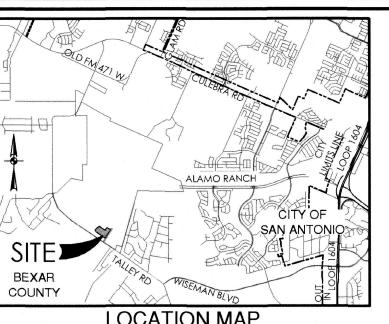
SECRETARY



LOCATION MAP

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS - —1140 — — EXISTING CONTOURS

- - 1140 - - PROPOSED CONTOURS 1% ANNUAL CHANCE FEMA FLOODPLAIN

ORIGINAL SURVEY ---- € ----- CENTERLINE

KEY NOTES

3 10' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT 5 1' VEHICULAR NON-ACCESS EASEMENT

14 14'X20' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT

(13) 10' BUILDING SETBACK

16' SANITARY SEWER EASEMENT (DOC # 20200023567, DOC #

VOL VOLUME PG PAGE(S)

ROW RIGHT-OF-WAY

(PD)-ROW

SET 1/2" IRON ROD (PD)

SET 1/2" IRON ROD

(9) VARIABLE WIDTH SANITARY SEWER EASEMENT

(NOT-TO-SCALE)

20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY VARIABLE WIDTH ELECTRIC, GAS, (OES, LOTY) 928 AC) (OFF-LOT)(0.028 AC)

12 VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND DRAINAGE EASEMENT WATER, DRAINAGE, GAS, ELECTRIC, ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED

STREET ROW (OFF-LOT) (PERMEABLE) (0.827 OF AN ACRE) 4 10' MULTI USE EASEMENT (DOC # 20200023571)

CPS/SAWS/COSA UTILITY:

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," "OVERHANGE 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 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 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 BUILDING, STRUCTURE, 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.

 THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY THER EASEMENTS FOR LITUITIES LINESS THE CHANGES TO SUCH EASEMENTS AS 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.

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.

MAINTENANCE NOTE

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS INCLUDING LOT 902 BLOCK 7, LOT 901, BLOCK 6, CB 4388, LOT 901, BLOCK 7, CB 4388 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNERS' ASSOCIATION. OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 COMMISS

STATE OF TEXAS COUNTY OF BEXAR

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



SURVEYOR'S NOTES:

 MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED, MONUMENTS AND LOT MARKERS WILL BE SET WITH PAPE-DAWSON" OR MAG NAIL WITH DISK ANTONIO WATER SYSTEM. MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND

STREET CONSTRUCTION UNLESS NOTED OTHERWISE. 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 NETWORK.

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 ZONE. RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SETBACK:

(UNPLATTED)

REMAINING PORTION OF 297.00 ACRES

BECKER RANCH, LTD

N: 13719317.26

E: 2040419.81

(VOL 7723, PG 1880 OPR)

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

MATCHLINE "A" - SEE SHEET 2 OF 5

12

N33'55'20"E

120.28

/11

N33'55'20"E

120.30

N33'55'20"E

120.33

N33'55'20"E

120.36

N33'55'20"E

120.39

N33'55'20"E 120.42

N33'55'20"E

120.44

N33'55'20"E

N33'55'20"E

N33'55'20"E

N33'55'20"E

115.56

N33°55'20"E

±523' TO THE INTERSECTION

168.264 ACRES

CONTINENTAL HOMES

OF TEXAS, LTD.

(DOC # 20200023563)

____ 115.58'

L2

OF TALLEY ROAD & FRIO RIVER RUN

117.09

2.80

3.00'

0/039 AC

OPEN SPACE

(PERMEABLE)

FRIO RIVER RUN

(R.O.W. VARIES)

8

SAWS WASTEWATER EDU:

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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2550201) 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 SINGIF-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OF UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

<u>SAWS HIGH PRESSURE</u>

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

SAWS IMPACT FEE:

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

S33'55'20"W ~ 120.00

S33'55'20"W

/120.00'

S33'55'20"W

120.00

S33'55'20"W

105.00

N33'55'20"E ~ 210.00'

ADAMELLITE AVE

(50' R.O.W)

(3X13)

П

5

 \bigcirc

 Ω

\$33.55'20"W ~ 500.00'

105.00

N33'55'20"E

N33'55'20"E

115.75

N33'55'20"E

115.00

S33'55'20"W/_

\$33°55'20"W ~ 566.71

FRIO RIVER RUN PHASE

(CONCURRENT PLATTING)

(PLAT #19-11800461)

