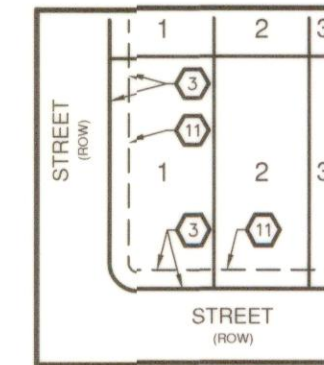
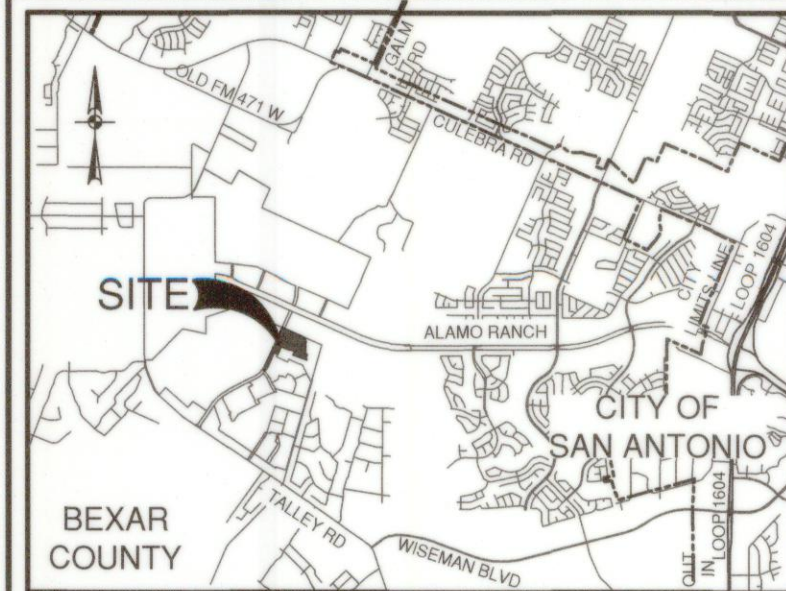


SUBDIVISION PLAT OF RIVERSTONE - UNITS E4 & E5

BEING A TOTAL OF 28.755 ACRE TRACT OF LAND OUT OF A 151.334 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED...



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



LOCATION MAP NOT-TO-SCALE

LEGEND

- AC ACRE(S) VOL VOLUME
BLK BLK PG PAGE(S)
BSL BUILDING SETBACK LINE ROW RIGHT OF WAY
CB COUNTY BLK L.F. LINEAR FEET
DPR DEED AND PLAT RECORDS (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SET 1/2" IRON ROD (PD)
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS EASEMENT POINT OF INTERSECTION
--- 1140 --- EXISTING CONTOURS
--- 1140 --- PROPOSED CONTOURS
--- --- CENTERLINE
--- --- EFFECTIVE (EXISTING) UD 1% ANNUAL CHANGE (100-YR) FLOODPLAIN
--- --- ORIGINAL SURVEY/COUNTY LINE

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
9 16' SANITARY SEWER EASEMENT (TOTAL OF 0.153 OF AN ACRE)
11 10' BSL (BUILDING SETBACK)
12 15' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT WATER EASEMENT
17 VARIABLE WIDTH TURN AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (0.286 OF AN ACRE OFF-LOT)
20 10' PRIVATE DRAINAGE EASEMENT
21 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
1 UNPLATTED REMAINING PORTION OF 325.070 ACRES CAMPBELTON ROAD, LTD (VOL 8187, PG 814, OPR)
2 BLK 46, LOT 904 RIVERSTONE - UNIT E1 (PLAT #20-11800284)
3 16' SANITARY SEWER EASEMENT (RIVERSTONE - UNIT E1 PLAT NO. 20-11800284)
4 10' GAS ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (RIVERSTONE - UNIT C6 PLAT NO. 20-11800205)
7 10' GAS ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (RIVERSTONE - UNIT E1 PLAT NO. 20-11800284)
9 VARIABLE WIDTH DRAINAGE EASEMENT
9 SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (DOC # 20210011809, OPR)
10 SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (DOC # 20210011810, OPR)
11 DRAINAGE EASEMENT (DOC # 20210011695, OPR)
12 UTILITY EASEMENT (DOC # 20210011964, OPR)
13 DRAINAGE EASEMENT (DOC # 20210011696, OPR)
15 50'X60' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (DOC # 20210011807, OPR)

