

LOCATION MAP
NOT-TO-SCALE

LEGEND

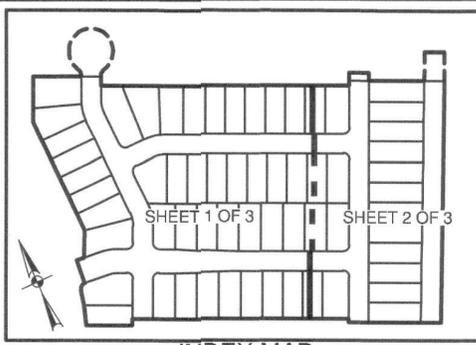
AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER	○	SET 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	EASEMENT POINT OF INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		

---+--- EXISTING CONTOURS
---1140--- PROPOSED CONTOURS
---C--- CENTERLINE

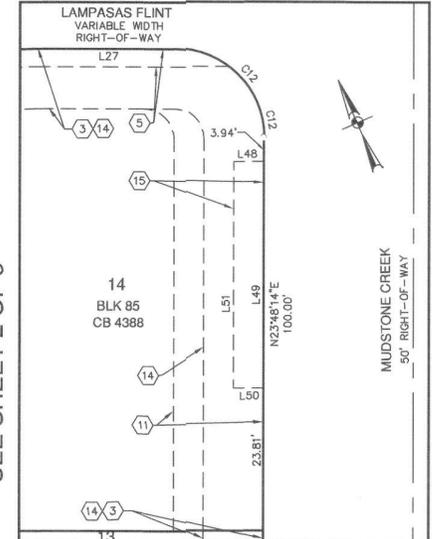
- ② 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (OFF LOT) (TOTAL 0.080 OF AN ACRE)
- ⑪ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑬ 20' X 50' DRAINAGE, ACCESS & UTILITY EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. (OFF-LOT) (TOTAL 0.263 OF AN ACRE)
- ⑭ 10' BUILDING SETBACK
- ⑮ 5' WATER EASEMENT
- ⑯ VARIABLE WIDTH TURNAROUND, DRAINAGE, SEWER AND WATER EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. (OFF LOT) (TOTAL 0.216 OF AN ACRE)
- ⑰ 24' WIDTH DRAINAGE EASEMENT
- ⑱ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑲ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE UNITS F4, F5, F6, & F7 PLAT NO. 22-11800019)
- ⑳ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE UNIT F1 PLAT NO. 22-11800298)
- ㉑ 1' VEHICULAR NON-ACCESS EASEMENT (RIVERSTONE UNIT F1 PLAT NO. 22-11800298)
- ㉒ 50' ACCESS, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SEWER, AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. (RIVERSTONE UNITS F4, F5, F6, & F7 PLAT NO. 22-11800019)
- ㉓ 16' SANITARY SEWER EASEMENT (RIVERSTONE UNITS F4, F5, F6, & F7 PLAT NO. 22-11800019)
- ㉔ 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE UNITS F4, F5, F6, & F7 PLAT NO. 22-11800019)
- ㉕ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (RIVERSTONE UNIT F1 PLAT NO. 22-11800298)
- ㉖ VARIABLE WIDTH DRAINAGE EASEMENT (RIVERSTONE UNIT F1 PLAT NO. 22-11800298)
- ㉗ 10' BUILDING SETBACK (RIVERSTONE UNIT F1 PLAT NO. 22-11800298)
- ㉘ 1' VEHICULAR NON-ACCESS EASEMENT (RIVERSTONE UNITS F4, F5, F6, & F7 PLAT NO. 22-11800019)

CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

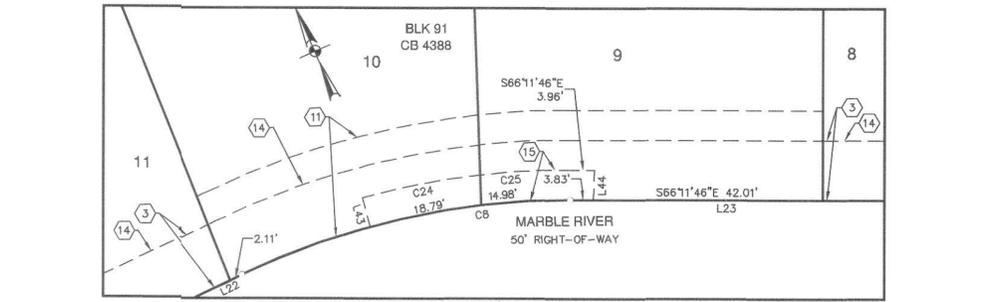
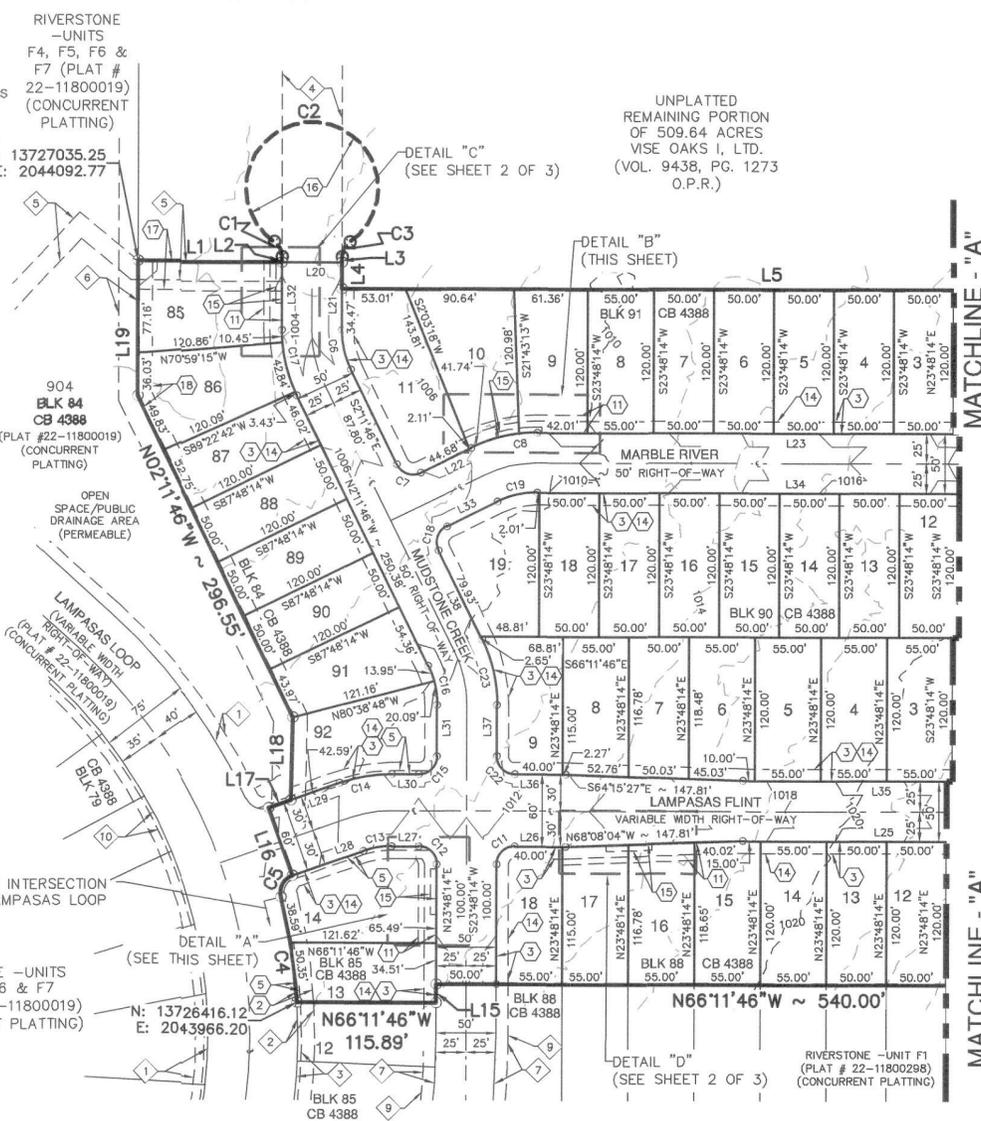
SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION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



