

LOCATION MAP NOT-TO-SCALE

LEGEND

PLAT RECORD

RIGHT-OF-WAY

(UNLESS NOTED

OTHERWISE)

INTERSECTION

5' WATER EASEMENT

PLAT # 21-11800201)

PLAT # 21-11800201)

AND CABLE TELEVISION

(RIVERSTONE - UNITS B2

(RIVERSTONE - UNITS B2

TELEPHONE, AND CABLE

TELEVISION EASEMENT

16' SANITARY SEWER

16' GAS, ELECTRIC,

12' GAS, ELECTRIC

10' GAS ELECTRIC

EASEMENT

TELEPHONE, AND CABLE

TELEVISION EASEMENT

TELEPHONE, AND CABLE

TELEVISION EASEMENT

TELEPHONE, AND CABLE

TELEVISION EASEMENT

(RIVERSTONE - UNIT B7

PLAT # 21-11800201)

60' DRAINAGE EASEMENT

(DOC # 2021023865, OPR)

VOL. 20002, PG 1810-1812, PR)

RIVERSTONE - UNITS A3, A4, & A5

1' VEHICULAR NON-ACCESS

(RIVERSTONE - UNITS B2

VOL. 20002 PG. 2177-2179, PR)

(RIVERSTONE - UNITS B3 & B5

VOL. 20002, PG. 1924-1926, PR)

(RIVERSTONE - UNITS B3 & B5

VOL. 20002, PG. 1924-1926, PR)

(RIVERSTONE - UNITS B3 & B5

VOL. 20002, PG. 1924-1926, PR)

16' SANITARY SEWER

28' GAS, ELECTRIC.

EASEMENT

EASEMENT

EASEMENT

EASEMENT

1' VEHICULAR NON-ACCESS

(RIVERSTONE - UNITS A3, A4, & A5,

10' GAS, ELECTRIC, TELEPHONE,

VOL. 20002 PG. 2177-2179, PR)

VOL. 20002 PG. 2177-2179, PR)

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

EASEMENT POINT OF

VOLUME

PAGE(S)

AC	ACRE(S)	PR
BLK	BLOCK	VOL
BSL	BUILDING SETBACK LINE	PG
CB	COUNTY BLK	ROW
DOC	DOCUMENT NUMBER	
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	0
OPR	OFFICIAL PUBLIC RECORDS	0

OF REAL PROPERTY) OF BEXAR COUNTY TEXAS **EXISTING CONTOURS** 1140—— PROPOSED CONTOURS

(OFFICIAL PUBLIC RECORDS

CENTERLINE - - - - ULTIMATE DEVELOPMENT FLOODPLAIN - - - 100 YEAR FEMA FLOODPLAIN

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

8 10' DRAINAGE EASEMENT 10' BUILDING SETBACK

15' GAS, ELECTRIC, TELEPHONE 6 AND CABLE TV EASEMENT

5' WATER EASEMENT (0.016 OF AN ACRE TOTAL) VARIABLE WIDTH SANITARY

SEWER EASEMENT (OFF-LOT)(0.360 OF AN ACRE) (PERMEABLE)

28' OVERHEAD ELECTRIC EASEMENT (OFF-LOT)(0.281 OF AN ACRE)

VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT

16' DRAINAGE EASEMENT

15' DRAINAGE & ACCESS EASEMENT

19 30' DRAINAGE EASEMENT

VARIABLE WIDTH DRAIN EASEMENT VARIABLE WIDTH GAS ELECTRIC, TELEPHONE AND

CABLE TELEVISION EASEMENT 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

(RIVERSTONE - UNITS A3, A4, A5 PLAT # 21-11 10' SETBACK (RIVERSTONE - UNITS A3, A4, & A5

PLAT # 21-11800201)

15' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS A3, A4, A5 PLAT # 21-11800201)

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.

ICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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



CPS/SAWS/COSA UTILITY:

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 FOR UTILITY, TRANSMISSION AND DISTRIBUTION NFRASTRUCTURE 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 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 (RIVERSTONE - UNITS A3, A4, & A5 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).

UNPLATTED

101.216 ACRES

DONALD S. THOMAS AND

PAT J. THOMAS

(VOL 6362, PG 1523, OPR)

N: 13724431.78

E: 2037810.27

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

0.382 ACRES

(PERMEABLE)

OPEN SPACE

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 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.

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 UNDERSTOR SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE

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.

DMMON AREA MAINTENANC

MATCHLINE "A" -

SEE SHEET 2 OF 4

120.00

BLK 56

S5'21'20"W

120.00

S5'21'20"W

120.00

36

55°21'20"W

120.00

35

S5'21'20"W

34

120.00

33

/ 120.00

32 CB 4388

-120.00

/30

120.00

-- '95.00'

105

-20.00' 28

PEARL FLATS

(50' RIGHT-OF-WAY)

THE MAINTENANCE OF ALL PRIVATE STREETS OPEN SPACE GREENBELTS PARKS, TREE SAVE AREAS, INCLUDING LOT 905, 906, 907, BLOCK 53, CB 4388, 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.

THE SETRACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

121

125.05

120

1119 (11X3)

S5°21'20"W

133.38

118

117

116

/ 115/

S5'21'20"W

154.20

113

158.37

-112-

162.05 9.99'-

FLOODPLAIN

20.24'-

S5'21'20"W.

S5°21'20"W

141.45

CB 4388

- 110

-13,40 N78°59'38"W 44.89

N11'00'22"E ~ 214.97"

100-YR FEMA

20.00'

106.15

BLK 53, 114

S5°21'20"W

141.71

S5°21'20"W

35°21'20"W

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.

RIVERSTONE UNITS -

A3, A4, & A5

(PLAT # 21-11800201)

20 (CONCURRENT PLAT)

21

23

26

-L24

103-

S5°21'20"W ~ 192.51' 1:01

N5'21'20"E ~ 190.01'

N05°21'20"E ~ 200.00'

A3, A4, & A5

RIVERSTONE UNITS -

(PLAT # 21-11800201)

(CONCURRENT PLAT)

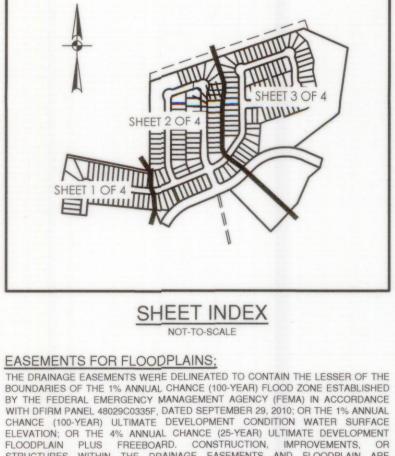
-30.01' -40.00' +40.00' -40.00' +40.00' H

4

N: 13724039.74

102

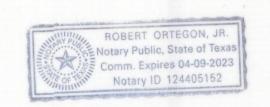
E: 2037971.14



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 OWNER. THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION, CONTACT BEXAB COUNTY PUBLIC WORKS FOR MORE INFORMATION, LOTS 200-205, BLOCK 53 WILL HAVE A FINISHED FLOOR ELEVATION.



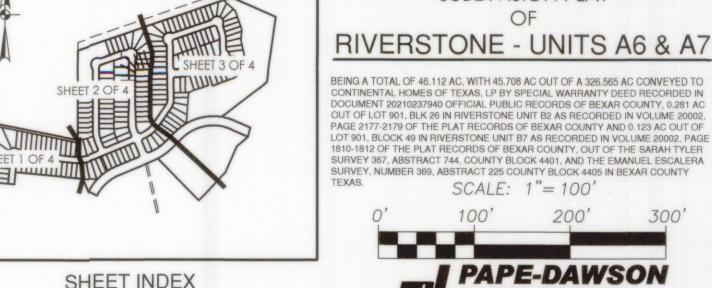
SURVEYOR'S NOTES

WILL BE SET WITH & IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE

2. 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.

