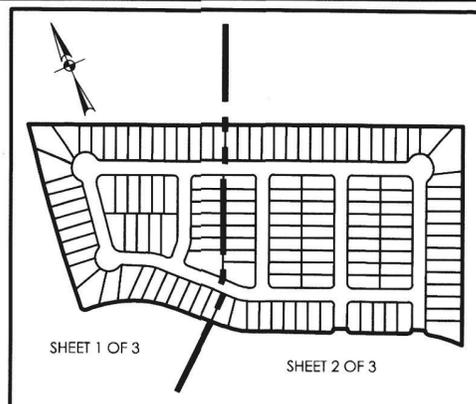


LEGEND

- | | | | |
|--------|---|-----|--------------------------------|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLOCK | | |
| DOC | DOCUMENT NUMBER (SURVEYOR) | | |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ | EASEMENT POINT OF INTERSECTION |
-
- | | |
|----------|-------------------|
| — 1146 — | EXISTING CONTOURS |
| — 1140 — | PROPOSED CONTOURS |
| — C — | CENTERLINE |
-
- | | | | |
|---|--|---|---|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (RIVERSTONE UNITS F4, F5, F6 & F7 PLAT NO. 22-11800019) |
| ⑤ | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ◇ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (TOTAL 0.036 OF AN ACRE) (PERMEABLE) |
| ⑨ | 16' SANITARY SEWER EASEMENT (OFF-LOT) (TOTAL 0.036 OF AN ACRE) | ◇ | 15' DRAINAGE EASEMENT (GALM ROAD PHASE IV PLAT NO. 21-11800630) |
| ⑪ | 10' BUILDING SETBACK | ◇ | 20' SANITARY SEWER EASEMENT (RIVERSTONE UNITS F4, F5, F6 & F7 PLAT NO. 22-11800019) |
| ⑫ | 5' WATER EASEMENT | ◇ | 10' BUILDING SETBACK (RIVERSTONE UNITS F4, F5, F6 & F7 PLAT NO. 22-11800019) |
| ⑬ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| ⑭ | 30' DRAINAGE EASEMENT & SANITARY SEWER EASEMENT | | |

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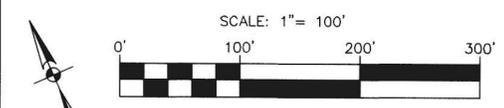
SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION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



INDEX MAP
 NOT TO SCALE

PLAT NO. 22-11800470
 SUBDIVISION PLAT
 OF
RIVERSTONE - UNITS F8 & F9

BEING A TOTAL OF 25.019 ACRES OUT OF A 509.84 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGES 1273 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT LOCATED ON LOT 904, BLOCK 84, RIVERSTONE UNITS F4, F5, F6 AND F7 AN APPROVED BUT UNRECORDED SUBDIVISION PLAT NUMBER 22-11800019. OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 440, 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Leslie Ostrander
 OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP.
 A TEXAS LIMITED PARTNERSHIP
 C/TEXT OF TEXAS, INC.
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
 LESLIE OSTRANDER, ASSISTANT SECRETARY
 5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS
 COUNTY OF BEXAR

ROBERT ORTEGON, JR.
 Notary Public, State of Texas
 Comm. Expires 04-09-2027
 Notary ID 124405152

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 April 4, A.D. 2024.

Robert Ortega, Jr.
 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____

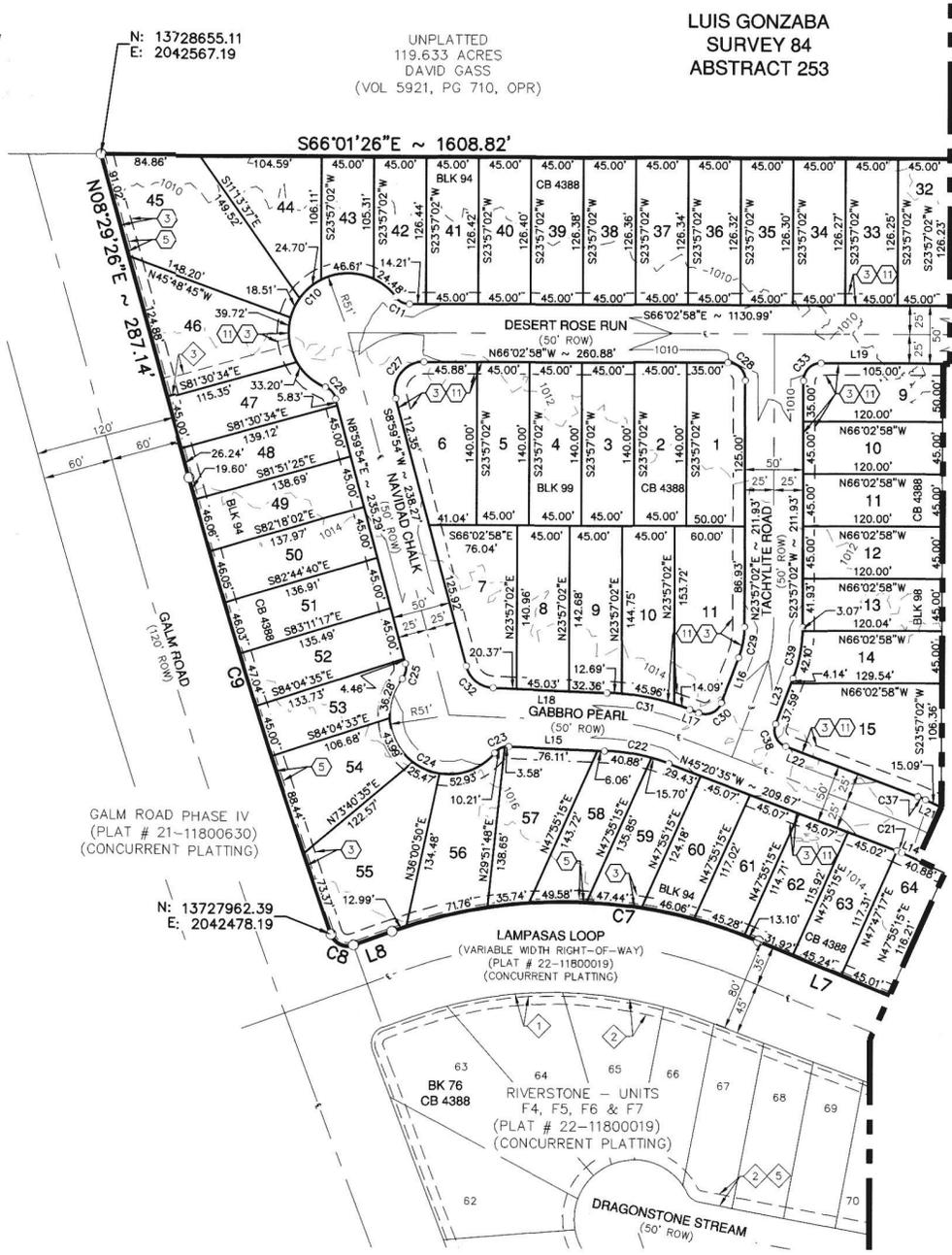
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
 THIS PLAT OF RIVERSTONE - UNITS F8 & F9 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



MATCHLINE "A" - SEE SHEET 2 OF 3

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.

Robert Ortega, Jr.
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

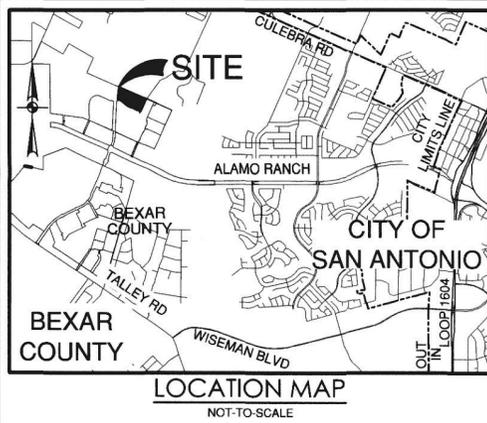
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan
 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

RIVERSTONE - UNITS F8 & F9
 Civil Job No. 11680-55; Survey Job No. 11581-01

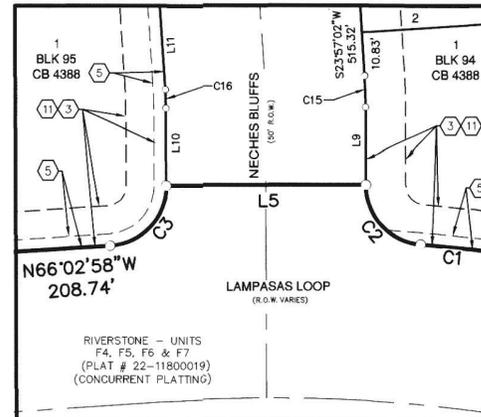


CPS/SAWS/COSA UTILITY:

