

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLK	NTS	NOT TO SCALE
DOC	DOCUMENT NUMBER		
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS	○	SEAM POINT OF INTERSECTION

— 1140 —	EXISTING CONTOURS
— 1140 —	PROPOSED CONTOURS
— C —	CENTERLINE
---	ULTIMATE DEVELOPMENT FLOODPLAIN
---	ORIGINAL SURVEY LINE

- | | | | |
|---|---|---|--|
| ② | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ① | 10' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE - UNIT G5 & G6 PLAT 22-11800582) |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ② | VARIABLE WIDTH DRAINAGE, ACCESS, AND UTILITY EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT OF WAY (RIVERSTONE - UNIT G5 & G6 PLAT NO. 22-11800582) |
| ⑪ | 10' BUILDING SETBACK | ③ | 10' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE - UNIT G3 & G4 PLAT 22-11800545) |
| ⑫ | 5' WATER EASEMENT (0.003 OF AN ACRE) (0.009 OF AN ACRE TOTAL) | ④ | 10' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE - UNIT H1 PLAT 23-11800236) |
| ⑬ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | 10' BUILDING SETBACK (RIVERSTONE - UNIT G3 & G4 PLAT 22-11800545) |
| ⑭ | 50'X20' DRAINAGE, ACCESS & UTILITY EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT OF WAY (0.046 OF AN ACRE) (OFF-LOT)(PERMEABLE) | ⑥ | 10' BUILDING SETBACK (RIVERSTONE - UNIT G5 & G6 PLAT 22-11800582) |
| ⑮ | 10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 OF AN ACRE) (OFF-LOT) | ⑦ | 10' BUILDING SETBACK (RIVERSTONE - UNIT H1 PLAT 23-11800236) |
| ⑯ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑧ | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE - UNIT H1 PLAT 23-11800236) |
| | | ⑨ | RIVERSTONE - UNIT H1 (PLAT NO. 23-11800236) (CONCURRENT PLATTING) |

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 COORS 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 BEAR

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 BEAR

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

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, LOCATED WITHIN SAID EASEMENTS 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, ELECTRIC, TELEPHONE, 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. 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.

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 UTILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 BEAR 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.

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 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TREE-APP-APP21-38800167) 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).

RESIDENTIAL FINISHED FLOOR

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

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE:

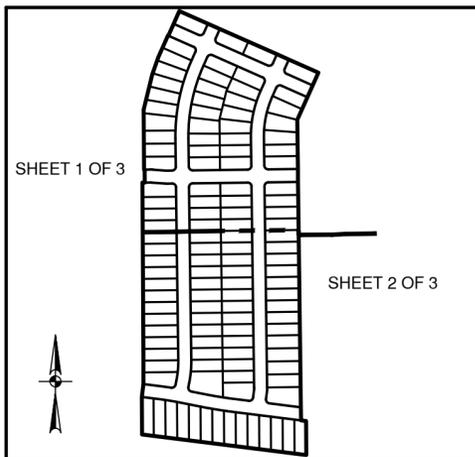
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 2 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

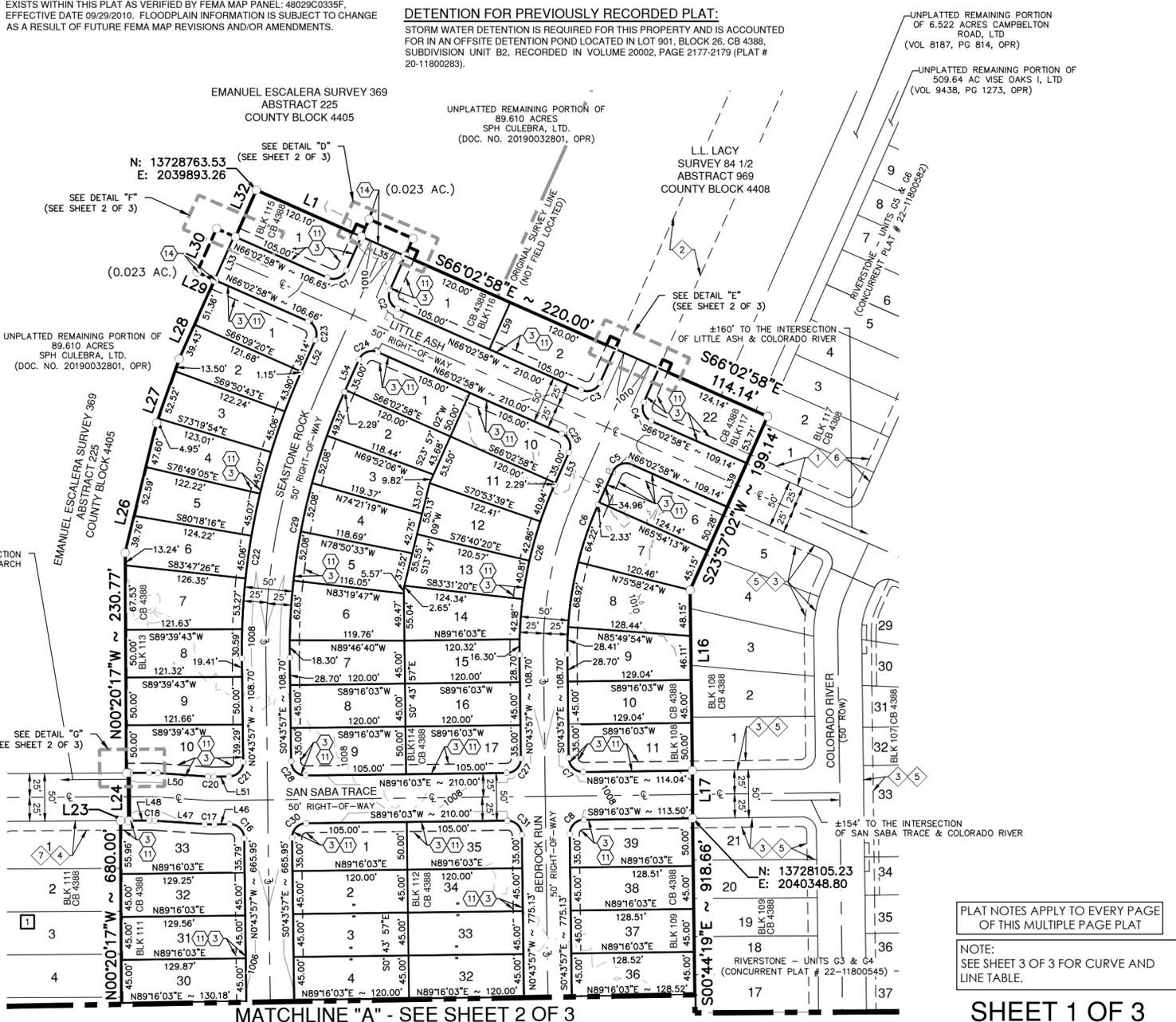
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 26, CB 4388, SUBDIVISION UNIT B2, RECORDED IN VOLUME 20002, PAGE 2177-2179 (PLAT # 20-11800283).



INDEX MAP
SCALE: 1"=10' NTS

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. PER UDC SEC. 35-514



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

SHEET 1 OF 3

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 BEAR 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, BEAR COUNTY, TEXAS.

SCALE: 1"=100'



PAPE-DAWSON ENGINEERS

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 BEAR

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 BEAR

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, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR 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

Civil Job No. 11680-67; Survey Job No. 11581-00/11618-00 RIVERSTONE - UNIT H3 & H4

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.

SCALE: 1" = 100'



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 UTILITY 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_____

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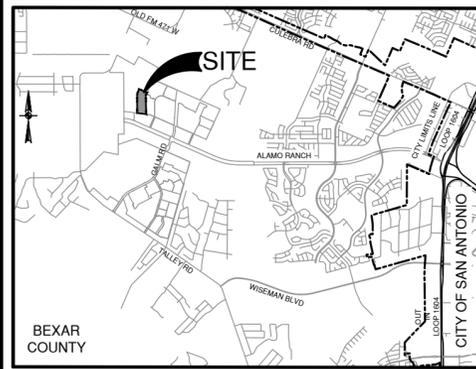
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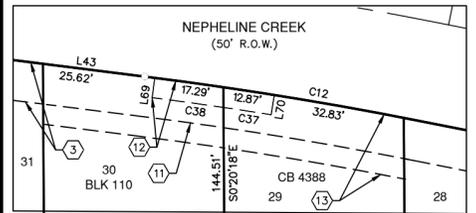
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BY: _____ CHAIRMAN

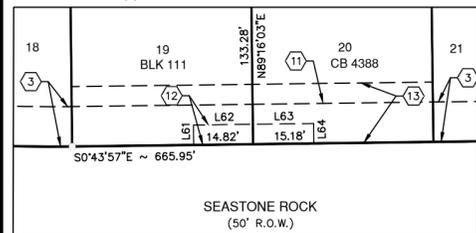
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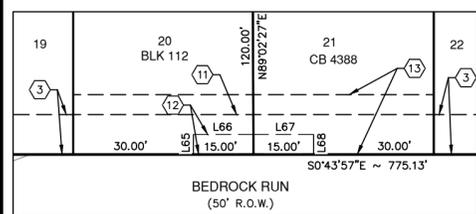
LOCATION MAP NOT-TO-SCALE



DETAIL "A" SCALE: 1" = 30' (SEE SHEET 1 OF 3)



DETAIL "B" SCALE: 1" = 30' (SEE THIS SHEET)



DETAIL "C" SCALE: 1" = 30' (SEE THIS SHEET)

SURVEYOR'S NOTES:

- 1. 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.
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STATE OF TEXAS COUNTY OF BEXAR

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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

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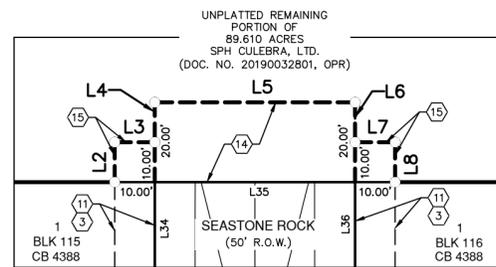
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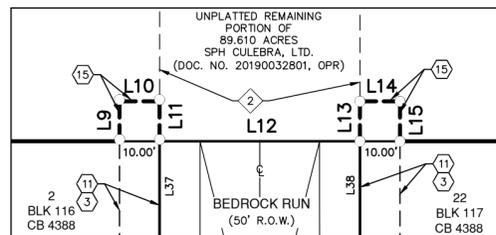
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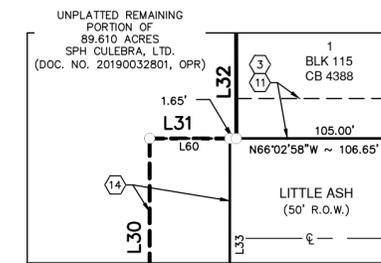
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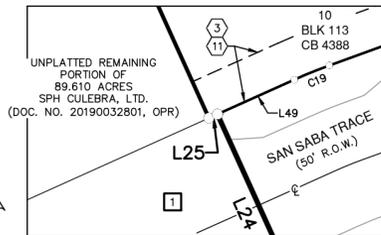
DETAIL "D" SCALE: 1" = 30' (SEE SHEET 1 OF 3)



DETAIL "E" SCALE: 1" = 30' (SEE SHEET 1 OF 3)

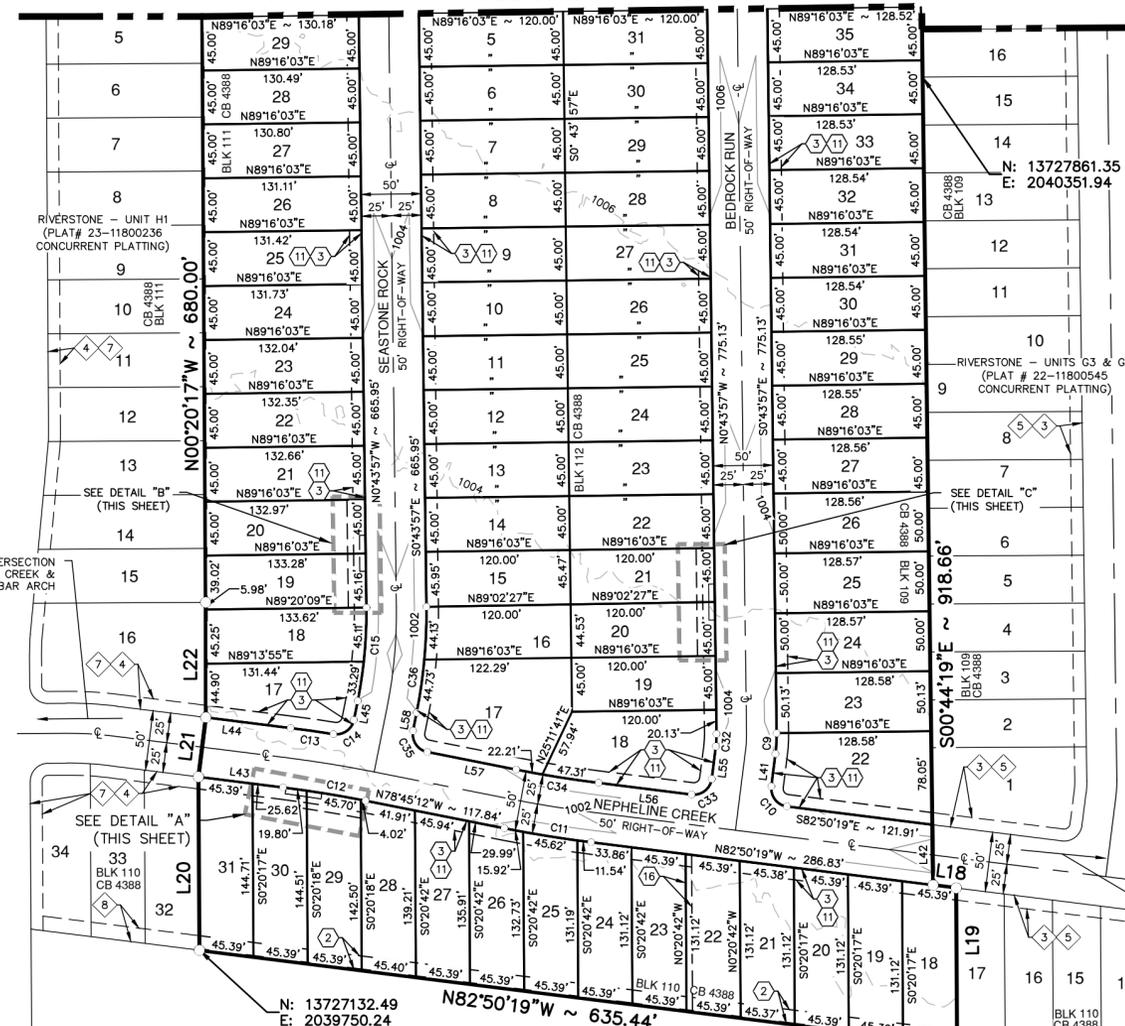


DETAIL "F" SCALE: 1" = 30' (SEE SHEET 1 OF 3)



DETAIL "G" SCALE: 1" = 30' (SEE SHEET 1 OF 3)

MATCHLINE "A" - SEE SHEET 1 OF 3



UNPLATTED REMAINING PORTION OF 157.48 AC VISE OAKS, LTD. (VOL. 9437, PG. 963, O.P.R.)

EMANUEL ESCALERA SURVEY 369 ABSTRACT 225 COUNTY BLOCK 4405

UNPLATTED REMAINING PORTION OF 325.070 AC CAMPBELTON ROAD, LTD. (VOL. 8187, PG. 814, OPR)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

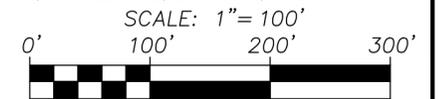
NOTE: SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE.



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

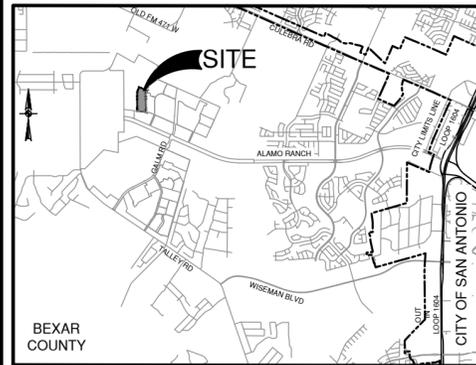
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



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 GRANATOR'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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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 #	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	N71°8'32"E	5.00'
L70	S9°04'52"W	5.00'

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'	24°40'59"	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'	24°40'59"	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'	24°40'59"	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'	24°40'59"	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 CORRS 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

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



RIVERSTONE - UNIT H3 & H4
Civil Job No. 11680-67; Survey Job No. 11581-00/11618-00

Date: Apr 4, 2024, 3:09 PM User: ds_0000000000
File: P:\1168007\Survey\Civil\116800237.dwg