

BEING A TOTAL OF 22.00 ACRES OF LAND OUT OF THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT NO. 487, C.B. 5075 AND THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, N.C.B. 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
3421 Paesanos Pkwy., Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 5513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER
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.

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

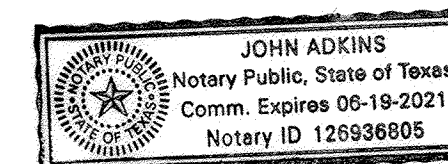
STATE OF TEXAS
COUNTY OF BEXAR

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 28 DAY OF February, A.D. 2019.

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

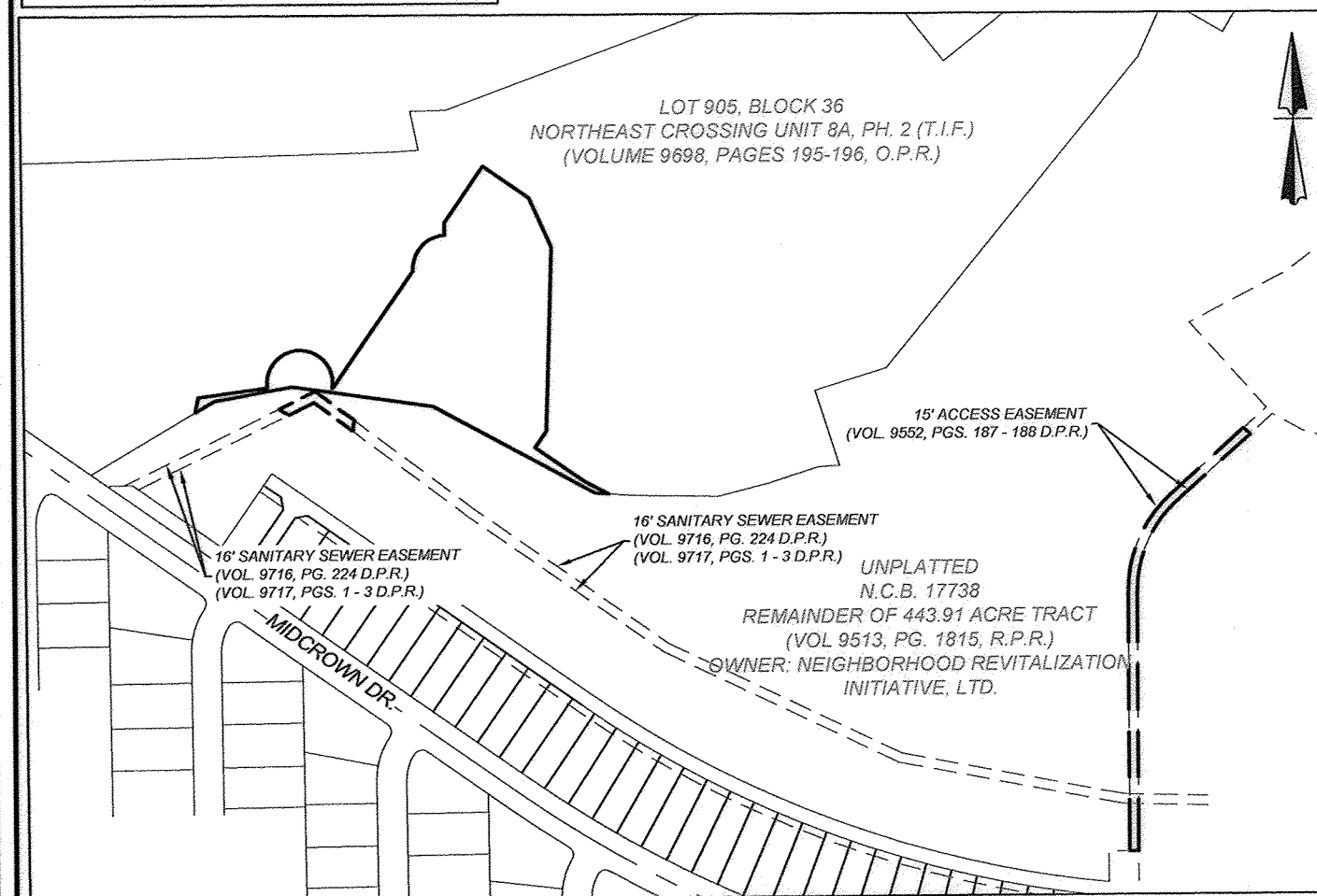
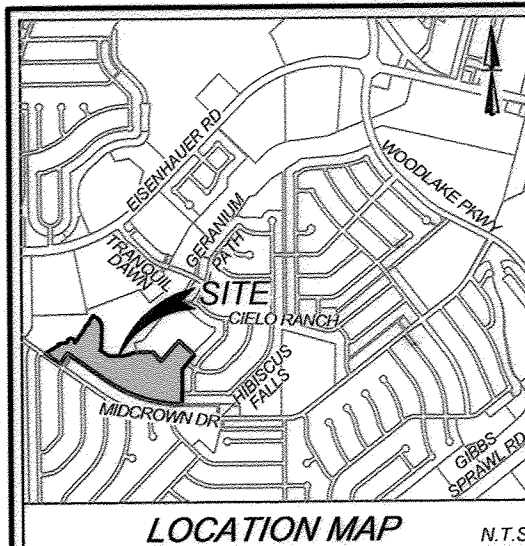


THIS PLAT OF NORTHEAST CROSSING UNITS 11C & 12 T.I.F. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



**AREAS BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN NOTIFICATION**

WAS PREVIOUSLY PLATTED IS A PORTION OF LOT 905, BLOCK 36 FROM THE NORTHEAST CROSSING 8A, PH. 2 (T.I.F.) SUBDIVISION, RECORDED IN VOLUME 9698, PAGES 195-198, A PORTION OF A 15' ACCESS EASEMENT, FROM THE NORTHEAST CROSSING UNIT 1 SUBDIVISION, RECORDED IN VOLUME 9552 PAGES 187-188, A PORTION OF A 16' SANITARY SEWER EASEMENT, FROM THE NORTHEAST CROSSING UNITS 11A & 13 (TIF) SUBDIVISION, RECORDED IN VOLUME 9717 PAGES 1-3. ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLAT NORTHEAST CROSSING 8A, PH. 2 (TIF) WHICH IS RECORDED IN VOLUME 9698, PAGES 195-198, THE NORTHEAST CROSSING UNIT 1 SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9552, PAGES 187-188 AND THE NORTHEAST CROSSING UNITS 11A & 13 (TIF) SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9717 PAGES 1-3. ALL OF RECORD FROM BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ 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.

NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.
GORDON HARTMAN
1202 W. BITTERS, BLDG. 1 SUITE 1200
SAN ANTONIO, TX. 78216
PHONE: (210) 493-2811

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF February, 2019

John Adkins
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-21

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

CPS/SAWS/COSA UTILITY:

- 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 WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

S.A.W.S. DEDICATION:

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

S.A.W.S. WASTEWATER EDU NOTE:

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

S.A.W.S. IMPACT FEE:

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:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

INGRESS & EGRESS (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 (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 (PWS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 765 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2380509) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C0430G AND 48029C0410G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 901 BLOCK 36 OF NORTHEAST CROSSING UNIT 8B, RECORDED IN VOLUME 9684, PAGES 165-168 (COSA PLAT #100195).

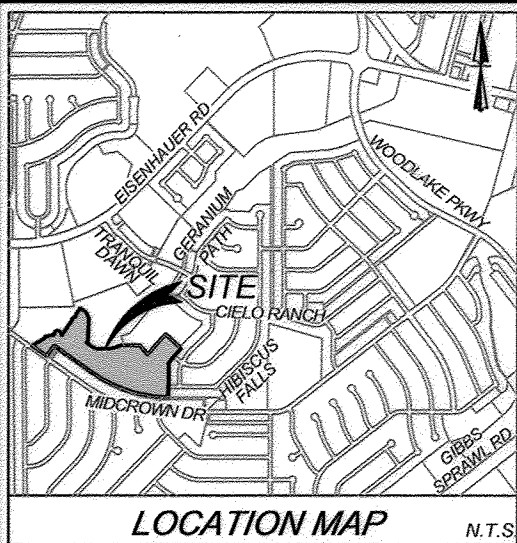
NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 6, NCB 15826, LOT 906 & 907, BLOCK 36, NCB 17738 & LOT 904, BLOCK 53, NCB 17738, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0440G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OOL PLATS)
- 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.
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY 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 OFFSITE 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 OWNERS 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.
- 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.
- THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- LOT 901 BLOCK 6 AND LOTS 906 & 907 BLOCK 36 ARE DESIGNATED AS A DRAINAGE EASEMENT. LOT 904 BLOCK 53 IS DESIGNATED AS A DRAINAGE AND GRADING EASEMENT.

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 118

PAGE 1 OF 3



CPS/SAWS/COSA UTILITY.

- 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 WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

S.A.W.S. WASTEWATER EDU NOTE:

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

S.A.W.S. IMPACT FEE:

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.

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	40.74'	S55° 01' 38"E	L39	70.00'	N55° 01' 23"W
L2	99.70'	S55° 23' 22"E	L40	24.00'	N34° 59' 36"E
L3	89.84'	S24° 00' 18"E	L41	103.76'	N55° 01' 23"W
L4	32.90'	S34° 58' 22"W	L42	34.87'	N00° 00' 08"W
L5	100.00'	S55° 01' 38"E	L43	10.13'	N64° 05' 38"E
L6	45.42'	S62° 48' 43"E	L44	8.49'	S11° 19' 06"W
L7	34.80'	S85° 29' 07"E	L45	50.00'	N25° 54' 22"W
L8	148.64'	S88° 55' 49"E	L46	24.28'	N01° 51' 01"W
L9	85.07'	N76° 03' 26"E	L47	286.40'	S64° 05' 38"W
L10	88.04'	N72° 12' 25"E	L48	28.14'	S34° 59' 52"W
L11	21.84'	N85° 12' 54"E	L49	10.00'	N55° 00' 08"W
L12	33.53'	S28° 10' 40"E	L50	30.73'	N34° 59' 52"E
L13	2.31'	S47° 58' 04"E	L51	274.98'	N64° 05' 38"E
L14	83.49'	S42° 01' 56"W	L52	131.60'	S74° 12' 28"E
L15	5.24'	N00° 01' 11"W	L53	50.31'	S61° 35' 02"E
L16	50.00'	S89° 58' 49"W	L54	19.19'	N55° 01' 38"W
L17	0.94'	S00° 01' 11"E	L55	120.09'	S74° 22' 40"E
L18	25.40'	N11° 19' 06"E	L56	126.59'	S57° 01' 21"E
L19	101.61'	N82° 21' 20"E			
L20	101.38'	N00° 03' 14"E			
L21	116.92'	S55° 01' 38"E			
L22	66.21'	N34° 58' 22"E			
L23	59.08'	N01° 54' 23"E			
L24	128.37'	S01° 54' 23"W			
L25	66.21'	S34° 58' 22"W			
L26	25.67'	N32° 44' 05"E			
L27	145.75'	N74° 32' 16"E			
L28	157.92'	N90° 00' 00"E			
L29	8.52'	S15° 19' 13"W			
L30	73.31'	N42° 01' 56"E			
L31	91.15'	S47° 58' 04"E			
L32	92.69'	N47° 58' 04"W			
L33	74.86'	S42° 01' 56"W			
L34	94.16'	S00° 03' 14"W			
L35	25.92'	N32° 44' 05"E			
L36	145.75'	N74° 32' 16"E			
L37	159.50'	N90° 00' 00"E			
L38	7.68'	S15° 19' 13"W			

KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' WATER EASEMENT
- 24' ALLEY WAY
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 15' DRAINAGE & GRADING EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

LOT 905, BLOCK 36
NORTHEAST CROSSING UNIT 8A, PH. 2 (T.I.F.)
(VOLUME 9698, PAGES 195-196, O.P.R.)

16' SANITARY SEWER EASEMENT
(VOL. 9516, PGS 224 & VOL. 9717, PGS 1-3 D.P.R.)

25' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & SANITARY SEWER EASEMENT
(VOL. 9552, PGS 187-188 D.P.R.)

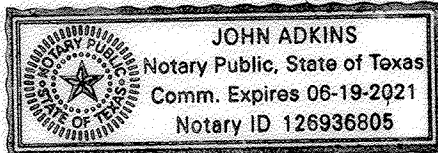
GRID
N: 1372721.15
E: 2165082.63

RESIDENTIAL LOTS = 118

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	5.07'	1660.00'	0°10'31"	5.07'	N89°33'18"W	C27	91.58'	125.00'	41°58'42"	89.55'	N21°02'35"E
C2	115.21'	1826.00'	3°36'54"	115.19'	N87°41'49"W	C28	10.43'	15.00'	39°51'13"	10.22'	N22°06'20"E
C3	934.04'	1826.00'	29°18'29"	923.89'	N69°39'38"W	C29	148.10'	50.00'	169°42'28"	99.60'	N87°01'56"E
C4	162.02'	70.00'	132°37'02"	128.20'	N58°39'51"E	C30	10.43'	15.00'	39°51'13"	10.22'	S28°02'27"E
C5	21.87'	15.00'	83°33'09"	19.99'	N41°43'20"W	C31	39.27'	25.00'	90°00'00"	35.36'	S87°01'56"W
C6	849.74'	1710.00'	28°28'17"	841.02'	N69°15'46"W	C32	54.95'	75.00'	41°58'42"	53.73'	S21°02'35"W
C7	11.63'	15.00'	44°24'55"	11.34'	N77°14'05"W	C33	22.52'	15.00'	86°02'12"	20.47'	S42°57'51"E
C8	277.46'	55.00'	289°02'18"	63.85'	N45°04'36"E	C34	100.96'	1660.00'	3°29'05"	100.95'	S87°43'30"E
C9	16.92'	15.00'	64°37'23"	16.04'	S22°42'56"E	C35	99.01'	1710.00'	3°19'03"	99.00'	N87°49'31"W
C10	23.56'	15.00'	90°00'00"	21.21'	N79°58'22"E	C36	24.55'	15.00'	93°46'46"	21.90'	S46°56'37"W
C11	101.00'	175.00'	33°04'00"	99.60'	N18°26'23"E	C37	54.72'	75.00'	41°48'11"	53.51'	N53°38'11"E
C12	21.41'	15.00'	81°47'12"	19.64'	N38°59'13"W	C38	20.24'	75.00'	15°27'44"	20.18'	N82°16'08"E
C13	251.30'	55.00'	261°47'12"	83.15'	N51°00'47"E	C39	39.25'	25.00'	89°57'36"	35.34'	S45°01'12"E
C14	129.85'	225.00'	33°04'00"	128.06'	S18°26'23"W	C40	20.11'	75.00'	15°21'38"	20.05'	S07°38'24"W
C15	23.56'	15.00'	90°00'00"	21.21'	S10°01'38"E	C41	24.08'	15.00'	91°59'41"	21.58'	S61°19'04"W
C16	19.24'	1660.00'	0°39'51"	19.24'	S55°21'33"E	C42	411.61'	1660.00'	14°12'25"	410.56'	N65°34'53"W
C17	23.97'	15.00'	91°34'27"	21.50'	N78°31'18"E	C43	23.88'	15.00'	91°12'46"	21.44'	N12°52'18"W
C18	91.20'	125.00'	41°48'11"	89.19'	N53°38'11"E	C44	17.28'	55.00'	18°00'09"	17.21'	S80°22'55"E
C19	33.73'	125.00'	15°27'44"	33.63'	N82°16'08"E	C45	118.88'	1660.00'	4°06'12"	118.85'	N77°31'24"W
C20	10.43'	15.00'	39°50'56"	10.22'	N70°04'32"E	C46	15.31'	15.00'	58°28'45"	14.65'	N46°13'56"W
C21	148.05'	50.00'	169°39'27"	99.59'	S45°01'12"E	C47	13.27'	15.00'	50°41'52"	12.84'	N81°02'24"W
C22	10.43'	15.00'	39°50'56"	10.22'	S19°53'03"W	C48	19.24'	1660.00'	0°39'51"	19.24'	N55°21'33"W
C23	33.51'	125.00'	15°21'38"	33.41'	S07°38'24"W	C49	15.15'	15.00'	57°52'02"	14.51'	S78°22'53"W
C24	23.77'	15.00'	90°47'31"	21.36'	S30°04'33"E	C50	107.41'	1660.00'	3°42'27"	107.40'	N70°49'52"W
C25	223.43'	1660.00'	7°42'43"	223.26'	S79°19'40"E	C51	113.88'	1660.00'	3°55'50"	113.85'	N60°26'35"W
C26	25.33'	15.00'	96°45'45"	22.43'	N48°26'07"E	C52	15.26'	15.00'	58°18'24"	14.61'	N29°19'29"W

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- = 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
- PGS. = PAGES
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = RADIUS OFFSET
- × = RADIUS OFFSET POINT
- F.F.M. = FINISH FLOOR MINIMUM



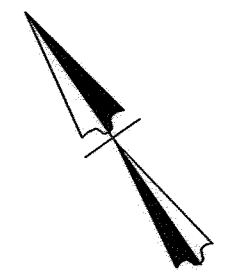
PLAT NUMBER: 180105

REPLAT & SUBDIVISION PLAT ESTABLISHING
NORTHEAST CROSSING UNITS 11C & 12 T.I.F.

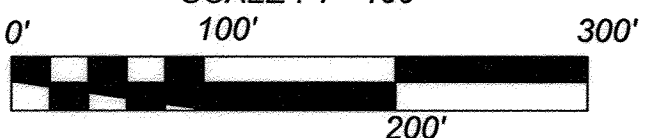
BEING A TOTAL OF 22.00 ACRES OF LAND OUT OF THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT NO. 487, C.B. 5075 AND THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, N.C.B. 17738 AND BEING OUT OF A 443.91 ACRE TRACT CONVEYED TO NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9513, PAGES 1815 - 1829 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



SCALE: 1"=100'



OWNER/DEVELOPER
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.

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

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 28th DAY OF February, A.D. 2019

John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF NORTHEAST CROSSING UNITS 11C & 12 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

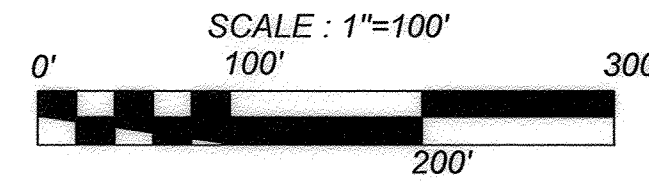
REFER TO PAGE 1 OF 3 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

PAGE 2 OF 3

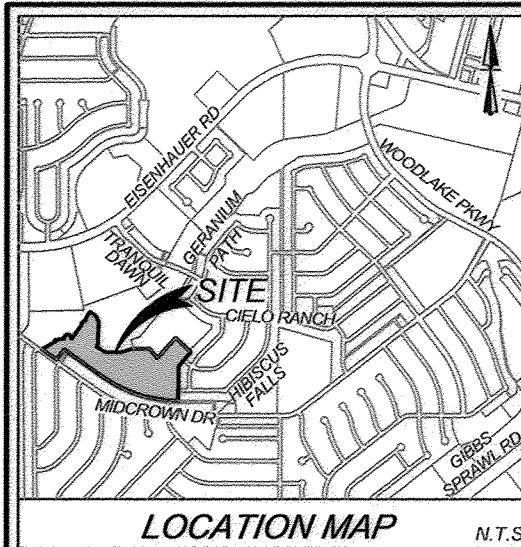
REPLAT & SUBDIVISION PLAT ESTABLISHING
NORTHEAST CROSSING UNITS 11C & 12 T.I.F.
BEING A TOTAL OF 22.00 ACRES OF LAND OUT OF THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT NO. 487, C.B. 5075 AND THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, N.C.B. 17738 AND BEING OUT OF A 443.91 ACRE TRACT CONVEYED 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
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

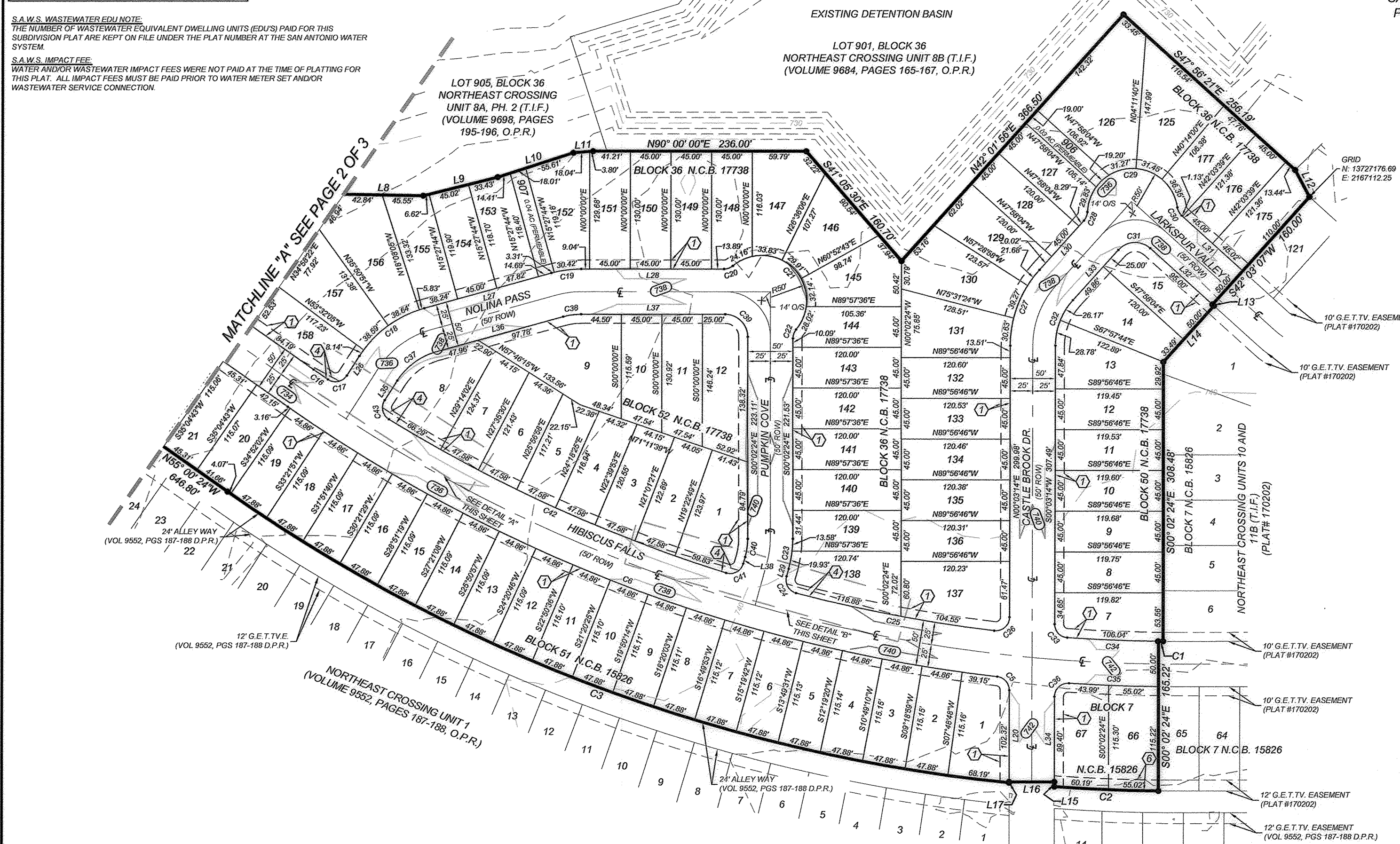
OWNER/DEVELOPER
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811



SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES



S.A.W.S. WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
S.A.W.S. IMPACT FEE:
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.



KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 10' WATER EASEMENT
- ③ 24' ALLEY WAY
- ④ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑤ 15' DRAINAGE & GRADING EASEMENT
- ⑥ 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑦ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- 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
- PGS. = PAGES
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = RADIUS OFFSET
- ⊗ = RADIUS OFFSET POINT
- F.F.M. = FINISH FLOOR MINIMUM

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

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 28 DAY OF February A.D. 2019

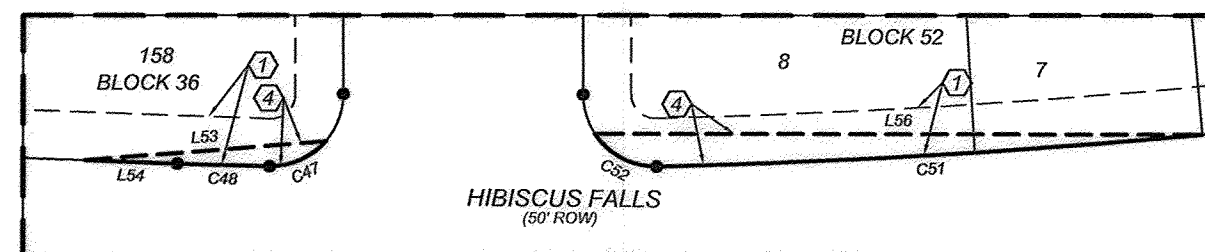
John Adkins
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF NORTHEAST CROSSING UNITS 11C & 12 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.

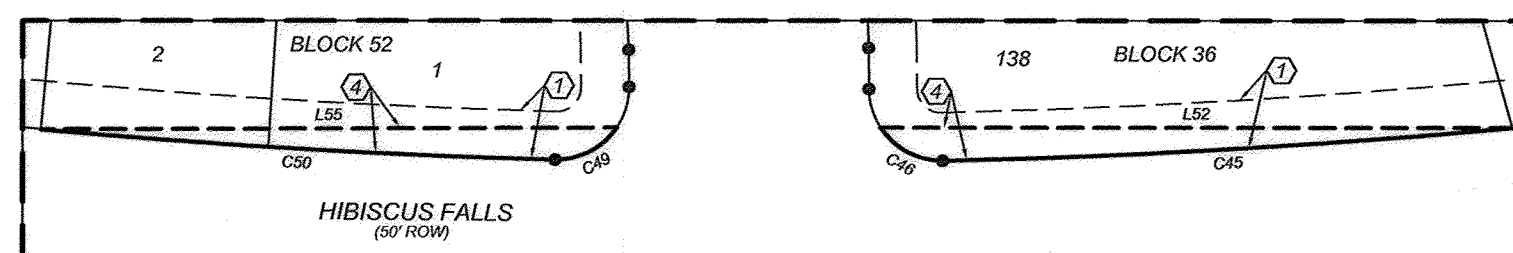
DATED THIS _____ DAY OF _____ A.D. 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



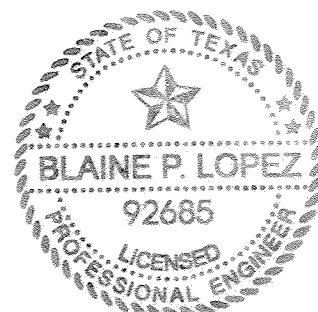
DETAIL - A
SCALE: 1"=40'



DETAIL - B
SCALE: 1"=40'

RESIDENTIAL LOTS = 118

REFER TO PAGE 1 OF 3 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES



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 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, L.L.C.
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441