

LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

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

- |     |  |
|-----|--|
| --- | EXISTING CONTOURS  |
| --- | PROPOSED CONTOURS  |
| --- | CENTERLINE   |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |

- |    |  |    |   |
|----|--|----|---|
| 1  | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 22 | 50'X20' TURN-AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OFF-LOT) (PERMEABLE) (TOTAL 0.080 AC) |
| 2  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 23 | VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (OFF-LOT)(0.115 AC)  |
| 3  | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 24 | 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (OFF-LOT) (0.157 OF AN ACRE)   |
| 4  | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | 25 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (RIVERSTONE - UNIT C6 PLAT # 20-11800205)  |
| 5  | 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT)(0.507 AC)   | 26 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20002, PG 242, DPR)   |
| 6  | 10' BSL (BUILDING SETBACK)   | 27 | 16' SANITARY SEWER EASEMENT (VOL 20002, PG 242, DPR)  |
| 7  | VARIABLE WIDTH TURN-AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OFF-LOT) (PERMEABLE) (TOTAL 0.432 AC) | 28 | UNPLATTED CALLED 151.334 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC #20210011692, OPR)   |
| 8  | 38' DRAINAGE EASEMENT (OFF-LOT)(0.983 AC)  | 29 | UNPLATTED CALLED 9.935 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC #20210237940, OPR)   |
| 9  | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 30 | UNPLATTED CALLED 168.264 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC #20200023563, OPR)   |
| 10 | 5' WATER EASEMENT  |    |   |
| 11 | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |    |   |
| 12 | 16' SANITARY SEWER EASEMENT  |    |   |
| 13 | 16' SANITARY SEWER EASEMENT (OFF-SITE) (0.260 AC TOTAL)  |    |   |
| 14 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |    |   |
| 15 |  |    |   |
| 16 |  |    |   |
| 17 |  |    |   |
| 18 |  |    |   |
| 19 |  |    |   |
| 20 |  |    |   |
| 21 |  |    |   |

**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 COGS 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.

*[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

**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, REMOVING, MAINTAINING, 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, OR 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.

**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.

**OPEN SPACE:**

LOT 901-905, BLOCK 46, CB 4388, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT. LOT 905, BLOCK 46, CB 4388 IS DESIGNATED AS A GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT. LOT 901 & 903, BLOCK 46, CB 4388, IS DESIGNATED AS A SEWER 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 FINISHED FLOOR:**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 39-43, BLOCK 46, CB 4388 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.

**UNPLATTED CALLED 151.334 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC #20210011692, OPR)**

**PYROLITE FLATS (50' R.O.W.)**

**UNPLATTED CALLED 168.264 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC #20200023563, OPR)**

**UNPLATTED CALLED 9.935 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC #20210237940, OPR)**

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**UNPLATTED CALLED 168.264 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC #20200023563, OPR)**

**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:**

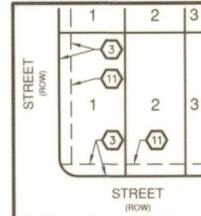
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**TREE NOTE:**

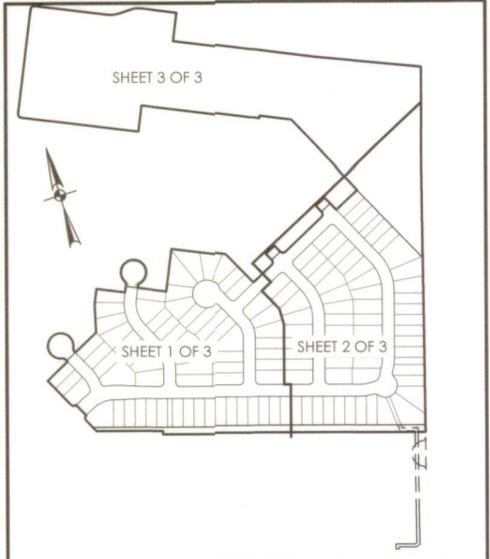
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800167) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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:**

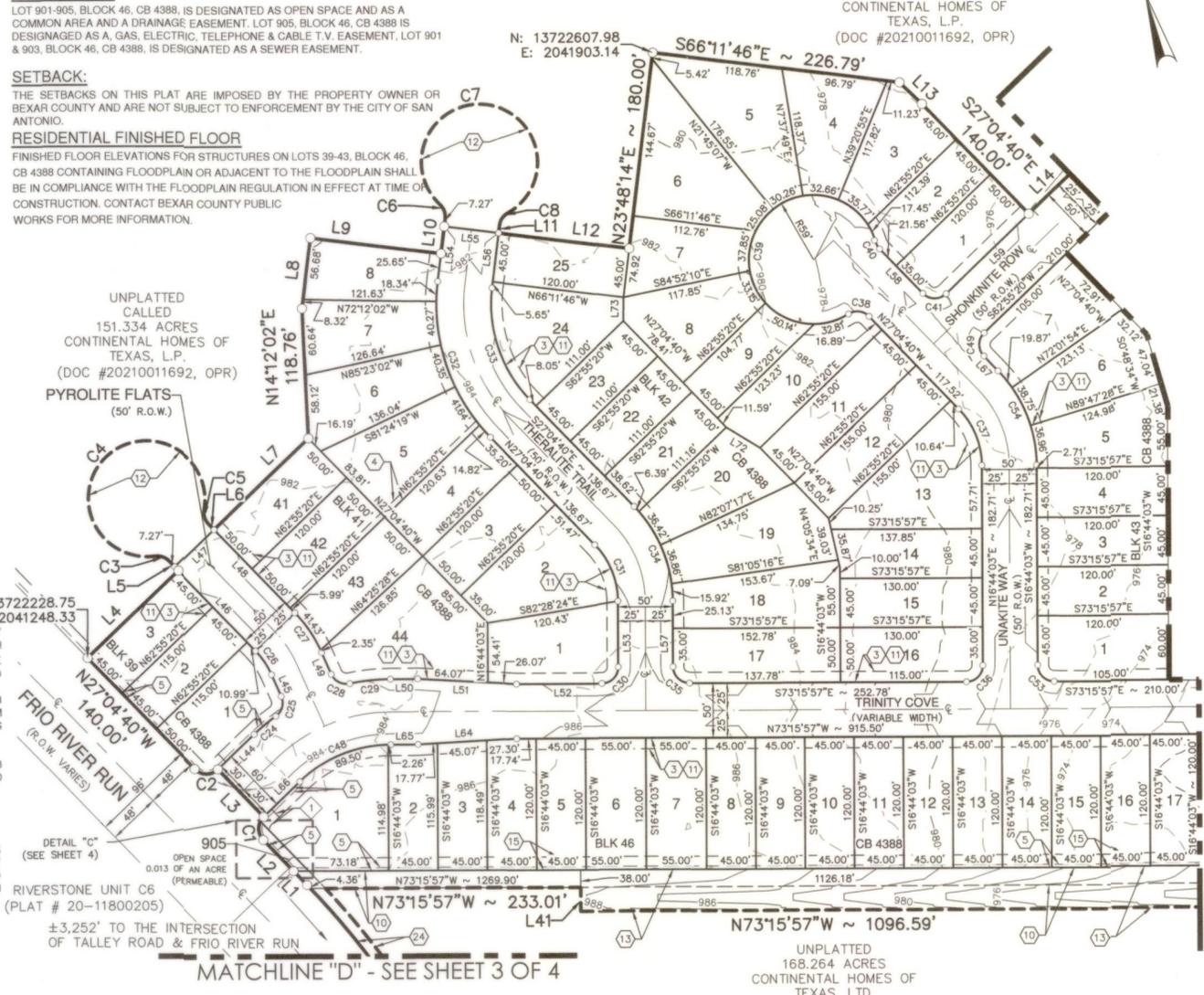
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED  
NOT-TO-SCALE



SHEET INDEX  
NOT-TO-SCALE



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

**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.

UNPLATTED CALLED 168.264 ACRES CONTINENTAL HOMES OF TEXAS, L.P. (DOC # 20200023563, OPR)

SEE SHEET 4 OF 4 FOR LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

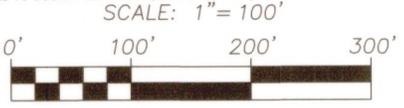
MATCHLINE "A" - SEE SHEET 2 OF 4

MATCHLINE "D" - SEE SHEET 3 OF 4

**PLAT NO 20-11800284**

**SUBDIVISION PLAT OF RIVERSTONE - UNIT E1**

BEING A TOTAL OF 42.263 ACRE TRACT OF LAND, COMPRISED OF 40.699 ACRES, OUT OF A 151.334 ACRE TRACT RECORDED IN DOCUMENT 20210011692 AND A 0.115 ACRE RIGHT OF WAY DEDICATION AND 1.564 ACRES OFFSITE EASEMENT LOCATED ON THAT 168.264 ACRE TRACT RECORDED IN DOCUMENT NO. 20200023563, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF SARAH TYLER SURVEY 367, ABSTRACT 744, COUNTY BLOCK 4401 AND OUT OF THE EMMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, NOW ALL ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION 4470 | TBP# FIRM REGISTRATION #10288800

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.

