300

THIS PLAT OF \_\_\_\_\_ REDBIRD RANCH UNIT 9A HAS BEEN SUBMITTED TO AND

, A.D. <u>20</u>

MAN SECRETARY

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\_\_\_

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

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. EDU IMPACT FEE PAYMENT 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

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 TRANSPORTATION AND CAPITAL IMPROVEMENTS. 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.

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

OT 901, BLOCK 61, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH DRAINAGE EASEMENT AND LOT 901, BLOCK 60, CB 4375 IS DESIGNATED AS OPEN SPACE. 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 DEMAND 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

BEXAR COUNTY MAINTENANCE NOTE: BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. GREENBELT LOT 901, BLOCK 61 AND LOT 901, BLOCK 60. REDBIRD RANCH UNIT 9A HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS WILL BE RESPONSIBLE FOR

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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1098085) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR LINDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY REEVES LOOP (VOL 9695, PG 40, DPR)

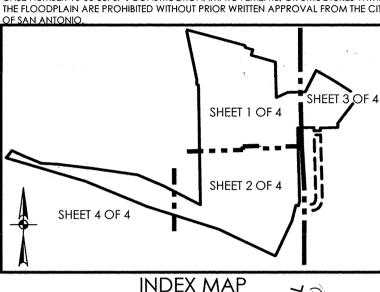
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF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

TRANSPORTATION AND CAPITAL IMPROVEMENTS

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 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. LOOD 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 LOWER OF 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 MARCH 26, 2014. CASE NUMBER 14-06-0021P AND 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



SCALE: 1"= 1000"

SEE DETAIL "G"

ON SHEET 2

SEE DETAIL YB" "

ON THIS SHEET

**3X1**)

N88°26'23"E

/125.00

13

N88'26'23"E

36.16' 82.1

7.28 85.39

**⑤** 

68.00

**-3X11** 

\_\_\_L31

SEE DETAIL "A" Q Q ON THIS SHEET C36

N88'26'23"E

125.00

188'26'23"E

125.00

L62-

OF WAY (0.732 AC.) 30' PRIVATE DRAINAGE EASEMENT 1 INTO FUTURE RIGHT-OF-WAY VARIABLE WIDTH OFF-LOT

> (VOL 9657, PG 202-203, DPR) 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (0.245 AC) (OFF-LOT) (VOL 9695, PG 40, DPR)

AND CABLE TV EASEMENT 16' OFF LOT SANITARY SEWER EASEMENT

THÓS. QUINTERA SURVEY 300

**ABSTRACT 978** 

**COUNTY BLOCK 4353** 

JOSE PADILLA

SURVEY 300

1/5 ABSTRACT 1097 COUNTY **BLOCK 4375** 

12

SEE DETAIL "D"

N88'26'23"E

125.00

N88'26'23"E

125.00

7!

N88'26'23"E

-(3**(1**1)<sup>8</sup>

ON SHEET 3

25.32 37.9

N: 13706187.12 E: 2034826.10

(210) 496-2668 (VOL 9657, PG 202-203, DPR)

PG PAGE(S) ROW RIGHT-OF-WAY VAR WID VARIABLE WIDTH REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (SURVEYOR) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-RO 1234.56 MINIMUM FINISHED FLOOR OF SANITARY SEWER MAIN

VOL VOLUME

-1140- — EXISTING CONTOURS -1140 PROPOSED CONTOURS 1% ANNUAL CHANCE (100-YR) FLOODPLAIN ORIGINAL SURVEY/COUNTY LINE

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT SEWER EASEMENT 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR

LEGEND

AC ACRE(S)

CB COUNTY BLOCK

NCB NEW CITY BLOCK

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

DR DEED RECORDS OF BEXAR

OPR OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

COUNTY, TEXAS

BLK BLOCK

(11)

VISION EASEMENT 16' SANITARY SEWER EASEMENT (0.059 AC.) EASEMENT 10' BUILDING SETBACK

20' ACCESS, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON NCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.)

50' OFF-SITE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT

20' PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION

DRAINAGE EASEMENT

CONTINENTAL HOMES OF TEXAS, L.P. DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION,

PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR) REDBIRD RANCH AMENITY CENTER, LOT 2, BLOCK 39 (VOL 9695, PG 40, DPR)

REDBIRD RANCH ELEMENTARY SCHOOL, LOT 1, BLOCK 39 (VOL 9670, PG 18-20, DPR)

211 N. LOOP 1604 E, SUITE 130

(UNLESS NOTED OTHERWISE) WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS, QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK

VARIABLE WIDTH SANITARY

(VOL 11948, PG 306-319, OPR) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV (VOL 16126, PG 1608-1616, OPR) VARIABLE WIDTH DRAINAGE

(VOL 9650, PG 80-81, DPR) 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 14720, PG 719-729, OPR) 20' BUILDING SETBACK (REDBIRD RANCH AMENITY CENTER)

(VOL 9695, PG 40, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL 9695, PG 40, DPR) UNPLATTED

CONTINENTAL HOMES OF TEXAS LP STATE OF TEXAS

14' GAS FLECTRIC TELEPHONE IT'S SOLE GENERAL PARTNER (VOL 9657, PG 202-203, DPR) SAN ANTONIO, TX 78232

ROSIE ELAINE PEREZ

Notary Public, State of Texas

Comm. Expires 01-29-2020

Notary ID 130517485

PAPE-DAWSON

**ESTABLISHING** 

4353, JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY

BLOCK 4375, S. MUSQUEZ SURVEY 300 1/6, ABSTRACT 1084, COUNTY BLOCK

4371, AL ERSKINE SURVEY 300 1/5, ABSTRACT 1260, COUNTY BLOCK 4372 1/2

SCALE: 1"= 100'

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 13, 2016

IN BEXAR COUNTY, TEXAS.

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 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 SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED 

ERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIF THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT ( BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 \_

CHAIRM

STATE OF TEXAS

M. AND DULY RECORDED TH

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 4 BY:

MATCHLINE A - SEE SHEET 2 OF 4

REGISTERED PROFESSIONAL LAND SURVEYOR

ARBORIST OFFICE 35-477(b)(5)C THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT REDBIRD RANCH UNIT 7A, PLAT NO. 130044 WHICH IS RECORDED IN VOLUME 9675, PAGE(S) 202-203. COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT HELD A PUBLIC HEARING WHICH INVOLVED (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. **BLK 39** CB 4375 2 ROSIE ELAINE PEREZ & Notary Public, State of Texas Comm. Expires 01-29-2020 Notary ID 130517485 SWORN AND SUBSCRIBED BEFORE ME THIS THE 14 DAY OF DECEMBER. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 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 BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL C.P.S. NOTES:

1. 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 PARTICIPATION OF THE PROPERTY OF THE PROPER EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF STALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING NOT-TO-SCALE

**I**SITE

CITY OF

SAN ANTONIO

REEVES LOOP

AREA BEING REPLATTED

1

MEDINA

COUNTY

BEXAR COUNTY, TEXAS.

COUNTY OF BEXAR

OWNER/DEVELOPER:

STATE OF TEXAS

STATE OF TEXAS

BEXAR

COUNTY

2

NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

LOCATION MAP

AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH

WRITTEN NOTIFICATION

0.002 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF A

VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT OF THE REDBIRD RANCH UNIT 7A,

RECORDED IN VOLUME 9657, PAGES 202-203 OF THE DEED AND PLAT RECORDS OF

CONTINENTAL HOMES OF TEXAS, L.P.

A TEXAS LIMITED PARTNERSHIP

IT'S SOLE GENERAL PARTNER

211 N. LOOP 1604 E, SUITE 130

BY CHIEX OF TEXAS, INC.

SAN ANTONIO, TX 78232

(210) 496-2668

Rosie Elaine Perus

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

-28.85 DETAIL "A

-17.51

(0.035 AC.)

L59 69.65

3

935.50 125.00 934.10 N88 26 23 E

901

**BLK 61** 

CB 4375

(13.988 AC.)

(OPEN SPACE)

PERMEABLE

N86°55'09"W

121.48

120.56

N88\*26'23"E

122.22

N88'26'23"E

123.89

N88"26'23"E

20.00'-

L44 27.50'-

939.40

938.50

901

936.80

REDBIRD RANCH AMENITY CENTER

901

**BLK 61** 

**CB 4375** 

(13.988 AC.)

(OPEN SPACE)

**PERMEABLE** 

CURVE DATA ON SHEET 4 OF 4 LINE DATA ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE

**DENNIS R. RION** 67109

COLES HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSA APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EIGRESS OVER GRANTORS 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. 2. ANY CPS ENERGY 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. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, NAGE, 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. WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND 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 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: FESSIONAL ENGINEER

COUNTY OF BEXAR 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.

> 68.00 DETAIL "B" NOT-TO-SCALE

OF THIS MULTIPLE PAGE PLAT

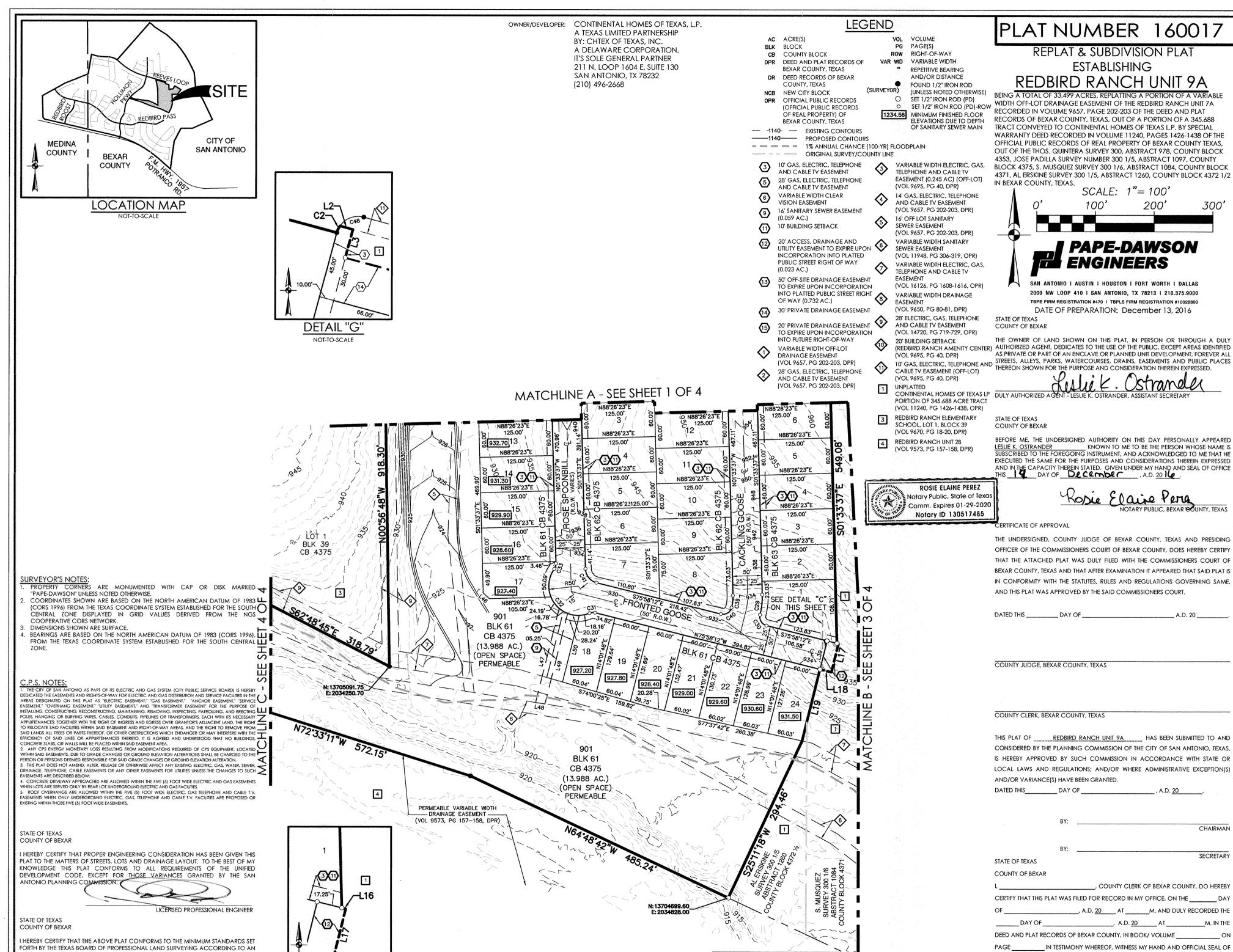
DEPUTY

\_\_\_, A.D. <u>20</u>\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

OFFICE, THIS \_\_\_\_\_ DAY OF\_\_

SHEET 2 OF 4 BY:



CURVE DATA ON SHEET 4 OF 4

LINE DATA ON SHEET 4 OF 4

LAT NOTES APPLY TO EVERY PAG

OF THIS MULTIPLE PAGE PLAT



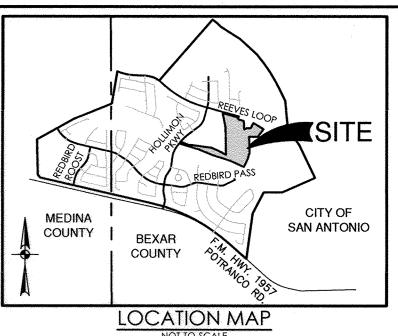
ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

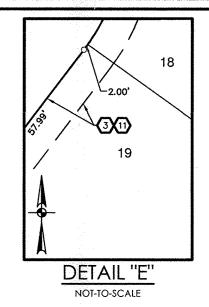
REGISTERED PROFESSIONAL LAND SURVEYOR

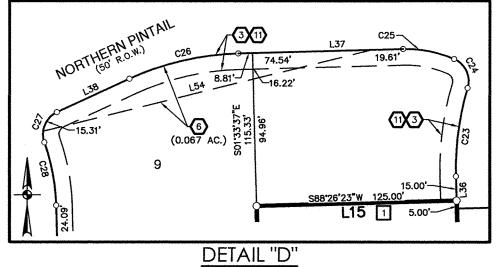
DETAIL "C

NOT-TO-SCALE

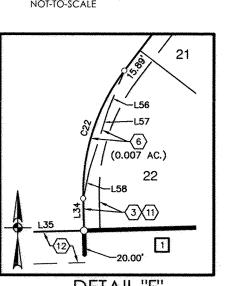
67109







NOT-TO-SCALE



DETAIL "F" NOT-TO-SCALE

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

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

1. 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 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 WALLIS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS ENERGY 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 ALTERATIONS SHALL BE CHARGED TO THE PERSON OR 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

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND 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

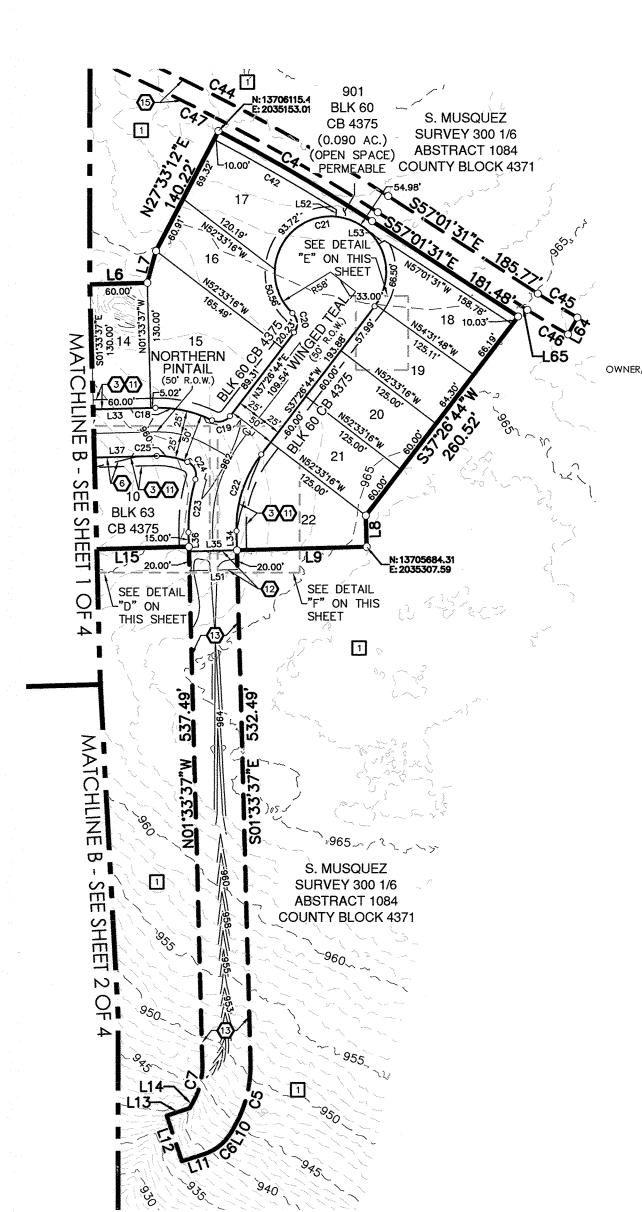
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION:



STATE OF TEXAS COUNTY OF BEXAR

> 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.





BLK BLOCK DPR DEED AND PLAT RECORDS OF

NCB NEW CITY BLOCK **OPR** OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS 

BEXAR COUNTY, TEXAS

DR DEED RECORDS OF BEXAR

COUNTY, TEXAS

AC ACRE(S)

CB COUNTY BLOCK

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

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT 16' SANITARY SEWER EASEMENT

10' BUILDING SETBACK

20' ACCESS, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY 50' OFF-SITE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT

30' PRIVATE DRAINAGE EASEMENT 20' PRIVATE DRAINAGE EAGLIVILIANT TO EXPIRE UPON INCORPORATION VARIABLE WIDTH OFF-LOT

DRAINAGE EASEMENT (VOL 9657, PG 202-203, DPR) 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE

TV EASEMENT (0.245 AC)

OF WAY (0.732 AC.)

(VOL 9695, PG 40, DPR) 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

LEGEND VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY VAR WID VARIABLE WIDTH REPETITIVE BEARING AND/OR DISTANCE

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROV 1234.56 MINIMUM FINISHED FLOOR ELEVATIONS DUE TO DEPTH

OF SANITARY SEWER MAIN

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR) 16' OFF LOT SANITARY SEWER EASEMENT (VOL 9657, PG 202-203, DPR)

VARIABLE WIDTH SANITARY (VOL 11948, PG 306-319, OPR) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV **EASEMENT** (VOL 16126, PG 1608-1616, OPR)

> VARIABLE WIDTH DRAINAGE (VOL 9650, PG 80-81, DPR) 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 14720, PG 719-729, OPR) 20' BUILDING SETBACK

(REDBIRD RANCH AMENITY CENTER) STATE OF TEXAS (VOL 9695, PG 40, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL 9695, PG 40, DPR) UNPLATTED
CONTINENTAL HOMES OF TEXAS LP

PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR) REDBIRD RANCH ELEMENTARY SCHOOL, LOT 1, BLOCK 39 (VOL 9670, PG 18-20, DPR)

REDBIRD RANCH UNIT 2B (VOL 9573, PG 157-158, DPR)

> ROSIE ELAINE PEREZ Notary Public, State of Texas

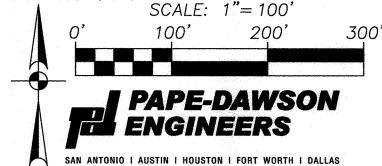
Comm. Expires 01-29-2020

Notary ID 130517485

PLAT NUMBER 160017

**REPLAT & SUBDIVISION PLAT ESTABLISHING REDBIRD RANCH UNIT 9A** 

WIDTH OFF-LOT DRAINAGE EASEMENT OF THE REDBIRD RANCH UNIT 7A RECORDED IN VOLUME 9657, PAGE 202-203 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A PORTION OF A 345.688 TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS. OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, S. MUSQUEZ SURVEY 300 1/6, ABSTRACT 1084, COUNTY BLOCK 4371, AL ERSKINE SURVEY 300 1/5, ABSTRACT 1260, COUNTY BLOCK 4372 1/2 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 13, 2016

**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 ALI STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT - LESLIE

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 14th DAY OF DECEMBER. A.D. 2016.



CERTIFICATE OF APPROVAL

DATED THIS\_

\_\_ DAY OF \_

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 I 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	
TING OLAT OF	DEDDING DAMAN IN IT OF	
	REDBIRD RANCH UNIT 9A	
CONSIDERED BY	THE PLANNING COMMISSION OF THE	CITY OF SAN ANTONIO, TEXA
IS HEREBY APPR	OVED BY SUCH COMMISSION IN A	ACCORDANCE WITH STATE O
LOCAL LAWS AT	ND REGULATIONS; AND/OR WHERE	ADMINISTRATIVE EXCEPTION
AND/OR VARIAN	CE(S) HAVE BEEN GRANTED.	

BY:			
	- Andrews		CHAIRMA

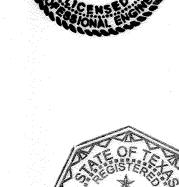
, A.D. <u>20</u>

STATE OF TEXAS				SECKEIARY	
COUNTY OF BEXAR					
l	, co	UNTY CLERK	OF BEXAR CC	UNTY, DO HEREBY	
CERTIFY THAT THIS PLAT WA	S FILED FOR RE	CORD IN MY	OFFICE, ON I	HEDAY	
OF	, A.D. <u>20</u>	AT	M. AND DU	Y RECORDED THE	
DAY OF		A.D. 20	AT	M IN THE	

OFFICE, THIS \_\_\_\_\_ DAY OF\_\_ \_\_, A.D. <u>20</u>\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME



**DENNIS R. RION** 

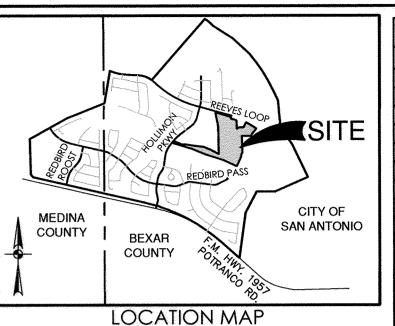
67109

CURVE DATA ON SHEET 4 OF 4 LINE DATA ON SHEET 4 OF 4

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

SHEET 3 OF 4 BY:

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF



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 REAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE ." "OVERHANG EASEMENT." "UTILITY EASEMENT." AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF Stalling, Constructing, Reconstructing, Maintaining, Removing, Inspecting, Patrolling, and Erecting Stalling, Constructing, Reconstructing, Maintaining, Removing, Inspecting, Patrolling, and Erecting Dies, Hanging or Burying Wires, Cables, Conduits, Pipelines or Transformers, Each With Its Necessary Ppurtenances: Together With the Right of Ingress and Egress over Grantor's Adjacent Land. The Right RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM D LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE AND CANDS ALL IREES ON PARIS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFER WITH THE FFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, ONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED

HIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE SON 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, MAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

SEMENTS 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. ASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR TING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090,00,00	S29*56'21"E	21.21	23.56'
C2	15.00*	019"28'16"	N24*47'48"E	5.07	5.10'
C3	1927.00	00379'19"	S73"16"41"E	111.71	111.72'
C4	1957.00	005'25'17"	S59*44*09*E	185.10'	185.17
C5	125.00	030°55'35"	S13*54'10"W	66.65	67.47
C6 ·	50.00'	042'30'30"	S50°37'12"W	36.25'	37.10
<b>C7</b>	75.00	030'55'35"	N13°54'10"E	39.99	40.48
C8	965.00'	001°33'29"	N39°25'02"E	26.24	26.24
С9	15.00'	090'00'00"	S29*56*21"E	21.21'	23.56'
C10	15.00*	052'01'12"	N79°03'03"E	13.16'	13.62
C11	50.00	284'02'25"	S15*03'39*W	61.54'	247.87'
C12	15.00*	052"01"12"	N48*55'44"W	13.16'	13.62*
C13	15.00*	090,00,00	S60'03'39"W	21.21'	23.56'
C14	270.00'	016'37'16"	S06*45'01"W	78.05	78.33'
C15	15.00*	090,00,00	S46'33'37"E	21.21'	23.56'
C16	275.00'	023'00'00"	N76*56'23"E	109.65	110.39
C17	225.00'	023'00'00"	N76*56'23"E	89.72	90.32
C18	125.00'	027'55'22"	S77*35'56"E	60.32	60.92'
C19	15.00'	078*55'01"	N76'54'15"E	19.07	20.66
C20	15.00'	084*29'51"	NO4*48*11"W	20.17'	22.12
C21	58.00'	264*29'51"	N8511'49"E	85.87*	267.75
C22	125.00'	039*00'21"	S17°56′34″W	83.46'	85.10'
C23	175.00	01871'49"	N07*32'17"E	55.35'	55.58'
C24	15.00'	083"1'40"	N24*57'38"W	19.92'	21.78'
C25	75.00	025*00'09*	N79*03'33"W	32.47'	32.73
C26	175.00	023'00'00"	S76'56'23"W	69.78*	70.25
C27	15.00'	085'21'14"	S22*45'46"W	20.34	22.35'

125.00' 018'21'14"

015'43'45"

125.00

15.00'

C29

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH			
C31	15.00'	036*56'51"	S85*33'22"W	9.51'	9.67'			
C32	50.00'	1481817"	N38°45′55″W	96.20'	129.42			
C33	15.00'	036'56'51"	N16'54'48"E	9.51'	9.67			
C34	330.00'	016'37'16"	N06*45'01"E	95.40'	95.73'			
C35	15.00'	090'00'00"	S43*26'23"W	21.21	23.56			
C36	325.00'	023'00'00"	S76'56'23"W	129.59	130.46'			
C37	15.00'	100°53'40"	N64°06'47"W	23.13'	26.41			
C38	75.00'	012"06'20"	N07*36'47"W	15.82'	15.85'			
C39	75.00'	015*54'53"	N06"23"50"E	20.77	20.83'			
C40	15.00'	089'40'32"	N5971'32"E	21.15'	23.48'			
C41	25.00'	074*24'35"	S38*45'55"E	30.23	32.47			
C42	1947.00	00479'14"	N6017111W	146.78'	146.82			
C43	1897.00	002*41'17"	S73'35'42"E	88.99	89.00			
C44	1988.00	017*54*50"	S65"58'56"E	619.03	621.56			
C45	712.00'	003'51'45"	S58*57'24"E	47.99	48.00'			
C46	732.00'	003*51'45"	N58*57'24"W	49.34	49.35			
C47	1968.00	017"54'50"	N65°58'56"W	612.80'	615.31			
C48	15.00	090,00,00,	S60*03'39*W	21.21'	23.56'			

OWNER (BEVELORE)
OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.
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

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
SANIANITONIO TV 78222

(210) 496-2668

L65

L66

L67

L68

N57'01'31"W

S74'56'21"E

N15'03'39"E

N74'56'21"W

185.77

47.84

40.00

11.00

**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 NCB NEW CITY BLOCK OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS -- -1140- -- EXISTING CONTOURS 1% ANNUAL CHANCE (100-YR) FLOODPLAIN ORIGINAL SURVEY/COUNTY LINE 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 16' OFF LOT SANITARY SEWER EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT 16' SANITARY SEWER EASEMENT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)

UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED (VOL 16126, PG 1608-1616, OPR) PUBLIC STREET RIGHT OF WAY **FASEMENT** 

50' OFF-SITE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.732 AC.) 30' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT 20' PRIVATE DRAINAGE EAGLIST.
TO EXPIRE UPON INCORPORATION INTO FUTURE RIGHT-OF-WAY VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (VOL 9657, PG 202-203, DPR) 28' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (0.245 AC) (OFF-LOT)

(VOL 9695, PG 40, DPR)

VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY

VAR WID VARIABLE WIDTH REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)-ROV 1234.56 MINIMUM FINISHED FLOOR OF SANITARY SEWER MAIN

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR) (VOL 9657, PG 202-203, DPR)

(0.059 AC.) 10' BUILDING SETBACK VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV 20' ACCESS, DRAINAGE AND

VARIABLE WIDTH DRAINAGE (VOL 9650, PG 80-81, DPR) 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 14720, PG 719-729, OPR)

20' BUILDING SETBACK (REDBIRD RANCH AMENITY CENTER) STATE OF TEXAS (VOL 9695, PG 40, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL 9695, PG 40, DPR)

UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR) REDBIRD RANCH ELEMENTARY SCHOOL, LOT 1, BLOCK 39 (VOL 9670, PG 18-20, DPR)

> 4 REDBIRD RANCH UNIT 2B (VOL 9573, PG 157-158, DPR)

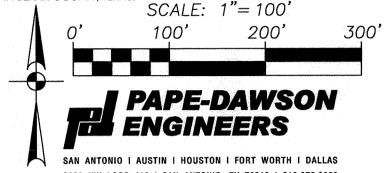
> > ROSIE ELAINE PEREZ

Notary Public, State of Texas Comm. Expires 01-29-2020 Natary ID 130517485

## PLAT NUMBER 160017

## **REPLAT & SUBDIVISION PLAT ESTABLISHING** REDBIRD RANCH UNIT 9A

WIDTH OFF-LOT DRAINAGE EASEMENT OF THE REDBIRD RANCH UNIT 7A RECORDED IN VOLUME 9657, PAGE 202-203 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A PORTION OF A 345.688 TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, S. MUSQUEZ SURVEY 300 1/6, ABSTRACT 1084, COUNTY BLOCK 4371, AL ERSKINE SURVEY 300 1/5, ABSTRACT 1260, COUNTY BLOCK 4372 1/2 IN BEXAR COUNTY, TEXAS



2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 13, 2016

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** 

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 SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 TO DAY OF DECEMBER., A.D. 20 16.



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 HIDGE I	BEXAR COUNTY, TEXAS	
COONTI JODGE, E	SEAR COUNTY, TEARS	
COUNTY CLERK, B	EXAR COUNTY, TEXAS	
THIS PLAT OF	REDBIRD RANCH UN	IT 9A HAS BEEN SUBMITTED TO AND
CONSIDERED BY T	HE PLANNING COMMISS	SION OF THE CITY OF SAN ANTONIO, TEXAS,
IS HEREBY APPRO	OVED BY SUCH COMM	ISSION IN ACCORDANCE WITH STATE OR
LOCAL LAWS AN	D REGULATIONS; AND/	OR WHERE ADMINISTRATIVE EXCEPTION(S)
	CE(S) HAVE BEEN GRANT	
DATED THIS	DAY OF	, A.D. <u>20</u>
	RY.	

SECRETARY

BEXAR					
	, COUNTY C	CLERK OF B	EXAR COUN	ITY, DO HE	REBY
T THIS PLAT WAS FILED	FOR RECORD	IN MY OFF	ICE, ON THE		DAY

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

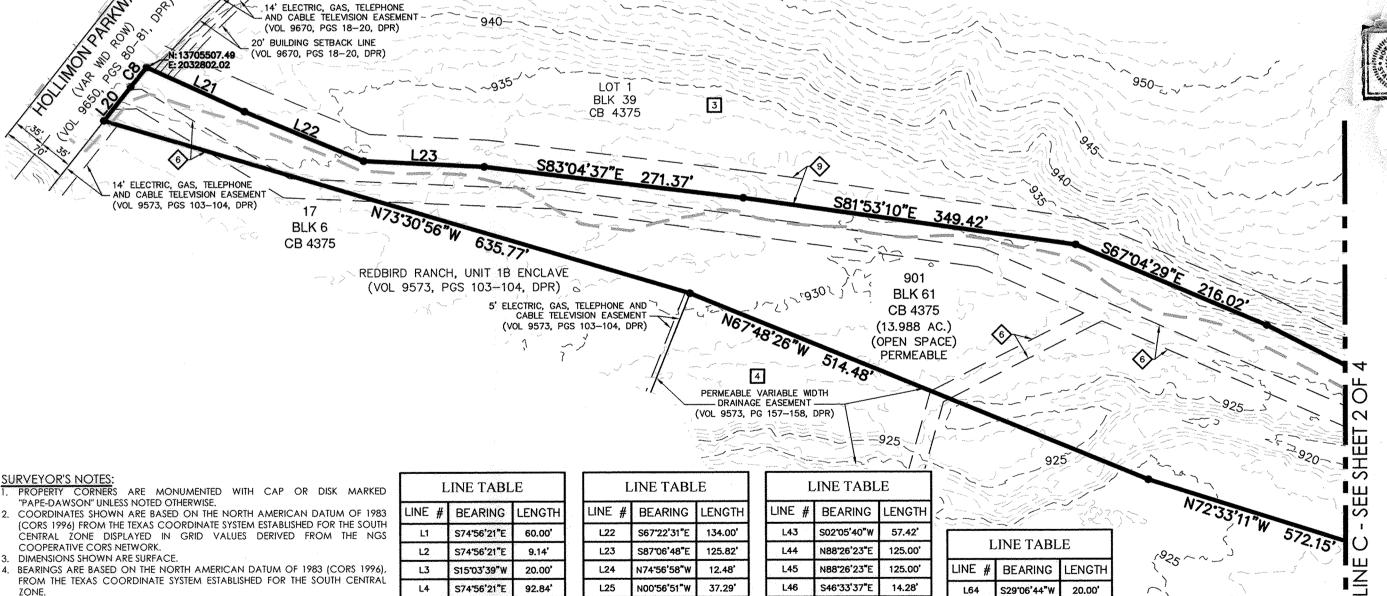
OFFICE, THIS \_\_\_\_\_ DAY OF\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 4 OF 4 BY:

STATE OF TEXAS

COUNTY OF

CERTIFY THA



39.87

34.21

21.24

40.04

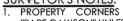
34.32

23.60

S10'44'14"E

S06"18'16"W

S30'54'02"E



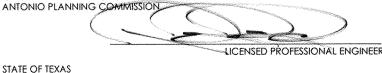
"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 COOPERATIVE CORS NETWORK.

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

## STATE OF TEXAS

LHEREBY 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



STATE OF TEXAS COUNTY OF BEXAR

THEREBY 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.



L1	S74'56'21"E	60.00'		L22	S67*22'31"E	134.00'		L43	S02'05'40"W	57.42
L2	S74'56'21"E	9.14'	Γ	L23	S87*06'48"E	125.82	Γ	L44	N88'26'23"E	125.00
L3	S15'03'39"W	20.00'		L24	N74°56'58"W	12.48'	Γ	L45	N88'26'23"E	125.00
L4	S74"56'21"E	92.84		L25	N00'56'51"W	37.29'		L46	S46'33'37"E	14.28
L5	N65'26'23"E	64.60'		L26	N15'03'39"E	14.00'		L47	N14'01'48"E	164.59
L6	N88°26'23"E	157.36'		L27	S74*56'21"E	8.77'		L48	N80*57'33"W	16.06
L7	N15'08'03"E	34.26'		L28	N74*56'21"W	8.77		L49	S14"01'48"W	158.42
L8	S01'33'37"E	32.35'		L29	S01*33*37"E	13.64		L50	S14"01'48"W	116.50
L9	S88'26'23"W	135.00'		L30	S01*33'37"E	10.00'		L51	S88*26'23"W	50.00
L10	S29"21'58"W	7.59'		L31	N88'26'23"E	63.11'		L52	N05°28'25"E	7.00
L11	S71*52'27"W	24.94		L32	N65°26'23"E	155.04'		L53	N59'46'55"E	7.00'
L12	N18'07'33"W	50.00*		L33	N88'26'23"E	102.95		L54	S76°09'43"W	211.33
L13	N71°52'27"E	24.94		L34	S01*33'37"E	20.00'		L55	S03'38'54"E	47.19
L14	N29'21'58"E	7.59'		L35	S88"26'23"W	50.00*		L56	S22'40'39"W	25.63
L15	S88'26'23"W	125.00'		L36	N01°33'37"W	20.00		L57	S17"25'04"W	39.59
L16	S75'58'12"E	2.75'		L37	S88'26'23"W	102.95'		L58	S12*28'42"W	18.41
L17	S14"01"48"W	50.00'		L38	S65'26'23"W	49.75'		L59	N00'01'51"E	6.74
L18	N75'58'12"W	20.00'		L39	S14'01'48"W	50.00*		L60	S00'01'51"W	70.36
L19	S14"01'48"W	125.52'		L40	N01'33'37"W	13.64		L61	N07'01'00"E	173.76
L20	N38'38'18"E	44.76		L41	S88'26'23"W	63.11		L62	N15'03'39"E	20.00
L21	S65'37'39"E	111.69'	Γ	L42	S65*26*23*W	24.67	Γ	L63	S74*56'21"E	47.84

L25	N00'56'51"W	37.29		L46	S46'33'37"E	14.28
L26	N15"03'39"E	14.00'		L47	N14'01'48"E	164.59'
L27	S74°56'21"E	8.77'		L48	N80°57'33"W	16.06
L28	N74'56'21"W	8.77		L49	S14°01'48"W	158.42
L29	S01'33'37"E	13.64		L50	S14°01'48"W	116.50
L30	S01*33'37"E	10.00'		L51	S88*26'23"W	50.00
L31	N88'26'23"E	63.11		L52	N05'28'25"E	7.00
L32	N65°26'23"E	155.04'		L53	N59'46'55"E	7.00
L33	N88'26'23"E	102.95		L54	S76°09'43"W	211.33
L34	S01°33'37"E	20.00'		L55	S03'38'54"E	47.19'
L35	S88"26'23"W	50.00*		L56	S22'40'39"W	25.63
L36	N01*33'37"W	20.00		L57	S17"25'04"W	39.59'
L37	S88*26'23"W	102.95		L58	S12'28'42"W	18.41*
L38	S65'26'23"W	49.75'		L59	N00°01'51"E	6.74
L39	S14"01'48"W	50.00		L60	S00'01'51"W	70.36
L40	N01°33'37"W	13.64'		L61	N07'01'00"E	173.76
L41	S88"26'23"W	63.11		L62	N15'03'39"E	20.00
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CURVE DATA ON SHEET 4 OF 4 LINE DATA ON SHEET 4 OF 4 PLAT NOTES APPLY TO EVERY PAG

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