

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.

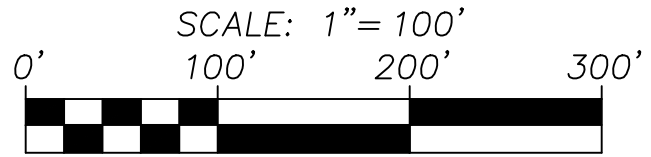
SAWS WASTEWATER EDU:

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.

PLAT NO. 23-11800237

SUBDIVISION PLAT  
OF  
RIVERSTONE - UNIT H3 & H4

BEING A TOTAL OF 21.659 ACRE TRACT OF LAND, ESTABLISHING LOTS 6-11, BLOCK 108, LOTS 22-39, BLOCK 109, LOTS 18-31, BLOCK 110, LOTS 17-33, BLOCK 111, LOTS 1-35, BLOCK 112, LOTS 1-10, BLOCK 113, LOTS 1-17, BLOCK 114, LOT 1, BLOCK 115, LOTS 1-2, BLOCK 116, AND LOT 22 BLOCK 117 COMPRISED OF 21.233 ACRES, OUT OF A 89.512 ACRE TRACT, CONVEYED TO SPH CULEBRA, LTD, AS RECORDED IN DOCUMENT NUMBER 20190032801, AND 0.052 ACRES OUT OF A 509.64 ACRE TRACT, CONVEYED TO VISE OAKS I, LTD, AS RECORDED IN VOLUME 9438, PAGE 1273, AND 0.374 ACRES OUT OF A 6.522 ACRE TRACT, CONVEYED TO CAMPBELTON ROAD, LTD., AS RECORDED IN VOLUME 8187, PAGE 814, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE L.L. LACY SURVEY 84 1/2, ABSTRACT 969, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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: CHIEF 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 \_\_\_\_\_, A.D. 20\_\_\_\_\_.

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 H3 & H4 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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 3 OF 3 FOR CURVE AND  
LINE TABLE.

SHEET 3 OF 3

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | S66°02'58"E | 110.10' |
| L2         | N23°57'02"E | 10.00'  |
| L3         | S66°02'58"E | 10.00'  |
| L4         | N23°57'02"E | 10.00'  |
| L5         | S66°02'58"E | 50.00'  |
| L6         | S23°57'02"W | 10.00'  |
| L7         | S66°02'58"E | 10.00'  |
| L8         | S23°57'02"W | 10.00'  |
| L9         | N23°57'02"E | 10.00'  |
| L10        | S66°02'58"E | 10.00'  |
| L11        | S23°57'02"W | 10.00'  |
| L12        | S66°02'58"E | 50.00'  |
| L13        | N23°57'02"E | 10.00'  |
| L14        | S66°02'58"E | 10.00'  |
| L15        | S23°57'02"W | 10.00'  |
| L16        | S0°43'45"E  | 189.26' |
| L17        | S0°07'15"E  | 50.00'  |
| L18        | S82°50'19"E | 19.36'  |
| L19        | S0°20'17"E  | 131.12' |
| L20        | N0°20'17"W  | 144.71' |
| L21        | N7°09'41"E  | 50.00'  |
| L22        | N0°03'20"W  | 96.13'  |
| L23        | N89°39'43"E | 8.87'   |
| L24        | N0°20'17"W  | 50.00'  |
| L25        | S89°39'43"W | 2.35'   |
| L26        | N13°35'35"E | 139.95' |
| L27        | N19°25'40"E | 70.98'  |
| L28        | N23°58'10"E | 90.79'  |
| L29        | N66°02'58"W | 20.00'  |
| L30        | N23°58'10"E | 50.00'  |
| L31        | S66°02'58"E | 21.65'  |
| L32        | N23°50'32"E | 53.71'  |
| L33        | N23°58'10"E | 50.00'  |
| L34        | N23°57'02"E | 38.71'  |
| L35        | S66°02'58"E | 50.00'  |
| L36        | S23°57'02"W | 38.71'  |
| L37        | N23°57'02"E | 38.71'  |
| L38        | S23°57'02"W | 38.71'  |
| L39        | S23°57'02"W | 50.00'  |
| L40        | S23°57'02"W | 37.29'  |
| L41        | S7°09'41"W  | 27.48'  |
| L42        | S0°44'19"E  | 50.48'  |
| L43        | N82°50'19"W | 71.00'  |
| L44        | S82°50'19"E | 71.00'  |
| L45        | N11°14'48"E | 16.16'  |
| L46        | S89°16'03"W | 15.89'  |
| L47        | N86°01'33"W | 52.33'  |
| L48        | S89°39'43"W | 21.06'  |
| L49        | N89°39'43"E | 21.06'  |
| L50        | S86°01'33"E | 52.33'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH |
| L51        | N89°16'03"E | 15.89' |
| L52        | N23°57'02"E | 37.29' |
| L53        | N23°57'02"E | 37.29' |
| L54        | S23°57'02"W | 37.29' |
| L55        | N7°09'41"E  | 27.48' |
| L56        | S82°50'19"E | 77.98' |
| L57        | S78°45'12"E | 75.44' |
| L58        | S11°14'48"W | 15.48' |
| L59        | S23°57'02"W | 53.71' |
| L60        | N66°02'58"W | 20.00' |
| L61        | S89°16'03"W | 5.00'  |
| L62        | N0°43'57"W  | 14.82' |
| L63        | N0°43'57"W  | 15.18' |
| L64        | N89°16'03"E | 5.00'  |
| L65        | N89°16'03"E | 5.00'  |
| L66        | S0°43'57"E  | 14.98' |
| L67        | S0°43'57"E  | 15.02' |
| L68        | S89°16'03"W | 5.00'  |
| L69        | N7°18'32"E  | 5.00'  |
| L70        | S9°04'52"W  | 5.00'  |

| CURVE TABLE |          |           |               |         |         |
|-------------|----------|-----------|---------------|---------|---------|
| CURVE #     | RADIUS   | DELTA     | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 15.00'   | 90°00'00" | N68°57'02"E   | 21.21'  | 23.56'  |
| C2          | 15.00'   | 90°00'00" | S21°02'58"E   | 21.21'  | 23.56'  |
| C3          | 15.00'   | 90°00'00" | N68°57'02"E   | 21.21'  | 23.56'  |
| C4          | 15.00'   | 90°00'00" | S21°02'58"E   | 21.21'  | 23.56'  |
| C5          | 15.00'   | 90°00'00" | S68°57'02"W   | 21.21'  | 23.56'  |
| C6          | 375.00'  | 2°44'59"  | S11°36'32"W   | 160.30' | 161.55' |
| C7          | 15.00'   | 90°00'00" | S45°43'57"E   | 21.21'  | 23.56'  |
| C8          | 15.00'   | 90°00'00" | S44°16'03"W   | 21.21'  | 23.56'  |
| C9          | 125.00'  | 7°53'38"  | S3°12'52"W    | 17.21'  | 17.22'  |
| C10         | 15.00'   | 90°00'00" | S37°50'19"E   | 21.21'  | 23.56'  |
| C11         | 1025.00' | 4°05'07"  | N80°47'45"W   | 73.07'  | 73.09'  |
| C12         | 975.00'  | 4°05'07"  | N80°47'45"W   | 69.51'  | 69.52'  |
| C13         | 1025.00' | 2°00'47"  | S81°49'56"E   | 36.01'  | 36.01'  |
| C14         | 15.00'   | 87°55'40" | N55°12'38"E   | 20.83'  | 23.02'  |
| C15         | 375.00'  | 11°58'45" | N5°15'25"E    | 78.26'  | 78.40'  |
| C16         | 15.00'   | 90°00'00" | N45°43'57"W   | 21.21'  | 23.56'  |
| C17         | 125.00'  | 4°42'24"  | N88°22'45"W   | 10.27'  | 10.27'  |
| C18         | 75.00'   | 4°18'44"  | N88°10'55"W   | 5.64'   | 5.64'   |
| C19         | 125.00'  | 4°18'44"  | S88°10'55"E   | 9.41'   | 9.41'   |
| C20         | 75.00'   | 4°42'24"  | S88°22'45"E   | 6.16'   | 6.16'   |
| C21         | 15.00'   | 90°00'00" | N44°16'03"E   | 21.21'  | 23.56'  |
| C22         | 715.00'  | 2°44'59"  | N11°36'32"E   | 305.65' | 308.02' |
| C23         | 15.00'   | 90°00'00" | N21°02'58"W   | 21.21'  | 23.56'  |
| C24         | 15.00'   | 90°00'00" | S68°57'02"W   | 21.21'  | 23.56'  |
| C25         | 15.00'   | 90°00'00" | N21°02'58"W   | 21.21'  | 23.56'  |
| C26         | 425.00'  | 2°44'59"  | N11°36'32"E   | 181.68' | 183.09' |
| C27         | 15.00'   | 90°00'00" | N44°16'03"E   | 21.21'  | 23.56'  |
| C28         | 15.00'   | 90°00'00" | S45°43'57"E   | 21.21'  | 23.56'  |
| C29         | 665.00'  | 2°44'59"  | S11°36'32"W   | 284.27' | 286.48' |
| C30         | 15.00'   | 90°00'00" | S44°16'03"W   | 21.21'  | 23.56'  |
| C31         | 15.00'   | 90°00'00" | N45°43'57"W   | 21.21'  | 23.56'  |
| C32         | 75.00'   | 7°53'38"  | N3°12'52"E    | 10.32'  | 10.33'  |
| C33         | 15.00'   | 90°00'00" | N52°09'41"E   | 21.21'  | 23.56'  |
| C34         | 975.00'  | 4°05'07"  | S80°47'45"E   | 69.51'  | 69.52'  |
| C35         | 15.00'   | 90°00'00" | S33°45'12"E   | 21.21'  | 23.56'  |
| C36         | 425.00'  | 11°58'45" | N5°15'25"E    | 88.70'  | 88.86'  |
| C37         | 970.00'  | 0°42'40"  | N81°16'28"W   | 12.04'  | 12.04'  |
| C38         | 970.00'  | 1°03'39"  | S82°09'38"E   | 17.96'  | 17.96'  |

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 1/2" 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. SURFACE ADJUSTMENT FACTOR: 1.00017.
- 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.

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.

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

REGISTERED PROFESSIONAL LAND SURVEYOR