

## LOCATION MAP LEGEND

VOL VOLUME PG PAGE(S)

ROW RIGHT-OF-WAY

15'X40' ELECTRIC, GAS,

16' SANITARY SEWER

(DOC # 20200154114, DOC #

(19) (0.102 OF AN ACRE)

20200023979)

FASEMENT

2 16' SANITARY SEWER EASEMENT

(PLAT # 19-11800526)

3 10' ELECTRIC, GAS, TELEPHONE AND CABLE T.V.

10' MULTI USE EASEMENT (DOC # 20200023571)

VARIABLE-WIDTH PERMANENT

(PLAT # 19-11800526)

DRAINAGE EASEMENT

(DOC # 20200023977)

EASEMENT

18 TELEPHONE AND CABLE T.V.

EASEMENT (0.014 OF AN ACRE)

10' PRIVATE WATER EASEMENT

(PD)-ROW

O SET 1/2" IRON ROD (PD)

SET 1/2" IRON ROD

- AC ACRE(S) BLK BLOCK
- CB COUNTY BLOCK
- DOC DOCUMENT NUMBER 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 ORIGINAL SURVEY ----- € ----- CENTERLINE

### KEY NOTES

- 3 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV FASEMENT
- 5 1' VEHICULE NON-ACCESS EASEMENT (NOT-TO-SCALE)
- (9) 16' SANITARY SEWER EASEMENT (0.149 OF AN ACRE)
- 20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
- (OFF-LOT)(0.023 OF AN ACRE)) 12 10' PRIVATE DRAINAGE EASEMENT
- **EASEMENT** 13 10' BUILDING SETBACK
- 5' WATER EASEMENT (0.005 OF AN ACRE)
- 10' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (0.022 OF AN ACRE)
- 15' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (0.021 OF AN ACRE)
- 5'X40' WATER EASEMENT (0.005 OF AN ACRE)

#### 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. 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 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 ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC 5. HOUP OVERHAMS ARE ALLOWED WITHIN THE FIVE (3) AND TEN (10) FOOT WIDE ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### 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.

ENSED PROFESSIONAL ENGINEER STATE OF TEXAS

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

Suchenon 07/27/2020

#### FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 902, 903, BLOCK 1, CB 4388, IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

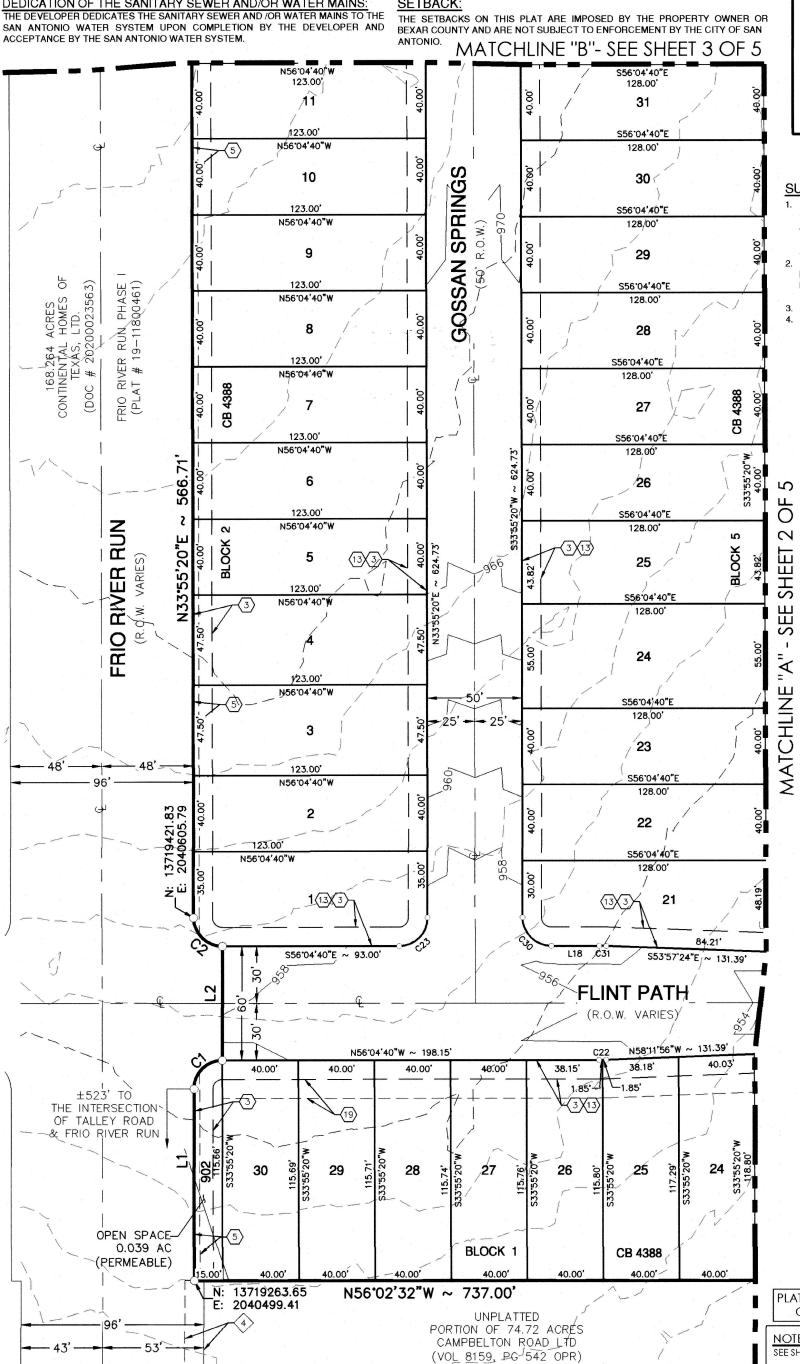
ANTONIO WATER SYSTEM DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

