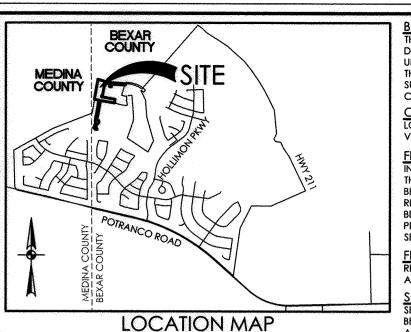
SECRETARY



NOT-TO-SCALE

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT REDBIRD RANCH UNIT 11C (PLAT NO. 130318) WHICH IS RECORDED IN VOLUME 9688, PAGE(S) 18-20, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT

ITS MEETING OF March 25, 2015 HELD A PUBLIC HEARING WHICH INVOLVED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT REDBIRD RANCH UNIT 11D (PLAT NO. 130317) WHICH IS RECORDED IN VOLUME 9688, PAGE(S) 13-17,

COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT

ITS MEETING OF March 25, 2015 HELD A PUBLIC HEARING WHICH INVOLVED

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

> CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP

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

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

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 TH AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC ASSEMENT," "GAS EASEMENT," "AND "TRANSFORMER 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 NECESSAR URTENANCES: 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 RENOVE 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID

EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. 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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

4. CONCRETE DRIVEWAY AFFRONCHES ARE ALLOWED WITHIN THE RIVE (3) FOOT MUDIELECTRIC AND GAS EASEMENTS
WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGOOND ELECTRIC AND GAS FACILITIES.

5. 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 CARLE TV. FACILITIES ARE PROPOSED OF

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

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.

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE NOTE:

BY CHTEX OF TEXAS, INC.

SAN ANTONIO, TX 78232

(210) 496-2668

SWORN AND SUBSCRIBED BEFORE ME THIS THE

PRIOR TO THE WASTEWATER SERVICE CONNECTION. C.P.S. NOTES:

IT'S SOLE GENERAL PARTNER 211 N. LOOP 1604 E, SUITE 130

NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY

NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY

OWNER/DEVELOPER: LESLIE K. OSTRANDER

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

ANTONIO PLANNING COMMISSION.

COUNTY OF BEXAR

BEXAR COUNTY MAINTENANCE NOTE

IE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH, UNIT 11C-1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE REDBIRD RANCH, UNIT 11C-1 HOMEOWNER'S ASSOCIATION OR THEIR CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 906 AND 908, BLOCK 70)

LOTS 906 AND 908, BLOCK 70, CB 4375 ARE DESIGNATED AS OPEN SPACE AND AS A

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 "PAPE-DAWSON" UNLESS NOTED OTHERWISE, BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH 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 MARSHALL.

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

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

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER

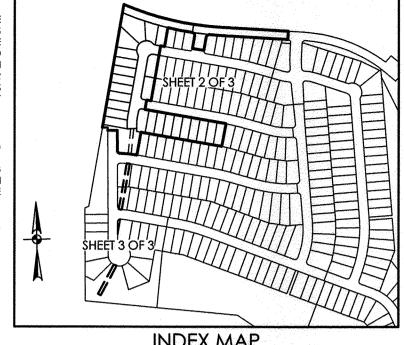
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING ORSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE

DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



INDEX MAP

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.

A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TX 78232 (210) 496-2668

PLAT NUMBER 150521

REPLAT & SUBDIVISION PLAT ESTABLISHING REDBIRD RANCH, UNIT 11C-

BLOCK 70, LOTS 40-49 BLOCK 73 AND LOTS 36-37 BLOCK 74, BEING LOTS 906, 82-83 BLOCK 70, LOTS 9-19 BLOCK 73 AND LOTS 16-19 BLOCK 74, COOKS PETREL AND BOBWHITE QUAIL AND VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT (0.264 AC. AND 0.252 AC.) OF THE REDBIRD RANCH, UNIT 11C RECORDED IN VOLUME 9688, PAGES 18-23 AND LOTS 20-21 BLOCK 73 INCLUDING OFF-LOT EASEMENTS LOCATED ON LOTS 21-23 BLOCK 72, AND LOTS 904 AND 72, BLOCK 70 OF THE REDBIRD RANCH, UNIT 11D RECORDED IN VOLUME 9688, PAGES 13-17 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 0.982 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 1426-1438 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE JUANA DELGADO SURVEY 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON

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 12,

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 - LESUE K. OSTRANDER, ASSISTANT SECRETARY

COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED HE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE APACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

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

STATE OF TEXAS

THIS PLAT OF REDBIRD RANCH, UNIT 11C-1 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 ____

	CHAIRMAN

COUNTY OF BEXAR , COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. <u>20</u> AT _____M. AND DULY RECORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS _____ DAY OF__ , A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE AND LINE



UNPLATTED 988.6 ACRES RED BIRD LEGACY RANCH, LP (VOL 671, PG 913-925 OPRMC)	BEXAR COUNTY	BLK 70 17 16 15 14 13 12 BLK 70 18 19 20 21 22 23 24 25 20 21 22 23 24 25 20 21 22 23 24 25 20 21 22 23 25 20 20 21 22 23 25 20 20 20 20 20 20 20 20 20 20 20 20 20	PREMAINING PORTIC CONTINENTAL HO (YOL 11240 PG) 9 8 7 6 5 4 3 ETREL 11 10 9 8 7 6 5 4 375 PRANCH, UNIT 11C 38, PG 18-20,DPR) 14 25 26 27 28 29 30 31 32 JAIL 12 11 10 9 8 7 6	33 34 35	901 2 3 4 5 REDBIRD RANCH, UNIT 20 19 18 17 16 15 20 23 24 83, PG 78-79, 21 22 23 24 83, PG 78-79, 27 26 -79,
	905 81 80 79 78 80 77 78 80 77 76 90	22 23 24 25 26 27 28 29 REDBIRD RANCH, UNIT 21 20 19 18 17 16 15 14 BLK 72 CB 4375 72 71 70 69 68 67 66 65 BLK 70 CB 4375 73 74	28 29 30 31 32 33 34 35 36 37 SERD	7 EGRET 38 39 40 41 4 3 2 1	28 DPR) 14 PR) 29 13 30 BL 12 31 11 32 CB 10 33 375 9 34 8 35 7 36 6 5 37 4 38 3 39 2

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

4.467 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 906, 82-83 BLOCK 70, LOTS 9-19 BLOCK 73 AND LOTS 16-19 BLOCK 74, COOKS PETREL AND BOBWHITE QUAIL AND VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT (0.264 AC. AND 0.252 AC.) OF THE REDBIRD RANCH, UNIT 11C RECORDED IN VOLUME 9688, PAGES 18-20 AND LOTS 20-21 BLOCK 73 OF THE REDBIRD RANCH, UNIT 11D RECORDED IN VOLUME 9688, PAGES 13-14 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATA ON SHEET 3 OF 3

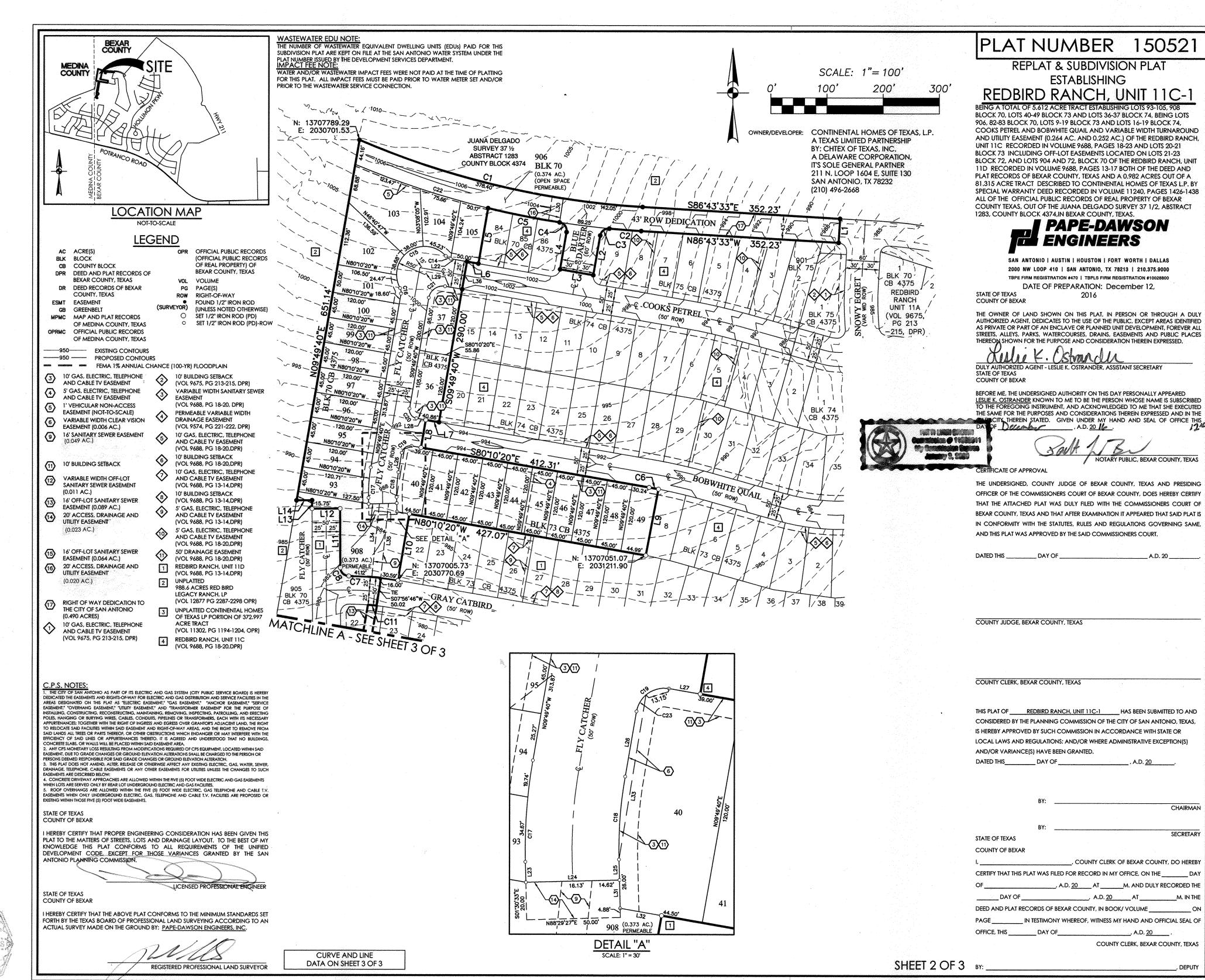
SHEET 1 OF 3 BY:

DEPUTY

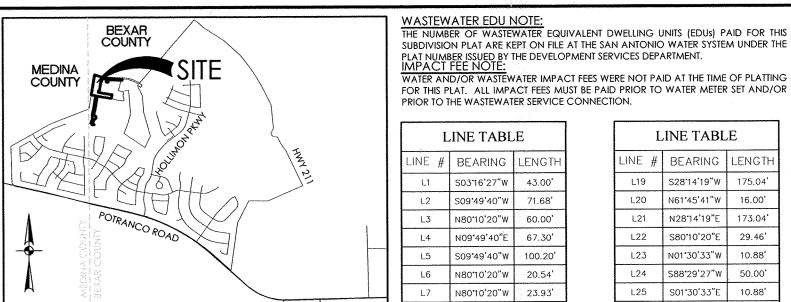
CHAIRMAN

SECRETARY

, DEPUTY







LOCATION MAP NOT-TO-SCALE

<u>LEGEND</u>	
OPR	OFFICIAL PUBLIC RECORDS

AC	ACRE(\$)
BLK	BLOCK
CB	COUNTY BLOCK
DPR	DEED AND PLAT RECORDS OF
	BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR
	COUNTY, TEXAS

ESMT EASEMENT GB GREENBELT MPMC MAP AND PLAT RECORDS OF MEDINA COUNTY, TEXAS

OPRMC OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) O SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

10' BUILDING SETBACK

DRAINAGE EASEMENT

EASEMENT

VARIABLE WIDTH SANITARY SEWER

(VOL 9688, PG 18-20, DPR)

PERMEABLE VARIABLE WIDTH

(VOL 9574, PG 221-222, DPR)

AND CABLE TV EASEMENT

(VOL 9688, PG 18-20, DPR)

(VOL 9688, PG 18-20, DPR)

AND CABLE TV EASEMENT

(VOL 9688, PG 13-14,DPR)

(VOL 9688, PG 13-14, DPR)

AND CABLE TV EASEMENT

(VOL 9688, PG 13-14, DPR)

AND CABLE TV EASEMENT

(VOL 9688, PG 18-20, DPR)

(VOL 9688, PG 18-20, DPR)

50' DRAINAGE EASEMENT

REDBIRD RANCH, UNIT 11D

5' GAS, ELECTRIC, TELEPHONE

5' GAS, ELECTRIC, TELEPHONE

10' BUILDING SETBACK

10' GAS, ELECTRIC, TELEPHONE

10' BUILDING SETBACK

10' GAS, ELECTRIC, TELEPHONE

(OFFICIAL PUBLIC RECORDS

OF MEDINA COUNTY, TEXAS 950 EXISTING CONTOURS ----950 ---- PROPOSED CONTOURS FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

10' BUILDING SEIBACK (VOL 9675, PG 213-215, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) VARIABLE WIDTH CLEAR VISION EASEMENT (0.006 AC.)

