

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		REPETITIVE BEARING
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	L.F.	AND/OR DISTANCE LINEAR FEET
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)
---	1140 PROPOSED CONTOURS	○	SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
---	1140 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN	□	MINIMUM FINISHED FLOOR ELEVATION
---	CENTERLINE		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.066 ACRES TOTAL OFF-LOT)	9	151.334 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC # 20210011692, OPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	369.40 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC # 20210237940, OPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (0.009 ACRES TOTAL OFF-LOT)	1	VARIABLE WIDTH TEMPORARY TURNAROUND EASEMENT (DOC NO 20200023983, OPR)
6	16' SANITARY SEWER EASEMENT (0.016 ACRES TOTAL OFF-LOT)	2	10' BUILDING SETBACK (VOL. 20002, PG 607-609, DPR)
7	50'x50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.114 ACRES TOTAL OFF-LOT)	3	10' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 607-609, DPR)
8	VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.589 ACRES TOTAL OFF-LOT)	4	16' SANITARY SEWER EASEMENT (VOL. 20002, PG 607-609, DPR)
9	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.790 ACRES TOTAL OFF-LOT)	5	16' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 607-609, DPR)
10	10' BUILDING SETBACK (0.034 ACRES TOTAL OFF-LOT)	6	12' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 607-609, DPR)
11	10' SANITARY SEWER EASEMENT (0.026 ACRES TOTAL OFF-LOT)	7	16' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 226-229, DPR)
12	5' X 27' WATER EASEMENT	8	12' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 226-229, DPR)
13	5' X 37' WATER EASEMENT (0.027 ACRES TOTAL OFF-LOT)	9	28' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 226-229, DPR)
14	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	16' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 230-235, DPR)
15	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT)(0.015 OF AN ACRE)	11	16' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 230-235, DPR)
16	RIVERSTONE - UNIT C3 (VOL. 20002, PG 230-235, DPR)	12	12' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 230-235, DPR)
17	LOT 904 BLOCK 7 CB 4388 (VOL. 20002, PG 607-609, DPR)	13	16' SANITARY SEWER EASEMENT (VOL. 20002, PG 230-235, DPR)
18	GALM ROAD PHASE I (PLAT# 20-11800206)	14	UTILITY EASEMENT (DOC NO. 20210011962, OPR)
19	902 BLOCK 23 OPEN SPACE (0.268 ACRES PERMEABLE)	15	120'x50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT# 20-11800206)
20	901 BLOCK 23 OPEN SPACE (0.041 ACRES PERMEABLE)	16	10' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (DOC 20210011813, OPR)
21	168.264 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC # 20200023563, OPR)	17	28' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 20002, PG 230-235, DPR)

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.

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

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

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

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

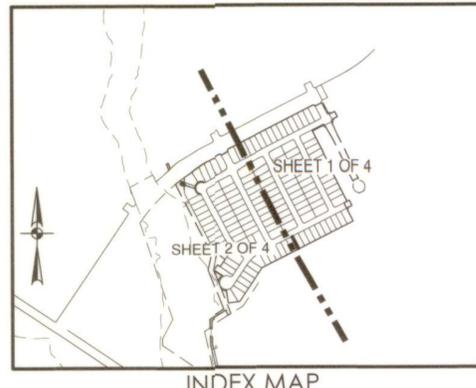
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