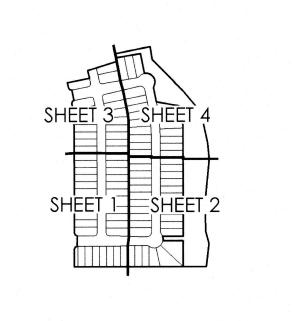
#### COMMON AREA MAINTENANCE

BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2550201) WHICH 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 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ARBORIST OFFICE PER 35-477(H).

**SETBACK** 





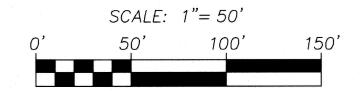
### SHEET INDEX

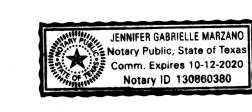
#### SURVEYOR'S NOTES:

 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 " IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK 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





## PLAT NO 19-11800462

SUBDIVISION PLAT

## **RIVERSTONE - UNIT D1**

BEING A TOTAL OF 18.803 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 202000023563 OR THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY 367, ABSTRACT 74 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 9, 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 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

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 

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. 2	0
COUNTY JUDG	E, BEXAR COUNT	r, TEXAS	4	
	* v	2	, 1	
COUNTY CLER	K, BEXAR COUNTY	, TEXAS		
		DI HAS BEEN SUBMITTI CITY OF SAN ANTON		
		CORDANCE WITH		
		ADMINISTRATIVE EXCE		
HAVE BEEN GR				,
	DATED THE	DAY OF	<b>^</b> D	20
	DATED INS	DATOF	, A.D	. 20
	BY:			
				CHAIRMAN

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 FOR CURVE AND LINE TABLE.

SHEET 1 OF 5





SECRETARY

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

DEED RECORDED IN DOCUMENT 202000023563 OR THE OFFICIAL PUBLIC RECORDS

OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY 367, ABSTRACT 744

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

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BY: CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION

IT'S SOLE GENERAL PARTNER OF

SAN ANTONIO, TEXAS 78247

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

(210)496-2668

CONTINENTAL HOMES OF TEXAS, L.P. 5419 N LOOP 1604 E

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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 CIVILY 24. A.D. 20 20.

DATE OF PREPARATION: July 9, 2020

COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

CERTIFICATE OF APPROVAL

DATED THIS DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

SHEET 2 OF 5

A.D. 20



CHAIRMAN

DATED THIS \_\_\_\_\_DAY OF \_\_\_\_ A.D. 20 \_\_\_\_.