INDEX MAP
SCALE: 1" = 300'



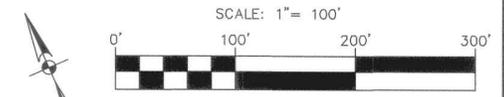
DETAIL "A"
SCALE: 1" = 20'
(SEE THIS SHEET)



DETAIL "B"
SCALE: 1" = 20'
(SEE THIS SHEET)

PLAT NO. 22-11800371
SUBDIVISION PLAT
OF
RIVERSTONE - UNIT F2

BEING A TOTAL OF 13.164 ACRE TRACT OF LAND; 3.753 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGES 1273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 9.411 ACRES OUT OF 325.070 ACRES TRACT OF LAND RECORDED IN VOLUME 8187, PAGES 814 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL BEING OUT OF THE LUIS GONZALEZ SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4388, THE B.B.B. & C.R.R. CO. SURVEY 386, ABSTRACT 98, COUNTY BLOCK 4410, AND THE EMANUEL ESCALERA SURVEY 389, COUNTY BLOCK 4405.



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: March 20, 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

OWNER: CONTINENTAL HOMES OF TEXAS, LP.
A TEXAS LIMITED PARTNERSHIP
CHIEF 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 March 20, A.D. 2024.

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

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

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNIT F2 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

LEGEND SEE SHEET 1 OF 3. PLAT NOTES, LINE AND CURVE TABLES SHEET 3 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.

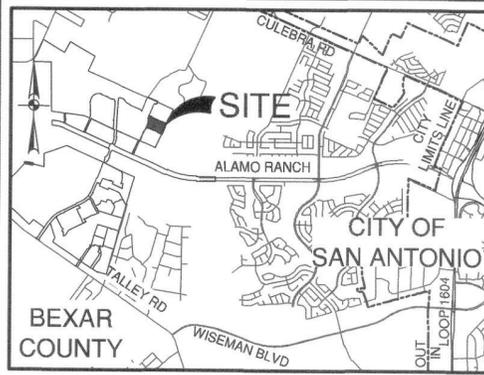
Caleb M. Chance
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

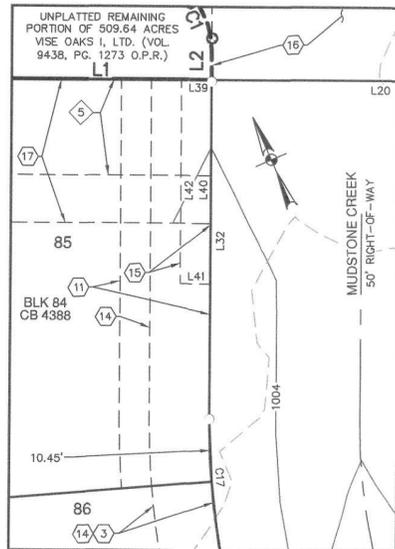
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan 03/21/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

RIVERSTONE - UNIT F2
Civil Job No. 11680-53; Survey Job No. 11581-01



LOCATION MAP
NOT-TO-SCALE



DETAIL "C"
SCALE: 1" = 20'
(SEE SHEET 1 OF 3)

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 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.

