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 22, 2020

ABSTRACT 774, COUNTY BLOCK 4401, BEXAR COUNTY, 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.

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

COMMISSIONERS COURT.

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas

Comm. Expires 10-12-2024

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 O. GIVEN UNDER MY HAND AND EXPRESSED AND IN THE CAPACITY THEREIN STATED

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

DAY OF DATED THIS COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY. TEXAS

THIS PLAT OF RIVERSTONE - UNIT C2 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 CHAIRMAN

SECRETARY

SEE SHEET 1 FOR CURVE AND LINE TABLE.

2. 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. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKE

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

SURVEYOR'S NOTES:

FOR THE SOUTH CENTRAL ZONE.

SAWS WASTEWATER EDU THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR

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.

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

TREE NOTE

SAWS IMPACT FEE:

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 SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. ARBORIST OFFICE PER 35-477(H).

OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) T WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND LOCATION MAP

SAN ANTONIO

VOL VOLUME

PG PAGE(S) ROW RIGHT-OF-WAY

28' ELECTRIC, GAS,

(0.028 OF AN ACRE)

FASEMENT

TELEPHONE AND CABLE T.V.

20'X60' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE

LIPON PLATTING OF FUTURE

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

2 10' ELECTRIC, GAS , TELEPHONE AND CABLE T.V. EASEMENT

3 12' ELECTRIC, GAS , TELEPHONE AND CABLE T.V. EASEMENT

16' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT

CALLED 168.264 ACRES
CONTINENTAL HOMES OF TEXAS,

(RIVERSTONE - UNIT C3

LTD. (DOC#20200023563)

(RIVERSTONE - UNIT C3

(RIVERSTONE - UNIT C3

PLAT # 19-11800508)

PLAT # 19-11800508)

PLAT # 19-11800508)

VOL. 20001, PG. 2515-2519, DPR)

(RIVERSTONE - UNIT C1

PUBLIC RIGHT-OF-WAY (OFF-LOT)

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

SET 1/2" IRON ROD

(UNLESS NOTED OTHERWISE)

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.

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.

REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED

WITHIN SAID EASEMENTS, DUE TO 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

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS

LINE TABLE			LINE TABLE				
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH		
L1	S73'15'57"E	50.00'	L16	S73'15'57"E	70.09		
L2	S16'44'03"W	20.00'	L17	N16'44'03"E	52.37		
L3	S16'44'03"W	60.00'	L18	N73°15'57"W	16.35'		
L4	N61°20'50"W	50.06'	L19	S33°55'20"W	45.00'		
L5	N33'55'20"E	4.08'	L20	N33°55'20"E	40.92'		
L6	S78'06'25"E	105.38	L21	S73'15'57"E	16.35		
L7	S73'15'57"E	70.09	L22	N16'44'03"E	50.00'		
L8	N7315'57"W	20.00'	L23	S16'44'03"W	60.00'		

L25

L26

L28

L29

L30

L24 S73'15'57"E 50.00'

N81°10'34"E

N56'04'40"W

N81'10'34"E

S18'06'30"E

N56°04'40"W

S18'06'30"E

25.27

28.00

32.94

13.15

32.01

60.00

20.00

141.31

20.89

66.78

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S2815'57"E	21.21	23.56'
C2	15.00'	90.00,00,	S28'15'57"E	21.21'	23.56
C3	952.00'	9.03,35	S21'15'49"W	150.36	150.52
C4	275.00'	17'11'17"	S64'40'19"E	82.19	82.50'
C5	15.00'	90.00,00,	N61°44'03"E	21.21'	23.56
C6	15.00'	90.00,00,	N28°15'57"W	21.21	23.56
C7	15.00'	90'00'00"	N61'44'03"E	21.21	23.56
C8	325.00'	17.11.17"	S64'40'19"E	97.13	97.50'
C9	15.00'	90.00,00,	S28"15'57"E	21.21'	23.56
C10	15.00'	90.00,00,	S61'44'03"W	21.21'	23.56
C11	525.00'	9'16'43"	N21'22'24"E	84.93	85.02'
C12	475.00'	9.00,01,	N21"14'03"E	74.54'	74.62
C13	15.00'	90'00'00"	N28'15'57"W	21.21	23.56
C14	175.00'	17'11'17"	S64'40'19"E	52.30'	52.50'
C15	75.00'	90.00,00,	S78 <sup>-</sup> 55 <sup>2</sup> 0"W	106.07	117.81
C16	125.00'	90.00,00,	N78°55'20"E	176.78	196.35
C17	125.00'	17:11'17"	S64'40'19"E	37.36'	37.50
C18	15.00'	90.00,00,	N61°44'03"E	21.21'	23.56