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.
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 BEAR

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

Caleb M. Chance LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

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

David A. Casanova REGISTERED PROFESSIONAL LAND SURVEYOR

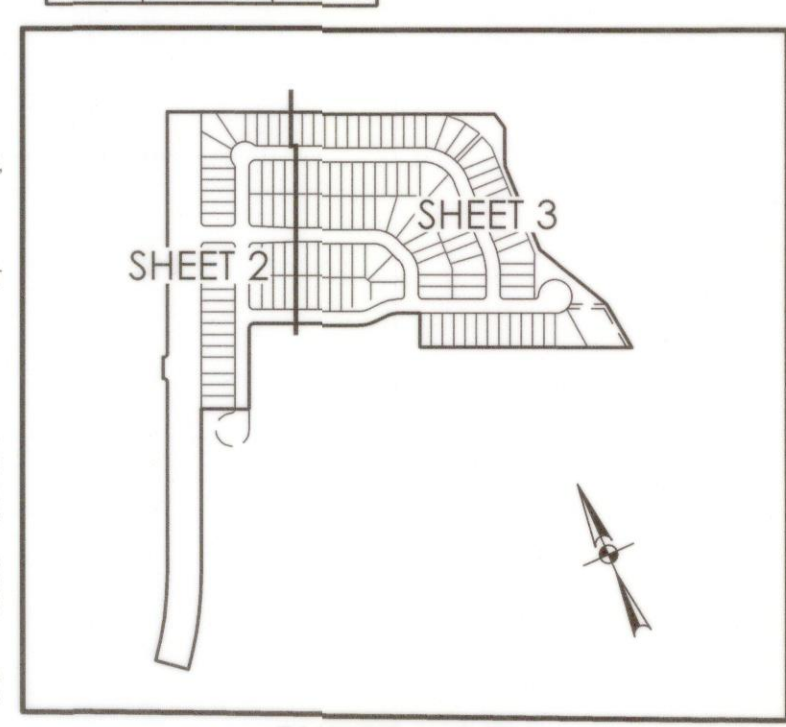
CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS...
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES...
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR 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.

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.

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

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 BLOCK 38, CB 4388 AND LOT 903-904, BLOCK 46, CB 4388, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains two tables of line data for the subdivision.



SHEET INDEX NOT-TO-SCALE

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.

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 ENCOACHMENTS:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 901, BLOCK 38, CB 4388, LOT 903, BLOCK 46, CB 4388, AND LOT 904, BLOCK 46, CB 4388 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

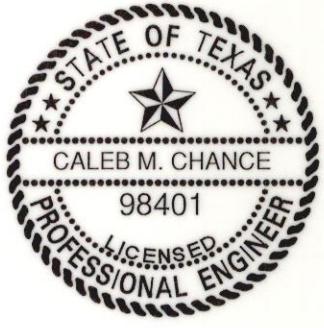
TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800167) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS 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).

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains a detailed list of curve data for the subdivision.

ROBERT ORTEGON, JR. Notary Public, State of Texas Comm. Expires 04-09-2023 Notary ID 124405152

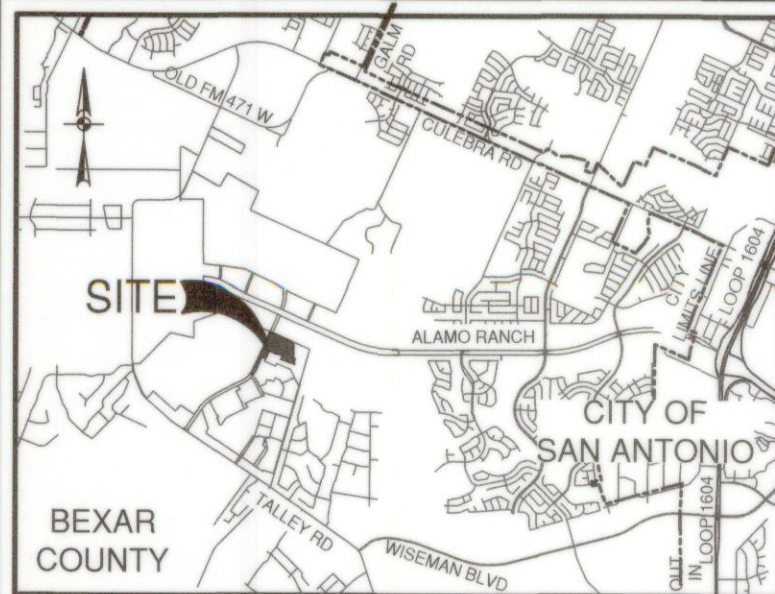
NOTE: SEE SHEET 1 FOR CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 11680-29; Survey Job No. 11581-00 RIVERSTONE - UNITS E4 & E5





**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 R.O.W. 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.

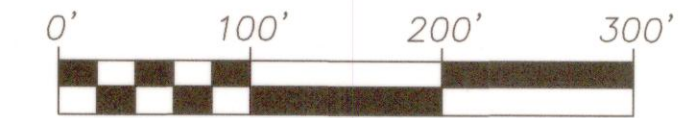


**TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED**  
NOT-TO-SCALE

**PLAT NO 20-11800448**  
SUBDIVISION PLAT  
OF  
**RIVERSTONE - UNITS E4 & E5**

BEING A TOTAL OF 28.755 ACRE TRACT OF LAND OUT OF A 151.334 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20210011692 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401 AND OUT OF THE EMMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLK 4405, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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: October 7, 2021

STATE OF TEXAS  
COUNTY OF BEXAR

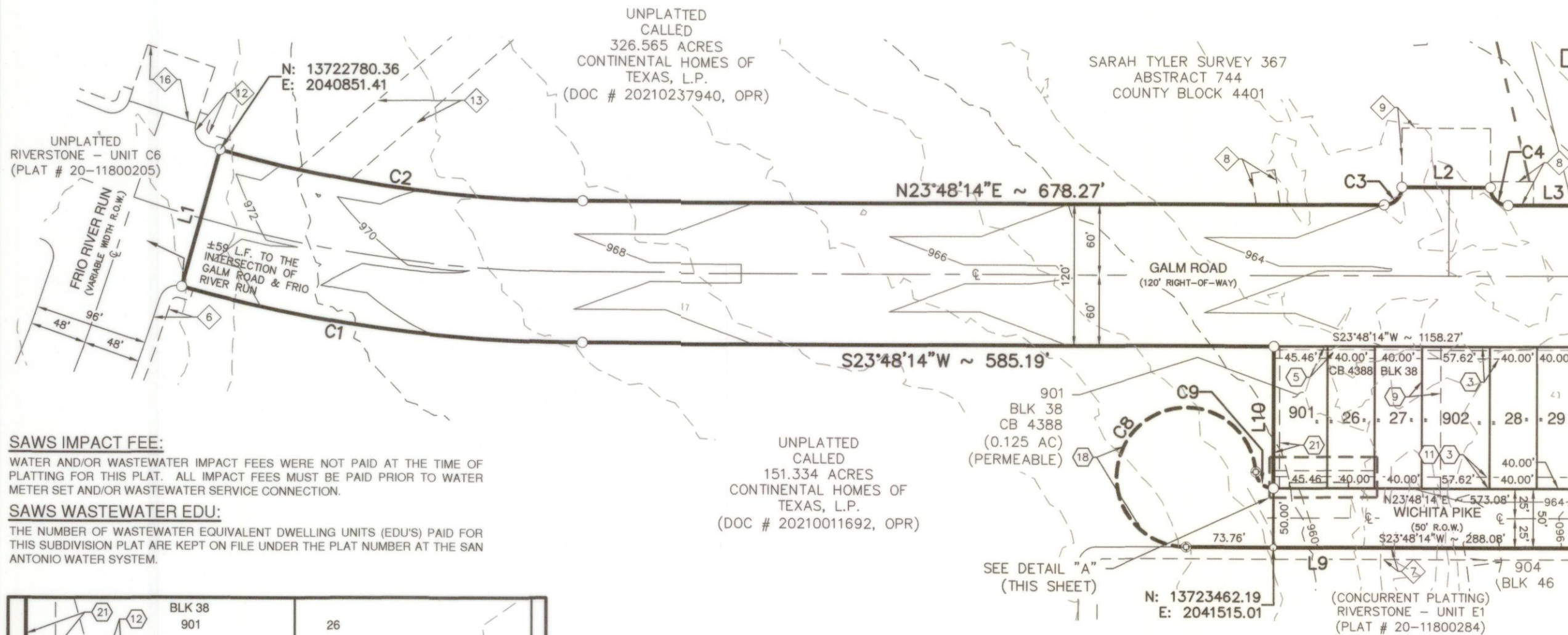
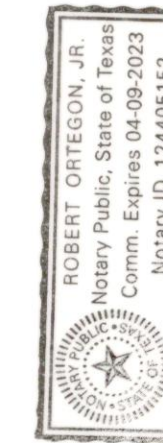
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Leslie K. Ostrander*

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BYCHIEF OF TEXAS, INC.  
A DELAWARE CORPORATION  
IT'S SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
5419 N LOOP 404  
SAN ANTONIO, TEXAS 78247  
(210) 496-2668

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 October 3, A.D. 2021.



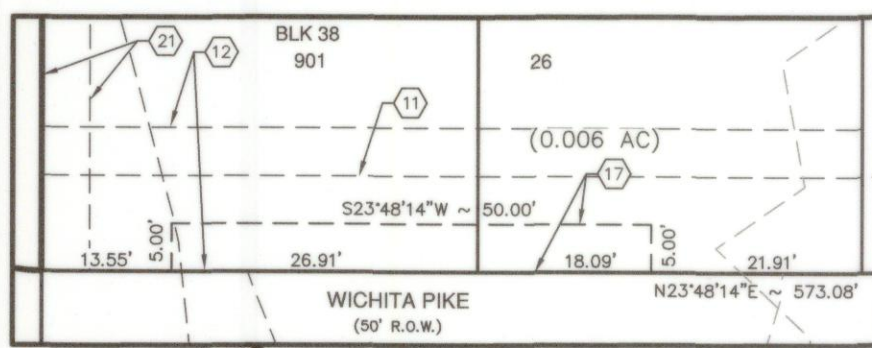
MATCHLINE "A" - SEE THIS SHEET

**SAWS IMPACT FEE:**

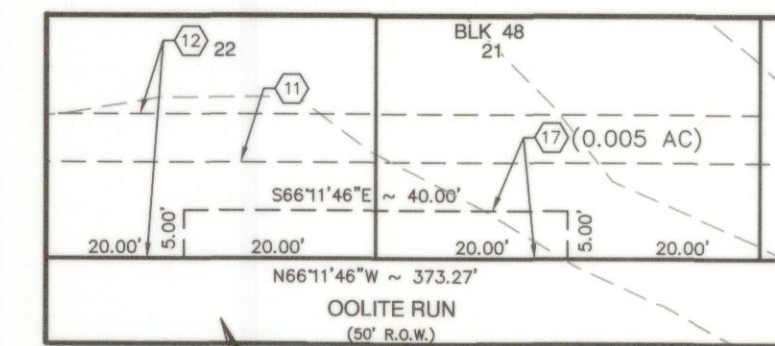
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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.



**DETAIL "A"**  
SCALE: 1" = 20'



**DETAIL "B"**  
SCALE: 1" = 20'

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.

*[Signature]*  
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED CALLED  
325.565 ACRES  
CONTINENTAL HOMES OF  
TEXAS, L.P.  
(DOC # 20210237940, OPR)

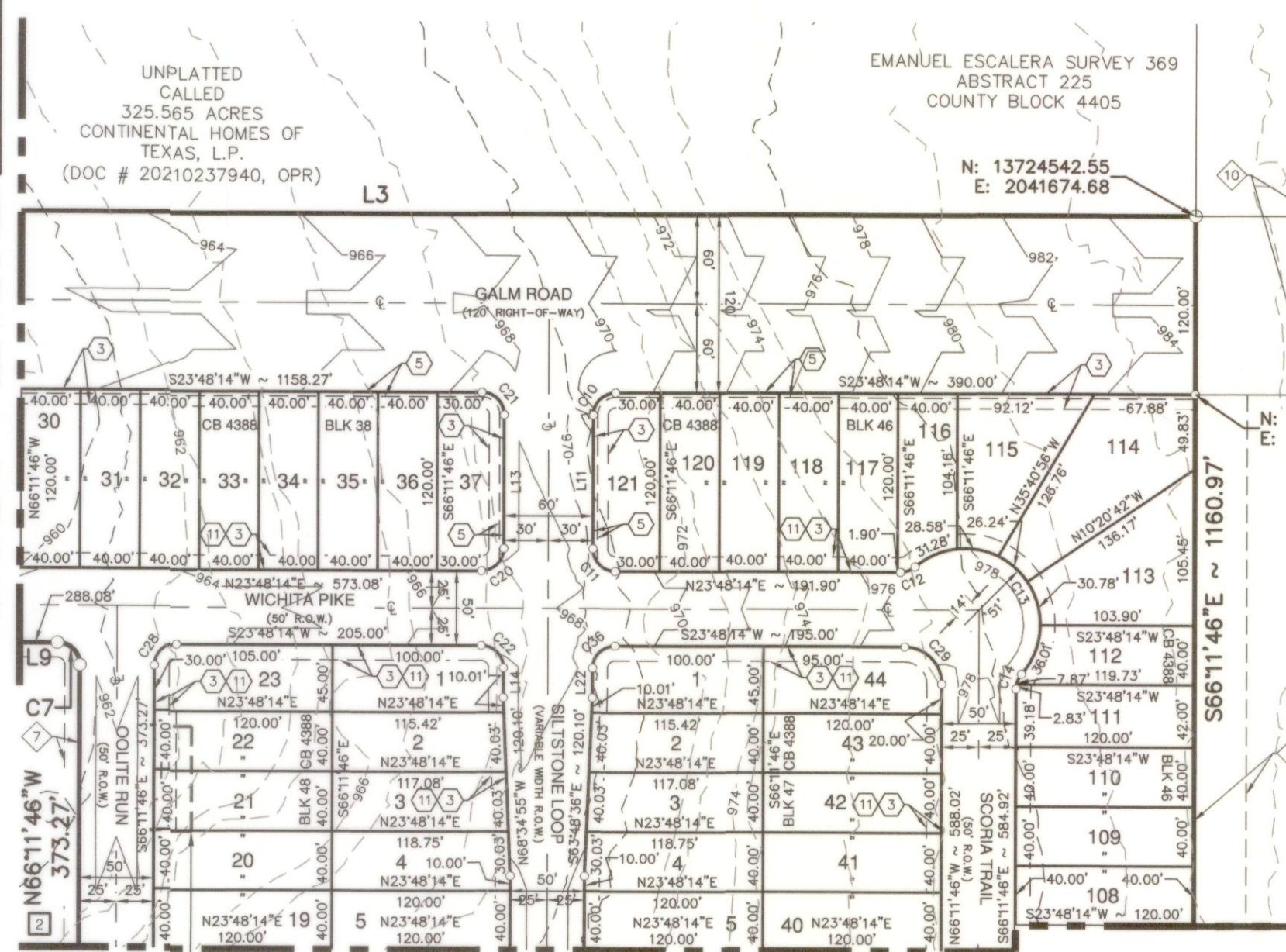
UNPLATTED  
REMAINING PORTION OF  
325.070 ACRES  
CAMPBELTON ROAD, LTD  
(VOL 8187, PG 814 OPR)

UNPLATTED CALLED  
2.183 ACRES  
CONTINENTAL HOMES OF  
TEXAS, L.P.  
(DOC # 20210237940, OPR)

N: 13724494.13  
E: 2041784.46

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

MATCHLINE "A" - SEE THIS SHEET



SEE DETAIL "B" (THIS SHEET) MATCHLINE "B" - SEE SHEET 3 OF 3

NOTE:  
SEE SHEET 1 FOR CURVE AND  
LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



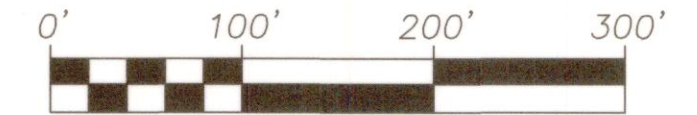


PLAT NO 20-11800448

SUBDIVISION PLAT OF RIVERSTONE - UNITS E4 & E5

BEING A TOTAL OF 28.755 ACRE TRACT OF LAND OUT OF A 151.334 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20210011692 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS...

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: October 7, 2021

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...

Leslie K. Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY BY: CHITEX OF TEXAS, INC. A DELAWARE CORPORATION...

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...

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...

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

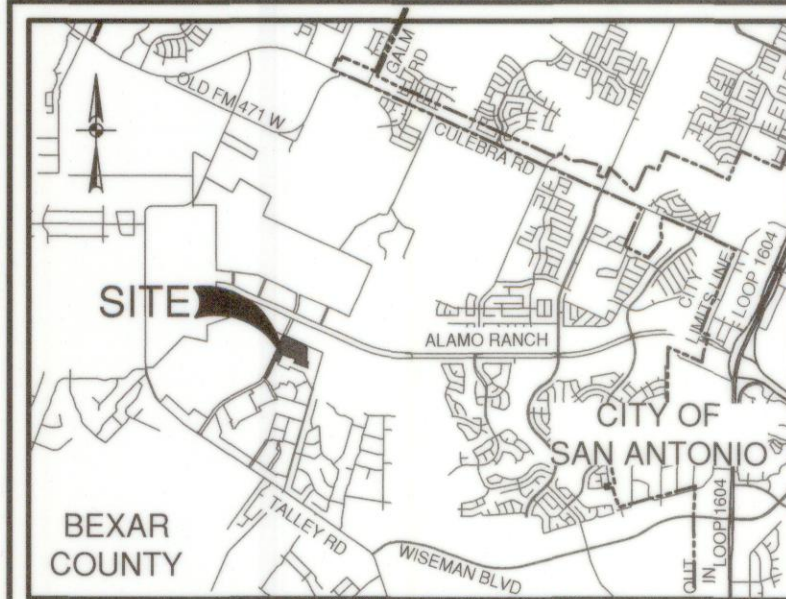
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE, UNIT E4&E5, 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...

DATED THIS DAY OF A.D. 20

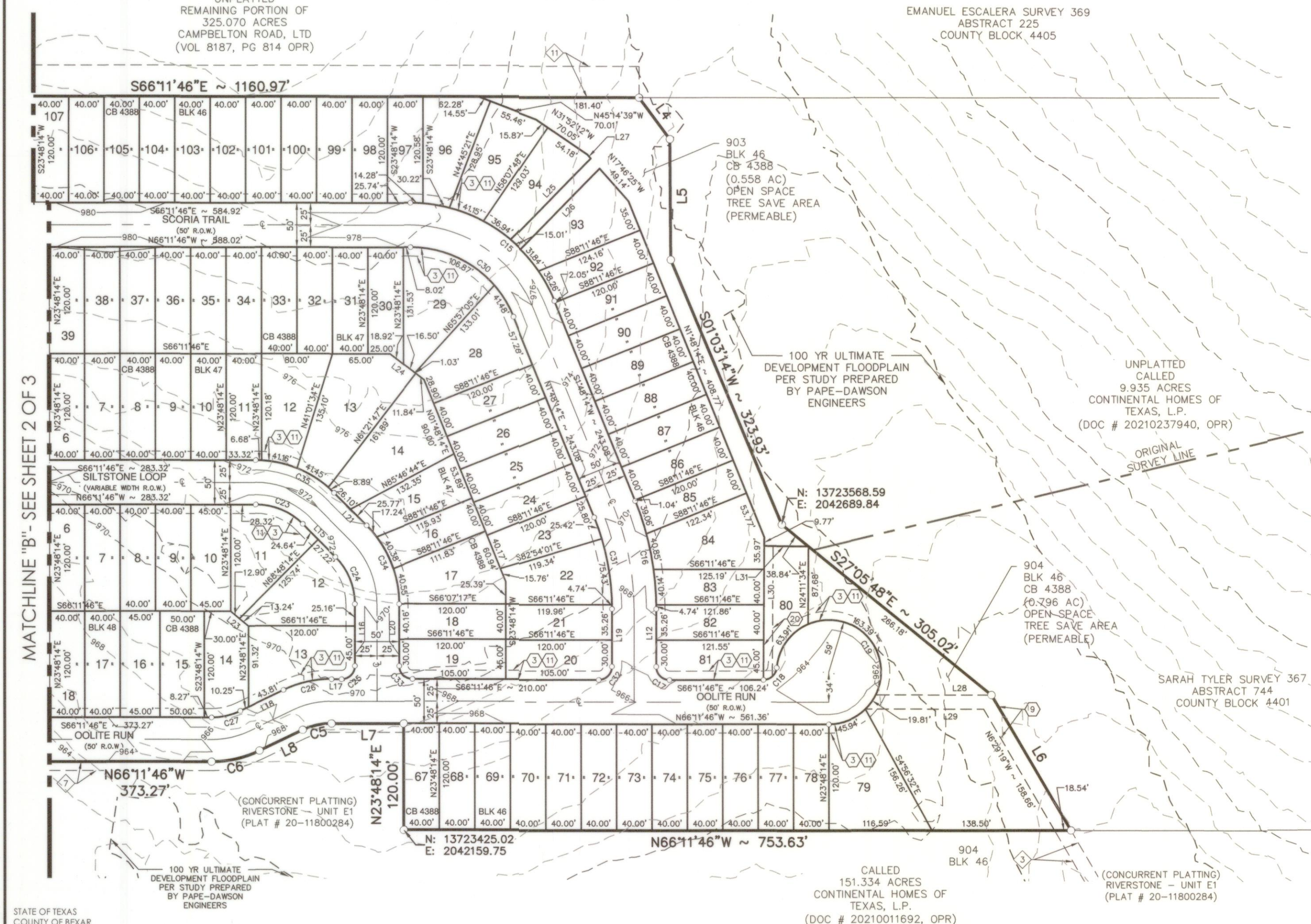
BY: CHAIRMAN

BY: SECRETARY



LOCATION MAP NOT-TO-SCALE

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



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

David A. Casanova, REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

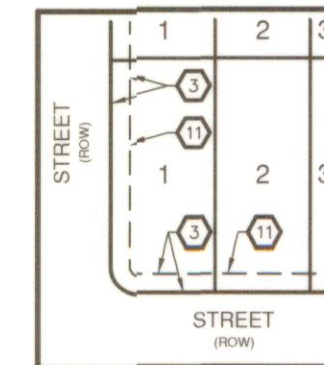
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY 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.

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.



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



MATCHLINE "B" - 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.

Caleb M. Chance, 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova, REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE: SEE SHEET 1 FOR CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



RIVERSTONE - UNITS E4 & E5 Civil Job No. 11680-29; Survey Job No. 11581-00