

The seal is an octagonal emblem with a decorative border. Inside the border, the text "STATE OF TEXAS" is at the top, "REGISTERED" is below it, and "LAND SURVEYOR" is at the bottom. In the center, there is a five-pointed star above the name "G. E. BUCHANAN" and the number "4999". The word "PROFESSIONAL" is written in a smaller arc below the name.



PLAT NO. 22-11800608

SUBDIVISION PLAT  
OF  
RIVERSTONE - UNIT G8

BEING A TOTAL OF 14.364 ACRES OUT OF 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGE 1273, OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

DATE OF PREPARATION: April 04, 2024

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.

OWNER: CONTINENTAL HOMES OF TEXAS, LP.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF April, A.D. 2024

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

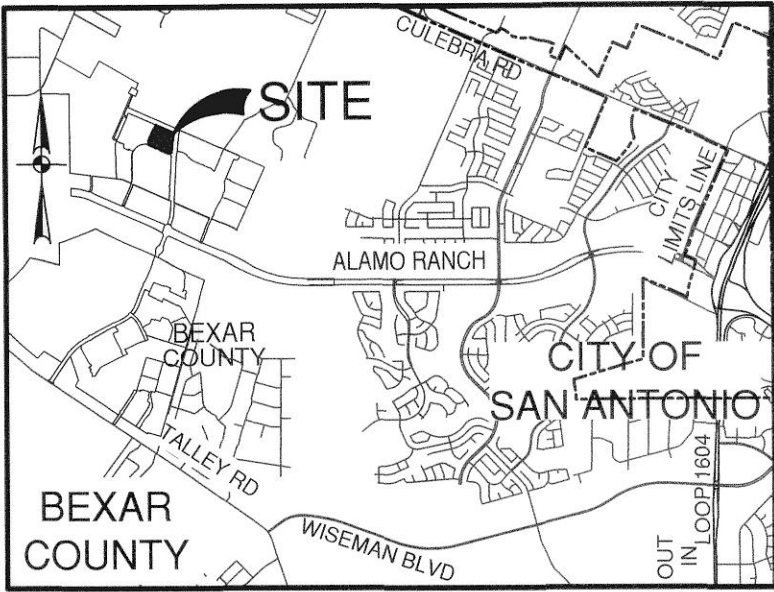
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNIT G8 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

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.

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.

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 ANTONIO WATER SYSTEM.

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.

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.

OPEN SPACE:

LOT 904, 905 BLOCK 100 CB 4388 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

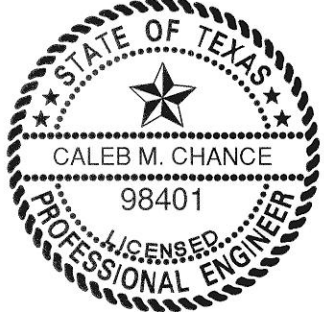
STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE DETENTION POND LOCATED IN RIVERSTONE - UNITS F4,F5, F6 & F7 (PLAT # 22-11800019).

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	6060.00'	3°44'55"	S6°36'58"W	396.39'	396.47'
C2	35.00'	89°17'42"	S49°23'22"W	49.19'	54.55'
C3	360.00'	19°34'49"	N76°00'23"W	124.49'	125.12'
C4	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C5	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C6	455.00'	7°53'34"	N69°59'45"W	62.63'	62.68'
C7	620.00'	2°08'45"	N74°56'05"W	23.22'	23.22'
C8	75.00'	5°40'56"	S68°53'26"E	7.44'	7.44'
C9	125.00'	5°40'56"	S68°53'26"E	12.39'	12.40'
C10	15.00'	52°41'41"	N87°36'11"E	13.31'	13.80'
C11	51.00'	176°50'59"	S30°19'10"E	101.96'	157.42'
C12	15.00'	52°41'41"	S31°45'29"W	13.31'	13.80'
C13	15.00'	57°16'46"	S23°13'45"E	14.38'	15.00'
C14	59.00'	29°43'33"	N8°43'52"W	63.78'	303.32'
C15	15.00'	57°16'46"	N3°43'02"E	14.38'	15.00'
C16	25.00'	71°27'37"	N30°19'10"W	29.20'	31.18'
C17	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C18	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C19	75.00'	30°13'06"	S81°09'31"E	39.10'	39.56'
C20	15.00'	57°16'46"	N55°05'32"E	14.38'	15.00'
C21	59.00'	14°20'35"	S81°22'34"E	112.33'	148.64'
C22	6060.00'	0°11'40"	S6°16'26"W	20.56'	20.56'
C23	59.00'	129°52'54"	S76°04'15"W	106.89'	133.74'
C24	15.00'	57°16'46"	N67°37'41"W	14.38'	15.00'
C25	125.00'	30°13'06"	N81°09'31"W	65.17'	65.93'
C26	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C27	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C28	570.00'	7°48'44"	N69°57'20"W	77.66'	77.72'
C29	620.00'	7°36'44"	S70°03'20"E	82.31'	82.37'
C30	15.00'	89°48'00"	N68°51'02"E	21.18'	23.51'
C31	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C32	75.00'	4°39'20"	N68°22'38"W	6.09'	6.09'
C33	125.00'	4°39'20"	N68°22'38"W	10.15'	10.16'
C34	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C35	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C36	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C37	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N85°57'47"W	16.11'
L2	N23°57'02"E	2.00'
L3	N66°02'58"W	60.00'
L4	S23°57'02"W	2.00'
L5	N16°08'17"E	167.11'
L6	S66°02'58"E	14.64'
L7	N23°57'02"E	181.94'
L8	S66°02'58"E	19.30'
L9	S71°43'54"E	40.57'
L10	S5°24'38"W	64.85'
L11	N5°24'38"E	81.38'
L12	N66°02'58"W	76.53'
L13	S23°57'02"W	30.00'
L14	N83°43'55"E	26.97'
L15	S83°43'25"E	7.13'
L16	N85°41'02"W	5.21'
L17	S83°43'55"W	26.97'
L18	S23°57'02"W	85.00'
L19	N23°57'02"E	85.00'
L20	N16°08'17"E	50.00'
L21	N66°02'58"W	10.69'
L22	N70°42'18"W	53.47'
L23	N66°02'58"W	10.14'
L24	N23°57'02"E	50.00'
L25	N23°57'02"E	30.00'
L26	S23°57'02"W	109.88'
L27	N6°30'45"W	19.73'
L28	S66°01'26"E	40.00'
L29	N54°25'59"E	19.71'
L30	S23°57'02"W	102.88'
L31	N1°28'50"W	7.76'
L32	N66°02'58"W	23.33'
L33	S23°57'02"W	109.75'
L34	N6°30'45"W	19.73'
L35	S66°01'26"E	40.00'
L36	N54°25'36"E	19.71'
L37	S23°57'02"W	101.84'
L38	S11°03'38"E	9.65'
L39	N66°02'58"W	25.54'
L40	S28°14'21"W	7.02'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2



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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR