

**LOCATION MAP**  
NOT-TO-SCALE

**LEGEND**

- |   |  |
|---|--|
| AC ACRE(S)  | VOL VOLUME                                     |
| BLK BLOCK   | PG PAGE(S)                                     |
| BSL BUILDING SETBACK LINE   | ROW RIGHT-OF-WAY                               |
| CB COUNTY BLOCK   | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC DOCUMENT NUMBER (SURVEYOR)  | ○ SET 1/2" IRON ROD (PD)                       |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ○ SET 1/2" IRON ROD (PD)-ROW                   |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION  | ○ EASEMENT POINT OF INTERSECTION               |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |  |
| PR PLAT RECORD  |  |
| — 1140 — EXISTING CONTOURS  |  |
| — 1140 — PROPOSED CONTOURS  |  |
| — C — CENTERLINE  |  |
| - - - - - ULTIMATE DEVELOPMENT FLOODPLAIN   |  |

- |  |  |
|--|--|
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (RIVERSTONE - UNITS A1 PLAT # 2011800384)                             |
| ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | ⑥ 10' BUILDING SETBACK (RIVERSTONE - UNIT A1 PLAT # 2011800384)  |
| ⑩ 10' WATER EASEMENT   | ⑦ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |
| ⑪ 10' BUILDING SETBACK   | ⑧ 5' WATER EASEMENT (RIVERSTONE - UNIT A1 PLAT # 2011800384)   |
| ⑫ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ⑨ 80X20 DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT)(0.036 AC)                     |
| ⑬ 5' WATER EASEMENT  | ⑩ 50X20 DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT)(PERMEABLE)(0.046 AC)          |
| ⑭ 80X20 DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT)(0.036 AC)                     | ⑪ VARIABLE WIDTH DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT)(PERMEABLE)(0.432 AC) |
| ⑮ 50X20 DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT)(PERMEABLE)(0.046 AC)          | ⑫ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |
| ⑯ VARIABLE WIDTH DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (OFF-LOT)(PERMEABLE)(0.432 AC) | ⑬ 10' DRAINAGE EASEMENT  |
| ⑰ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑭ 15' PUBLIC DRAINAGE EASEMENT (0.045 OF AN ACRE) (PERMEABLE)  |
| ⑱ 10' DRAINAGE EASEMENT  |  |

**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).

**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.
- 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

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 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.

**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 B1 PLAT # 20-11800285; VOLUME 20002, PAGES 2180-2182, PR).

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	53°58'05"	N74°53'27"W	13.61'	14.13'
C2	53.00'	287°56'10"	N42°05'36"E	62.35'	266.35'
C3	15.00'	53°58'05"	S20°55'21"E	13.61'	14.13'
C4	15.00'	53°58'05"	N74°53'27"W	13.61'	14.13'
C5	53.00'	287°56'10"	N42°05'36"E	62.35'	266.35'
C6	15.00'	53°58'05"	S20°55'21"E	13.61'	14.13'
C7	360.00'	310°00'00"	S3°08'40"E	192.41'	194.78'
C8	275.00'	222°05'00"	N42°55'02"W	11.36'	11.37'
C9	15.00'	83°49'36"	S0°10'48"W	20.04'	21.95'
C10	15.00'	90°00'00"	S87°05'36"W	21.21'	23.56'
C11	15.00'	90°00'00"	S2°54'24"E	21.21'	23.56'
C12	15.00'	90°00'00"	S87°05'36"W	21.21'	23.56'
C13	325.00'	181°8'35"	N32°34'42"W	103.42'	103.86'
C14	15.00'	84°25'49"	N65°38'19"W	20.16'	22.10'
C15	51.00'	191°08'23"	N121°7'02"W	101.52'	170.14'
C16	15.00'	84°25'49"	N41°04'15"E	20.16'	22.10'
C17	325.00'	19°29'59"	N8°36'20"E	110.08'	110.61'
C18	15.00'	90°00'00"	N26°38'40"W	21.21'	23.56'
C19	15.00'	87°36'43"	N64°32'59"E	20.77'	22.94'
C20	225.00'	42°36'43"	N42°02'59"E	163.51'	167.34'
C21	200.00'	39°00'00"	N82°51'20"E	133.52'	136.14'
C22	15.00'	90°00'00"	N57°21'20"E	21.21'	23.56'
C23	15.00'	90°00'00"	S32°38'40"E	21.21'	23.56'
C24	15.00'	90°00'00"	N57°21'20"E	21.21'	23.56'
C25	435.00'	31°00'00"	N3°08'40"W	232.50'	235.36'
C26	15.00'	90°00'00"	N32°38'40"W	21.21'	23.56'
C27	15.00'	90°00'00"	S57°21'20"W	21.21'	23.56'
C28	325.00'	29°44'16"	S27°13'28"W	166.80'	168.68'
C29	275.00'	6°26'45"	N38°52'14"E	30.92'	30.94'
C30	15.00'	98°51'00"	N13°46'39"W	22.79'	25.88'
C31	150.00'	15°17'44"	N55°33'16"W	39.93'	40.04'
C32	125.00'	60°15'44"	N17°46'32"W	125.50'	131.47'
C33	15.00'	85°20'57"	N30°19'09"W	20.34'	22.34'
C34	59.00'	265°20'57"	N59°40'51"E	86.76'	273.24'
C35	75.00'	60°15'44"	S17°46'32"E	75.30'	78.88'
C36	100.00'	15°17'44"	S55°33'16"E	26.62'	26.70'
C37	15.00'	98°51'00"	N67°22'22"E	22.79'	25.88'
C38	275.00'	5°35'32"	N15°09'06"E	26.83'	26.84'
C39	15.00'	90°00'00"	N32°38'40"W	21.21'	23.56'
C40	200.00'	39°00'00"	S82°51'20"W	133.52'	136.14'
C41	175.00'	45°00'00"	S40°51'20"W	133.94'	137.44'
C42	275.00'	60°05'20"	S11°41'20"E	275.37'	288.41'

**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.

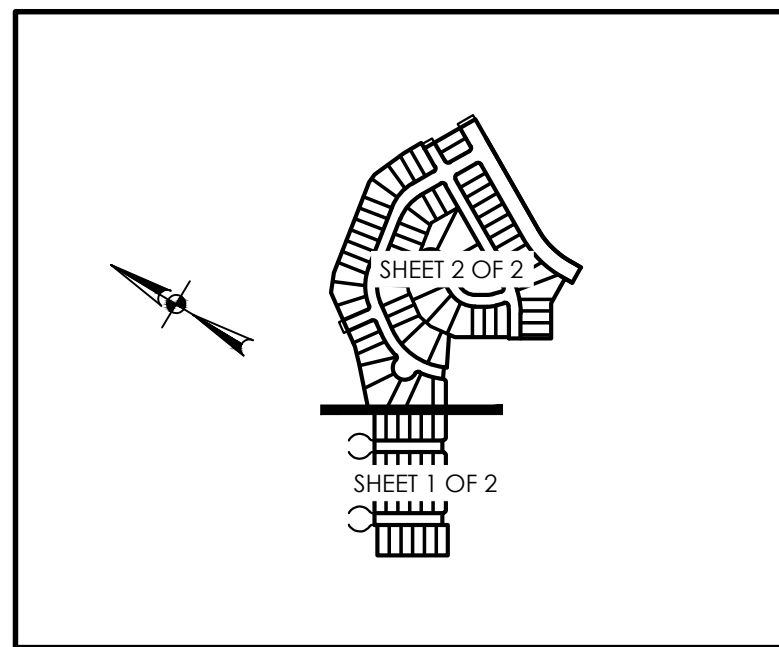
**SAWS IMPACT FEE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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.

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

LINE #	BEARING	LENGTH
L1	N42°06'20"E	130.02'
L2	N47°54'24"W	20.54'
L3	S47°54'24"E	7.27'
L4	N47°54'24"W	7.27'
L5	S47°54'24"E	7.27'
L6	N42°05'36"E	130.00'
L7	N47°54'24"W	25.00'
L8	N27°53'11"E	75.53'
L9	N18°21'20"E	73.27'
L10	N71°38'40"W	20.00'
L11	N18°21'20"E	50.00'
L12	S71°38'40"E	20.00'
L13	N18°21'20"E	128.24'
L14	N49°35'28"E	85.59'
L15	N78°01'08"E	40.34'
L16	S84°23'48"E	155.17'
L17	S77°38'40"E	85.72'
L18	S12°21'20"W	6.23'
L19	S77°38'40"E	50.00'
L20	S12°21'20"W	20.00'
L21	S77°38'40"E	120.00'
L22	N12°21'20"E	20.00'
L23	S77°38'40"E	80.00'
L24	S12°21'20"W	561.42'
L25	S18°38'40"E	51.98'
L26	S71°21'20"W	75.00'
L27	N18°38'40"W	37.03'
L28	S71°21'20"W	120.05'
L29	S42°05'36"W	150.00'
L30	N47°54'24"W	180.00'
L31	N42°05'36"E	5.00'
L32	N24°10'35"W	27.65'
L33	S45°53'55"W	140.83'
L34	S48°16'00"W	50.00'

LINE #	BEARING	LENGTH
L35	S42°05'36"W	231.97'
L36	S42°05'36"W	50.00'
L37	S42°05'36"W	50.00'
L38	S47°54'24"E	23.27'
L39	S42°06'20"W	130.08'
L40	N18°21'20"E	52.65'
L41	N71°38'40"W	110.00'
L42	N18°21'20"E	50.00'
L43	S71°38'40"E	110.21'
L44	S77°38'40"E	103.15'
L45	N12°21'20"E	90.00'
L46	S77°38'40"E	50.00'
L47	S12°21'20"W	90.00'
L48	S77°38'40"E	90.00'
L49	N12°21'20"E	90.00'
L50	S77°38'40"E	80.00'
L51	N18°38'40"W	51.98'
L52	N77°38'40"W	95.00'
L53	S42°05'36"W	105.95'
L54	N42°05'36"E	100.95'
L55	N63°12'08"W	35.24'
L56	N47°54'24"W	50.03'
L57	N12°21'20"E	72.28'
L58	S47°54'24"E	50.03'
L59	S63°12'08"E	35.24'
L60	N77°38'40"W	97.79'
L61	S18°21'20"W	122.65'
L62	N42°05'36"E	50.00'
L63	N42°05'36"E	50.00'
L64	N47°54'24"W	130.00'
L65	S26°38'40"E	0.71'
L66	N47°54'24"W	5.00'
L67	S47°54'24"E	5.00'
L68	N12°21'20"E	20.00'



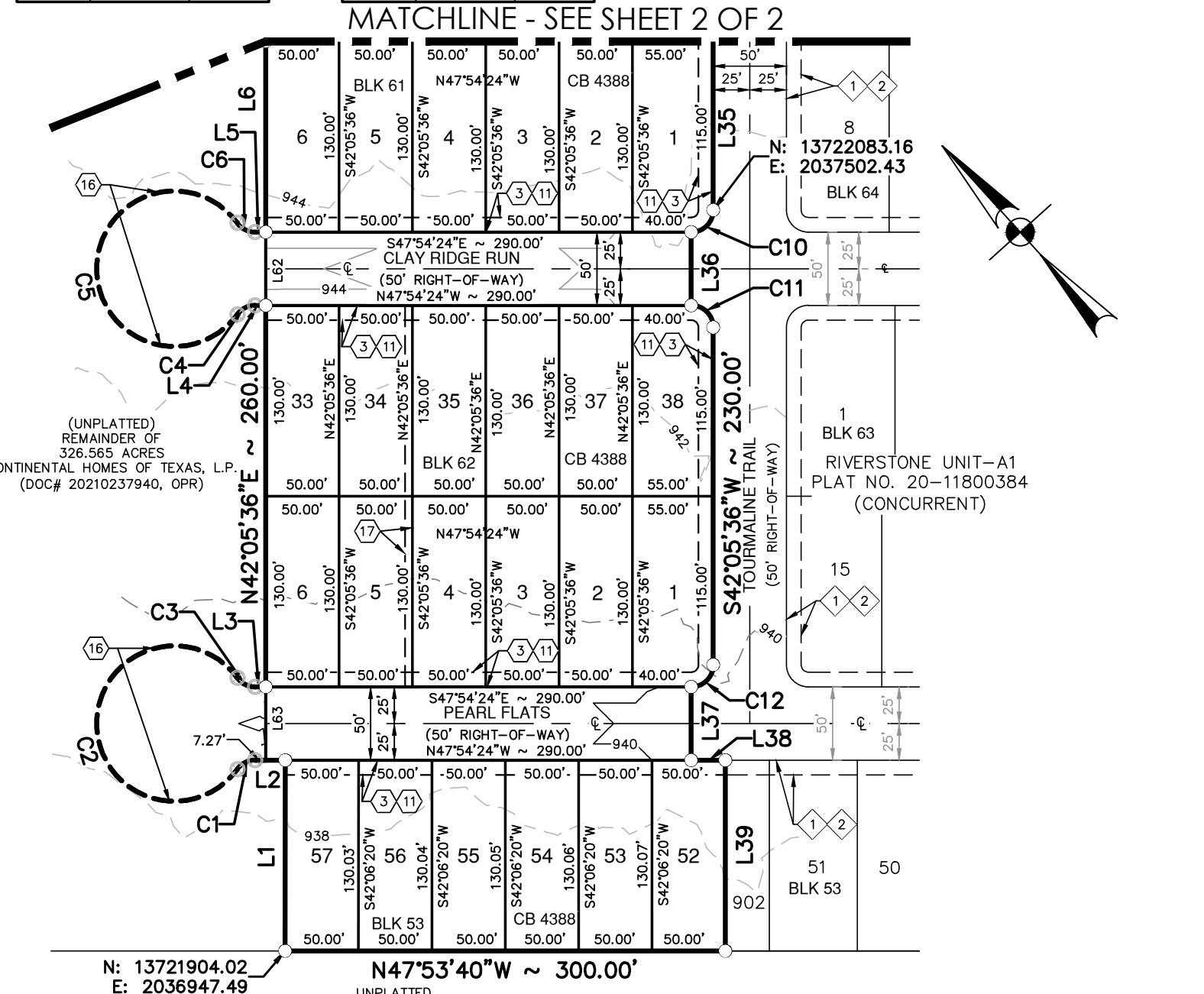
**SHEET INDEX**  
NOT-TO-SCALE

**COMMON AREA MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

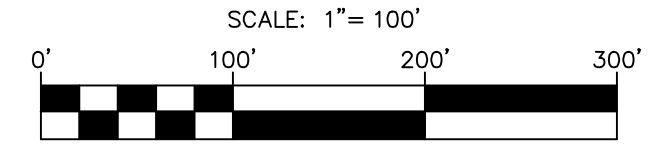
**RESIDENTIAL FIRE FLOW:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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: 480290336F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



SUBDIVISION PLAT OF RIVERSTONE - UNIT A2

BEING A TOTAL OF 22.429 AC TRACT OF LAND OUT OF A 326.565 AC TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 20210237940 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, 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 | TPLS FIRM REGISTRATION #1028800  
DATE OF PREPARATION: December 14, 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.

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

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\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

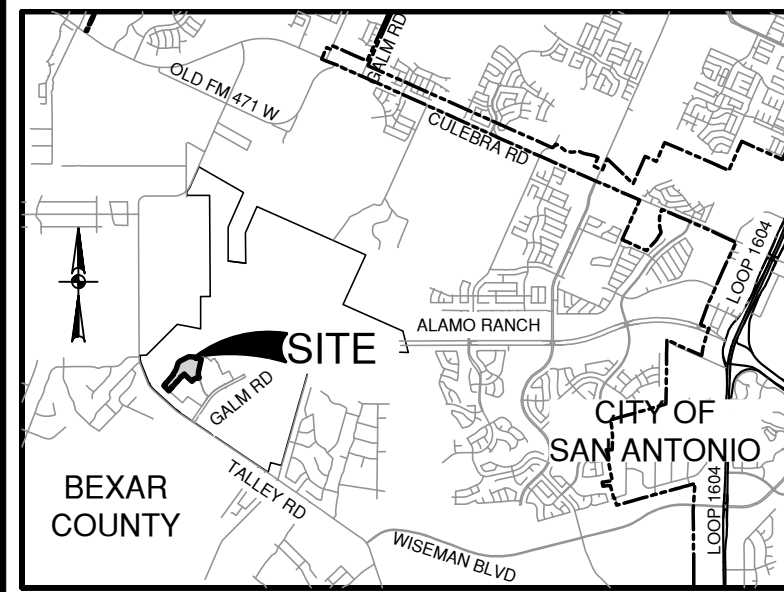
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE - UNIT A2 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

CPS/SAWS/COSA UTILITY:

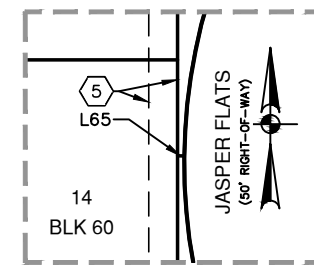
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 GRANITOR'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 EXIST WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS HIGH PRESSURE:

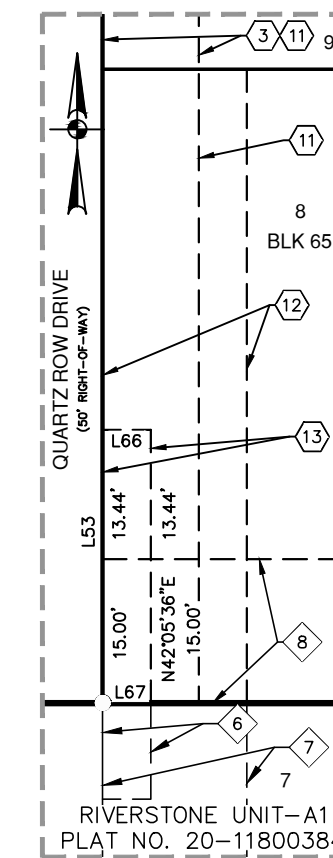
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS IMPACT FEE:

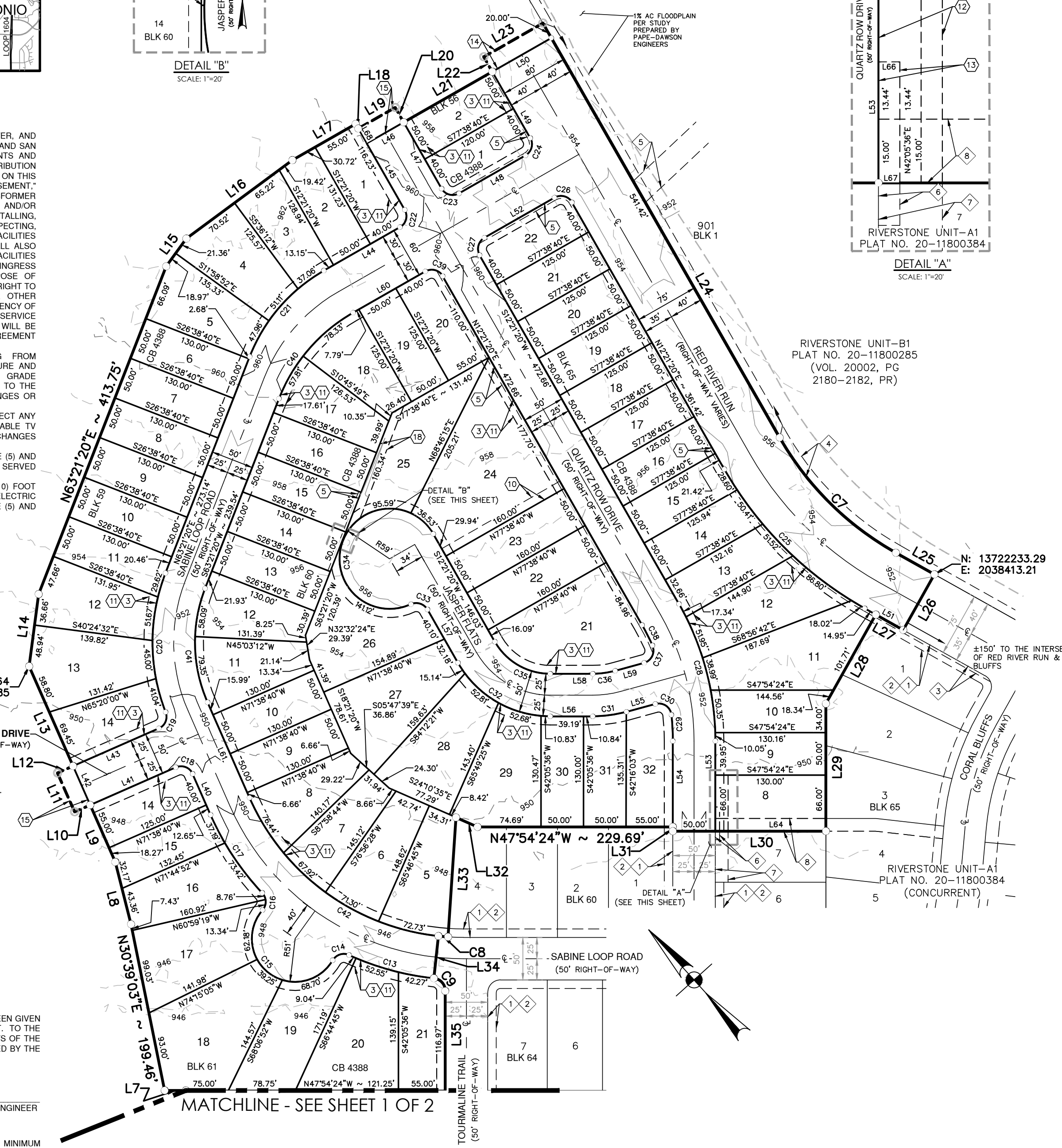
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



DETAIL "B" SCALE: 1"=20'



DETAIL "A" SCALE: 1"=20'



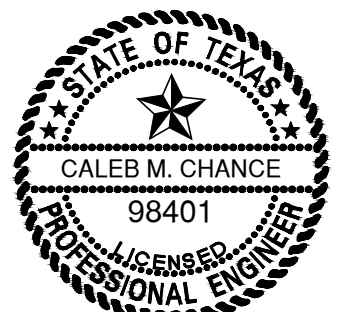
STATE OF TEXAS  
COUNTY OF BEXAR

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.

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



SEE SHEET 1 OF 2 FOR PLAT NOTES, LINE & CURVE TABLE  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Civil Job No. 11680-32; Survey Job No. 9215-21

Date: Dec. 13, 2022, 7:22 PM - User: JD - Project: 21-11800080  
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