

PLAT NUMBER: 150051

REPLAT AND SUBDIVISION PLAT ESTABLISHING
NORTHEAST CROSSING UNIT 16A (TIF)

BEING A 24.78 ACRE TRACT MORE OR LESS OF LAND OUT OF THE JOHN H MILLER SURVEY NO. 41, ABSTRACT NO. 487, CB 5075 AND THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, NCB 17738 AND BEING OUT OF A 443.91 ACRE TRACT CONVEYED TO NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9513, PAGES 1815-1829 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
14503 Huebner Rd, Bldg 40, San Antonio, TX 78230
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER:
NEIGHBORHOOD
REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1,
SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (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.

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REVITALIZATION INITIATIVE, LTD.
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PHONE: (210) 490-1798

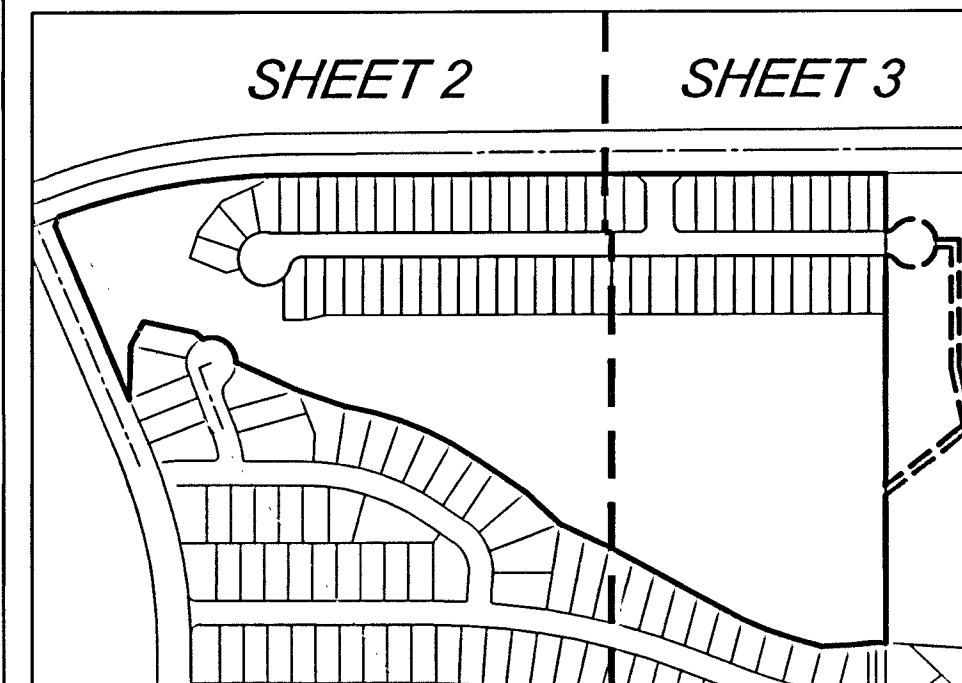
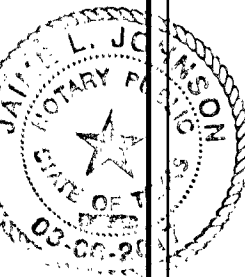
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Golden Villatoran, 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 14 DAY OF January A.D. 2016

Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS



SHEET INDEX
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON THE NORTHEAST CROSSING UNIT 3A SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9563, PAGE 113, BEXAR COUNTY PLAT AND DEED RECORDS, THE EISENHAEUER ROAD UNIT 1 SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9524 PAGES 1-8 OF THE DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS AND VOLUME 7597, PAGE 214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON 3/6/17 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

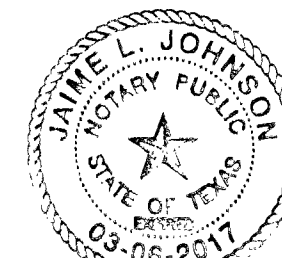
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER:
Golden Villatoran
OWNER'S DULY AUTHORIZED AGENT

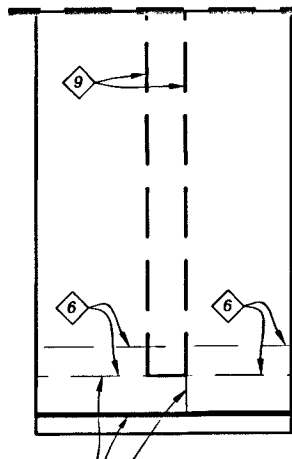
SWORN AND SUBSCRIBED BEFORE ME THIS

THE 14 DAY OF January 2016
Jaime L. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3/6/17



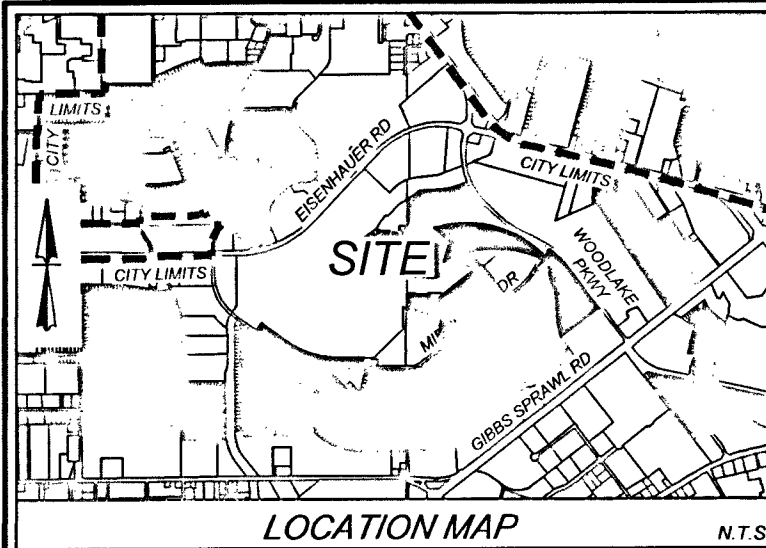
MATCHLINE "A"
SEE THIS SHEET



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREAS BEING REPLATTED ARE A 0.09 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT PREVIOUSLY PLATTED IN THE NORTHEAST CROSSING UNIT 3A SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 9563, PAGE 113 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; A 0.43 ACRE 37' DRAINAGE AND ACCESS EASEMENT AND A 0.29 ACRE 38.8' DRAINAGE AND ACCESS EASEMENT PREVIOUSLY PLATTED IN THE EISENHAEUER ROAD UNIT 1 SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 9524 PAGES 1-8 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATCHLINE "A"
SEE THIS SHEET



C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A 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 AREAS.
- 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 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, 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.

SAWS DEDICATION NOTE:

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

WASTE WATER EDU NOTE:

THE NUMBER OF WASTE WATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

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 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 1,000 GPM AT 20 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 MARSHALL.

INGRESS / EGRESS NOTE (SEWER):

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

INGRESS / EGRESS NOTE (WATER):

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

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

CONTRACTOR TO VERIFY THAT A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 785 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 785 FEET. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV" IS REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF, IN ACCORDANCE WITH UDC 35-506 (D)(5).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2090140) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

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 BY:

Jaime L. Johnson
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
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

HALF MOON BAY
(50' ROW) (VOL. 9560, PG. 91)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- 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
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- AREA TO BE REPLATTED
- ORIGINAL SURVEY LINE

SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SURVEYOR NOTES:

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
- 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 0.2% ANNUAL CHANCE FLOODPLAIN AS REFERENCED IN FEMA MAP NO. 145 OF 785 COMMUNITY PANEL NO. 48029C0145G DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09)

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 16' SANITARY SEWER EASEMENT
- 16' PUBLIC DRAINAGE EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9524, PG. 1-8)
- 47.50' DRAINAGE & ACCESS EASEMENT (VOL. 9524, PG. 1-8)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9563, PG. 113)
- 20' SANITARY SEWER EASEMENT (VOL. 7597, PG. 214)
- 20' SANITARY SEWER EASEMENT (VOL. 7607, PG. 731-735)
- 15' WATER PIPELINE EASEMENT (VOL. 7597, PG. 211)
- 37' DRAINAGE & ACCESS EASEMENT (VOL. 9524, PG. 1-8)
- 38.8' DRAINAGE & ACCESS EASEMENT (VOL. 9524, PG. 1-8)
- A PORTION OF 20' SANITARY SEWER EASEMENT VOL. 7597, PG. 214 TO BE ABANDONED WITH SAWS JOB # 15-1606



