

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 | (SURVEYOR) |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ SET 1/2" IRON ROD (PD) |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ SET 1/2" IRON ROD (PD)-ROW |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ EASEMENT POINT OF INTERSECTION |
-
- | | |
|--|-------------------------------|
| — 1140 — EXISTING CONTOURS | — 1140 — PROPOSED CONTOURS |
| — 1140 — CENTERLINE | — 1140 — 100-YR UD FLOODPLAIN |
| PREPARED BY PAPE-DAWSON ENGINEERS DATED 19, 2020 | |
-
- | | |
|---|---|
| ② 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 21-11800631) |
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ② 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ③ VARIABLE WIDTH DRAINAGE EASEMENT (DOC #20210238764, OPR) |
| ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ④ DRAINAGE EASEMENT (DOC #20210237946, OPR) |
| ⑥ 16' SANITARY SEWER EASEMENT | |
| ⑦ 16' SANITARY SEWER EASEMENT (0.044 OF AN ACRE) (OFF-LOT) | |
| ⑧ 30' PUBLIC DRAINAGE EASEMENT | |
| ⑨ 20' SANITARY SEWER EASEMENT | |
| ⑩ 20' PUBLIC DRAINAGE EASEMENT | |
| ⑪ 5' WATER EASEMENT | |
| ⑫ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| ⑬ 20' X 60' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT OF WAY (OFF-LOT) | |
| ⑭ 10' BUILDING SETBACK | |
| ⑮ 50' ACCESS, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (1.608 OF AN ACRE) (OFF-LOT) | |
| ⑯ 20' SANITARY SEWER EASEMENT | |
| ⑰ VARIABLE WIDTH SANITARY SEWER EASEMENT (0.457 OF AN ACRE)(OFF-LOT) | |
| ⑱ 20' X 50' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT OF WAY (TOTAL 0.023 OF AN ACRE) (OFF-LOT) | |
| ⑲ 100-YR UD FLOODPLAIN PREPARED BY PAPE-DAWSON ENGINEERS DATED JUNE 19, 2020 | |
| ⑳ 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |

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

STATE OF TEXAS
COUNTY OF BEXAR

CPS/SAWS/COSA UTILITY:

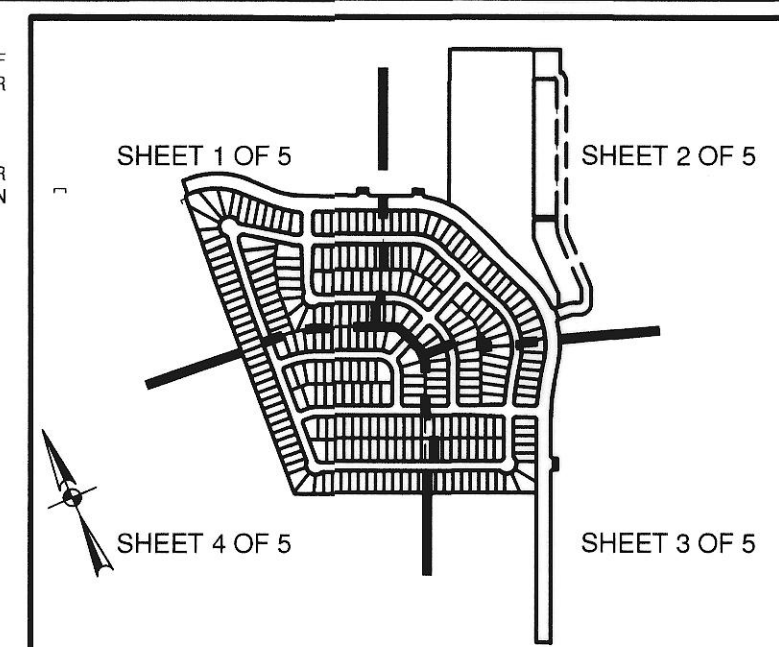
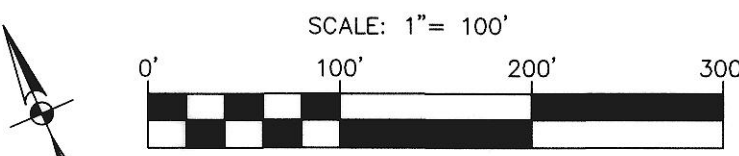
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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:

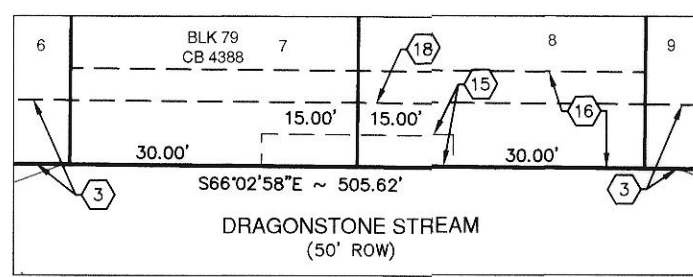
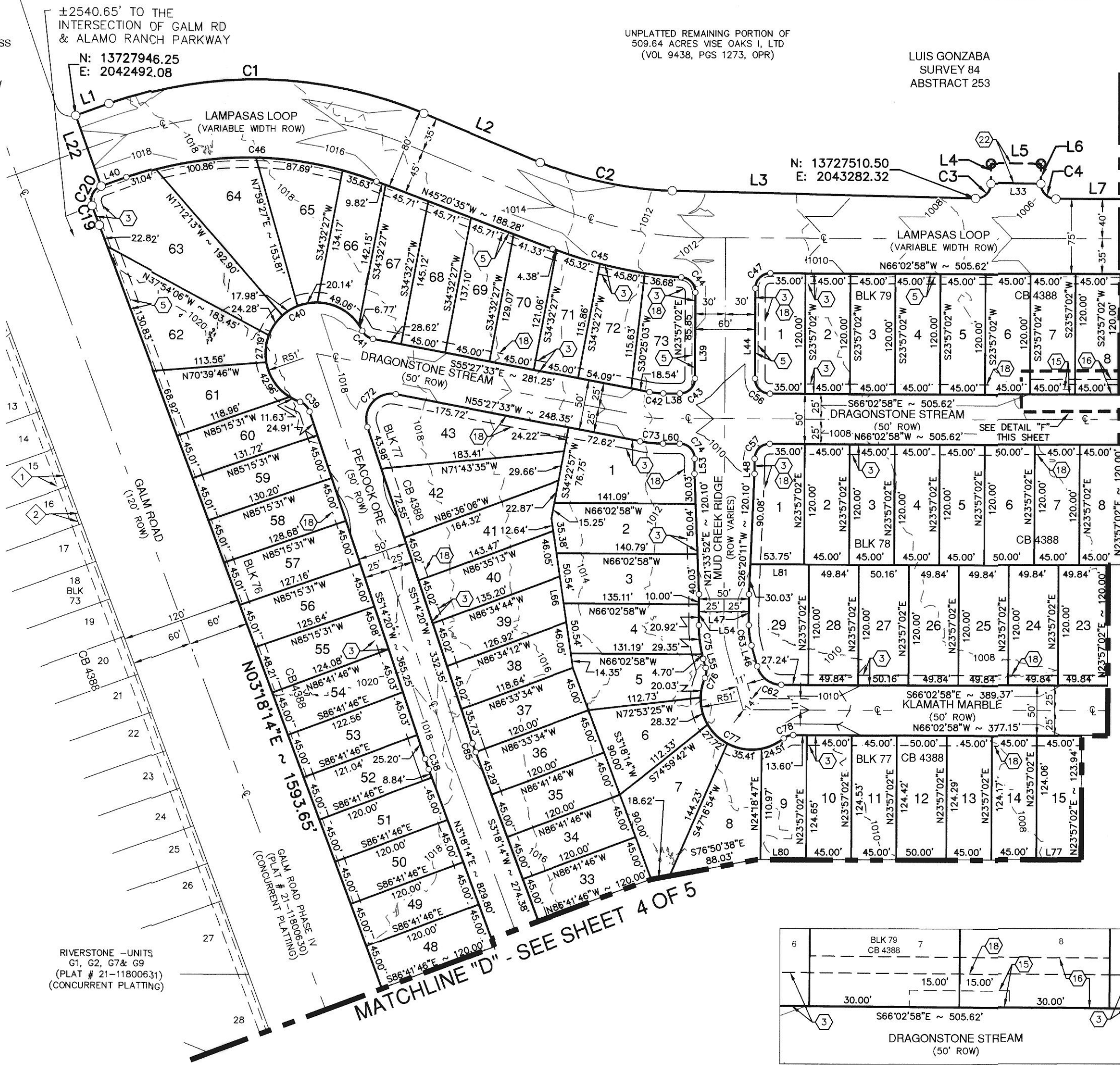
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

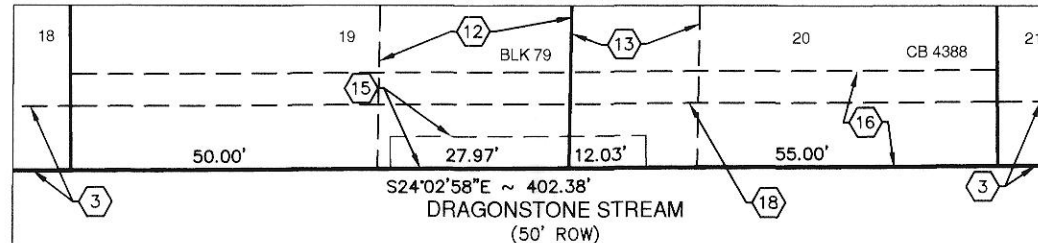
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



INDEX MAP SCALE: 1" = 1000'



DETAIL "F" SCALE: 1" = 30' (SEE THIS SHEET)



DETAIL "D" SCALE: 1" = 30' (SEE SHEET 2 OF 5)

LEGEND SEE SHEET 1 OF 5, PLAT NOTES,
LINE AND CURVE TABLES SHEET 5 OF 5

SHEET 1 OF 5

PLAT NO. 22-11800019

SUBDIVISION PLAT OF RIVERSTONE - UNITS F4, F5, F6 & F7

BEING A TOTAL OF 68.782 ACRE TRACT WITH 29.627 ACRES OUT OF 509.64 ACRES TRACT CONVEYED TO VISE OAKS 1, LTD. IN VOLUME 9438, PAGE 1273 AND 39.155 ACRES OUT OF 325.070 ACRE TRACT CONVEYED TO CAMPBELLTON ROAD, LTD. IN VOLUME 8187, PAGE 814 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NUMBER 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

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 #1028880
DATE OF PREPARATION: January 10, 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, L.P.
A TEXAS LIMITED PARTNERSHIP
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 January 22, A.D. 2024.

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

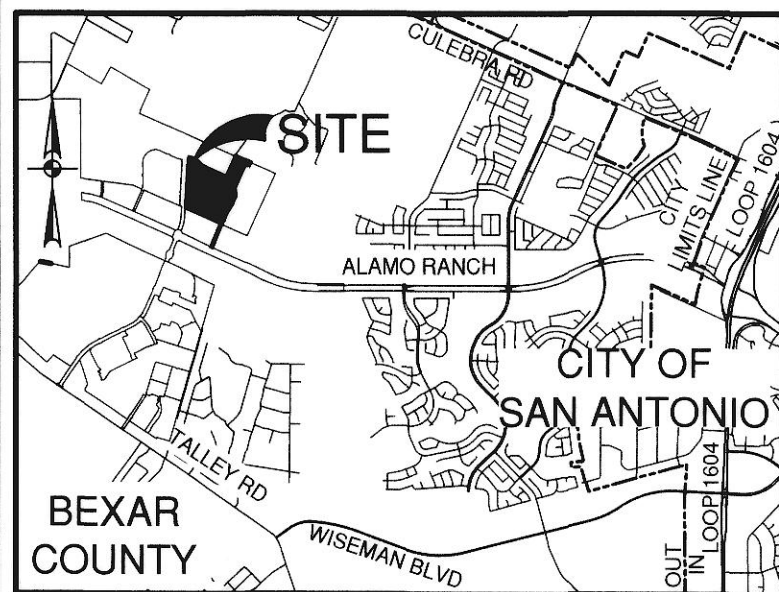
THIS PLAT OF RIVERSTONE - UNITS F4, F5, F6 & F7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

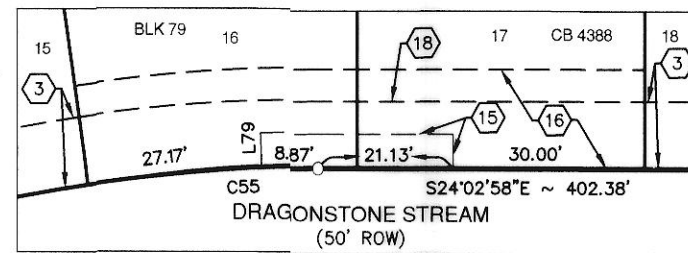
BY: _____ CHAIRMAN

BY: _____ SECRETARY

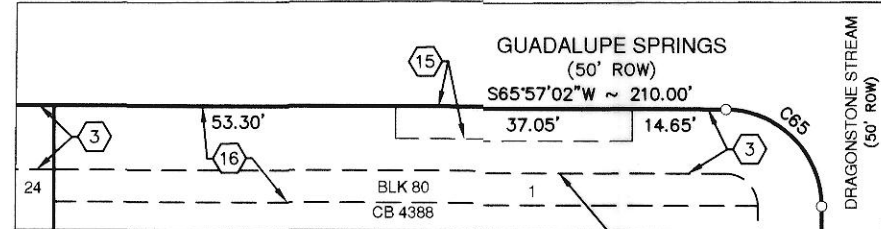




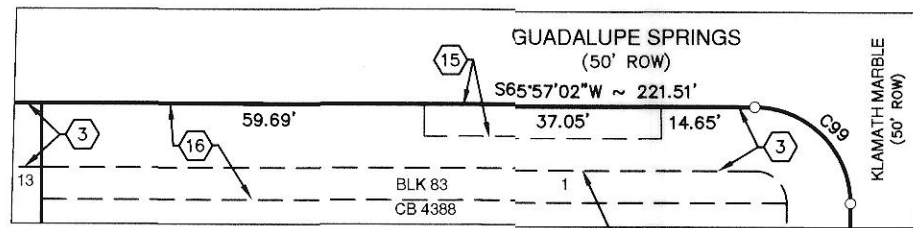
LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
SCALE: 1" = 30'
(SEE THIS SHEET)



DETAIL "B"
SCALE: 1" = 30'
(SEE THIS SHEET)



DETAIL "C"
SCALE: 1" = 30'
(SEE THIS SHEET)

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.
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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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT IS KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

STATE OF TEXAS
COUNTY OF BEXAR

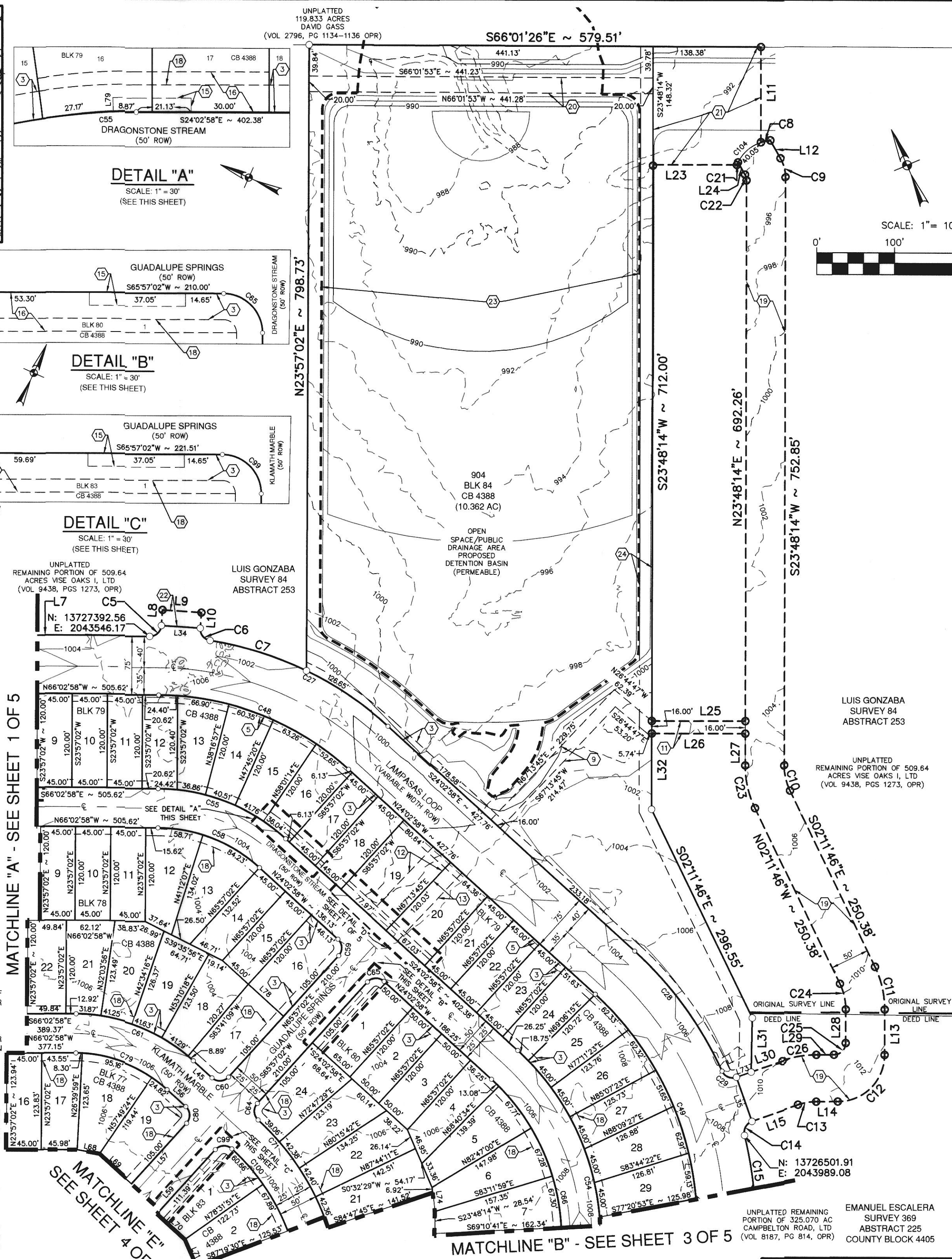
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NO. 22-11800019

SUBDIVISION PLAT OF
RIVERSTONE - UNITS
F4, F5, F6 & F7

BEING A TOTAL OF 68.782 ACRE TRACT WITH 29.627 ACRES OUT OF 509.64 ACRES TRACT CONVEYED TO VISE OAKS 1, LTD. IN VOLUME 9438, PAGE 1273 AND 39.155 ACRES OUT OF 325.070 ACRE TRACT CONVEYED TO CAMPBELLTON ROAD, LTD. IN VOLUME 8187, PAGE 814 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NUMBER 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZABA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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: January 10, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
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

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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 F4, F5, F6 & F7 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____

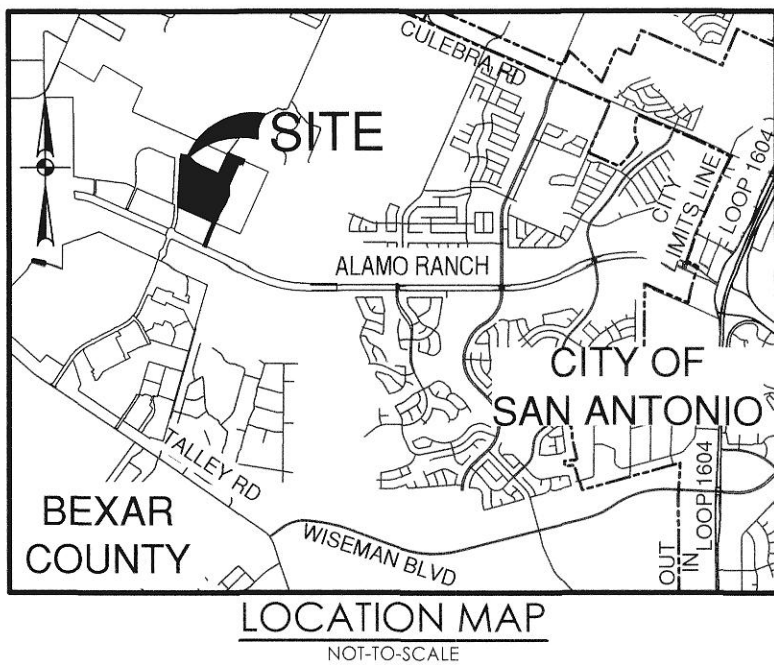
BY: _____ CHAIRMAN

BY: _____ SECRETARY

LEGEND SEE SHEET 1 OF 5, PLAT NOTES,
LINE AND CURVE TABLES SHEET 5 OF 5

SHEET 2 OF 5

RIVERSTONE - UNITS F4, F5, F6 & F7
Civil Job No. 11680-47; Survey Job No. 11581-00



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.

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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:

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SAWS WASTEWATER EDU:

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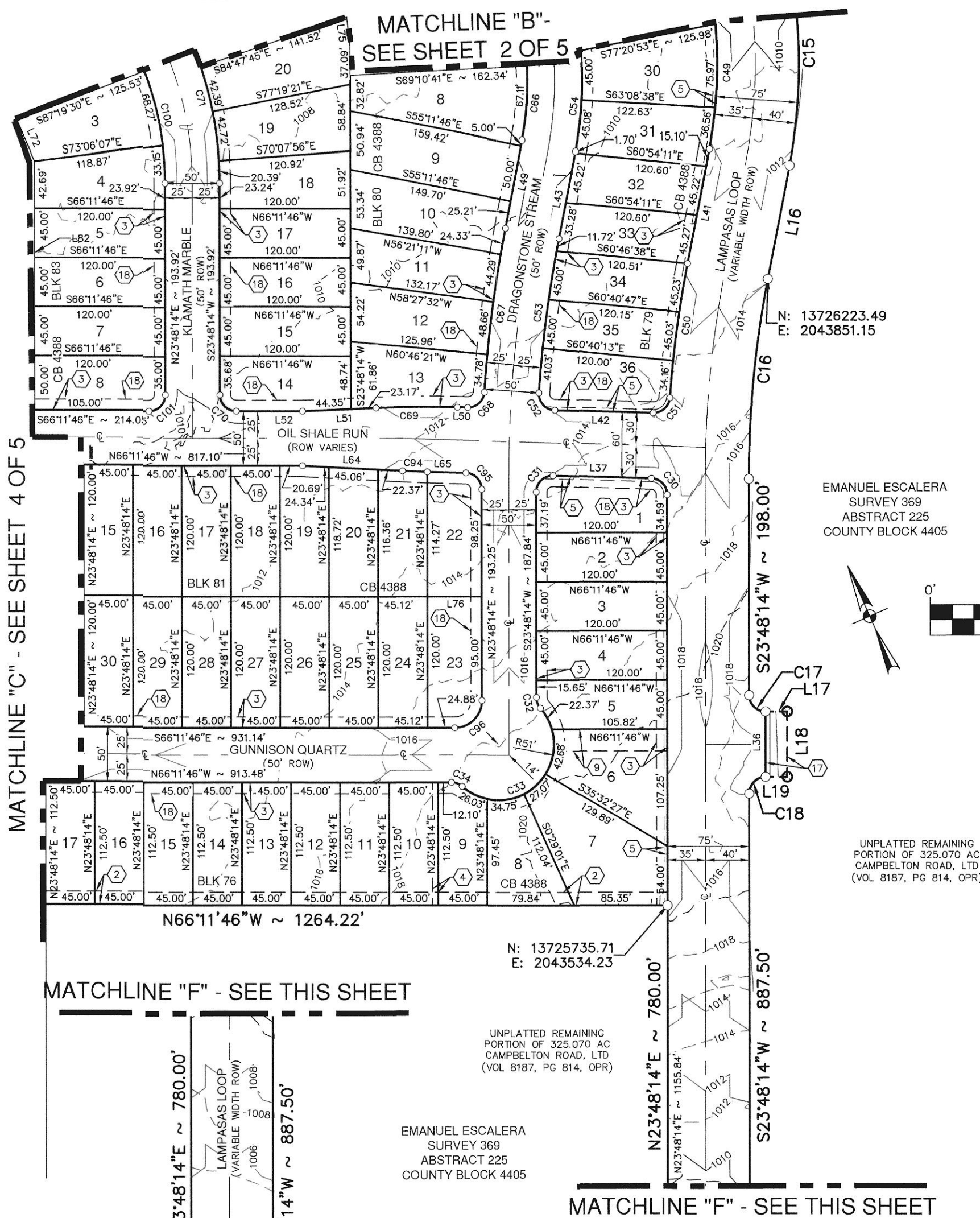
STATE OF TEXAS
COUNTY OF BEXAR

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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.

REGISTERED PROFESSIONAL LAND SURVEYOR

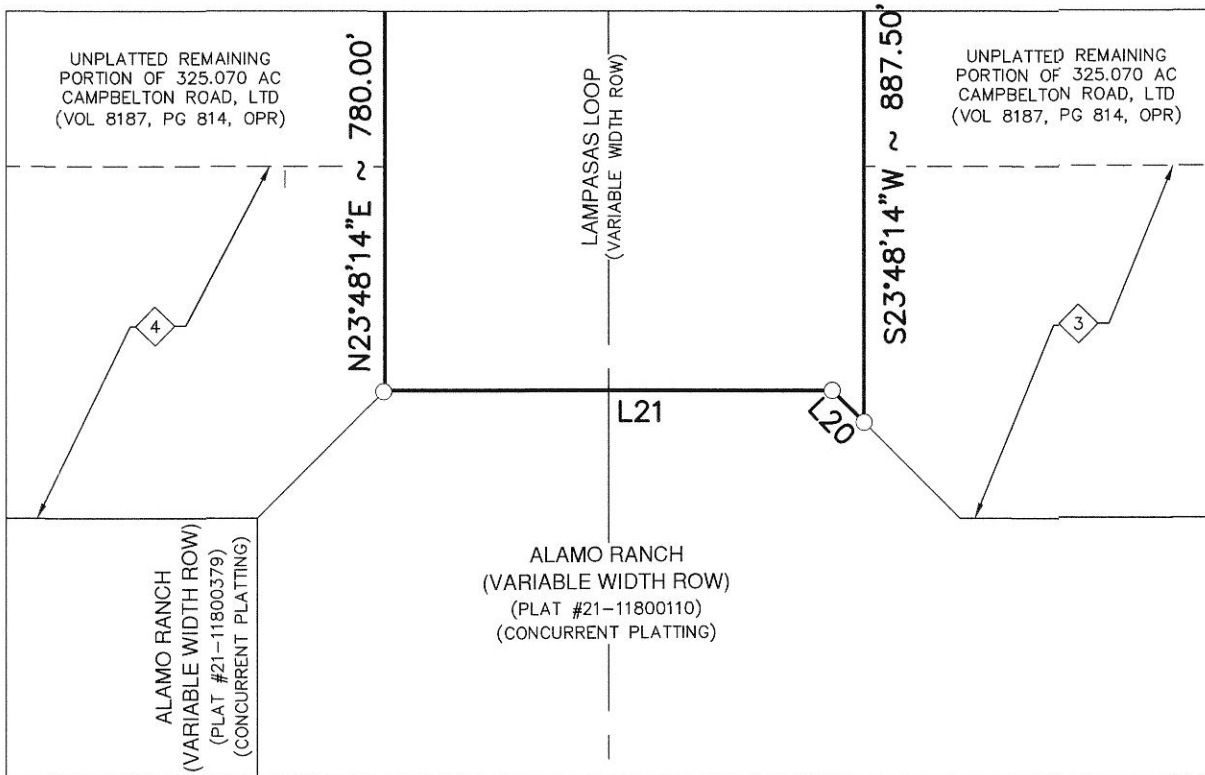
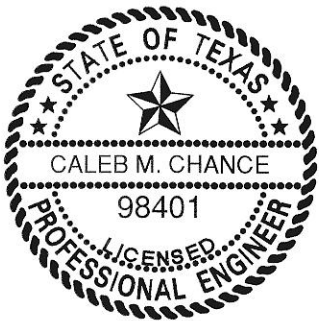


UNPLATTED REMAINING PORTION OF 325.070 AC CAMPBELLTON ROAD, LTD (VOL. 8187, PG. 814, OPR)

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

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



DETAIL "G"

SCALE: 1" = 30'
(SEE THIS SHEET)

LEGEND SEE SHEET 1 OF 5, PLAT NOTES,
LINE AND CURVE TABLES SHEET 5 OF 5

SHEET 3 OF 5

PLAT NO. 22-11800019

SUBDIVISION PLAT OF RIVERSTONE - UNITS F4, F5, F6 & F7

BEING A TOTAL OF 68.782 ACRE TRACT WITH 29.627 ACRES OUT OF 509.64 ACRES TRACT CONVEYED TO VISE OAKS 1, LTD. IN VOLUME 9438, PAGE 1273 AND 39.155 ACRES OUT OF 325.070 ACRE TRACT CONVEYED TO CAMPBELLTON ROAD, LTD. IN VOLUME 8187, PAGE 814 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NUMBER 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZAGA SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, NOW ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 10, 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: 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

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 JANUARY 22, A.D. 20 24.

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 F4, F5, F6 & F7 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 _____

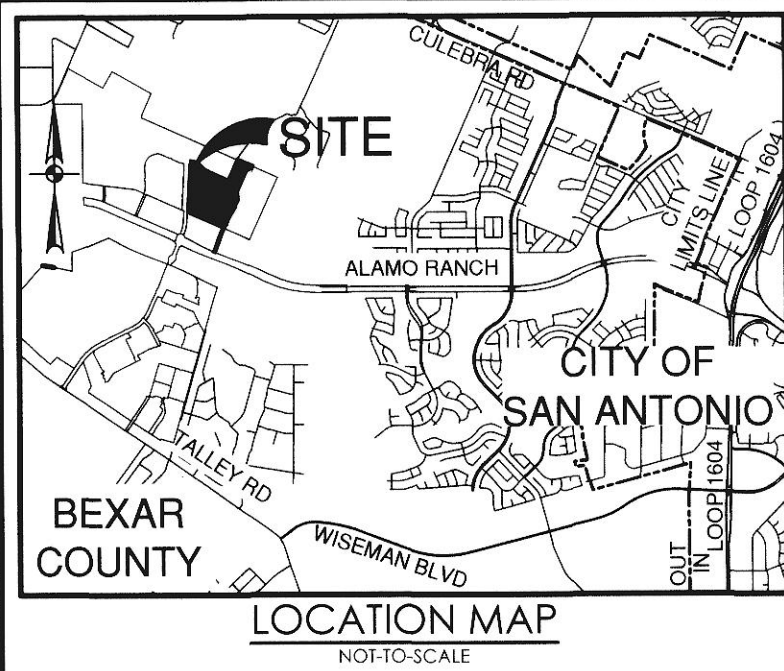
BY: _____ CHAIRMAN

BY: _____ SECRETARY

RIVERSTONE - UNITS F4, F5, F6 & F7

Civil Job No. 11680-47; Survey Job No. 11581-00

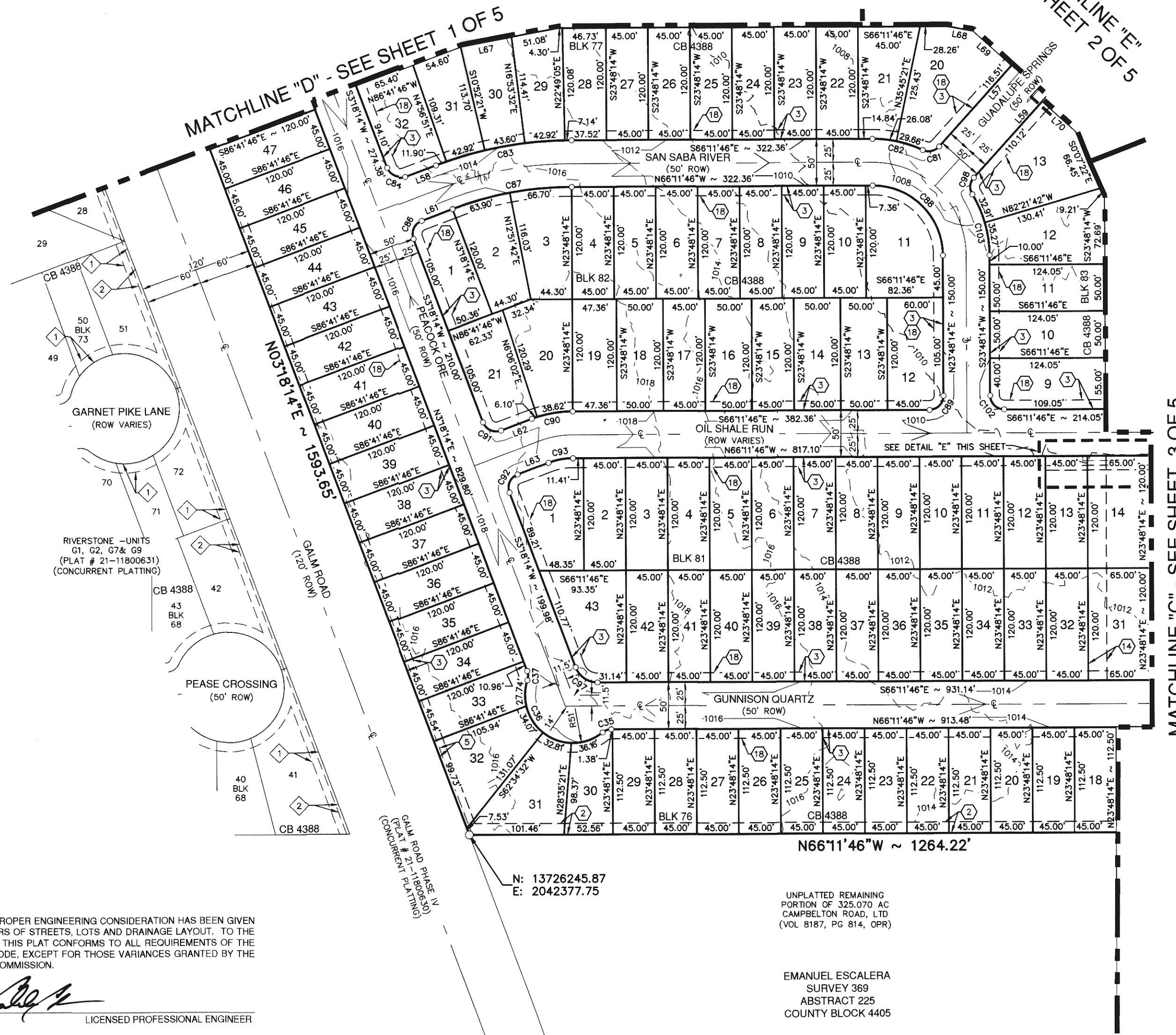
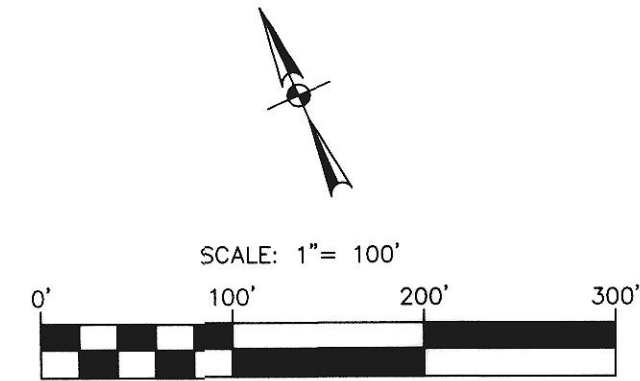
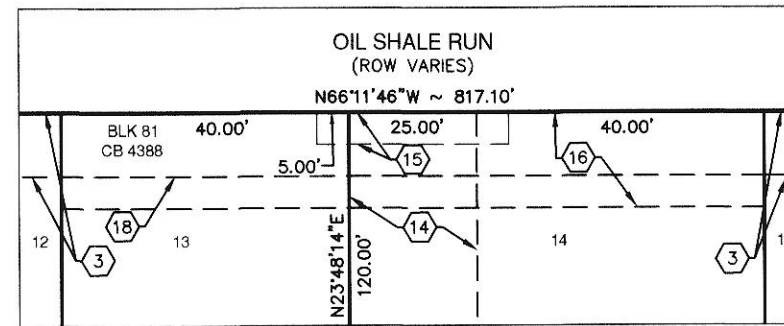
Date: Jan. 10, 2024, 2:14 PM User: G. Buchanan
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CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED 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.



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
98401
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.

G. E. BUCHANAN
01/10/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 22-11800019

SUBDIVISION PLAT OF RIVERSTONE - UNITS F4, F5, F6 & F7

BEING A TOTAL OF 68.782 ACRE TRACT WITH 29.627 ACRES OUT OF 509.64 ACRES TRACT CONVEYED TO VISE OAKS 1, LTD. IN VOLUME 9438, PAGE 1273 AND 39.155 ACRES OUT OF 325.070 ACRE TRACT CONVEYED TO CAMPBELLTON ROAD, LTD. IN VOLUME 8187, PAGE 814 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY NUMBER 369, ABSTRACT 225, COUNTY BLOCK 4405, AND OUT OF THE LUIS GONZALEZ SURVEY NUMBER 84, ABSTRACT 253, COUNTY BLOCK 4410, 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
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 10, 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, L.P.
A TEXAS LIMITED PARTNERSHIP
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

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 **JANUARY 22**, A.D. 20**24**.

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

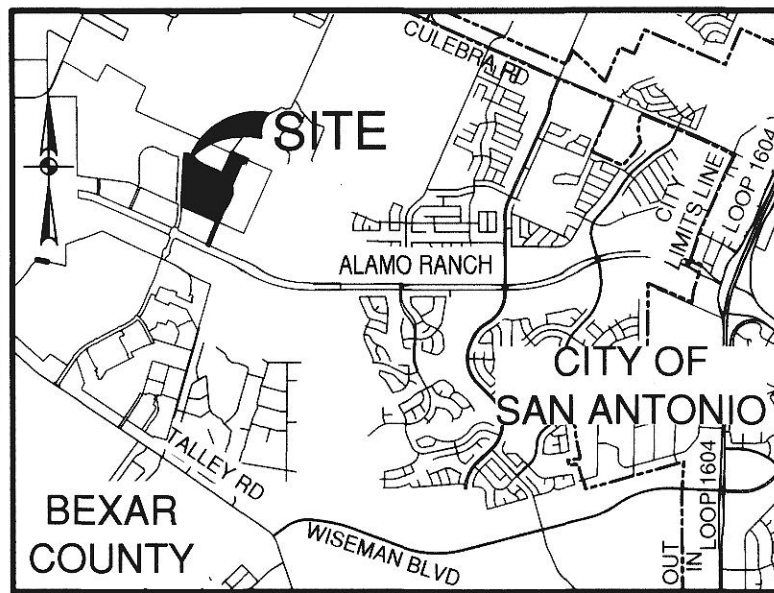
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DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

LEGEND SEE SHEET 1 OF 5, PLAT NOTES,
LINE AND CURVE TABLES SHEET 5 OF 5



LOCATION MAP
NOT-TO-SCALE

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S85°57'47"E	35.16'	L41	N34°48'14"E	105.59'
L2	S43°33'24"E	126.12'	L42	S64°32'24"E	90.08'
L3	S64°50'16"E	303.23'	L43	S34°48'14"W	80.21'
L4	N23°57'02"E	20.00'	L44	S23°57'02"W	90.00'
L5	S65°16'29"E	50.00'	L45	S24°02'58"E	32.49'
L6	S23°57'02"W	20.00'	L46	S8°20'48"W	21.42'
L7	S66°02'58"E	208.74'	L47	S23°57'02"W	30.92'
L8	N27°40'31"E	20.00'	L48	S23°57'02"W	15.00'
L9	S62°19'29"E	50.00'	L49	N34°48'14"E	80.21'
L10	S27°40'31"W	20.00'	L50	S64°32'24"E	9.41'
L11	S23°48'14"W	118.71'	L51	S68°41'37"E	67.51'
L12	S5°49'16"E	26.23'	L52	S66°11'46"E	60.69'
L13	S23°48'14"W	57.82'	L53	N23°57'02"E	15.00'
L14	N66°11'46"W	27.69'	L54	N23°57'02"E	30.92'
L15	N85°42'00"W	62.59'	L55	N8°20'48"E	9.20'
L16	S34°48'14"W	105.59'	L56	N24°02'58"W	32.49'
L17	S66°11'46"E	20.00'	L57	N65°57'02"E	221.51'
L18	S23°48'14"W	60.00'	L58	S66°11'46"E	35.36'
L19	N66°11'46"W	20.00'	L59	S65°57'02"W	221.51'
L20	N21°11'46"W	7.07'	L60	N66°02'58"W	16.58'
L21	N66°11'46"W	70.00'	L61	N86°41'46"W	35.36'
L22	N4°00'11"E	75.00'	L62	S86°41'46"E	35.36'
L23	N66°11'46"W	107.59'	L63	N86°41'46"W	35.36'
L24	N5°49'16"W	18.07'	L64	N63°11'35"W	91.77'
L25	S66°11'46"E	120.00'	L65	N64°32'24"W	35.32'
L26	N66°11'46"W	120.00'	L66	S15°35'21"W	46.05'
L27	N23°48'14"E	40.62'	L67	S76°50'38"E	55.56'
L28	N23°48'14"E	42.82'	L68	S55°47'43"E	29.00'
L29	S66°11'46"E	22.69'	L69	S24°02'58"E	55.34'
L30	S85°42'00"E	42.59'	L70	N24°02'58"W	48.42'
L31	S24°49'33"W	69.12'	L71	S0°07'22"E	37.25'
L32	S23°48'14"W	97.19'	L72	S0°07'22"E	38.41'
L33	S65°16'29"E	50.00'	L73	S85°42'00"E	20.00'
L34	S62°19'29"E	50.00'	L74	S17°06'05"W	31.27'
L35	S418°00"W	60.00'	L75	S17°06'05"W	24.35'
L36	S23°48'14"W	60.00'	L76	S66°11'46"E	49.88'
L37	N64°32'24"W	90.04'	L77	S66°11'46"E	45.00'
L38	S66°02'58"E	16.58'	L78	S24°02'58"E	61.13'
L39	N23°57'02"E	85.85'	L79	S63°52'34"W	5.00'
L40	N85°57'47"W	26.70'	L80	S66°11'46"E	45.70'

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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE IN U.S. SURVEY FEET.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

LICENSED PROFESSIONAL ENGINEER

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.

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 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 ACQUIRING 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.
- 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.

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L81	N66°02'58"W	58.59'
L82	N23°48'14"E	227.69'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	42°24'23"	S64°45'36"E	314.66'	321.96'
C2	365.00'	21°16'52"	S54°11'50"E	134.79'	135.57'
C3	15.00'	9°12'42"	N69°33'23"E	21.44'	23.88'
C4	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C5	15.00'	86°27'13"	N70°43'25"E	20.55'	22.63'
C6	15.00'	84°57'23"	S14°58'53"E	20.26'	22.24'
C7	440.00'	16°55'06"	S49°00'02"E	129.45'	129.92'
C8	51.00'	13°56'40"	S78°07'19"E	12.38'	12.41'
C9	50.00'	29°37'31"	S8°59'29"W	25.57'	25.85'
C10	75.00'	26°00'00"	S10°48'14"W	33.74'	34.03'
C11	125.00'	26°00'00"	S10°48'14"W	56.24'	56.72'
C12	60.00'	90°00'00"	S68°48'14"W	84.85'	94.25'
C13	70.00'	19°30'14"	N75°56'53"W	23.71'	23.83'
C14	15.00'	84°43'51"	S51°56'05"W	20.22'	22.18'
C15	475.00'	25°14'05"	S22°11'12"W	207.52'	209.20'
C16	960.00'	11°00'00"	S29°18'14"W	184.02'	184.31'
C17	15.00'	90°00'00"	S21°11'46"E	21.21'	23.56'
C18	15.00'	90°00'00"	S68°48'14"W	21.21'	23.56'
C19	5940.00'	01°2'04"	N3°24'16"E	20.85'	20.85'
C20	15.00'	90°31'55"	N48°46'16"E	21.31'	23.70'
C21	51.00'	4°10'10"	N47°49'56"E	3.71'	3.71'
C22	15.00'	29°37'31"	N8°59'29"E	7.67'	7.76'
C23	125.00'	26°00'00"	N10°48'14"E	56.24'	56.72'
C24	75.00'	26°00'00"	N10°48'14"E	33.74'	34.03'
C25	15.00'	90°00'00"	N68°48'14"E	21.21'	23.56'
C26	130.00'	19°30'14"	S75°56'53"E	44.04'	44.25'
C27	440.00'	33°24'36"	S40°45'16"E	252.95'	256.57'
C28	475.00'	23°04'49"	S12°30'34"E	190.05'	191.34'
C29	15.00'	84°43'51"	S43°20'05"E	20.22'	22.18'
C30	15.00'	88°20'38"	N20°22'05"W	20.90'	23.13'
C31	15.00'	91°39'22"	S69°37'55"W	21.52'	24.00'
C32	15.00'	40°52'57"	S3°21'46"W	10.48'	10.70'
C33	51.00'	17°45'54"	S68°48'14"W	101.74'	152.89'
C34	15.00'	40°52'57"	N45°45'17"W	10.48'	10.70'
C35	15.00'	38°42'27"	N85°32'59"W	9.94'	10.13'
C36	51.00'	146°54'53"	N31°26'46"W	97.78'	130.77'
C37	15.00'	38°42'27"	N22°39'28"E	9.94'	10.13'
C38	325.00'	1°56'06"	N4°16'17"E	10.98'	10.98'
C39	15.00'	52°41'41"	N21°06'31"W	13.31'	13.80'
C40	51.00'	224°41'30"	N64°53'24"E	94.34'	200.00'
C41	15.00'	52°41'41"	S29°06'42"E	13.31'	13.80'
C42	75.00'	10°35'26"	S80°45'15"E	13.84'	13.86'
C43	15.00'	90°00'00"	N68°57'02"E	21.21'	23.56'
C44	15.00'	86°30'20"	N19°18'08"W	20.56'	22.65'
C45	440.00'	17°12'52"	N53°56'57"W	131.68'	132.18'
C46	360.00'	40°37'12"	N65°39'11"W	249.91'	255.22'
C47	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C48	365.00'	42°00'00"	N45°02'58"W	261.61'	267.56'
C49	400.00'	58°51'35"	N5°22'38"E	393.05'	410.88'
C50	1035.00'	6°53'16"	N31°21'36"E	124.35'	124.42'
C51	15.00'	87°32'37"	N71°41'17"E	20.75'	22.92'
C52	15.00'	92°15'44"	S18°24'32"E	21.63'	24.15'
C53	1155.00'	7°04'54"	S31°15'47"W	142.67'	142.76'
C54	325.00'	58°51'12"	S5°22'38"W	319.35'	333.84'
C55	245.00'	42°00'00"	S45°02'58"E	175.60'	179.59'

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1040 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.

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.

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, 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 904, BLOCK 84, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE 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.

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE SAVE AREA NOTE:

PORTIONS OF LOT 904, BLOCK 84, CB 4388 (10.362 AC.) IS DESIGNATED AS A TREE SAVE AREA.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C56	15.00'	90°00'00"	S21°02'58"E	21.21'	23.56'
C57	15.00'	90°00'00"	S68°57'02"W	21.21'	23.56'
C58	195.00'	42°00'00"	N45°02'58"W	139.76'	142.94'
C59	15.00'	90°00'00"	N20°57'02"E	21.21'	23.56'
C60	15.00'	90°00'00"	S69°02'58"E	21.21'	23.56'
C61	225.00'	42°00'00"	S45°02'58"E	161.27'	164.93'
C62	25.00'	74°23'46"	S28°51'05"E	30.23'	32.46'
C63	75.00'	15°36'14"	S16°08'55"W	20.36'	20.43'
C64	15.00'	90°00'00"	S20°57'02"W	21.21'	23.56'
C65	15.00'	90°00'00"	N69°02'58"W	21.21'	23.56'
C66	275.00'	58°51'12"	N5°22'38"E	270.22'	282.48'
C67	1205.00'	7°13'48"	N31°11'20"E	151.96'	152.06'
C68	15.00'	87°53'10"	N71°31'01"E	20.82'	23.01'
C69	1030.00'	4°09'13"	S66°37'01"E	74.65'	74.67'
C70	15.00'	90°00'00"	S21°11'46"E	21.21'	23.56'
C71	325.00'	47°53'57"	S0°08'44"E	263.86'	271.70'
C72	25.00'	119°18'07"	S64°53'24"W	43.15'	52.06'
C73	125.00'	10°35'26"	N60°45'15"W	23.07'	23.10'
C74	15.00'	90°00'00"	N21°02'58"W	21.21'	23.56'
C75	125.00'	15°36'14"	N16°08'55"E	33.94'	34.04'
C76	15.00'	39°11'33"	N27°56'35"E	10.06'	10.26'
C77	51.00'	152°46'53"	N28°51'05"W	99.14'	135.99'
C78	15.00'	39°11'33"	N85°38'45"W	10.06'	10.26'
C79	175.00'	42°00'00"	N45°02'58"W	125.43'	128.28'
C80	15.00'	90°00'00"	N20°57'02"E	21.21'	23.56'
C81	15.00'	73°23'54"	S77°21'01"E	17.93'	19.22'
C82	125.00'	25°32'42"	S53°25'25"E	55.27'	55.73'
C83	415.00'	20°30'00"	S76°26'46"E	147.69'	148.48'
C84	15.00'	90°00'00"	S41°41'46"E	21.21'	23.56'
C85	275.00'	1°56'06"	S416°17"W	9.29'	9.29'
C86	15.00'	90°00'00"	S48°18'14"W	21.21'	23.56'
C87	365.00'	20°30'00"	N76°26'46"W	129.90'	130.59'
C88	75.00'	90°00'00"	N21°11'46"W	106.07'	117.81'
C89	15.00'	90°00'00"	N68°48'14"E	21.21'	23.56'
C90	125.00'	20°30'00"	S76°26'46"E	44.49'	44.72'
C91	15.00'	90°00'00"	S41°41'46"E	21.21'	23.56'
C92	15.00'	90°00'00"	S48°18'14"W	21.21'	23.56'
C93	75.00'	20°30'00"	N76°26'46"W	26.69'	26.83'
C94	970.00'	1°20'49"	N63°51'59"W	22.80'	22.80'
C95	15.00'	88°20'38"	N20°22'05"W	20.90'	23.13'
C96	25.00'	90°00'00"	N68°48'14"E	35.36'	39.27'
C97	25.00'	69°30'00"	S31°26'46"E	28.50'	30.33'
C98	15.00'	73°23'54"	S29°15'05"W	17.93'	19.22'
C99	15.00'	89°56'35"	N69°04°11"W	21.20'	23.55'
C100	275.00'	47°54'38"	N09°05'05"W	223.31'	229.95'
C101	15.00'	90°00'00"	N68°48'14"E	21.21'	23.56'
C102	15.00'	90°00'00"	S21°11'46"E	21.21'	23.56'
C103	125.00'	31°05'07"	S8°10'41"W	67.34'	68.18'
C104	51.00'	49°09'30"	N70°19'36"E	42.43'	43.76'