

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- NOT TO SCALE
- EGTVE
- CB
- BSL
- COUNTY BLOCK
- CENTERLINE
- ESM'T
- EASEMENT
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOLUME
- PAGE
- V.W.S.C.E.
- ROW
- 1/2" IRON ROD SET WITH BLUE PLASTIC CAP
- CKE RPLS 6530"

KEYNOTE LEGEND:

- 5' PEDESTRIAN EASEMENT
- 5' WATER EASEMENT
- 8' WATER EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- VARIABLE WIDTH PEDESTRIAN EASEMENT

RECORDATION REFERENCES:

- (3A1) RIVER ROCK RANCH UNIT 3A PHASE 1 VOL. 9646, PGS. 181-182, OPR
- (3B) RIVER ROCK RANCH UNIT 3B VOL. 9710, PGS. 139-141, OPR
- (3B2) RIVER ROCK RANCH UNIT 3B2 VOL. 20001, PG. 715, OPR

EDU NOTE:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, 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.

CPS/ SAWA/ 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) ARE HEREBY DEDICATED EASEMENT AREAS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THE PLAT AS "ELECTRIC, GAS, AND SANITARY EASEMENT," "SERVING 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, 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 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 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 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 ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS.

TREE NOTES:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#1803747) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
- TREE SAVV AREA NOTE: LOT 906, BLOCK 69, CB 4709 (0.16 AC)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	69.62'	N36° 33' 23"W
L2	50.52'	N54° 52' 27"E
L3	38.85'	N20° 56' 49"W
L4	16.03'	S84° 57' 05"W
L5	11.34'	N26° 18' 55"W
L6	97.86'	N49° 19' 46"W
L7	13.82'	N84° 48' 07"W
L8	25.04'	S85° 53' 49"W
L9	47.64'	S4° 06' 42"E
L10	110.82'	N88° 41' 37"W
L11	93.86'	N88° 41' 39"W
L12	23.39'	S82° 52' 00"W
L13	40.00'	N89° 17' 02"E
L14	75.00'	S0° 42' 58"E
L15	64.20'	S70° 16' 53"E
L16	92.00'	S88° 41' 37"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L17	93.86'	N88° 41' 39"W
L18	98.89'	S80° 07' 18"E
L19	38.85'	N80° 07' 18"W
L20	117.52'	N0° 42' 58"W
L21	64.20'	S70° 16' 53"E
L22	50.18'	N45° 51' 26"W
L23	50.18'	S82° 52' 00"W
L24	50.18'	N45° 51' 26"W
L25	16.00'	N88° 41' 39"W
L26	147.73'	S1° 18' 31"W
L27	16.00'	N88° 41' 29"W
L28	25.00'	S29° 23' 56"W
L29	22.00'	N60° 36' 04"W
L30	18.20'	S16° 21' 42"W
L31	50.48'	S1° 18' 20"W
L32	45.76'	S29° 23' 56"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	18.99'	S1° 18' 21"W
L34	22.00'	N88° 41' 40"W
L35	64.85'	S88° 41' 39"E
L36	27.93'	N61° 35' 38"W
L37	88.98'	N54° 52' 27"E
L38	25.01'	N36° 33' 23"W
L39	122.65'	N54° 52' 27"E
L40	46.45'	N40° 51' 49"W
L41	9.38'	S1° 18' 21"W
L42	24.11'	S60° 36' 04"E
L43	25.00'	S29° 23' 56"W
L44	22.00'	N60° 36' 04"W
L45	21.23'	N44° 08' 34"E
L46	50.52'	S1° 18' 20"W

SHEET INDEX
(NOT TO SCALE)

SHEET 2
SHEET 1

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:
NAME: MARK W. KASTNER
P.E. No.: 93666
DATE: JUL 31, 2020
AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES:

- EXISTED FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 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 TCR OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE DEVELOPER 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUFFER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.

SAWS NOTES:

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.