*[Signature]*  
LESLIE K. OSTRANDER

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY BY:CHIEF OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N LOOP 1404 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 DAY OF October 3, A.D. 2021.

*[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

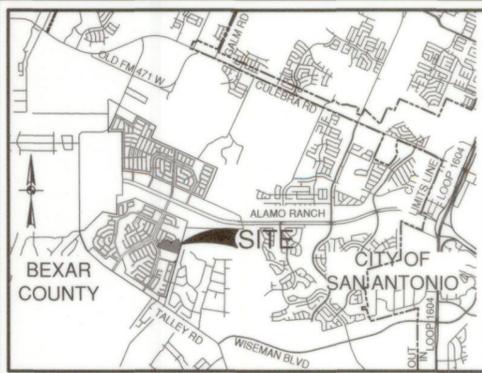
COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF RIVERSTONE UNIT E1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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





LOCATION MAP  
NOT-TO-SCALE

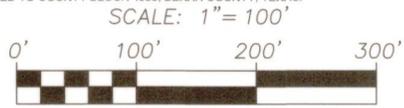
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 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION 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.  
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 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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**PLAT NO 20-11800284**

**SUBDIVISION PLAT  
OF  
RIVERSTONE - UNIT E1**

BEING A TOTAL OF 42.263 ACRE TRACT OF LAND, COMPRISED OF 40.699 ACRES, OUT OF A 151.334 ACRE TRACT RECORDED IN DOCUMENT 20210011692 AND A 0.115 ACRE RIGHT OF WAY DEDICATION AND 1.564 ACRES OFFSITE EASEMENT LOCATED ON THAT 168.264 ACRE TRACT RECORDED IN DOCUMENT NO. 20200023563, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF SARAH TYLER SURVEY 367, ABSTRACT 744, COUNTY BLOCK 4401 AND OUT OF THE EMMAUEL ESCALERA SURVEY NO. 389, ABSTRACT 225, COUNTY BLOCK 4405, NOW ALL ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



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: October 8, 2021

STATE OF TEXAS  
 COUNTY OF BEXAR

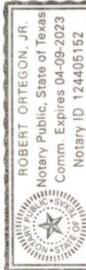
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Leslie K. Ostrand*

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
 BY: CHITEX OF TEXAS, INC.  
 A DELAWARE CORPORATION  
 ITS SOLE GENERAL PARTNER OF  
 CONTINENTAL HOMES OF TEXAS, L.P.  
 5419 N LOOP 1604  
 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 DAY OF October 3, A.D. 2021.



*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\_\_\_\_

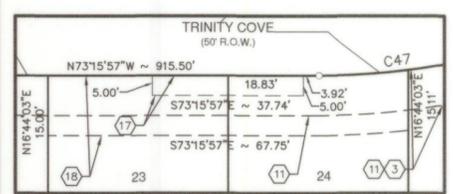
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
 THIS PLAT OF RIVERSTONE UNIT E1, 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



DETAIL A  
SCALE: 1" = 30'

STATE OF TEXAS  
 COUNTY OF BEXAR

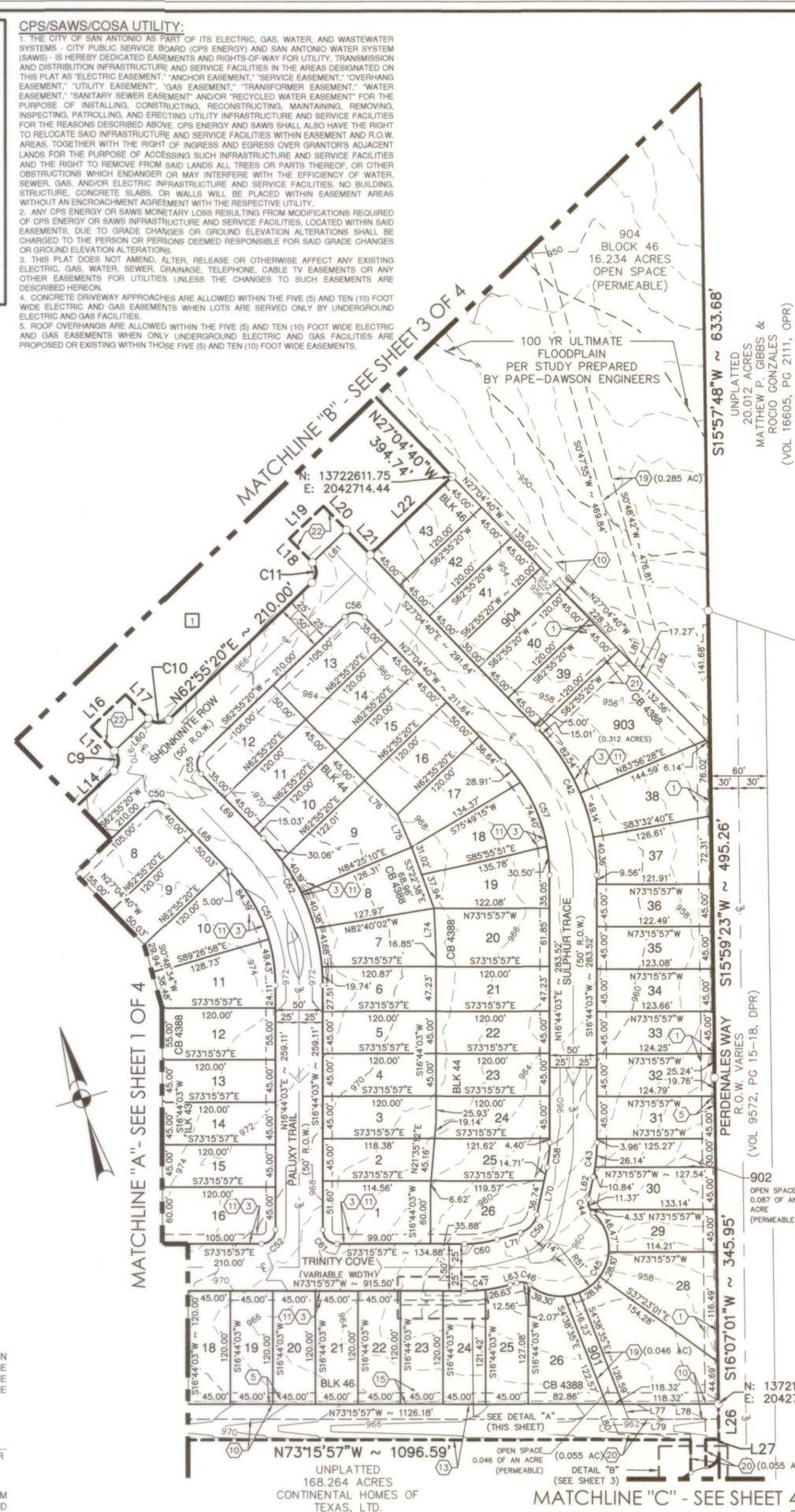
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Calieb 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



UNPLATTED  
 20.012 ACRES  
 MATTHEW P. GIBBS &  
 RODRIGO GONZALES  
 (VOL. 16605, PG. 2111, OPR)

PERDUALES WAY  
 R.O.W. VARIES  
 S15°59'23"W ~ 495.26'  
 (VOL. 9572, PG. 15-18, DPR)

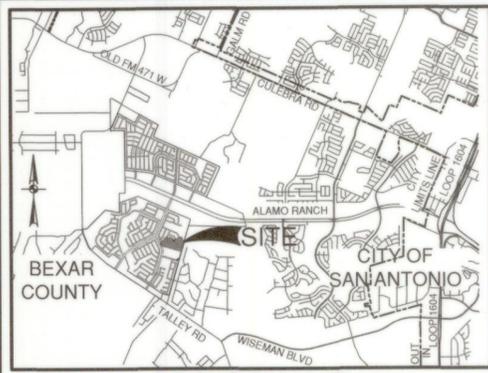
N: 13721589.12  
 E: 2042700.22

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



RIVERSTONE - UNIT E1  
Civil Job No. 11680-23; Survey Job No. 11581-01

Date: Oct 08, 2021, 7:17am User: D:\pape\dwg\1168023.dwg  
 Plot: C:\Users\jcasanova\Temp\1168023.dwg



LOCATION MAP  
NOT-TO-SCALE

**TCI DETENTION & MAINTENANCE:**

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901-904, BLOCK 46, 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.

**CPS/SAWS/COSA UTILITY:**

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.

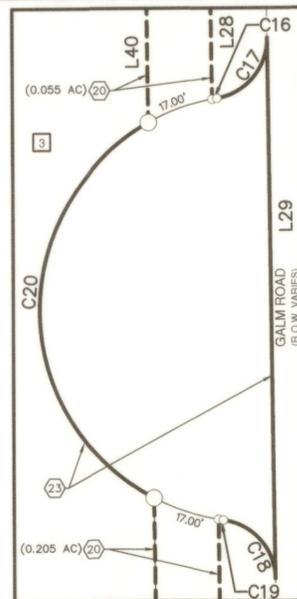
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**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.

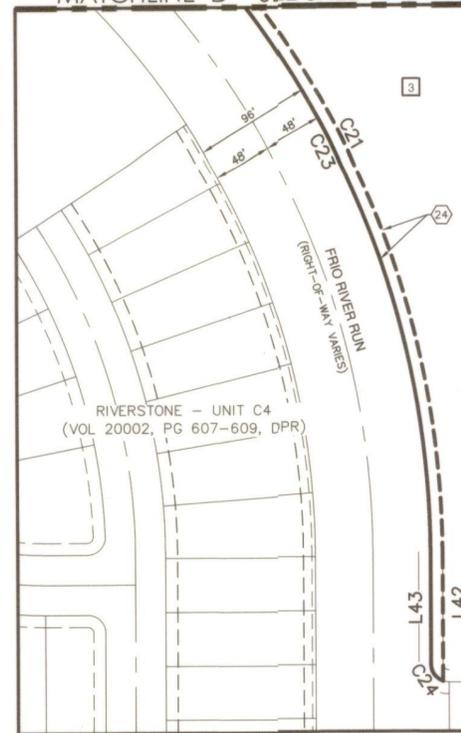
**SAWS WASTEWATER EDU:**

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



DETAIL B  
SCALE: 1" = 30'

MATCHLINE "D" - SEE SHEET 1 OF 4

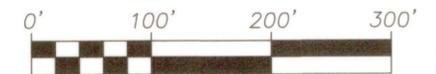


PLAT NO 20-11800284

SUBDIVISION PLAT  
OF  
RIVERSTONE - UNIT E1

BEING A TOTAL OF 42.263 ACRE TRACT OF LAND, COMPRISED OF 40.699 ACRES, OUT OF A 151.334 ACRE TRACT RECORDED IN DOCUMENT 20210011692 AND A 0.115 ACRE RIGHT OF WAY DEDICATION AND 1.564 ACRES OFFSITE EASEMENT LOCATED ON THAT 168.264 ACRE TRACT RECORDED IN DOCUMENT NO. 2020023563, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF SARAH TYLER SURVEY 367, ABSTRACT 744, COUNTY BLOCK 4401 AND OUT OF THE EMMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, NOW ALL ASSIGNED TO COUNTY BLOCK 4388, 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# FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 8, 2021

STATE OF TEXAS  
COUNTY OF BEXAR

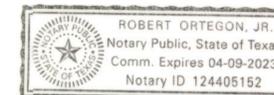
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*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, L.P.  
5419 N LOOP 1604  
SAN ANTONIO, TEXAS 78247  
(210)496-2666

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 October 3, A.D. 2021.



N: 13723006.57  
E: 2043106.89

*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

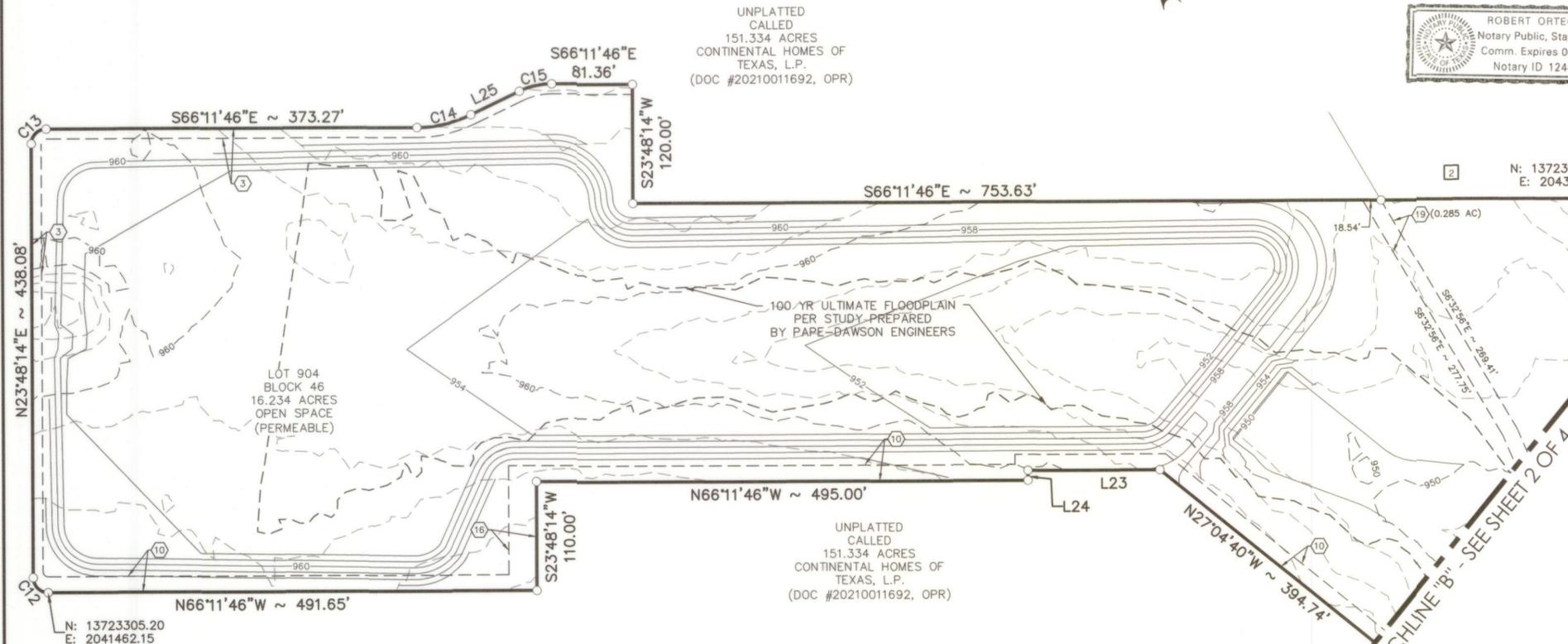
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVERSTONE UNIT E1 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



UNPLATTED  
CALLED  
151.334 ACRES  
CONTINENTAL HOMES OF  
TEXAS, L.P.  
(DOC #20210011692, OPR)

UNPLATTED  
CALLED  
151.334 ACRES  
CONTINENTAL HOMES OF  
TEXAS, L.P.  
(DOC #20210011692, OPR)

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

SEE SHEET 4 OF 4 FOR LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4



RIVERSTONE - UNIT E1  
Civil Job No. 11680-23; Survey Job No. 11581-01

Date: Oct 08, 2021, 7:18am User: rdalgado  
File: C:\Users\rdalgado\Temp\AutoPublish\_3632\F\1168023.dwg

PLAT NO 20-11800284

SUBDIVISION PLAT OF RIVERSTONE - UNIT E1

BEING A TOTAL OF 42.263 ACRE TRACT OF LAND, COMPRISED OF 40.699 ACRES, OUT OF A 151.334 ACRE TRACT RECORDED IN DOCUMENT 20210011692 AND A 0.115 ACRE RIGHT OF WAY DEDICATION AND 1.564 ACRES OFFSITE EASEMENT LOCATED ON THAT 168.264 ACRE TRACT RECORDED IN DOCUMENT NO. 20200023563, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF SARAH TYLER SURVEY 367, ABSTRACT 744, COUNTY BLOCK 4401 AND OUT OF THE EMMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, NOW ALL ASSIGNED TO COUNTY BLOCK 4388, BEXAR COUNTY, TEXAS.



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 #10228800

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: CHITEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
5419 N LOOP 1404  
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 DAY OF October 2, 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\_\_\_\_

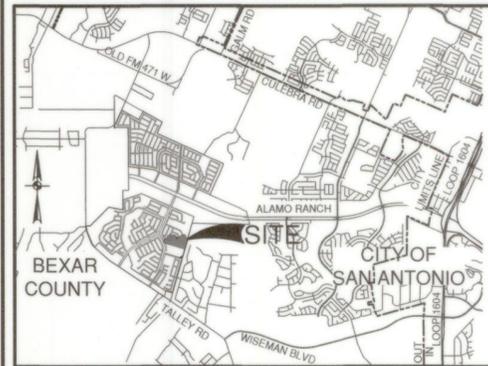
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF RIVERSTONE UNIT E1 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

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONNECTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N27°04'40"W	17.80'	L43	N16°44'03"E	93.32'
L2	N27°04'40"W	39.57'	L44	N62°55'20"E	45.98'
L3	N27°04'40"W	60.00'	L45	N7°00'34"W	21.75'
L4	N62°55'20"E	115.00'	L46	N27°04'40"W	105.99'
L5	N27°04'40"W	12.27'	L47	N62°55'20"E	50.00'
L6	S27°04'40"E	7.27'	L48	S27°04'40"E	105.99'
L7	N62°55'20"E	120.00'	L49	S7°00'34"E	21.75'
L8	N23°48'14"E	65.00'	L50	S73°15'57"E	25.00'
L9	S66°11'46"E	120.00'	L51	S7°05'10"E	90.14'
L10	N23°48'14"E	32.27'	L52	S73°15'57"E	77.84'
L11	S23°48'14"W	7.27'	L53	N16°44'03"E	60.13'
L12	S66°11'46"E	120.00'	L54	N23°48'14"E	50.65'
L13	S29°20'10"E	28.44'	L55	S66°11'46"E	50.00'
L14	N62°55'20"E	105.00'	L56	S23°48'14"W	50.65'
L15	N27°04'40"W	35.00'	L57	S16°44'03"W	60.13'
L16	N62°55'20"E	50.00'	L58	S27°04'40"E	56.56'
L17	S27°04'40"E	35.00'	L59	S62°55'20"W	105.00'
L18	N27°04'40"W	35.00'	L60	S62°55'20"W	50.00'
L19	N62°55'20"E	50.00'	L61	S62°55'20"W	50.00'
L20	S27°04'40"E	35.00'	L62	S28°50'29"W	23.92'
L21	S27°04'40"E	36.64'	L63	N89°17'16"W	7.14'
L22	N62°55'20"E	120.00'	L64	N76°26'45"W	90.14'
L23	N66°11'46"W	132.98'	L65	N73°15'57"W	25.00'
L24	S23°48'14"W	10.00'	L66	S62°55'20"W	45.98'
L25	N88°07'45"E	54.06'	L67	S27°04'40"E	18.62'
L26	S16°07'01"W	38.00'	L68	N27°04'40"W	95.03'
L27	N73°15'57"W	14.00'	L69	S27°04'40"E	95.03'
L28	S16°07'01"W	29.40'	L70	N28°50'29"E	51.45'
L29	S16°07'01"W	134.49'	L71	S89°17'16"E	25.50'
L30	S15°54'25"W	54.02'	L72	S41°32'10"E	36.05'
L31	S46°22'07"W	6.14'	L73	S17°25'10"W	21.73'
L32	S71°47'55"W	17.88'	L74	S14°05'27"W	45.05'
L33	N73°15'57"W	88.87'	L75	S6°25'12"E	37.86'
L34	N16°44'03"E	2.70'	L76	N27°04'40"W	50.00'
L35	N73°15'57"W	16.00'	L77	N4°38'35"W	17.18'
L36	N16°44'03"E	13.30'	L78	N73°15'57"W	81.05'
L37	S73°15'57"E	99.83'	L79	S73°15'57"E	76.14'
L38	N71°47'55"E	8.12'	L80	S4°38'35"E	34.36'
L39	N15°54'25"E	48.75'	L81	S40°47'17"W	24.82'
L40	N16°07'01"E	35.11'	L82	S40°47'17"W	36.98'
L41	N16°44'03"E	22.00'	L83	S73°15'57"E	13.86'
L42	S16°44'03"W	107.47'			

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:

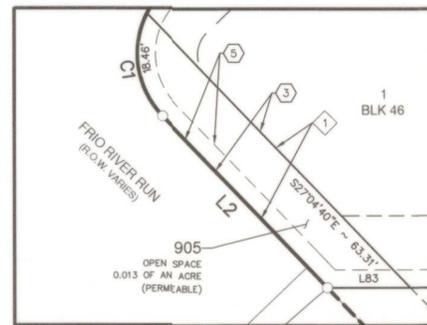
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

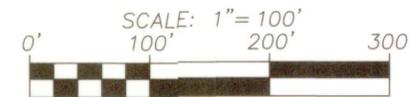
COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901-904, BLOCK 46, 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.



DETAIL C  
SCALE: 1" = 30'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N17°55'20"E	21.21'	23.56'
C2	15.00'	90°00'00"	N72°04'40"W	21.21'	23.56'
C3	15.00'	53°58'05"	N54°03'43"W	13.61'	14.13'
C4	53.00'	287°56'10"	N62°55'20"E	62.35'	266.35'
C5	15.00'	53°58'05"	S0°05'38"E	13.61'	14.13'
C6	15.00'	53°58'05"	N3°10'48"W	13.61'	14.13'
C7	53.00'	287°56'10"	S66°11'46"E	62.35'	266.35'
C8	15.00'	53°58'05"	S50°47'17"W	13.61'	14.13'
C9	15.00'	90°00'00"	N17°55'20"E	21.21'	23.56'
C10	15.00'	90°00'00"	S72°04'40"E	21.21'	23.56'
C11	15.00'	90°00'00"	N17°55'20"E	21.21'	23.56'
C12	15.00'	90°00'00"	N21°11'46"W	21.21'	23.56'
C13	15.00'	90°00'00"	N68°48'14"E	21.21'	23.56'
C14	125.00'	25°40'29"	S79°02'00"E	55.55'	56.01'
C15	75.00'	25°40'29"	S79°02'00"E	33.33'	33.61'
C16	53.00'	1°20'58"	S83°06'56"E	1.25'	1.25'
C17	15.00'	81°26'32"	N56°50'17"E	19.57'	21.32'
C18	15.00'	81°26'32"	N24°36'15"W	19.57'	21.32'
C19	53.00'	1°20'58"	N64°39'02"W	1.25'	1.25'
C20	53.00'	123°25'09"	N16°07'01"E	93.34'	114.17'
C21	758.00'	42°45'53"	S4°38'56"E	552.72'	565.76'
C22	748.00'	43°48'43"	S5°10'19"E	558.13'	571.97'
C23	180.00'	8°13'53"	N67°02'16"E	25.84'	25.86'
C24	15.00'	70°31'44"	N18°31'49"W	17.32'	18.46'
C25	15.00'	78°09'47"	N32°04'19"E	18.91'	20.46'
C26	75.00'	20°04'06"	N17°02'37"W	26.14'	26.27'
C27	125.00'	20°04'06"	S17°02'37"E	43.56'	43.78'
C28	15.00'	78°09'47"	S46°05'28"E	18.91'	20.46'
C29	180.00'	11°54'24"	S79°13'09"E	37.34'	37.41'
C30	15.00'	90°00'00"	N61°44'03"E	21.21'	23.56'
C31	75.00'	43°48'43"	N5°10'19"W	55.96'	57.35'
C32	175.00'	50°52'55"	N1°38'13"W	150.35'	155.41'
C33	125.00'	50°52'55"	S1°38'13"E	107.40'	111.01'
C34	125.00'	43°48'43"	S5°10'19"E	93.27'	95.58'
C35	15.00'	90°00'00"	S28°15'57"E	21.21'	23.56'
C36	15.00'	90°00'00"	N61°44'03"E	21.21'	23.56'
C37	75.00'	43°48'43"	N5°10'19"W	55.96'	57.35'
C38	15.00'	78°31'11"	N66°20'16"W	18.99'	20.56'
C39	59.00'	286°37'44"	N37°43'00"E	70.50'	295.15'
C40	15.00'	28°06'33"	S13°01'24"E	7.29'	7.36'
C41	15.00'	90°00'00"	S72°04'40"E	21.21'	23.56'
C42	225.00'	43°48'43"	S5°10'19"E	167.89'	172.05'
C43	175.00'	12°06'27"	S22°47'16"W	36.91'	36.98'
C44	15.00'	59°59'54"	S1°09'28"E	15.00'	15.71'
C45	51.00'	177°46'15"	S57°43'43"W	101.98'	158.24'
C46	15.00'	55°54'07"	N61°20'13"W	14.06'	14.64'
C47	175.00'	16°01'19"	N81°16'37"W	48.78'	48.94'
C48	120.00'	43°48'43"	S84°49'41"W	89.54'	91.76'
C49	15.00'	90°00'00"	S17°55'20"W	21.21'	23.56'
C50	15.00'	90°00'00"	N72°04'40"W	21.21'	23.56'
C51	175.00'	43°48'43"	N5°10'19"W	130.58'	133.82'
C52	15.00'	90°00'00"	N61°44'03"E	21.21'	23.56'
C53	15.00'	90°00'00"	S28°15'57"E	21.21'	23.56'
C54	125.00'	43°48'43"	S5°10'19"E	93.27'	95.58'
C55	15.00'	90°00'00"	S17°55'20"W	21.21'	23.56'
C56	15.00'	90°00'00"	N72°04'40"W	21.21'	23.56'
C57	175.00'	43°48'43"	N5°10'19"W	130.58'	133.82'
C58	125.00'	12°06'27"	N22°47'16"E	26.37'	26.41'
C59	25.00'	61°52'14"	N59°46'36"E	25.70'	27.00'
C60	125.00'	16°01'19"	S81°16'37"E	34.84'	34.95'
C61	15.00'	90°00'00"	S28°15'57"E	21.21'	23.56'
C62	225.00'	43°48'43"	S5°10'19"E	167.89'	172.05'



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.

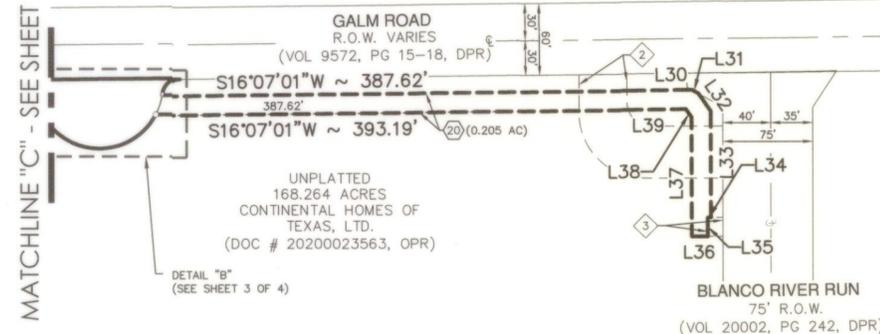
*Caleb M. Chance*  
LICENSED PROFESSIONAL ENGINEER

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

MATCHLINE "C" - SEE SHEET 2 OF 4



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

