

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
CB COUNTY BLOCK	ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
NCB NEW CITY BLOCK	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○ SET 1/2" IRON ROD (PD)
	○ SET 1/2" IRON ROD (PD)-ROW
	○ EASEMENT POINT OF INTERSECTION
—1140— EXISTING CONTOURS	
- - -1140- - - PROPOSED CONTOURS	
—C— CENTERLINE	
② 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑮ VARIABLE WIDTH DRAINAGE EASEMENT (0.046 OF AN ACRE) (OFF-LOT)(PERMEABLE)
③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑯ 16' SANITARY SEWER EASEMENT (0.017 OF AN ACRE) (OFF-LOT)
④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑰ 24' DRAINAGE EASEMENT
⑤ 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑱ VARIABLE WIDTH DRAINAGE EASEMENT
⑥ 16' SANITARY SEWER EASEMENT	⑲ ALAMO RANCH PARKWAY PHASE II (PLAT NO. 11800379)
⑩ 10' BUILDING SETBACK	⑳ VARIABLE WIDTH DRAINAGE EASEMENT
⑪ 5' WATER EASEMENT	㉑ ALAMO RANCH PARKWAY PHASE II (PLAT NO. 21-11800379)
⑫ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	
⑬ 60'x20' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.084 OF AN ACRE) (OFF-LOT)(PERMEABLE)	

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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.

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.

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 26, RIVERSTONE SUBDIVISION UNIT B1, RECORDED IN VOLUME 20002, PAGE 2180-2182.

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 (NAD2011) 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.
- 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.

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.

Calet M. Chance 9/22/23
LICENSED PROFESSIONAL ENGINEER

G. E. Buchanan 09/22/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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 DEDICATING 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 DIRECTING 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 WITHIN THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES. 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.

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 (EDUs) 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.

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.

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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

FLOODPLAIN VERIFICATION:

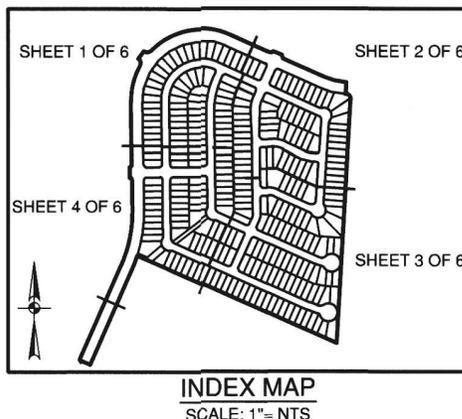
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR

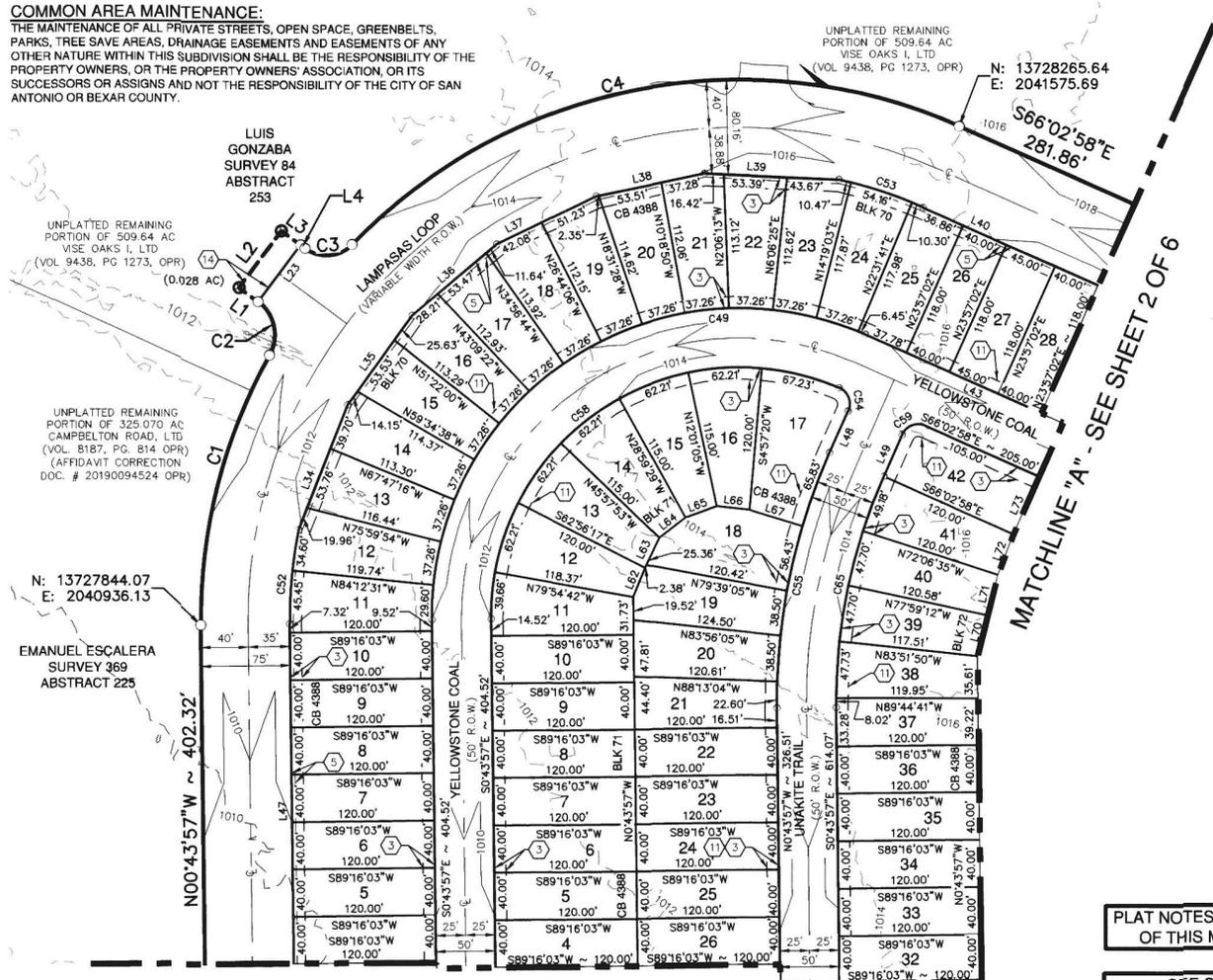
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SETBACK:

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



INDEX MAP
SCALE: 1"= NTS



MATCHLINE "D" - SEE SHEET 4 OF 6

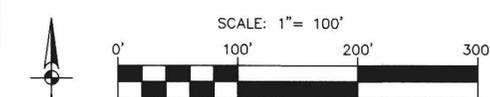
MATCHLINE "A" - SEE SHEET 2 OF 6

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 6 FOR LINE AND CURVES TABLES

PLAT NO. 21-11800631
SUBDIVISION PLAT OF
RIVERSTONE-UNITS G1, G2,
G7, G9

BEING A TOTAL OF 51.383 ACRE TRACT OUT OF A 325.070 ACRE TRACT CONVEYED TO CAMPBELLTON ROAD, LTD. IN VOLUME 8187, PAGE 814 AND OUT OF A 509.64 ACRE TRACT CONVEYED TO VISE OAKS I, LTD RECORDED IN VOLUME 9438, PAGE 1273, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZABA SURVEY NO. 84, ABSTRACT 253, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 22, 2023

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: CONTINENTAL HOMES OF TEXAS, LP.
A TEXAS LIMITED PARTNERSHIP
CITECH OF TEXAS, INC.
BY: 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 22 September, A.D. 2023.

Robert Edward Swann

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 G1, G2, G7, G9 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

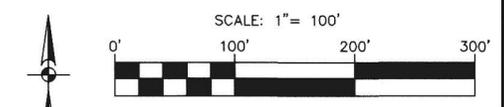
BY: _____ SECRETARY



RIVERSTONE - UNITS G1, G2, G7, G9
Civil Job No. 11680-46; Survey Job No. 11581-00

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G7, G9

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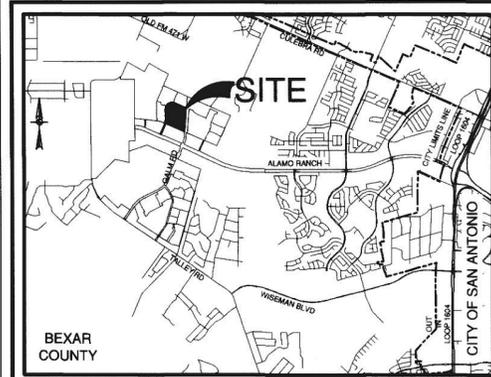
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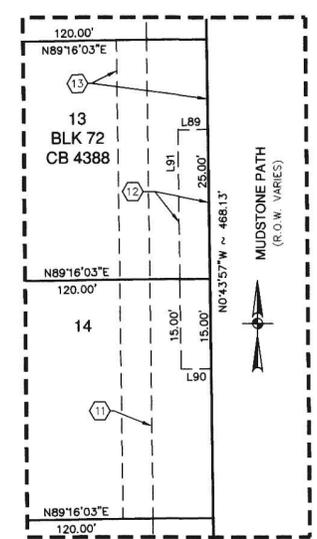


LOCATION MAP
 NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 6 FOR LEGEND AND PLAT NOTES

SEE SHEET 5 OF 6 FOR LINE AND CURVES TABLES



DETAIL "C"
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 SEE THIS SHEET

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Caleb M. Chance 9/22/23
 LICENSED PROFESSIONAL ENGINEER

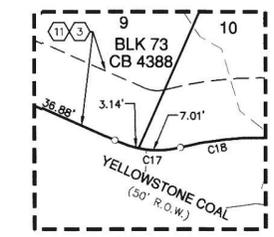
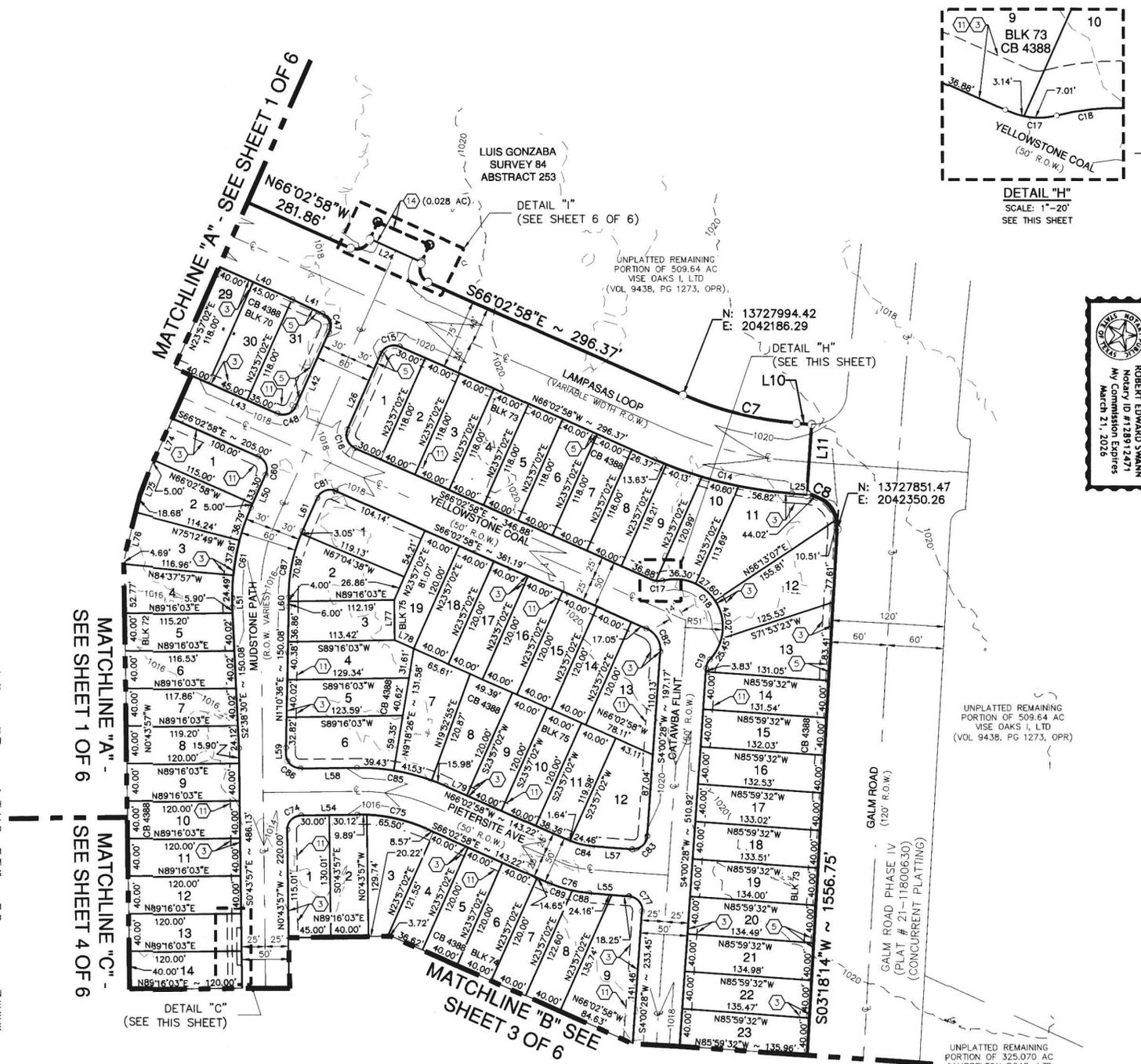
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- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 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.
- 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.
- 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.

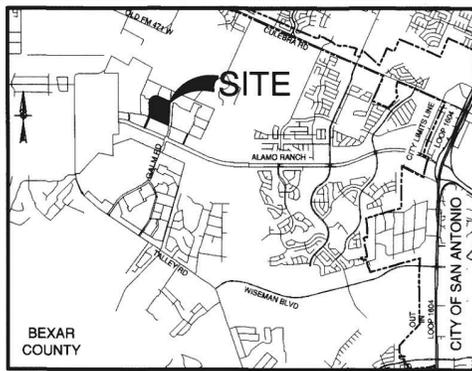


DETAIL "H"
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 SEE THIS SHEET

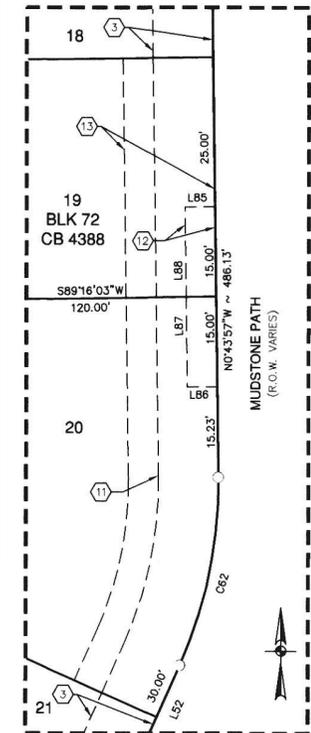


RIVERSTONE - UNITS G1, G2, G7, G9 Civil Job No. 11680-46; Survey Job No. 11581-00

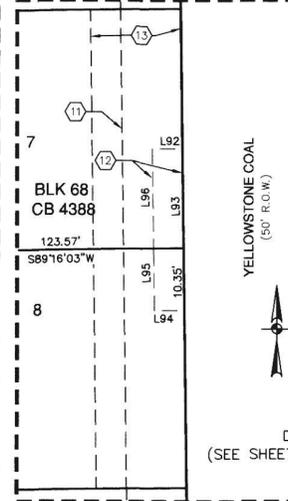
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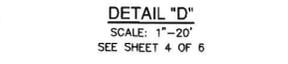
LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
SCALE: 1"=20'
SEE THIS SHEET



DETAIL "B"
SCALE: 1"=20'
SEE SHEET 6 OF 6



DETAIL "D"
SCALE: 1"=20'
SEE SHEET 4 OF 6

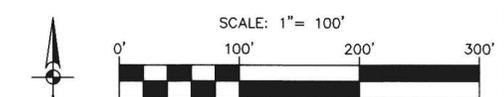
CPS/SAWS/COSA UTILITY:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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 EFFECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL 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. 21-11800631
SUBDIVISION PLAT OF
RIVERSTONE-UNITS G1, G2,
G7, G9

BEING A TOTAL OF 51.383 ACRE TRACT OUT OF A 325.070 ACRE TRACT CONVEYED TO CAMPBELTON ROAD, LTD. IN VOLUME 8187, PAGE 814 AND OUT OF A 509.64 ACRE TRACT CONVEYED TO VISE OAKS I, LTD RECORDED IN VOLUME 9438, PAGE 1273, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZABA SURVEY NO. 84, ABSTRACT 253, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 22, 2023

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: 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 22 September, A.D. 2023.

Robert Edward Swann
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

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

COUNTY CLERK, BEXAR COUNTY, TEXAS
THIS PLAT OF RIVERSTONE - UNITS G1, G2, G7, G9 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 (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.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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

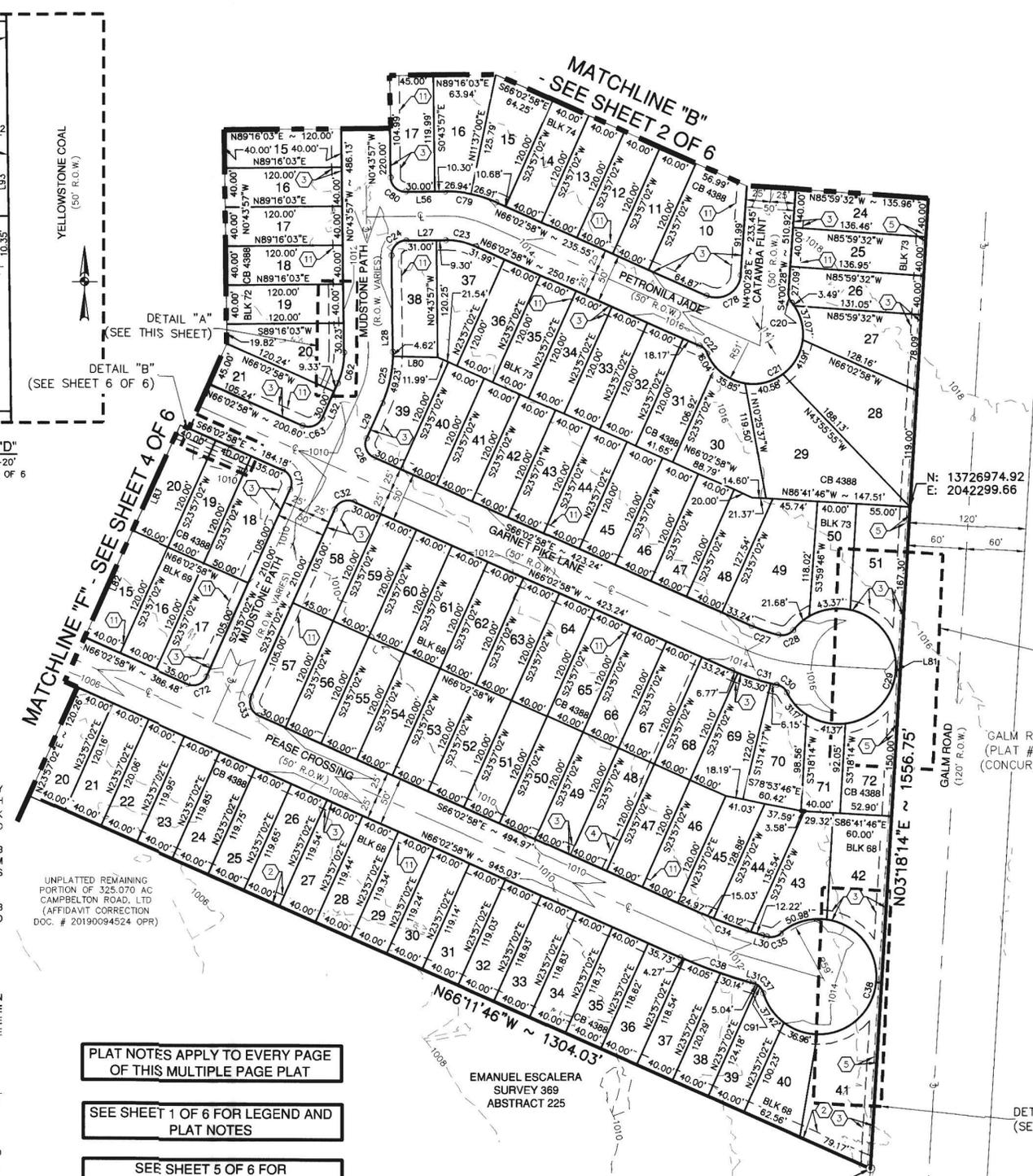
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Caleb M. Chance 9/22/23
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 09/22/2023
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 6 FOR LEGEND AND PLAT NOTES

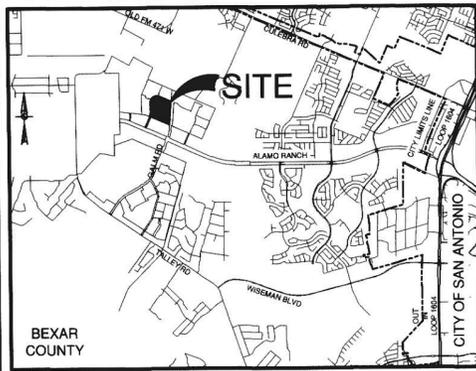
SEE SHEET 5 OF 6 FOR LINE AND CURVES TABLES

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SHEET 3 OF 6



RIVERSTONE - UNITS G1, G2, G7, G9
Civil Job No. 11680-46; Survey Job No. 11581-00
Date: Sep 22, 2023, 9:15am User: G:\C...
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LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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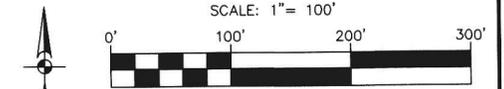
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PLAT NO. 21-11800631

**SUBDIVISION PLAT OF
RIVERSTONE-UNITS G1, G2,
G7, G9**

BEING A TOTAL OF 51.383 ACRE TRACT OUT OF A 325.070 ACRE TRACT CONVEYED TO CAMPBELTON ROAD, LTD. IN VOLUME 8187, PAGE 814 AND OUT OF A 509.64 ACRE TRACT CONVEYED TO VISE OAKS I, LTD. RECORDED IN VOLUME 9438, PAGE 1273, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10228900

DATE OF PREPARATION: September 22, 2023

STATE OF TEXAS
COUNTY OF BEXAR

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Leslie Ostrander

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A TEXAS LIMITED PARTNERSHIP
CITEK 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

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Robert E. Swann
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 G1, G2, G7, G9 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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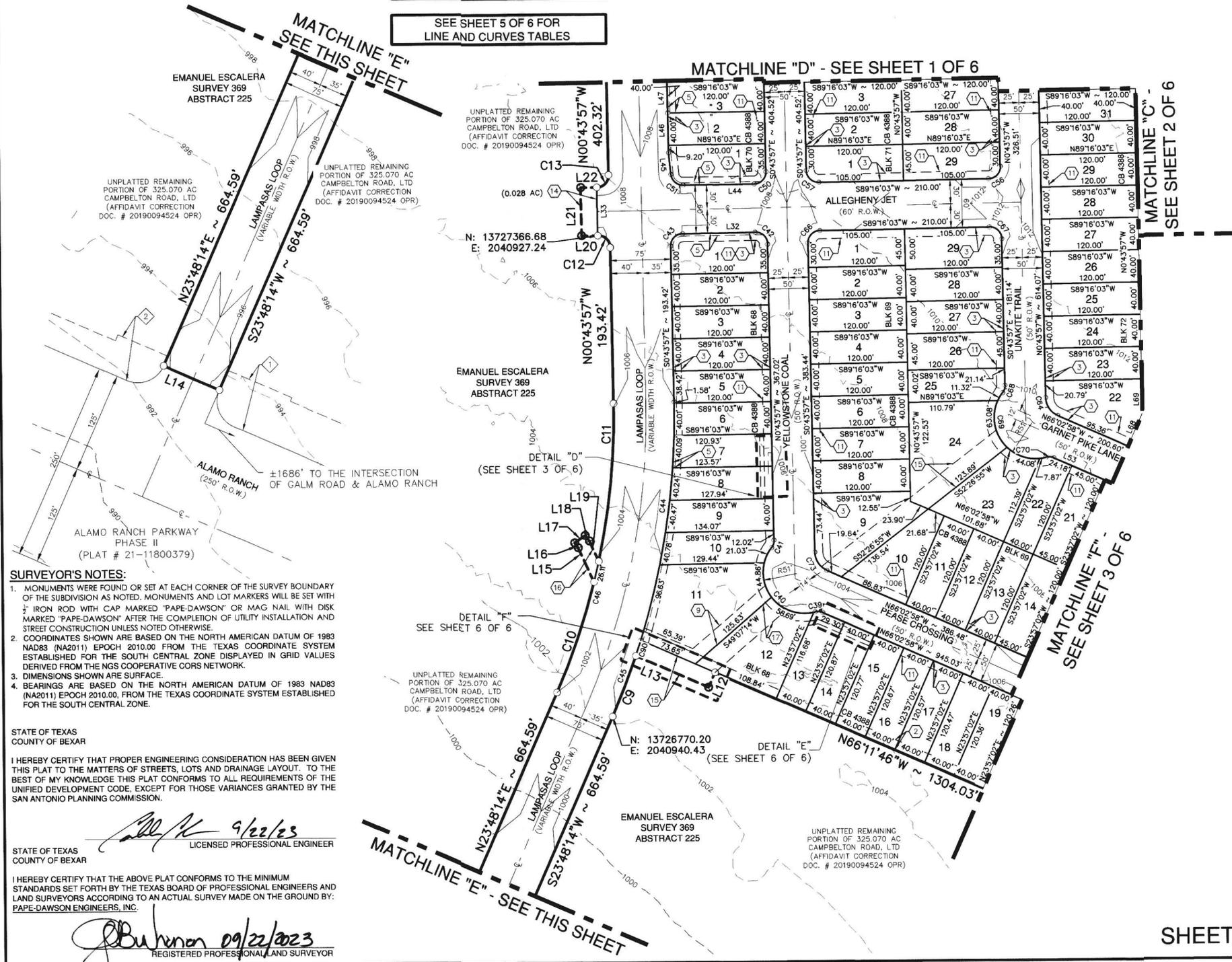
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 6 FOR LEGEND AND
PLAT NOTES

SEE SHEET 5 OF 6 FOR
LINE AND CURVES TABLES



SURVEYOR'S NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

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Caleb M. Chance 9/22/23
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 09/22/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

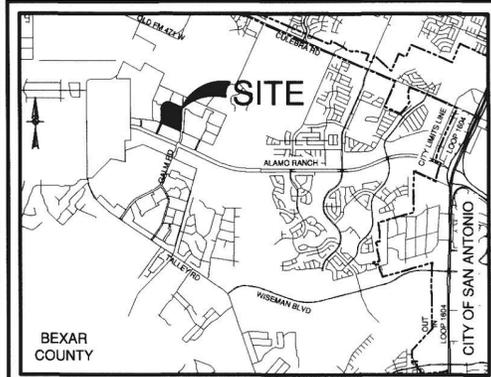


RIVERSTONE - UNITS G1, G2, G7, G9
Civil Job No. 11680-46; Survey Job No. 11581-00

Date: Sep 22, 2023, 9:15am User ID: KCox
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PLAT NO. 21-11800631
SUBDIVISION PLAT OF
RIVERSTONE-UNITS G1, G2,
G7, G9

BEING A TOTAL OF 51.383 ACRE TRACT OUT OF A 325.070 ACRE TRACT CONVEYED TO CAMPBELL ROAD, LTD. IN VOLUME 8187, PAGE 814 AND OUT OF A 509.64 ACRE TRACT CONVEYED TO VISE OAKS I, LTD. RECORDED IN VOLUME 9438, PAGE 1273, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NO. 389, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	455.00'	29°57'34"	N14°14'50"E	235.22'	237.92'
C2	35.00'	82°35'00"	N12°03'53"W	46.19'	50.45'
C3	30.00'	82°41'07"	N85°18'03"E	39.63'	43.29'
C4	455.00'	69°59'32"	S78°57'16"W	521.90'	555.83'
C5	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C6	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C7	360.00'	19°54'49"	S76°00'23"E	124.49'	125.12'
C8	35.00'	89°16'01"	S41°19'46"E	49.18'	54.53'
C9	935.00'	4°56'00"	S21°20'14"W	80.48'	80.51'
C10	860.00'	9°39'00"	N18°58'44"E	144.67'	144.84'
C11	860.00'	13°08'49"	N5°30'27"E	196.90'	197.33'
C12	15.00'	90°00'00"	N45°43'57"W	21.21'	23.56'
C13	15.00'	90°00'00"	N44°16'03"E	21.21'	23.56'
C14	435.00'	19°54'49"	N76°00'23"W	150.43'	151.19'
C15	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C16	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C17	15.00'	38°45'41"	S85°25'49"E	9.96'	10.15'
C18	51.00'	147°34'49"	S31°01'15"E	97.95'	131.36'
C19	15.00'	38°45'41"	S23°23'19"W	9.96'	10.15'
C20	15.00'	43°17'47"	S17°38'28"E	11.07'	11.33'
C21	51.00'	196°32'08"	S58°58'45"W	100.94'	174.94'
C22	15.00'	43°17'47"	N44°24'05"W	11.07'	11.33'
C23	75.00'	24°40'59"	N78°23'28"W	32.06'	32.31'
C24	15.00'	90°00'00"	S44°16'03"W	21.21'	23.56'
C25	125.00'	24°40'59"	S11°36'32"W	53.43'	53.85'
C26	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C27	175.00'	9°22'44"	S70°44'20"E	28.61'	28.65'
C28	15.00'	65°39'40"	N71°44'28"E	16.26'	17.19'
C29	59.00'	29°59'40"	N5°54'28"E	64.27'	302.74'
C30	15.00'	51°14'01"	N52°42'42"W	12.97'	13.41'
C31	225.00'	12°16'44"	N72°11'20"W	48.13'	48.22'

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 GRANITORS 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.

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C32	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C33	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C34	475.00'	8°07'37"	S70°06'47"E	67.32'	67.38'
C35	15.00'	57°16'46"	N77°11'02"E	14.38'	15.00'
C36	59.00'	29°43'33"	S15°49'25"W	63.78'	303.32'
C37	15.00'	57°16'46"	N45°32'12"W	14.38'	15.00'
C38	525.00'	8°07'37"	N70°06'47"W	74.40'	74.47'
C39	15.00'	38°18'43"	N85°12'20"W	9.84'	10.03'
C40	51.00'	141°56'28"	N33°23'28"W	96.43'	126.34'
C41	15.00'	38°18'43"	N18°25'24"E	9.84'	10.03'
C42	15.00'	90°00'00"	N45°43'57"W	21.21'	23.56'
C43	15.00'	90°00'00"	S44°16'03"W	21.21'	23.56'
C44	935.00'	18°22'19"	S82°27'12"W	298.52'	299.81'
C45	935.00'	6°09'53"	S20°43'18"W	100.55'	100.60'
C46	860.00'	24°32'12"	N11°32'09"E	365.48'	368.29'
C47	15.00'	88°09'46"	S20°07'51"E	20.87'	23.08'
C48	15.00'	90°00'00"	N88°57'02"E	21.21'	23.56'
C49	260.00'	114°40'59"	S56°36'32"W	437.79'	520.42'
C50	15.00'	90°00'00"	S44°16'03"W	21.21'	23.56'
C51	15.00'	85°26'57"	S48°00'33"E	20.35'	22.37'
C52	380.00'	12°04'13"	S51°18'09"W	79.91'	80.05'
C53	380.00'	11°17'51"	N71°41'54"W	74.81'	74.93'
C54	15.00'	90°39'05"	N21°22'30"W	21.33'	23.73'
C55	515.00'	24°40'59"	N11°36'32"E	220.15'	221.86'
C56	15.00'	90°00'00"	S44°16'03"W	21.21'	23.56'
C57	15.00'	90°00'00"	N45°43'57"W	21.21'	23.56'
C58	210.00'	114°01'55"	N56°17'00"E	352.31'	417.95'
C59	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C60	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C61	230.00'	24°40'59"	S11°36'32"W	98.32'	99.08'
C62	75.00'	24°40'59"	S11°36'32"W	32.06'	32.31'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C63	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C64	25.00'	65°19'01"	N33°23'28"W	26.98'	28.50'
C65	465.00'	24°40'59"	N11°36'32"E	198.78'	200.32'
C66	15.00'	90°00'00"	N44°16'03"E	21.21'	23.56'
C67	15.00'	90°00'00"	S45°43'57"E	21.21'	23.56'
C68	15.00'	38°18'43"	S18°25'24"W	9.84'	10.03'
C69	51.00'	141°56'28"	S33°23'28"E	96.43'	126.34'
C70	15.00'	38°18'43"	S85°12'20"E	9.84'	10.03'
C71	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C72	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C73	25.00'	65°19'01"	N33°23'28"W	26.98'	28.50'
C74	15.00'	90°00'00"	N44°16'03"E	21.21'	23.56'
C75	175.00'	24°40'59"	S78°23'28"E	74.81'	75.39'
C76	125.00'	19°56'34"	S76°01'15"E	43.29'	43.51'
C77	15.00'	90°00'00"	N40°59'32"W	21.21'	23.56'
C78	25.00'	109°56'34"	N58°58'45"E	40.94'	47.97'
C79	125.00'	24°40'59"	N78°23'28"W	53.43'	53.85'
C80	15.00'	90°00'00"	N45°43'57"W	21.21'	23.56'
C81	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C82	25.00'	70°03'26"	S31°01'15"E	28.70'	30.57'
C83	15.00'	90°00'00"	S49°00'28"W	21.21'	23.56'
C84	75.00'	19°56'34"	S76°01'15"E	25.97'	26.10'
C85	225.00'	24°40'59"	N78°23'28"W	96.18'	96.93'
C86	15.00'	90°00'00"	S45°43'57"E	21.21'	23.56'
C87	170.00'	24°40'59"	N11°36'32"E	72.67'	73.24'
C88	125.00'	8°14'30"	N81°52'17"W	17.97'	17.98'
C89	125.00'	11°42'03"	N71°54'00"W	25.48'	25.53'
C90	935.00'	1°13'53"	N18°15'18"E	20.09'	20.09'
C91	15.00'	38°02'27"	N35°55'02"W	9.78'	9.96'

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N53°21'23"W	20.00'	L27	S89°16'03"W	40.30'	L53	N66°02'58"W	184.18'	L79	N66°02'58"W	24.86'
L2	N36°38'37"E	60.00'	L28	S0°43'57"E	98.93'	L54	S89°16'03"W	60.12'	L80	N88°37'01"W	46.12'
L3	S53°21'23"E	20.00'	L29	S23°57'02"W	39.33'	L55	S85°59'32"E	42.42'	L81	S86°41'46"E	5.00'
L4	S53°21'23"E	4.85'	L30	S74°10'35"E	5.10'	L56	S89°16'03"W	40.30'	L82	S23°57'02"W	120.00'
L5	N23°57'02"E	2.00'	L31	N74°10'35"W	5.10'	L57	N85°59'32"W	42.42'	L83	S23°57'02"W	120.00'
L6	N23°57'02"E	20.00'	L32	S89°16'03"W	90.00'	L58	S89°16'03"W	60.12'	L84	S86°41'46"E	5.93'
L7	S66°02'58"E	60.00'	L33	N0°43'57"W	60.00'	L59	N0°43'57"W	7.20'	L85	N89°16'03"E	5.00'
L8	S23°57'02"W	20.00'	L34	N21°27'03"E	113.43'	L60	N0°43'57"W	10.00'	L86	S89°16'03"W	5.00'
L9	S23°57'02"W	2.00'	L35	N35°40'34"E	93.32'	L61	N23°57'02"E	38.30'	L87	N0°43'57"W	15.00'
L10	S85°57'47"E	16.11'	L36	N49°53'41"E	93.32'	L62	N22°00'56"E	26.85'	L88	N0°43'57"W	15.00'
L11	S40°51'11"W	75.00'	L37	N64°06'48"E	93.32'	L63	N25°16'55"E	27.75'	L89	N89°16'03"E	5.00'
L12	S23°48'14"W	20.00'	L38	N78°19'09"E	93.15'	L64	N52°31'19"E	28.04'	L90	S89°16'03"W	5.00'
L13	N66°11'46"W	98.26'	L39	S87°27'48"E	113.48'	L65	N69°29'43"E	28.04'	L91	N0°43'57"W	25.00'
L14	N66°11'46"W	75.00'	L40	S66°02'58"E	246.86'	L66	N83°15'53"W	27.75'	L92	N89°16'03"E	5.00'
L15	N24°30'15"W	46.79'	L41	S64°12'44"E	35.50'	L67	S73°22'28"E	46.66'	L93	S0°43'57"E	16.67'
L16	N35°35'38"W	7.22'	L42	S23°57'02"W	86.87'	L68	S23°57'02"W	45.00'	L94	S89°16'03"W	5.00'
L17	N54°24'22"E	16.00'	L43	N66°02'58"W	282.78'	L69	N0°43'57"W	42.44'	L95	N0°43'57"W	10.35'
L18	S35°35'38"E	8.78'	L44	S89°16'03"W	87.90'	L70	N14°01'02"E	35.60'	L96	N0°43'57"W	16.67'
L19	S24°30'13"E	27.70'	L45	N51°7'04"W	27.08'	L71	N14°01'02"E	35.35'	L97	N23°57'02"E	5.00'
L20	S89°16'03"W	20.00'	L46	N0°43'57"W	49.20'	L72	N20°55'14"E	36.47'	L98	S66°02'58"E	15.00'
L21	N0°43'57"W	60.00'	L47	N0°43'57"W	327.32'	L73	N23°57'02"E	53.30'	L99	S66°02'58"E	15.00'
L22	N89°16'03"E	20.00'	L48	S23°57'02"W	38.28'	L74	N23°57'02"E	48.30'	L100	S23°57'02"W	5.00'
L23	S36°38'37"W	60.00'	L49	S23°57'02"W	38.30'	L75	N20°55'14"E	36.47'	L101	S23°57'02"W	5.00'
L24	S66°02'58"E	60.00'	L50	S23°57'02"W	38.30'	L76	N14°01'02"E	52.27'	L102	S66°02'58"E	15.00'
L25	N85°57'47"W	16.05'	L51	S0°43'57"E	10.00'	L77	N0°43'57"W	42.84'	L103	S66°02'58"E	15.00'
L26	S23°57'02"W	88.00'	L52	S23°57'02"W	39.33'	L78	N66°02'58"W	22.11'	L104	S23°57'02"W	5.00'

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.

SURVEYOR 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 (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.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. 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

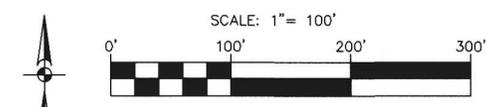
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Caleb M. Chance 9/22/23
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

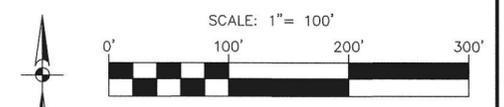
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G. E. Buchanan 09/22/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NO. 21-11800631
SUBDIVISION PLAT OF
RIVERSTONE-UNITS G1, G2,
G7, G9

BEING A TOTAL OF 51.383 ACRE TRACT OUT OF A 325.070 ACRE TRACT CONVEYED TO CAMPBELL ROAD, LTD. IN VOLUME 8187, PAGE 814 AND OUT OF A 509.64 ACRE TRACT CONVEYED TO VISE OAKS I, LTD. RECORDED IN VOLUME 9438, PAGE 1273, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: September 22, 2023

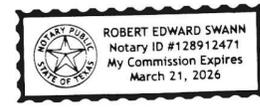
STATE OF TEXAS
 COUNTY OF BEXAR

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: 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 22 SEPTEMBER, A.D. 2023.



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

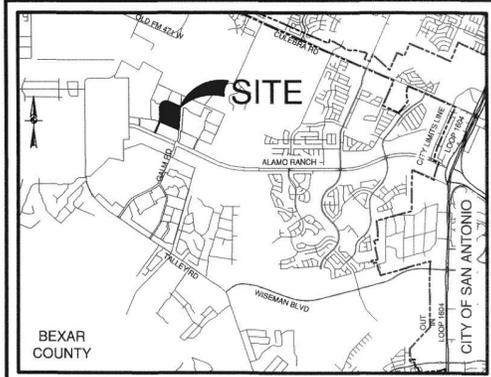
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNITS G1, G2, G7, G9 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

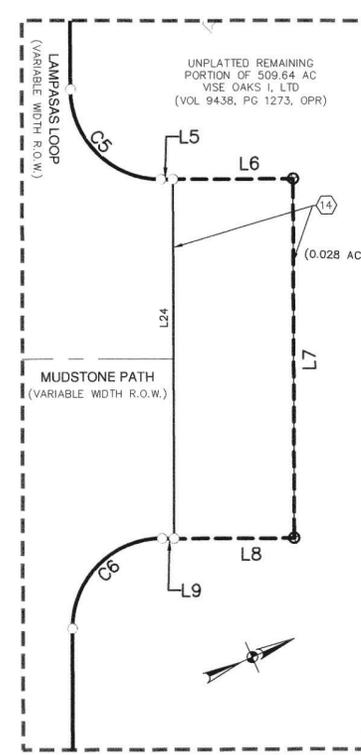
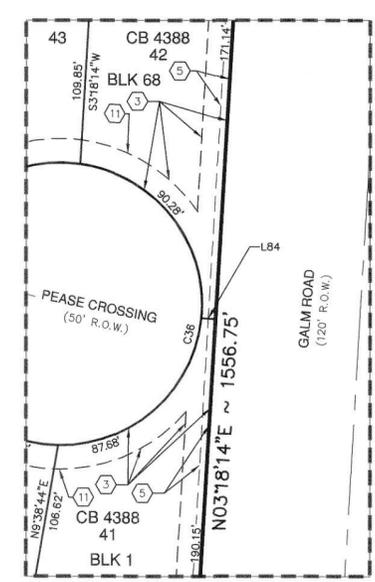
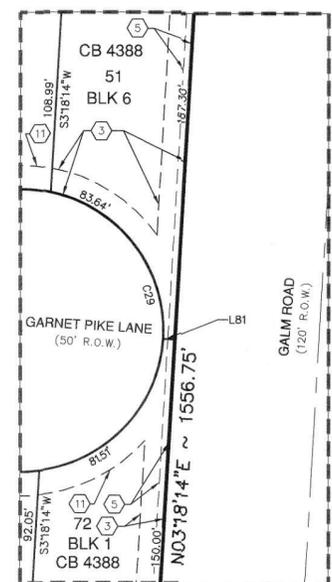
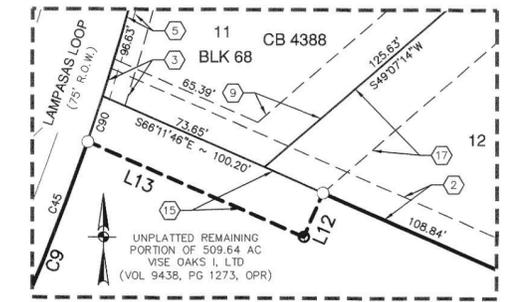
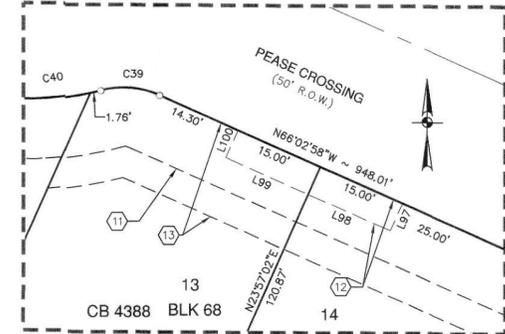
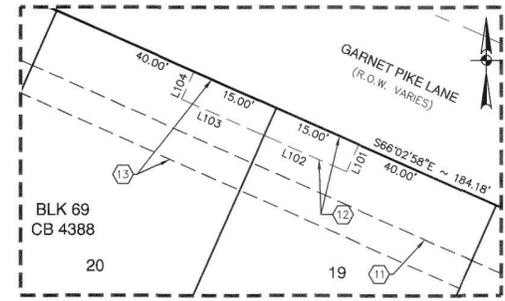


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 6 FOR LEGEND AND PLAT NOTES

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

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 (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.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

Caleb M. Chance 9/22/23
 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 09/22/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR



RIVERSTONE - UNITS G1, G2, G7, G9
 Civil Job No. 11680-46; Survey Job No. 11581-00

Date: Sep 22, 2023, 9:14am User: ID: KCoz
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