IMPACT FEE PAYMENT 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.

SETBACK NOTE:

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 65, CB 4709, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

OPEN SPACE NOTE:

LOT 901, BLOCK 75, LOT 902, BLOCK 72, LOT 903, BLOCK 72, LOT 904, BLOCK 72, LOT 905, BLOCK 72, LOT 906, BLOCK 72, LOT 907, BLOCK 72, LOT 908, BLOCK 72, LOT 909, BLOCK 72, LOT 910, BLOCK 72, LOT 911, BLOCK 72, LOT 912, BLOCK 72, LOT 913, BLOCK 72, LOT 914, BLOCK 72, LOT 915, BLOCK 72, LOT 916, BLOCK 72, LOT 917, BLOCK 72, LOT 918, BLOCK 72, LOT 919, BLOCK 72, LOT 920, BLOCK 72, LOT 921, BLOCK 72, LOT 922, BLOCK 72, LOT 923, BLOCK 72, LOT 924, BLOCK 72, LOT 925, BLOCK 72, LOT 926, BLOCK 72, LOT 927, BLOCK 72, LOT 928, BLOCK 72, LOT 929, BLOCK 72, LOT 930, BLOCK 72, LOT 931, BLOCK 72, LOT 932, BLOCK 72, LOT 933, BLOCK 72, LOT 934, BLOCK 72, LOT 935, BLOCK 72, LOT 936, BLOCK 72, LOT 937, BLOCK 72, LOT 938, BLOCK 72, LOT 939, BLOCK 72, LOT 940, BLOCK 72, LOT 941, BLOCK 72, LOT 942, BLOCK 72, LOT 943, BLOCK 72, LOT 944, BLOCK 72, LOT 945, BLOCK 72, LOT 946, BLOCK 72, LOT 947, BLOCK 72, LOT 948, BLOCK 72, LOT 949, BLOCK 72, LOT 950, BLOCK 72, LOT 951, BLOCK 72, LOT 952, BLOCK 72, LOT 953, BLOCK 72, LOT 954, BLOCK 72, LOT 955, BLOCK 72, LOT 956, BLOCK 72, LOT 957, BLOCK 72, LOT 958, BLOCK 72, LOT 959, BLOCK 72, LOT 960, BLOCK 72, LOT 961, BLOCK 72, LOT 962, BLOCK 72, LOT 963, BLOCK 72, LOT 964, BLOCK 72, LOT 965, BLOCK 72, LOT 966, BLOCK 72, LOT 967, BLOCK 72, LOT 968, BLOCK 72, LOT 969, BLOCK 72, LOT 970, BLOCK 72, LOT 971, BLOCK 72, LOT 972, BLOCK 72, LOT 973, BLOCK 72, LOT 974, BLOCK 72, LOT 975, BLOCK 72, LOT 976, BLOCK 72, LOT 977, BLOCK 72, LOT 978, BLOCK 72, LOT 979, BLOCK 72, LOT 980, BLOCK 72, LOT 981, BLOCK 72, LOT 982, BLOCK 72, LOT 983, BLOCK 72, LOT 984, BLOCK 72, LOT 985, BLOCK 72, LOT 986, BLOCK 72, LOT 987, BLOCK 72, LOT 988, BLOCK 72, LOT 989, BLOCK 72, LOT 990, BLOCK 72, LOT 991, BLOCK 72, LOT 992, BLOCK 72, LOT 993, BLOCK 72, LOT 994, BLOCK 72, LOT 