_100.00'—

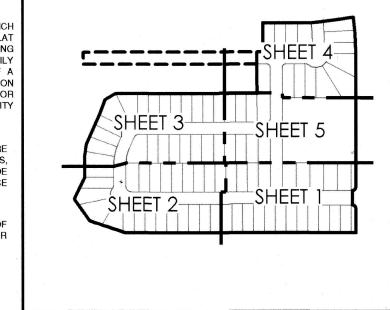
0.038 AC

OPEN SPACE

(PERMEABLE)

N: 13719475.39

E: 2040526.15

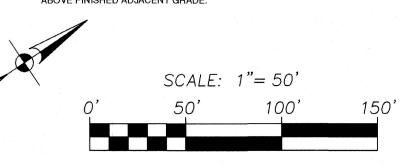


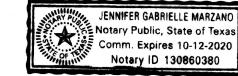
SHEET INDEX

OPEN SPACE:

LOT 901 BLOCK 6, CB 4388, LOT 902 BLOCK 7, LOT 901 BLOCK 7, CB 4388, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.







744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP BY SPECIAL WARRANTY

OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT

DEED RECORDED IN DOCUMENT 20200023563 OF THE OFFICIAL PUBLIC RECORDS

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 DATE OF PREPARATION: JULY 20, 2020

STATE OF TEXAS

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.

LESLIE K. OSTRANDER, ASSISTANT SECRETARY

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N LOOP 1604 E SAN ANTONIO, TEXAS 78247 (210)496-2668

STATE OF TEXAS COUNTY OF BEXAF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER 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

CÉRTIFICATE OF APPROVAI

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
COUNT		E, BEXAR CO					

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNIT C1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SLICH 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

NOTE: SEE SHEET 5 FOR CURVE AND LINE TABLE.

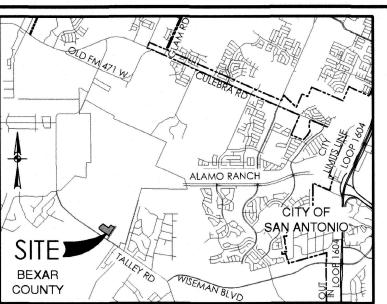
> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 5





, A.D. 20



LOCATION MAP

CPS/SAWS/COSA UTILITY:

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 FEMA FLOODPLAIN 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 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 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 BUILDING, STRUCTURE, 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

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. SAWS IMPACT FEE:

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 WASTEWATER EDU:

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

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: 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.

DRAINAGE EASEMENT NOTE:
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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN RIVERSTONE UNIT C2 (PLAT # 19-11800507).

> (UNPLATTED) REMAINING PORTION OF 297.00 ACRES (VOL 7723, PG 1880 OPR)

STATE OF TEXAS COUNTY OF BEXAR

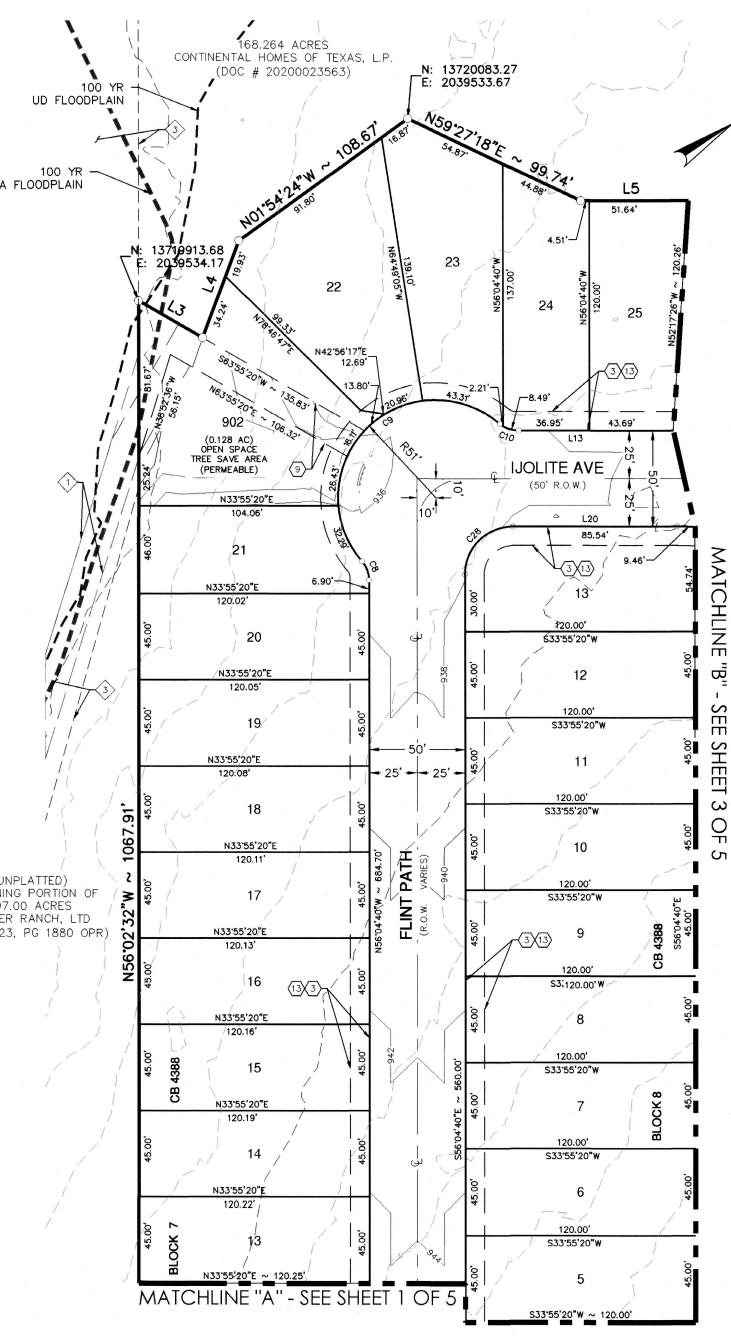
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PI ANNING COMMISSION

