

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

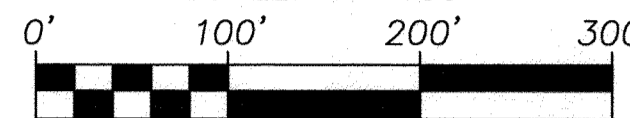
- |  |   |
|--|---|
| AC ACRE(S)   | VOL VOLUME  |
| BLK BLOCK  | PG PAGE(S)  |
| CB COUNTY BLOCK  | ROW RIGHT-OF-WAY  |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | VAR VARIABLE WIDTH  |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS   | REPT REPETITIVE BEARING   |
| NCB NEW CITY BLOCK   | AND/OR DISTANCE   |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
|  | SET 1/2" IRON ROD (PD)-ROW  |
|  | MINIMUM FINISHED FLOOR ELEVATIONS DUE TO DEPTH OF SANITARY SEWER MAIN                                       |
|  | 1234.56   |
| -1140- EXISTING CONTOURS   |   |
| -1140- PROPOSED CONTOURS   |   |
| -1% ANNUAL CHANCE (100-YR) FLOODPLAIN  |   |
| - ORIGINAL SURVEY/COUNTY LINE  |   |
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 3 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (0.245 AC) (OFF-LOT) (VOL 9695, PG 40, DPR) |
| 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 4 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR)                            |
| 14' SANITARY SEWER EASEMENT (0.059 AC.)  | 5 14' OFF LOT SANITARY SEWER EASEMENT (VOL 9657, PG 202-203, DPR)   |
| 10' BUILDING SETBACK   | 6 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)                                       |
| 20' ACCESS, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.) | 7 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 16126, PG 1608-1616, OPR)              |
| 50' OFF-SITE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.732 AC.)            | 8 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9650, PG 80-81, DPR)  |
| 30' PRIVATE DRAINAGE EASEMENT  | 9 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 14720, PG 719-729, OPR)                           |
| 20' PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE RIGHT-OF-WAY  | 10 20' BUILDING SETBACK (REDBIRD RANCH AMENITY CENTER) (VOL 9695, PG 40, DPR)                               |
| VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (VOL 9657, PG 202-203, DPR)   | 11 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL 9695, PG 40, DPR)                      |
| 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR)   | 1 UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR)      |
|  | 3 REDBIRD RANCH ELEMENTARY SCHOOL LOT 1, BLOCK 39 (VOL 9670, PG 18-20, DPR)                                 |
|  | 4 REDBIRD RANCH UNIT 28 (VOL 9573, PG 157-158, DPR)   |

## PLAT NUMBER 160017

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

BEING A TOTAL OF 33.499 ACRES, REPLATTING A PORTION OF A VARIABLE 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 ACRE 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.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800  
DATE OF PREPARATION: December 13, 2016

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

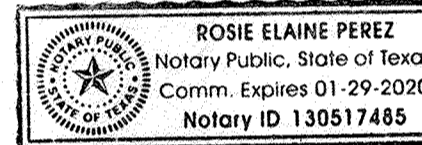
*Leslie K. Ostrander*

DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER, ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND A KNOWLEDGED 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 19 DAY OF December, A.D. 2016.

*Rosie Elaine Perez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



#### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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

#### SURVEYOR'S NOTES:

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

#### C.P.S. NOTES:

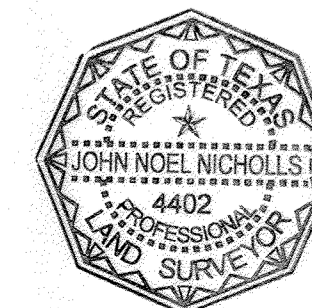
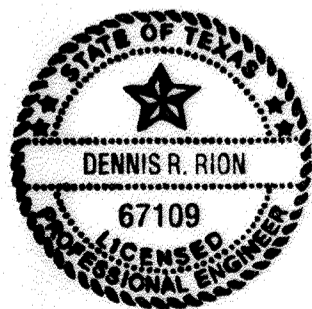
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE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

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

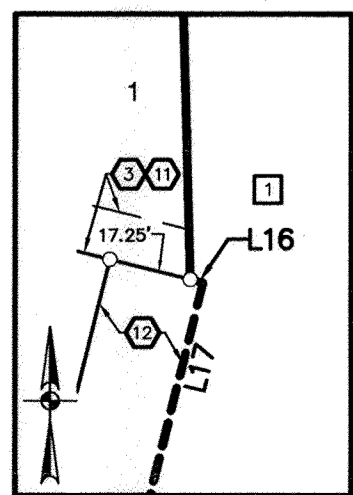
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