995, BLOCK 72, LOT 996, BLOCK 72, LOT 997, BLOCK 72, LOT 998, BLOCK 72, LOT 999, BLOCK 72, LOT 900, BLOCK 72, LOT 901, BLOCK 72, LOT 902, BLOCK 72, LOT 903, BLOCK 72, LOT 904, BLOCK 72, LOT 905, BLOCK 72, LOT 906, BLOCK 72, LOT 907, BLOCK 72, LOT 908, BLOCK 72, LOT 909, BLOCK 72, LOT 910, BLOCK 72, LOT 911, BLOCK 72, LOT 912, BLOCK 72, LOT 913, BLOCK 72, LOT 914, BLOCK 72, LOT 915, BLOCK 72, LOT 916, BLOCK 72, LOT 917, BLOCK 72, LOT 918, BLOCK 72, LOT 919, BLOCK 72, LOT 920, BLOCK 72, LOT 921, BLOCK 72, LOT 922, BLOCK 72, LOT 923, BLOCK 72, LOT 924, BLOCK 72, LOT 925, BLOCK 72, LOT 926, BLOCK 72, LOT 927, BLOCK 72, LOT 928, BLOCK 72, LOT 929, BLOCK 72, LOT 930, BLOCK 72, LOT 931, BLOCK 72, LOT 932, BLOCK 72, LOT 933, BLOCK 72, LOT 934, BLOCK 72, LOT 935, BLOCK 72, LOT 936, BLOCK 72, LOT 937, BLOCK 72, LOT 938, BLOCK 72, LOT 939, BLOCK 72, LOT 940, BLOCK 72, LOT 941, BLOCK 72, LOT 942, BLOCK 72, LOT 943, BLOCK 72, LOT 944, BLOCK 72, LOT 945, BLOCK 72, LOT 946, BLOCK 72, LOT 947, BLOCK 72, LOT 948, BLOCK 72, LOT 949, BLOCK 72, LOT 950, BLOCK 72, LOT 951, BLOCK 72, LOT 952, BLOCK 72, LOT 953, BLOCK 72, LOT 954, BLOCK 72, LOT 955, BLOCK 72, LOT 956, BLOCK 72, LOT 957, BLOCK 72, LOT 958, BLOCK 72, LOT 959, BLOCK 72, LOT 960, BLOCK 72, LOT 961, BLOCK 72, LOT 962, BLOCK 72, LOT 963, BLOCK 72, LOT 964, BLOCK 72, LOT 965, BLOCK 72, LOT 966, BLOCK 72, LOT 967, BLOCK 72, LOT 968, BLOCK 72, LOT 969, BLOCK 72, LOT 970, BLOCK 72, LOT 971, BLOCK 72, LOT 972, BLOCK 72, LOT 973, BLOCK 72, LOT 974, BLOCK 72, LOT 975, BLOCK 72, LOT 976, BLOCK 72, LOT 977, BLOCK 72, LOT 978, BLOCK 72, LOT 979, BLOCK 72, LOT 980, BLOCK 72, LOT 981, BLOCK 72, LOT 982, BLOCK 72, LOT 983, BLOCK 72, LOT 984, BLOCK 72, LOT 985, BLOCK 72, LOT 986, BLOCK 72, LOT 987, BLOCK 72, LOT 988, BLOCK 72, LOT 989, BLOCK 72, LOT 990, BLOCK 72, LOT 991, BLOCK 72, LOT 992, BLOCK 72, LOT 993, BLOCK 72, LOT 994, BLOCK 72, LOT 995, BLOCK 72, LOT 996, BLOCK 72, LOT 997, BLOCK 72, LOT 998, BLOCK 72, LOT 999, BLOCK 72, LOT 900, BLOCK 72, LOT 901, BLOCK 7