4. 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.



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 ALI STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 15, 2022

A TEXAS LIMITED PARTNERSHIP

CHTEX 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 . GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS



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 O 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME,

DATED THIS	DAY OF	A.D. 20

(COUNTY	JUDGE,	BEXAR	COUNTY,	TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>RIVERSTONE</u> - <u>UNITS</u> 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:		
J.,		CHAIRMAN
BY:		SECRETARY

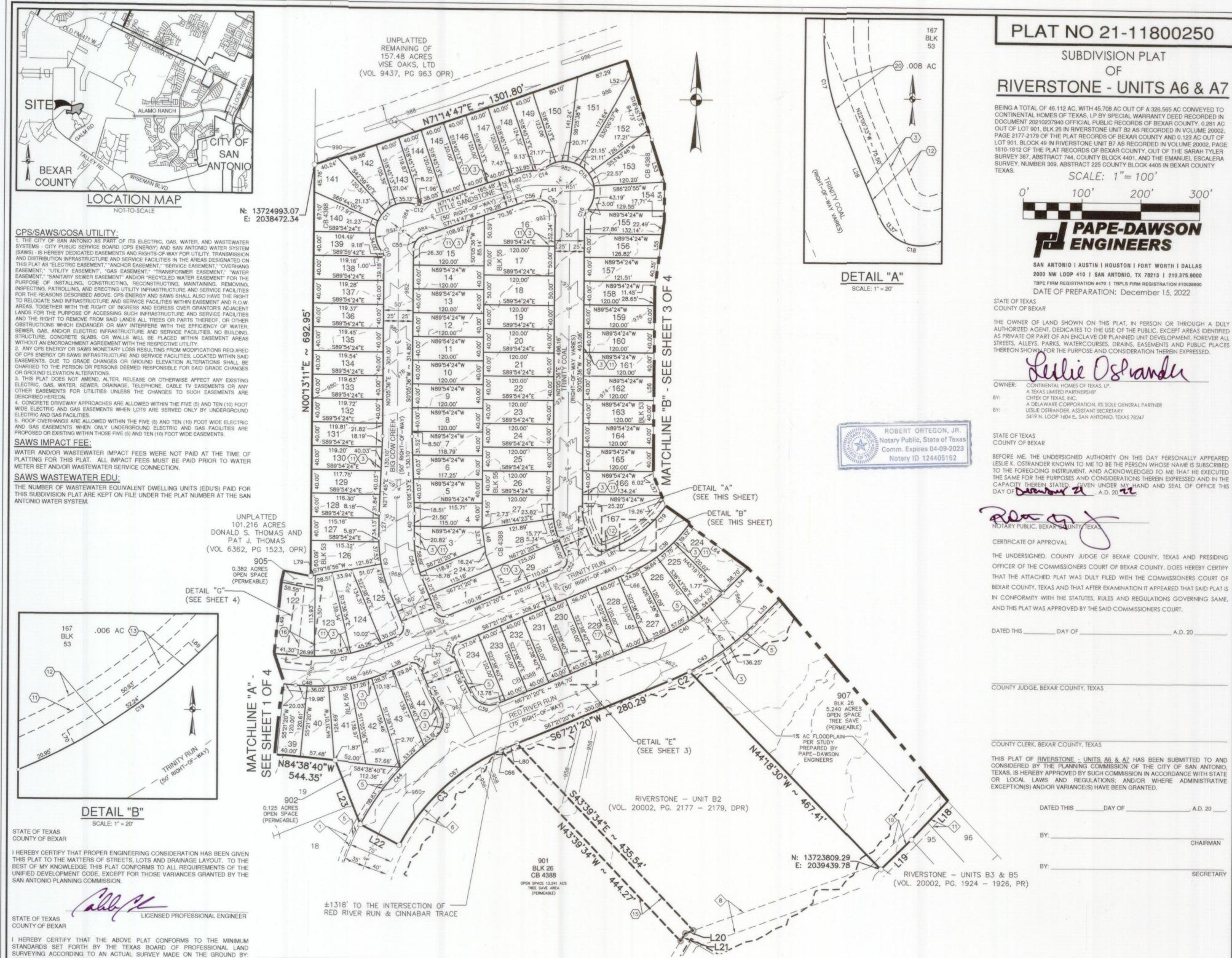
FLOODPLAIN PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC

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

SHEET 1 OF 4



G. E. BUCHANAN 4999





PAPE-DAWSON ENGINEERS, INC.

SEE SHEET 4 OF 4 FOR

LINE & CURVE TABLE

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CALEB M. CHANCE

98401

SHEET 2 OF 4



(13).003 AC

N89'05'36"E

138.57

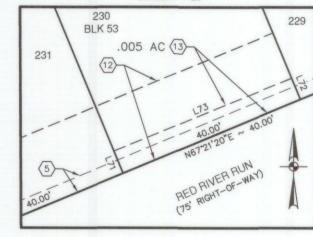
170 N89'05'36"E

139.27

(8) 216 -970

(S89'05'36"V

DETAIL "D" SCALE: 1" = 20'



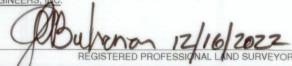
DETAIL "E"

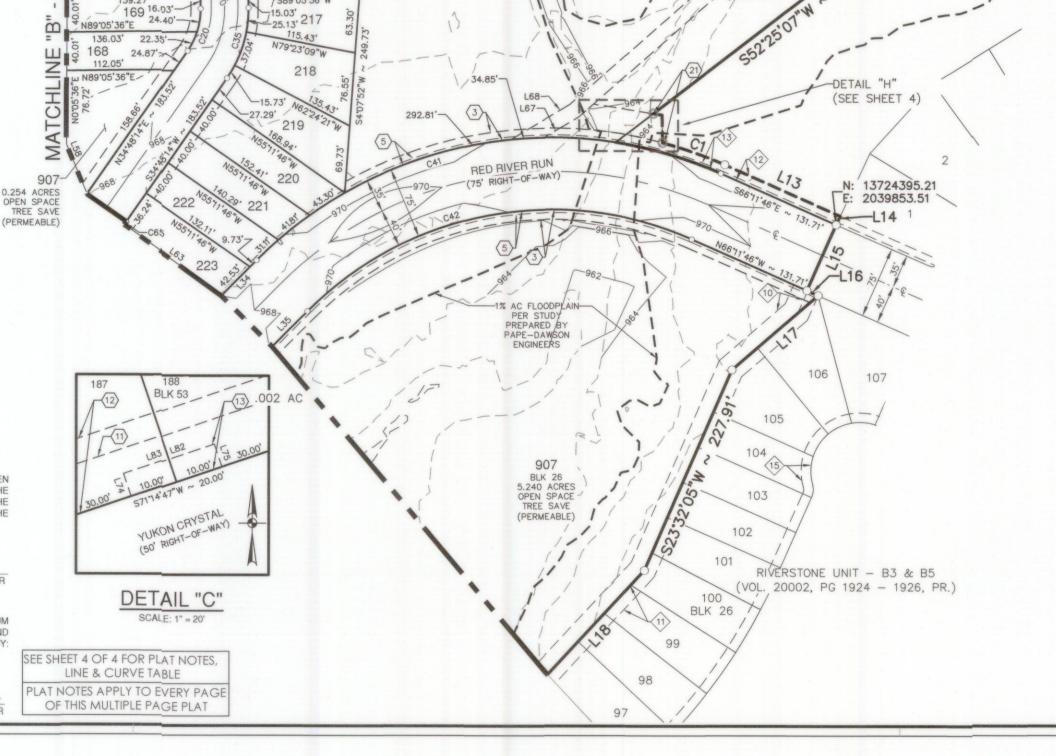
STATE OF TEXAS

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

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

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





HDETAIL "D"

(SEE THIS SHEET)

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

SCALE: 1"= 100'



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

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.

CHTEX OF TEXAS, INC.

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 CAPACITY THEREIN STATED., A.D. 20

NOTARY PUBLIC, BEXAR COUNTY

CERTIFICATE OF APPROVAL

RIVERSTONE UNIT - B7

(VOL. 20002, PG. 1810-1812, PR)

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

SHEET 3 OF 4

THIS PLAT OF <u>RIVERSTONE</u> - <u>UNITS</u> 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

DATED THIS	DAT OF	, A.D. 20
BY:		
		CHAIRMAN
BY:		

SECRETARY



CALEB M. CHANCE

98401

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:

HE 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.

THE DESTRICTION OF THE PROPERTY OF THE PROPERT	ANTONIC	WATER SYST	EM.
		LINE TABL	E
SITE ALAMO RANCH	LINE #	BEARING	LENGTH
THE RESERVENCE OF THE PARTY OF	L1	N15"13'45"W	62.97
CHURIO TE	L2	S78*59'38"E	44.95'
1 FRANKING I	L3	S8*07'46"W	100.98
SAN	L5	N64°42'17"W	4.69
BEYAR MY TO AN UNIO	L6	N25°17'43"E	26.94'
COUNTY	L7	S66"11'46"E	25.01'
	L8		
LOCATION MAP	L9	S25*17'43"W	27.59'
NOT-TO-SCALE	-	N64'42'17"W	4.30'
PS/SAWS/COSA UTILITY:	L10	S23'32'43"W	127.72'
HE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER STEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM	L11	N81*04'30"W	9.19'
WS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON	L12	N1*04'09"W	28.89
S PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG "EMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER	L13	S66"11'46"E	131.96'
SEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE RPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,	L14	S25*10'19"W	10.00'
PECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES	L15	S23'48'14"W	75.00'
R THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND R.O.W.	L16	S66"11'46"E	12.74'
AS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT IDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES	L17	S49*09'49"W	118.73
THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER STRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FEFICIENCY OF WATER	L18	S42°52'09"W	238.70'
VER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, IUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS	L19	S45'41'35"W	72.58'
HOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. NY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED	L20	S70'07'00"W	14.62
CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID	L21	S30*58'14"W	15.16
EMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE REGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES	L22	N62°23'21"W	75.00'
GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING	L23	N21'58'38"W	115.39'
CTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY HER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE	L24	S5'21'20"W	97.51
CRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT	L25	N67°21'20"E	40.02
E ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND CTRIC AND GAS FACILITIES.	L26	N22'38'40"W	61.23
ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC	L27	N0*05'36"E	42.32'
O GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE POSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.	L28	S22*38'40"E	35.34'
	L29	S18'45'13"E	47.10
906 ST	L30	S0'26'52"E	67.72'
RED RIVER RUN	L31	S89'05'36"W	42.69'
THE NOW A	L32	S22°38'40"E	37.50'
906 PRED RIVER A TO RIGHT-CR-WAY	L33	S28*42'56"E	28.96
5 1 7,8	L34	N44'48'14"E	112.73'
2 2	L35	S44'48'14"W	112.73'
3	L36	N28'42'56"W	29.21
9.5	L37	N22'38'40"W	37.50
	L38	S67*21'20"W	40.02
1 188	L39	S22'38'40"E	61.23'
	200	022 00 40 E	01.23