MATCHLINE A - SEE SHEET 1 OF 4

MATCHLINE C - SEE SHEET 4 OF 4

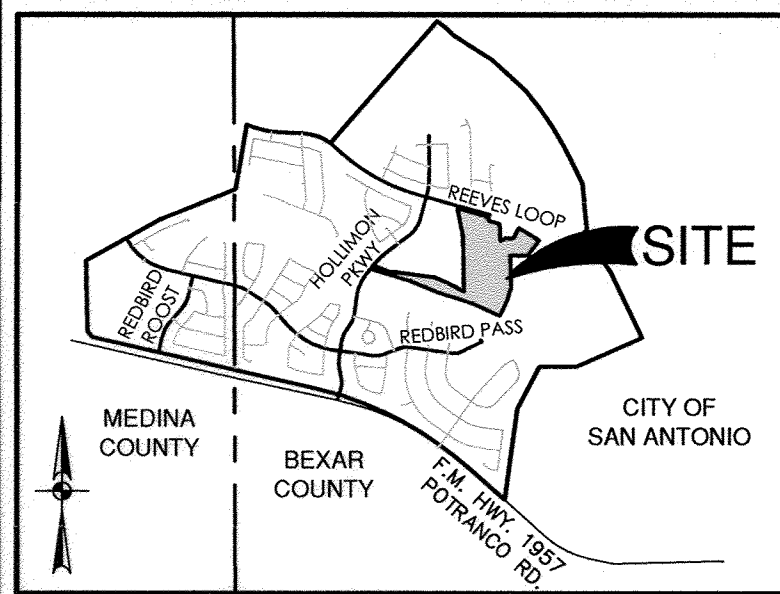
MATCHLINE B - SEE SHEET 3 OF 4



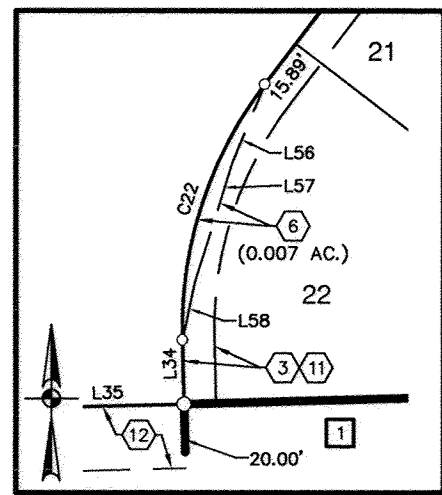
CURVE DATA ON SHEET 4 OF 4  
LINE DATA ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