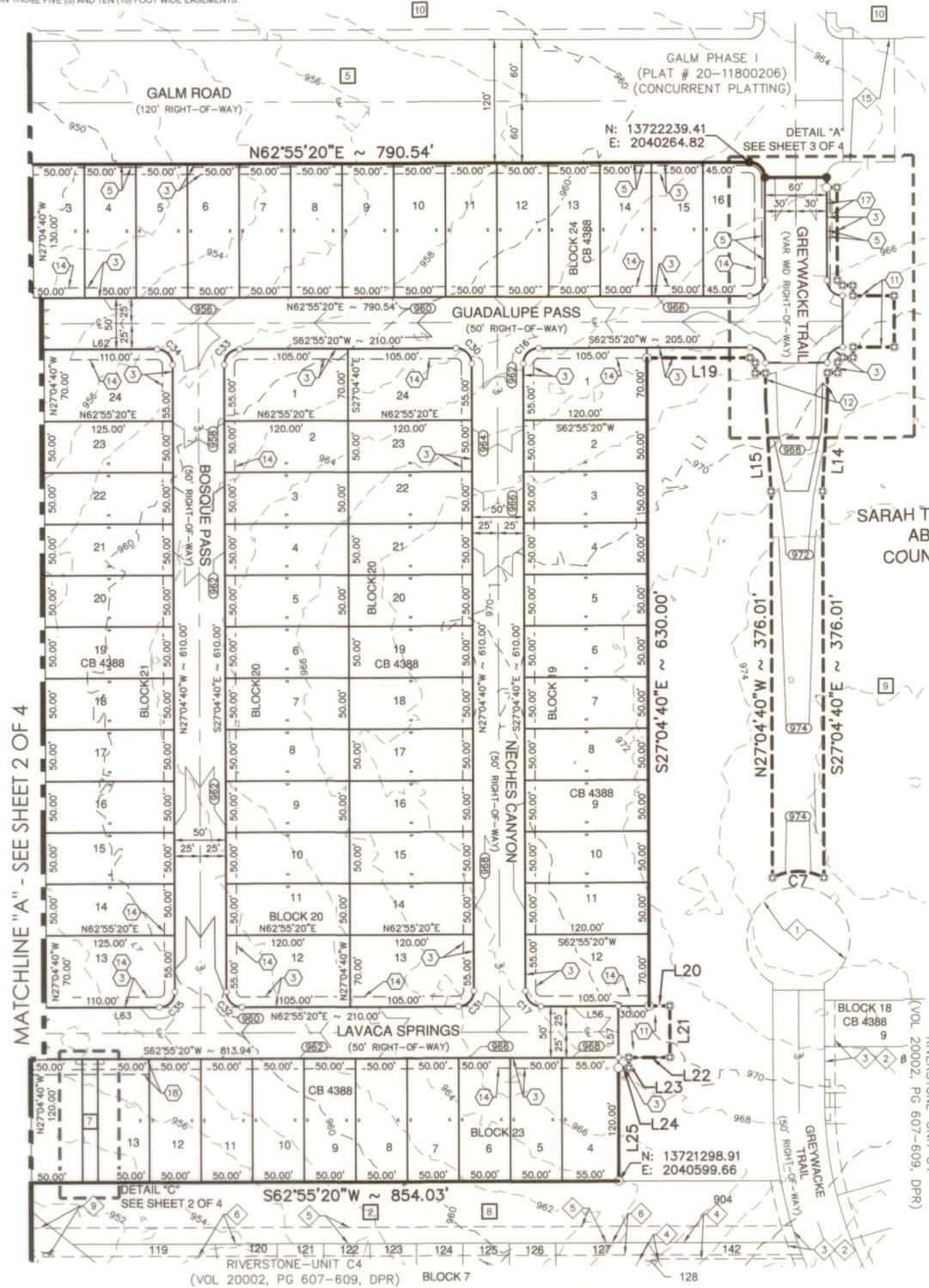
SAWS WASTEWATER EDU:

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



INDEX MAP

SCALE: 1"= 100'



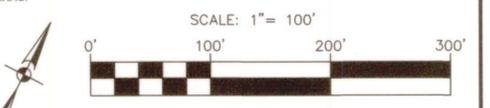
MATCHLINE "A" - SEE SHEET 2 OF 4

RIVERSTONE-UNIT C4 (VOL. 20002, PG 607-609, DPR)

ROBERT ORTEGON, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2023
Notary ID: 124405192

PLAT NO. 20-11800204
SUBDIVISION PLAT
OF
RIVERSTONE, UNIT-C5

BEING A TOTAL OF 30.157 AC TRACT OF LAND, INCLUDING A TOTAL OF 1.384 AC OFF-LOT EASEMENTS OUT OF A 151.334 AC TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN DOCUMENT 20210011692, AND A 0.016 OFF-LOT EASEMENT, OUT OF A 369.40 AC TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN DOCUMENT 20210237940 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, AND OUT OF THE EMMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028600

DATE OF PREPARATION: October 8, 2021

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 K. Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CITECH OF TEXAS, INC.
A DELAWARE CORPORATION
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, LP.
5419 N. LOOP 1604 E
SAN ANTONIO, TEXAS 78247
(210)496-2668

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 8 DAY OF October, A.D. 2021.

Robert Ortega, 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, UNIT-C5, 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

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



RIVERSTONE, UNIT-C5
Civil Job No. 11680-18; Survey Job No. 11581-00
Date: Oct 08, 2021, 7:15am User ID: rdelgado
File: C:\Users\local_dregoo\Temp\AcSuban_3632\Plat1168018.dwg

PLAT NO. 20-11800204

SUBDIVISION PLAT OF RIVERSTONE, UNIT-C5

BEING A TOTAL OF 30.157 AC TRACT OF LAND, INCLUDING A TOTAL OF 1.384 AC OFF-LOT EASEMENTS OUT OF A 151.334 AC TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP...

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: October 8, 2021

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...

Leslie K. Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, LP.

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...

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, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS...

DATED THIS ___ DAY OF ___, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

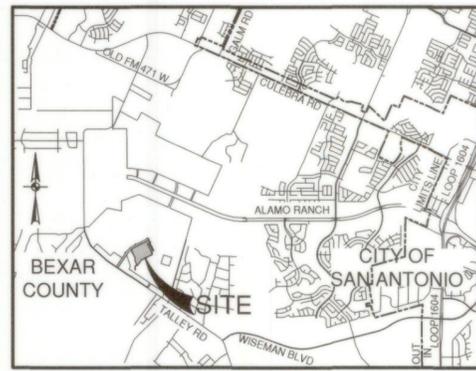
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE, UNIT-C5, 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...

DATED THIS ___ DAY OF ___, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY



CPS/SAWS/COSA UTILITY:

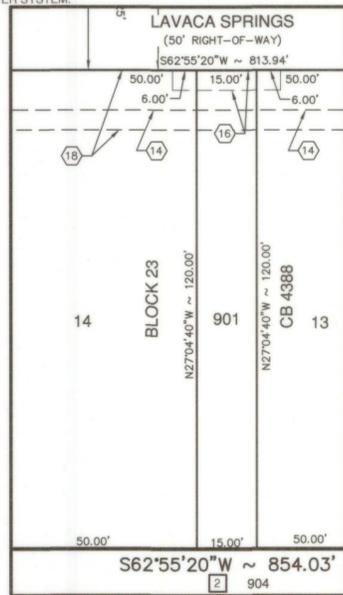
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES...

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 'C' SCALE: 1" = 30' SEE SHEET 1 OF 4

STATE OF TEXAS COUNTY OF BEXAR

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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.

DAVID A. CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 4 OF 4 FOR LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SUBDIVISION PLAT OF RIVERSTONE, UNIT-C5

BEING A TOTAL OF 30.157 AC TRACT OF LAND, INCLUDING A TOTAL OF 1.384 AC OFF-LOT EASEMENTS OUT OF A 151.334 AC TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP...



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: October 8, 2021

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...

Signature of Leslie K. Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY BY: CHTX OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P.

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...

Signature of Notary Public

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS...

DATED THIS ___ DAY OF ___, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

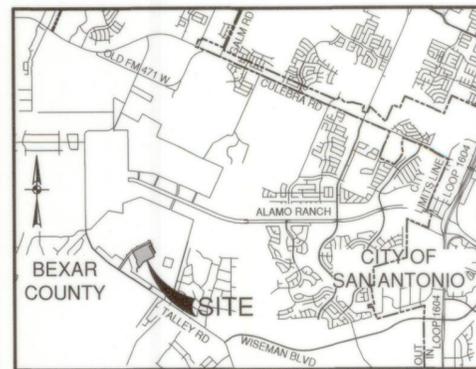
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DATED THIS ___ DAY OF ___, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

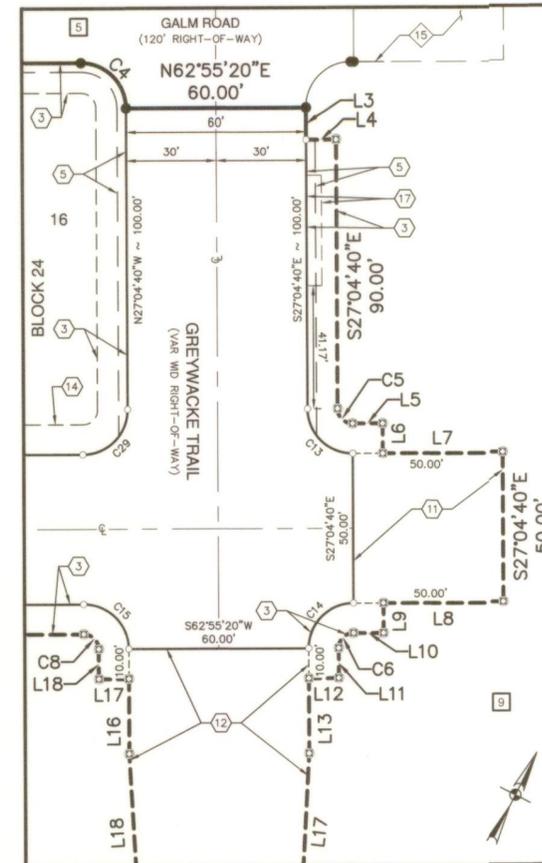
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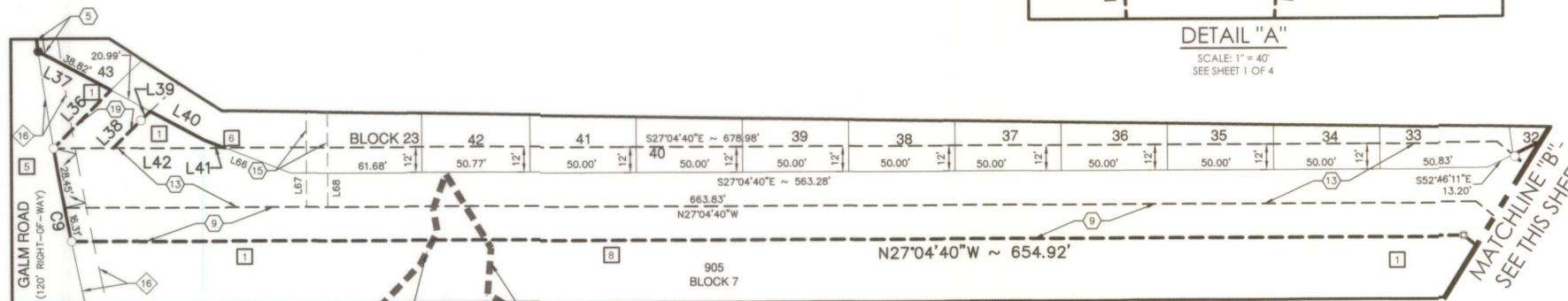
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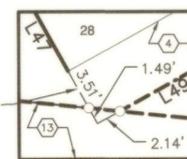
DETAIL "A" SCALE: 1" = 40' SEE SHEET 1 OF 4



DETAIL "B" SCALE: 1" = 50' SEE SHEET 2 OF 4



DETAIL "B" SCALE: 1" = 50' SEE SHEET 2 OF 4



DETAIL "E" SCALE: 1" = 10' SEE SHEET 2 OF 4

STATE OF TEXAS COUNTY OF BEXAR

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Signature of Caleb M. Chance, Licensed Professional Engineer

Signature of David A. Casanova, Registered Professional Land Surveyor

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

Civil Job No. 11680-18; Survey Job No. 11581-00 RIVERSTONE, UNIT-C5

PLAT NO. 20-11800204

SUBDIVISION PLAT
OF
RIVERSTONE, UNIT-C5

BEING A TOTAL OF 30.157 AC TRACT OF LAND, INCLUDING A TOTAL OF 1.384 AC OFF-LOT EASEMENTS OUT OF A 151.334 AC TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN DOCUMENT 20210011692, AND A 0.016 OFF-LOT EASEMENT, OUT OF A 369.400 AC TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN DOCUMENT 20210237940 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, AND OUT OF THE EMMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPBS FIRM REGISTRATION #10028900

DATE OF PREPARATION: October 8, 2021

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 K. Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BYCHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, LP.
5419 N. LOOP 1604 E
SAN ANTONIO, TEXAS 78247
(210) 496-2668

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 3 DAY OF October, A.D. 2021.

Robert Ortega, 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, TEXAS 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

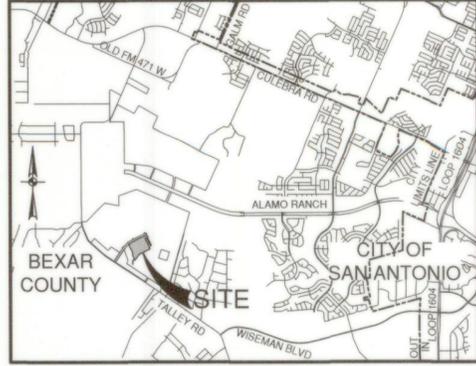
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE, UNIT-C5, 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 RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

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.

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, DPR)

RESIDENTIAL FINISHED FLOOR

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

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 to L20.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L21 to L40.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L41 to L60.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L61 to L71.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 to C34.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C35 to C65.

MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 23, 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.

OPEN SPACE:

LOTS 901 AND 902, BLOCK 23, CB 4388, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

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 1250 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.

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).

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.

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.

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.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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.
3. 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.

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.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT