

LOCATION MAP

NOT-TO-SCALE

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK		SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

1140	EXISTING CONTOURS	1140	PROPOSED CONTOURS
2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	10' BUILDING SETBACK
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	150' ELECTRIC EASEMENT (VOL. 13241, PG 470-479, OPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	4	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 11948, PG 306-319, OPR)
9	16' SANITARY SEWER EASEMENT	5	28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 16126, PG 1608-1616, OPR)
11	10' BUILDING SETBACK	6	30' SANITARY SEWER EASEMENT (VOL. 11073, PG 2216-2220, RPR)
12	OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.251 AC)	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL. 9695, PG 40, DPR)
13	20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	8	30' PRIVATE DRAINAGE EASEMENT (VOL. 9712, PG 134-137, DPR)
14	15' PRIVATE DRAINAGE EASEMENT	9	0.129 AC, ELECTRIC EASEMENT (DOC # 20170211637, OPR)
15	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	0.161 AC, ELECTRIC EASEMENT (DOC # 20170211629, OPR)
16	50' OFF-LOT PRIVATE DRAINAGE EASEMENT (0.305 AC)	1	UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL. 11240, PG 1426, OPR)
17	86' ACCESS, DRAINAGE & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.828 AC)	2	REDBIRD RANCH UNIT 9A (VOL. 9712, PG 134-137, DPR)
18	5'X30' WATER EASEMENT	3	REEVES LOOP REDBIRD RANCH AMENITY CENTER (VOL. 9695, PG 40, DPR)
19	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	UNPLATTED RED BIRD RANCH LEGACY RANCH LP (VOL. 12877, PG 2287, OPR) (31 AC)
20	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (0.012 AC)	5	UNPLATTED BNP PARIBAS VPG BROOKLINE CRE LLC (VOL. 15468, PG 2062, OPR) (173.56 AC)
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9712, PG 134-137, DPR)	6	MARTINEZ FAMILY CEMETERY

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

IMPACT FEE NOTE:
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.

DRAINAGE EASEMENT NOTE:
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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE NOTE:
LOTS 901 & 902, BLOCK 60, ARE DESIGNATED AS OPEN SPACE & TREE SAVE AREAS. LOT 903, BLOCK 60 IS DESIGNATED AS OPEN SPACE AND A VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE AND TV EASEMENT. LOT 902, BLOCK 61, IS DESIGNATED AS OPEN SPACE, TREE SAVE AREA AND A VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT.

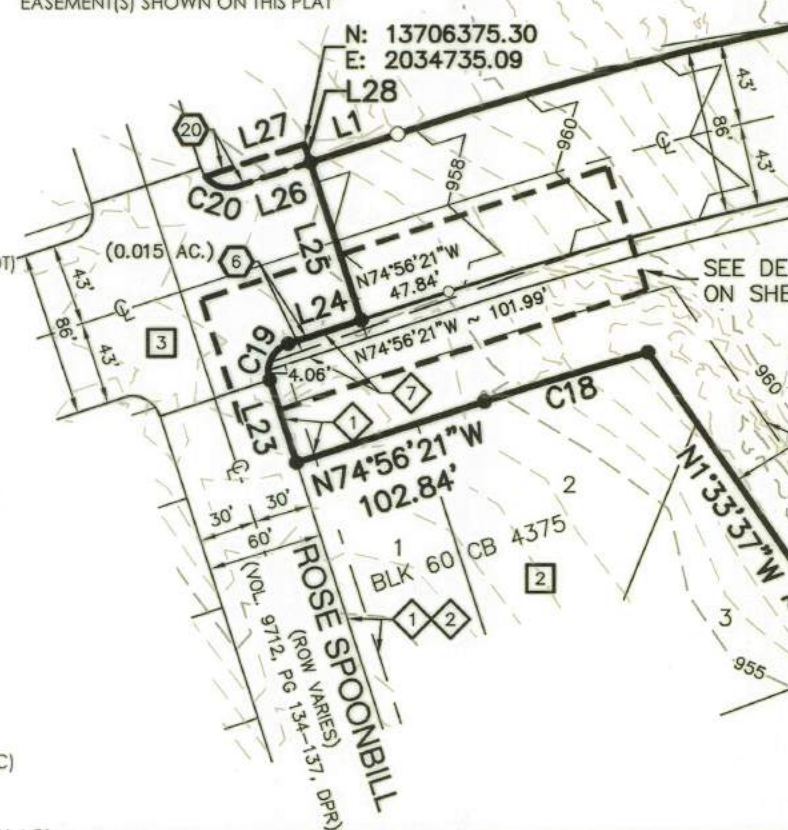
DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FIRE FLOW AND NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. WITHIN REDBIRD RANCH, UNIT 9C SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE REDBIRD RANCH UNIT 9C HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS. GREENBELT LOTS 901, 902 & 903, BLOCK 60 & LOT 902, BLOCK 61.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

INGRESS/EGRESS SEWER:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2043.00'	013°43'54"	S68°04'24"E	488.46'	489.63'
C2	15.00'	088°36'28"	N74°29'19"E	20.95'	23.20'
C3	15.00'	088°36'28"	S14°07'09"E	20.95'	23.20'
C4	2043.00'	001°23'53"	S57°43'27"E	49.85'	49.85'
C5	657.00'	058°18'23"	S86°10'42"E	640.11'	668.59'
C6	58.00'	257°04'13"	N43°41'41"W	90.74'	260.23'
C7	425.00'	015°36'09"	S88°02'47"W	115.38'	115.73'
C8	15.00'	084°47'03"	S53°27'20"W	20.23'	22.20'
C9	75.00'	011°00'27"	S05°33'35"W	14.39'	14.41'
C10	125.00'	006°34'42"	N07°46'28"E	14.34'	14.35'
C11	15.00'	084°47'03"	N31°19'43"W	20.23'	22.20'
C12	425.00'	010°39'37"	N68°23'25"W	78.96'	79.07'
C13	15.00'	093°17'23"	S70°17'41"W	21.81'	24.42'
C14	275.00'	004°12'01"	S21°32'59"W	20.16'	20.16'
C15	325.00'	003°32'46"	N22°39'06"E	20.11'	20.11'
C16	15.00'	087°29'06"	N19°19'04"W	20.74'	22.90'
C17	1957.00'	005°25'17"	N59°44'09"W	185.10'	185.17'
C18	1897.00'	002°41'17"	N73°35'42"W	88.99'	89.00'
C19	15.00'	090°00'00"	N60°03'39"E	21.21'	23.56'
C20	15.00'	070°31'44"	N39°40'29"W	17.32'	18.46'
C21	743.00'	000°23'08"	N82°01'25"W	5.00'	5.00'
C22	15.00'	086°35'48"	S54°52'15"W	20.57'	22.67'
C23	230.00'	015°22'02"	S19°15'22"W	61.50'	61.69'
C24	15.00'	090°00'00"	S18°03'37"E	21.21'	23.56'
C25	185.00'	053°07'06"	S89°37'10"E	165.43'	171.51'
C26	14.00'	041°12'37"	N43°13'00"E	9.85'	10.07'
C27	51.00'	172°25'12"	S71°10'43"E	101.78'	153.47'
C28	14.00'	041°12'36"	S05°34'25"E	9.85'	10.07'
C29	1975.00'	002°22'09"	S27°21'47"E	81.66'	81.67'
C30	14.00'	039°33'08"	S46°19'26"E	9.47'	9.66'
C31	51.00'	153°57'26"	S08°52'43"W	99.38'	137.04'

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1098085) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-471615(C).

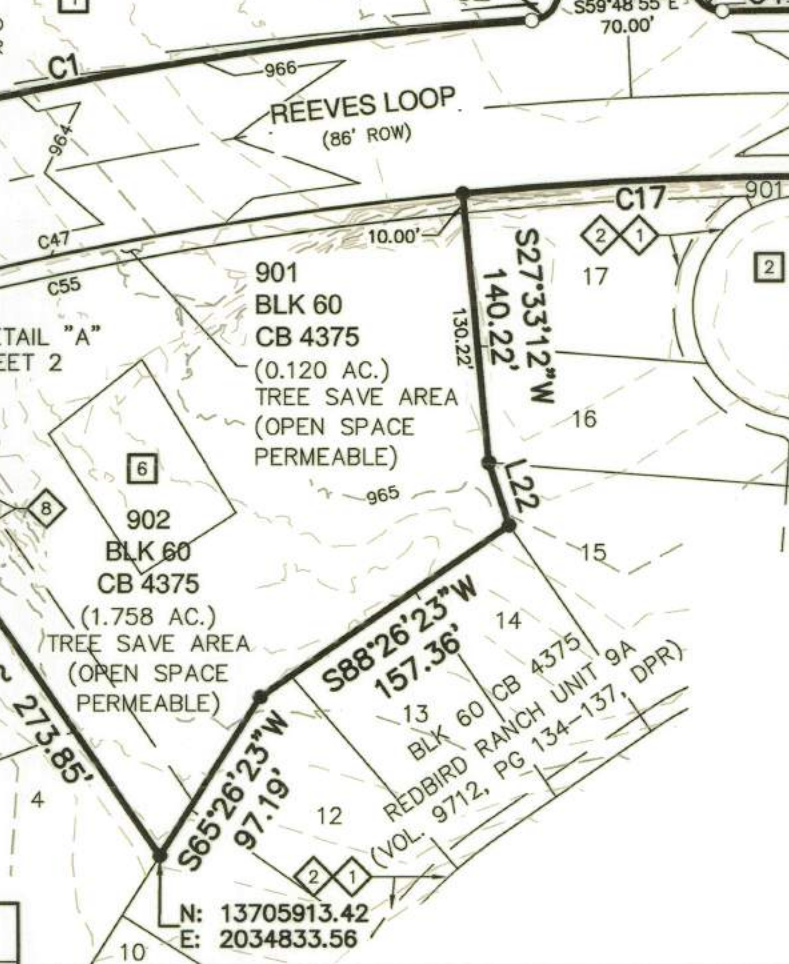
FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LOMR APPROVAL NOTE:
THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON OCTOBER 25, 2010 CASE NUMBER 10-06-3370P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

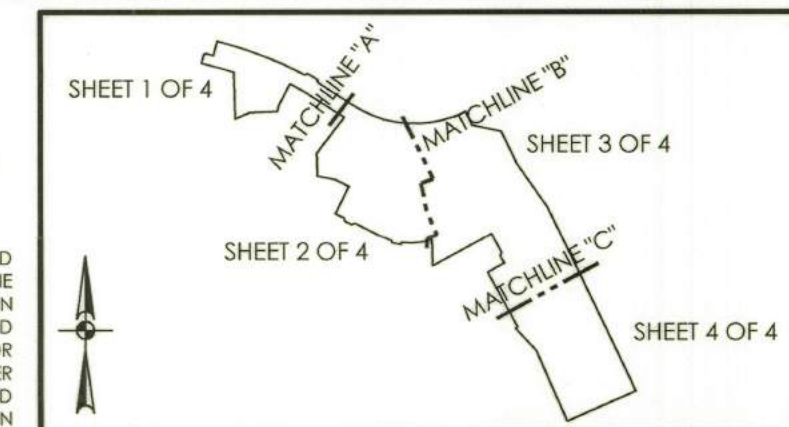
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE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

INGRESS/EGRESS WATER:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

(TCI) STORM WATER:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN.



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C32	14.00'	039°33'08"	S66°04'53"W	9.47'	9.66'
C33	25.00'	074°51'10"	N08°52'43"E	30.39'	32.66'
C34	15.00'	090°00'00"	N73°32'52"W	21.21'	23.56'
C35	15.00'	090°00'00"	N16°27'08"E	21.21'	23.56'
C36	15.00'	090°00'00"	N73°32'52"W	21.21'	23.56'
C37	425.00'	018°47'34"	S70°50'55"W	138.77'	139.40'
C38	15.00'	090°00'00"	N71°56'23"E	21.21'	23.56'
C39	15.00'	090°00'00"	N18°03'37"W	21.21'	23.56'
C40	15.00'	052°01'12"	N89°04'13"W	13.16'	13.62'
C41	50.00'	284°02'25"	N26°56'23"E	61.54'	247.87'
C42	15.00'	052°01'12"	S37°03'01"E	13.16'	13.62'
C43	15.00'	090°00'00"	N71°56'23"E	21.21'	23.56'
C44	130.00'	015°22'02"	N19°15'22"E	34.76'	34.87'
C45	15.00'	086°35'48"	N31°43'33"W	20.57'	22.67'
C46	743.00'	017°59'55"	N66°01'29"W	232.45'	233.40'
C47	1957.00'	012°29'33"	N68°41'34"W	425.85'	426.69'
C48	15.00'	090°00'00"	S71°56'23"W	21.21'	23.56'
C49	235.00'	053°07'06"	N89°37'10"W	210.15'	217.87'
C50	25.00'	090°00'00"	N71°56'23"W	35.36'	39.27'
C51	2025.00'	002°22'09"	N27°21'47"W	83.73'	83.73'
C52	15.00'	090°00'00"	N16°27'08"E	21.21'	23.56'
C53	375.00'	055°29'15"	N89°11'46"E	349.14'	363.16'
C54	15.00'	090°00'00"	S18°03'37"E	21.21'	23.56'
C55	1947.00'	012°29'33"	N68°41'34"W	423.67'	424.51'
C56	753.00'	019°03'48"	N66°33'25"W	249.38'	250.54'
C57	743.00'	033°06'54"	S81°13'33"W	423.48'	429.43'
C58	51.00'	028°37'23"	N38°50'19"E	25.21'	25.48'



INDEX MAP

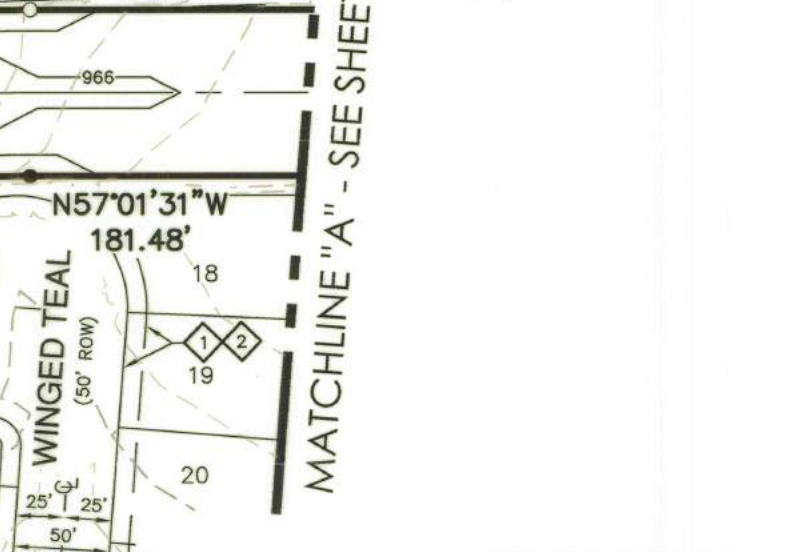
SCALE: 1"= 100'

PLAT NOTES ON SHEET 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON THIS SHEET

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

OWNER/DEVELOPER:
BY: CITECH OF TEXAS, INC.
A DELAWARE CORPORATION
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E. SUITE 130
SAN ANTONIO, TEXAS 78232
(210) 496-2668



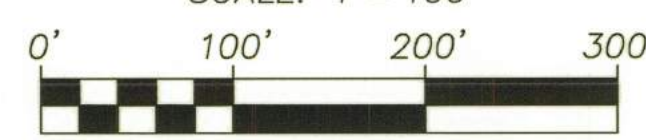
LINE #	BEARING	LENGTH
L1	S74°56'21"E	47.84'
L2	N30°11'05"E	20.00'
L3	S30°11'05"W	20.00'
L4	N64°40'06"E	14.82'
L5	S04°14'46"W	30.41'
L6	N84°50'25"E	32.70'
L7	N46°18'19"E	15.96'
L8	S61°27'08"W	20.00'
L9	N28°32'52"W	50.00'
L10	N61°27'08"E	20.00'
L11	N61°27'08"E	15.00'
L12	N01°33'37"W	20.09'
L13	N57°22'55"W	74.51'
L14	S32°37'05"W	50.00'
L15	S11°03'49"W	5.68'
L16	N11°03'49"E	5.68'
L17	N63°03'37"W	50.33'
L18	N63°03'37"W	20.00'
L19	N26°56'23"E	50.00'
L20	S63°03'37"E	20.00'
L21	N26°56'23"E	125.00'
L22	S15°08'03"W	34.26'
L23	N15°03'39"E	45.00'
L24	S74°56'21"E	40.00'
L25	N15°03'39"E	86.00'
L26	N74°56'21"W	40.00'
L27	S74°56'21"E	54.14'
L28	S15°03'39"W	10.00'
L29	S11°34'21"W	23.83'
L30	N43°41'41"W	50.00'
L31	N28°32'52"W	50.00'
L32	N78°56'11"W	50.00'
L33	N61°19'30"W	50.16'
L34	N26°56'23"E	50.00'
L35	N26°56'23"E	10.00'
L36	S63°03'37"E	53.52'
L37	S26°56'23"W	10.00'
L38	N57°01'31"W	5.07'
L39	N83°07'50"W	27.38'
L40	S64°40'06"W	14.82'

PLAT NUMBER 170089

SUBDIVISION PLAT OF REDBIRD RANCH UNIT 9C

BEING A TOTAL OF 33.536 ACRE TRACT OF LAND ESTABLISHING LOTS 28-35, 901, 902 & 903, BLOCK 60, LOTS 56-87, 902, BLOCK 61, LOTS 30-37, BLOCK 66, LOTS 8-13, BLOCK 67, LOTS 1-21, BLOCK 68, OUT OF A 345.688 ACRE TRACT OF LAND RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOS. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9800
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

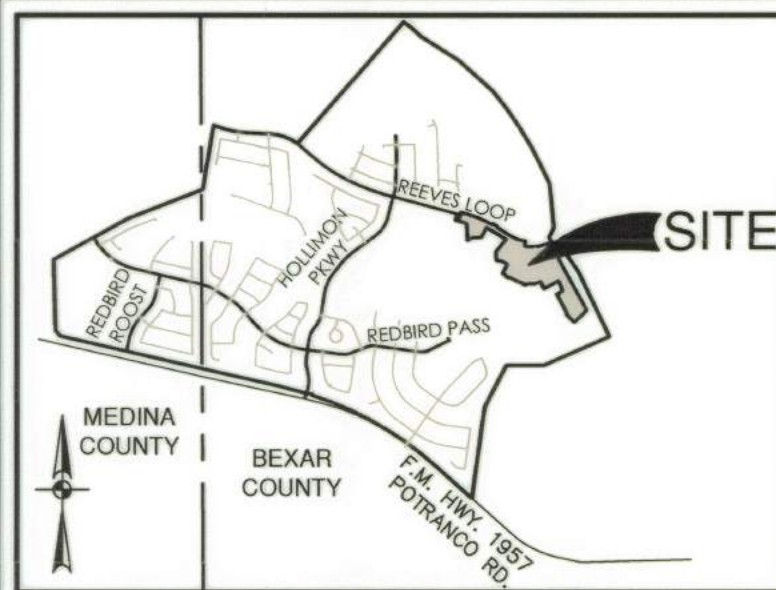
DATE OF PREPARATION: June 21, 2018

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
DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER, ASSISTANT SECRETARY
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



LOCATION MAP

NOT-TO-SCALE
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK		SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

1140	EXISTING CONTOURS	1140	PROPOSED CONTOURS
2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	10' BUILDING SETBACK (VOL. 9712, PG 134-137, DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	150' ELECTRIC EASEMENT (VOL. 13241, PG 470-479, OPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	4	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 11948, PG 306-319, OPR)
9	16' SANITARY SEWER EASEMENT	5	28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 16126, PG 1408-1416, OPR)
11	10' BUILDING SETBACK	6	30' SANITARY SEWER EASEMENT (VOL. 11073, PG 2216-2220, RPR)
12	OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON PLATING OF FUTURE RIGHT OF WAY (0.251 AC)	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL. 9695, PG 40, DPR)
13	20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	8	30' PRIVATE DRAINAGE EASEMENT (VOL. 9712, PG 134-137, DPR)
14	15' PRIVATE DRAINAGE EASEMENT	9	0.129 AC. ELECTRIC EASEMENT (DOC # 20170211637, OPR)
15	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	0.161 AC. ELECTRIC EASEMENT (DOC # 20170211629, OPR)
16	50' OFF-LOT PRIVATE DRAINAGE EASEMENT (0.305 AC)	1	UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL. 11240, PG 1426, OPR)
17	86' ACCESS, DRAINAGE & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.828 AC)	2	REDBIRD RANCH UNIT 9A (VOL. 9712, PG 134-137, DPR)
18	5'X30' WATER EASEMENT	3	REEVES LOOP REDBIRD RANCH AMENITY CENTER (VOL. 9695, PG 40, DPR)
19	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	UNPLATTED RED BIRD RANCH LEGACY RANCH LP (VOL. 12877, PG 2287, OPR) (31 AC)
20	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (0.012 AC)	5	UNPLATTED BNP PARIBAS VPG BROOKLINE CRE LLC (VOL. 15468, PG 2062, OPR) (173.56 AC)
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9712, PG 134-137, DPR)	6	MARTINEZ FAMILY CEMETERY

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASER OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

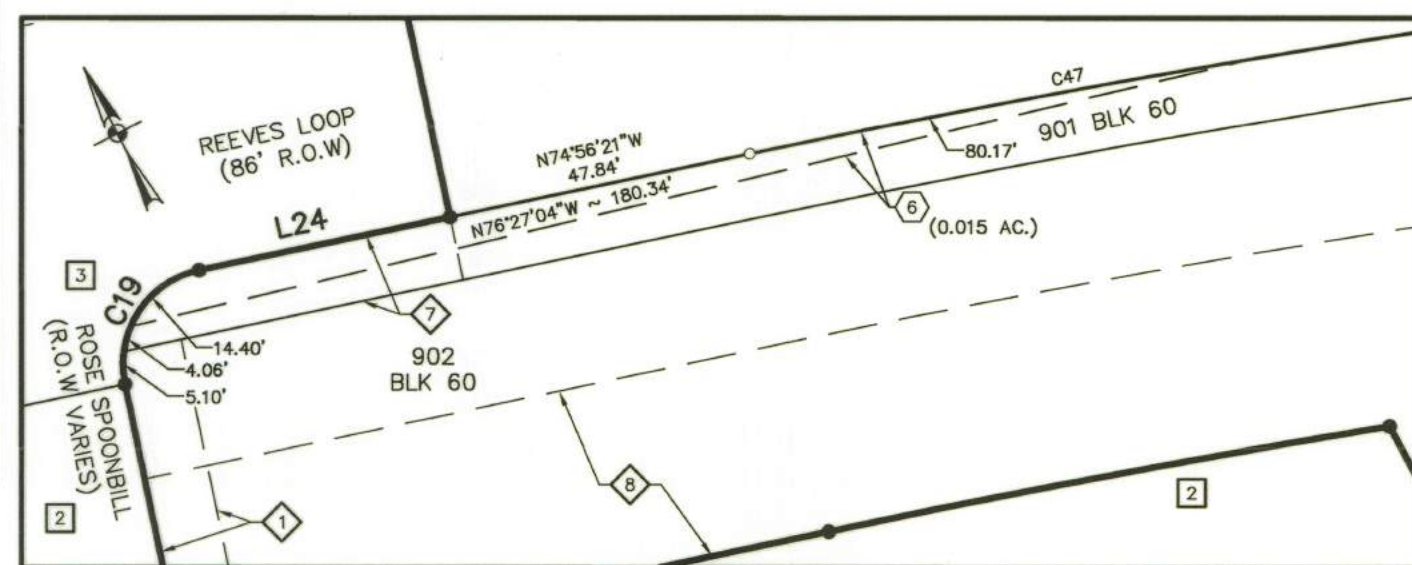
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

IMPACT FEE NOTE:

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.

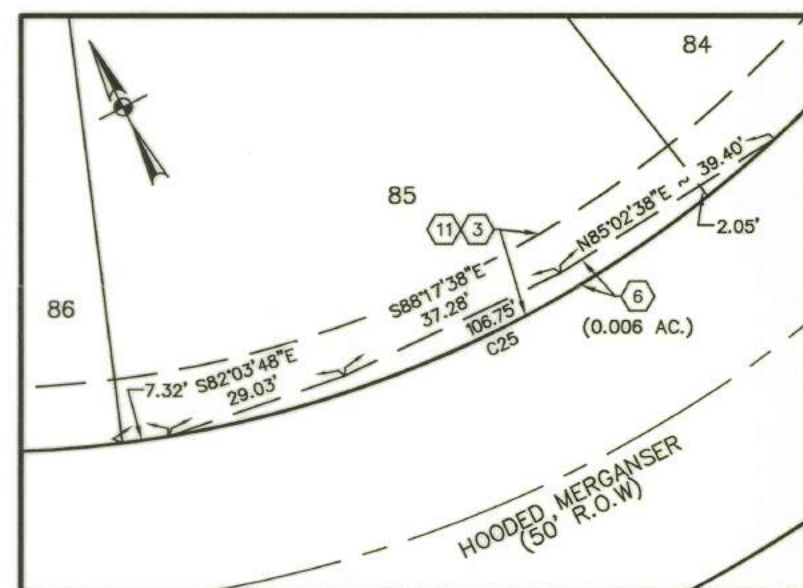
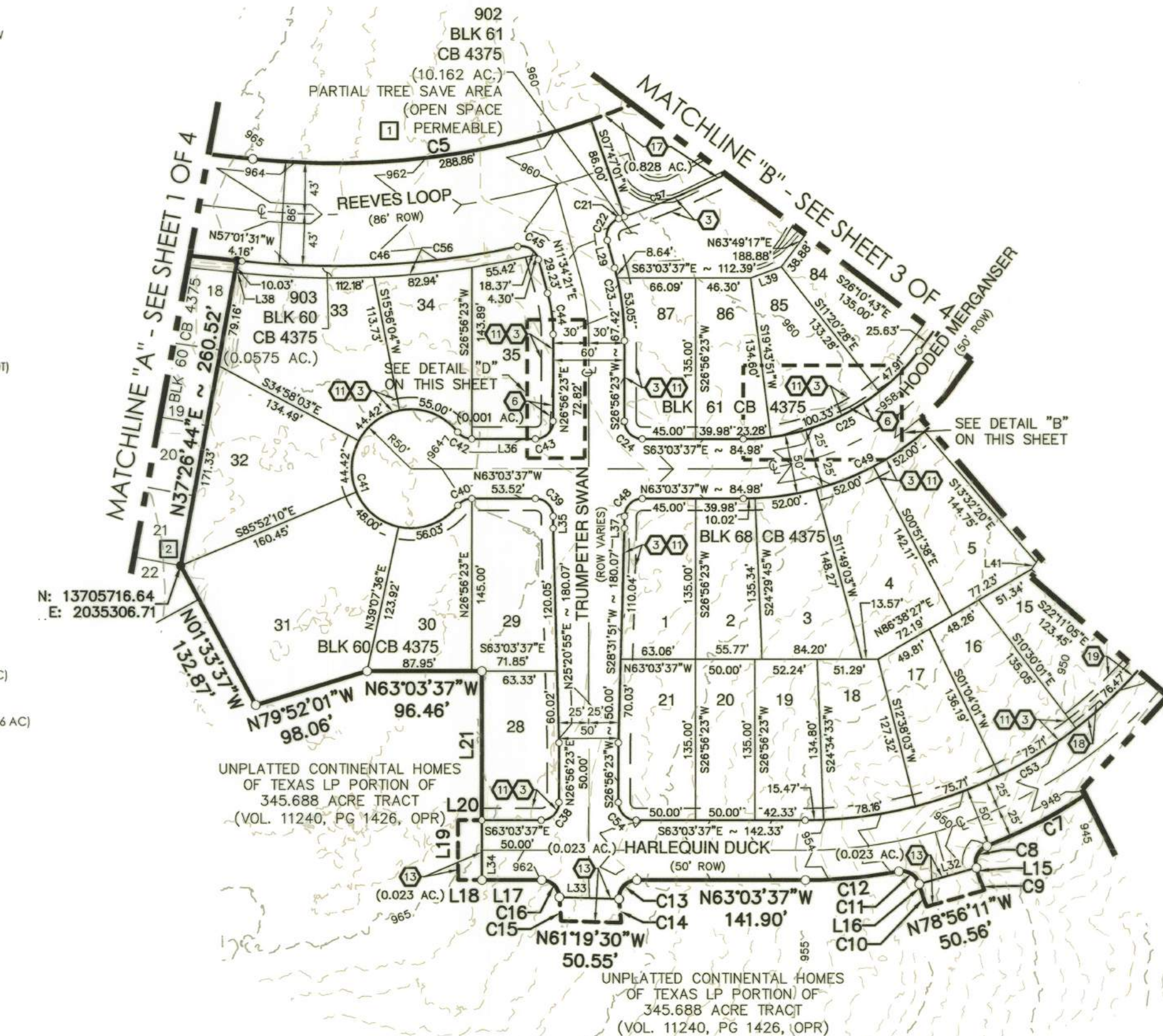
WASTEWATER EDU NOTE:

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



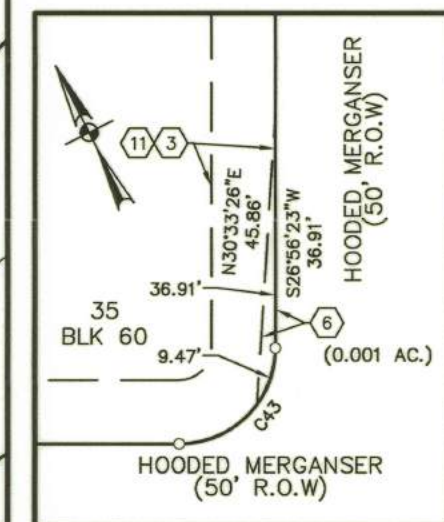
DETAIL "A"

1" = 30'



DETAIL "B"

1" = 30'

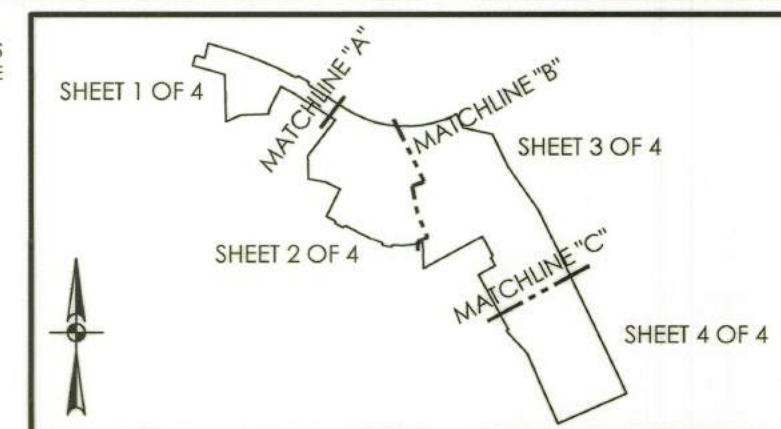


DETAIL "D"

1" = 30'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 1 OF 4



INDEX MAP

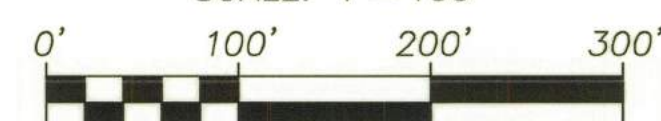
SCALE: 1" = 100'

PLAT NUMBER 170089

SUBDIVISION PLAT
OF
REDBIRD RANCH UNIT 9C

BEING A TOTAL OF 33.536 ACRE TRACT OF LAND ESTABLISHING LOTS 28-35, 901, 902 & 903, BLOCK 60, LOTS 56-57, 902, BLOCK 61, LOTS 30-37, BLOCK 66, LOTS 8-13, BLOCK 67, LOTS 1-21, BLOCK 68, OUT OF A 345.688 ACRE TRACT OF LAND RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOS. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

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 #10208800

DATE OF PREPARATION: June 21, 2018

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

DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER, ASSISTANT SECRETARY
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

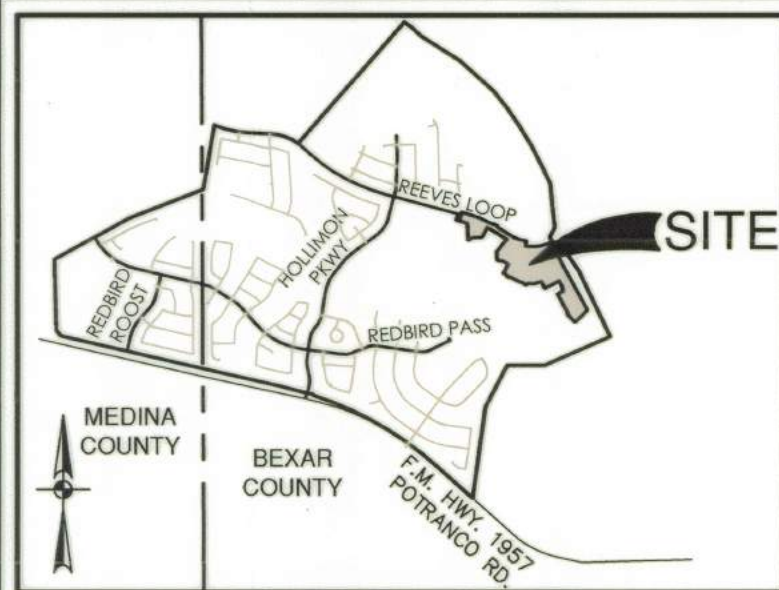
THIS PLAT OF _____ REDBIRD RANCH, UNIT 9C _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	FOUND 1/2" IRON ROD (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)-ROW
NCB	NEW CITY BLOCK		
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		

EXISTING CONTOURS	PROPOSED CONTOURS
1140	1140
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10' BUILDING SETBACK
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	150' ELECTRIC EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT	VARIABLE WIDTH SANITARY SEWER EASEMENT
16' SANITARY SEWER EASEMENT	28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
10' BUILDING SETBACK	30' SANITARY SEWER EASEMENT
OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT)
20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	30' PRIVATE DRAINAGE EASEMENT
15' PRIVATE DRAINAGE EASEMENT	0.129 AC. ELECTRIC EASEMENT
20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	0.161 AC. ELECTRIC EASEMENT
50' OFF-LOT PRIVATE DRAINAGE EASEMENT (0.305 AC)	UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT
86' ACCESS, DRAINAGE & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.828 AC)	REDBIRD RANCH UNIT 9A
5'X30' WATER EASEMENT	REEVES LOOP REDBIRD RANCH AMENITY CENTER
15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	UNPLATTED RED BIRD RANCH LEGACY RANCH LP
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (0.012 AC)	UNPLATTED BNP PARIBAS VPG BROOKLINE CRE LLC
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9712, PG 134-137, DPR)	MARTINEZ FAMILY CEMETERY

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

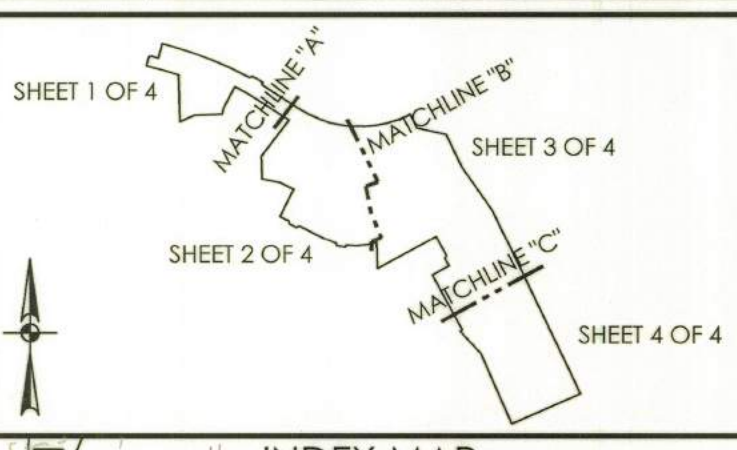
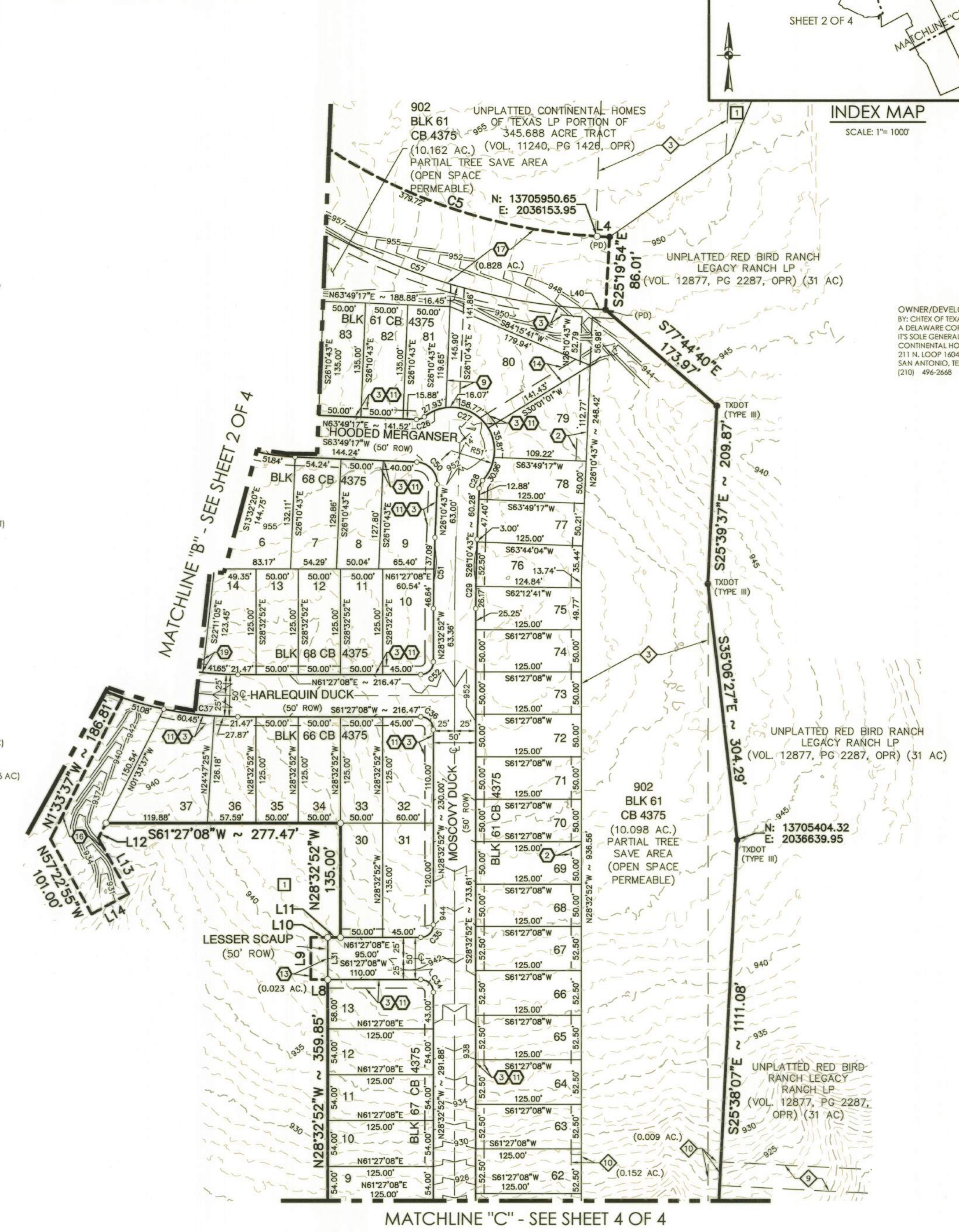
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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.**

IMPACT FEE NOTE:
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.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



INDEX MAP

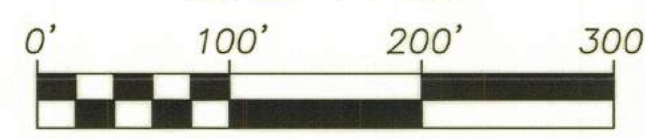
SCALE: 1"= 100'

PLAT NUMBER 170089

SUBDIVISION PLAT OF REDBIRD RANCH UNIT 9C

BEING A TOTAL OF 33.536 ACRE TRACT OF LAND ESTABLISHING LOTS 28-35, 901, 902 & 903, BLOCK 60, LOTS 56-87, 902, BLOCK 61, LOTS 30-37, BLOCK 66, LOTS 8-13, BLOCK 67, LOTS 1-21, BLOCK 68, OUT OF A 345.688 ACRE TRACT OF LAND RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOS. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



PAPE-DAWSON ENGINEERS

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: June 21, 2018

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]
DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER, ASSISTANT SECRETARY

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 REDBIRD RANCH, UNIT 9C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

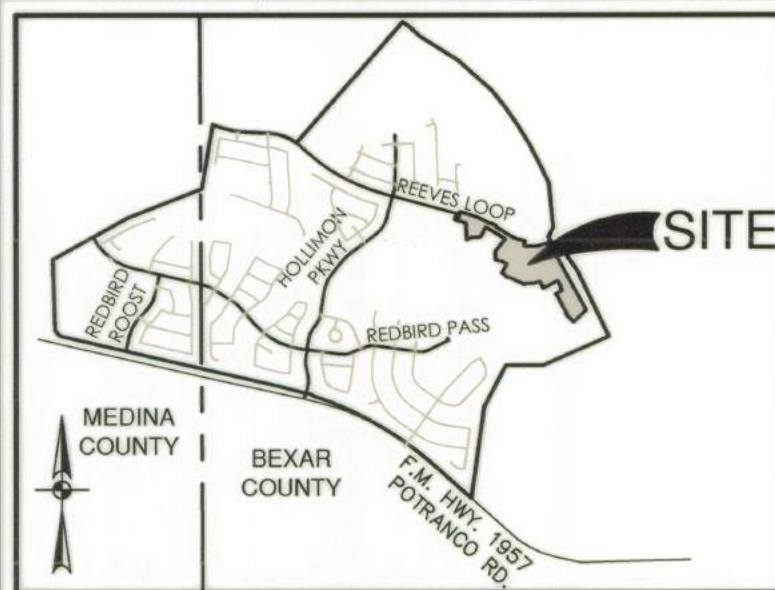
MATCHLINE "C" - SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 1 OF 4

SHEET 3 OF 4





LOCATION MAP

NOT-TO-SCALE

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

1140	EXISTING CONTOURS	1140	PROPOSED CONTOURS
2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	10' BUILDING SETBACK
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	150' ELECTRIC EASEMENT (VOL. 13241, PG 470-479, OPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	4	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 11948, PG 306-319, OPR)
9	16' SANITARY SEWER EASEMENT	5	28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 16126, PG 1608-1616, OPR)
11	10' BUILDING SETBACK	6	30' SANITARY SEWER EASEMENT (VOL. 11073, PG 2216-2220, RPR)
12	OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON PLATING OF FUTURE RIGHT OF WAY (0.251 AC)	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL. 9695, PG 40, DPR)
13	20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	8	30' PRIVATE DRAINAGE EASEMENT (VOL. 9712, PG 134-137, DPR)
14	15' PRIVATE DRAINAGE EASEMENT	9	0.129 AC, ELECTRIC EASEMENT (DOC # 20170211637, OPR)
15	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	0.161 AC, ELECTRIC EASEMENT (DOC # 20170211629, OPR)
16	50' OFF-LOT PRIVATE DRAINAGE EASEMENT (0.305 AC)	1	UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL. 11240, PG 1426, OPR)
17	86' ACCESS, DRAINAGE & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.828 AC)	2	REDBIRD RANCH UNIT 9A (VOL. 9712, PG 134-137, DPR)
18	5'X30' WATER EASEMENT	3	REEVES LOOP REDBIRD RANCH AMENITY CENTER (VOL. 9695, PG 40, DPR)
19	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	UNPLATTED RED BIRD RANCH LEGACY RANCH LP (VOL. 12877, PG 2287, OPR) (31 AC)
20	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (0.012 AC)	5	UNPLATTED BNP PARIBAS VPG BROOKLINE CRE LLC (VOL. 15468, PG 2062, OPR) (173.56 AC)
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9712, PG 134-137, DPR)	6	MARTINEZ FAMILY CEMETERY

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) 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 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND DRECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

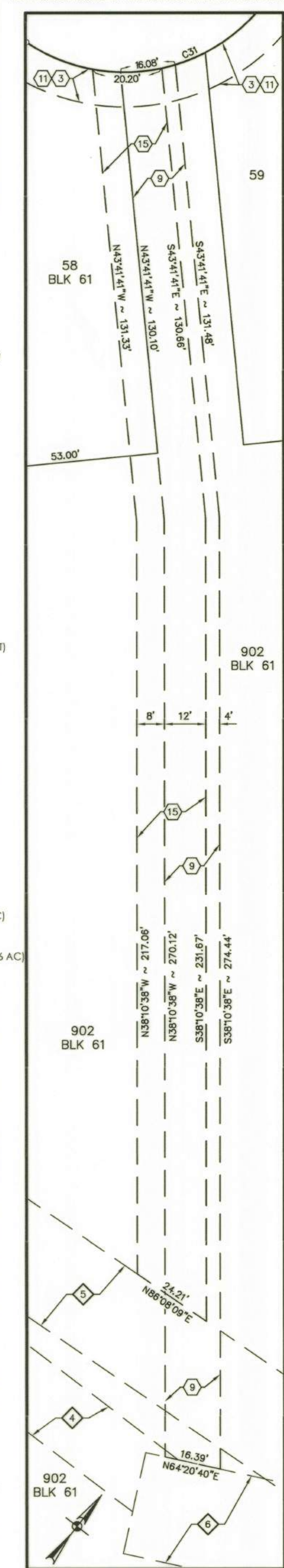
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

IMPACT FEE NOTE:

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.

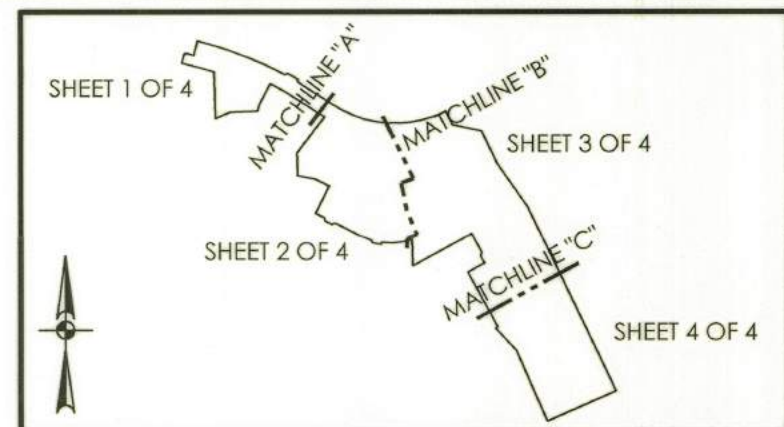
WASTEWATER EDU NOTE:

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



DETAIL "C"

1" = 30'



INDEX MAP

SCALE: 1" = 100'

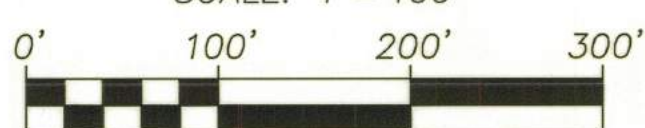


PLAT NUMBER 170089

SUBDIVISION PLAT OF REDBIRD RANCH UNIT 9C

BEING A TOTAL OF 33.536 ACRE TRACT OF LAND ESTABLISHING LOTS 28-35, 901, 902 & 903, BLOCK 60, LOTS 56-87, 902, BLOCK 61, LOTS 30-37, BLOCK 66, LOTS 8-13, BLOCK 67, LOTS 1-21, BLOCK 68, OUT OF A 345.688 ACRE TRACT OF LAND RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOS. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.735.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 21, 2018

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.

DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER, ASSISTANT SECRETARY
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 REDBIRD RANCH, UNIT 9C, 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



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA
ON SHEET 1 OF 4

SHEET 4 OF 4