

## SCALE: 1" = 200'

PAPE-DAWSON ENGINEERS, INC.

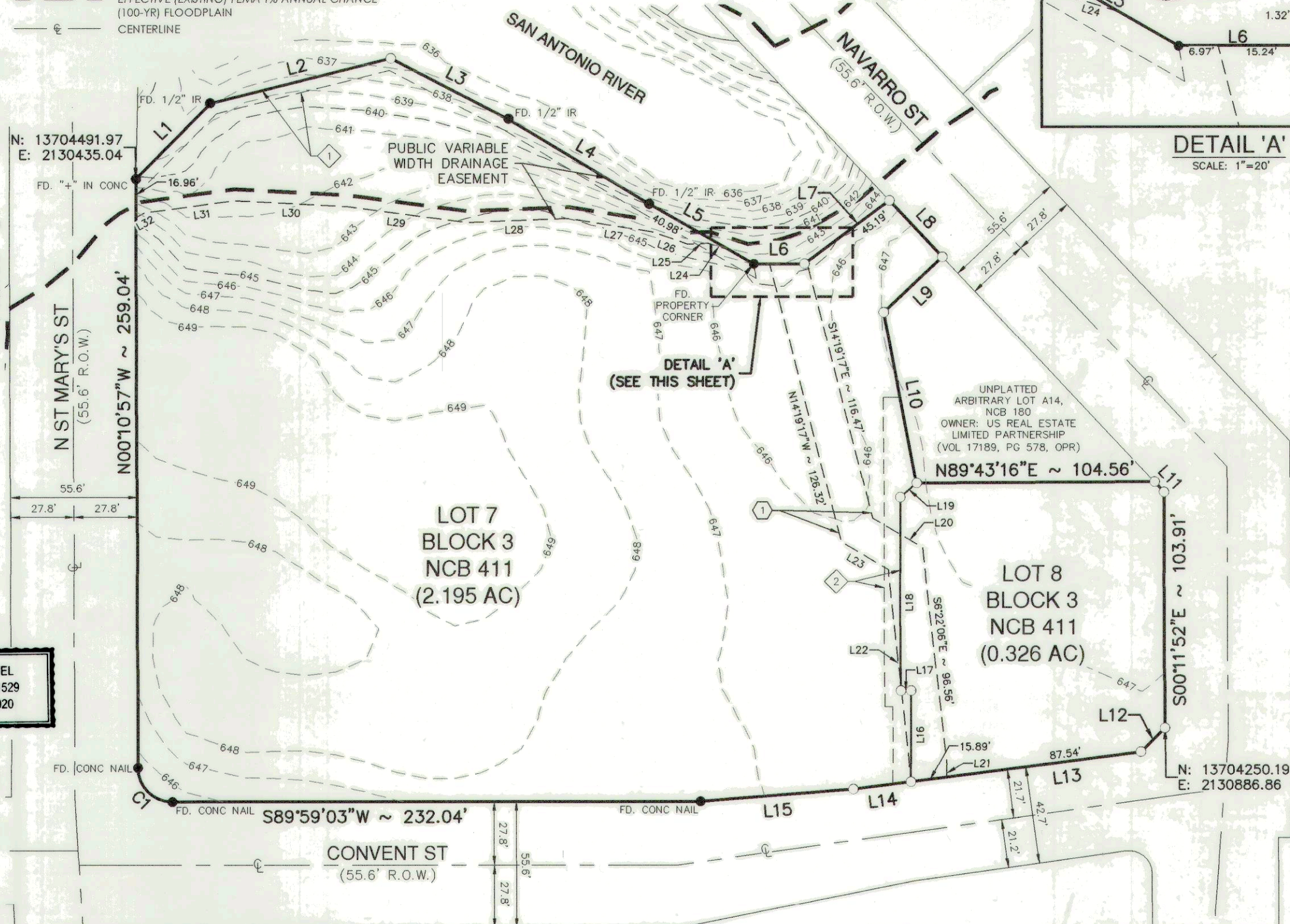


REGISTERED PROFESSIONAL LAND SURVEYOR

	<h1>LEGEND</h1>		
AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	NCB	NEW CITY BLOCK
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
FFE	FINISHED FLOOR ELEVATION		
GECTVT	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		
IN/E	INGRESS/EGRESS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	NCB	NEW CITY BLOCK
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
FF	FINISHED FLOOR ELEVATION		
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
IN/EG	INGRESS/EGRESS	(SURVEYOR)	SET 1/2" IRON ROD (PD)
INT	INTERSECTION		
VOL	VOLUME		
— 1140 —	EXISTING CONTOURS		
—	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
6	CENTERLINE		

