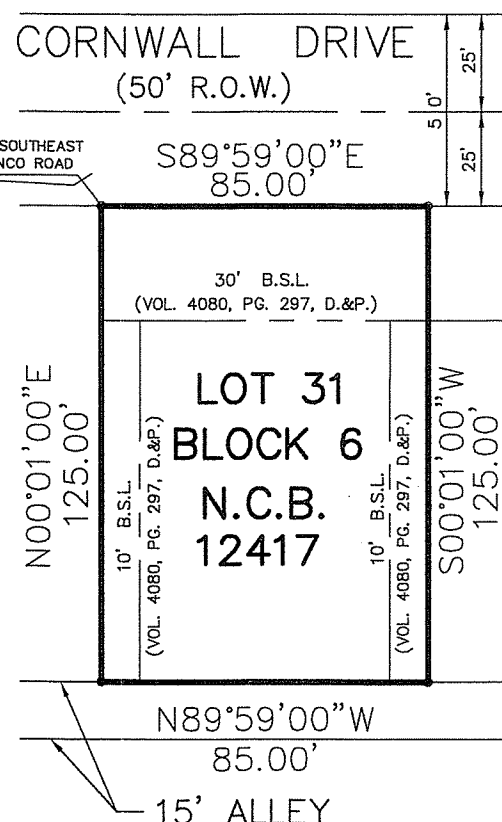
PLAT NO. 150372

BUILDING SETBACK LINE PLAT OF NORTHCREST HILLS SUBDIVISION, UNIT 1 - BSL

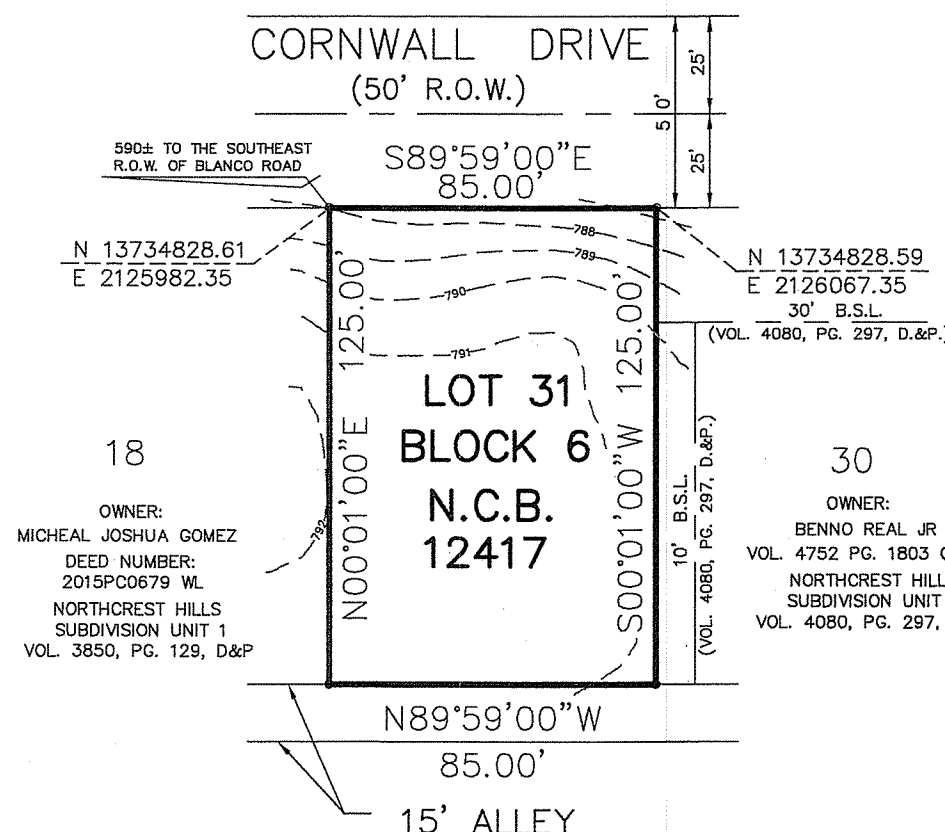
REPLAT IS FOR THE SOLE PURPOSE OF REMOVING THE FRONT 30 FOOT BUILDING SETBACK LINE AND THE 10 FOOT BUILDING SETBACK LINES ALONG THE SIDE OF THE PROPERTY FROM LOT 31, BLOCK 6, N.C.B. 12417, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 4080, PAGE 297, DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.



18
OWNER:
MICHAEL JOSHUA GOMEZ
DEED NUMBER:
2015PC0679 WL
NORTHCREST HILLS
SUBDIVISION UNIT 1
VOL. 3850, PG. 129, D&P



30
OWNER:
BENNO REAL JR
VOL. 4752 PG. 1803 O.P.R.
NORTHCREST HILLS
SUBDIVISION UNIT 1
VOL. 4080, PG. 297, D&P



30
OWNER:
BENNO REAL JR
VOL. 4752 PG. 1803 O.P.R.
NORTHCREST HILLS
SUBDIVISION UNIT 1
VOL. 4080, PG. 297, D&P

" AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION "

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN A PLAT KNOWN AS NORTHCREST HILLS SUBDIVISION WHICH IS RECORDED IN VOLUME 4080, PAGE 297, IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS.

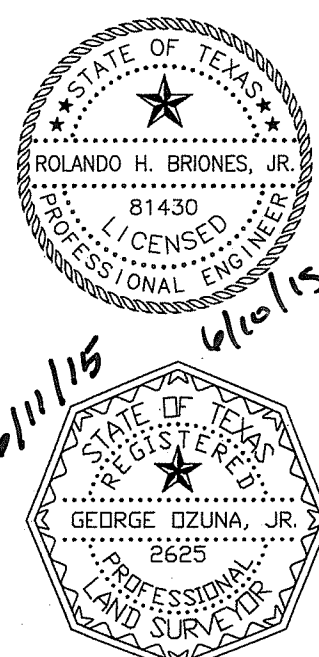
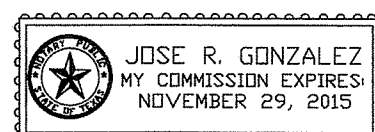
STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NORTHCREST HILLS SUBDIVISION UNIT 1 WHICH IS RECORDED IN VOLUME 4080, PAGE 297, BEXAR COUNTY PLAT AND DEED RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF JULY 8, 2015 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: WADE HAYEN, MANAGER

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF JUNE, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11/29/2015



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.

Rolando H. Briones, Jr.
LICENSED PROFESSIONAL ENGINEER

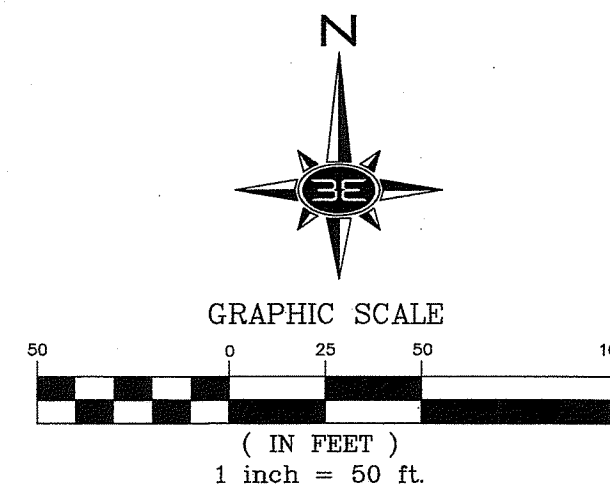
STATE OF TEXAS
COUNTY OF BEXAR

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 GEORGE OZUNA, JR., R.P.L.S.

George Ozuna, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828-1432 fax
TBPE FIRM REG. NO. F-5028



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.

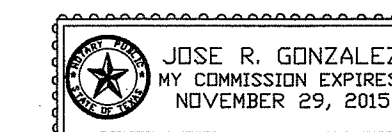
OWNER/DEVELOPER:

WADE HAYEN, MANAGER
7750 BROADWAY
SAN ANTONIO, TEXAS 78209
TELEPHONE: (210) 826-7750

OWNER: WADE HAYEN, MANAGER

DULY AUTHORIZED AGENT: *

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WADE HAYEN, 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 10th DAY OF JUNE, 2015.



Jose R. Gonzalez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF NORTHCREST HILLS SUBDIVISION, UNIT 1, 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, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D., _____ AT _____ M. IN THE _____ DEED AND PLAT _____ 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, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY