

## LOCATION MAP

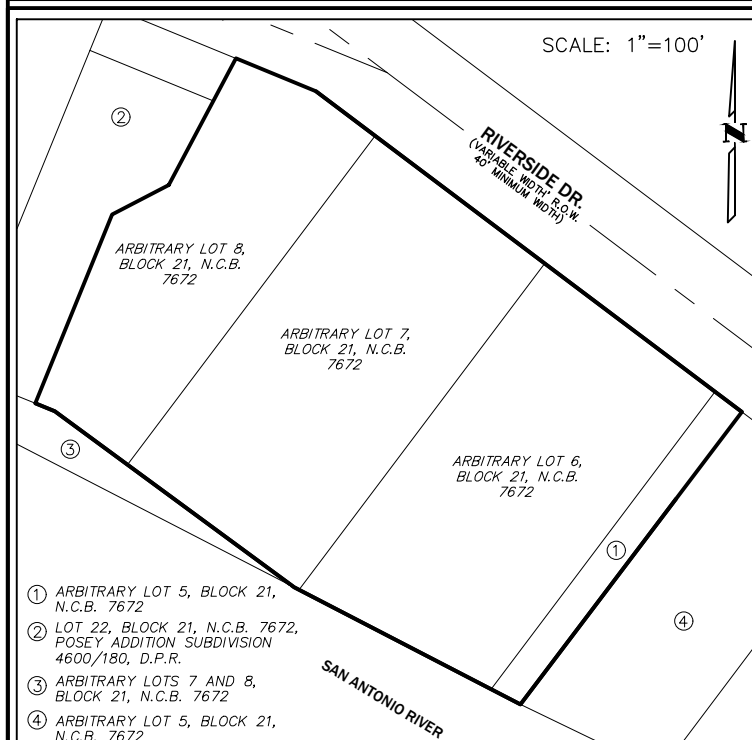
NOT TO SCALE

### LEGEND

- = PROPERTY BOUNDARY
- = ADJOINER BOUNDARY
- = CENTERLINE
- = FOUND 1/2" IRON PIN (UNLESS NOTED OTHERWISE)
- ⊙ = 1/2" IRON PIN SET WITH RED CAP STAMPED "UP ENG. & SURVEY" (UNLESS OTHERWISE NOTED)
- = TYPE 2 ROW MONUMENT SAN ANTONIO RIVER AUTHORITY
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- R.O.W. = RIGHT OF WAY
- DOC = DOCUMENT
- 1234/123 = VOLUME/PAGE
- 1160— = EXISTING CONTOUR
- 630— = PROPOSED CONTOUR
- = EASEMENT

### EASEMENT LEGEND

- A 10'X10' CPS EASEMENT
- B 5'X5' CPS EASEMENT



### SUBJECT AREA

BEING A TOTAL OF 1.499 ACRES, A PORTION OF ARBITRARY LOTS 5 THROUGH BLOCK 21, N.C.B. 7672, OF THE RIVERSIDE PARK 2ND FILING SUBDIVISION, AN ANTIQUATED PLAT DATED MARCH 30, 1909, RECORDED IN VOL. 105, PG. 206, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.

NATASHA F. UHLRICH, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 89502

DATE

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

ADRIAN E. REYES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5806

DATE

### CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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 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 BUILDINGS, STRUCTURES, 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.

### CPS/SAWS/COSA UTILITY NOTES:

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 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 NOTES:**
1. WASTEWATER EDU NOTE: 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.
  2. SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 645 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
  3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
  4. INGRESS & EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
  5. FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

### \*\*EASEMENT NOTE:

1. A 4' WIDE AERIAL ELECTRIC EASEMENT COMMENCING AT A HEIGHT OF 20 FEET ABOVE PRESENT GROUND ELEVATION.

### DRAINAGE NOTE:

1. 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 TO GRADE CHANGES OR 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 TO 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 NOTE:

1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAYS AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

### FLOODPLAIN NOTES:

1. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C04156, DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. LOW IMPACT DEVELOPMENT (LID) AND/OR NATURAL CHANNEL DESIGN (NCD) IS REQUIRED ON LOT(S) 1 AND 901, BLOCK 24, NCB 7672. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY LID/NCD PLANS APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE FOR CREDIT AND OFFSET INCENTIVES AND/OR FEE INCENTIVES WHEN APPROVED BY THE CITY OF SAN ANTONIO.



### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	15.52'	35°33'43"	15.27'	S19°32'22"W
C2	25.00'	15.03'	34°26'45"	14.80'	N54°32'36"E
C3	50.00'	21.18'	24°16'19"	21.02'	S49°27'23"W
C4	26.00'	40.84'	90°00'00"	36.77'	N7°40'47"W
C5	26.00'	47.55'	104°46'46"	41.19'	N74°55'51"E
C6	46.00'	27.58'	34°21'30"	27.17'	S44°24'47"W
C7	26.00'	38.95'	85°49'58"	35.41'	S70°09'08"W
C8	26.00'	34.42'	75°50'27"	31.96'	N15°22'46"W
C9	25.00'	6.18'	14°09'33"	6.16'	S60°22'46"E
C10	25.00'	3.91'	8°57'42"	3.91'	N57°46'50"W
C11	45.00'	7.04'	8°57'42"	7.03'	S57°46'50"E
C12	40.00'	6.69'	9°34'55"	6.68'	N57°28'14"W
C13	20.00'	3.34'	9°34'55"	3.34'	S57°28'14"E
C14	25.00'	4.71'	10°47'19"	4.70'	S62°03'53"E
C15	25.00'	1.45'	3°19'17"	1.45'	S55°00'35"E
C16	26.00'	2.88'	6°21'07"	2.88'	N25°43'01"E
C17	26.00'	44.66'	98°25'38"	39.37'	N78°06'24"E

### SURVEY NOTE:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

### FINISHED FLOOR NOTE:

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

### MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-902, BLOCK 24, N.C.B. 7672, 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.

### MISC. NOTE:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT, IN ACCORDANCE WITH UDC 35-515(c)(4).

### FIRE ACCESS NOTE:

1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

### LEGAL INSTRUMENT NOTE:

1. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°43'47"E	45.12'
L2	N68°19'09"W	10.94'
L3	N62°26'42"E	33.29'
L4	N27°53'33"E	74.60'
L5	S53°01'07"E	29.05'
L6	N37°19'13"E	15.34'
L7	N67°27'32"W	34.00'
L8	S22°32'28"W	20.00'
L9	S67°27'32"E	37.36'
L10	N77°13'13"W	10.60'
L11	S67°27'32"E	16.04'
L12	S67°27'32"E	21.32'
L13	S53°17'59"E	11.54'
L14	S62°15'41"E	7.91'
L15	N62°15'41"W	15.04'
L16	N52°40'47"W	8.00'
L17	N37°19'13"E	20.00'
L18	N52°40'47"W	49.92'
L19	N52°40'47"W	49.92'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N52°51'11"W	4.85'
L21	S52°40'47"E	1.72'
L22	S62°15'41"E	4.56'
L23	S22°32'28"W	9.20'
L24	S52°40'47"E	11.92'
L25	N53°36'58"W	5.27'
L26	S53°36'58"E	15.52'
L27	N36°58'53"E	26.96'
L28	S07°40'47"E	32.59'
L29	N62°40'04"W	6.07'
L30	N85°14'37"E	34.95'
L31	N55°52'38"E	30.71'
L32	N46°48'21"E	44.46'
L33	N56°10'40"E	28.65'
L34	S27°53'33"W	73.36'
L35	S17°26'04"E	50.59'
L36	S17°26'04"E	58.46'
L37	N27°53'33"E	13.59'

## PLAT NO. 21-11800417

### SUBDIVISION PLAT ESTABLISHING RIVER SOUTH (IDZ-1)

BEING A TOTAL OF 1.499 ACRES, ESTABLISHING LOTS 1-8, BLOCK 22, N.C.B. 7672, LOTS 1-7, BLOCK 23, N.C.B. 7672, AND LOTS 1-11 AND LOTS 901-903, BLOCK 24, N.C.B. 7672, SAID 1.499 ACRES RECORDED IN DOCUMENT #20190041923, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



**UP**  
**ENGINEERING**  
**+ SURVEYING**

11903 JONES MALTSBERGER ROAD, SUITE 102  
SAN ANTONIO, TX 78216 TEL 210-774-5504  
WWW.UPENGINEERING.COM TYPE F-17992  
TBPELS F-10194606

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/DEVELOPER:  
326 RIVERSIDE, LLC  
P.O. BOX 171374  
SAN ANTONIO, TEXAS, 78217  
PETER GREENBLUM, OWNER

OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PETER GREENBLUM 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 \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ RIVER SOUTH (IDZ-1) \_\_\_\_\_ HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO, TEXAS, AND 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. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY