

PLAT NO. 19-11800282
SUBDIVISION PLAT
ESTABLISHING
RIVERBEND RANCH - UNIT 1

A TRACT OF LAND CONTAINING 72.3 ACRES, LYING IN THE JUAN MONTES SURVEY, ABSTRACT 11, COUNTY BLOCK 5602, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 229.0 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12894, PAGE 1340-1345, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

0 500 1000 1500
 SCALE OF FEET
 1" = 500'

Rakowitz
 ENGINEERING & SURVEYING
 TEXAS REGISTERED ENGINEERING FIRM E-9155
 TEXAS LICENSED SURVEYING FIRM 100182-00
 830.281.4060 416 W. OAKLAWN, SUITE B | PLEASANTON, TX 78064

DATE: APRIL 2020

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: RIVERBEND RONESA, LP
 BLAKE HONIGBLUM
 970 ISOM ROAD
 SAN ANTONIO, TX 78216
 (210) 802-0110

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HONIGBLUM 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 MAY, A.D. 2020.

CHARLENE BAZANY
 Notary Public, State of Texas
 Comm. Expires 07/31/2022
 Notary ID 12418702-1

Charlene Bazany
 NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION PLAT OF RIVERBEND RANCH - 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

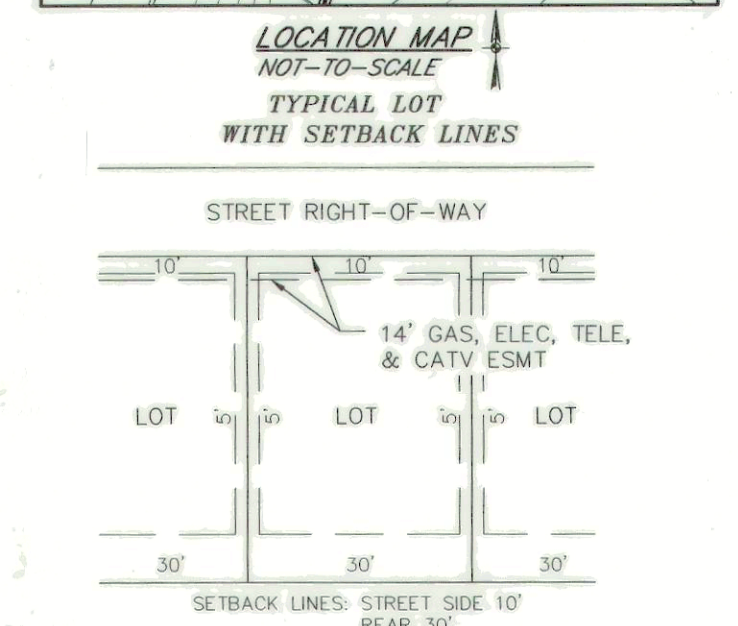
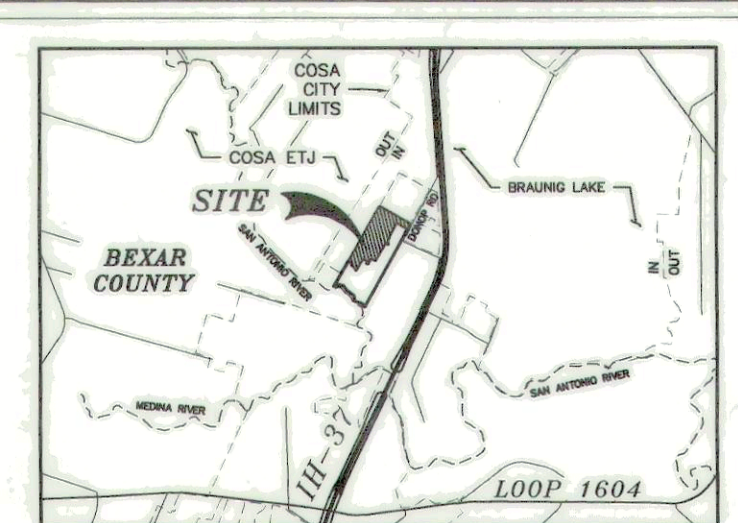
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



SURVEYOR'S NOTES:

- 5/8" STEEL ROD MONUMENT WITH PLASTIC CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE.

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.

SAWS DEDICATION NOTE:

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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 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.

CPS/SAWS/COSA UTILITY NOTES:

- 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 AREA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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.

STATE OF TEXAS
 COUNTY OF ATASCOSA

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.

Walt F. Rakowitz 5/10/20
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

Walt F. Rakowitz 5/10/20
 REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND**
- AC ACRE(S)
 - BC BEXAR COUNTY
 - BLK BLOCK
 - BSL BUILDING SETBACK LINE
 - CATV CABLE TELEVISION
 - CB COUNTY BLOCK
 - COSA CITY OF SAN ANTONIO
 - DOC DOCUMENT
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ELEC ELECTRIC
 - ESMT EASEMENT
 - ETJ EXTRATERRITORIAL JURISDICTION
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VAR WID VARIABLE WIDTH
 - VOL VOLUME
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - TELE TELEPHONE
 - = FOUND STEEL ROD MONUMENT
 - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING AND SURVEYING
 - ① PROPOSED ESMT
 - ② EXISTING ESMT
 - ③ LOT NUMBER, TOTAL LOT ACREAGE (NET LOT ACREAGE)
 - ④ 55' TEMPORARY TURNAROUND & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.22 AC OFF LOT)
 - ⑤ 10' BSL
 - ⑥ 14' GAS, ELEC, TELE, & CATV ESMT
 - ⑦ 16' PRIVATE DRAINAGE ESMT
 - ⑧ 30' PUBLIC DRAINAGE ESMT
 - ⑨ 32' PRIVATE DRAINAGE ESMT
 - ⑩ 35' PRIVATE DRAINAGE ESMT
 - ⑪ 35' PUBLIC DRAINAGE ESMT
 - ⑫ 53' PUBLIC DRAINAGE ESMT (0.22 AC OFF LOT)
 - ⑬ 40' PRIVATE DRAINAGE ESMT
 - ⑭ 40' PUBLIC DRAINAGE ESMT
 - ⑮ 41' PRIVATE DRAINAGE ESMT
 - ⑯ 42' PRIVATE DRAINAGE ESMT (0.12 AC OFF LOT)
 - ⑰ 44' PUBLIC DRAINAGE ESMT (0.28 AC OFF LOT)
 - ⑱ 44' PRIVATE DRAINAGE ESMT
 - ⑲ 30' PERMANENT PIPELINE EASEMENT VOL. 15247, PG. 2359, O.P.R.
 - ⑳ 100' ELECTRIC EASEMENT VOL. 7053, PG. 566, O.P.R.
 - ㉑ = CENTERLINE
 - ㉒ = EXISTING 1' CONTOUR
 - ㉓ = PROPOSED 1' CONTOUR
 - ㉔ = 1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0595F & #48029C0735F
 - ㉕ = 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY RESPEC
 - ㉖ 50' PUBLIC DRAINAGE ESMT (0.52 AC OFF LOT)
 - ㉗ 58' PUBLIC DRAINAGE ESMT (0.18 AC OFF LOT)
 - ㉘ 59' PUBLIC DRAINAGE ESMT (0.13 AC OFF LOT)
 - ㉙ VAR. WID. PUBLIC DRAINAGE ESMT
 - ㉚ 25' STREET EXTENSION & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.10 AC OFF LOT)
 - ㉛ 10' WATER ESMT
 - ㉜ 16' WATER ESMT
 - ㉝ 14' DRAINAGE ESMT