SECRETAR'

BEXAR COUNTY SITE

## 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 FASEMENT 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

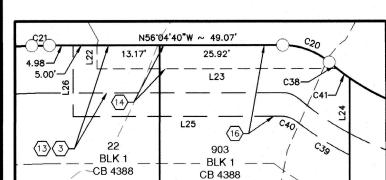
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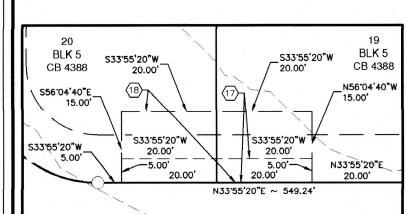
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### 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



**DETAIL "A"** 



## **DETAIL** "B"

### STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSIO

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

SCALE: 1" = 20'

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

FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F

EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 #

IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS

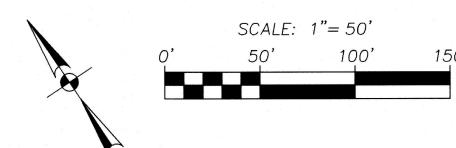
DRAINAGE EASEMENT ENCROACHMENTS: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, 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

18

128.00'

BLOCK

o 8 23



BLK

N18'35'22"E

17.24-

N86'42'42"E

S86'42'42"W

N: 13718852.08\_

E: 2041110,56

N56'04'40"W ~/226.01'

CB 4388

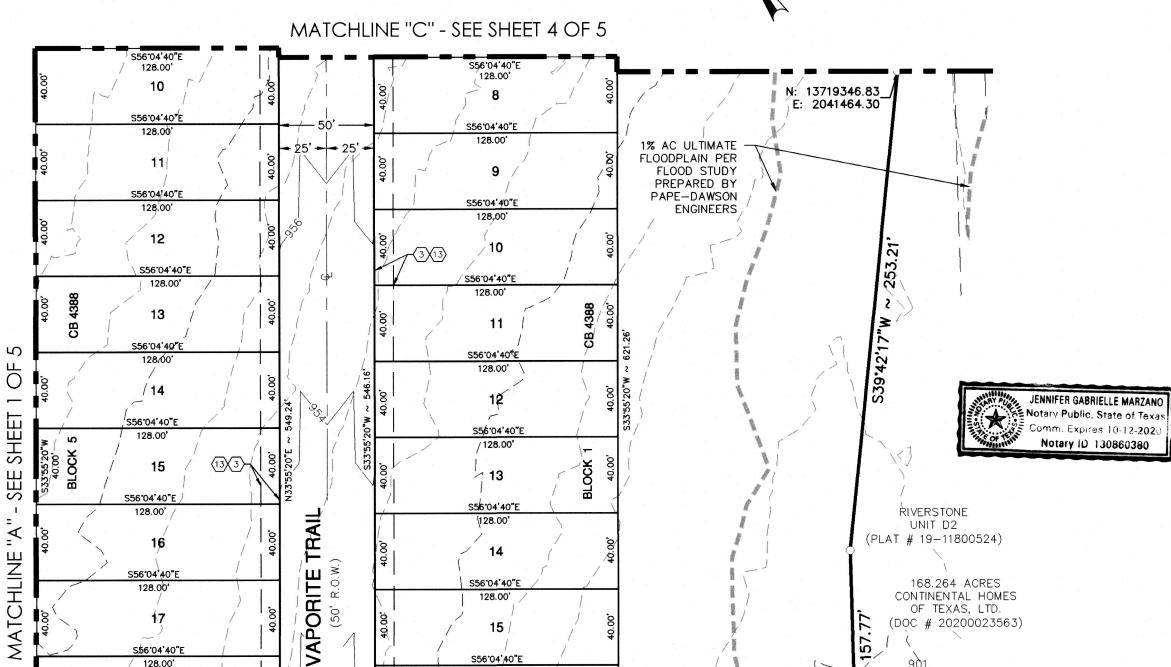
(3.023 AC) (PERMEABLE)

OPEN SPACÉ TREE SAVE

SEE SHEET 5 FOR CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT



EVAP S56'04'40"E

S56'04'39"E ~ 234.20'

128,00 901 (3.613 AC) 128.00 OPEN SPACE TREE SAVE AREA

19

SEE DETAIL /17 (PERMEABLE) (SHEET 2) S56'04'40"E S56'04'40"E 128.00'

20

20 N56'04'37"W ~ 114.89' \$53.57'24"E C32 901

FLINT PATH

S56°04'40"E ~ 112.64 (R.O.W. VARIES)