RIVER ROCK RANCH
UNIT 5 P.U.D.

BEING A TOTAL OF 27.534 ACRES OUT OF A CERTAIN 42.016 ACRE TRACT OF LAND CONVEYED UNTO GREEN LAND VENTURES, LTD. A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED RECORDED IN VOLUME 18307, PAGE 1363-1372, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodps.com

Westwood Professional Services, Inc.

JOB NUMBER: R0012421.00

STATE OF TEXAS
COUNTY OF KENDALL

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: DANA GREEN
GREEN LAND VENTURES, LTD.
138 OLD SAN ANTONIO ROAD, SUITE 206
BOerne, Texas 78006
(830) 331-9400

OWNER
STATE OF TEXAS
COUNTY OF KENDALL

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 & SEAL OF OFFICE THIS ____ DAY OF ____ 2020

NOTARY PUBLIC
KENDALL COUNTY, TEXAS

THIS PLAT OF RIVER ROCK RANCH UNIT 5 P.U.D. 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. 2020

CHAIRMAN

SECRETARY

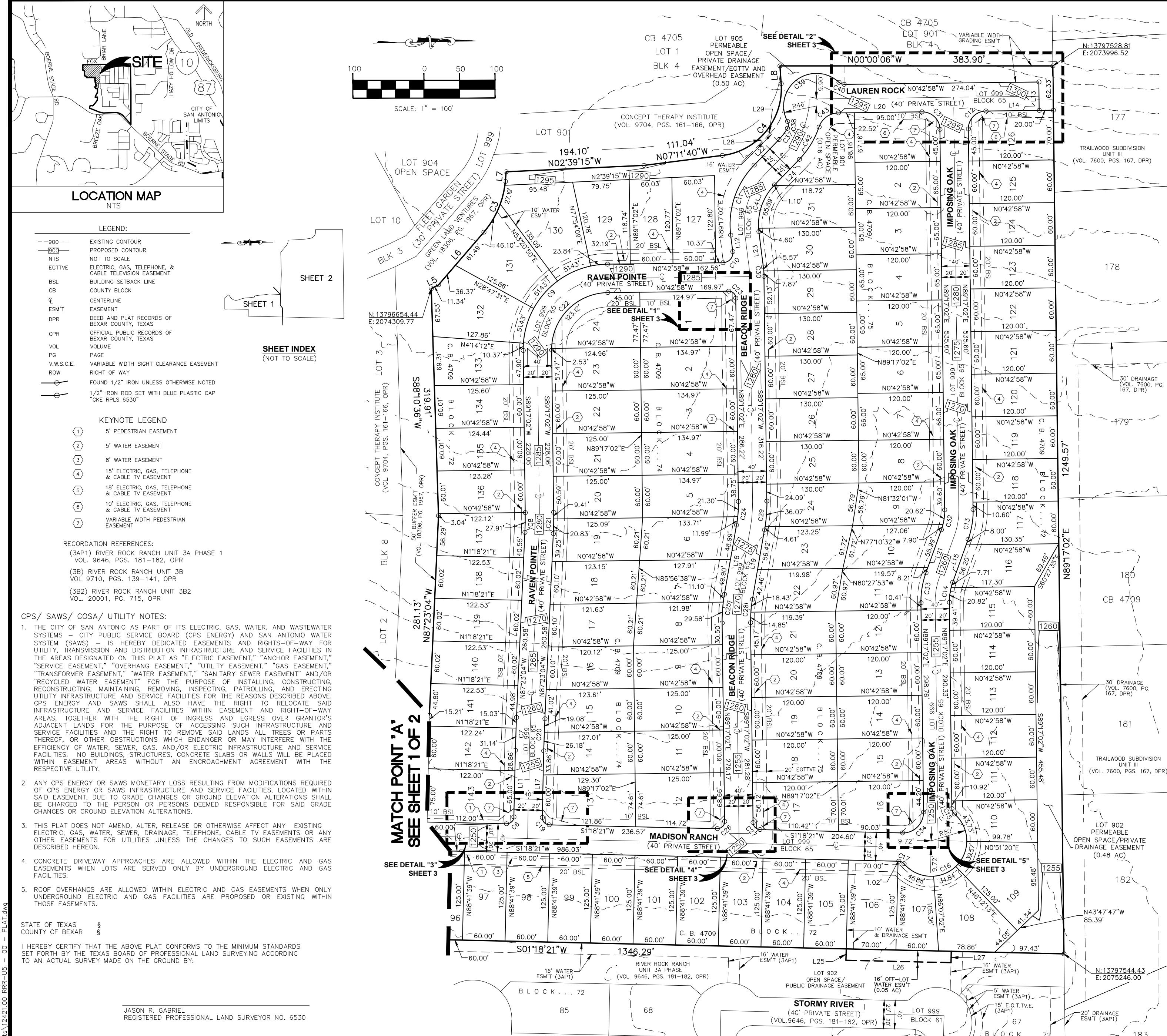
STATE OF TEXAS
COUNTY OF BEXAR

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
THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS ____ DAY OF ____ A.D. 2020

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



RIVER ROCK RANCH
UNIT 5 P.U.D.

BEING A TOTAL OF 27.534 ACRES OUT OF A CERTAIN 42.016 ACRE TRACT OF LAND CONVEYED UNTO GREEN LAND VENTURES, LTD. A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED RECORDED IN VOLUME 18307, PAGE 1363-1372, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

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STATE OF TEXAS
COUNTY OF KENDALL

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STATE OF TEXAS
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KENDALL COUNTY, TEXAS

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HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2020

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

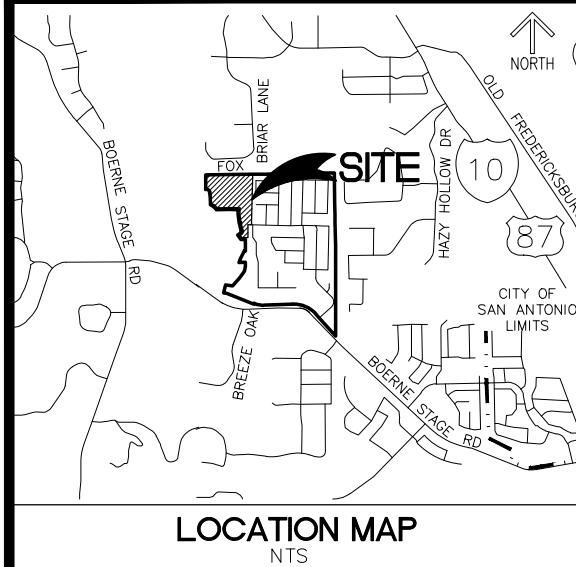
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ON THIS _____ DAY OF _____, A.D. 2020

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NTS

LEGEND:
- - - 900' EXISTING CONTOUR
- - - 900' PROPOSED CONTOUR
NTS NOT TO SCALE
EGTVE ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
BSL BUILDING SETBACK LINE
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V.W.S.C.E. VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
ROW RIGHT OF WAY
FOUND 1/2" IRON UNLESS OTHERWISE NOTED
1/2" IRON ROD SET WITH BLUE PLASTIC CAP
"CKE RPLS 6530"

KEYNOTE LEGEND

- ① 5' PEDESTRIAN EASEMENT
- ② 5' WATER EASEMENT
- ③ 8' WATER EASEMENT
- ④ 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑤ 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑥ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑦ VARIABLE WIDTH PEDESTRIAN EASEMENT

RECORDATION REFERENCES:
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(3B) RIVER ROCK RANCH UNIT 3B
VOL. 9710, PGS. 139-141, OPR
(3B2) RIVER ROCK RANCH UNIT 3B2
VOL. 20001, PG. 715, OPR

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 "TREE/CYCLING EASEMENT." THE OWNERS OF SAWING, CONSTRUCTING, RELOCATING, RELOCATING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND MAINTAINING 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 SAID LANDS AND TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR 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 BY CPS ENERGY OR SAWs INFRASTRUCTURE AND SERVICE FACILITIES, 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 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.
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5. ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS.

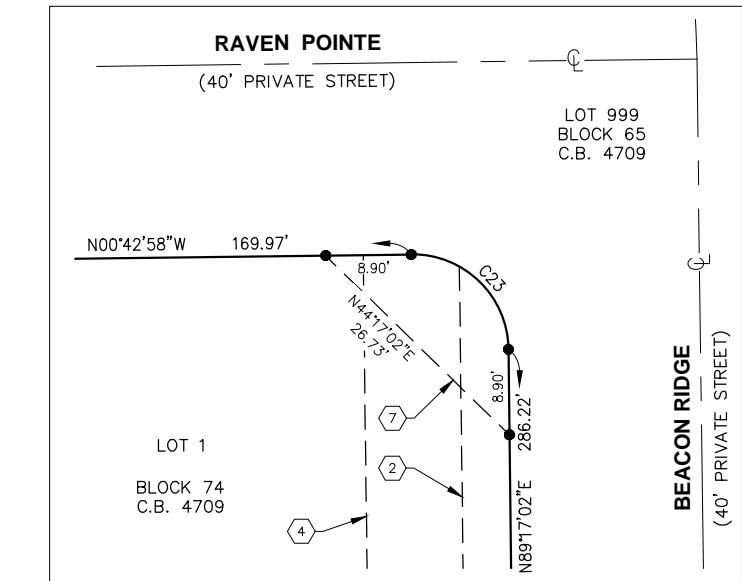
STATE OF TEXAS
COUNTY OF BEXAR

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:

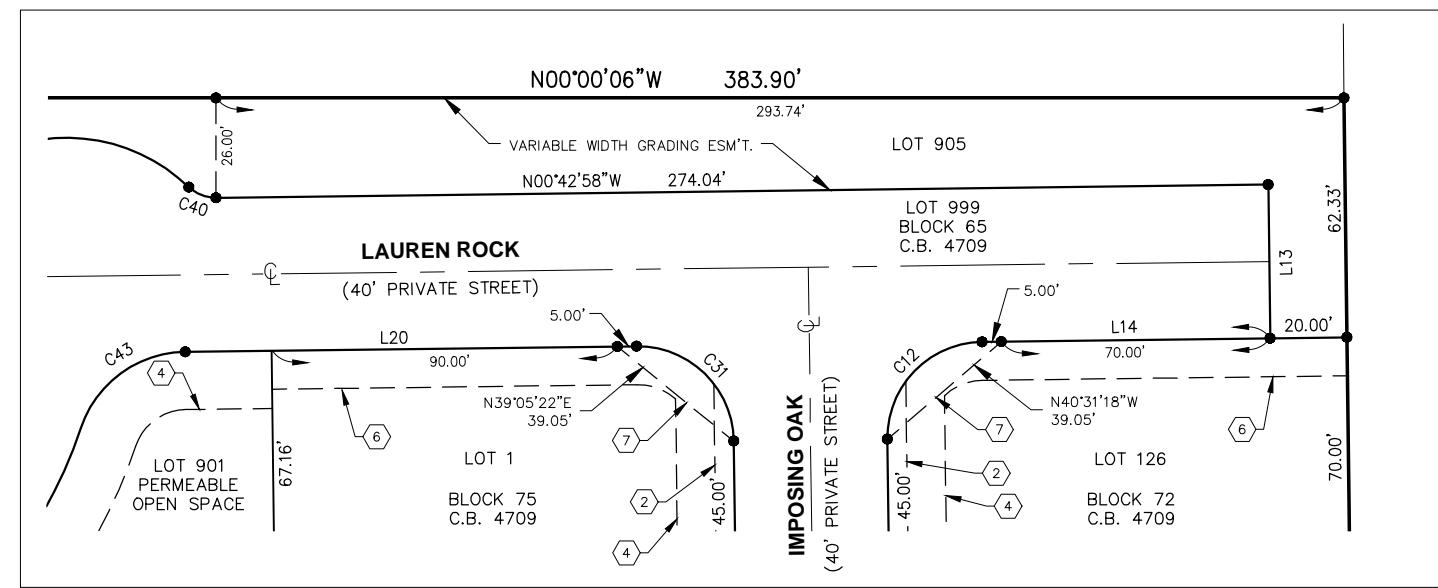
JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

STATE OF TEXAS
COUNTY OF BEXAR

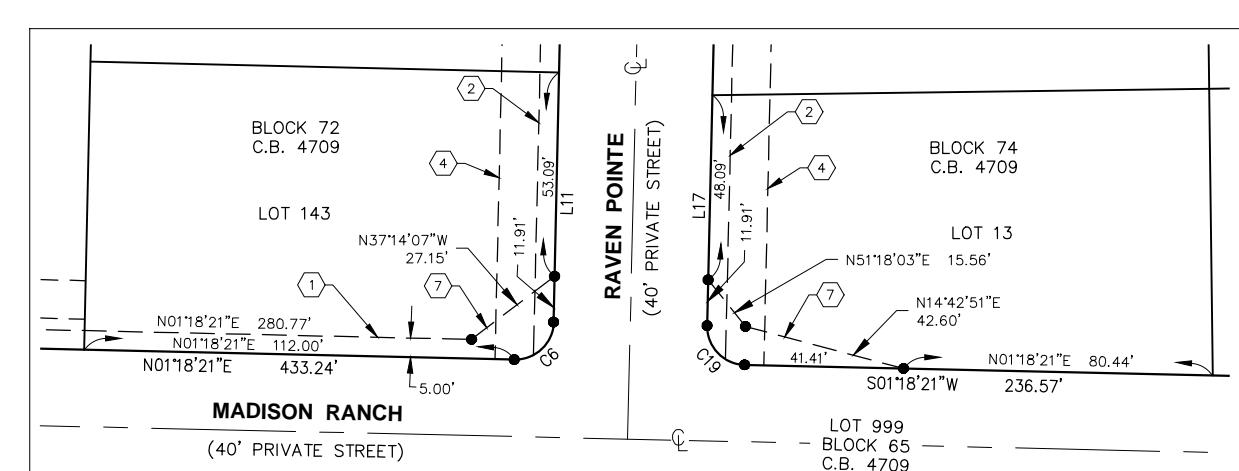
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT IN THE MATTER OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION



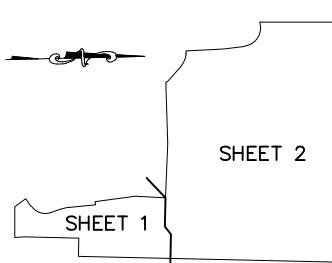
DETAIL "1"
N.T.S.
(SEE SHEET 2 OF 3)



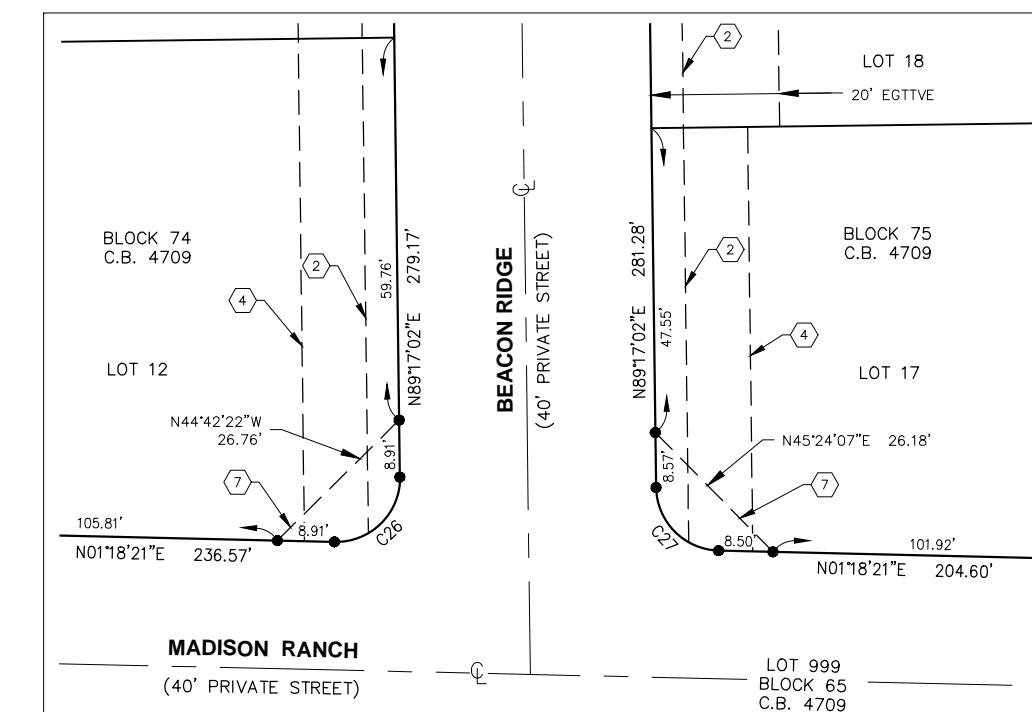
DETAIL "2"
N.T.S.
(SEE SHEET 2 OF 3)



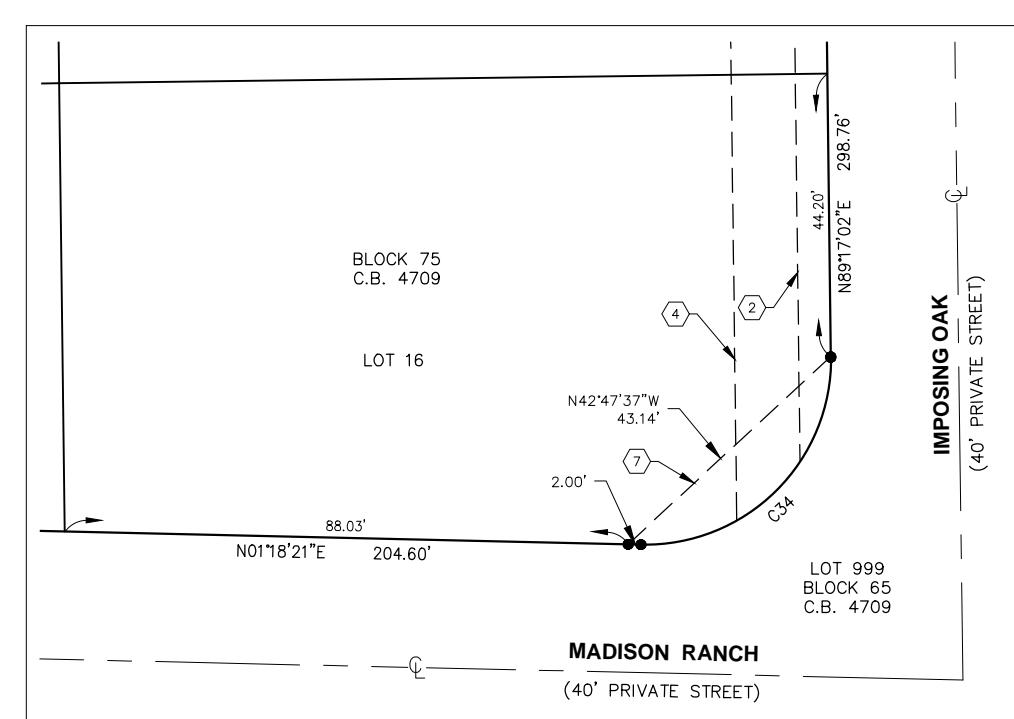
DETAIL "3"
N.T.S.
(SEE SHEET 2 OF 3)



SHEET INDEX
(NOT TO SCALE)



DETAIL "4"
N.T.S.
(SEE SHEET 2 OF 3)



DETAIL "5"
N.T.S.
(SEE SHEET 2 OF 3)