16' SANITARY SEWER EASEMENT (0.049 AC.)

(11) 10' BUILDING SETBACK VARIABLE WIDTH OFF-LOT SANITARY SEWER EASEMENT (0.011 AC.)

16' OFF-LOT SANITARY SEWER EASEMENT (0.089 AC.) 20' ACCESS, DRAINAGE AND UTILITY EASEMENT

(0.023 AC.) 16' OFF-LOT SANITARY SEWER EASEMENT (0.064 AC.)

20' ACCESS, DRAINAGE AND UTILITY EASEMENT (0.020 AC.)

RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.490 ACRES)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9675, PG 213-215, DPR)

(VOL 9688, PG 13-14,DPR) UNPLATTED 988.6 ACRES RED BIRD LEGACY RANCH, LP (VOL 12877 PG 2287-2298 OPR) UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 372.997 ACRE TRACT (VOL 11302, PG 1194-1204, OPR)

REDBIRD RANCH, UNIT 11C (VOL 9688, PG 18-20, DPR)

C.P.S. NOTES:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HI 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 RESEMENT, "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 EACH TIES 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.

2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID

EASEMENT, 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.

3. 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:

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

4. CONCRETE DEVENMENT AFFROACHES ARE ALLOWED WITHIN THE PIVE 15) FOOT WIDE ELECTRIC AND GAS FACILITIES.

5. 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.

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

100 4 100 V

HN NOEL NICHOLLS

4402

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE

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:

LINE TABLE

INE # BEARING LENGTH

S03'16'27"W

S09'49'40"W

N09'49'40"E

S09*49'40"W

N8010'20"W

N80°10'20"W

S09*49'40"W

S10*48'59"W

S09'49'40"W

N0016'06"W

S89'43'54"W

S00'16'06"E

S89'43'54"W

S09'49'40"W

S09*49'40"W

N0016'06"W

N09'49'40"E 239.79'

L3 N80'10'20"W

L2

L4

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

43.00

71.68

60.00

67.30

20.54

23.93

50.00

119,87

120.00

105.01

50.00

14.98

27.50

240.97

77.77

LINE TABLE			
LINE #	BEARING	LENGTH	
L19	S28'14'19"W	175.04	
L20	N61°45'41"W	16.00'	
L21	N2814'19"E	173.04	
L22	S8010'20"E	29.46'	
L23	N01*30'33"W	10.88	
L24	S88'29'27"W	50.00'	
L25	S01*30'33"E	10.88′	
L26	S09*49'40"W	35.27	
L27	N8010'20"W	16.93'	
L28	S80°10'20"E	16.93'	
L29	N8010'20"W	30.86'	
L30	N08*42'01"E	43.00'	
L31	N01'30'33"W	15.12'	
L32	N8010'20"W	22.42'	
L33	S09"14'16"W	89.11	
L34	N05*52'57"E	131.20'	
L35	S05*52'57"W	133.18'	
L36	S09'49'40"W	50.00'	

905

BLK 70

CB 4375

975

_ 81 1

80

---79-965

78

77

76

BLK 70

CB 4375

-960-

23

²⁹75 20

HERON-

-S09'49'40"W-

72

+S01'37'30"W

960

75

74

FEMA 1% ANNUAL

FLOODPLAIN (MAP

NO. 48029C0345F)

CHANCE

164.90

C13-

BLK 70

N: 13706285.23

2030568.90

-CB 4375

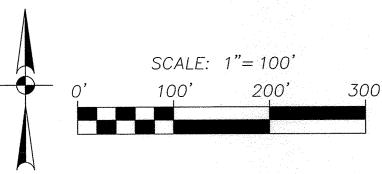
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1500.00	19*52'47"	S76°47'09"E	517.84'	520.45
C2	1543.00	2*06'42"	N85*40'11"W	56.87	56.87
C3	15.00'	85*33'30"	S52*36'25"W	20.38'	22.40'
C4	15.00'	91*07′39"	N35'44'10"W	21.42'	23.86
C5	1543.00'	4*49'08"	N78*53'25"W	129.74	129.78'
C6	975.00'	0*59'19"	S79*40'41"E	16.82	16.82
C7	515.00'	9*45'28"	N85*03'04"W	87.60'	87.71
C8	15.00'	89*39'42"	N45*05*57"W	21.15	23.47
C9	225.00'	1*57'46"	N88*32'24"W	7.71'	7.71'
C10	15.00'	32*40'15"	N73*11'10"W	8.44	8.55'
C11	465.00'	1*58'40"	S84*43'39"E	16.05	16.05'
C12	15.00'	84*46'20"	N42*07*04"E	20.22'	22.19'
C13	58.00'	15 58 48"	S68*52'19"E	16.12'	16.18
C14	15.00'	38'52'15"	S60'44'12"E	9.98'	10.18
C15	50.00'	167'44'30"	N54*49'40"E	99.43'	146.38
C16	15.00'	38'52'15"	N09*36'27"W	9.98'	10.18
C17	275.00'	11*20'13"	N04*09'33"E	54.33'	54.41
C18	225.00'	11*20'13"	S04*09'33"W	44.45	44.52
C19	15.00'	90,00,00,	S54*49'40"W	21.21	23.56
C20	15.00'	90,00,00,	S35*10'20"E	21.21'	23.56'
C21	25.00'	90,00,00,	S54*49'40"W	35.36'	39.27
C22	1543.00'	915'25"	N71*51'09"W	249.02'	249.29
C23	15.00'	39'46'53"	N29'43'07"E	10.21'	10.41

SURVEYOR'S NOTES

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK 3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



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

PLAT NUMBER 150521

REPLAT & SUBDIVISION PLAT ESTABLISHING

REDBIRD RANCH, UNIT 11C-

BLOCK 70, LOTS 40-49 BLOCK 73 AND LOTS 36-37 BLOCK 74, BEING LOTS 906, 82-83 BLOCK 70, LOTS 9-19 BLOCK 73 AND LOTS 16-19 BLOCK 74, COOKS PETREL AND BOBWHITE QUAIL AND VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT (0.264 AC. AND 0.252 AC.) OF THE REDBIRD RANCH, UNIT 11C RECORDED IN VOLUME 9688, PAGES 18-23 AND LOTS 20-21 BLOCK 73 INCLUDING OFF-LOT EASEMENTS LOCATED ON LOTS 21-23 BLOCK 72, AND LOTS 904 AND 72, BLOCK 70 OF THE REDBIRD RANCH, UNIT 11D RECORDED IN VOLUME 9688, PAGES 13-17 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 0.982 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 1426-1438 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE JUANA DELGADO SURVEY 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, IN BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: December 12,

STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEXAR

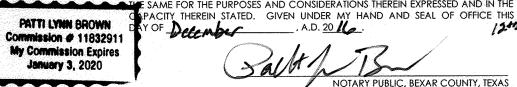
STATE OF TEXAS

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.

STATE OF TEXAS

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 SHE EXECUTED E SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE



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.

			¥
COUNTY IUDGE	BEXAR COUNTY, TEXAS		
CODIVIT JODGE,	BEAAR COOKIT, TEXAS		
COUNTY CLEDK B	BEXAR COUNTY, TEXAS		
CODINIT CEEKK, E	SEXAR COOIVIT, TEXAS		
Water	,		
THIS PLAT OF	REDBIRD RANCH, UNIT 11C-1	HAS BEEN SUBM	IITED TO AND
CONSIDERED BY T	HE PLANNING COMMISSION OF	THE CITY OF SAN ANT	ONIO, TEXAS,
IS HEREBY APPROV	VED BY SUCH COMMISSION IN A	CCORDANCE WITH S	TATE OR
LOCAL LAWS AND	REGULATIONS; AND/OR WHER	E ADMINISTRATIVE EXC	CEPTION(S)
AND/OR VARIAN	CE(S) HAVE BEEN GRANTED.		
DATED THIS	DAY OF	, A.D. <u>20</u>	
		i	

l,	, COUN	TY CLERK	OF BEXAR COL	JNTY, DO HEREBY
CERTIFY THAT THIS PLAT	WAS FILED FOR RECO	RD IN M	Y OFFICE, ON TH	IEDAY
OF	, A.D. <u>20</u>	AT	M. AND DUL	Y RECORDED THE
DAY OF	,	A.D. 20	. AT	M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF , A.D. <u>20</u>

COUNTY CLERK, BEXAR COUNTY, TEXAS

DATA ON THIS SHEET

SHEET 3 OF 3 BY:

DEPUTY

CHAIRMAI

SECRETARY