SEE DETAIL (SHEET 22

> (PERMEABLE) CB 4388 N56°02'32"W ~ 737.00'

UNPLATTED

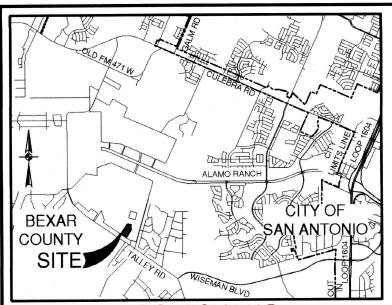
PORTION OF 74.72 ACRES CAMPBELTON ROAD LTD (VOL 8159, PG 542 OPR)

PEGISTERED PROFESSIONAL LAND SURVEYOR

G. E. BUCHANAN 4999

W.R. WOOD

65364



### LOCATION MAP

CPS/SAWS/COSA UTILITY:

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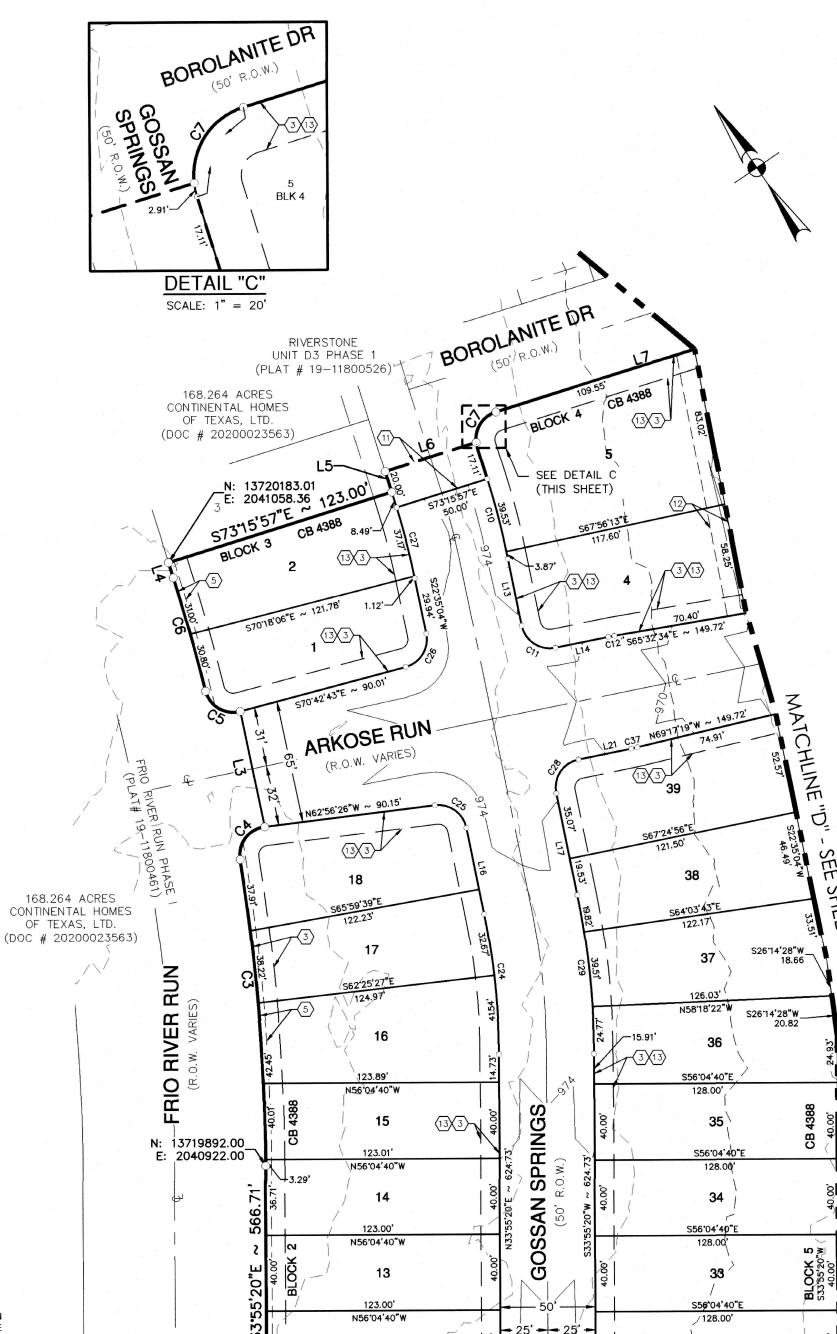
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#### SAWS WASTEWATER EDU:

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12

N56°04'40"W

MATCHLINE "B" - SEE SHEET 1 OF 5

PLAT NO 19-11800462

SUBDIVISION PLAT

# **RIVERSTONE - UNIT D1**

BEING A TOTAL OF 18.803 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 202000023563 OR THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY 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 9, 2020

STATE OF TEXAS COUNTY OF BEXAR

SEE SHEET 5 FOR CURVE AND LINE TABLE.

SCALE: 1"=50'

100'

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas

Comm. Expires 10-12-2020 Notary ID 130860380

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

STATE OF TEXAS COUNTY OF BEXAR

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 TATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

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 D1 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:	A	OLIAIDAA

SECRETARY





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 COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

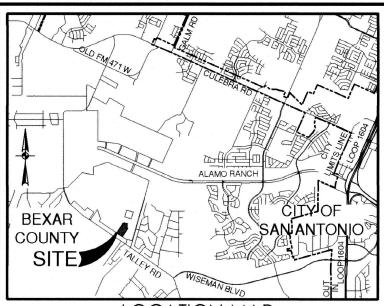
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

32

/ S56'04'40"E

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 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.

OF GROUND ELEVATION ALTERNATIONS.

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

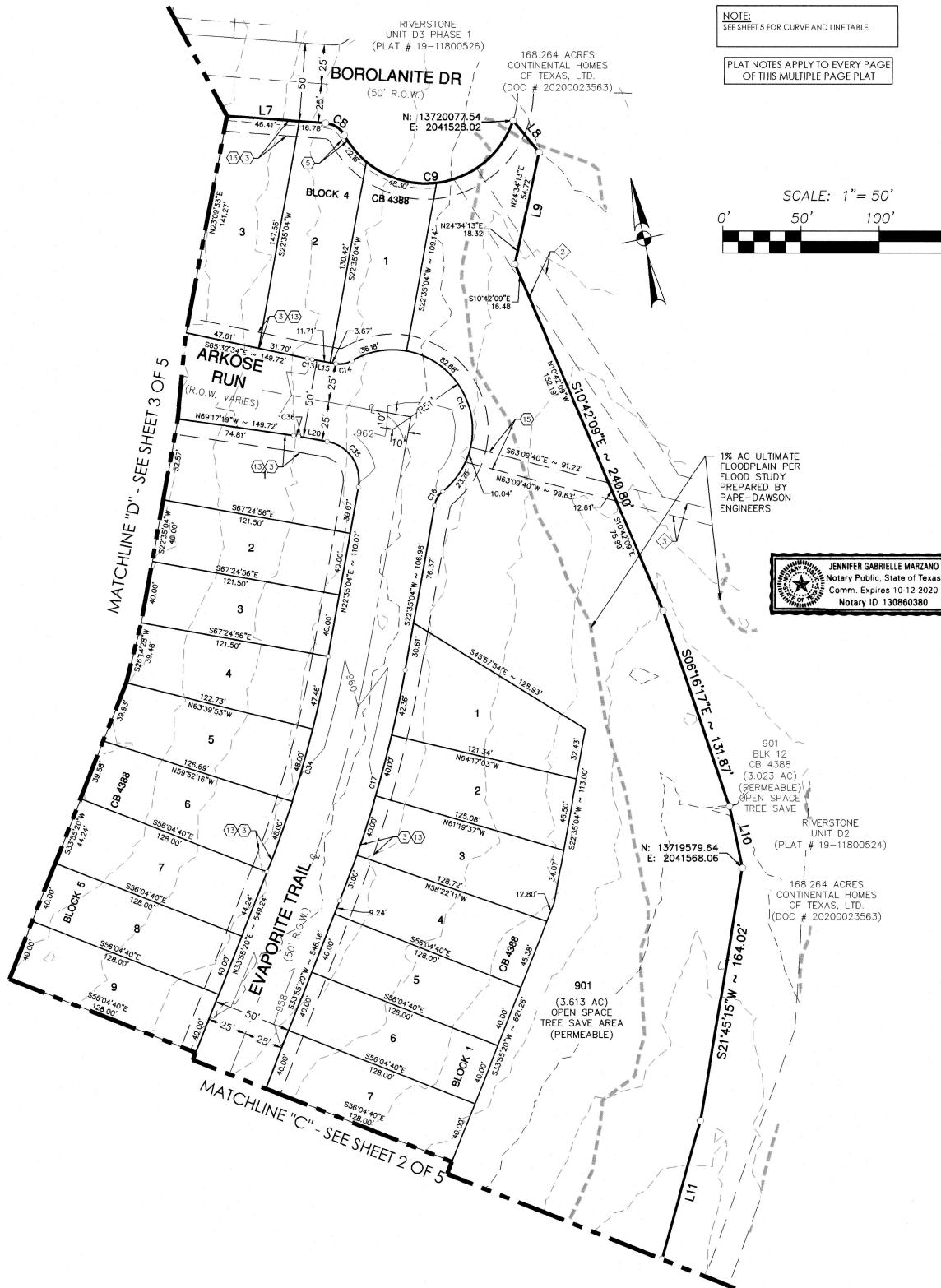
ELECTRIC AND GAS FACILITIES.

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.

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





SUBDIVISION PLAT

## **RIVERSTONE- UNIT D1**

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# PAPE-DAWSON ENGINEERS

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 9, 2020

STATE OF TEXAS COUNTY OF BEXAR

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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. SAN ANTONIO, TEXAS 78247

STATE OF TEXAS COUNTY OF BEXAR

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THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIF THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT O BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT I 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

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DATED THIS	DAY OF	A.D. 20
BY:		
		CHAIRMAN

SECRETARY





STATE OF TEXAS COUNTY OF BEXAR

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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

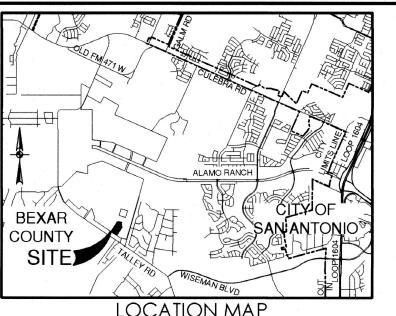
REGISTERED PROFESSIONAL LAND SURVEYOR

PROFESSIONAL ENGINEER

SHEET 4 OF 5

CHAIRMAN

SECRETARY



LOCATION MAP

CPS/SAWS/COSA UTILITY:

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### SAWS WASTEWATER EDU:

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#### RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE

LOT 901, BLOCK 1, CB 4388, (3.640 AC) LOT 902, BLOCK 1, CB 4388, (0.039 AC) LOT 903 BLOCK 1, CB 4388, (0.110 AC) IS DESIGNATED AS TREE SAVE AREA.

LOT 901, BLOCK 1, CB 4388, LOT 902, BLOCK 1, CB 4388, LOT 903, BLOCK 1, CB 4388 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE

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LINE #	BEARING	LENGTH		LINE #	BEARING	LENGTH
L1	N33'55'20"E	100.65		L14	S67*24'56"E	28.37
L2	N33'55'20"E	60.00'		L15	S67°24'56"E	15.38'
L3	N22'18'41"E	62.03	, "	L16	N22'35'04"E	46.44'
L4	N16'44'03"E	8.31'	v 8	L17	S22'35'04"W	54.60'
L5	N16'44'03"E	11.51		L18	S56'04'40"E	25.15'
L6	S73'15'57"E	50.28'	-	L19	S56°04'40"E	52.15'
L7	N73'15'57"W	172.74'	x *	L20	N67*24'56"W	18.46'
L8	S26 <sup>.</sup> 40 <sup>.</sup> 59"E	26.21	,	L21	N67'24'56"W	28.37
L9	S24'34'13"W	73.05	× , .	L22	S33'55'20"W	5.00'
L10	S0'40'38"W	40.45		L23	S56'04'40"E	50.53'
L11	S28'05'47"W	91.27		L24	S33'55'20"W	16.27
L12	S18'35'22"W	71.77		L25	N56'04'40"W	43.84
L13	S22°35'04"W	35.95		L26	N33'55'20"E	15.00'
	W.	· a			9	* v :

CLIDVE	11	DADILIC	חבו די	011000 05:00:0	011055	1.5105
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGT
C1		15.00'	90.00,00,	N78'55'20"E	21.21'	23.56'
C2		15.00'	90.00,00,	N11'04'40"W	21.21	23.56
C3		1048.00'	9'16'56"	N29°29'48"E	161.73'	161.89
C4		15.00'	91.59,12,	N71'03'56"E	21.58'	24.08
C5		15.00'	90'49'29"	N25'17'58"W	21.37	23.78
C6		1048.00'	3'22'44"	N18'25'25"E	61.80	61.80'
C7		15.00'.	78'52'58"	N6717'34"E	19.06	20.65
C8		15.00'	57'16'46"	S44'37'34"E	14.38	15.00
C9		59.00'	13310'03"	S82'34'13"E	108.28	137.13
C10		425.00'	5'51'01"	S19'39'33"W	43.38'	43.40'
C11		15.00'	90.00,00.	S22'24'56"E	21.21	23.56
C12		100.00'	1*52'22"	S66°28'45"E	3.27'	3.27
C13		100.00'	1'52'22"	S66'28'45"E	3.27'	3.27
C14		15.00'	40'44'57"	S87'47'24"E	10.44'	10.67
C15		51.00	171°29'53"	S22'24'56"E	101.72	152.65
C16		15.00'	40'44'57"	S42'57'32"W	10.44	10.67
C17		775.00'	11°20'16"	S28'15'12"W	153.11	153.36
C18.		15.00'	40'44'57"	S13'32'51"W	10.44	10.67
C19		51.00'	171'29'53"	S78'55'20"W	101.72'	152.65
C20		15.00'	40'44'57"	N35'42'12"W	10.44	10.67
C21		100.00'	2.07,16"	N57'08'18"W	3.70'	3.70'
C22	. 4	100.00'	2'07'16"	N57'08'18"W	3.70'	3.70'
C23		15.00'	90.00,00,	N78*55'20"E	21.21'	23.56
C24		375.00'	11'20'16"	N28'15'12"E	74.08	74.21
C25		15.00'	85°31'30"	N20'10'41"W	20.37'	22.39
C26		15.00'	86'42'14"	N65*56'11"E	20.59'	22.70'
C27		375.01'	5'51'01"	N19'39'33"E	38.27'	38.29
C28		15.00'	90.00,00,	S67'35'04"W	21.21'	23.56
C29	×	425.00'	11'20'16"	S28'15'12"W	83.96'	84.10'
C30	. 1	15.00'	90.00,00,	S11'04'40"E	21.21'	23.56
C31		100.00'	2'07'16"	S55'01'02"E	3.70'	3.70'
C32		100.00'	2'07'16"	S55 <sup>.</sup> 01'02"E	3.70'	3.70'
C33		25.00'	90.00,00,	N78*55'20"E	35.36	39.27
C34		725.00'	11'20'16"	N2815'12"E	143.23'	143.46
C35		25.00'	90,00,00,	N22°24'56"W	35.36'	39.27
C36	ŀ	100.00'	1.52,22	N68°21'07"W	3.27'	3.27'
C37		100.00'	1'52'22"	N68°21'07"W	3.27	3.27'
C38		43.13'	2°50'43"	N16'31'55"W	2.14'	2.14'
C39		65.00'	11'44'59"	N23°36'24"W	13.31'	13.33
C40		5.00'	38'20'46"	N36'54'17"W	3.28	3.35'
C41		51.00'	6.02,40,	N18 <sup>-</sup> 22 <sup>'</sup> 34"W	5.42	5.42'





STATE OF TEXAS COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER 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.

Duchanon 07/27/2020

NOTE: SEE SHEET 5 FOR CURVE AND LINE TABLE.

PLAT NO 19-11800462

SUBDIVISION PLAT OF

## **RIVERSTONE - UNIT D1**

BEING A TOTAL OF 18.803 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 202000023563 OR THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY 367, ABSTRACT 74-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 9, 2020

STATE OF TEXAS COUNTY OF BEXAR

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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 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 1 1 24 . A.D. 20 21.

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, I	BEXAR COUNTY. 1	TEXAS	-			
S S S T T S E E T T T T T T T T T T T T	32,7,11, 333,11,17,1	270 10				
THIS PLAT OF RIVE						
BY SUCH COM						
REGULATIONS; AN		DMINISTRAT	IVE EXCER	PTION(S) A	AND/OR VAF	riance(s)
,	DATED THIS	DAY OF			, A.D. 20 _	
	DV.					

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT