EASEMENTS FOR FLOODPLAINS:

A PORTION OF LOT 7, BLOCK 3, NCB 411, LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0415G, DATED SEPTEMBER 29, 2010. A FEMA LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR REYAR COUNTY THE FLOODPLAIN STUDY (FEMA CASE NO. 19-06-241P) IS PENDING APPROVAL BY FEMA, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

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 DEIRM PANEL 48029C0415G DATED 09/29/2010: OR THE 1% ANNUAL CHANCE

(100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION: OR

THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS

NON-RESIDENTIAL FINISHED FLOOR ELEVATION:

FINISHED FLOOR ELEVATIONS FOR NON-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. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN

DRAINAGE EASEMENT ENCROACHMENTS:

DETAIL 'A'

L15

LINE TABLE

(SEE THIS SHEET)

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 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 LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

5' DRAINAGE EASEMENT (0.036AC) (VOL 8900, PG 133, DPR) VARIABLE WIDTH TELEPHONE WAS PREVIOUSLY PLATTED AS LOT 6, BLOCK 3 NCB 1411 OF THE RIVER WALK SUBDIVISION EASEMENT (0.033AC) (DOC. NO. 20190093921) RECORDED IN VOLUME 8900, PAGE 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY. TEXAS, AND LOT 18A, NCB 180 AS SHOWN ON CITY ENGINEERS MAP NO. 20, A 0.083 OF AN ACRE PORTION OF HANGER ARC, BEING A CLOSED AND ABANDONED STREET BY ORDINANCE

LOT 6, BLOCK 3, NCB 1411 RIVER WALK SUBDIVISION (VOL 8900, PG 133, DPR) ARBITRARY LOT A14, NCB 180 OWNER: US REAL ESTATE

SCALE: 1"= 50"

LIMITED PARTNERSHIP (VOL 17189, PG 578, OPR) ARBITRARY LOT 18A, NCB 180 OWNER: CONVENT VENTURES, LP (VOL 6965, PG 2005, OPR)

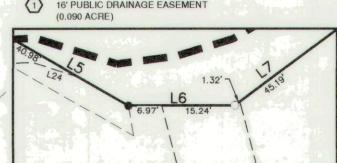
0.253 OF AN ACRE PORTION OF HAGNER ARC ORD. NO. 2018-06-21-0484 (DOC. NO.: 20180226193 OPR)

0.083 OF AN ACRE PORTION OF HAGNER ARC ORD. NO. 2018-06-21-0484 (DOC. NO.: 20180226030 OPR)

0.023 OF AN ACRE PORTION OF CONVENT STREET ORD. NO. 2018-06-21-0484 (DOC. NO.: 20180226031OPR)

0.009 OF AN ACRE PORTION OF CONVENT STREET ORD. NO. 2018-06-21-0484 (DOC. NO.: 20180226194 OPRI

16' PUBLIC DRAINAGE EASEMENT



DETAIL 'A'

SCALE: 1"=20"

N: 13704250.19

E: 2130886.86

STATE OF TEXAS COUNTY OF BEXAR

> 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 DAY OF NOVEMBER 1, A.D. 20 19

C. DEAN

HOUSTON, TEXAS 77056 (713) 840-2700

1980 POST OAK BOULEVARD, SUITE 1600

NO. 2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226030., A 0.253 OF AN ACRE

PORTION OF CONVENT STREET, BEING A CLOSED AND ABANDONED STREET BY ORDINANCE NO

2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226194 AND A 0.023 OF AN ACRE

PORTION OF CONVENT STREET, BEING A CLOSED AND ABANDONED STREET BY ORDINANCE NO.

DATE OF PREPARATION: November 05, 2019

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

A TEXAS LIMITED LIABILITY COMPANY

BY: CGL RELP SA IV LLC

CGL SA, LTD.,

ITS SOLE MEMBER

A TEXAS LIMITED LIABILITY COMPANY

A TEXAS LIMITED PARTNERSHIP

ITS MANAGING MEMBER

ITS GENERAL PARTNER

A TEXAS CORPORATION.

A TEXAS LIMITED PARTNERS

CRIMSON GROUP LTD

PORTION OF HANGER ARC. BEING A CLOSED AND ABANDONED STREET BY ORDINANCE NO.

2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226193.. A 0.009 OF AN ACRE

2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226031, ALL OF THE OFFICIAL

PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: 1 RIVERWALK, LLC.

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

My Notary ID # 4901529 Expires April 18, 2020 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUL'

CAROLYN DRUSHEL

Notary ID #12603529

March 12, 2023

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 PURPOS AND CONSIDERATION THEREIN EXPRESSED.

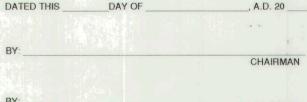
OWNER/DEVELOPER: CONVENT VENTURES, LP, A TEXAS LIMITED COMPANY

SAN ANTONIO, TEXAS 78205 (210) 244-0217

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 CAPACIT' HAND AND SEAL OF OFFICE THIS

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



SECRETARY

CURVE TABLE CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH 15.00' 89'50'00" N45'05'57"W

PAPE-DAWSON ENGINEERS

ARBITRARY LOT A14,

NCB 180 OWNER: US REAL ESTATE

N89°43'16"E ~ 104.56"

LOT 8

BLOCK 3

NCB 411

(0.326 AC)

L13

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

THOMAS MATTHEW CARTER 79272 (ICENSED.



SAN ANTONIO E PECAN ST **LOCATION MAP** NOT-TO-SCALE

CITY OF

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," SANITARYSEWER EASEMENT" AND/OR " RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,

ISPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES

OR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND

ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE

ACILITIES 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,

EWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS RUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS

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

LECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER

ASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

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

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

LEGEND

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE

PG PAGE(S)

ROW RIGHT-OF-WAY

NCB NEW CITY BLOCK

OPR OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(OFFICIAL PUBLIC RECORDS

(UNLESS NOTED OTHERWISE)

PUBLIC VARIABLE

WIDTH DRAINAGE

EASEMENT

649 -

LOT 7 BLOCK 3

NCB 411

(2.195 AC)

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

GHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRAN

VITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY

METER SET AND/OR WASTEWATER SERVICE CONNECTION

DEED AND PLAT RECORDS OF

EXISTING CONTOURS

(100-YR) FLOODPLAIN

CENTERLINE

FINISHED FLOOR ELEVATION

BEXAR COUNTY, TEXAS

AND CABLE TELEVISION

GETCTV GAS, ELECTRIC, TELEPHONE

GROUND ELEVATION ALTERATIONS

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM

AC ACRE(S)

CATV CABLE TELEVISION

IN/EG INGRESS/EGRESS

INT INTERSECTION

VOL VOLUME

N: 13704491.97

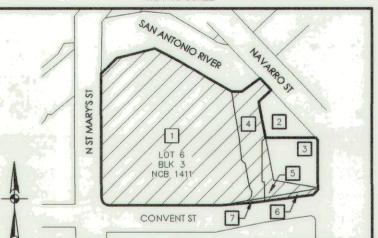
Z

27.8'

LINE TABLE

E: 2130435.04

BLK BLOCK



AREA BEING REPLATTED THROUGH PUBLIC HEARING

2.521 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 6, BLOCK 3 NCB 1411 OF THE RIVER WALK SUBDIVISION RECORDED IN VOLUME 8900, PAGE 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, LOT 18A, NOB 180 AS SHOWN ON CITY ENGINEERS MAP NO. 20, A 0.083 OF AN ACRE PORTION OF HANGER ARC, BEING A CLOSED AND ABANDONED STREET BY ORDINANCE NO. 2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226030, A 0.253 OF AN ACRE PORTION OF HANGER ARC, BEING A CLOSED AND ABANDONED STREET BY ORDINANCE NO. 2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226193, A 0.009 OF AN ACRE PORTION OF CONVENT STREET, BEING A CLOSED AND ABANDONED STREET BY ORDINANCE NO. 2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226194 AND A 0.023 OF AN ACRE PORTION OF CONVENT STREET, BEING A CLOSED AND ABANDONED STREET BY ORDINANCE NO. 2018-06-21-0484, AND RECORDED IN DOCUMENT NO. 20180226031, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RIVER WALK SUBDIVISION WHICH IS RECORDED IN VOLUME 8900, PAGE 133, COUNTY PLAT AND DEED RECORDS

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDEN

OWNER/DEVELOPER: 1 RIVERWALK, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: CGL RELP SA JV, LLC, A TEXAS LIMITED LIABILITY COMPANY, TS SOLE MEMBER CGL SA, LTD., A TEXAS LIMITED PARTNER TS MANAGING MEMBER CRIMSON GROUP, LTD. A TEXAS LIMITED PARTNERS GATOR ENTERPRISES, INC.

1980 POST OAK BOULEVARD, SUITE 1600

DAY OF november, A.D. 20 19

CAROLYN DRUSHEL

My Notary ID # 4901529 Expires April 18, 2020

Carolyn Drushel
TARY PUBLIC IN OND FOR THE STATE OF TEXAS

SURVEYOR'S NOTES:

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS

DIMENSIONS SHOWN ARE SURFACE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00. FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

STATE OF TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, NOTS 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.

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

PAPE-DAWSON ENGINEERS, INC

LINE # BEARING LENGTH LINE # BEARING LENGTH INE # | BEARING | LENGTH INE # | BEARING | LENGTH N44'33'51"[S89'49'10"W S87'43'48"W NO'10'50"W N70'41'04"W N75'57'44"E 81.78 L10 S10'48'44"F 76.60 L18 85.20 L26 S62'28'34"E 58.40 S42'04'53"E L19 N49'20'48"E N80'56'56"W S45'00'00"W L20 S59'19'17"E L28 S87'43'48"W S59'05'22"E N82'23'08"W S60'08'32"E 52.95 L13 | S82'37'57"W 101.79 L21 S0'10'44"E 5.05 L29 N89'49'10"E L22 N6'06'13"W 93.89 N87'01'07"W L31 N53'23'16"E 46.51 L15 S85'28'07"W L23 N59'19'17"W 24.11 S82'14'45"W 39.79 L8 S43'13'44"E 34.03' L16 N0"10'50"W L24 N72'25'57"W S61°22'08"W 4.34

LINE TABLE

o. conc NAIL S89°59'03"W ~ 232.04"

LINE TABLE

CONVENT ST

16.22 37.66 44.79 53.08