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, INCLUDING BUT NOT LIMITED TO, PLANTING TREES OR SHRUBS, SHALL BE APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE DRAINAGE EASEMENTS. THE GRANTOR AGREES TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

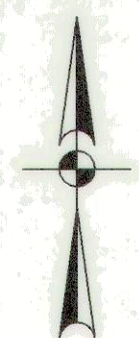


LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N44°35'51"E	46.59'	L9	S46°46'16"W	35.48'	L17	S89°49'10"W	4.44'	L25	S87°43'48"W	8.98'
L2	N75°57'44"E	81.78'	L10	S10°48'44"E	76.60'	L18	N0°10'50"W	85.20'	L26	N70°41'04"W	16.22'
L3	S62°28'34"E	58.40'	L11	S42°04'53"E	6.13'	L19	N49°20'48"E	9.57'	L27	N80°56'56"W	37.66'
L4	S59°05'22"E	71.99'	L12	S45°00'00"W	14.86'	L20	S59°19'17"E	25.45'	L28	S87°43'48"W	44.79'
L5	S60°08'32"E	52.95'	L13	S82°37'57"W	101.79'	L21	S0°10'44"E	5.05'	L29	N82°23'08"W	53.08'
L6	N89°49'10"E	22.21'	L14	S82°37'57"W	25.47'	L22	N6°06'13"W	93.89'	L30	N87°01'07"W	49.40'
L7	S53°23'16"E	46.51'	L15	S85°28'07"W	67.51'	L23	N59°19'17"W	24.11'	L31	S82°14'45"W	39.79'
L8	S43°14'44"E	34.03'	L16	N10°05'00"W	40.09'	L24	N72°25'57"W	10.13'	L32	S61°22'08"W	4.34'

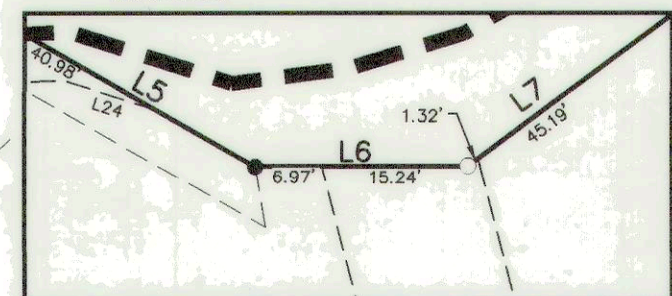
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	89°50'00"	N45°05'57"W	21.18'	23.52'

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

SHEET 1 OF 1



- 1 5' DRAINAGE EASEMENT (0.036AC)  
(VOL 8900, PG 133, DPR)
- 2 VARIABLE WIDTH TELEPHONE  
EASEMENT (0.0333AC)  
(DOC. NO.: 20190093921)
- 1 LOT 6, BLOCK 3, NCB 1411  
RIVER WALK SUBDIVISION  
(VOL 8900, PG 133, DPR)
- 2 ARBITRARY LOT A14, NCB 180  
OWNER: US REAL ESTATE  
LIMITED PARTNERSHIP  
(VOL 17189, PG 578, OPR)
- 3 ARBITRARY LOT 18A, NCB 180  
OWNER: CONVENT VENTURES, LP  
(VOL 67965, PG 2005, OPR)
- 4 0.253 OF AN ACRE  
PORTION OF HAGNER ARC  
ORD. NO. 2018-06-21-0484  
(DOC. NO.: 20180226193 OPR)
- 5 0.083 OF AN ACRE  
PORTION OF HAGNER ARC  
ORD. NO. 2018-06-21-0484  
(DOC. NO.: 20180226030 OPR)
- 6 0.023 OF AN ACRE  
PORTION OF CONVENT STREET  
ORD. NO. 2018-06-21-0484  
(DOC. NO.: 20180226031 OPR)
- 7 0.009 OF AN ACRE  
PORTION OF CONVENT STREET  
ORD. NO. 2018-06-21-0484  
(DOC. NO.: 20180226194 OPR)
- 1 16' PUBLIC DRAINAGE EASEMENT  
(0.090 ACB)

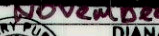


DETAIL 'A'

SCALE: 1"=20'

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C. DEAN PATRINELY 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 6th DAY OF November, A.D. 20 19

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH B. NEWTON 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 7th DAY OF November A.D. 2019  DIANA S. ANGELES

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ONE RIVERWALK 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

