

LOCATION MAP NOT-TO-SCALE  
LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
DOC DOCUMENT NUMBER (SURVEYOR)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
GETCV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

- 1140 ORIGINAL SURVEY LINE
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
C CENTERLINE
DEED LINE

- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
10' BUILDING SETBACK
5' WATER EASEMENT
15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH DRAINAGE, ACCESS, AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT) (TOTAL 2.209 OF AN ACRE, NON-PERMEABLE)
50'x20' DRAIN ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT) (0.023 AC OFF-LOT, NON-PERMEABLE)
VARIABLE WIDTH SANITARY SEWER EASEMENT (1.479 AC OFF-LOT NON-PERMEABLE)

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...

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.

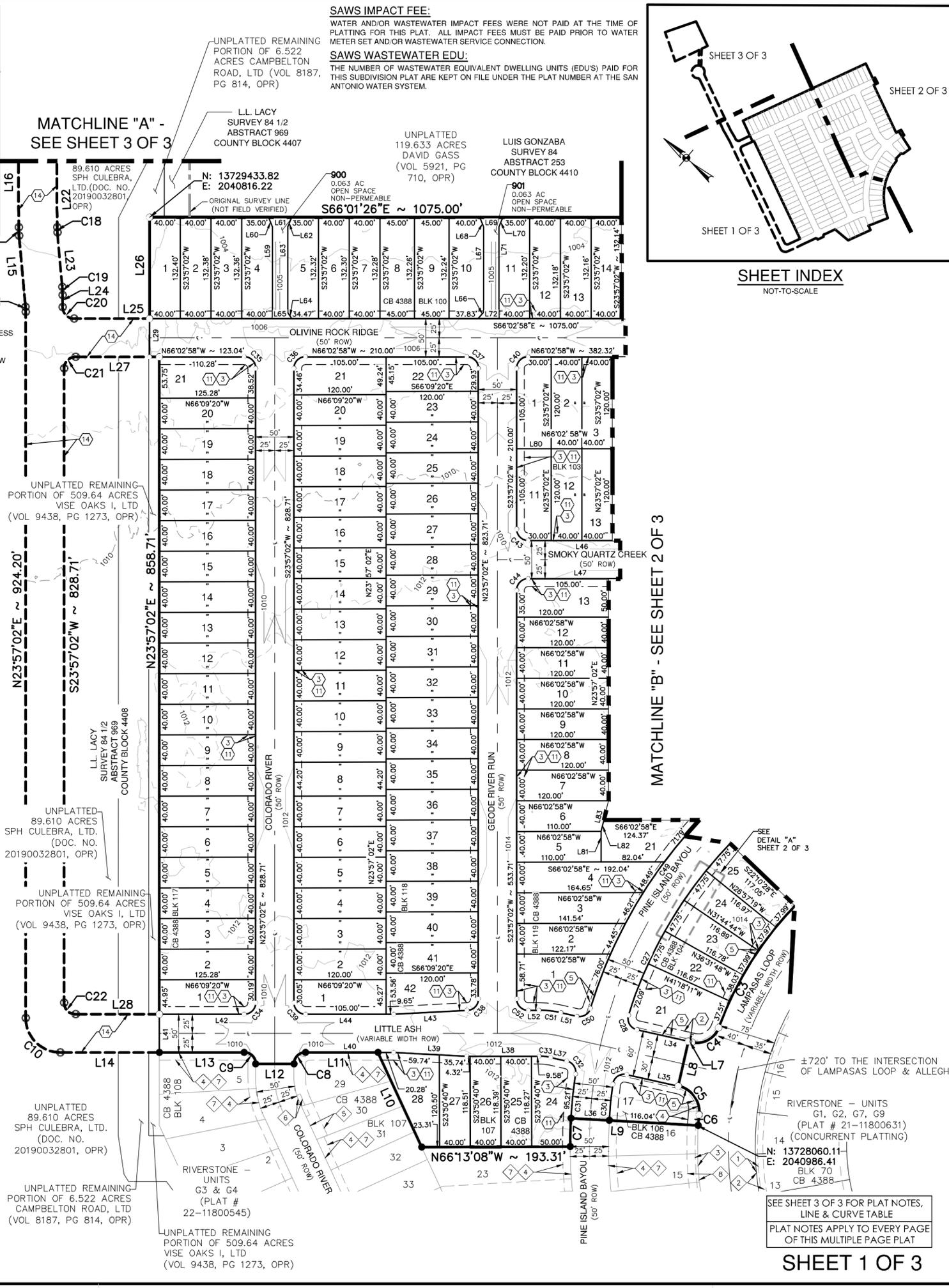
UNPLATTED REMAINING PORTION OF 6.522 ACRES CAMPBELTON ROAD, LTD (VOL 8187, PG 814, OPR)

UNPLATTED REMAINING PORTION OF 509.64 ACRES VISE OAKS I, LTD (VOL 9438, PG 1273, OPR)

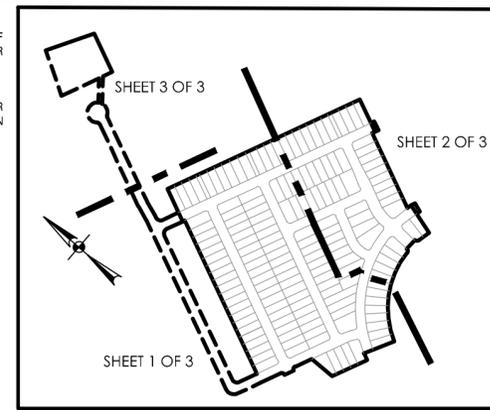
UNPLATTED REMAINING PORTION OF 509.64 ACRES VISE OAKS I, LTD (VOL 9438, PG 1273, OPR)

UNPLATTED REMAINING PORTION OF 509.64 ACRES VISE OAKS I, LTD (VOL 9438, PG 1273, OPR)

REGISTERED PROFESSIONAL LAND SURVEYOR

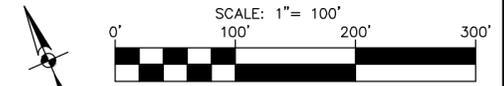


SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



PLAT NO. 22-11800582
SUBDIVISION PLAT OF RIVERSTONE - UNITS G5 & G6

BEING A TOTAL OF 29.528 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGE 1273, AND OUT OF A 89.610 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190032801, AND OUT OF A PORTION OF A 6.522 ACRE TRACT OF LAND AS RECORDED IN VOLUME 8187, PAGE 814 ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, AND OUT OF THE L.L. LACY SURVEY NUMBER 84 1/2, ABSTRACT 969, COUNTY BLOCK 4407, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

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: CHEIX 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 - UNITS G5 & G6 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

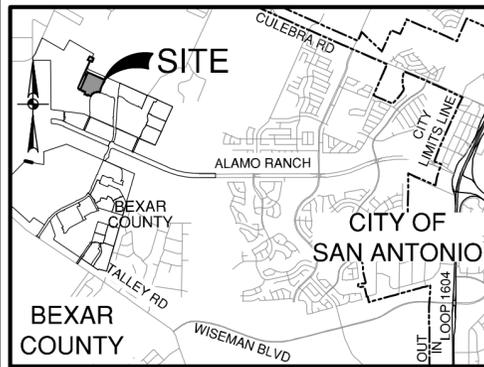
±720' TO THE INTERSECTION OF LAMPASAS LOOP & ALLEGHENY JET

RIVERSTONE - UNITS G1, G2, G7, G9 (PLAT # 21-11800631)
14 (CONCURRENT PLATTING)
N: 13728060.11
E: 2040986.41
BLK 70
CB 4388

SEE SHEET 3 OF 3 FOR PLAT NOTES, LINE & CURVE TABLE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

RIVERSTONE - UNITS G5 & G6
Civil Job No. 11680-57; Survey Job No. 11581-00



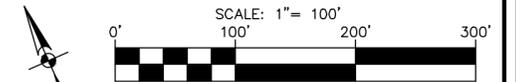
LOCATION MAP  
NOT-TO-SCALE

**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. 22-11800582**  
 SUBDIVISION PLAT  
 OF  
**RIVERSTONE - UNITS G5 & G6**

BEING A TOTAL OF 29.528 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGE 1273, AND OUT OF A 89.610 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190032801, AND OUT OF A PORTION OF A 6.522 ACRE TRACT OF LAND AS RECORDED IN VOLUME 8187, PAGE 814 ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, AND OUT OF THE L.L. LACY SURVEY NUMBER 84 1/2, ABSTRACT 969, COUNTY BLOCK 4407, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



