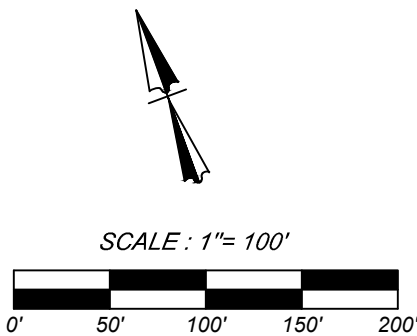


PLAT NUMBER: 150240

SUBDIVISION PLAT ESTABLISHING
NORTHEAST CROSSING 8C (TIF)

BEING 8.344 ACRES OF LAND, IN NEW CITY BLOCK 15826, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 443.91 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9513, PAGE 1815, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:
NEIGHBORHOOD
REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1,
SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

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: NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.
BY: GORDON HARTMAN, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF _____ NORTHEAST CROSSING 8C (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

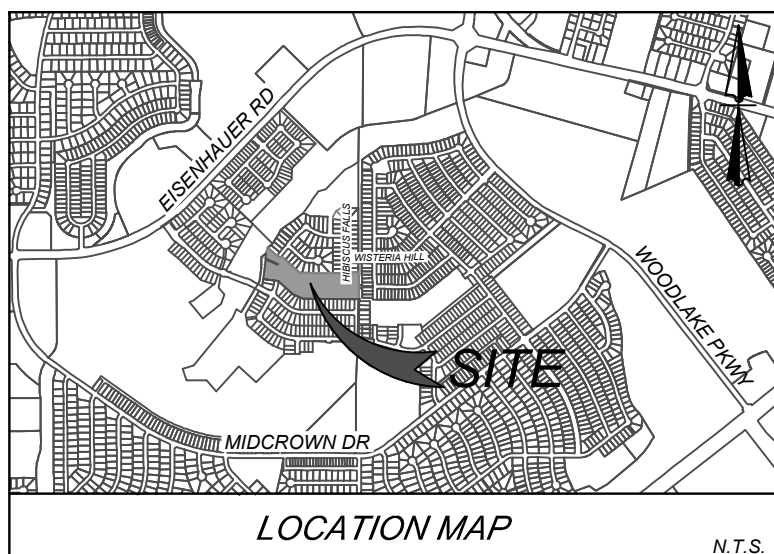
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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 BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

PAGE 1 OF 1



LEGEND

F.I.R. = FOUND 1/2" IRON ROD

S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"

ESMT = EASEMENT

O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT

B.S.L. = BUILDING SETBACK LINE

--- PROPOSED CONTOURS

--- 970 --- EXISTING CONTOURS

○ BOUNDARY LIMITS PIN

N.T.S. = NOT TO SCALE

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OR 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE AE, AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP #10 OF 785, COMMUNITY PANEL NO. 48029C0410 G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40)
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- LOT 901, BLOCK 52 IS DESIGNATED AS A 22' DRAINAGE EASEMENT.

C.P.S. NOTES:

- 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 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 THE 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 AREA.
- 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.
- 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:
- CONCRETE DRIVEWAY APPROACHES AND STEPS 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

KEY NOTES

- 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 12' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH DRAINAGE R.O.W. (VOL 9573, PG 55 D.P.R.)
- 12' GAS, ELEC., TELE., & CATV EASEMENT (VOL 9571, PG 214 D.P.R.)
- 5' GAS, ELEC., TELE., & CATV EASEMENT (VOL 9571, PG 214 D.P.R.)
- 40' CPSB & ACCESS EASEMENT (VOL 9571, PG 214 D.P.R.)
- 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT (VOL 9571, PG 214 D.P.R.)
- 17' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT (VOL 9571, PG 214 D.P.R.)
- 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT NORTHEAST CROSSING 8B (TIF) (VOL. 9684, PG. 165, D.P.R.)
- 12' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT NORTHEAST CROSSING 8B (TIF) (VOL. 9684, PG. 165, D.P.R.)
- 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT NORTHEAST CROSSING 8A, PH. 2 (TIF) (PLAT #140204)
- VARIABLE WIDTH CLEAR VISION ESMT NORTHEAST CROSSING 8A, PH. 2 (TIF) (PLAT #140204)

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.

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD. BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.85'	S38°45'49"W
L2	50.00'	S89°35'47"W
L3	14.05'	S0°24'13"E
L4	17.08'	S0°11'37"W
L5	50.00'	N89°59'33"E
L6	6.86'	S7°49'02"W
L7	50.00'	S82°10'58"E
L8	2.34'	S7°49'02"W
L9	53.61'	S1°57'34"W
L10	53.36'	S1°57'34"W
L11	50.00'	S51°14'10"E
L12	75.95'	N38°45'49"E
L13	75.95'	N38°45'49"E
L14	37.03'	S18°07'47"W
L15	103.27'	N30°19'08"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	10.00'	225.00'	5.00'	2°32'50"	10.00'	S22°53'57"W
C2	17.07'	175.00'	8.54'	5°36'14"	17.06'	S35°58'12"W
C3	24.50'	15.00'	15.97'	93°35'02"	21.87'	S13°36'56"E
C4	54.50'	250.00'	27.36'	12°29'30"	54.40'	N54°09'42"W
C5	144.79'	200.00'	75.73'	41°28'48"	141.65'	S68°39'22"E
C6	23.83'	15.00'	15.27'	91°00'27"	21.40'	N45°06'01"E
C7	14.17'	2050.00'	7.09'	0°23'46"	14.17'	N0°12'20"W
C8	13.83'	2000.00'	6.91'	0°23'46"	13.83'	N0°12'20"W
C9	23.30'	15.00'	14.74'	88°59'33"	21.03'	N44°53'59"W
C10	180.99'	250.00'	94.67'	41°28'49"	177.06'	S68°39'22"E
C11	26.70'	200.00'	13.37'	7°38'54"	26.68'	N51°44'24"W
C12	30.53'	15.00'	24.30'	116°37'07"	25.53'	S66°07'36"W
C13	54.22'	225.00'	27.24'	13°48'29"	54.09'	S14°43'17"W
C14	57.30'	225.00'	28.81'	14°38'27"	57.14'	S31°28'06"W