REPLAT AND SUBDIVISION PLAT ESTABLISHING
NORTHEAST CROSSING UNIT 16A (TIF)

BEING A 24.78 ACRE TRACT, MORE OR LESS OF LAND OUT OF THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT NO. 487, CB 5075 AND THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, NCB 17738 AND BEING OUT OF A 443.91 ACRE TRACT CONVEYED TO NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9513, PAGES 1815-1829 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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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.

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SAN ANTONIO, TX 78216
PHONE: (210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, GRACE V. JOHNSON, 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 14 DAY OF JUNE A.D. 2016
Grace V. Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF NORTHEAST CROSSING UNIT 16A (T.I.F.) 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

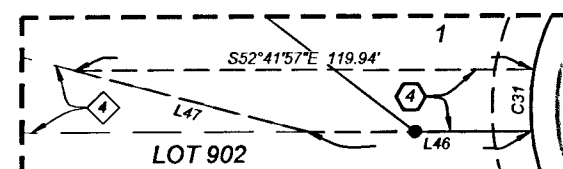
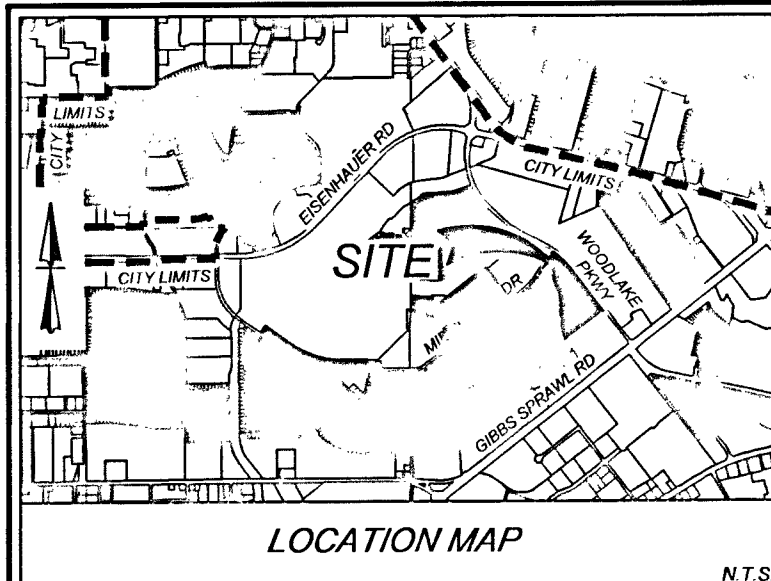
BY: _____
SECRETARY

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. 20 ____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 ____ 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. 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

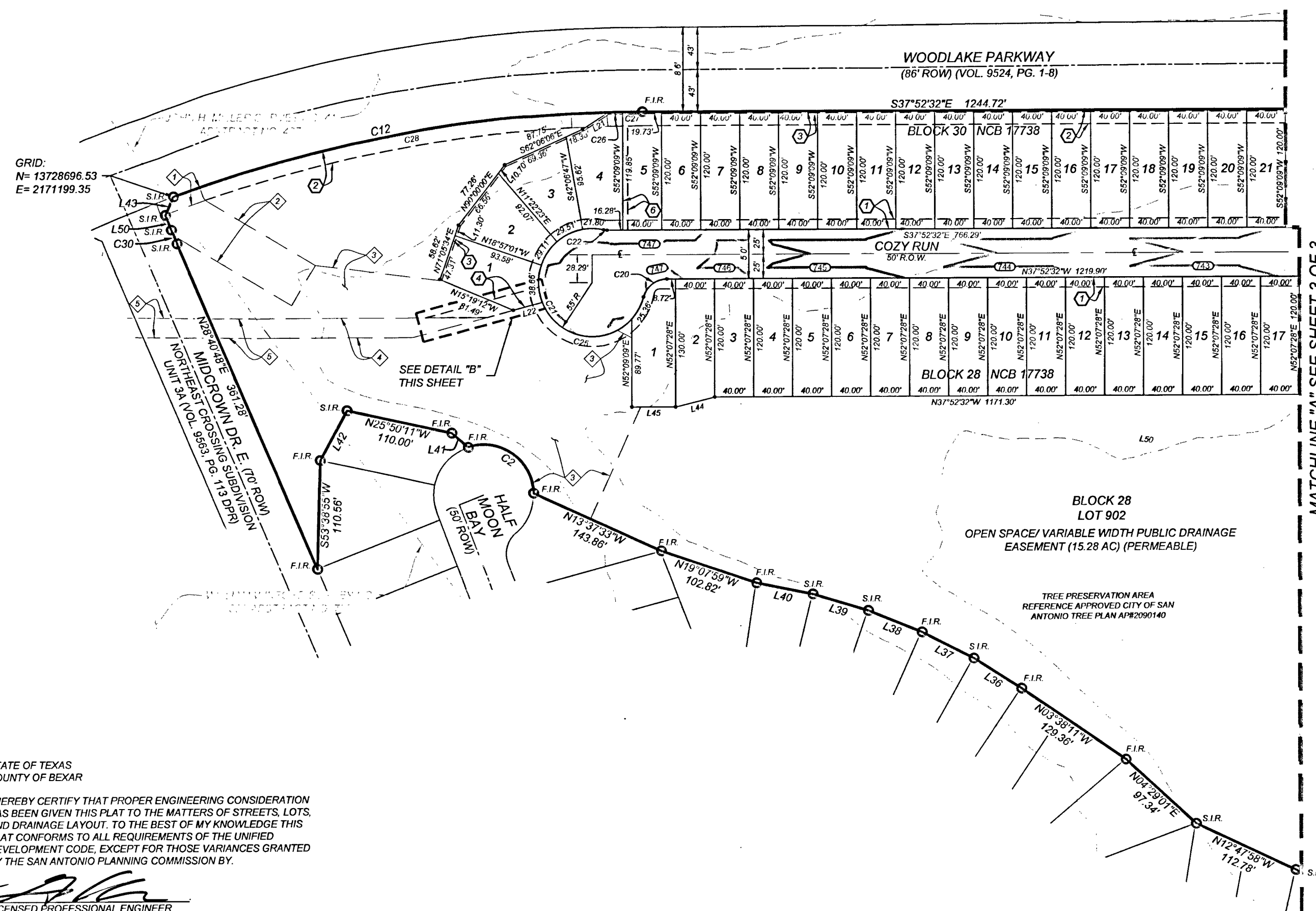
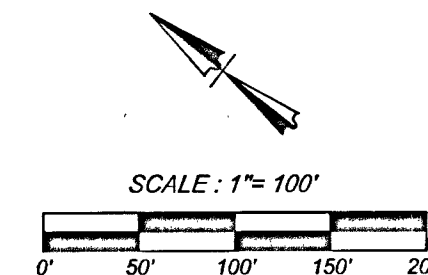


DETAIL "B"
SCALE: 1" = 50'

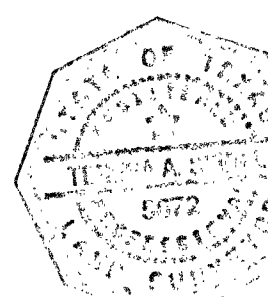
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--- = EXISTING MINOR CONTOURS
--- = ORIGINAL SURVEY LINE



1/13/16



1/13/16

STATE OF TEXAS
COUNTY OF BEXAR

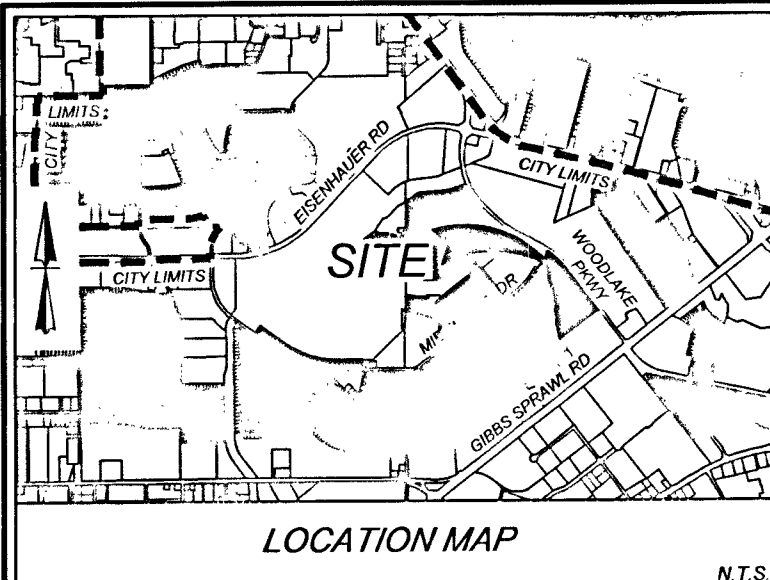
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Theresa A. Seidel
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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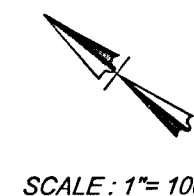
Theresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	58.54'	S76°34'49"W	L15	37.33'	S10°27'25"E	L28	20.32'	N52°03'56"E	L41	22.09'	N02°55'57"E
L2	70.47'	S52°09'09"W	L16	8.94'	S37°50'51"E	L29	31.80'	N37°52'32"W	L42	57.31'	S80°43'02"W
L3	30.46'	S52°41'57"E	L17	85.01'	N52°09'09"E	L30	19.58'	N34°04'12"W	L43	20.67'	N76°01'37"E
L4	77.59'	S15°19'12"E	L18	28.28'	N07°08'19"E	L31	54.12'	N42°59'54"W	L44	41.23'	N51°54'43"W
L5	4.03'	N49°52'38"E	L19	28.29'	S82°51'41"E	L32	59.77'	N40°17'05"W	L45	45.00'	N37°50'51"W
L6	4.31'	S63°54'49"W	L20	84.99'	N52°09'09"E	L33	59.95'	N22°40'54"W	L46	58.53'	N52°41'57"W
L7	5.91'	S49°52'38"W	L21	31.13'	S70°55'46"E	L34	60.05'	N19°55'47"W	L47	62.96'	N37°58'34"W
L8	37.00'	N83°07'22"W	L22	30.46'	N52°41'57"W	L35	55.75'	N14°01'19"W	L48	24.65'	S75°59'58"E
L9	15.99'	N52°07'27"E	L23	50.00'	S52°03'56"W	L36	57.99'	N05°48'00"W	L49	27.26'	S75°59'58"E
L10	40.77'	S37°52'02"E	L24	5.01'	N37°52'32"W	L37	59.17'	N10°59'37"W	L50	19.24'	N30°09'37"E
L11	7.43'	S67°30'02"W	L25	4.96'	S37°52'32"E	L38	59.35'	N16°06'55"W			
L12	8.82'	S52°07'27"E	L26	80.23'	S10°27'25"E	L39	59.17'	N21°21'28"W			
L13	38.80'	N56°52'33"W	L27	47.80'	S37°52'32"E	L40	59.17'	N26°36'58"W			

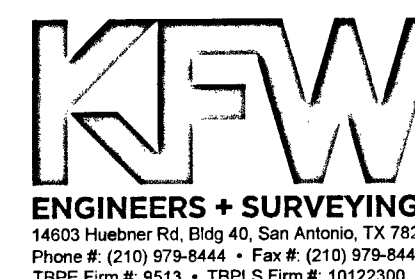
LEGEND

F.I.R. = FOUND 1/2" IRON ROD
 S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 R.O.W. = RIGHT-OF-WAY
 ESMT = EASEMENT
 O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
 D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
 G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
 --- = PROPOSED MAJOR CONTOURS
 --- = EXISTING MAJOR CONTOURS
 --- = EXISTING MINOR CONTOURS
 --- = ORIGINAL SURVEY LINE



SCALE: 1"= 100'

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	92.88'	55.00'	61.90'	096°45'16"	82.23'	S17°36'05"E
C2	94.99'	51.00'	68.57'	106°43'07"	81.84'	N02°49'34"W
C7	43.63'	50.00'	23.32'	050°00'00"	42.26'	S31°52'38"W
C8	37.67'	1414.00'	18.84'	001°31'36"	37.67'	N40°04'19"W
C9	9.76'	13.00'	5.12'	043°00'00"	9.53'	S26°22'38"W
C10	16.88'	50.90'	8.52'	019°00'00"	16.80'	S42°37'27"W
C11	4.01'	12.10'	2.02'	019°00'00"	3.99'	S42°37'27"W
C12	499.99'	1414.00'	247.99'	019°53'43"	486.53'	S47°49'32"E
C14	13.62'	15.00'	7.32'	052°01'12"	13.16'	S63°53'08"E
C15	247.87'	50.00'	39.04'	284°02'25"	61.54'	N52°07'28"E
C16	13.62'	15.00'	7.32'	052°01'12"	13.16'	N11°51'56"W
C20	32.40'	25.00'	18.93'	074°15'08"	30.18'	N75°00'06"W
C21	256.25'	55.00'	58.01'	266°57'03"	79.82'	S21°20'51"W
C22	3.32'	15.00'	1.67'	012°41'55"	3.32'	S31°31'35"E
C23	23.55'	15.00'	14.99'	089°58'18"	21.21'	S82°51'41"E
C24	23.57'	15.00'	15.01'	090°01'42"	21.22'	S07°08'19"W
C25	111.82'	55.00'	88.85'	116°28'59"	93.53'	N27°27'56"W
C26	15.06'	1414.00'	7.53'	000°36'37"	15.06'	S39°00'16"E
C27	20.27'	1414.00'	10.13'	000°49'17"	20.27'	S38°17'19"E
C28	455.66'	1414.00'	229.82'	018°27'49"	453.69'	S48°32'29"E
C29	16.07'	50.00'	8.10'	018°24'50"	16.00'	N52°07'28"E
C30	12.06'	485.00'	6.03'	001°29'09"	12.06'	S29°25'22"W
C31	16.07'	55.00'	8.09'	016°44'09"	16.01'	N39°08'38"E
C32	17.68'	55.00'	8.92'	018°24'53"	17.60'	S10°37'33"E

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 16' SANITARY SEWER EASEMENT
- 16' PUBLIC DRAINAGE EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9524, PG. 1-8)
- 47' 50' DRAINAGE & ACCESS EASEMENT (VOL. 9524, PG. 1-8)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9563, PG. 113)
- 20' SANITARY SEWER EASEMENT (VOL. 7597, PG. 214)
- 20' SANITARY SEWER EASEMENT (VOL. 7607, PG. 731-735)
- 15' WATER PIPELINE EASEMENT (VOL. 7597, PG. 211)
- 37' DRAINAGE & ACCESS EASEMENT (VOL. 9524, PG. 1-8)
- 38' 8" DRAINAGE & ACCESS EASEMENT (VOL. 9524, PG. 1-8)
- A PORTION OF 20' SANITARY SEWER EASEMENT VOL. 7597, PG. 214 TO BE ABANDONED WITH SAWS JOB # 15-1606