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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. 22-11800470

SUBDIVISION PLAT OF RIVERSTONE - UNITS F8 & F9

BEING A TOTAL OF 25.019 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGES 1273 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT LOCATED ON LOT 904, BLOCK 84, RIVERSTONE UNITS F4, F5, F6 AND F7 AN APPROVED BUT UNRECORDED SUBDIVISION PLAT NUMBER 22-11800019, OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 440, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

PAPE-DAWSON ENGINEERS

2000 HW 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

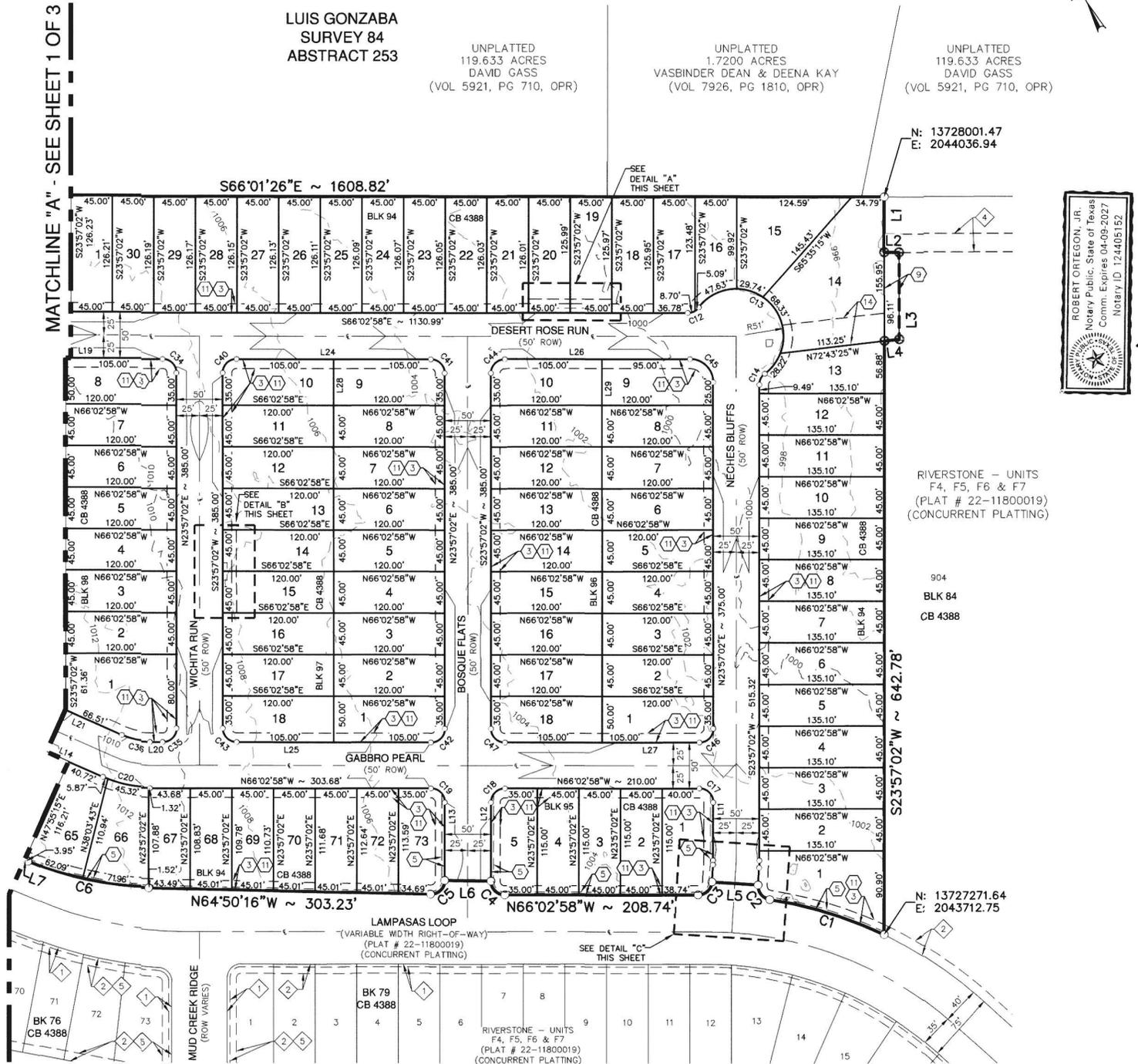
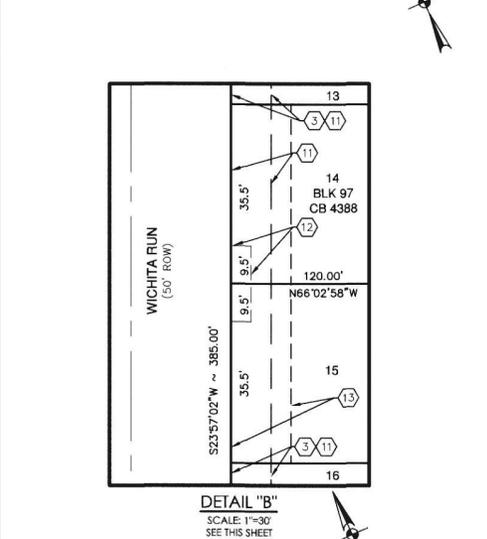
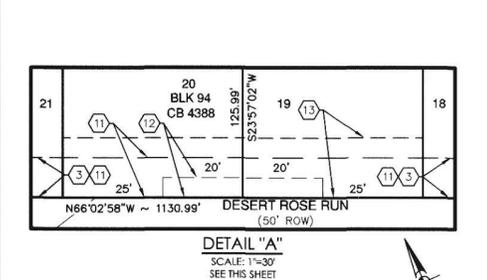
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Leslie Ostrander
OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP.
A TEXAS LIMITED PARTNERSHIP
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

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 5, A.D. 2024.

Robert Ortega, Jr.
ROBERT ORTEGA, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2027
Notary ID 124405152



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.

Caleb M. Chance
CALEB M. CHANCE
LICENSED PROFESSIONAL ENGINEER
98401

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.

G. E. Buchanan
G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR
4999

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 F8 & F9 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.

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BY: _____ CHAIRMAN

BY: _____ SECRETARY

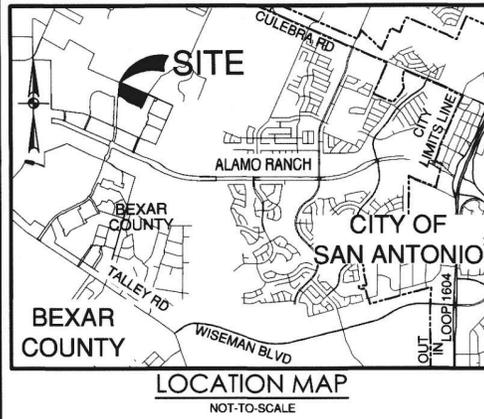


SEE SHEET 3 OF 3 FOR PLAT NOTES, LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

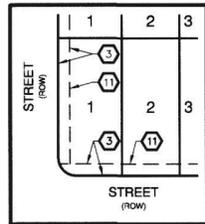
RIVERSTONE - UNITS F8 & F9 Civil Job No. 11680-55; Survey Job No. 11581-01



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

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 3/4" 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 IN US SURVEY FEET.
- 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.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-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).

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 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.

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.

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 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.

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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN RIVERSTONE - UNIT F4, F5, F6, AND F7 (PLAT # 22-11800019).

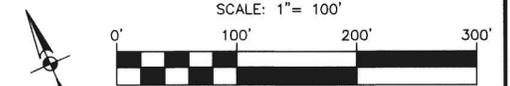
CLEAR VISION:

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 NO. 22-11800470

SUBDIVISION PLAT OF RIVERSTONE - UNITS F8 & F9

BEING A TOTAL OF 25.019 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGES 1273 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT LOCATED ON LOT 904, BLOCK 84, RIVERSTONE UNITS F4, F5, F6 AND F7 AN APPROVED BUT UNRECORDED SUBDIVISION PLAT NUMBER 22-11800019, OUT OF THE LUIS GONZALEZ 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 #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.

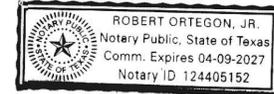
Leslie Ostrander

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP,
A TEXAS LIMITED PARTNERSHIP
CITECH OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
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.

Robert Ortegón, Jr.
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	16°55'06"	N49°00'02"W	129.45'	129.92'
C2	15.00'	84°57'23"	S14°58'53"E	20.26'	22.24'
C3	15.00'	86°27'13"	N70°43'25"E	20.55'	22.63'
C4	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C5	15.00'	91°12'42"	N69°33'23"E	21.44'	23.88'
C6	365.00'	21°16'52"	S54°11'50"E	134.79'	135.57'
C7	435.00'	42°24'23"	N64°45'36"W	314.66'	321.96'
C8	15.00'	90°29'01"	S40°43'17"E	21.30'	23.69'
C9	5940.00'	3°58'12"	S6°30'20"W	411.50'	411.58'
C10	51.00'	210°20'31"	N61°28'28"E	98.45'	187.23'
C11	15.00'	52°41'41"	S39°42'08"E	13.31'	13.80'
C12	15.00'	52°41'41"	N87°36'11"E	13.31'	13.80'
C13	51.00'	195°23'23"	S21°02'58"E	101.08'	173.92'
C14	15.00'	52°41'41"	S50°17'52"W	13.31'	13.80'
C15	125.00'	3°32'47"	S25°43'25"W	7.74'	7.74'
C16	75.00'	3°32'47"	N25°43'25"E	4.64'	4.64'
C17	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C18	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C19	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C20	125.00'	24°03'56"	N54°01'00"W	52.12'	52.50'
C21	75.00'	3°21'33"	N43°39'49"W	4.40'	4.40'
C22	175.00'	18°31'27"	N54°36'19"W	56.33'	56.58'
C23	15.00'	52°41'41"	S89°47'07"W	13.31'	13.80'
C24	51.00'	178°15'19"	N27°26'04"W	101.99'	158.67'
C25	15.00'	52°41'41"	N35°20'44"E	13.31'	13.80'
C26	15.00'	52°41'41"	N17°20'57"W	13.31'	13.80'
C27	25.00'	104°57'08"	S61°28'28"W	39.65'	45.79'
C28	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C29	75.00'	20°42'23"	N34°18'13"E	26.96'	27.10'
C30	15.00'	90°00'00"	N89°39'25"E	21.21'	23.56'
C31	225.00'	18°31'27"	S54°36'19"E	72.43'	72.74'
C32	25.00'	72°51'56"	S27°26'04"E	29.69'	31.79'
C33	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C34	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C35	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C36	75.00'	24°03'56"	S54°01'00"E	31.27'	31.50'
C37	125.00'	3°21'33"	S43°39'49"E	7.33'	7.33'
C38	15.00'	90°00'00"	S02°20'35"E	21.21'	23.56'
C39	125.00'	20°42'23"	S34°18'13"W	44.93'	45.17'
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	25.00'	90°00'00"	N21°02'58"W	35.36'	39.27'
C46	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C47	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S23°57'02"W	59.84'
L2	S66°01'53"E	16.00'
L3	S23°57'02"W	94.24'
L4	N72°43'25"W	16.11'
L5	N62°19'29"W	50.00'
L6	N65°16'29"W	50.00'
L7	N43°33'24"W	126.12'
L8	N85°57'47"W	35.16'
L9	S27°29'49"W	18.67'
L10	N27°29'49"E	18.51'
L11	N23°57'02"E	62.81'
L12	S23°57'02"W	85.00'
L13	N23°57'02"E	84.32'
L14	N41°59'02"W	81.60'
L15	N63°52'02"W	82.17'
L16	N44°39'25"E	41.73'
L17	S45°20'35"E	8.28'
L18	S63°52'02"E	97.76'
L19	N66°02'58"W	210.00'
L20	S66°02'58"E	13.68'
L21	S41°59'02"E	81.60'
L22	S45°20'35"E	121.39'
L23	S44°39'25"W	41.73'
L24	N66°02'58"W	210.00'
L25	S66°02'58"E	210.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N66°02'58"W	200.00'
L27	S66°02'58"E	210.00'
L28	N23°57'02"E	50.00'
L29	N23°57'02"E	50.00'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

Civil Job No. 11680-55; Survey Job No. 11581-01

Date: Apr 04, 2024, 9:28:53 AM, User: G. Buchanan, Plot: P:\11680-55\Survey\Cont\Plat\Plat1168055.dwg