

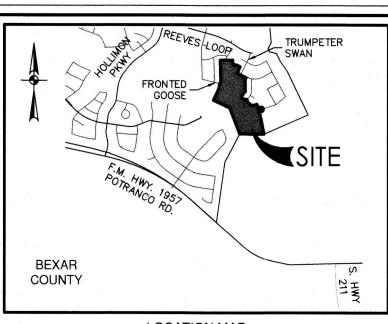


, is

TODD W. BLACKMO

89208

CENS



LOCATION MAP NOT-TO-SCALE

LEGEND

VOLUME

PAGE(S)

RIGHT-OF-WAY

VARIABLE WIDTH ELECTRIC

VARIABLE WIDTH SANITARY

(VOL 11948, PG 306-319, OPR)

VARIABLE WIDTH SANITARY

(VOL 9573, PG 112-114, DPR)

AND CABLE TV EASEMENT

(VOL 20001, PG 636-639, PR)

AND CABLE TV EASEMENT

(VOL 9712, PG 134-137, DPR) 10' BUILDING SETBACK

(VOL 9712, PG 134-137, DPR) 15.733 AC. PERMEABLE VARIABLE

WIDTH DRAINAGE EASEMENT

(VOL 9573, PG 157-158, DPR)

(VOL 20001, PG 636-639, PR)

10' BUILDING SETBACK

10' GAS, ELECTRIC, TELEPHONE

10' GAS, ELECTRIC, TELEPHONE

3

SEWER FASEMENT

SEWER EASEMENT

EASEMENT

GAS, TELEPHONE AND CABLE TV

(VOL 16126, PG 1608-1616, OPR)

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) OPR OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS PR PLAT RECORDS OF BEXAR

===1140==== EXISTING CONTOURS ----1140----- PROPOSED CONTOURS

EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN ORIGINAL SURVEY/COUNTY LINE CENTERLINE

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT WARIABLE WIDTH CLEAR VISION EASEMENT 9 16' SANITARY SEWER **EASEMENT** 10' BUILDING SETBACK

OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.252 AC)

OFF-LOT 20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.023 AC)

OFF-LOT 20' DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY

OFF-LOT 10' OFFSITE GAS. ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.011 AC) OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT

ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.

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 HERERY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR LITHLITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT, "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE, CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. . 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 OF 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 CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10)

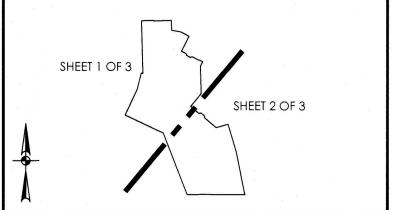
ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

OOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

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.

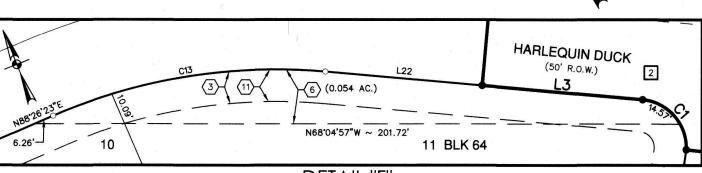
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN



INDEX MAP

SCALE: 1"= 1000"

SCALE: 1"= 100'



DETAIL "F SEE DETAIL "D" SEE SHEET 3 OF 3 UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL.11240, PG 1426, OPR) N: 13704604.25 E: 2035899.81 SEE DETAIL "A" MEGHAN JANE GRACE ON SHEET 3 OF 3 Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891 SEE DETAIL "C" /CB 4375 ON SHEET 3 OF 3 FRONTED GOOSE -N50'11'21"W ~ 876.32' -45.00' +45.00' +45.00' +45.00' +45.00' +45.00' +45.00' +45.00' +45.00' +45.00' +45.00' +45.00'UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF

1% AC EFFECTIVE FLOODPLAIN

REDBIRD RANCH UNIT 9A (VOL 9712, PG 134-137, DPR) REDBIRD RANCH UNIT 9C (VOL 20001, PG 636-639, PR) REDBIRD RANCH UNIT 2C UNPLATTED

(VOL. 9611, PG 187-189, DPR) CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT

45.00' 45.00' 45.00' 45.00' (VOL 11240, PG 1426-1438, OPR)

903 **BLK 61** CB 4375 (12.316 AC.) (OPEN SPACE) PERMEABLE

(VOL. 9611, PG 187-189, DPR)

46

45

43

BLK 13 CB 4375

STATE OF TEXAS COUNTY OF BEXAR

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:

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

PAPE-DAWSON ENGINEERS, INC.

12-18-19

LICENSED PROFESSIONAL ENGINEER

UNPLATTED BNP PARIBAS VPG BROOKLINE CRE LLC (VOL. 15468, PG 2062, OPR) (173.56 AC) REDBIRD RANCH UNIT 20

CURVE AND LINE DATA

ON SHEET 3 OF 3

N: 13703874.61

E: 2035473.31

1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0345F

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

345.688 ACRE TRACT

(VOL. 11240, PG 1426, OPR)

SECUNDINO MUSQUEZ

SURVEY 300 1/6

ABSTRACT 1084

COUNTY BLOCK 4371

SHEET 2 OF 3

PLAT NUMBER 18-900036

SUBDIVISION PLAT OF

REDBIRD RANCH UNIT 9B

BLOCK 60, LOTS 25-48 & 903, BLOCK 61, LOTS 11-22, BLOCK 63, LOTS 1-15, BLOCK 64, LOTS 1-9, BLOCK 65, LOT 15, BLOCK 66, 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 SECUNDINO MUSQUEZ SURVEY NUMBER 300 1/6, ABSTRACT 1084, COUNTY BLOCK 4371 AND THE J.J PADILLA SURVEY NUMBER 300 1/9, ABSTRACT 1260, COUNTY BLOCK 4372 1/2, NOW ASSIGNED T COUNTY BLOCK 4375 IN BEXAR COUNTY, TEXAS.

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 18, 2019

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

BY: CHTEX OF TEXAS, INC. IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1604 E. SUITE 130 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED 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 ______,

DATED THIS

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

| DITTED TITLE | | | / (.D. ZO | |
|--------------|--|------|-----------|--|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

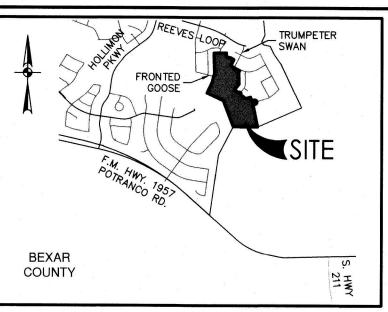
THIS PLAT OF REDBIRD RANCH UNIT 9B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

| DATED THIS | DAY OF | , A .D. 20, |
|------------|--------|--------------------|
| | | |
| BY: | | |
| | | CHAIRMAN |
| | | |
| BY: | | OFORETARY |
| | | SECRETARY |



E OF





NOT-TO-SCALE

AC ACRE(S) BLK BLOCK

CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS PR PLAT RECORDS OF BEXAR COUNTY, TEXAS

== 1140 === EXISTING CONTOURS EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN ORIGINAL SURVEY/COUNTY LINE

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT

9 16' SANITARY SEWER FASEMENT 10' BUILDING SETBACK

> OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.252 AC)

OFF-LOT 20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.023 AC) OFF-LOT 20' DRAINAGE

EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.140 AC.)

OFF-LOT 10' OFFSITE GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.011 AC) OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT

SAN ANTONIO PLANNING COMMISSION.

PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS COUNTY OF BEXAF

UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE

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

(0.086 AC.) ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET

LOCATION MAP

LEGEND

VOL VOLUME PAGE(S) ROW RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

VARIABLE WIDTH ELECTRIC.

VARIABLE WIDTH SANITARY

(VOL 11948, PG 306-319, OPR)

VARIABLE WIDTH SANITARY

(VOL 9573, PG 112-114, DPR)

AND CABLE TV EASEMENT

(VOL 20001, PG 636-639, PR)

AND CABLE TV EASEMENT

10' BUILDING SETBACK

(VOL 9712, PG 134-137, DPR)

(VOL 9712, PG 134-137, DPR)

WIDTH DRAINAGE EASEMENT

(VOL 9573, PG 157-158, DPR)

(VOL 20001, PG 636-639, PR)

10' BUILDING SETBACK

REDBIRD RANCH UNIT 9C

REDBIRD RANCH UNIT 2C

(VOL 20001, PG 636-639, PR)

(VOL. 9611, PG 187-189, DPR)

1 REDBIRD RANCH UNIT 9A (VOL 9712, PG 134-137, DPR)

3

10' GAS, ELECTRIC, TELEPHONE

10' GAS, ELECTRIC, TELEPHONE

15.733 AC. PERMEABLE VARIABLE

SEWER EASEMENT

SEWER EASEMENT

EASEMENT

GAS, TELEPHONE AND CABLE TV

(VOL 16126, PG 1608-1616, OPR)

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 SET 1/2" IRON ROD (PD)-ROW OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE

WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO COUNTY FINISHED FLOOR ELEVATION

CPS/SAWS/COSA UTILITY:

CHANGES OR GROUND ELEVATION ALTERATIONS

SAWS HIGH PRESSURE

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 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.

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

ASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE

PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT

TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER

GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND

SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS

THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE

EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN

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

ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

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

AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE

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

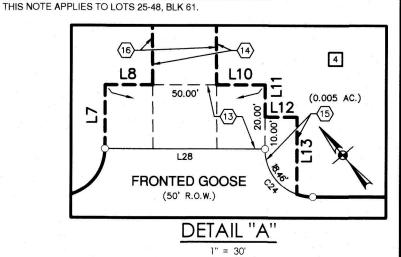
PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY



LINE TABLE

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER INCHES ABOVE FINAL ADJACENT GRADE. METER SET AND/OR WASTEWATER SERVICE CONNECTION.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1098085) WHICH 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 BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY ANTONIO WATER SYSTEM

OPEN SPACE:

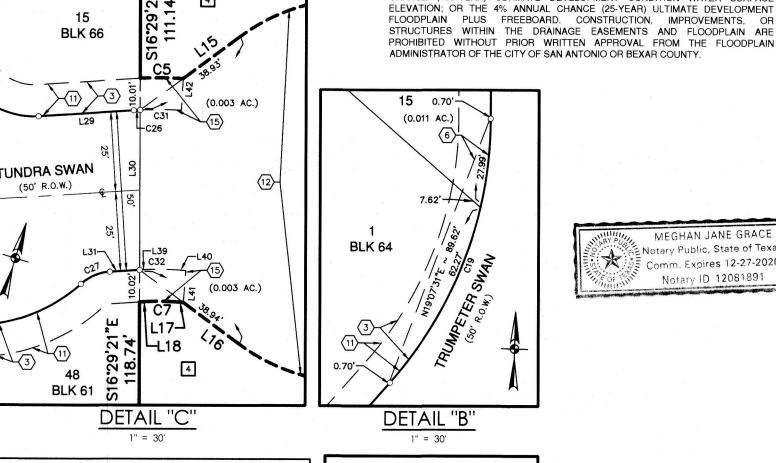
LOT 903. BLOCK 61, CB 4375, IS DESIGNATED AS OPEN SPACE AND AS A COMMON

AREA AND A PUBLIC DRAINAGE EASEMENT. RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW SAWS DEDICATION: DEMAND OF 1000 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. DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE OCTOBER 25, 2010 (CASE NO. 10-06-3370P). FLOODPLAIN INFORMATION IS SUBJECT 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.



| (VOL. 9611, PG 187-189, DPR) | | | | | | |
|--|--------|--------------|---------|--------|-------------|--------|
| PLATTED PUBLIC STREET RIGHT-OF-WAY. UNPLATTED CONTINENTAL HOMES OF TEXAS LP | LINE # | BEARING | LENGTH | LINE # | BEARING | LENGT |
| PORTION OF 345.688 ACRE TRACT | L1 | S1'33'37"E | 5.00' | L34 | N6618'09"W | 46.84 |
| (VOL 11240, PG 1426-1438, OPR) | L2 | S79'52'01"E | 98.06' | L35 | S50"11'21"E | 45.00 |
| | L3 | S63'03'37"E | 50.33' | L36 | S34'04'32"E | 46.84 |
| | L4 | S61'19'30"E | 50.16' | L37 | S89°05'47"W | 29.70 |
| | L5 | S26*56'23"W | 51.75' | L38 | S73'30'39"W | 22.36 |
| | L6 | S50'11'21"E | 112.50' | L39 | N69'48'39"E | 1.25' |
| | L7 | N39'48'39"E | 20.00' | L40 | N77'30'39"E | 3.07' |
| | L8 | S50"11'21"E | 14.83 | L41 | S12°29'21"E | 10.00 |
| | L9 | S33'12'58"W | 20.00' | L42 | S13°22'21"E | 10.00' |
| | L10 | S50"11'21"E | 15.17' | L43 | S33°12'58"W | 20.00 |
| | L11 | S39'48'39"W | 10.00' | | | |
| SURVEYOR'S NOTES: | L12 | S5011'21"E | 10.00' | | | |
| PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. | L13 | S39'48'39"W | 24.14' | | | |
| 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 | L14 | S50"11'21"E | 155.17' | | | |
| NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES | L15 | N36°58'50"E | 22.22' | | | |
| DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. | L16 | N69*58'33"W | 21.91' | | | |
| 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 | L17 | S77'30'39"W | 3.07' | | | |
| (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. | L18 | S69'48'39"W | 1.90' | | | |
| 1 | L19 | S75*58'12"E | 17.25 | | | |
| STATE OF TEXAS COUNTY OF BEXAR | L20 | N28°07'15"E | 12.36' | | | |
| I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN | L21 | S63'03'37"E | 49.23' | | | |
| THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE | L22 | N63°03'37"W | 49.23' | | | |
| BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE | 123 | \$28°07'15"W | 10 76' | | | |

LINE TABLE

L23 S28'07'15"W 12.36'

N26'56'23"E

N29'51'41"E

S32'32'50"W

S26'56'23"W

S50"11'21"E 50.00'

N69'48'39"E 29.86'

S16'29'21"E 50.09'

S69°48'39"W 9.30'

S8'48'40"E 58.04'

L33 N77'37'42"W 17.92'

L26

L27

L28

L29

L30

12-18-19

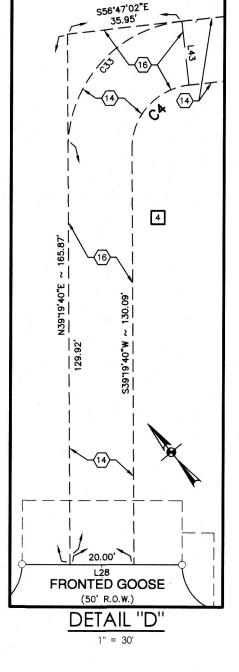
LICENSED PROFESSIONAL ENGINEER

5.00'

6.14

4.64

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGT |
|---------|---------|------------|---------------|---------|--------|
| C1 | 15.00' | 87'29'06" | S19*19'04"E | 20.74 | 22.90 |
| C2 | 15.00' | 9317'23" | N70°17'41"E | 21.81' | 24.42 |
| C3 | 15.00' | 90'00'00" | N84°48'39"E | 21.21' | 23.56 |
| C4 | 20.00' | 83'53'18" | S81*16'19"W | 26.74 | 29.28 |
| C5 | 135.00' | 5'42'09" | N73°46'35"E | 13.43' | 13.44 |
| C6 | 60.00 | 253'02'37" | S16*29'51"E | 96.44 | 264.99 |
| C7 | 65.00' | 7'42'00" | S73'39'39"W | 8.73' | 8.74 |
| C8 | 325.00' | 7*20'04" | S72°18'10"E | 41.58' | 41.60' |
| C9 | 15.00' | 83"14'37" | N69°44'33"E | 19.93' | 21.79 |
| C10 | 75.00' | 29'40'52" | N13°16'49"E | 38.42' | 38.85 |
| C11 | 15.00' | 90'00'00" | S46*33'37"E | 21.21' | 23.56 |
| C12 | 225.00' | 28'30'00" | S77"18'37"E | 110.77 | 111.92 |
| C13 | 175.00' | 28'30'00" | N77*18'37"W | 86.15 | 87.05 |
| C14 | 15.00' | 90.00,00, | S43°26'23"W | 21.21 | 23.56 |
| C15 | 125.00' | 29'40'52" | S13°16'49"W | 64.03' | 64.75 |
| C16 | 15.00' | 83"14'37" | S13*30'04"E | 19.93' | 21.79' |
| C17 | 325.00' | 4*56'02" | S52'39'22"E | 27.98' | 27.99 |
| C18 | 15.00' | 90°00'00" | N84°48'39"E | 21.21 | 23.56 |
| C19 | 125.00' | 41*22'16" | N19°07'31"E | 88.31' | 90.26 |
| C20 | 225.00' | 28'30'00" | N12'41'23"E | 110.77 | 111.92 |
| C21 | 175.00' | 28'30'00" | S12*41'23"W | 86.15 | 87.05 |
| C22 | 175.00' | 41'22'16" | S19*07'31"W | 123.63' | 126.36 |
| C23 | 15.00' | 90'00'00" | S5"11'21"E | 21,21' | 23.56 |
| C24 | 15.00' | 90'00'00" | S5"11'21"E | 21.21' | 23.56 |
| C25 | 25.00' | 60'00'00" | S80°11'21"E | 25.00' | 26.18 |
| C26 | 125.00' | 0'54'26" | N70'15'52"E | 1.98' | 1.98' |
| C27 | 15.00' | 38'09'51" | S50°43'44"W | 9.81' | 9.99' |
| C28 | 51.00' | 135'59'14" | N80°21'35"W | 94.57 | 121.04 |
| C29 | 14.00' | 37'49'23" | N31°16'39"W | 9.08' | 9.24 |
| C30 | 275.00' | 25'46'51" | N63°04'46"W | 122.70' | 123.74 |
| C31 | 125.00' | 5'54'34" | S73*40'22"W | 12.89' | 12.89 |
| C32 | 75.00' | 7'42'00" | N73'39'39"E | 10.07 | 10.08 |
| C33 | 40.00' | 83'53'18" | N81"16'19"E | 53.47' | 58.57 |



RESIDENTIAL FINISHED FLOOR

ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A

THE 1% ANNUAL CHANCE (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

TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 61, CB 4375, 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

WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS.

RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON

UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY

FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

LOMRS WITH FEMA APPROVAL

COMMON AREA MAINTENANCE:

EASEMENTS FOR FLOODPLAINS;

TREE NOTE:

PLAT NUMBER 18-900036

SUBDIVISION PLAT

REDBIRD RANCH UNIT 9B

BEING A TOTAL OF 25.867 ACRE TRACT OF LAND, ESTABLISHING LOTS 23-27, 36-3; BLOCK 60, LOTS 25-48 & 903, BLOCK 61, LOTS 11-22, BLOCK 63, LOTS 1-15, BLOCK 64 LOTS 1-9, BLOCK 65, LOT 15, BLOCK 66, 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 SECUNDINO MUSQUEZ SURVEY NUMBER THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN 300 1/6, ABSTRACT 1084, COUNTY BLOCK 4371 AND THE J.J PADILLA SURVEY ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND NUMBER 300 1/9, ABSTRACT 1260, COUNTY BLOCK 4372 1/2, NOW ASSIGNED TO



NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 18, 2019

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOP

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. SAN ANTONIO, TEXAS 78232 (210) 496-2668

STATE OF TEXAS

MEGHAN JANE GRACE

Notary Public, State of Texas

Notary ID 12081891

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS UNDER MY

Comm. Expires 12-27-2020

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

| DATED THIS | DAY OF | | , A .D. 20 |
|------------|--------|---|-------------------|
| | | | |
| BY: | | | |
| 8 | | | CHAIRMAN |
| | | | |
| BY: | (f)2 | я | |
| | | | SECRETAR |

CURVE AND LINE DATA ON THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