STATE OF TEXAS COUNTY OF BEXAR

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.

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 DEIRM PANEL 48029C0335F, DATED SEPTEMBER 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 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.



NOTE: SEE SHEET 5 FOR CURVE AND LINE TABLE.

SCALE: 1"= 50

100

150'

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas

Comm. Expires 10-12-2020

Notary ID 130860380

PLAT NO 19-11800460

SUBDIVISION PLAT OF

RIVERSTONE - UNIT C1

BEING A TOTAL OF 18.141 ACRE TRACT OF LAND, A PORTION OF A 168.264 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20200023563 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: JULY 20, 2020

STATE OF TEXAS

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.

BY: CHTEX OF TEXAS, INC. IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N LOOP 1604 E SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER 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 LULY, A.D. 20

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

ATED	THIS	 DAY	OF .	 	 	_ A.D.	20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS ___

THIS PLAT OF RIVERSTONE - UNIT C1 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

DAY OF

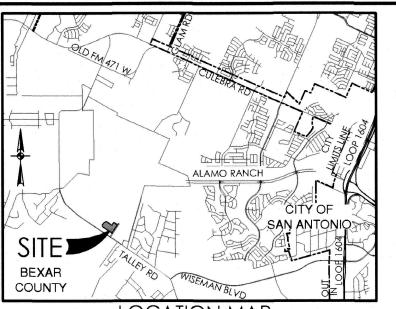
BY:				
		¥		CHAIRMAN
BY:				
				SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 5







LOCATION MAP

CPS/SAWS/COSA UTILITY:

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 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 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 BUILDING, STRUCTURE, 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 FASEMENTS 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)

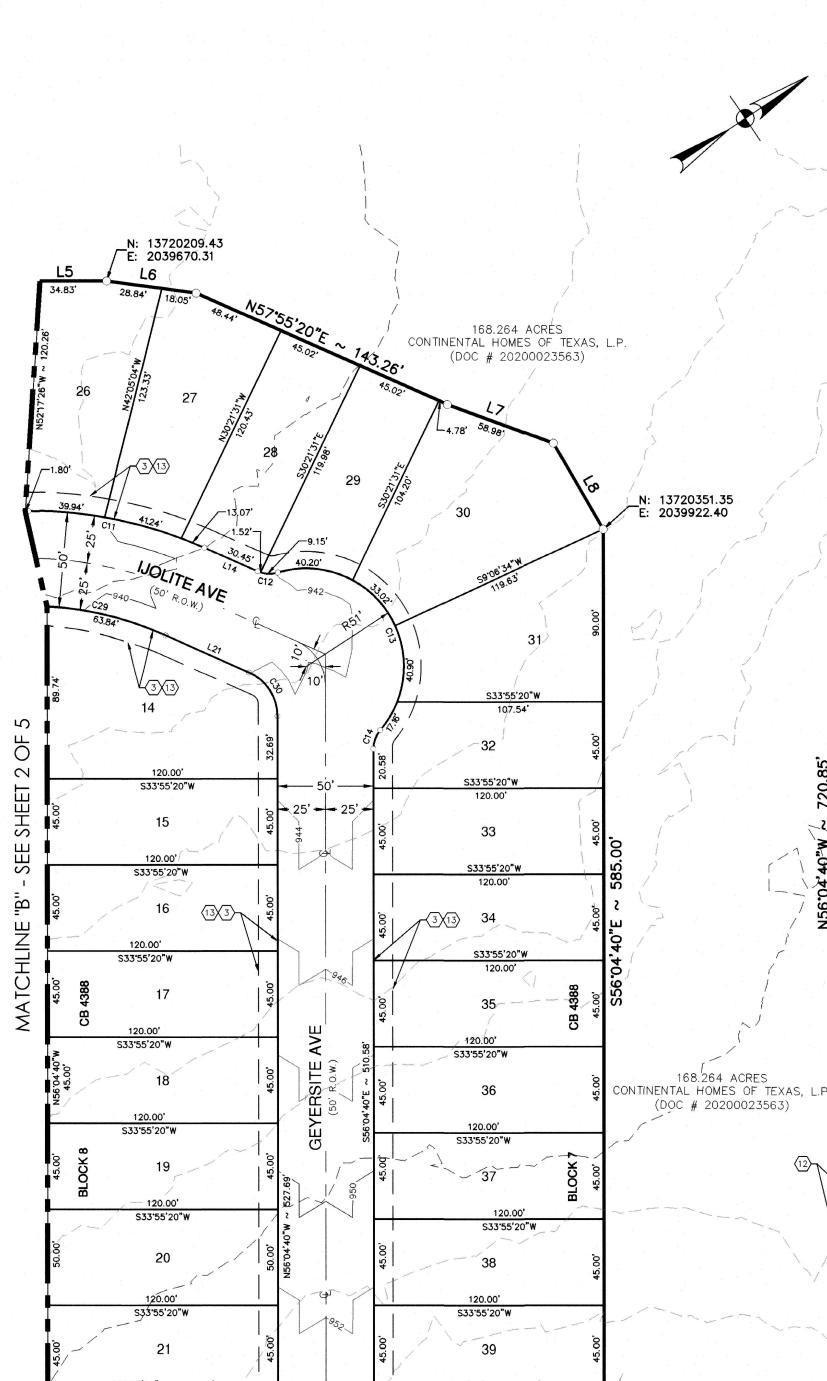
FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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 WASTEWATER EDU:

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



MATCHLINE "C" - SEE SHEET 5 OF 5

PLAT NO 19-11800460

SUBDIVISION PLAT

RIVERSTONE - UNIT C1

BEING A TOTAL OF 18.141 ACRE TRACT OF LAND, A PORTION OF A 168.264 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20200023563 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



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 DATE OF PREPARATION: JULY 20, 2020

STATE OF TEXAS

SEE SHEET 5 FOR CURVE AND LINE TABLE.

SCALE: 1"= 50'

---948-

(12)

MATCHLINE "D'

SEE SHEET 4 OF 5

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

> 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.

LESLIE K. OSTRANDER, ASSISTANT SECRETARY BY:CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF 5419 N LOOP 1604 E SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

COMMISSIONERS COURT

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas

Comm. Expires 10-12-2020

Notary ID 130860380

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER 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 CARACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _______, A.D. 20______.

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

DATED	THIS	 DAY	OF			A.D.	20	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNIT C1 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

SECRETARY





STATE OF TEXAS

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

STATE OF TEXAS

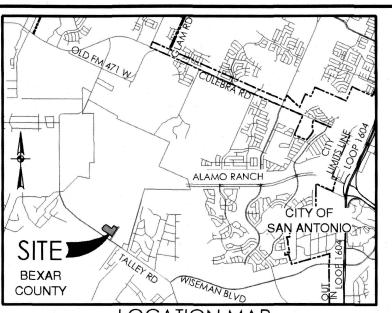
PAPE-DAWSON ENGINEERS, INC

COUNTY OF BEXAR 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:

DUUTONO 07/27/2020
REGISTERED PROFESSIONAL LAND SURVEYO

LICENSED PROFESSIONAL ENGINEER

SHEET 3 OF 5



LOCATION MAP

CPS/SAWS/COSA UTILITY:

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 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 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENGROACHMENT 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.

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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

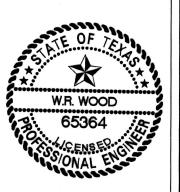
ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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 WASTEWATER EDU:

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





STATE OF TEXAS

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 COMM

STATE OF TEXAS COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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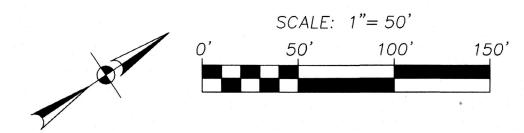
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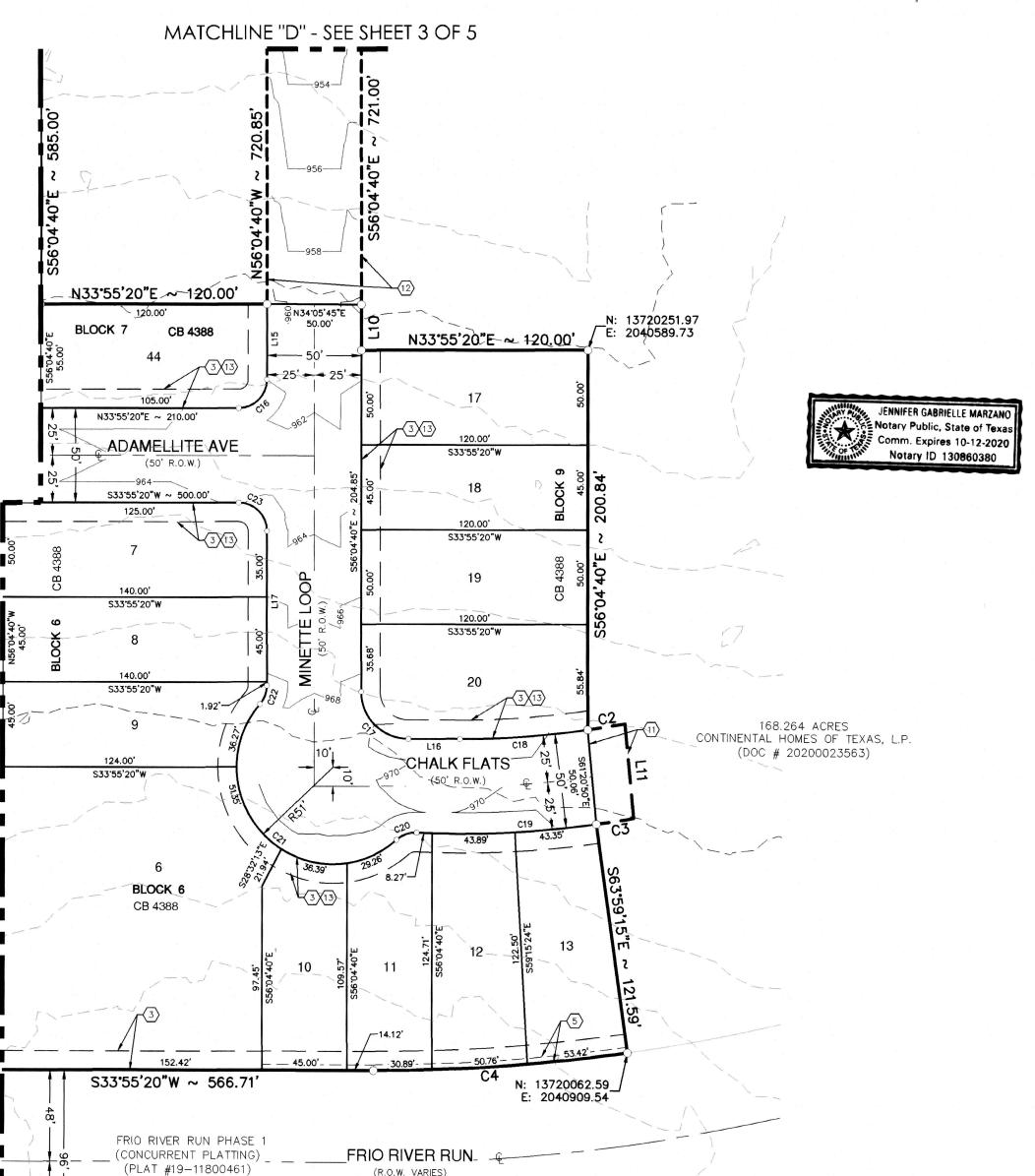
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 5



168.264 ACRES

CONTINENTAL HOMES OF TEXAS, LTD.

(DOC # 20200023563)



SUBDIVISION PLAT

RIVERSTONE - UNIT C1

BEING A TOTAL OF 18.141 ACRE TRACT OF LAND, A PORTION OF A 168.264 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20200023563 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



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 DATE OF PREPARATION: JULY 20, 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

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.F. SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

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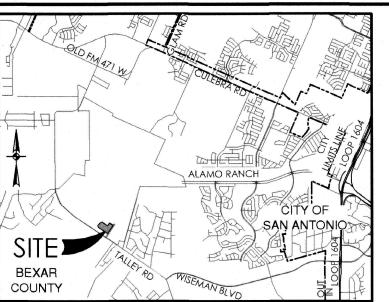
DATED	THIS	DAY OF		A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS		AY OF		_, A .D. 20
BY:				
	1, 1			CHAIRMAN
BY				
				SECRETARY



LOCATION MAP

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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.

SAWS IMPACT FEE:

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SAWS WASTEWATER EDU:

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC.

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 ANTONIO WATER SYSTEM.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

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:

REGISTERED PROFESSIONAL AND SURVEYOR

	SCALE:	1"= 50'	
0'	50'	100'	150'

CURVE TABLE CURVE # RADIUS DELTA CHORD BEARING CHORD LENGTH C1 15.00' 90'00'00" S11'04'40"E 21.21' 23.56' C2 475.00' 2'25'08" N24'31'30"E 20.05' 20.05' C3 525.00' 2'11'15" S24'55'08"W 20.04' 20.04' C4 952.00' 8'07'45" S29'51'27"W 134.96' 135.07' C5 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C6 110.00' 2'17'26" N54'55'57"W 4.40' 4.40' C7 100.00' 2'17'26" N54'55'57"W 4.00' 4.00' C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C16 15.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 81'11'6" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C21 51.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C24 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C25 100.00' 2'17'26" S57'13'23"E 4.00' 4.00' C26 110.00' 2'17'26" S57'13'23"E 4.00' 4.00'						
CURVE # RADIUS DELTA CHORD BEARING CHORD LENGTH C1 15.00' 90'00'00" S11'04'40"E 21.21' 23.56' C2 475.00' 2'25'08" N24'31'30"E 20.05' 20.05' C3 525.00' 2'11'15" S24'55'08"W 20.04' 20.04' C4 952.00' 8'07'45" S29'51'27"W 134.96' 135.07' C5 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C6 110.00' 2'17'26" N54'55'57"W 4.40' 4.40' C7 100.00' 2'17'26" N54'55'57"W 4.00' 4.00' C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 40'44'57" N35'42'140"W 11.23' 11.51' C21 51.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C24 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C25 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C25 100.00' 2'17'26" S57'13'23"E 4.00' 4.00'						
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C2 475.00' 2'25'08" N24'31'30"E 20.05' 20.05' C3 525.00' 2'11'15" S24'55'08"W 20.04' 20.04' C4 952.00' 8'07'45" S29'51'27"W 134.96' 135.07' C5 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C6 110.00' 2'17'26" N54'55'57"W 4.40' 4.40' C7 100.00' 2'17'26" N54'55'57"W 4.00' 4.00' C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3 525.00' 2'11'15" \$24'55'08"W 20.04' 20.04' C4 952.00' 8'07'45" \$29'51'27"W 134.96' 135.07' C5 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C6 110.00' 2'17'26" N54'55'57"W 4.40' 4.40' C7 100.00' 2'17'26" N54'55'57"W 4.00' 4.00' C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 40'44'57" \$35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16	C1	15.00'	90.00,00,	S11°04'40"E	21.21	23.56
C4 952.00' 8'07'45" \$29'51'27"W \$134.96' \$135.07' C5 \$15.00' 90'00'00" \$78'55'20"W \$21.21' \$23.56' C6 \$110.00' \$2'17'26" \$N54'55'57"W \$4.40' \$4.40' C7 \$100.00' \$2'17'26" \$N54'55'57"W \$4.00' \$4.00' C8 \$15.00' \$40'52'57" \$N76'31'09"W \$10.48' \$10.70' C9 \$51.00' \$171'45'54" \$N11'104'40"W \$10.74' \$152.89' C10 \$15.00' \$40'52'57" \$N54'21'48"E \$10.48' \$10.70' C11 \$225.00' \$24'00'00" \$N45'55'20"E \$93.56' \$94.25' C12 \$15.00' \$40'44'57" \$N37'32'51"E \$10.44' \$10.67' C13 \$51.00' \$40'44'57" \$35'42'12"E \$10.44' \$10.67' C15 \$15.00' \$90'00'00" \$N78'55'20"E \$21.21' \$23.56' C16 \$15.00' \$90'00'00" \$N78'55'20"E \$35.36' \$	C2	475.00'	2'25'08"	N24'31'30"E	20.05	20.05
C5 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C6 110.00' 2'17'26" N54'55'57"W 4.40' 4.40' C7 100.00' 2'17'26" N54'55'57"W 4.00' 4.00' C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18	С3	525.00'	2'11'15"	S24°55'08"W	20.04	20.04
C6 110.00' 2'17'26" N54'55'57"W 4.40' 4.40' C7 100.00' 2'17'26" N54'55'57"W 4.00' 4.00' C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19	C4	952.00'	8'07'45"	S29'51'27"W	134.96	135.07
C7 100.00' 2'17'26" N54'55'57"W 4.00' 4.00' C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C15 15.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 </td <td>C5</td> <td>15.00'</td> <td>90°00'00"</td> <td>S78⁻55²⁰"W</td> <td>21.21</td> <td>23.56</td>	C5	15.00'	90°00'00"	S78 ⁻ 55 ²⁰ "W	21.21	23.56
C8 15.00' 40'52'57" N76'31'09"W 10.48' 10.70' C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 811'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20	C6	110.00'	2'17'26"	N54.55,57,M	4.40'	4.40'
C9 51.00' 171'45'54" N11'04'40"W 101.74' 152.89' C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" S78'34'45"W 101.76' 153.26' <t< td=""><td>C7</td><td>100.00'</td><td>2'17'26"</td><td>N54°55'57"W</td><td>4.00'</td><td>4.00'</td></t<>	C7	100.00'	2'17'26"	N54°55'57"W	4.00'	4.00'