L40 S0°05'36"W 42.32

	LINE TABL	E
LINE #	BEARING	LENGTH
L43	N18*45'13"W	50.20'
L44	N0°26'52"W	67.72'
L45	N89°05'36"E	42.69'
L46	S0*54'24"E	156.06'
L47	S22'38'40"E	45.00'
L48	S8"15'37"E	46.22'
L49	S5*21'20"W	120.88
L50	S0"19'09"W	137.40'
L51	S78'42'00"E	18.34'
L52	S18'45'13"E	25.98'
L53	S16*55'32"E	74.42
L54	S0°05'36"W	48.65'
L55	N7'39'44"E	40.35'
L56	S0*05'36"W	40.00'
L57	S22*38'40"E	36.84
L58	S22'38'40"E	56.10'
L59	N7*39'44"E	40.45
L60	N0'05'36"E	40.01'
L61	N16*55'32"W	41.62'
L62	S89'05'36"W	119.68'
L63	S54'19'59"E	124.77
L64	N54'19'59"W	124.77
L65	N67"21'20"E	14.92'
L66	N67'21'20"E	13.89'
L67	N59°10'16"E	42.34'
L68	N59°10'16"E	71.81
L69	N43°36'43"W	5.00'
L70	S28'38'49"E	5.00'
L71	S22°38'40"E	5.00'
L72	N22*38'40"W	4.81'
L73	N67°37'16"E	40.00'
L74	N18'45'13"W	5.00'
L75	S18'45'13"E	5.00'
L76	S18'45'13"E	5.00'
L77	N18°45'13"W	5.00'
L78	N71*14'47"E	30.00'
L79	S79"16'56"W	8.10'
L80	S67*21'20"W	19.79'
L81	N67'21'20"E	16.76
L82	N71°14'47"E	10.00'
L83	N71'14'47"E	10.00'

LINE TABL

5 11						
(5)	L41	N89*54'24"W	4.18'	L82	N71°14'47"E	10.00'
(14)	L42	N22'38'40"W	35.34'	L83	N71°14'47"E	10.00'
(21)						
		-				
906				UNPLATTE)	A
6.239 ACRES OPEN SPACE				REMAINING		/
TREE SAVE	1			57.48 ACR		_5_
(PERMEABLE)	1			SE OAKS,		1
11 ! 8	1	-	(VOL 9	437, PG 9	63 OPR)	1
	1	-				A
/ L12 L11	1	1	1	1.		
		- 1	1	-	,	
3/1			. 1			
1	90		91		100	
7.	6.239 A OPEN S	PACE	,		,	
901	TREE S		,		,	
4	(PERME	ABLE)	,		,	
	1	1	1		90	
	1	1	00		1~	
11	1	1	15P		1	
RIVERSTONE UNIT - B7 (VOL. 20002, PG. 1810-1812, PR)	1	1	^	- 1	,	
/ (VOL. 20002, PG. 1810—1812, PR)	1	1	14	- B-6	901	
	1	1	Al	160	-L10	
DETAIL "H"	1	1	1	1		
SCALE: 1" = 30'		1	1	1		
SOALE, 1 = 50		1 /			RSTONE UNIT	
		1 ;	1		OL. 20002,	
TATE OF TOUR	1	1 ;	i	1	810-1812, F	PR)
TATE OF TEXAS COUNTY OF BEXAR		1 !	,			
	1 /		,			
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN	1 /	/	,			
HIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE EST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE	1 /	/				
NIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE	1 /	/				
AN ANTONIO PLANNING COMMISSION.	1 /	1	/			
Ann 1	1 /	1	/			
/ 10/1/		1	/			
/ and /	$ _{i}$		1			
TATE OF TEXAS LICENSED PROFESSIONAL ENGINEER	11		/			
OUNTY OF BEXAR	16	1				
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM	1	,				
TANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND	the same of the sa					
URVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:			DET	AIL "F"		
PE-DAWSON ENGINEERS, INC.			-	_		

			-			
-	E				CUF	RVE TABLE
	LENGTH		CURVE #	RADIUS	DELTA	CHORD BEA
	50.20'		C1	445.00'	8*53'01"	S70°40'40'
	67.72'		C2	440.00'	4*48'36"	S64°57'02"
	42.69'		C3	360.00'	38'07'44"	S46'40'30"
	156.06'		C4	15.00'	52*41'41"	N20*59'31"
	45.00'		C5	51.00'	195*23'23"	N50°21'20"
	46.22'		C6	15.00'	52*41'41"	S58°17'49"
	120.88		C7	275.00'	28'00'00"	N81*21'20"
	137.40'		C8	15.00'	90°00'00"	N22*21'20"
	18.34'		C9	230.00'	22'44'16"	N11"16'32"
	25.98'		C10	15.00'	38*52'07"	N19°20'28"
	74.42'		C11	51.00'	148'53'26"	N35*40'12"
	48.65'		C12	15.00'	38°52'07"	\$89"19'09"
	40.35'		C13	125.00'	19'17'19"	N80*53'27"
	40.00'		C14	15.00'	41"19"48"	N69°52'13"
	36.84		C15	51.00'	171'46'14"	S44'54'34"
	56.10'		C16	15.00'	40*52'57"	S20°32'05"
	40.45		C17	75.00'	22*44'16"	S11"16'32"
	40.01'		C18	15.00'	90°00'00"	S67*38'40"
	41.62'		C19	200.00'	32°33'06"	N51'04'47"
	119.68'		C20	75.00'	35*42'38"	N16'56'55"
	124.77		C21	75.00'	6°42'44"	N4*15'46"V
	124.77		C22	15.00'	50°29'44"	N32'52'00"
	14.92'		C23	51.00'	170°14'37"	N27'00'26"
	13.89'		C24	15.00'	40*52'57"	S88'18'44"
	42.34'		C25	15.00'	40*52'57"	N50*48'19"
	71.81		C26	51.00'	171'45'54"	S63'45'13"
	5.00'		C27	15.00'	40*52'57"	S1'41'16"W
	5.00'		C28	175.00'	18'18'21"	S9*36'02"E
	5.00'		C29	125.00'	8*00'17"	S4*27'00"E
	4.81		C30	15.00'	48*46'22"	S32*50'20"
	40.00'		C31	51.00'	169°21′15″	S27*27'07"
1	5.00'		C32	15.00'	40°52'57"	N88'18'44"
1	5.00'		C33	175.00'	17*50'48"	S8010'12"\
1	5.00'		C34	15.00'	90°00'00"	S44*05'36"
1	5.00'		C35	125.00'	35'42'38"	S16*56'55"\
1	30.00'		C36	250.00'	32'33'06"	S51°04'47"\
1	8.10'		C37	15.00'	90'00'00"	S22'21'20"\
1	19.79'		C38	70.00'	6°04'16"	S25'40'48"
1	16.76'		C39	35.00'	83*55'44"	S70°40′48″
1	10.00'		C40	365.00'	22*33'06"	N56°04'47"
	10.00'		C41	435.00'	69*00'00"	N79'18'14"E
			C42	360.00'	69°00'00"	S79°18'14"V
-		-	C43	440.00'	22*33'06"	S56'04'47"\
	1		C44	435.00'	25*43'28"	N40*28'22"

C45

C46

C47

C48

C50

C51

C52

C53

C54

C55

C56

C57

C58

C59

C60

C61

C62

C63

C64

C65

C66

C67

35.00' 82'03'02"

325.00' 28'00'00'

25.00' 90'00'00'

25.00' 90'00'00"

125.00' 22'44'16"

15.00' 90'00'00"

15.00' 90'00'00"

170.00' 22'44'16"

75.00' 18'50'48"

25.00' 90'00'00"

125.00' 1818'21"

25.00' 84'37'55"

125.00' 14'05'22"

25.00' 86'14'33"

250.00' 0'51'46"

360.00' 38'07'44"

71'09'12'

12'56'16"

17'50'48"

1'36'58"

25.00'

175.00'

125.00'

15.00'

360.00'

6'04'16"

90'00'00'

130.00'

15.00'

CHORD BEARING CHORD LENGTH

68.93'

36.93

235.17

13.31'

101.08

13.31'

133.06

21.21

90.68

9.98

98.26

9.98

41.88

10.59

101.74

10.48

29.57

21.21'

112.10'

45.99

8.78

12.80"

101.63

10.48

10.48

101.74

10.48

55.67

17.45

12.39

101.56

10.48

54.29'

21.21

76.65

140.13

21.21

7.41

46.81

142.74

492.77

407.81

172.07

193.67

45.95

13.77

21.21

157.25'

35.36

35.36'

49.28

21.21

21.21

67.02

29.09'

24.56

35.36'

39.77

39.43

33.66'

38.78

21.21

30.66

34.18

10.15

235.17'

69.00

36.94

239.57

13.80

173.92

13.80

134.39

23.56

91.28

10.18

132.53

42.08

10.82

152.90'

10.70

29.76

23.56

113.63

46.75

8.79

13.22

151.54

10.70

152.89

10.70

17.46

12.77

150.75

10.70

54.51

23.56

142.03

23.56

51,27

143.66

523.86

433.54

173.18

195.30

13.77

23.56

158.82

39.27

39.27

49.61

23.56

23.56

67.46

24.67

39.27

39.94

39.52

38.94

23.56

30.74

37.63

10.15

239.57

S70°40'40"E

S64°57'02"W

N20'59'31"W

N50°21'20"E

S5817'49"E

N81°21'20"E

N22"21'20"E

N11"16'32"W

N19°20'28"W

N35'40'12"E

S89"19'09"E

N80'53'27"E

N69°52'13"E

S44'54'34"F

S20'32'05"W

S11"16'32"E

S67*38'40"E

N51'04'47"E

N16'56'55"E

N4'15'46"W

N27'00'26"E

S88'18'44"E

N50'48'19"E

S63'45'13"E

S1'41'16"W

S9'36'02"E

S4'27'00"E

S32°50'20"E

S27'27'07"W

N88°18'44"W

S80°10'12"W

S44°05'36"W

S16°56'55"W

S51'04'47"W

S22'21'20"W

S25'40'48"E

S70'40'48"E

N56°04'47"E

N79"18'14"E

S79"18'14"W

S56'04'47"W

N40"28'22"E

N12"18'35"E

N25'40'48"W

N67'38'40"W

S81°21'20"W

S50°21'20"W

N44'54'24"W

N11"16'32"W

N22'21'20"E

S67'38'40"E

S11'16'32"E

S35'40'12"W

S80'40'12"W

N63'45'13"W

N9"36'02"W

S6'55'00"E

N28'55'50"E

N80'10'12"E

S45'54'24"E

S7*57'05"E

S28*07'31"W

N35°14'08"E

S66'32'51"W

S46'40'30"W

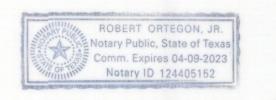
L42 N22'38'40"W	35.34	L83	N71"14'47"E	10.00'
906 .239 ACRES PEN SPACE TREE SAVE PERMEABLE)	1 VI	()	OF RES LTD	Г — В7 РС.

SCALE: 1" = 20'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

N78'42'00"W ~ 639.50' -905 0.382 ACRES OPEN SPACE (PERMEABLE) **BLK 53** CB 4388 **BLK 53** CB 4388 r 1.30' S84°38'40"E ~ 437.54" 62.14 TRINITY RUN (50' RIGHT-OF-WAY)

DETAIL "G"



PLAT NO 21-11800250 SUBDIVISION PLAT 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

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS 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 ALI STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

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 A.D. 20

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 ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>RIVERSTONE</u> - <u>UNITS</u> <u>A6</u> <u>& A7</u> 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.

DAY OF	, A.D. 20
	CHAIRMAN
	DAY OF



PAPE-DAWSON ENGINEERS, INC.

