



RIVER TRACE
PRIVATE STREET
(VOL. 9616, PGS. 28-32 DPR)

AREA BEING REPLATTED
THROUGH A PUBLIC HEARING
WITH WRITTEN NOTIFICATION
SCALE 1" = 50'

THE AREA BEING REPLATTED IS A PORTION OF LOT 999, BLOCK 61, CB 4709, AND A PERMEABLE 40' E.G.T.V. WATER, SANITARY SEWER, AND DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, BEING OUT OF RIVER ROCK RANCH UNIT 2 P.U.D., RECORDED IN VOLUME 9616, PAGES 28-32, BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS
COUNTY OF KENDALL

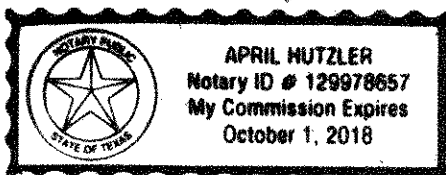
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RIVER ROCK RANCH P.U.D. UNIT 2 - PLAT ID 080245 WHICH IS RECORDED IN VOLUME 9616, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING 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.

OWNER/DEVELOPER: DANA GREEN
GREEN LAND VENTURES, LTD.
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

SWORN AND SUBSCRIBED BEFORE ME THIS 25th DAY OF October 2018

MY COMMISSION EXPIRES: October 1, 2018



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND FRETING 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 LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.
- 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 OR CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

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:

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.

LEGEND

- | | | | |
|--|--|--|---|
| EXISTING CONTOUR
PROPOSED CONTOUR
V.W.
E.G.T.V.E.
N.T.S.
BSL
SAN. SEW.
R.O.W.
R.
ESW.T.
DPR
RPR
VOL. | 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
8' WATER EASEMENT
5' PEDESTRIAN EASEMENT
5' WATER EASEMENT
15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
20' INTERCEPTOR DRAINAGE EASEMENT
5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT | PG.
V.N.A.E.
V.W.S.C.E.
V.W.P.A.E.
PRBCT
LOT SQUARE FOOT
FND IRON BAR
(UNLESS OTHERWISE NOTED)
SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142"
CITY LIMIT LINE
FLOOD PLAIN LIMITS | PAGE
VEHICLE NON-ACCESS EASEMENT
VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT
PUBLIC RECORD BEXAR COUNTY TEXAS
LOT SQUARE FOOT
(UNLESS OTHERWISE NOTED)
SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142"
CITY LIMIT LINE
FLOOD PLAIN LIMITS |
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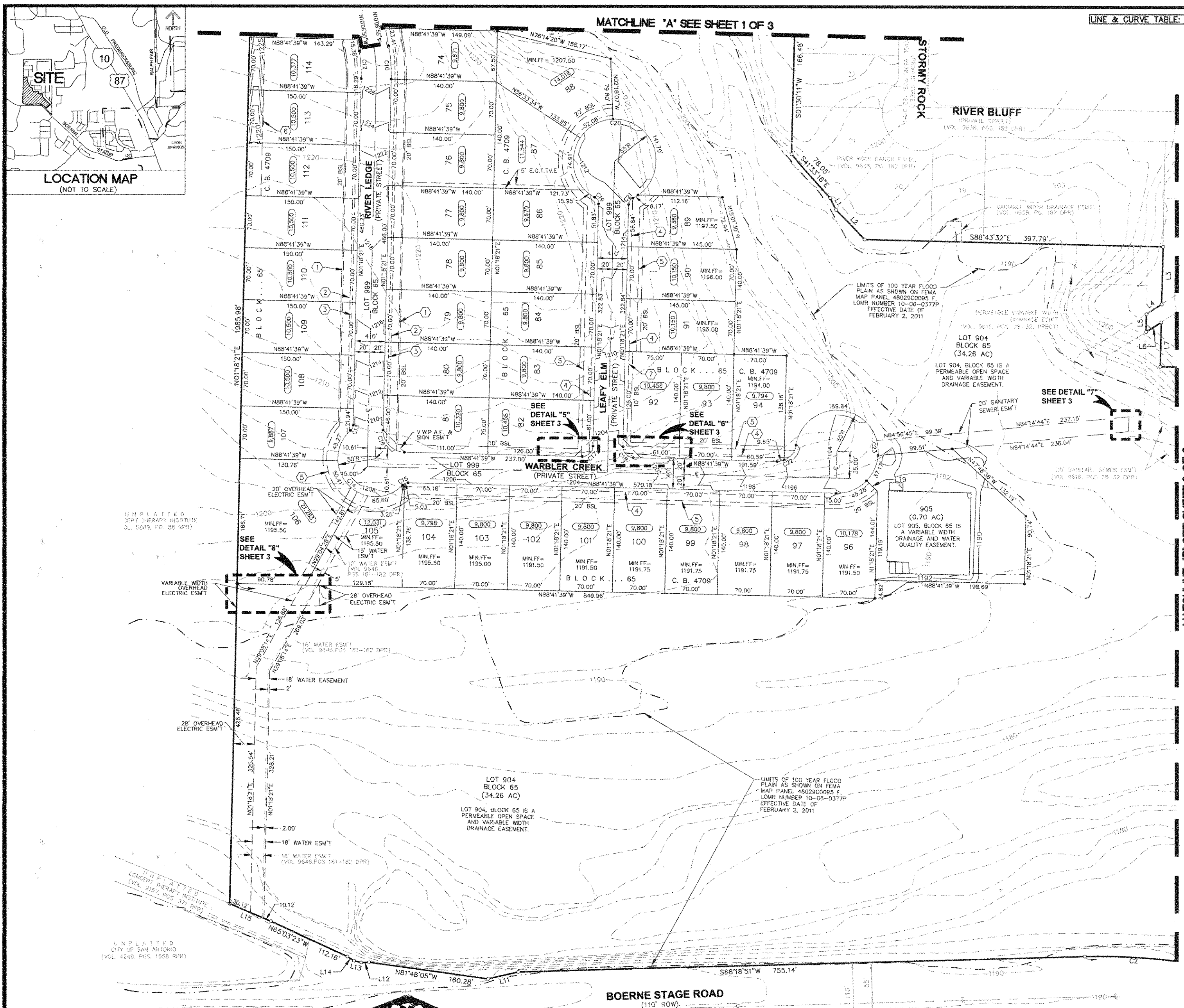
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PLAT NO. 160061

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

RIVER ROCK RANCH
UNIT 3B P.U.D.

A PLANNED UNIT DEVELOPMENT

BEING 51.28 ACRES OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT 314, COUNTY BLOCK 4709 AND THE LUIS A. GONZALEZ SURVEY NO. 31, ABSTRACT 254, COUNTY BLOCK 4704, BEXAR COUNTY TEXAS, CONSISTING OF A PORTION OF THAT 87.025-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 12100, PAGE 707 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT 96.858-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 12100 AT PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES

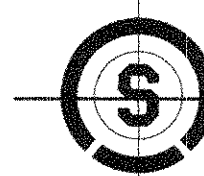
11802 Warfield, Suite 200 • San Antonio, Texas 78216

Tel: 210.807.9030 • Fax: 210.855.5530

www.courten-koehler.com • TBPE Firm No. F-10747

JOB NO: 14016.00

THIS SURVEY WAS PERFORMED BY SINCLAIR LAND SURVEYING, INC., AS
A SUB-CONTRACTOR TO COURSEN-KOEHLER ENGINEERING & ASSOCIATES



SINCLAIR LAND
SURVEYING, INC.

5000 NW INDUSTRIAL
LEON VALLEY, TEXAS 78238

210-341-4518
TRIPS FILE NO 10080000

JOB NUMBER: S-201533364

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE 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.

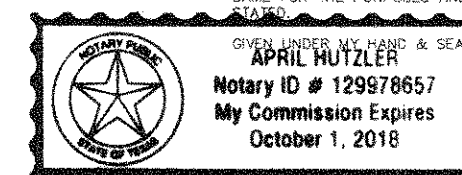
OWNER/DEVELOPER: DANA GREEN
GREEN LAND VENTURES, LTD.
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

Dana Green
OWNER/DEVELOPER - DANA GREEN

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ DANA GREEN _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY OF October, 2015



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

ON THIS _____ DAY OF _____ A.D. 2016

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVER ROCK RANCH, UNIT 3B 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. 20____

BY: _____ CHAIRMAN

BY: _____

SECRET

STATE OF TEXAS §
COUNTY OF BEXAR §

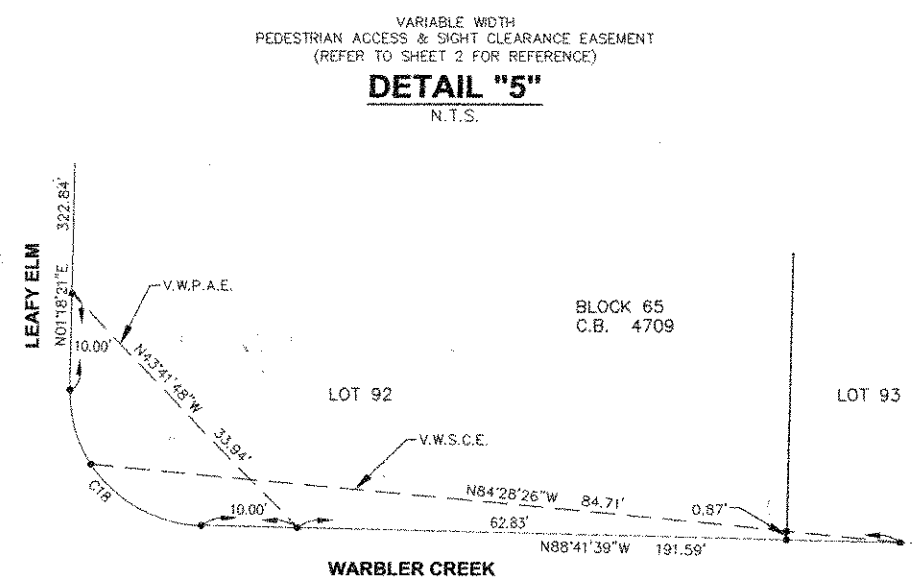
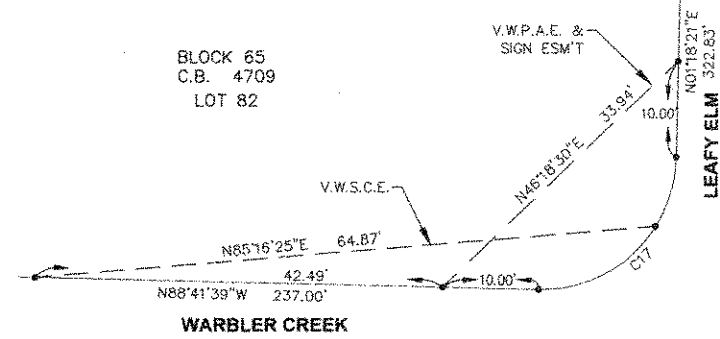
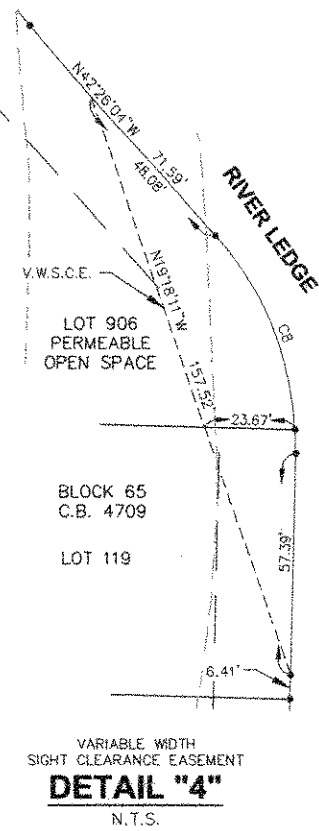
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

DAY OF _____ A.D. _____ AT _____ M AND DULY RECORDED THE
DAY OF _____ A.D. _____ AT _____ M IN THE RECORDS OF
OF SAID 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

SHEET 2 OF 3



STATE OF TEXAS
COUNTY OF BEAR

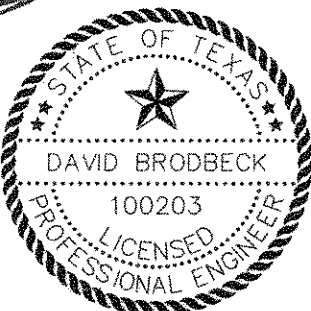
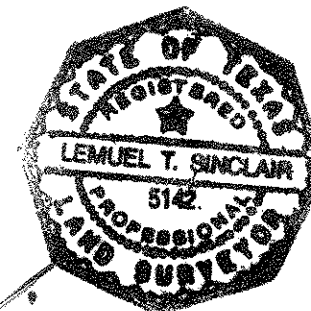
STATE OF TEXAS
COUNTY OF BEAR

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:

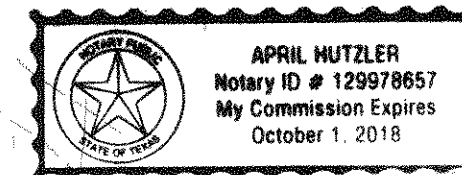
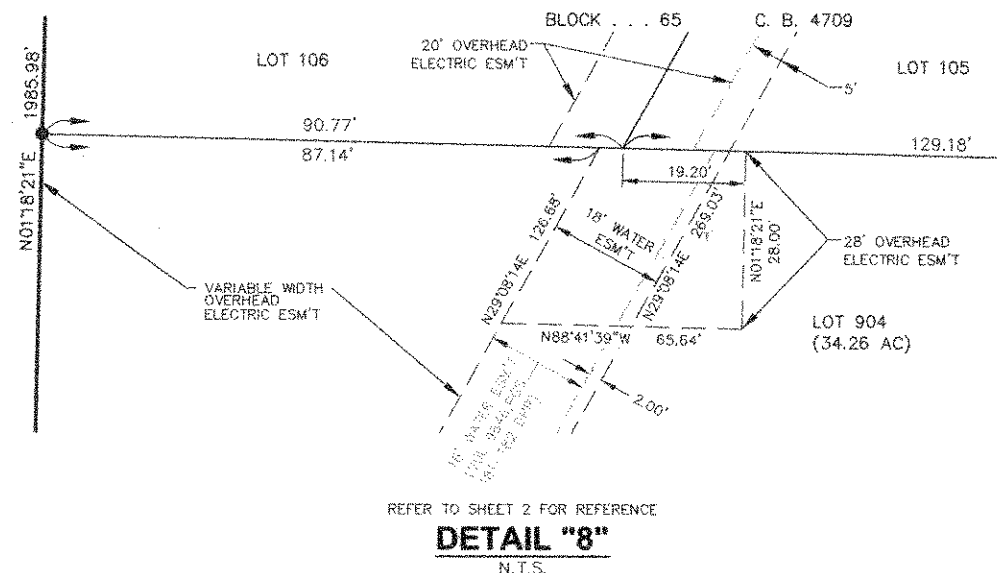
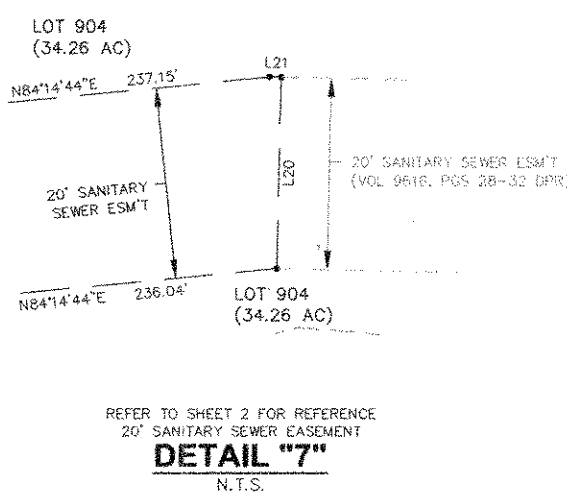
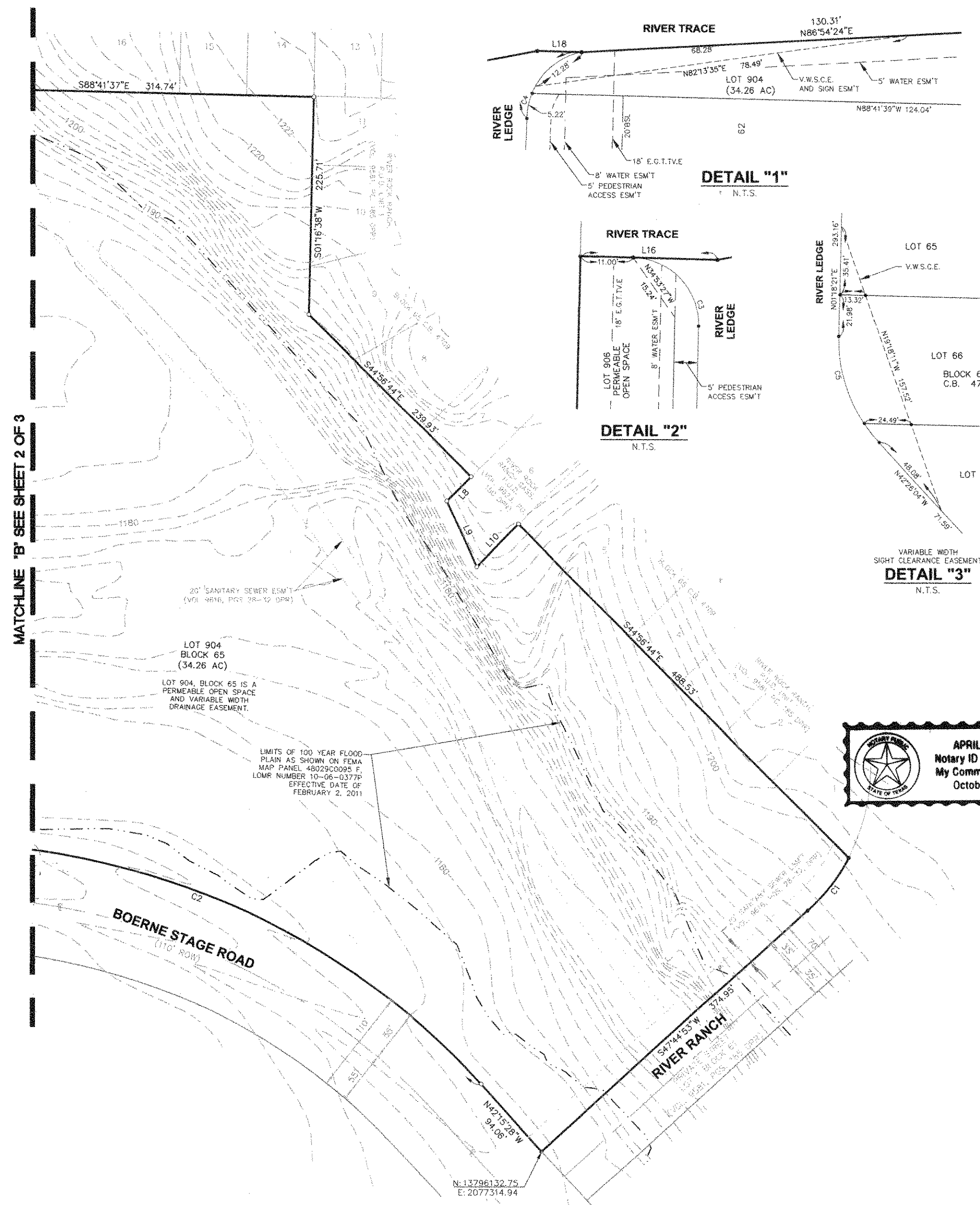
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

[Signature]
LICENSED PROFESSIONAL ENGINEER



MATCHLINE 'B' SEE SHEET 2 OF 3



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DANA GREEN, known to me to be the person whose name is
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY OF October, 2016
[Signature]
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

CERTIFICATE OF APPROVAL:
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE
COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS
FILED WITH THE COMMISSIONERS COURT OF BEAR 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.
ON THIS _____ DAY OF _____, A.D. 2016

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF RIVER ROCK RANCH, UNIT 3B 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. 20____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

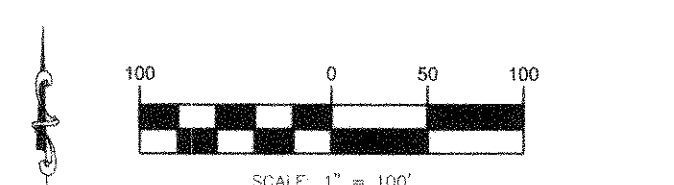
STATE OF TEXAS
COUNTY OF BEAR
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
____ DAY OF _____, A.D. _____, AT _____ M AND DULY RECORDED THE
____ DAY OF _____, A.D. _____, AT _____ M IN THE RECORDS OF
____ OF SAID COUNTY, IN BOOK VOLUME _____, 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
SHEET 3 OF 3

LINE & CURVE TABLE: SEE SHEET 1 OF 3

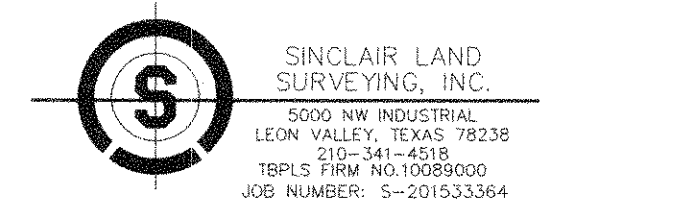
PLAT NO. 160061
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
**RIVER ROCK RANCH
UNIT 3B P.U.D.**
A PLANNED UNIT DEVELOPMENT

BEING 51.28 ACRES OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT 314,
COUNTY BLOCK 4709 AND THE LUIS A. GONZALEZ SURVEY NO. 31, ABSTRACT 254,
COUNTY BLOCK 4704, BEAR COUNTY, TEXAS, CONSISTING OF A PORTION OF THAT
87.025-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 12100 AT
PAGE 707 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND A
PORTION OF THAT 96.858-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN
VOLUME 12100 AT PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY,
TEXAS.



**COURSEN-KOEHLER
ENGINEERING & ASSOCIATES**
11802 Warfield, Suite 200 • San Antonio, Texas 78216
Tel: 210.807.9030 • Fax: 210.855.5530
www.coursen-koehler.com • TBPE Firm No. F-10747
JOB NO: 14016.00

THIS SURVEY WAS PERFORMED BY SINCLAIR LAND SURVEYING, INC., AS
A SUB-CONTRACTOR TO COURSEN-KOEHLER ENGINEERING & ASSOCIATES.



STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF THE 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.
216 E. BLANCO, SUITE 100
BOERNE, TEXAS 78008

[Signature]
OWNER/DEVELOPER - DANA GREEN

STATE OF TEXAS
COUNTY OF KENDALL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DANA GREEN, known to me to be the person whose name is
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY OF October, 2016
[Signature]
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

CERTIFICATE OF APPROVAL:
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE
COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS
FILED WITH THE COMMISSIONERS COURT OF BEAR 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.
ON THIS _____ DAY OF _____, A.D. 2016

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF RIVER ROCK RANCH, UNIT 3B 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. 20____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
____ DAY OF _____, A.D. _____, AT _____ M AND DULY RECORDED THE
____ DAY OF _____, A.D. _____, AT _____ M IN THE RECORDS OF
____ OF SAID 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
SHEET 3 OF 3