C10 15.00' 40'52'57" N54'21'48"E 10.48' 10.70' C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N78'55'20"E 35.36' 39.27' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" S78'34'45"W 101.76' 153.26'	C8	15.00'	40.52.57"	N76'31'09"W	10.48'	10.70
C11 225.00' 24'00'00" N45'55'20"E 93.56' 94.25' C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" S78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67'	C9	51.00'	171°45′54″	N11'04'40"W	101.74	152.89'
C12 15.00' 40'44'57" N37'32'51"E 10.44' 10.67' C13 51.00' 147'29'53" \$89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" \$35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" \$31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" \$14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" \$78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C	C10	15.00'	40*52'57"	N54*21'48"E	10.48	10.70'
C13 51.00' 147'29'53" S89'04'40"E 97.92' 131.29' C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" S78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" S11'04'40"E 21.21' 23.56' C	C11	225.00	24'00'00"	N45'55'20"E	93.56	94.25
C14 15.00' 40'44'57" S35'42'12"E 10.44' 10.67' C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" S78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" S11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" S57'13'23"E 4.00' 4.00'	C12	15.00	40°44'57"	N37°32'51"E	10.44	10.67
C15 15.00' 90'00'00" N78'55'20"E 21.21' 23.56' C16 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" S78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" S11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" S57'13'23"E 4.00' 4.00'	C13	51.00'	147'29'53"	S89'04'40"E	97.92'	131.29'
C16 15.00' 90'00'00" N11'04'40"W 21.21' 23.56' C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" S14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" S78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" S78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" S11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" S57'13'23"E 4.00' 4.00'	C14	15.00'	40°44'57"	S35°42'12"E	10.44	10.67
C17 25.00' 90'00'00" N78'55'20"E 35.36' 39.27' C18 475.00' 8'11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" \$31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" \$14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" \$78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" \$11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C15	15.00	90.00,00,	N78*55'20"E	21.21	23.56'
C18 475.00' 8*11'16" N29'49'42"E 67.82' 67.88' C19 525.00' 10'25'21" \$31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" \$14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" \$78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" \$11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C16	15.00'	90°00'00"	N11'04'40"W	21.21'	23.56'
C19 525.00' 10'25'21" S31'13'26"W 95.37' 95.50' C20 15.00' 43'56'52" \$14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" \$78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" \$11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C17	25.00'	90.00,00,	N78*55'20"E	35.36'	39.27
C20 15.00' 43'56'52" \$14'27'40"W 11.23' 11.51' C21 51.00' 172'11'02" \$78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" \$11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C18	475.00'	8'11'16"	N29°49'42"E	67.82	67.88
C21 51.00' 172'11'02" \$78'34'45"W 101.76' 153.26' C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" \$11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C19	525.00'	10°25'21"	S31113'26"W	95.37	95.50'
C22 15.00' 40'44'57" N35'42'12"W 10.44' 10.67' C23 15.00' 90'00'00" \$78'55'20"W 21.21' 23.56' C24 15.00' 90'00'00" \$11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C20	15.00'	43*56'52"	S14'27'40"W	11.23	11.51
C23 15.00' 90°00'00" \$78°55'20"W 21.21' 23.56' C24 15.00' 90°00'00" \$11°04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C21	51.00'	172'11'02"	S78'34'45"W	101.76	153.26'
C24 15.00' 90'00'00" S11'04'40"E 21.21' 23.56' C25 100.00' 2'17'26" \$57'13'23"E 4.00' 4.00'	C22	15.00'	40*44'57"	N35'42'12"W	10.44	10.67
C25 100.00' 2'17'26" S57'13'23"E 4.00' 4.00'	C23	15.00'	90.00,00,	S78:55'20"W	21.21'	23.56'
	C24	15.00'	90.00,00	S11'04'40"E	21.21'	23.56
C26 110.00' 2'17'26" S57'13'23"E 4.40' 4.40'	C25	100.00'	2"17'26"	S5713'23"E	4.00'	4.00'
	C26	110.00'	2"17'26"	S57"13'23"E	4.40'	4.40'

