

LEGEND

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

- +--- EXISTING CONTOURS
 - 1140--- PROPOSED CONTOURS
 - C--- CENTERLINE
 - --- ULTIMATE DEVELOPMENT FLOODPLAIN
 - --- 100 YEAR FEMA FLOODPLAIN
- | | |
|--|--|
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ 5' WATER EASEMENT (RIVERSTONE - UNITS A3, A4, & A5 PLAT # 21-11800201) |
| ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑤ 1' VEHICULAR NON-ACCESS EASEMENT |
| ⑥ 10' DRAINAGE EASEMENT | ⑥ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS B2 VOL. 20002 PG. 2177-2179, PR) |
| ⑪ 10' BUILDING SETBACK | ⑥ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⑫ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑥ 5' WATER EASEMENT (0.016 OF AN ACRE TOTAL) |
| ⑬ 5' WATER EASEMENT (0.016 OF AN ACRE TOTAL) | ⑥ VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT)(0.360 OF AN ACRE) (PERMEABLE) |
| ⑭ VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT)(0.360 OF AN ACRE) (PERMEABLE) | ⑥ 28' OVERHEAD ELECTRIC EASEMENT (OFF-LOT)(0.281 OF AN ACRE) |
| ⑮ 28' OVERHEAD ELECTRIC EASEMENT (OFF-LOT)(0.281 OF AN ACRE) | ⑥ VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT |
| ⑯ VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT | ⑥ 16' DRAINAGE EASEMENT |
| ⑰ 16' DRAINAGE EASEMENT | ⑥ 15' DRAINAGE & ACCESS EASEMENT |
| ⑱ 15' DRAINAGE & ACCESS EASEMENT | ⑥ 30' DRAINAGE EASEMENT |
| ⑲ 30' DRAINAGE EASEMENT | ⑥ VARIABLE WIDTH DRAIN EASEMENT |
| ⑳ VARIABLE WIDTH DRAIN EASEMENT | ⑥ VARIABLE WIDTH GAS ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT |
| ㉑ VARIABLE WIDTH GAS ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT | ① 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS A3, A4, A5 PLAT # 21-11800201) |
| ① 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS A3, A4, A5 PLAT # 21-11800201) | ② 10' SETBACK (RIVERSTONE - UNITS A3, A4, & A5 PLAT # 21-11800201) |
| ② 10' SETBACK (RIVERSTONE - UNITS A3, A4, & A5 PLAT # 21-11800201) | ③ 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS A3, A4, A5 PLAT # 21-11800201) |
| ③ 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS A3, A4, A5 PLAT # 21-11800201) | ④ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS B3 & B5 VOL. 20002, PG. 1924-1926, PR) |
| ④ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS B3 & B5 VOL. 20002, PG. 1924-1926, PR) | ⑤ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS B3 & B5 VOL. 20002, PG. 1924-1926, PR) |

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.

G. E. Buchanan 12/16/2022
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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 EASEMENT 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.

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 C3 (VOL. 20002, PG. 230-235, PR) & RIVERSTONE - UNIT B1 (VOL. 20002, PG. 2180-2182, PR).

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.

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.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES MUST NOT BE 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (THE-APP-APP21-38900167) 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).

TREE SAVE:

LOT 906, BLOCK 53, CB OR NCB 4388, (6.239 AC.) AND LOT 907, BLOCK 26, CB OR NCB 4388, (5.494 AC.) ARE DESIGNATED AS TREE SAVE AREA.

FLOODPLAIN VERIFICATION:

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

RESIDENTIAL FINISHED FLOOR

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

COMMON AREA MAINTENANCE:

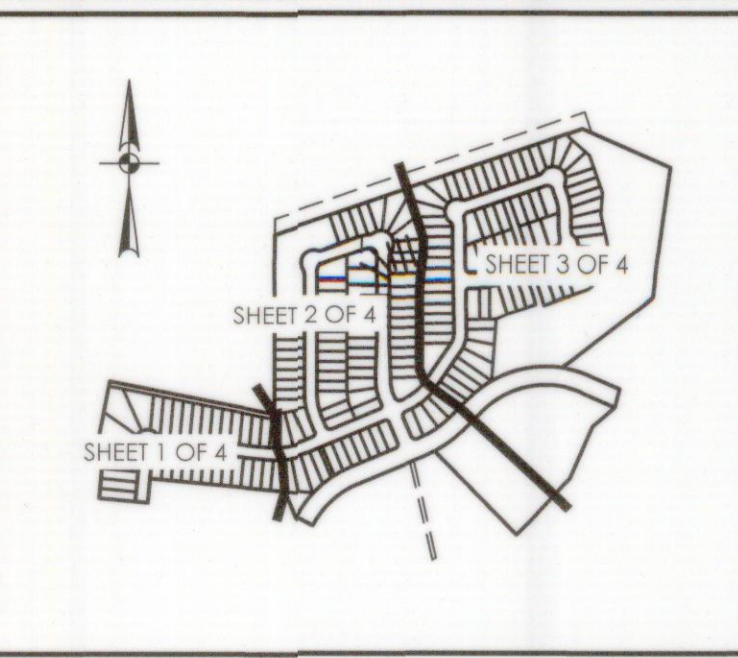
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 905, 906, 907, BLOCK 53, CB 4388, LOT 902, BLOCK 56, CB 4388, LOT 907, BLOCK 26, CB 4388, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR 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 905, 906, 907, BLOCK 53, LOT 902, BLOCK 56, LOT 907, BLOCK 26, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.



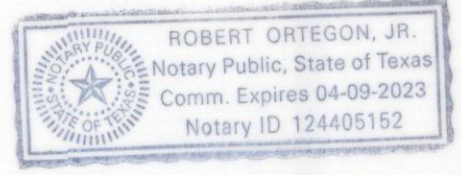
SHEET INDEX
NOT-TO-SCALE

EASEMENTS FOR FLOODPLAINS:

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 DFIRM PANEL 48029C0335F, DATED SEPTEMBER 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.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN

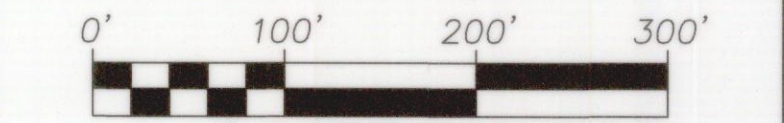
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. LOTS 200-205, BLOCK 53 WILL HAVE A FINISHED FLOOR ELEVATION.



PLAT NO 21-11800250
SUBDIVISION PLAT
OF
RIVERSTONE - UNITS A6 & A7

BEING A TOTAL OF 46.112 AC, WITH 45.708 AC OUT OF A 326.565 AC CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20210237940 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, 0.281 AC OUT OF LOT 901, BLK 26 IN RIVERSTONE UNIT B2 AS RECORDED IN VOLUME 20002, PAGE 2177-2179 OF THE PLAT RECORDS OF BEXAR COUNTY AND 0.123 AC OUT OF LOT 901, BLOCK 49 IN RIVERSTONE UNIT B7 AS RECORDED IN VOLUME 20002, PAGE 1810-1812 OF THE PLAT RECORDS OF BEXAR COUNTY, OUT OF THE SARAH TYLER SURVEY 367, ABSTRACT 744, COUNTY BLOCK 4401, AND THE EMANUEL ESCALERA SURVEY, NUMBER 369, ABSTRACT 225 COUNTY BLOCK 4405 IN BEXAR COUNTY TEXAS.

SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBP/LS FIRM REGISTRATION #10029800
DATE OF PREPARATION: December 15, 2022

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
CITEX 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 *December 20*, A.D. 20*22*

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

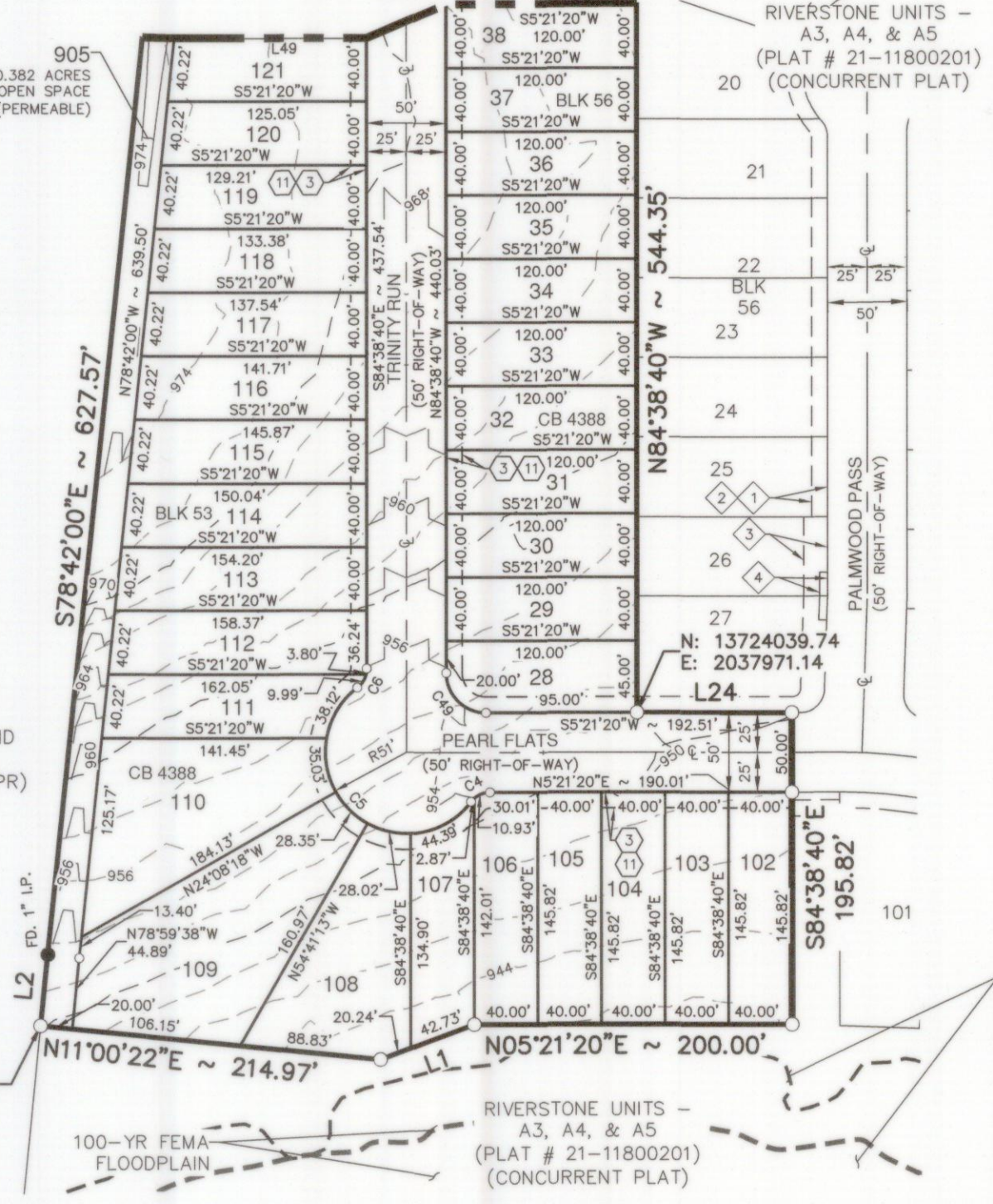
THIS PLAT OF RIVERSTONE - UNITS A6 & A7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

MATCHLINE "A" - SEE SHEET 2 OF 4



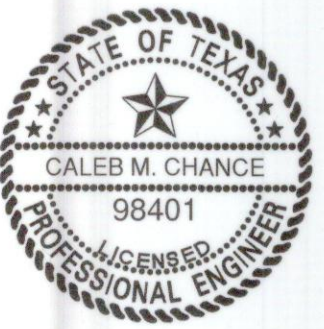
RIVERSTONE UNITS - A3, A4, & A5 (PLAT # 21-11800201) (CONCURRENT PLAT)

PEARL FLATS (50' RIGHT-OF-WAY)

PALMWOOD PASS (50' RIGHT-OF-WAY)

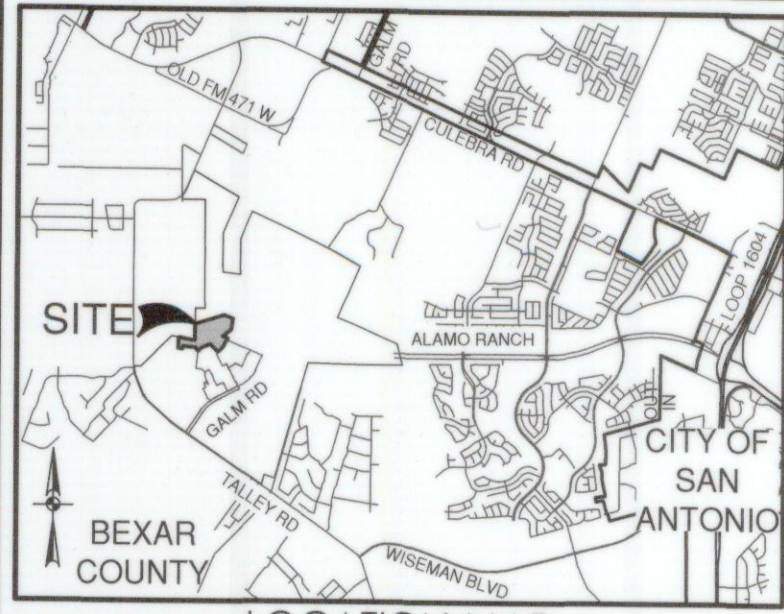
100-YR UD FLOODPLAIN PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC

SEE SHEET 4 OF 4 FOR LINE & CURVE TABLE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



RIVERSTONE - UNITS A6 & A7
Civil Job No. 11680-43; Survey Job No. 9215-21

State: Dec. 15, 2022, 8:17 PM - User: G. Buchanan
File: P:\198\100\Survey\GWA\plat\11800250.dwg



LOCATION MAP
NOT-TO-SCALE

N: 13724993.07
E: 2038472.34

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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

SAWS IMPACT FEE:

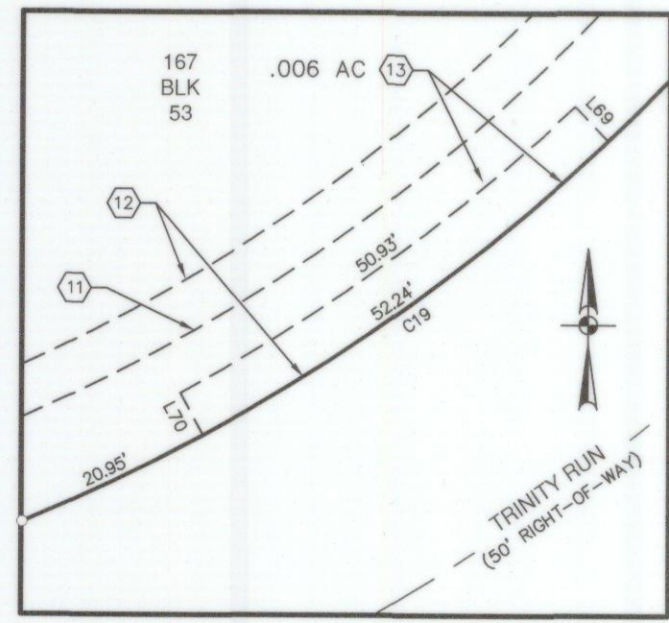
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

UNPLATTED
101.216 ACRES
DONALD S. THOMAS AND
PAT J. THOMAS
(VOL. 6362, PG. 1523, OPR)

0.382 ACRES
OPEN SPACE
(PERMEABLE)



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

SEE SHEET 4 OF 4 FOR
LINE & CURVE TABLE
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

UNPLATTED
REMAINING OF
157.48 ACRES
WISE OAKS, LTD
(VOL. 9437, PG. 963 OPR)

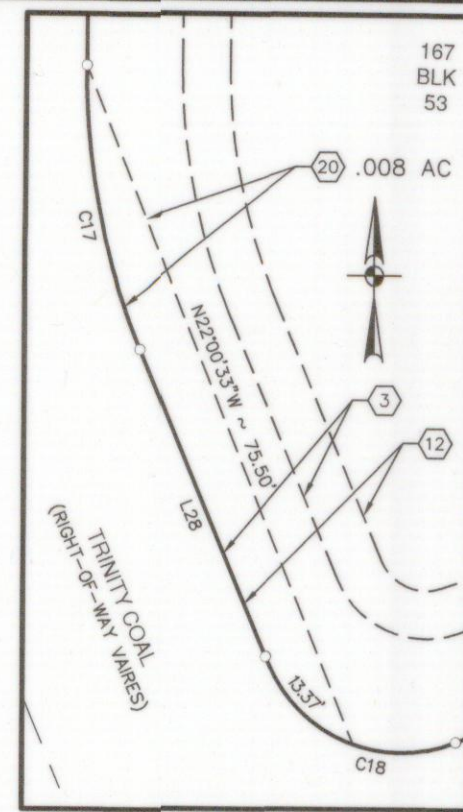
N001311"E ~ 692.95'

MATCHLINE "A" -
SEE SHEET 1 OF 4

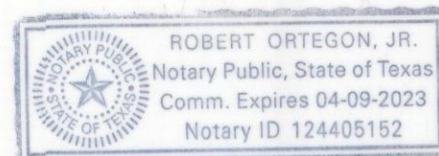
MATCHLINE "B" - SEE SHEET 3 OF 4

±1318' TO THE INTERSECTION OF
RED RIVER RUN & CINNABAR TRACE

SEE SHEET 4 OF 4 FOR
LINE & CURVE TABLE
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



DETAIL "A"
SCALE: 1" = 20'



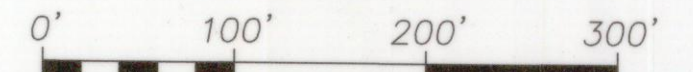
ROBERT ORTEGON, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2023
Notary ID 124405152

PLAT NO 21-11800250

SUBDIVISION PLAT
OF
RIVERSTONE - UNITS A6 & A7

BEING A TOTAL OF 46.112 AC, WITH 45.708 AC OUT OF A 326.565 AC CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20210237940 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, 0.281 AC OUT OF LOT 901, BLK 26 IN RIVERSTONE UNIT B2 AS RECORDED IN VOLUME 20002, PAGE 2177-2179 OF THE PLAT RECORDS OF BEXAR COUNTY AND 0.123 AC OUT OF LOT 901, BLOCK 49 IN RIVERSTONE UNIT B7 AS RECORDED IN VOLUME 20002, PAGE 1810-1812 OF THE PLAT RECORDS OF BEXAR COUNTY, OUT OF THE SARAH TYLER SURVEY 367, ABSTRACT 744, COUNTY BLOCK 4401, AND THE EMANUEL ESCALERA SURVEY, NUMBER 369, ABSTRACT 225 COUNTY BLOCK 4405 IN BEXAR COUNTY TEXAS.

SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #A70 | TPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: December 15, 2022

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.

[Signature]
Leslie Ostrander

OWNER: CONTINENTAL HOMES OF TEXAS, LP,
A TEXAS LIMITED PARTNERSHIP
BY: CITEK OF TEXAS, INC.,
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF *December 21*, A.D. 20*22*.

[Signature]
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 A6 & A7 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____

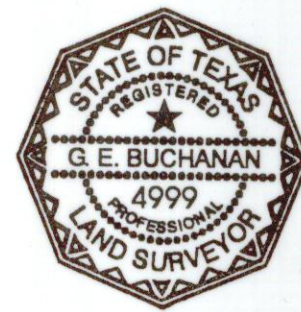
BY: _____ CHAIRMAN

BY: _____ SECRETARY

RIVERSTONE - UNITS B3 & B5
(VOL. 20002, PG. 1924 - 1926, PR)

N: 13732809.29
E: 2039439.78

RIVERSTONE - UNIT B2
(VOL. 20002, PG. 2177 - 2179, DPR)



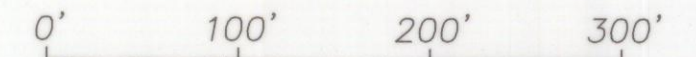
RIVERSTONE - UNITS A6 & A7
Civil Job No. 11680-43; Survey Job No. 9215-21

PLAT NO 21-11800250

SUBDIVISION PLAT OF RIVERSTONE - UNITS A6 & A7

BEING A TOTAL OF 46.112 AC, WITH 45.708 AC OUT OF A 326.565 AC CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20210237940 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, 0.281 AC OUT OF LOT 901, BLK 26 IN RIVERSTONE UNIT B2 AS RECORDED IN VOLUME 20002, PAGE 2177-2179 OF THE PLAT RECORDS OF BEXAR COUNTY AND 0.123 AC OUT OF LOT 901, BLOCK 49 IN RIVERSTONE UNIT B7 AS RECORDED IN VOLUME 20002, PAGE 1810-1812 OF THE PLAT RECORDS OF BEXAR COUNTY, OUT OF THE SARAH TYLER SURVEY 367, ABSTRACT 744, COUNTY BLOCK 4401, AND THE EMANUEL ESCALERA SURVEY, NUMBER 369, ABSTRACT 225 COUNTY BLOCK 4405 IN BEXAR COUNTY TEXAS.

SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBP# FIRM REGISTRATION #470 | TBP#LS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 15, 2022

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.

Signature of Leslie Ostrander

OWNER: CONTINENTAL HOMES OF TEXAS, LP, A TEXAS LIMITED PARTNERSHIP CITEY 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 December 15, A.D. 2022

Signature of Notary Public

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

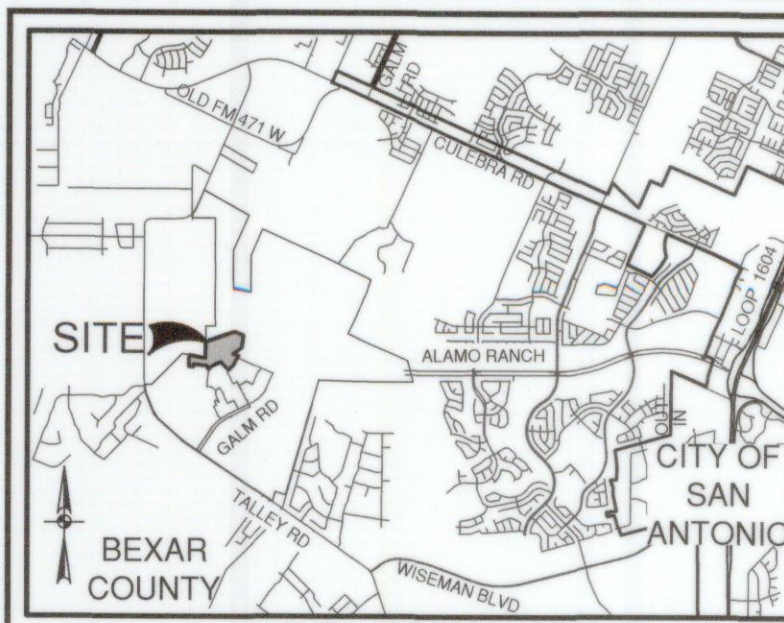
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNITS A6 & A7 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

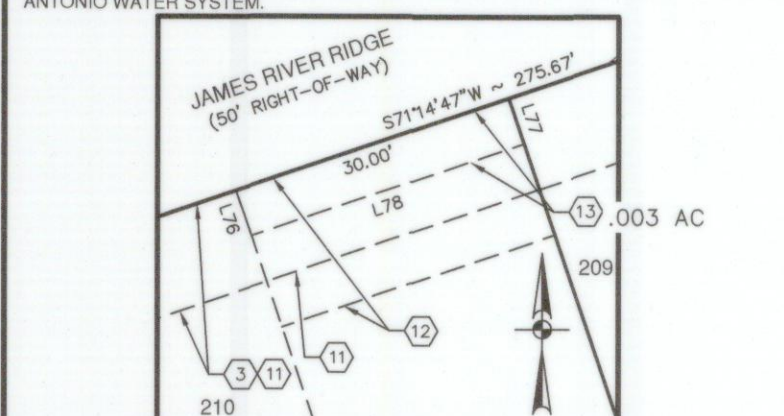
BY: _____ SECRETARY



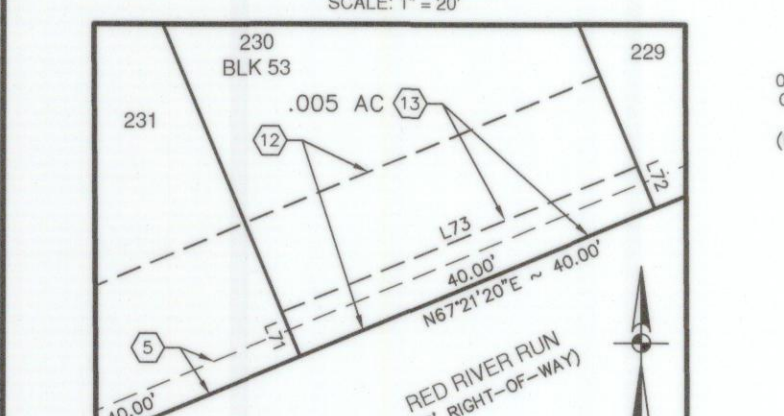
CPS/SAWS/COSA UTILITY: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE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

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 "D" SCALE: 1" = 20'



DETAIL "E" 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.

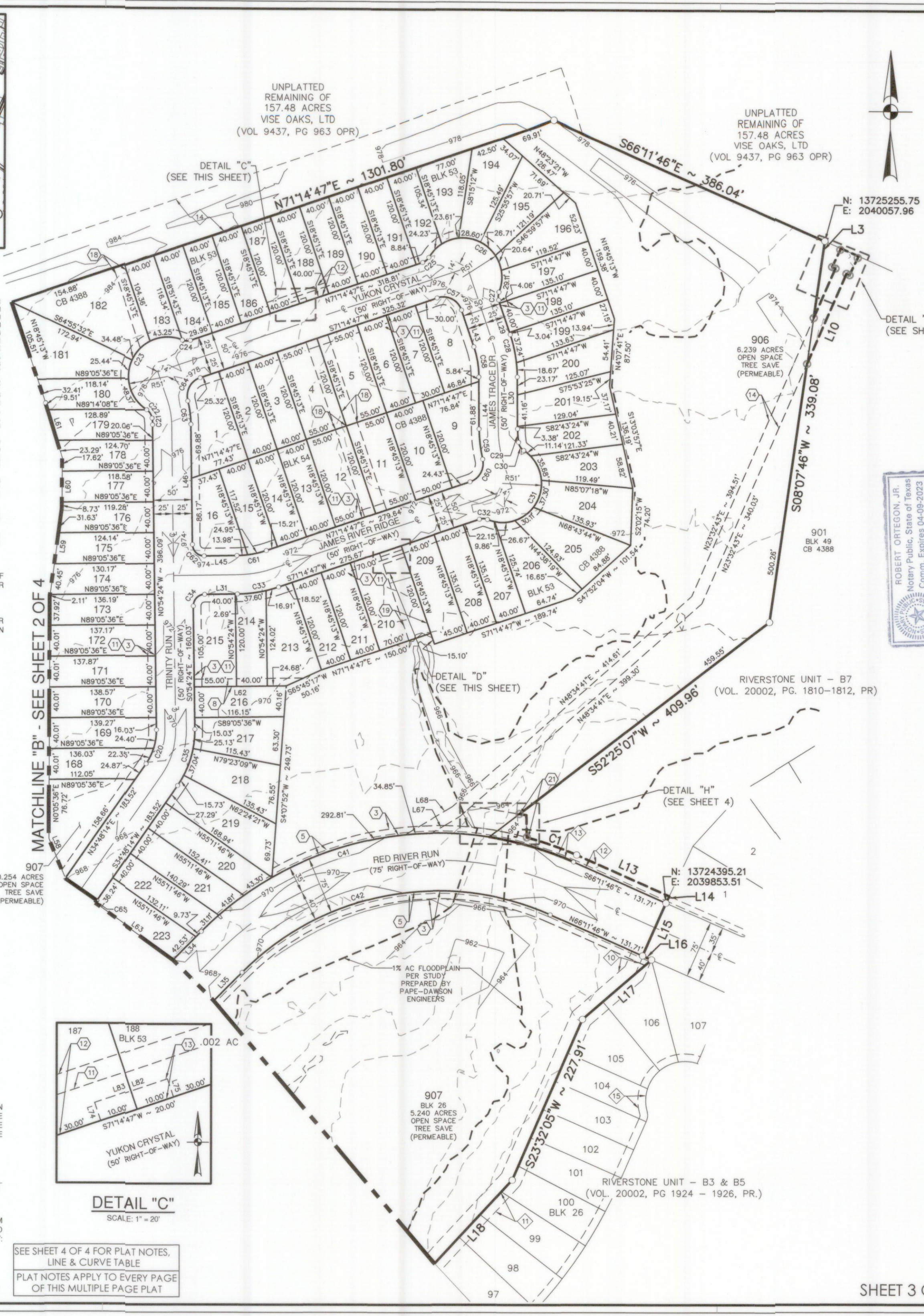
Signature of Caleb M. Chance

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.

Signature of G.E. Buchanan

STATE OF TEXAS COUNTY OF BEXAR REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "B" - SEE SHEET 2 OF 4 MATCHLINE "B" - SEE SHEET 2 OF 4

DETAIL "C" SCALE: 1" = 20'

SEE SHEET 4 OF 4 FOR PLAT NOTES, LINE & CURVE TABLE PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 11680-43; Survey Job No. 9215-21 RIVERSTONE - UNITS A6 & A7