**CURVE TABLE** 

## KEY NOTES

(2) 12' ELECTRIC, GAS, TELEPHONE ND CABLE T.V. EASEMENT

BEXAR

COUNTY

SITE

AC ACRE(S) BLK BLOCK

CB COUNTY BLOCK

LT LOT NUMBER

DOC DOCUMENT NUMBER

DPR DEED AND PLAT RECORDS (SURVEYOR)

OF BEXAR COUNTY, TEXAS

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

OPR OFFICIAL PUBLIC RECORDS

- — 1140 — - EXISTING CONTOURS - — 1140 — — PROPOSED CONTOURS ORIGINAL SURVEY - € ---- CENTERLINE

- (3) 10' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 9 16' SANITARY SEWER EASEMENT 20'X50' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON
- OF WAY (OFF-LOT)(0.023 OF AN ACRE) VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC
- ELEPHONE, CABLE TELEVISION AND 12) DRAINAGE MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET & ROW (OFF-LOT) (PERMEABLE) (0.825 OF AN ACRE)
- (13) 10' BUILDING SETBACK
- 16' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT

## 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. FINISHED FLOOR NOTE

ABOVE FINISHED ADJACENT GRADE.

## COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, 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 RILITY OF THE CITY OF SAN ANTONIO OR REYAR COLINTY

## SETBACK:

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

COUNTY OF BEXAR

COUNTY OF BEXAR

LOT 904, BLOCK 7, CB 4388, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT

## 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. 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

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:



# SAWS HIGH PRESSURE

L9 N16'44'03"E

L13 N33'55'20"E

L14 N81'10'34"E

L15 S78'06'25"E

S73°15'57"E

N16'44'03"E

N67'07'20"W

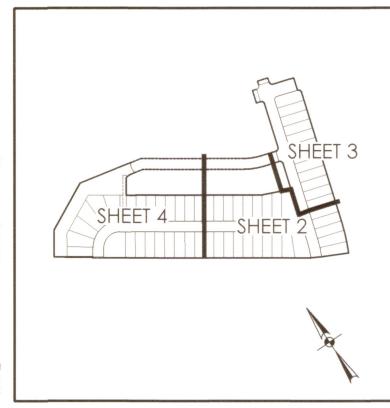
L10

L12

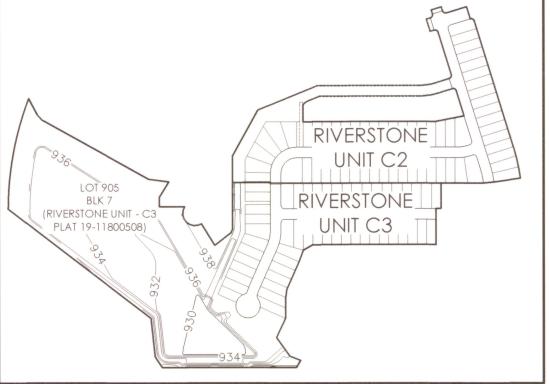
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