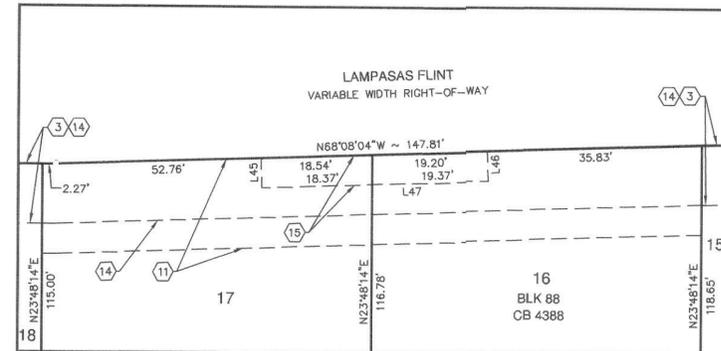
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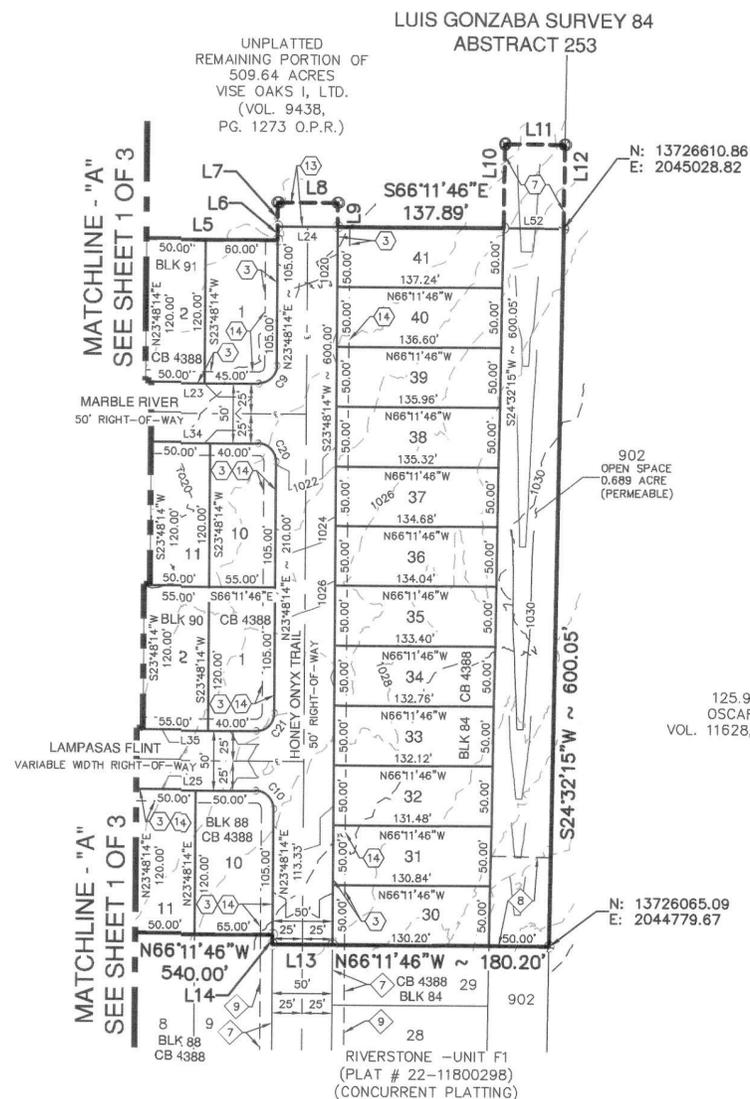
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.



DETAIL "D"
SCALE: 1" = 20'
(SEE SHEET 1 OF 3)

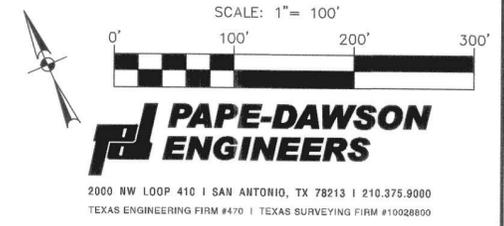


125.955 ACRES
OSCAR W. GASS.
VOL. 11628, PG. 218 O.P.R.

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

PLAT NO. 22-11800371
SUBDIVISION PLAT
OF
RIVERSTONE - UNIT F2

BEING A TOTAL OF 13.164 ACRE TRACT OF LAND; 3.753 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGES 1273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 9.411 ACRES OUT OF 325.070 ACRES TRACT OF LAND RECORDED IN VOLUME 8187, PAGES 814 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL BEING OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4388, THE B.B.B & C.R.R. CO. SURVEY 386, ABSTRACT 98, COUNTY BLOCK 4410, AND THE EMANUEL ESCALERA SURVEY 369, COUNTY BLOCK 4405.



DATE OF PREPARATION: March 20, 2024

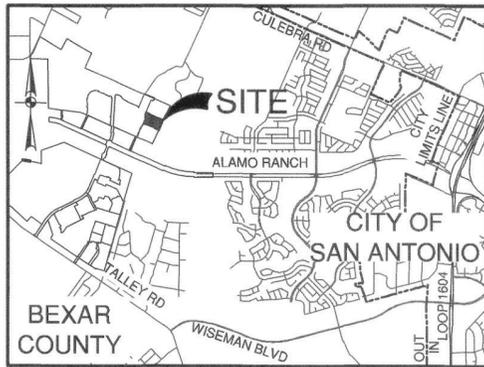
STATE OF TEXAS
COUNTY OF BEXAR

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Leslie Ostrander
OWNER: CONTINENTAL HOMES OF TEXAS, LP,
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX 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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LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS)) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FINISHED FLOOR

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

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 TCJ 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.

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 84, 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.

OPEN SPACE:

LOT 902, BLOCK 84, IS DESIGNATED AS OPEN SPACE, A COMMON AREA, A DRAINAGE EASEMENT AND AN ACCESS EASEMENT.

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 # 22-1180019).

PLAT NO. 22-11800371

SUBDIVISION PLAT
OF
RIVERSTONE - UNIT F2

BEING A TOTAL OF 13.164 ACRE TRACT OF LAND; 3.753 ACRES OUT OF A 509.64 ACRE TRACT OF LAND RECORDED IN VOLUME 9438, PAGES 1273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 9.411 ACRES OUT OF 325.070 ACRES TRACT OF LAND RECORDED IN VOLUME 8187, PAGES 814 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL BEING OUT OF THE LUIS GONZALEZ SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4388, THE B.B.B. & C.R.R. CO. SURVEY 386, ABSTRACT 98, COUNTY BLOCK 4410, AND THE EMANUEL ESCALERA SURVEY 369, COUNTY BLOCK 4405.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #1470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: March 20, 2024

STATE OF TEXAS
COUNTY OF BEXAR

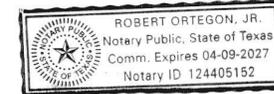
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Leslie Ostrander

OWNER: CONTINENTAL HOMES OF TEXAS, LP,
A TEXAS LIMITED PARTNERSHIP
BY: CHTX OF TEXAS, INC.,
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5319 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 *March 20*, A.D. 20*24*



Robert Ortegon, 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, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNIT F2 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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S66°11'46"E	120.00'
L2	N23°48'14"E	4.56'
L3	S23°48'14"W	4.56'
L4	S23°48'14"W	22.16'
L5	S66°11'46"E	620.00'
L6	N23°48'14"E	11.67'
L7	N23°48'14"E	20.00'
L8	S66°11'46"E	50.00'
L9	S23°48'14"W	20.00'
L10	N24°32'15"E	70.01'
L11	S66°10'58"E	50.00'
L12	S24°32'15"W	69.99'
L13	N66°11'46"W	50.00'
L14	N23°48'14"E	8.33'
L15	N23°48'14"E	15.49'
L16	N47°8'00"E	60.00'
L17	S85°42'00"E	20.00'
L18	N24°49'33"E	69.12'
L19	N23°48'14"E	113.19'
L20	S66°11'46"E	50.00'
L21	S23°48'14"W	56.62'
L22	N87°48'14"E	46.79'
L23	S66°11'46"E	442.01'
L24	S66°11'46"E	50.00'
L25	N66°11'46"W	270.00'
L26	N66°11'46"W	42.27'
L27	N66°11'46"W	22.69'
L28	N85°42'00"W	62.59'
L29	S85°42'00"E	62.59'
L30	S66°11'46"E	22.69'
L31	N23°48'14"E	42.82'
L32	N23°48'14"E	56.62'
L33	S87°48'14"W	46.79'
L34	N66°11'46"W	442.01'
L35	S66°11'46"E	270.00'
L36	N66°11'46"W	42.27'
L37	S23°48'14"W	42.82'
L38	S21°11'46"E	82.58'
L39	N66°11'46"W	5.00'
L40	N23°48'14"E	34.06'
L41	S66°11'46"E	5.00'
L42	S23°48'14"W	34.06'
L43	S8°20'07"W	5.00'
L44	N25°21'56"E	5.00'
L45	S21°51'56"W	5.00'
L46	N21°51'56"E	5.00'
L47	S68°08'04"E	37.74'
L48	N66°11'46"W	5.00'
L49	N23°48'14"E	37.74'
L50	S66°11'46"E	5.00'
L51	S23°48'14"W	37.74'
L52	S66°11'46"E	50.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	55°09'00"	N3°46'16"W	13.89'	14.44'
C2	55.00'	290°18'01"	S66°11'46"E	62.86'	278.67'
C3	15.00'	55°09'00"	S51°22'44"W	13.89'	14.44'
C4	475.00'	10°43'40"	N14°56'00"E	88.81'	88.94'
C5	15.00'	84°43'51"	N51°56'05"E	20.22'	22.18'
C6	75.00'	26°00'00"	S10°48'14"W	33.74'	34.03'
C7	15.00'	90°00'00"	S47°11'46"E	21.21'	23.56'
C8	125.00'	26°00'00"	N79°11'46"W	56.24'	56.72'
C9	15.00'	90°00'00"	N68°48'14"E	21.21'	23.56'
C10	15.00'	90°00'00"	N21°11'46"W	21.21'	23.56'
C11	15.00'	90°00'00"	S68°48'14"W	21.21'	23.56'
C12	15.00'	90°00'00"	N21°11'46"W	21.21'	23.56'
C13	70.00'	19°30'14"	N75°56'53"W	23.71'	23.83'
C14	130.00'	19°30'14"	N75°56'53"W	44.04'	44.25'
C15	15.00'	90°00'00"	N68°48'14"E	21.21'	23.56'
C16	75.00'	26°00'00"	N10°48'14"E	33.74'	34.03'
C17	125.00'	26°00'00"	N10°48'14"E	56.24'	56.72'
C18	15.00'	90°00'00"	S42°48'14"W	21.21'	23.56'
C19	75.00'	26°00'00"	N79°11'46"W	33.74'	34.03'
C20	15.00'	90°00'00"	N21°11'46"W	21.21'	23.56'
C21	15.00'	90°00'00"	N68°48'14"E	21.21'	23.56'
C22	15.00'	90°00'00"	S21°11'46"E	21.21'	23.56'
C23	125.00'	26°00'00"	S10°48'14"W	56.24'	56.72'
C24	125.00'	9°09'58"	N77°16'22"W	19.98'	20.00'
C25	125.00'	6°56'15"	N69°31'52"W	15.13'	15.14'

LEGEND SEE SHEET 1 OF 3. PLAT NOTES,
LINE AND CURVE TABLES SHEET 3 OF 3

SHEET 3 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.

STATE OF TEXAS
COUNTY OF BEXAR
Caleb M. Chance
LICENSED PROFESSIONAL ENGINEER

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.

STATE OF TEXAS
COUNTY OF BEXAR
G.E. Buchanan 03/21/2024
REGISTERED PROFESSIONAL LAND SURVEYOR