- COMMON AREA MAINTENANCE:**
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, BLOCK 1; AND LOT 901, BLOCK 9, CB 5602, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- RESIDENTIAL FINISHED FLOOR:**
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- COUNTY FINISHED FLOOR ELEVATION:**
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (LOTS 8, 25-26, 901, BLOCK 9, CB 5602; LOT 1, BLOCK 3, CB 5602) SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- DRAINAGE EASEMENT ENCROACHMENTS:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 TCI OF DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- EASEMENTS FOR FLOODPLAINS:**
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL #48029C0595F & #48029C0735F, DATED SEPTEMBER 28, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- CLEAR VISION:**
- CLEAR VISION AREA 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.
- SETBACK:**
- THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- OPEN SPACE NOTE:**
- LOT 900, BLOCK 1, CB 5602 AND LOT 901, BLOCK 9, CB 5602 ARE DESIGNATED AS OPEN SPACE.
- TREE NOTE:**
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 258448) 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 35-477(h).

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S75°03'33"W	21.21'	23.56'
C2	15.00'	090°00'00"	N14°56'27"E	21.21'	23.56'
C3	100.00'	002°51'45"	N58°30'34"W	5.00'	5.00'
C4	100.00'	002°51'45"	S61°22'19"E	5.00'	5.00'
C5	15.00'	090°00'00"	N75°03'33"E	21.21'	23.56'
C6	15.00'	090°00'00"	S14°56'27"E	21.21'	23.56'
C7	15.00'	090°00'00"	S14°56'27"E	21.21'	23.56'
C8	15.00'	090°00'00"	S75°03'33"W	21.21'	23.56'
C9	25.00'	090°00'00"	N75°03'33"E	35.36'	39.27'
C10	21.00'	047°51'06"	N36°00'54"W	17.03'	17.54'
C11	55.00'	054°00'50"	N39°05'46"W	49.95'	51.85'
C12	55.00'	053°43'29"	S87°02'05"W	49.70'	51.57'
C13	55.00'	077°57'53"	S21°11'24"W	69.20'	74.84'
C14	21.00'	047°51'06"	S06°08'01"W	17.03'	17.54'
C15	15.28'	054°16'16"	S37°20'33"E	13.94'	14.48'
C16	15.28'	054°16'21"	S82°32'21"E	13.94'	14.48'
C17	55.00'	099°59'23"	S59°56'27"E	84.26'	95.98'
C18	55.00'	099°59'23"	S59°56'27"E	84.26'	95.98'
C19	15.00'	049°59'41"	S84°56'17"E	12.68'	13.09'
C20	15.00'	090°00'00"	N75°03'33"E	21.21'	23.56'
C21	15.00'	090°00'00"	S14°56'27"E	21.21'	23.56'
C22	130.00'	033°01'31"	S46°34'19"W	73.90'	74.93'
C23	130.00'	019°46'32"	S72°58'20"W	44.65'	44.87'
C24	130.00'	007°11'57"	S86°27'35"W	16.32'	16.33'
C25	70.00'	035°28'29"	N72°19'19"E	42.65'	43.34'
C26	70.00'	024°31'31"	S42°19'19"W	29.74'	29.96'
C27	15.00'	090°00'00"	N14°56'27"W	21.21'	23.56'
C28	70.00'	060°00'00"	N60°03'33"E	70.00'	73.30'
C29	130.00'	010°22'58"	N84°52'04"E	23.53'	23.56'

LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	62.77	S08°11'00"W
L2	66.23	S63°09'49"E
L3	92.84	N65°50'06"W
L4	12.97	S30°09'31"W
L5	72.41	S35°47'29"E
L6	67.32	S78°01'34"E
L7	59.37	S29°48'17"W
L8	32.23	N85°09'04"W
L9	52.13	N59°56'27"W
L10	14.00	S59°56'27"E
L11	47.08	S41°48'10"E
L12	67.90	S19°13'58"W
L13	5.80	S79°59'21"E
L14	50.91	N62°44'24"E
L15	31.09	N21°06'47"W
L16	16.92	S59°25'14"W
L17	11.10	S05°39'32"E
L18	22.09	S64°04'09"W
L19	30.35	S24°34'26"E
L20	68.98	S40°32'00"W
L21	67.57	N88°33'07"W
L22	30.38	S16°55'11"W
L23	23.26	S84°03'46"W
L24	34.79	N34°41'06"W
L25	14.93	S56°07'36"W
L26	47.20	S73°55'31"W
L27	58.60	N14°50'27"W

INDEX MAP 1:500

LINE TABLE

LINE NUMBER	LENGTH	BEARING
L28	57.97	S62°22'21"W
L29	23.00	N19°25'48"W
L30	54.78	N24°32'46"E
L31	42.26	N50°57'52"W
L32	21.25	S47°52'04"W
L33	9.35	N65°04'15"W
L34	123.93	N60°45'39"E
L35	51.87	N23°40'41"E
L36	39.04	N60°45'39"E
L37	32.21	N60°45'39"E
L38	6.00	N30°03'33"E
L39	19.00	N30°03'33"E
L40	8.73	N82°26'27"W
L41	6.31	S59°56'27"E
L42	6.31	N59°56'27"W
L43	42.33	N14°56'27"W
L44	32.96	S14°56'27"E
L45	108.69	N30°03'33"E
L46	56.63	S30°03'33"W
L47	2.00	N59°56'27"W
L48	14.00	S59°56'27"E
L49	14.00	S59°56'27"E
L50	25.00	S30°03'33"W
L51	60.00	S59°56'27"E
L52	25.00	N30°03'33"E
L53	60.00	N59°56'27"W
L54	25.00	S30°03'23"W

ADJACENT PROPERTY OWNERS

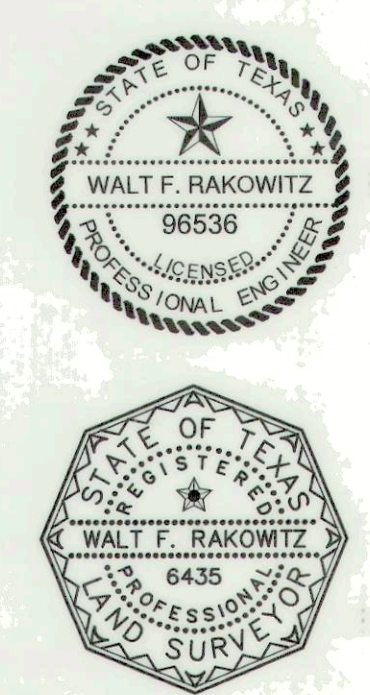
- 1501 INVESTMENTS LLC
- JOHN D. & EMILY M. SYTSMAN
- TIMOTHY URBANCZYK
- MICHAEL A. ZAMBRANO
- CITY OF SAN ANTONIO
- CLARA MILLER
- CLARA & MARSHALL MILLER
- RIVERBEND RONESA, LP

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 1&2 OF 4 FOR LINE AND CURVE TABLES

LINE TABLE

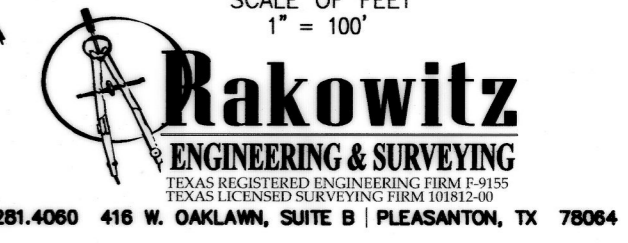
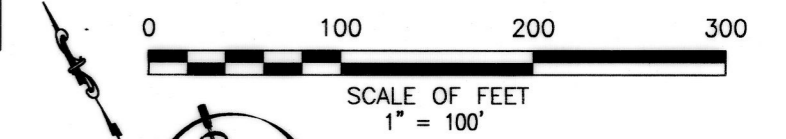
LINE NUMBER	LENGTH	BEARING
L55	60.00	S59°56'37"E
L56	25.00	N30°03'23"E
L57	60.00	N59°56'37"W
L58	60.00	S30°03'33"W
L59	25.00	S59°56'27"E
L60	60.00	N30°03'33"E
L61	25.00	N59°56'27"W



PLAT NO. 19-11800282

**SUBDIVISION PLAT
ESTABLISHING
RIVERBEND RANCH - UNIT 1**

A TRACT OF LAND CONTAINING 72.3 ACRES, LYING IN THE JUAN MONTES SURVEY, ABSTRACT 11, COUNTY BLOCK 5602, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 229.0 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12894, PAGE 1340-1345, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DATE: APRIL 2020

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: RIVERBEND RONESA, LP
BLAKE HONIGBLUM
970 ISOM ROAD
SAN ANTONIO, TX 78216
(210) 802-0110

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HONIGBLUM 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. 2020.

CHARLENE BAZANY
Notary Public, State of Texas
Comm. Expires 07/31/2022
Notary ID 12416702-1

Charlene Bazany
NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION PLAT OF RIVERBEND RANCH - 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

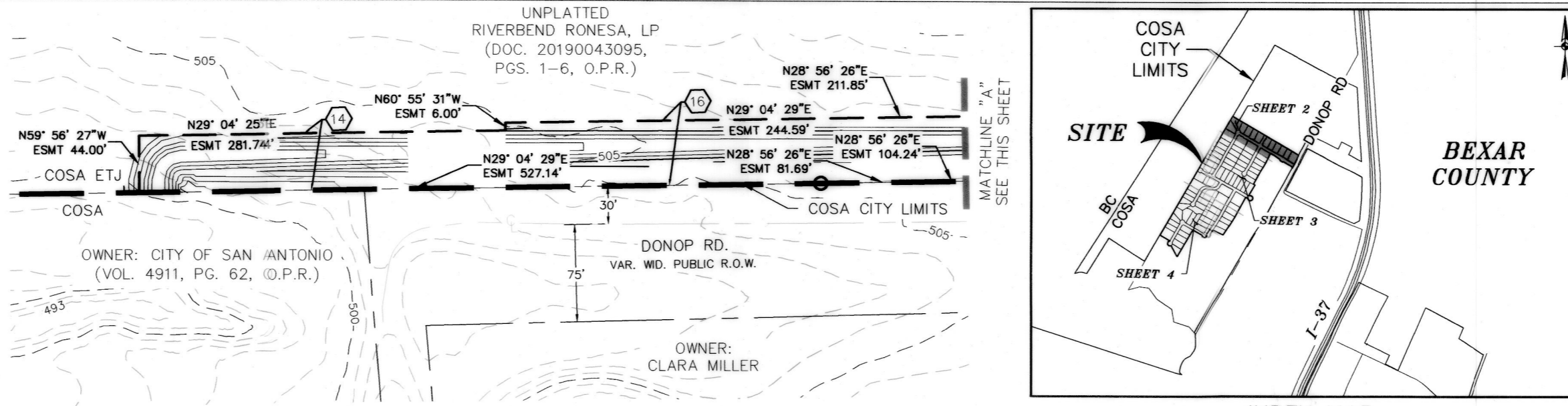
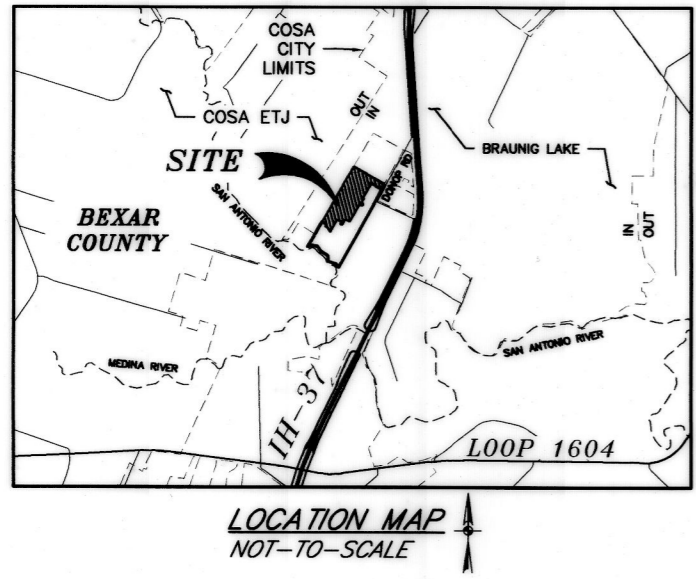
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	130.00'	037°07'48"	N61°06'42"E	82.78'
C32	130.00'	012°29'14"	N36°18'11"E	28.28'
C33	15.00'	090°00'00"	N75°03'33"E	21.21'
C34	15.00'	090°00'00"	S14°56'27"E	23.56'
C35	15.00'	090°00'00"	N75°03'33"E	21.21'
C36	21.00'	047°51'06"	S36°00'54"E	17.03'
C37	21.00'	047°51'06"	N83°51'59"W	17.03'
C38	55.00'	275°42'12"	N30°03'33"E	73.82'
C39	21.00'	047°51'06"	N53°59'06"E	17.03'
C40	55.00'	033°24'08"	N61°12'36"E	31.61'
C41	55.00'	104°26'58"	N07°42'57"W	86.95'
C42	55.00'	104°26'58"	S67°50'04"W	86.95'
C43	55.00'	033°24'08"	S01°05'29"E	31.61'
C44	21.00'	047°51'06"	S06°08'01"W	17.03'
C45	21.00'	023°25'15"	N41°46'11"E	8.52'
C46	21.00'	024°25'51"	S65°41'44"W	8.89'
C47	55.00'	196°30'05"	S20°20'23"E	108.86'
C48	55.00'	007°22'07"	S57°43'32"W	7.07'
C49	55.00'	071°50'01"	S18°07'28"W	64.53'
C50	21.00'	047°51'06"	S06°08'01"W	17.03'
C51	21.00'	047°51'06"	N06°08'01"E	17.03'
C52	55.00'	062°02'30"	N13°13'43"E	56.69'
C53	55.00'	048°08'35"	N68°19'15"E	44.87'
C54	55.00'	033°15'29"	N70°58'43"W	31.48'
C55	55.00'	042°15'37"	N33°13'09"W	39.65'
C56	21.00'	047°51'06"	N36°00'54"W	17.03'
C57	25.00'	090°00'00"	S75°03'33"W	35.36'
C58	15.00'	090°00'00"	N14°56'27"W	21.21'
C59	15.00'	090°00'00"	N75°03'33"E	21.21'
C60	15.00'	090°00'00"	S75°03'33"W	21.21'

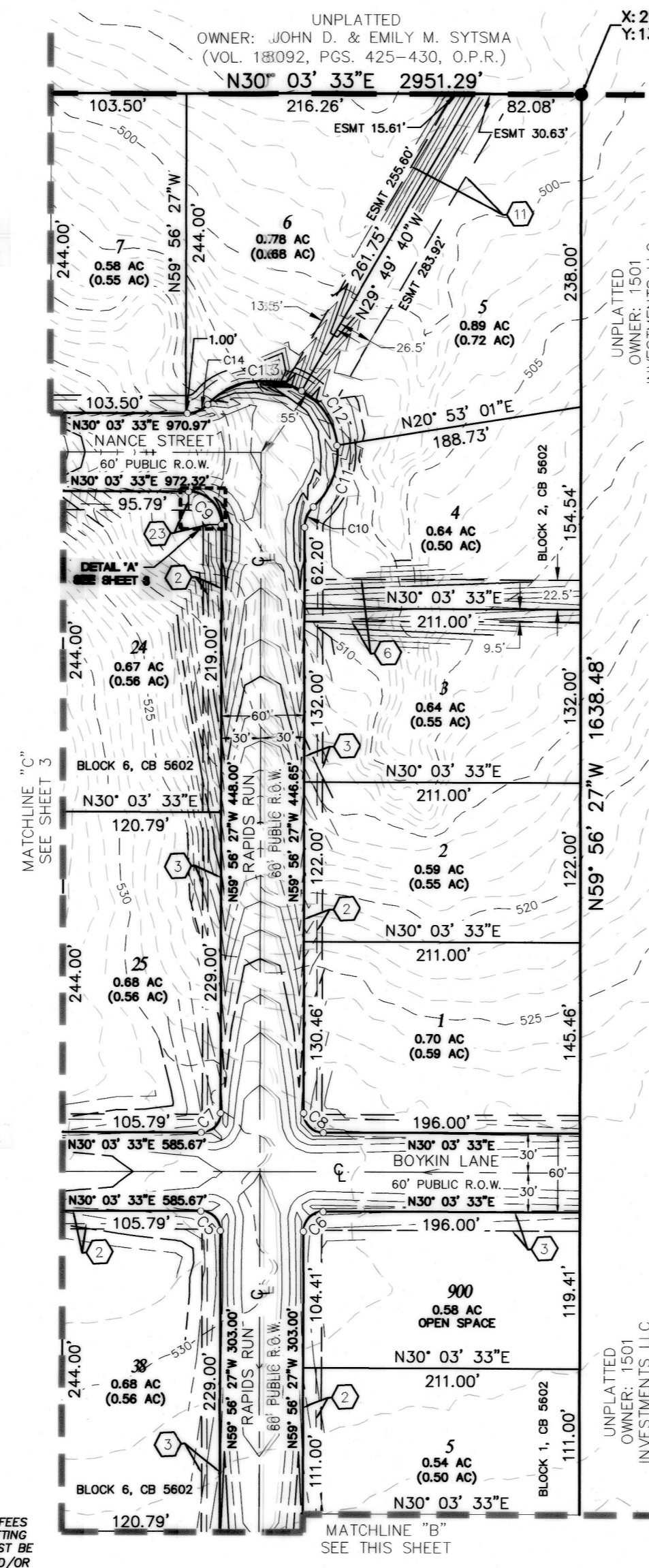
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C61	15.00'	090°00'00"	S14°56'27"E	21.21'
C62	260.59'	025°15'48"	S63°05'45"E	113.97'
C63	300.59'	009°13'21"	S64°12'01"E	48.33'
C64	260.59'	010°01'09"	S45°27'16"E	45.51'
C65	287.09'	016°42'41"	S48°36'11"E	83.44'
C66	300.59'	019°27'08"	S49°51'47"E	101.56'
C67	73.59'	050°13'36"	S61°47'30"E	62.47'
C68	47.09'	066°41'45"	S69°06'33"E	51.78'
C69	33.59'	068°09'27"	S69°01'27"E	37.65'
C70	216.90'	000°31'21"	N81°22'16"E	1.98'
C71	73.59'	014°49'04"	N85°41'10"E	18.98'
C72	190.40'	026°40'06"	S85°20'35"E	87.83'
C73	216.90'	027°51'05"	S84°26'31"E	104.40'
C74	230.40'	022°20'18"	S87°50'09"E	89.26'
C75	21.00'	027°06'35"	N43°36'51"E	9.84'
C76	21.00'	020°44'31"	N67°32'24"E	7.56'
C77	55.00'	068°34'48"	N43°37'16"E	61.97'
C78	55.00'	041°48'16"	N11°34'16"W	39.25'
C79	55.00'	048°21'56"	N56°39'22"W	45.06'
C80	55.00'	067°14'16"	S65°32'32"W	60.90'
C81	55.00'	049°42'56"	S07°03'56"W	46.24'
C82	21.00'	047°51'06"	S06°08'01"W	17.03'
C83	15.00'	086°10'39"	N76°58'14"E	20.49'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 1&2 OF 4 FOR LINE AND CURVE TABLES

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.



X: 2158463.62
Y: 13641331.71

CPS/SAWS/COSA UTILITY NOTES:

- 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 AREA, 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.

STATE OF TEXAS
COUNTY OF ATASCOSA

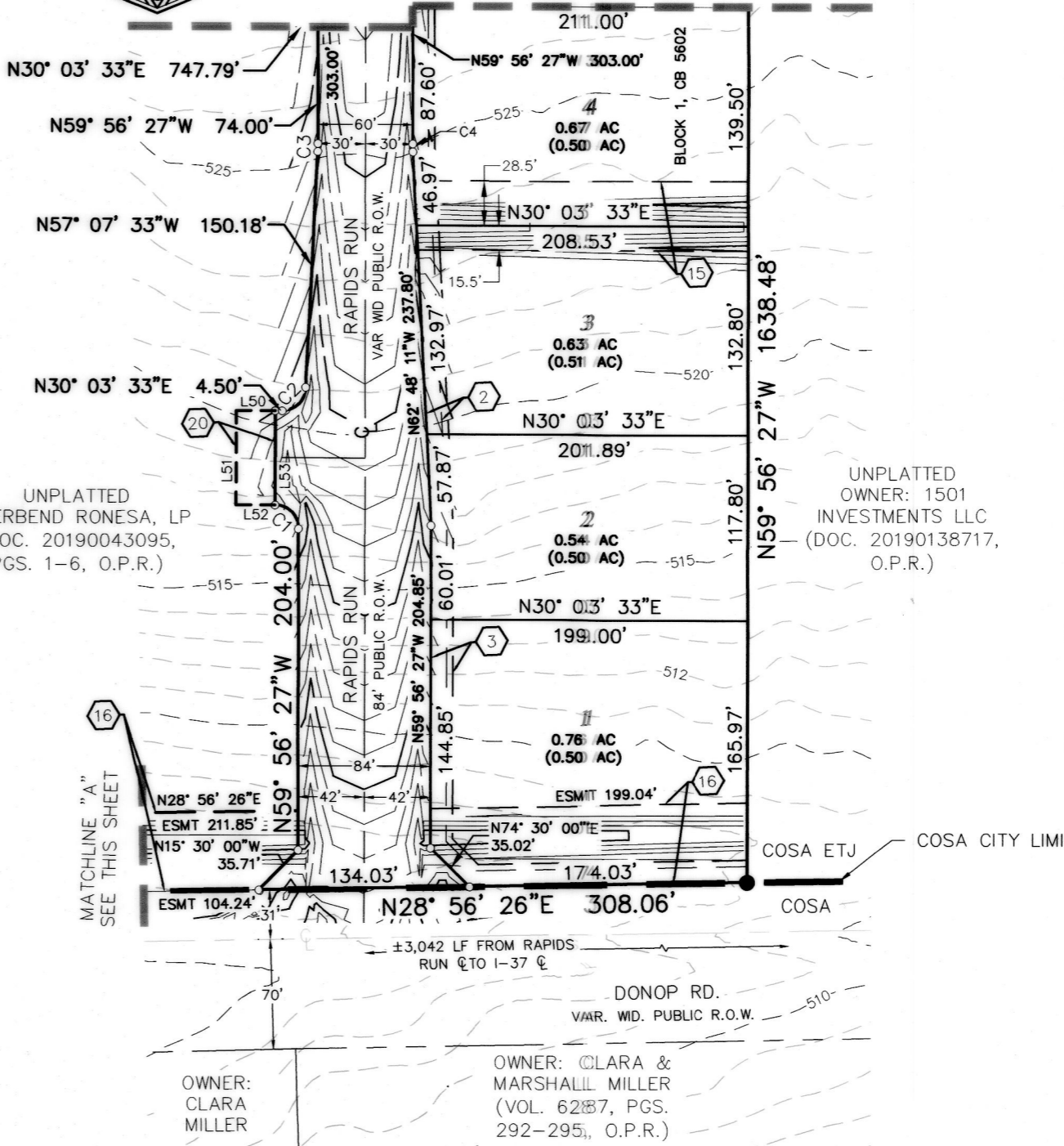
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Walt F. Rakowitz
96536
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

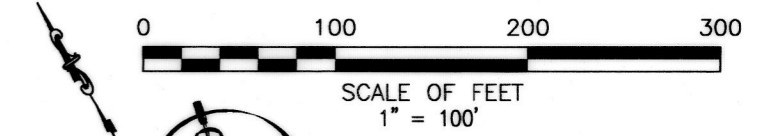
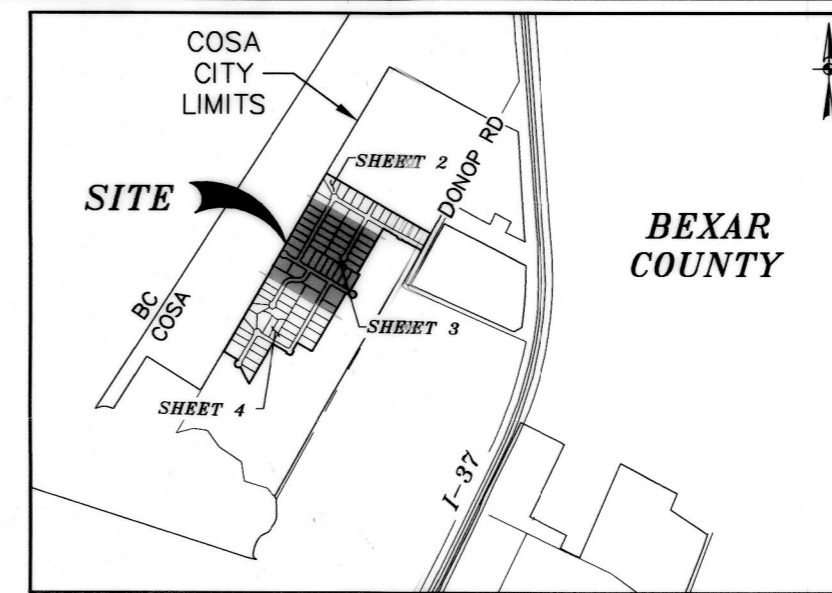
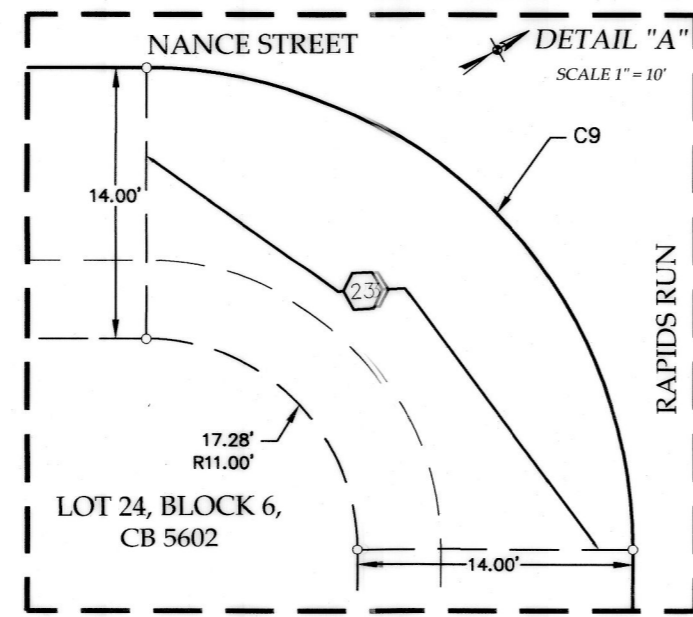
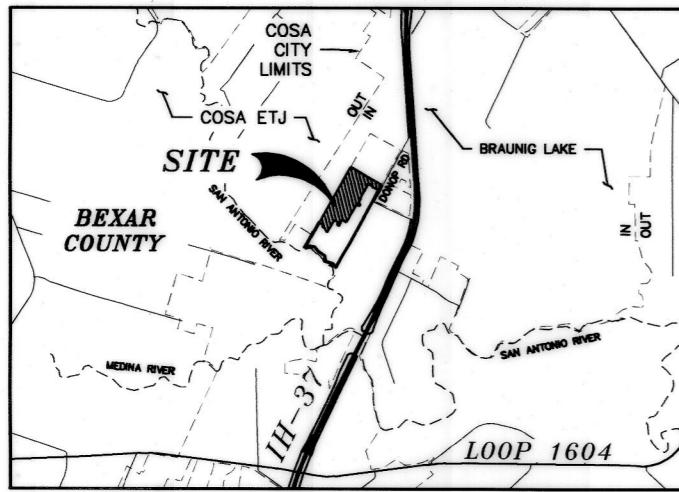
Walt F. Rakowitz
6435
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NO. 19-11800282

**SUBDIVISION PLAT
ESTABLISHING
RIVERBEND RANCH - UNIT 1**

A TRACT OF LAND CONTAINING 72.3 ACRES, LYING IN THE JUAN MONTES SURVEY, ABSTRACT 11, COUNTY BLOCK 5602, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 229.0 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12894, PAGE 1340-1345, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



CPS/SAWS/COSA UTILITY NOTES:

1. 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 AREA, 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.
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IMPACT FEE NOTE:

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STATE OF TEXAS
COUNTY OF ATASCOSA

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.

Walt F. Rakowitz
5/12/20
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF ATASCOSA