**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 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  
 CHEX 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

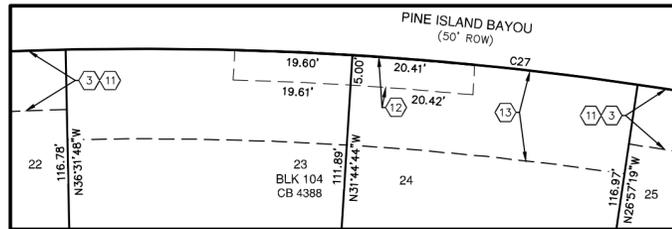
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNITS G5 & G6 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.

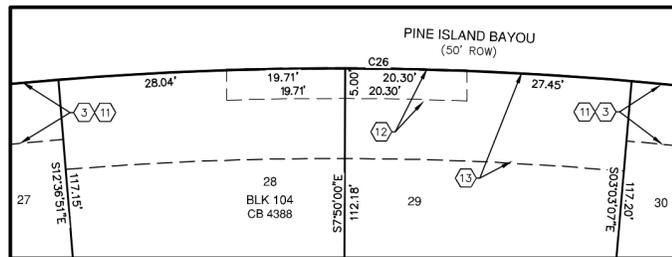
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

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

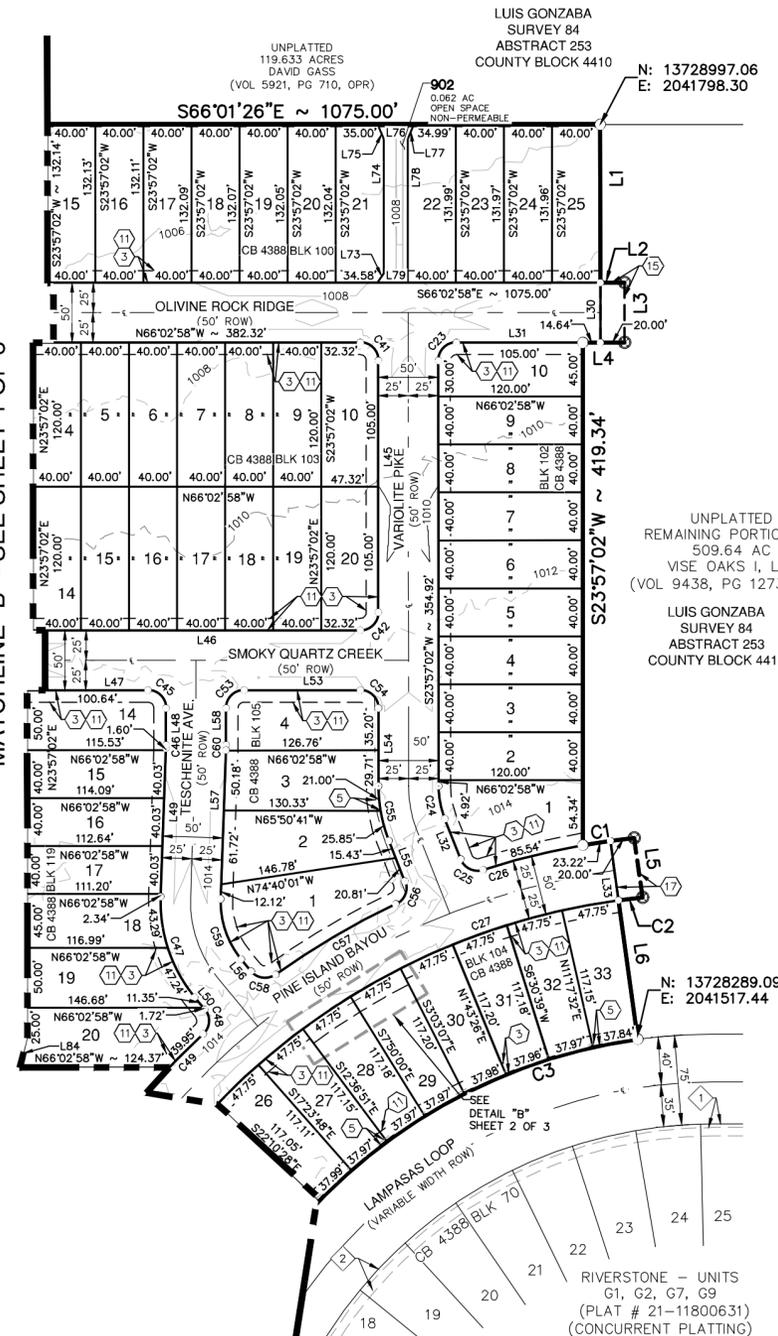


DETAIL "A"  
 SCALE: 1"=20'  
 SEE SHEET 1 OF 3



DETAIL "B"  
 SCALE: 1"=20'  
 SEE SHEET 2 OF 3

MATCHLINE "B" - SEE SHEET 1 OF 3



UNPLATTED  
 REMAINING PORTION OF  
 509.64 AC  
 WISE OAKS I, LTD  
 (VOL. 9438, PG 1273, OPR)

LUIS GONZABA  
 SURVEY 84  
 ABSTRACT 253  
 COUNTY BLOCK 4410

N: 13728289.09  
 E: 2041517.44



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

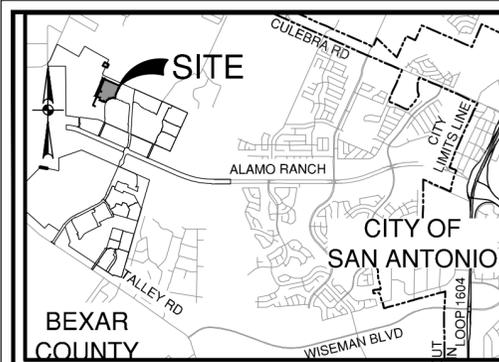
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 3 OF 3 FOR PLAT NOTES,  
 LINE & CURVE TABLE  
 PLAT NOTES APPLY TO EVERY PAGE  
 OF THIS MULTIPLE PAGE PLAT

**SHEET 2 OF 3**

RIVERSTONE - UNITS G5 & G6  
 Civil Job No. 11680-57; Survey Job No. 11581-00  
 Date: Apr 04, 2024, 2:10pm User: ID: KCoz  
 File: P:\11680-57\Design\Civil\Plat\PL11800582.DWG



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S23°57'02"W	131.94'	L43	S69°03'05"E	95.48'
L2	S66°02'58"E	20.00'	L44	S66°02'58"E	114.65'
L3	S23°57'02"W	50.00'	L45	N23°57'02"E	210.00'
L4	N66°02'58"W	34.64'	L46	S66°02'58"E	382.32'
L5	S16°08'20"W	50.03'	L47	N66°02'58"W	205.64'
L6	S16°08'17"W	117.11'	L48	N23°57'02"E	30.69'
L7	N53°21'23"W	4.85'	L49	N26°01'16"E	124.02'
L8	S36°38'37"W	60.00'	L50	N15°28'21"W	13.07'
L9	N62°47'20"W	166.04'	L51	S53°21'23"E	21.26'
L10	N0°43'57"W	136.14'	L52	S66°02'58"E	13.90'
L11	N66°02'58"W	94.38'	L53	N66°02'58"W	96.68'
L12	N66°02'58"W	50.00'	L54	N23°57'02"E	64.92'
L13	N66°02'58"W	110.28'	L55	N2°28'33"E	36.24'
L14	N66°02'58"W	129.14'	L56	S15°28'21"E	13.07'
L15	N18°50'43"E	91.64'	L57	S26°01'16"W	124.02'
L16	N23°50'40"E	474.09'	L58	S23°57'02"W	30.69'
L17	N66°11'46"W	8.65'	L59	S23°57'02"W	120.00'
L18	N23°48'14"E	104.20'	L60	N1°53'50"E	13.32'
L19	N66°11'46"W	123.97'	L61	S66°01'26"E	30.00'
L20	N66°11'46"W	140.17'	L62	N46°00'13"E	13.31'
L21	S23°48'14"W	106.62'	L63	S23°57'02"W	112.10'
L22	S23°50'40"W	470.90'	L64	N11°02'29"W	9.65'
L23	S18°50'43"W	71.60'	L65	N66°02'58"W	25.53'
L24	S23°50'40"W	15.71'	L66	N64°19'11"E	11.08'
L25	S66°02'58"E	98.14'	L67	S23°57'02"W	111.56'
L26	N23°57'02"E	132.42'	L68	N1°43'08"E	13.21'
L27	N66°02'58"W	109.14'	L69	S66°01'26"E	30.00'
L28	S66°02'58"E	109.14'	L70	S46°13'34"W	13.20'
L29	N23°57'02"E	50.00'	L71	S23°57'02"W	120.00'
L30	S23°57'02"W	50.00'	L72	N66°02'58"W	27.17'
L31	N66°02'58"W	119.64'	L73	N58°29'00"E	9.55'
L32	S2°28'33"W	36.24'	L74	S23°57'02"W	112.13'
L33	S16°08'17"W	50.00'	L75	S1°21'42"W	13.02'
L34	S53°21'23"E	68.61'	L76	S66°01'26"E	30.01'
L35	N53°21'23"W	68.61'	L77	S46°34'50"W	13.01'
L36	N62°47'20"W	50.00'	L78	S23°57'02"W	120.00'
L37	N53°21'23"W	21.26'	L79	N66°02'58"W	25.42'
L38	N66°02'58"W	93.90'	L80	N66°02'58"W	45.00'
L39	N63°02'52"W	95.48'	L81	S23°57'02"W	40.00'
L40	N66°02'58"W	114.65'	L82	S37°59'12"W	15.46'
L41	N23°57'02"E	50.00'	L83	S37°59'12"W	41.23'
L42	S66°02'58"E	110.28'	L84	N37°59'12"E	25.77'

**CPS/SAWS/COSA UTILITY:**  
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 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.

**TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TR-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).

**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.

**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.

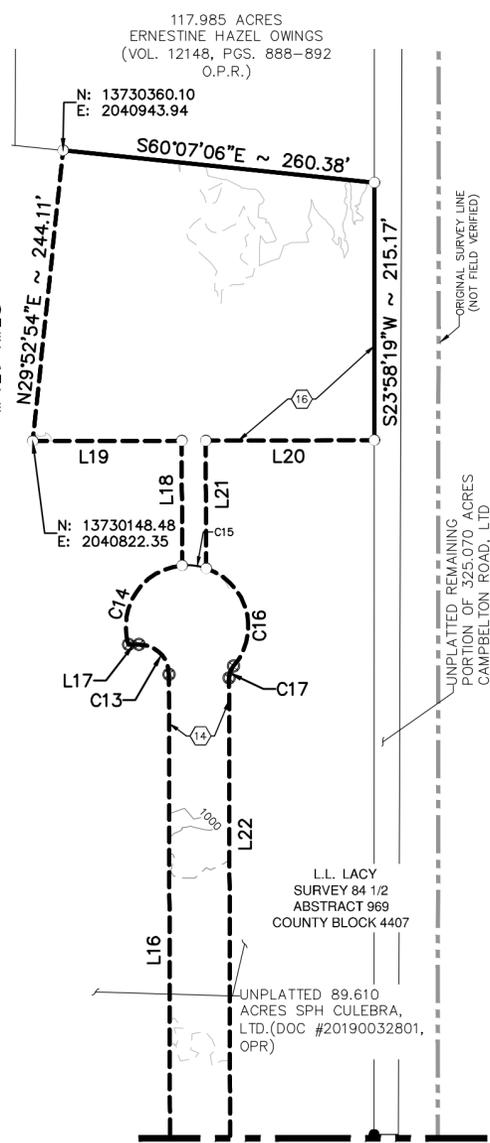
**COMMON AREA MAINTENANCE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, 901 & 902, BLOCK 100, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**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 ANTONIO.

**DETENTION FOR PREVIOUSLY RECORDED PLAT:**  
 STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN RIVERSTONE - UNITS A6 & A7 (PLAT # 21-11800250).

**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.



**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.

**OPEN SPACE:**  
 LOT 900, 901, 902 BLOCK 100 CB 4388 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

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

**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.

**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

LUIS GONZABA SURVEY 84 ABSTRACT 253 COUNTY BLOCK 4410  
 UNPLATTED 119.633 ACRES DAVID GASS (VOL. 5921, PG. 710 OPR)

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

L.L. LACY SURVEY 84 1/2 ABSTRACT 969 COUNTY BLOCK 4407  
 UNPLATTED 89.610 ACRES SPH CULEBRA, LTD. (DOC #20190032801, OPR)

**PLAT NO. 22-11800582**  
**SUBDIVISION PLAT**  
**OF**  
**RIVERSTONE - UNITS G5 & G6**

BEING A TOTAL OF 29.528 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGE 1273, AND OUT OF A 89.610 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190032801, AND OUT OF A PORTION OF A 6.522 ACRE TRACT OF LAND AS RECORDED IN VOLUME 8187, PAGE 814 ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, AND OUT OF THE L.L. LACY SURVEY NUMBER 84 1/2, ABSTRACT 969, COUNTY BLOCK 4407, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



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 SHE 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, TEXAS, 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 - UNITS G5 & G6 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



**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.  
 2. 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.  
 3. DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET.  
 4. 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.  
 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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	620.00'	3°59'39"	S74°00'38"E	43.21'	43.22'
C2	570.00'	2°00'37"	N72°51'24"W	20.00'	20.00'
C3	455.00'	6°20'58"	S75°00'29"W	469.36'	493.15'
C4	30.00'	82°41'07"	S85°18'03"W	39.63'	43.29'
C5	35.00'	82°34'59"	S12°03'53"E	46.19'	50.45'
C6	455.00'	1°46'15"	S28°20'29"W	14.06'	14.06'
C7	620.00'	3°25'49"	S25°29'46"W	37.11'	37.12'
C8	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C9	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C10	45.00'	90°00'00"	N21°02'58"W	63.64'	70.69'
C11	75.00'	5°06'19"	N21°23'52"E	6.68'	6.68'
C12	125.00'	4°59'58"	N21°20'42"E	10.90'	10.91'
C13	25.00'	90°02'26"	N21°10'33"W	35.37'	39.29'
C14	51.00'	102°33'09"	N58°01'46"E	79.58'	91.28'
C15	51.00'	22°46'56"	S59°18'11"E	20.15'	20.28'
C16	51.00'	112°36'28"	S8°23'31"W	84.86'	100.23'
C17	15.00'	40°51'04"	S44°16'12"W	10.47'	10.69'
C18	75.00'	4°59'58"	S21°20'42"W	6.54'	6.54'
C19	125.00'	4°59'58"	S21°20'42"W	10.90'	10.91'
C20	15.00'	89°53'39"	S21°06'09"E	21.19'	23.53'
C21	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C22	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C23	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C24	75.00'	21°28'29"	S13°12'47"W	27.95'	28.11'
C25	15.00'	86°23'18"	S40°43'06"E	20.53'	22.62'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C26	620.00'	10°03'03"	S78°53'14"E	108.62'	108.76'
C27	570.00'	64°50'38"	S73°42'58"W	611.21'	645.09'
C28	15.00'	94°39'03"	S6°01'52"E	22.06'	24.78'
C29	15.00'	94°39'01"	S79°19'05"W	22.06'	24.78'
C30	570.00'	4°46'54"	S29°36'07"W	47.56'	47.57'
C31	620.00'	5°22'07"	N29°53'44"E	58.07'	58.09'
C32	15.00'	85°56'09"	N10°23'17"W	20.45'	22.50'
C33	70.00'	12°41'35"	N59°42'11"W	15.48'	15.51'
C34	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C35	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C36	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C37	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C38	15.00'	90°00'00"	N68°57'03"E	21.21'	23.56'
C39	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C40	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C41	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C42	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C43	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C44	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C45	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C46	75.00'	2°04'14"	N24°59'09"E	2.71'	2.71'
C47	125.00'	41°29'37"	N51°16'27"E	88.56'	90.53'
C48	15.00'	86°23'18"	N27°43'18"E	20.53'	22.62'
C49	620.00'	30°12'31"	N55°48'42"E	323.11'	326.89'
C50	15.00'	85°56'11"	N83°40'32"E	20.45'	22.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C51	130.00'	12°41'35"	S59°42'11"E	28.74'	28.80'
C52	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C53	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C54	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C55	125.00'	21°28'29"	N13°12'47"E	46.58'	46.85'
C56	15.00'	86°23'18"	N45°40'12"E	20.53'	22.62'
C57	620.00'	10°43'31"	N83°30'06"E	115.89'	116.06'
C58	15.00'	86°23'18"	S58°40'00"E	20.53'	22.62'
C59	75.00'	41°29'37"	S51°16'27"W	53.14'	54.32'
C60	125				