N78'55'20"E

S11'04'40"E

S45'55'20"W

N89°04'40"W

N11'04'40"W

		LINE TABL	Ē ·
	LINE #	BEARING	LENGTH
	L1	S33'55'20"W	60.00*
	L2	S33'55'20"W	100.59
	L3	N63'55'20"E	38.51
	L4	N35'32'06"W	54.17'
STATE OF TEXAS COUNTY OF BEXAR	L5	N33'55'20"E	90.98
	L6	N41'37'14"E	46.88'
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE	L7	N54'12'33"E	58.98'
BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE	L8	S85'55'36"E	51.88'
SAN ANTONIO PLANNING COMMISSION.	L9	N33'55'21"E	50.00'
O. I . I . I . O	L10	S56'04'40"E	24.16
and Wood	L11	S61'20'50"E	50.20

15.00' 90'00'00"

25.00' 66'00'00"

15.00' 90'00'00"

90'00'00'

24'00'00"

25.00'

175.00'

C29

ı	LINE TABLE							
LINE #	BEARING	LENGTH						
L12	N56°04'40"W	93.00'						
L13	N33*55'20"E	82.44'						
L14	N57'55'20"E	30.45						
L15	N56°04'40"W	40.00'						
L16	N33'55'20"E	27.35						
L17	N56 ⁻ 04 ['] 40"W	81.92						
L18	S56'04'40"E	47.80'						
L19	S56'04'40"E	93.00						
L20	S33'55'20"W	85.54'						
L21	S57 ⁻ 55 ['] 20"W	47.56						

21.21

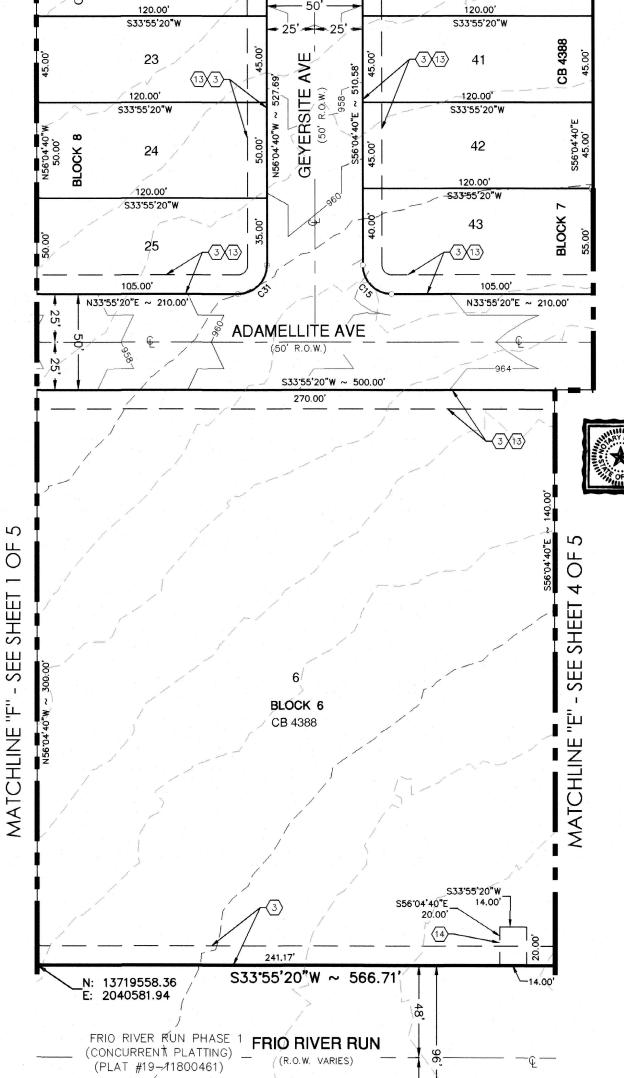
72.77

21.21'

27.23' 28.80'

23.56

73.30



168.264 ACRES

CONTINENTAL HOMES

OF TEXAS, LTD. (DOC # 20200023563)

MATCHLINE "C" - SEE SHEET 3 OF 5

22

PLAT NO 19-11800460

SUBDIVISION PLAT

OF

RIVERSTONE - UNIT C

BEING A TOTAL OF 18.141 ACRE TRACT OF LAND, A PORTION OF A 168.264 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20200023563 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: JULY 20, 2020

STATE OF TEXAS

NOTE: SEE THIS SHEET FOR CURVE AND LINE TABLE.

40

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: LESLIE K. OSTRANDER, ASSISTANT SECRETARY

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N LOOP 1604 E SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas Comm. Expires 10-12-2020

Notary ID 130860380

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT E 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 7 DAY OF JULY , A.D. 2020.

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

THIS PLAT OF RIVERSTONE - UNIT C1 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.

D	ATED THIS	DAY OF	 , A.D. 20
В	γ.		
			CHAIRMAN
В	Y:		SECRETARY





PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT