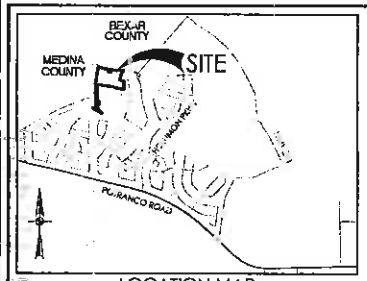
PLAT NUMBER 130318

SUBDIVISION PLAT OF REDBIRD RANCH, UNIT 11C

BEING A 13.373 ACRE TRACT OF LAND COMPRISED OF 0.149 ACRES OUT OF A 570.997 TRACT DESCRIBED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11302 PAGE 1194-1204 AND 13.224 ACRES OUT OF A 81.315 ACRE TRACT DESCRIBED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1439-1438 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE JUAN DELGADO SURVEY 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4274, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE FIRM REGISTRATION # 470
2400 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.1004

DATE OF PRINT: March 06, 2015



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
BLK	BLOCK		
CB	COUNTY BLOCK		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
ESMT	EASEMENT		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GR	GREENBELT	(SET 1/2" IRON)	
MPRC	MAP AND PLAT RECORDS OF MEDINA COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		⊙	SET 1/2" IRON ROD (PD)-ROW
OPRMC	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS		

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

1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2. 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3. 15' SANITARY SEWER EASEMENT (0.035 ACRES)
4. 10' BUILDING SETBACK
5. 10' PRIVATE DRAINAGE EASEMENT
6. VARIABLE WIDTH SANITARY SEWER EASEMENT (0.229 ACRES) (OFF-LOT)
7. 50' DRAINAGE EASEMENT (PERMEABLE) (0.25 ACRES) (OFF-LOT)
8. VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE ROAD ROW (0.934 ACRES) (OFF-LOT)
9. VARIABLE WIDTH TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY
10. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9671, PG 217-215, DPR)
11. 10' BUILDING SETBACK (VOL 9671, PG 213-215, DPR)
12. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 2306-2318, OPR)
13. 15' SANITARY SEWER EASEMENT (VOL 9774, PG 221-223, DPR)
14. PRIVATE DRAINAGE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9774, PG 221-223, DPR)
15. 16' SANITARY SEWER EASEMENT (VOL 10, PG 151-153, DPR)
16. PRIVATE DRAINAGE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9774, PG 221-223, DPR)
17. UNPLATTED CONTINENTAL HOMES OF TEXAS LP FORMERLY OF 81.315 ACRE TRACT (VOL 11240, PG 1429-1438, OPR)
18. UNPLATTED 9.05 ACRES RED BIRD LEGACY GP LLP (VOL 12597 PG 2,597-2,608 OPR)
19. REDBIRD RANCH, UNIT 11A (VOL 10, PG 171-195, DPR)
20. UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 570.997 ACRE TRACT (VOL 11302, PG 1194-1204, OPR)
21. UNPLATTED 19.21 ACRES RED BIRD LEGACY RANCH LP (VOL 17471, PG 913-931 OPR MC)
22. UNPLATTED CONTINENTAL HOMES OF TEXAS, LP PORTION OF 81.315 ACRE TRACT (VOL 11240, PG 1429-1438, OPR MC)

WASTEWATER EDU NOTE:

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

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 AT THE TIME OF WASTEWATER SERVICE CONNECTION.

G.P.S. NOTES:

[illegible]

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE ALIGNMENT 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.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING IN COMPLIANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

DENNIS R. YOUNG
67109

SEWER COUNTY EASEMENT NOTE:

THE MAIN ENTRANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND AMENITIES OF ANY NATURE WITHIN REDBIRD RANCH, UNIT 11C SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE REDBIRD RANCH, UNIT 11C HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO R.O.W. POLL BLOCK 70.

OPEN SPACE NOTE:

LOT 900, BLOCK 70, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A PRIVATE DRAINAGE EASEMENT. LOT 901, BLOCK 70, CB 4375 IS DESIGNATED AS OPEN SPACE.

FIRE FLOW NOTE:

IN ACCORDANCE WITH 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 DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FINISHED FLOOR NOTE:

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

SETBACK NOTE:

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

SAWS NOTE:

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

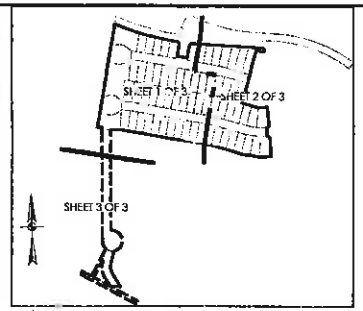
DRAINAGE EASEMENT NOTE:

NO OBSTRUCTIONS, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, OR OTHER TYPE OF MODIFICATION WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, 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 GRANTORS 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.

SURVEYOR'S NOTE:

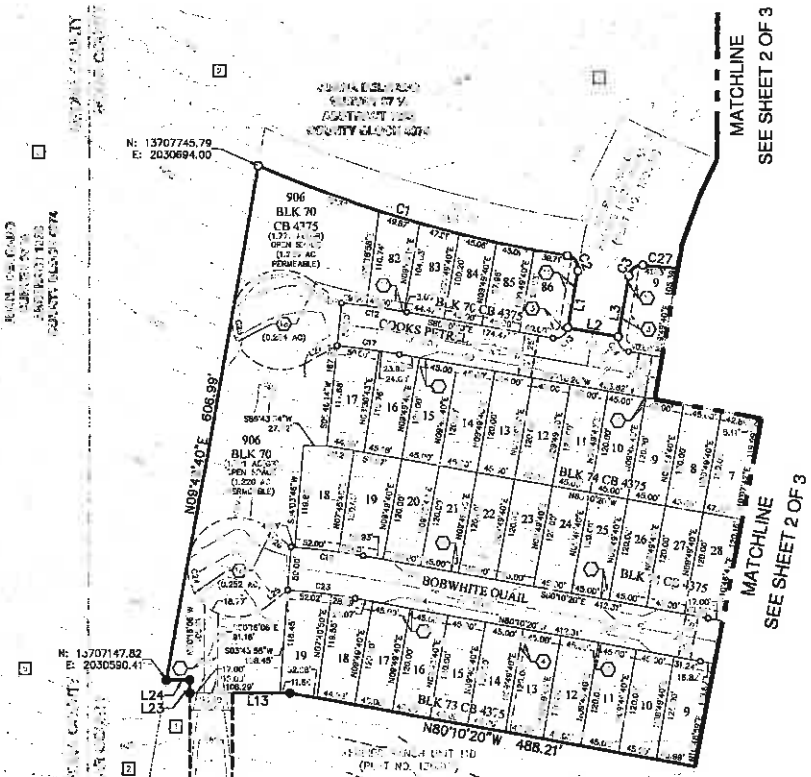
1. PROPERTY CORNERS WERE MONUMENTED WITH CAP OR CAPS MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM TRIMBLE OPTIMAL EARTH NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 E. SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2626



INDEX MAP
SCALE: 1" = 500'

SCALE: 1" = 100'
0' 100' 200' 300'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 3 OF 3

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 SUCH AREAS AS DEDICATED 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 - IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE 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 March 13, A.D. 2015

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 TO BE SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SUBDIVISIONS AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS

THIS PLAT OF REDBIRD RANCH, UNIT 11C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, AND 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ O'CLOCK M. IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____

SHEET 1 OF 3

REDBIRD RANCH, UNIT 11C

Civil Job No. 5961-97; Survey Job No. 7181-04

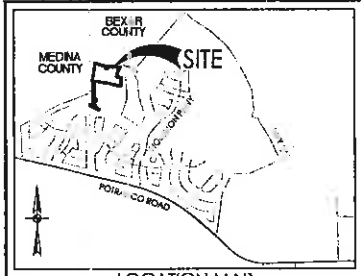
PLAT NUMBER 130318

SUBDIVISION PLAT OF REDBIRD RANCH, UNIT 11C

BEING A 13.37 ACRE TRACT OF LAND COMPRISED OF 0.140 ACRES OUT OF A 372.207 TRACT DESCRIBED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11302 PAGES 1194-1204 AND 13.2225 ACRES OUT OF A 61.315 ACRE TRACT DESCRIBED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11302 PAGES 1426-1438 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE JUAN N. DELGADO SURVEY 37 1/2, ABSTRACT 123, COUNTY BLOCK 4074 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
2000 E.W. LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: (210) 375-9000 FAX: 210.375.9010

DATE OF PRINT: March 06, 2015



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
GB GREEN BELT
MMC MAP AND PLAT RECORDS OF MEDINA COUNTY, TEXAS
OPRMC OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS [OFFICIAL PUBLIC RECORDS OF REAL PROPERTY] OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SUR. CNTL) SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW

EXISTING CONTOURS
PROPOSED CONTOURS
FEMA 1% ANNUAL CHANCE (100-YR) FLOOD PLAIN

1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2. 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3. 16' SANITARY SEWER EASEMENT (0.138 ACRES)
4. 10' BUILDING SETBACK
5. 10' PRIVATE DRAINAGE EASEMENT
6. VARIABLE WIDTH SANITARY SEWER EASEMENT (0.232 ACRES) [OFF-LOT]
7. 50' DRAINAGE EASEMENT [DEDICABLE] (0.232 ACRES) [OFF-LOT]
8. VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE STREET ROW (0.934 ACRES) [OFF-LOT]
9. VARIABLE WIDTH TURNAROUND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
10. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9675, PG 213-215, OPR)
11. 10' BUILDING SETBACK (VOL 9675, PG 213-215, OPR)
12. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)
13. 10' SANITARY SEWER EASEMENT (VOL 9674, PG 221-232, OPR)
14. PROPERTY LINE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9575, PG 221-232, OPR)
15. 16' SANITARY SEWER EASEMENT (VOL 10, PG 157-162, OPR)
16. PROPERTY LINE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9574, PG 221-232, OPR)
1. UNPLATTED CONTINENTAL HOMES OF TEXAS LP DIVISION OF 61.315 ACRE TRACT (VOL 11240, PG 1426-1438, OPR)
2. UNPLATTED 372.207 ACRE REDBIRD LEGACY RANCH LP (VOL 11302, PG 1207-1214, OPR)
3. REDBIRD RANCH, UNIT-4A (VOL 10, PG 157-162, OPR)
4. UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 372.207 ACRE TRACT (VOL 11302, PG 1194-1204, OPR)
5. UNPLATTED 988.6 ACRES REDBIRD LEGACY RANCH LP (VOL 11, PG 91-94, 95 OPRMC)
6. UNPLATTED CONTINENTAL HOMES OF TEXAS, LP PORTION OF 61.315 ACRE TRACT (VOL 11, PG 91-104, OPRMC)

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 ASSIGNED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

WATER AND 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 PRIOR TO THE CITY'S WASTEWATER CONNECTION.

C.P.S. NOTES:

[illegible]

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.

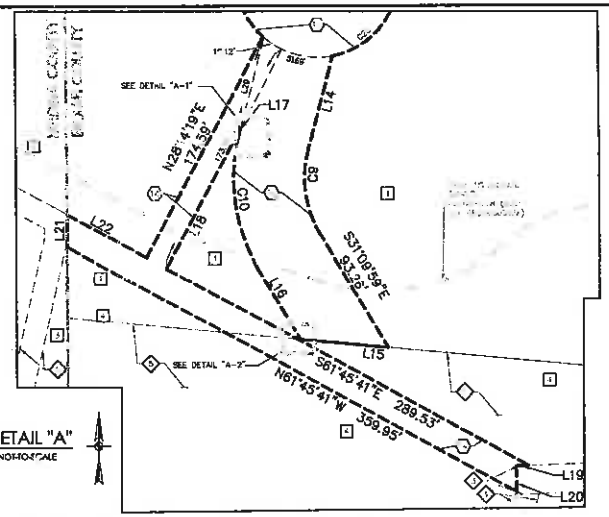
[illegible]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

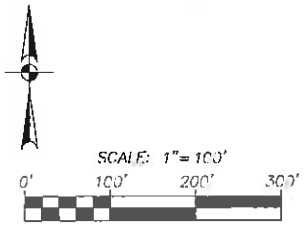
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS ADJUDICATED TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

[illegible]
LICENSED PROFESSIONAL LAND SURVEYOR

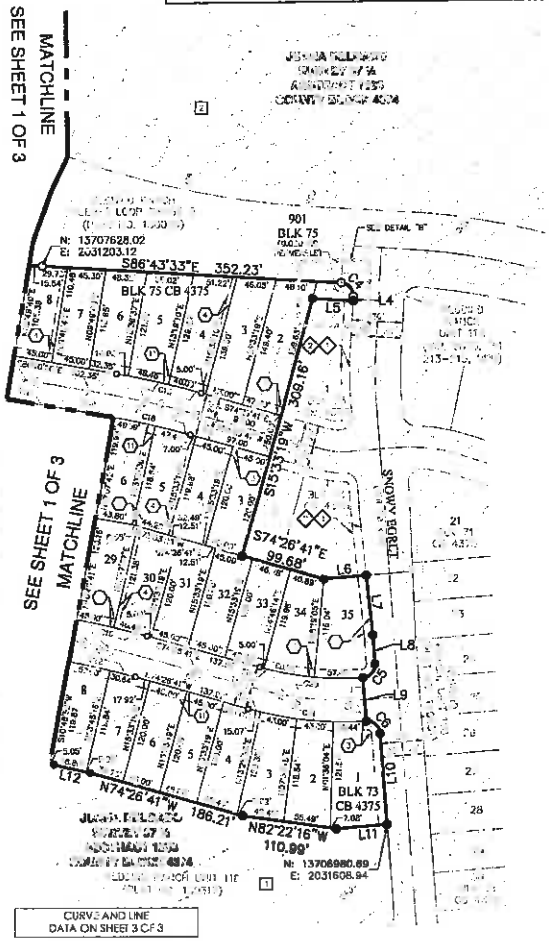
STATE OF TEXAS
MERRIS R. LOH
67109



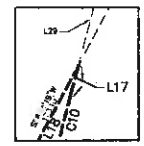
DETAIL "A"
NOT-TO-SCALE



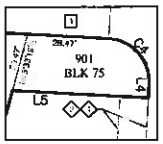
OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 E, SUITE 100
SAN ANTONIO, TX 78232
(210) 496-2600



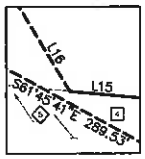
CURVE AND LINE DATA ON SHEET 3 OF 3



DETAIL "A-1"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "A-2"
NOT-TO-SCALE

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 FOREVER ALL AREAS DESIGNED AS PARKS OR PART OF ALL PLANNED OR PLATTED LINE EASEMENTS, STREETS, ALLEYS, PARKS, WATERWAYS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[illegible]
DULY AUTHORIZED AGENT / PRESIDENT / ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] 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 March 13, A.D. 2015

[illegible]
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, DO 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 28.680 ACRES IN 110 LOTS HAS BEEN SUBMITTED 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 STREET ADMINISTRATIVE DESIGNATIONS AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20__ AT _____ O'CLOCK AND DULY RECORDED THE _____ DAY OF _____, A.D. 20__ AT _____ O'CLOCK M. IN THE RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20__.

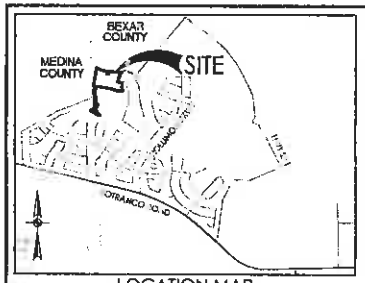
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 3

REDBIRD RANCH, UNIT 11C

Civil Job No. 5761-77; Survey Job No. 7184-04



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK		
CB	COUNTY BLOCK		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		PG	PAGE(S)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GB	GEO BASE		
MPMC	MAP AND PLAT RECORDS OF MEDINA COUNTY, TEXAS	○	SET 1/2"IRON ROD (PD)
OPRMC	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS		SET 1/2"IRON ROD (PD)-ROW

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

- (A) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (B) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (C) 16' SANITARY SEWER EASEMENT (0.036 AC)(OPR)
- (D) 10' BUILDING SETBACK
- (E) 10' PRIVATE DRAINAGE EASEMENT
- (F) VARIABLE WIDTH SANITARY SEWER EASEMENT (0.757 ACRES)(OFF-LOT)
- (G) SIDEWALK EASEMENT (0.014 ACRES)(OFF-LOT)
- (H) VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF THE RESERVE ROW (0.934 ACRES)(OFF-LOT)
- (I) VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO DEDICATED PUBLIC STREET RIGHT-OF-WAY
- (J) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 221-227, OPR)
- (K) 10' BUILDING SETBACK (VOL 9574, PG 219-221, OPR)
- (L) VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 1301-1319, OPR)
- (M) 16' SANITARY SEWER EASEMENT (VOL 9574, PG 221-227, OPR)
- (N) VARIABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 11240, PG 1421-1436, OPR)
- (O) 16' SANITARY SEWER EASEMENT (VOL 10, PG 151-152, DPR)
- (P) VARIABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9574, PG 221-227, OPR)
- [1] UNPLATED CONTINENTAL HOMES OF TEXAS LP PORTION OF 81.315 ACRE TRACT (VOL 11240, PG 1428-1433, OPR)
- [2] UNPLATED 988.6 ACRES RED BIRD LEGACY RANCH, LP (VOL 10987, PG 2207-2210, OPR)
- [3] REDBIRD RANCH, UNIT-11A (VOL 10, PG 151-152, DPR)
- [4] UNPLATED CONTINENTAL HOMES OF TEXAS LP PORTION OF 372.997 ACRE TRACT (VOL 11241, PG 1194-1204, OPR)
- [5] UNPLATED 988.6 ACRES RED BIRD LEGACY RANCH, LP (VOL 271, PG 913-923 OPRMC)
- [6] UNPLATED CONTINENTAL HOMES OF TEXAS, LP PORTION OF 81.315 ACRE TRACT (VOL 670, PG 91-104, OPRMC)

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.

IMPACT FEE NOTE:

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

C.P.S. NOTE:

[illegible]

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

[illegible]
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE SET BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. ACCORDING TO AN INTERNAL SURVEY PLAT OF THE PROPERTY BY PAPE-DAWSON ENGINEERS, INC.

[illegible]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
[illegible]

LINE TABLE

LINE #	BEARING	LENGTH
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	47.41'
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	50'
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]
L21	[illegible]	[illegible]
L22	[illegible]	[illegible]
L23	[illegible]	[illegible]
L24	[illegible]	[illegible]
L25	[illegible]	[illegible]
L26	[illegible]	[illegible]
L27	[illegible]	[illegible]
L28	[illegible]	[illegible]
L29	[illegible]	[illegible]
L30	[illegible]	[illegible]
L31	[illegible]	[illegible]
L32	[illegible]	[illegible]
L33	[illegible]	[illegible]
L34	[illegible]	[illegible]
L35	[illegible]	[illegible]
L36	[illegible]	[illegible]
L37	[illegible]	[illegible]
L38	[illegible]	[illegible]
L39	[illegible]	[illegible]
L40	[illegible]	[illegible]
L41	[illegible]	[illegible]
L42	[illegible]	[illegible]
L43	[illegible]	[illegible]
L44	[illegible]	[illegible]
L45	[illegible]	[illegible]
L46	[illegible]	[illegible]
L47	[illegible]	[illegible]
L48	[illegible]	[illegible]
L49	[illegible]	[illegible]
L50	[illegible]	[illegible]

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	15.70'	[illegible]	[illegible]	21.42'	[illegible]
C3	[illegible]	60.00'	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

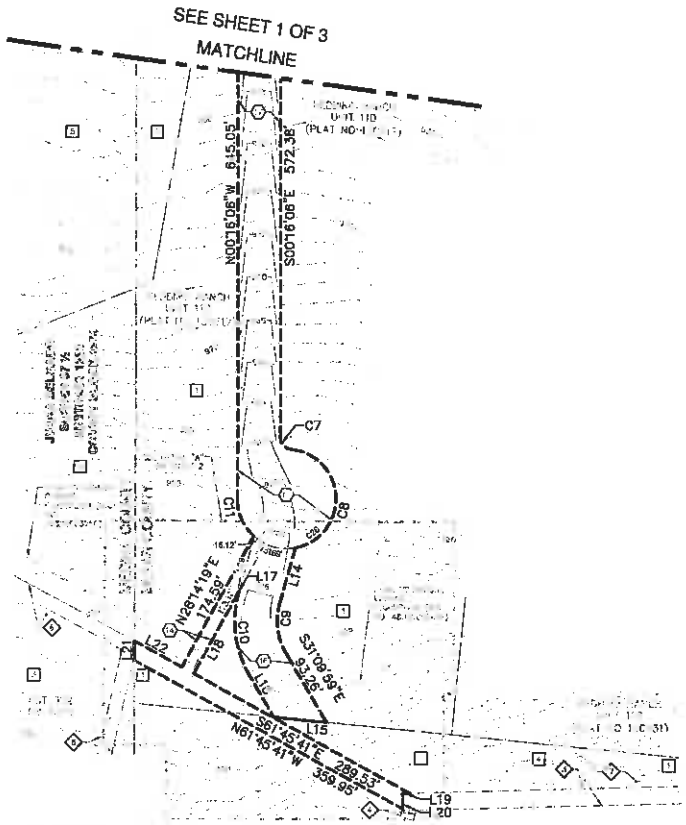
SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES, DERIVED FROM TRIMBLE RTK COORDINATE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SCALE: 1"= 100'

0' 100' 200' 300'

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 476-2668



CURVE AND LINE DATA ON THIS SHEET

PLAT NUMBER 130318

SUBDIVISION PLAT OF REDBIRD RANCH, UNIT 11C

BEING A 10.373 ACRE TRACT OF LAND COMPRISED OF 0.148 ACRES OUT OF A 30.499 TRACT DESCRIBED TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11302 PAGES 1194-1204 AND 10.225 ACRES OUT OF A 81.315 ACRE TRACT DESCRIBED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1428-1433 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE JUAN DEL PALACIO SURVEY 37 1/2, ABSTRACT 1293, COUNTY BLOCK 4374, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPELS FIRM REGISTRATION # 470
2803 NW LOOP 410 | SAN ANTONIO, TEXAS 78230 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 06, 2015

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 FOREVER AREAS DESIGNATED AS STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[illegible]
DULY AUTHORIZED AGENT - IAN CLIDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CLIDE KNOWN TO ME TO ON THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 March 13, A.D. 2015

[illegible]
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 SUCH, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DAND THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REDBIRD RANCH, UNIT 11C SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND FOR WHICH ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 3 OF 3

REDBIRD RANCH, UNIT 11C

Civil Job No. 5961-97; Survey Job No. #184-04