STATE OF TEXAS
 COUNTY OF BEAR

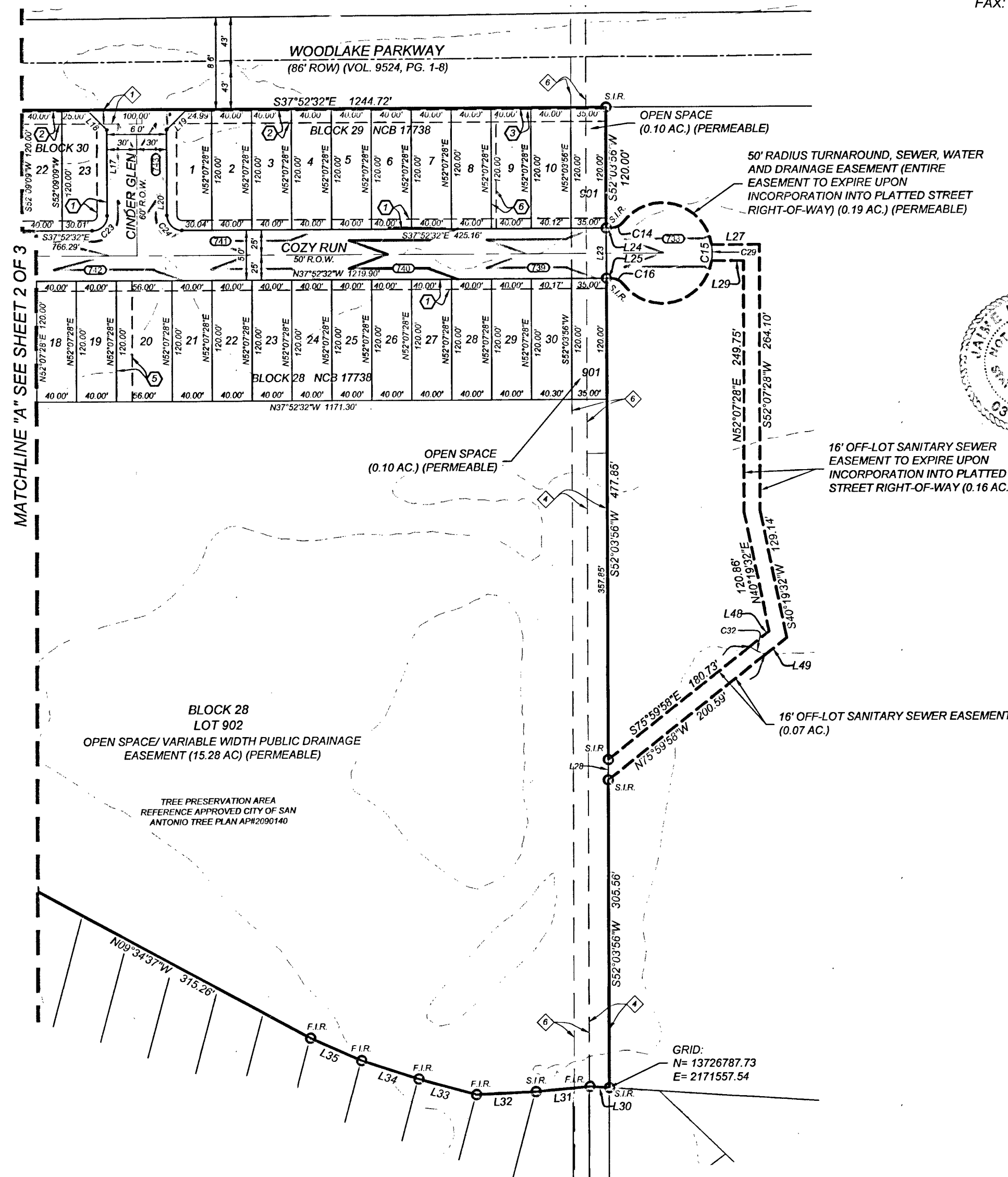
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION BY.

[Signature]
 LICENSED PROFESSIONAL ENGINEER

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 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY.

[Signature]
 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



STATE OF TEXAS
 COUNTY OF BEAR

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.

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 NEIGHBORHOOD
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 1202 W. BITTERS, BLDG 1 SUITE 1200
 SAN ANTONIO, TX 78216
 PHONE: (210) 490-1798

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*, 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 14 DAY OF January A.D. 2016
[Signature]
 NOTARY PUBLIC BEAR COUNTY TEXAS

DATED THIS _____ DAY OF _____ A.D. 20 _____

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 _____ M. AND DULY

RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR 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

BY: _____, DEPUTY