

PLAT NO 19-11800525

SUBDIVISION PLAT  
OF  
BLANCO RIVER RUN

BEING A TOTAL OF 2.207 ACRE TRACT OF LAND, OUT OF A 168.264 ACRE TRACT  
COVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED  
RECORDED IN DOCUMENT 20200023563 OF THE OFFICIAL PUBLIC RECORDS OF  
BEXAR COUNTY, TEXAS, OUT OF SARAH TYLER SURVEY 367, ABSTRACT 744,  
COUNTY BLOCK 4388 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: September 24, 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  
AND CONSIDERATION THEREIN EXPRESSED.

*Leslie K. Ostrander*

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS 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

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 25 DAY OF September, A.D. 2020

*Jennifer Gabrielle Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

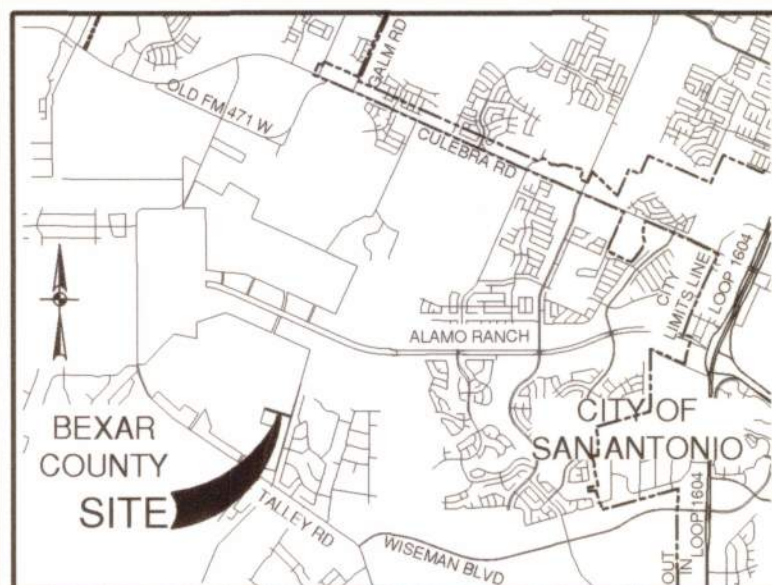
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLANCO RIVER RUN HAS BEEN SUBMITTED TO AND CONSIDERED BY  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY  
APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS  
AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR  
VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



## LOCATION MAP

NOT-TO-SCALE  
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER		SET 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW
LT	LOT NUMBER		EASEMENT POINT OF INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	CENTERLINE		

## KEY NOTES

- VARIABLE WIDTH DRAINAGE EASEMENT (0.137 OF AN ACRE)(OFF-LOT)
- VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.023 OF AN ACRE)(OFF-LOT)
- VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.009 OF AN ACRE)(OFF-LOT)
- 16" SEWER EASEMENT (RIVERSTONE UNIT-D3 PHASE II PLAT NO. 19-11800527)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (RIVERSTONE - UNIT D3 PHASE II PLAT NO. 19-11800527)
- 1' VEHICULAR NON-ACCESS EASEMENT (RIVERSTONE - UNIT D3 PHASE II PLAT NO. 19-11800527)
- 10' RIGHT OF WAY DEDICATION (RIVERSTONE - UNIT D3 PHASE II PLAT NO. 19-11800527)
- 168.264 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC # 20200023563)

## SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## TREE NOTE:

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

## 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 DEDICATING 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," "SEWER EASEMENT," "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 BUILDINGS,  
STRUCTURES, 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.

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.

*Rick Wood*

LICENSED PROFESSIONAL ENGINEER

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.

*G.E. Buchanan* 09/28/2020  
REGISTERED PROFESSIONAL LAND SURVEYOR

## 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  
IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

## INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS  
AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE  
WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

## INGRESS/EGRESS WATER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS  
AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER  
EASEMENT(S) SHOWN ON THIS PLAT.

## SAWS HIGH PRESSURE:

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.

## COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,  
PARKS, TREE SAVE AREAS, INCLUDING 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.

## WASTEWATER EDU:

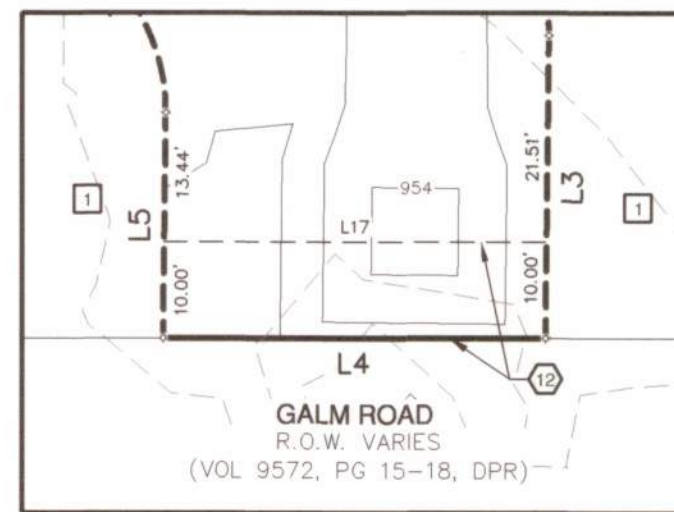
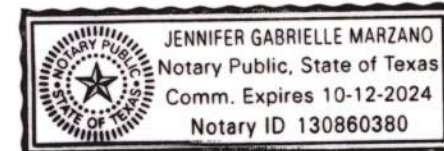
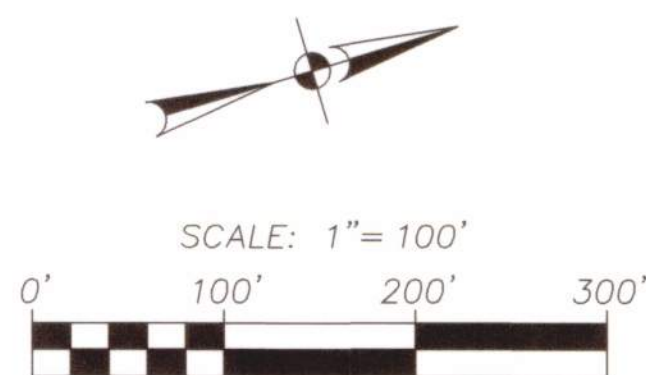
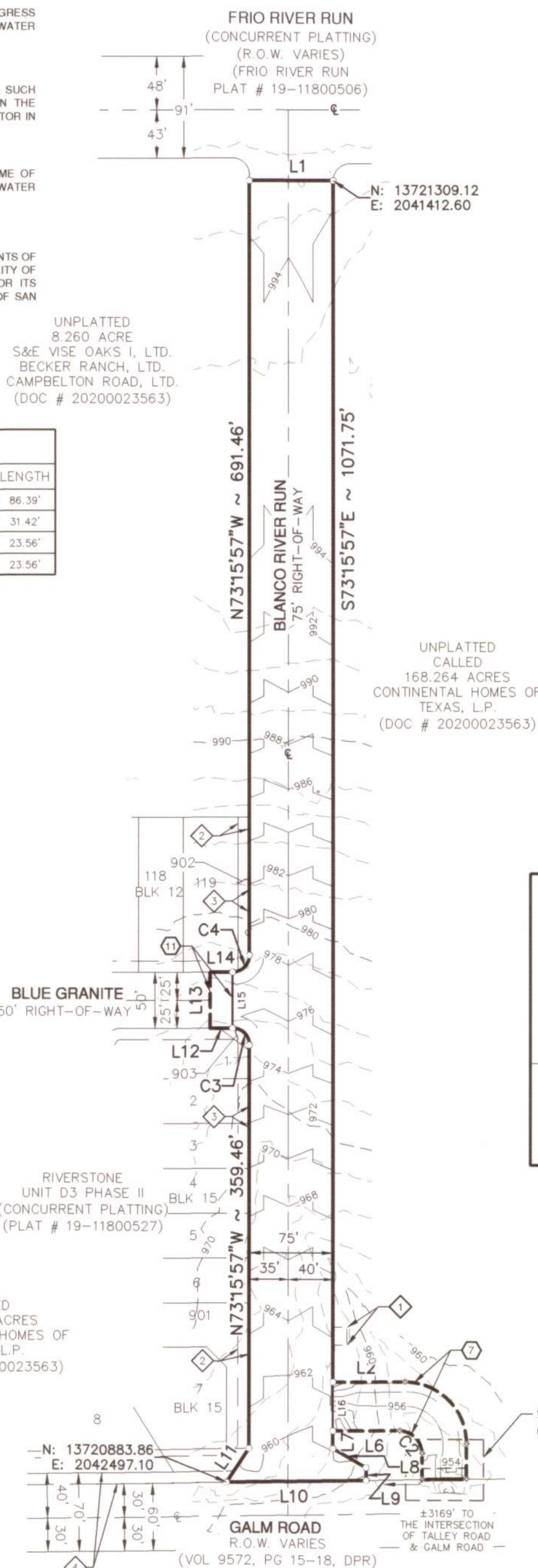
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR  
THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN  
ANTONIO WATER SYSTEM.

## 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 # 19-11800507).



## DETAIL "A"

SCALE: 1" = 20'