## TCI DETENTION & MAINTENANCE

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



SHEET INDEX



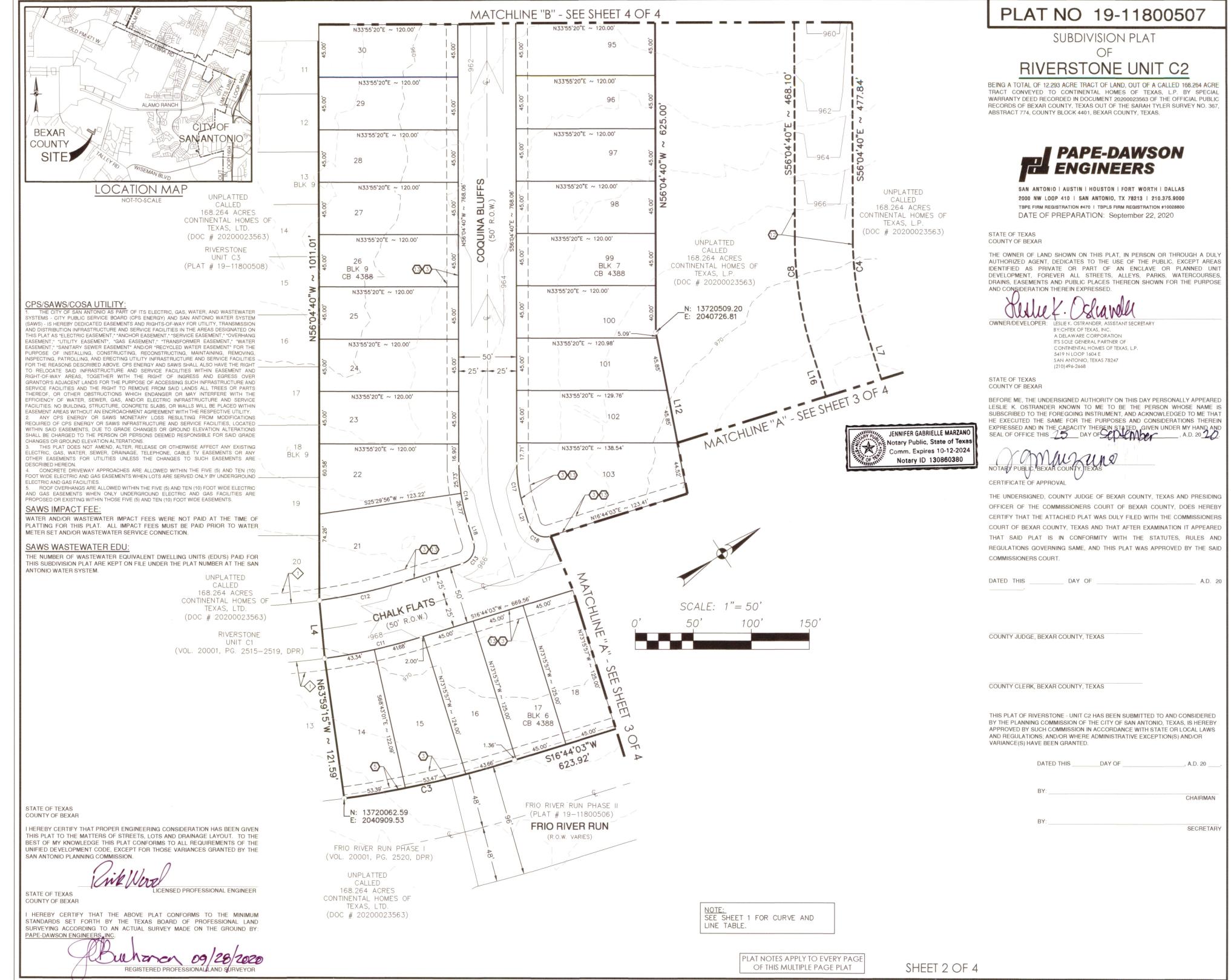
DETENTION MAP NOT-TO-SCALE

NOTE LOT 905, BLK 7, TO BE PLATTED AS A DRAINAGE EASEMENT WITH RIVERSTONE UNIT C3 (PLAT # 19-11800508)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4

W.R. WOOD 65364





W.R. WOOD

65364

PLAT NO 19-11800507

SUBDIVISION PLAT

**RIVERSTONE UNIT C2** 

BEING A TOTAL OF 12.293 ACRE TRACT OF LAND, OUT OF A CALLED 168.264 ACRE

TRACT CONVEYED 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 THE SARAH TYLER SURVEY NO. 367,

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

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY

DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,

DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE

LESLIE K. OSTRANDER, ASSISTANT SECRETARY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

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 SECTION , A.D. 20 20

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

DAY OF

BY: CHTEX OF TEXAS, INC.

5419 N LOOP 1604 E

(210) 496-2668

A DELAWARE CORPORATION IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P.

SAN ANTONIO, TEXAS 78247

DATE OF PREPARATION: September 22, 2020

ABSTRACT 774, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

CERTIFICATE OF APPROVAL

COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

VARIANCE(S) HAVE BEEN GRANTED

DATED THIS

COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPRESSED.

A.D. 20

DATED THIS \_\_\_\_\_DAY OF \_\_\_\_

CHAIRMAN



# LOCATION MAP

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 (SAWS) - IS HEREBY DEDICATED EASEMENTS AND HIGHTS-OF-WAY FOR OTHERTY, IRANSMISSION 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 TING, 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.

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.

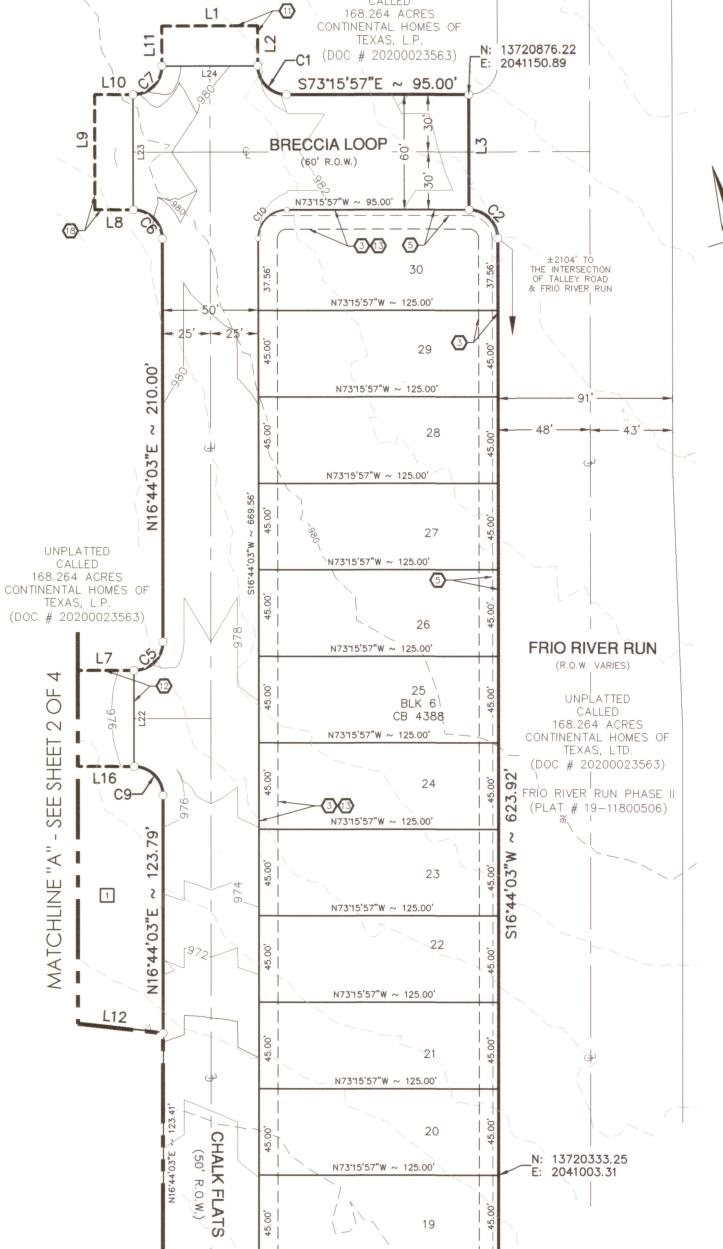
STATE OF TEXAS

COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

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



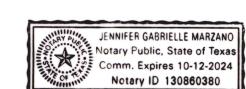
UNPLATTED

CALLED N73'15'57"W ~ 125.00'

MATCHLINE "A" - SEE SHEET 2 OF 4

Notary ID 130860380

SCALE: 1"= 50'



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

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

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

PAPE-DAWSON ENGINEERS, INC. Dulhana 09/28/2020 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 FOR CURVE AND

LINE TABLE.

W.R. WOOD

65364

A.D. 20

A.D. 20

CHAIRMAN

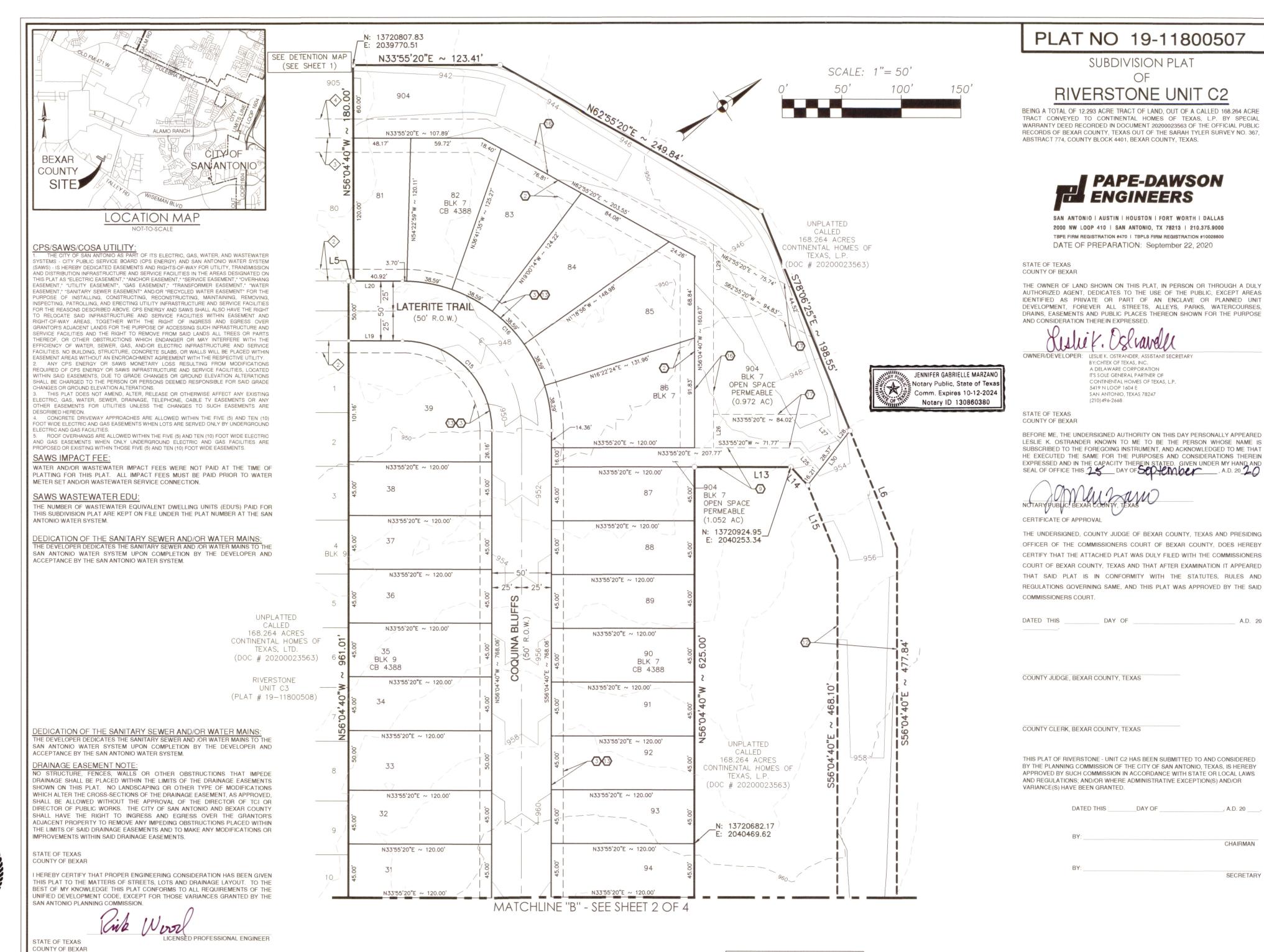
SECRETARY



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.



NOTE: SEE SHEET 1 FOR CURVE AND LINE TABLE.

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

SHEET 4 OF 4