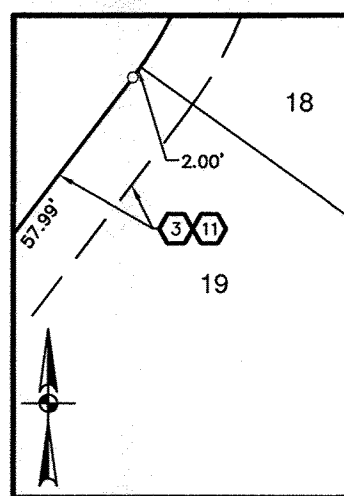
SHEET 2 OF 4



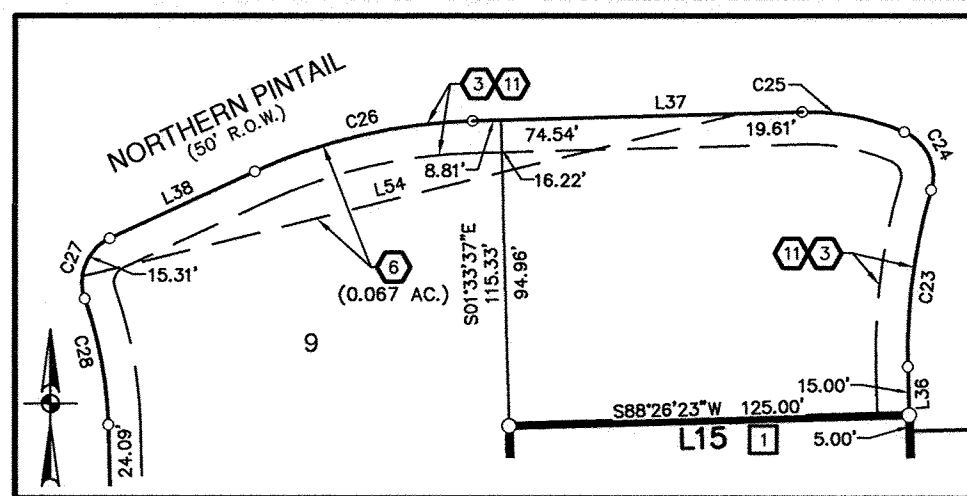
LOCATION MAP  
NOT-TO-SCALE



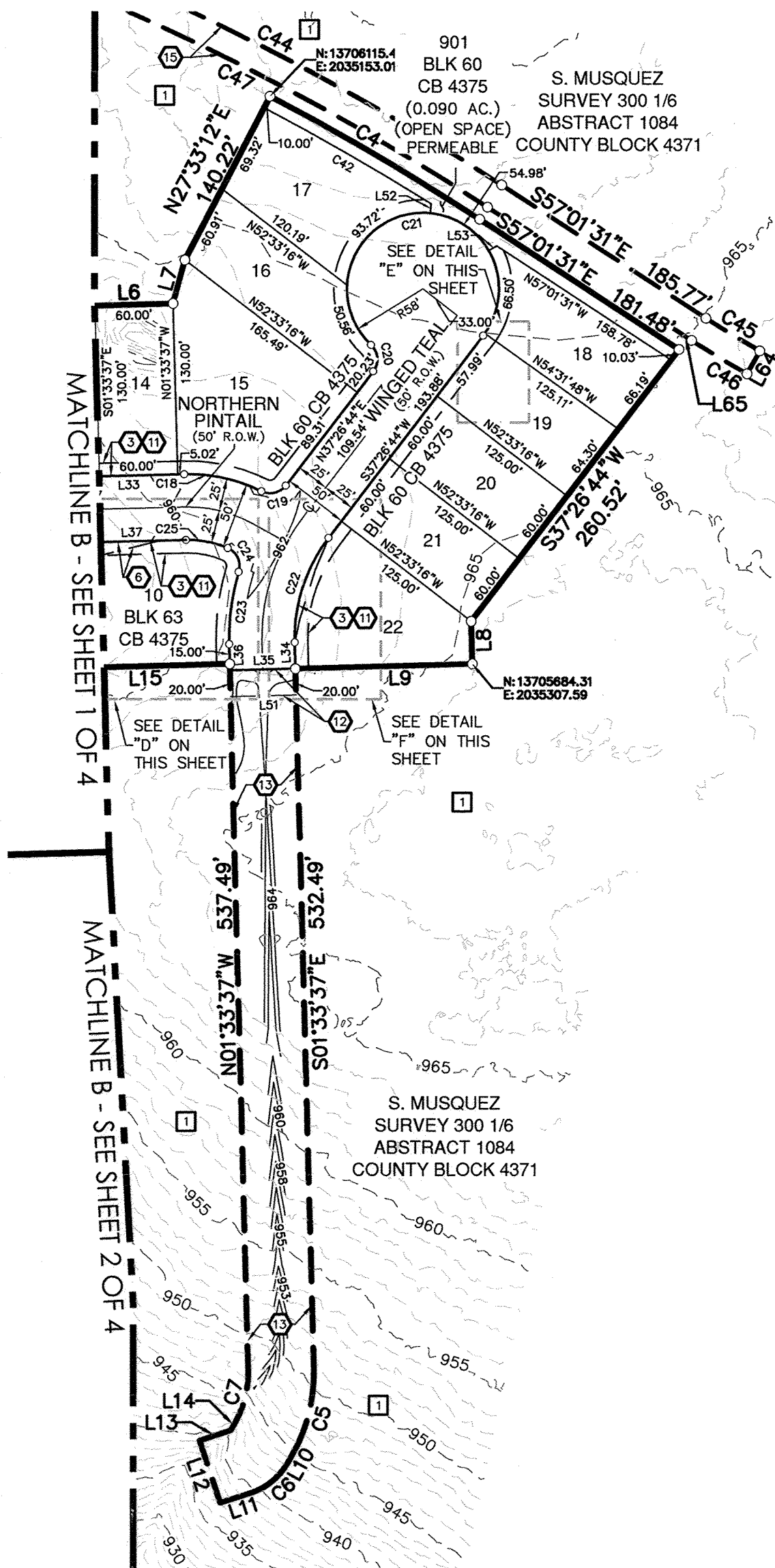
DETAIL 'F'  
NOT-TO-SCALE



DETAIL 'E'  
NOT-TO-SCALE



DETAIL 'D'  
NOT-TO-SCALE

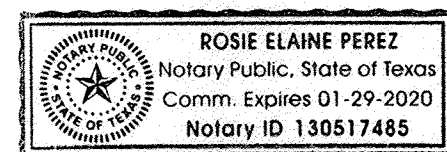


### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	WID	WIDE
NCB	NEW CITY BLOCK	(SURVEYOR)	REPTITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	1234.56	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR ELEVATIONS DUE TO DEPTH OF SANITARY SEWER MAIN
---	EXISTING CONTOURS		
---	PROPOSED 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
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16' SANITARY SEWER EASEMENT (0.059 AC.)
- 10' BUILDING SETBACK
- 20' ACCESS, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.)
- 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 TO EXPIRE UPON INCORPORATION INTO FUTURE RIGHT-OF-WAY
- VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (VOL 965, PG 202-203, DPR)
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 965, PG 202-203, DPR)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (0.245 AC) (OFF-LOT) (VOL 965, PG 40, DPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 965, PG 202-203, DPR)
- 16' OFF LOT SANITARY SEWER EASEMENT (VOL 965, PG 202-203, DPR)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 16126, PG 1608-1616, OPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (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 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 28 (VOL 9573, PG 157-158, 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



### SURVEYOR'S NOTES:

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### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, 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 GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 160017

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

BEING A TOTAL OF 33.499 ACRES, REPLATING A PORTION OF A VARIABLE 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.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900  
DATE OF PREPARATION: December 13, 2016

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Leslie K. Ostrander*  
DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER, ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF December, A.D. 2016.

*Rosie Elaine Perez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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 \_\_\_\_\_.

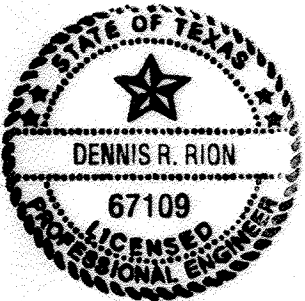
COUNTY CLERK, BEXAR COUNTY, TEXAS

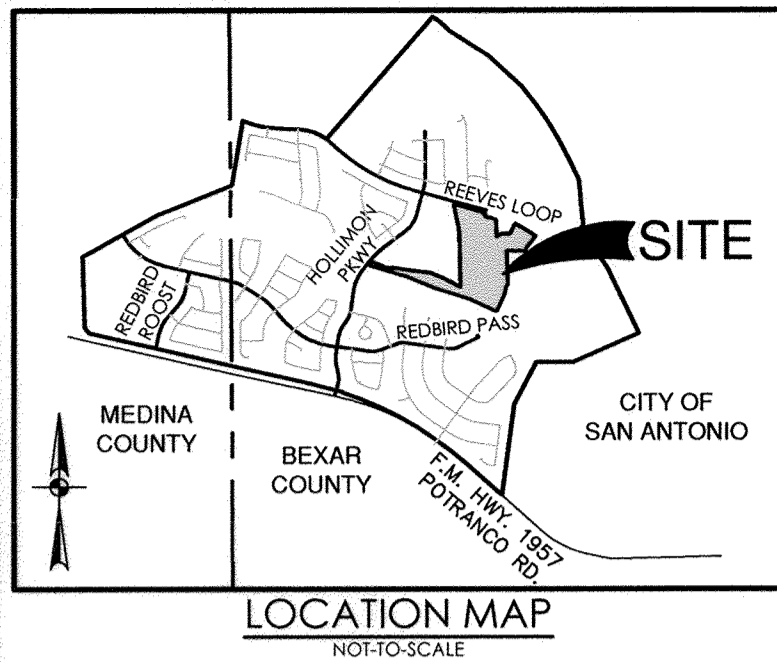
BY: \_\_\_\_\_, DEPUTY

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





#### 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 EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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, 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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CURVE TABLE					
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°44'47"E	5.07'	5.10'
C3	1927.00'	003°19'19"	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'
C7	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'
C9	15.00'	080°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"	S08°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"	N04°48'11"W	20.17'	22.12'
C21	58.00'	264°29'51"	N85°11'49"E	65.87'	267.75'
C22	125.00'	039°00'21"	S17°56'34"W	83.46'	85.10'
C23	175.00'	018°11'49"	N07°32'17"E	55.35'	55.58'
C24	15.00'	083°11'40"	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'
C28	125.00'	018°21'14"	S10°44'14"E	39.87'	40.04'
C29	125.00'	015°43'45"	S06°18'16"W	34.21'	34.32'
C30	15.00'	090°08'21"	S30°54'02"E	21.24'	23.60'