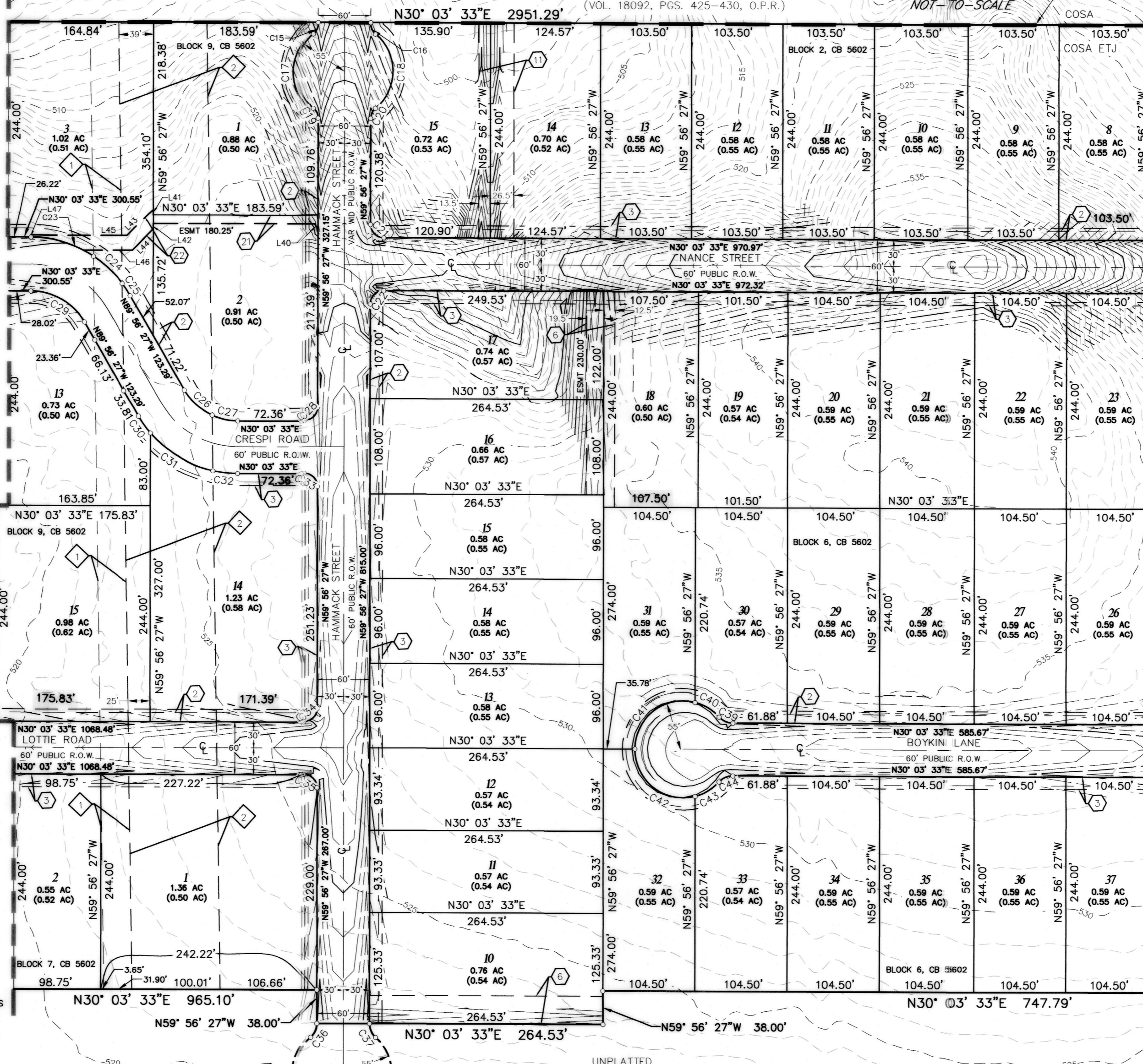
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Walt F. Rakowitz
5/12/20
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEETS 1&2 OF 4 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

UNPLATTED
OWNER: JOHN D. & EMILY M. SYTMSA
(VOL. 18092, PGS. 425-430, O.P.R.)

INDEX MAP
NOT-TO-SCALE



Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM # 9155
TEXAS LICENSED SURVEYING FIRM # 1155
830.281.4060 416 W. OAKLAWN, SUITE B | PLEASANTON, TX 78064

DATE: APRIL 2020
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: RIVERBEND RONESA, LP
BLAKE HONIGBLUM
970 ISOM ROAD
SAN ANTONIO, TX 78216
(210) 802-0110

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HONIGBLUM 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
A.D. 20 20

Charlene Bazany
CHARLENE BAZANY
Notary Public, State of Texas
Comm. Expires 07/31/2022
Notary ID 12418702-1
NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION PLAT OF RIVERBEND RANCH - 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

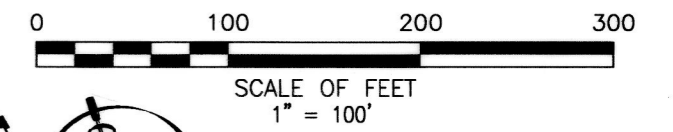
CERTIFICATE OF APPROVAL
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DATED THIS _____ DAY OF _____ A.D. 20____
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS



SUBDIVISION PLAT
ESTABLISHING
RIVERBEND RANCH - UNIT 1

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830.281.4060 416 W. OAKLAWN, SUITE B | PLEASANTON, TX 78064

DATE: APRIL 2020

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: RIVERBEND RONESA, LP
BLAKE HONIGBLUM
970 ISOM ROAD
SAN ANTONIO, TX 78216
(210) 802-0110

STATE OF TEXAS
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CHARLENE BAZANY
Notary Public, State of Texas
Comm. Expires 07/31/2022
Notary ID 12418702-1

Charlene Bazany
NOTARY PUBLIC, STATE OF TEXAS

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BY: _____ SECRETARY

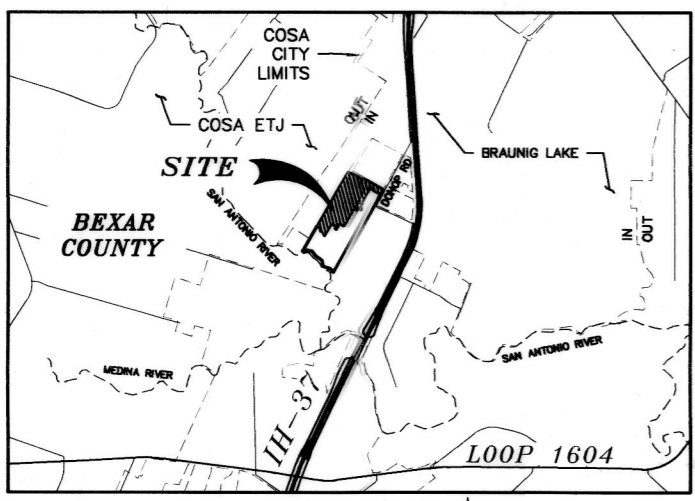
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COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



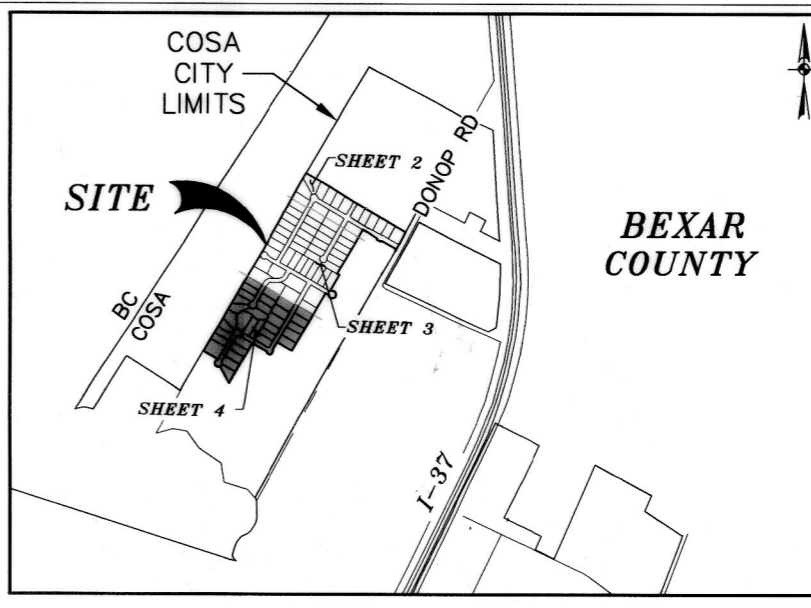
LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY NOTES:

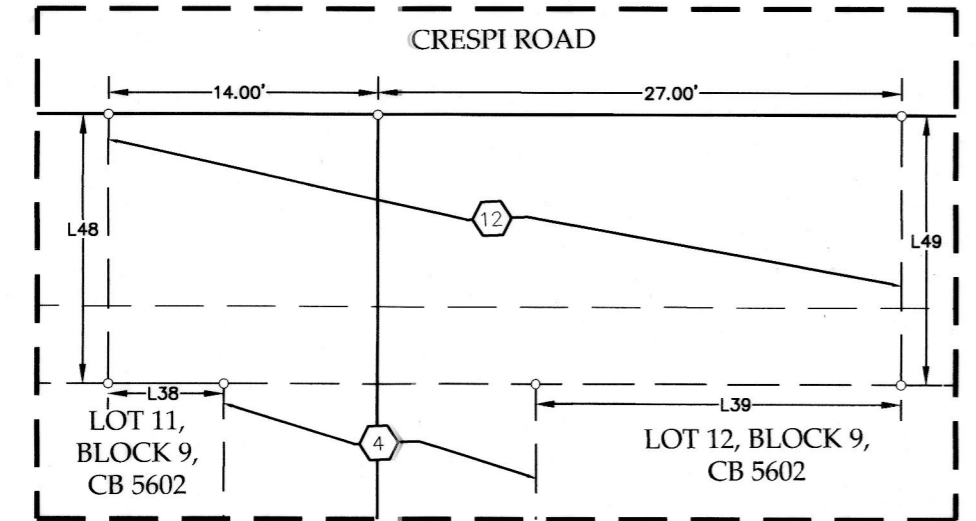
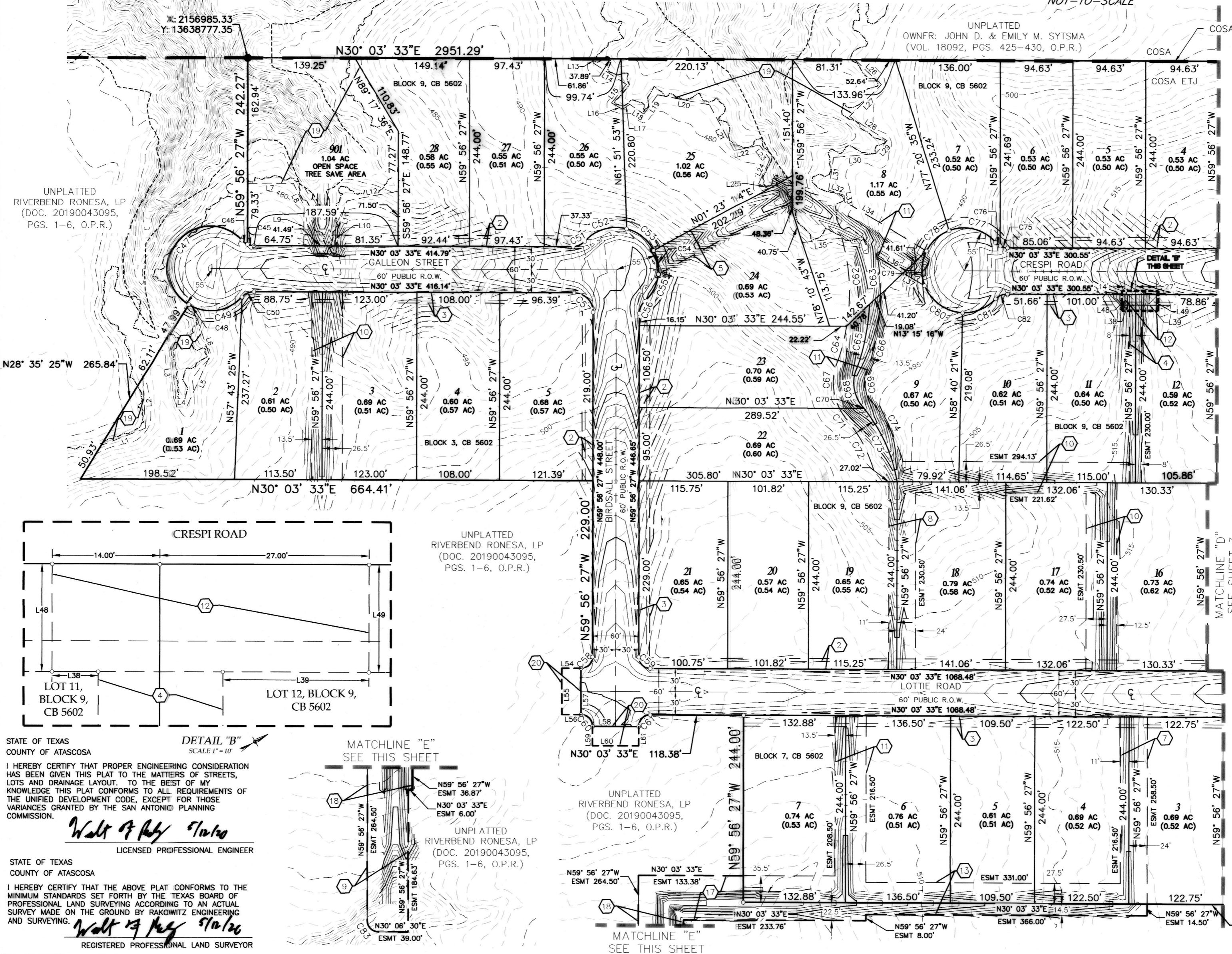
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 AREA, 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.
2. 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.
3. 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.
4. 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.
5. 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.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



INDEX MAP
NOT-TO-SCALE



DETAIL "B"
SCALE 1" = 10'

MATCHLINE "E"
SEE THIS SHEET

MATCHLINE "E"
SEE THIS SHEET

MATCHLINE "D"
SEE SHEET 3

STATE OF TEXAS
COUNTY OF ATASCOSA

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.

Walt F. Rakowitz
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

Walt F. Rakowitz
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEETS 1&2 OF 4 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