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'	148°18'17"	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"	N59°11'32"E	21.15'	23.48'
C41	25.00'	074°24'35"	S38°45'55"E	30.23'	32.47'
C42	1947.00'	004°19'14"	N60°17'11"W	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	1988.00'	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/DEVELOPER:  
CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHITEK 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

- |     |   |            |   |
|-----|---|------------|---|
| AC  | ACRE(S)   | VOL        | VOLUME  |
| BLK | BLOCK   | PG         | PAGE(S)   |
| CB  | COUNTY BLOCK  | ROW        | RIGHT-OF-WAY  |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | VAR        | VARIABLE WIDTH  |
| DR  | DEED RECORDS OF BEXAR COUNTY, TEXAS   | WD         | REPEITIVE BEARING AND/OR DISTANCE   |
| NCB | NEW CITY BLOCK  | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 1234.56    | SET 1/2" IRON ROD (PD) ROW OF MINIMUM FINISHED FLOOR ELEVATIONS DUE TO DEPTH OF SANITARY SEWER MAIN |
- 
- |     |       |                                      |
|-----|-------|--------------------------------------|
| --- | 1140- | EXISTING CONTOURS                    |
| --- | 1140- | PROPOSED CONTOURS                    |
| --- | ---   | 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| --- | ---   | ORIGINAL SURVEY/COUNTY LINE          |
- 
- |    |  |    |  |
|----|--|----|--|
| 3  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 4  | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR)                       |
| 5  | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 5  | 16' OFF LOT SANITARY SEWER EASEMENT (VOL 9657, PG 202-203, DPR)                                      |
| 6  | VARIABLE WIDTH CLEAR VISION EASEMENT   | 6  | VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)                                  |
| 9  | 16' SANITARY SEWER EASEMENT (0.059 AC.)  | 7  | VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 16126, PG 1608-1616, OPR)         |
| 11 | 10' BUILDING SETBACK   | 8  | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9650, PG 80-81, DPR)   |
| 12 | 20' ACCESS, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.) | 9  | 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 14720, PG 719-729, OPR)                      |
| 13 | 50' OFF-SITE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.732 AC.)            | 10 | 20' BUILDING SETBACK (REDBIRD RANCH AMENITY CENTER) (VOL 9695, PG 40, DPR)                           |
| 14 | 30' PRIVATE DRAINAGE EASEMENT  | 11 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (VOL 9695, PG 40, DPR)                  |
| 15 | 20' PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE RIGHT-OF-WAY  | 1  | UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR) |
| 1  | VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (VOL 9657, PG 202-203, DPR)   | 2  | REDBIRD RANCH ELEMENTARY SCHOOL, LOT 1, BLOCK 39 (VOL 9670, PG 18-20, DPR)                           |
| 2  | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 202-203, DPR)   | 3  | REDBIRD RANCH UNIT 28 (VOL 9573, PG 157-158, DPR)  |
| 3  | VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (0.245 AC) (OFF-LOT) (VOL 9695, PG 40, DPR)                  |    |  |

## PLAT NUMBER 160017

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

BEING A TOTAL OF 33.499 ACRES, REPLATTING A PORTION OF A VARIABLE 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.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: December 13, 2016

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Leslie K. Ostrander*  
DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER, ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF December, A.D. 2016.

*Rosie Elaine Perez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

#### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S74°56'21"E	60.00'
L2	S74°56'21"E	9.14'
L3	S15°03'39"W	20.00'
L4	S74°56'21"E	92.84'
L5	N65°26'23"E	64.60'
L6	N88°26'23"E	157.38'
L7	N15°08'03"E	34.28'
L8	S01°33'37"E	32.35'
L9	S88°26'23"W	135.00'
L10	S29°21'58"W	7.59'
L11	S71°52'27"W	24.94'
L12	N18°07'33"W	50.00'
L13	N71°52'27"E	24.94'
L14	N29°21'58"E	7.59'
L15	S88°26'23"W	125.00'
L16	S75°58'12"E	2.75'
L17	S14°01'48"W	50.00'
L18	N75°58'12"W	20.00'
L19	S14°01'48"W	125.52'
L20	N38°38'18"E	44.76'
L21	S65°37'39"E	111.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L22	S67°22'31"E	134.00'
L23	S87°06'48"E	125.82'
L24	N74°56'58"W	12.48'
L25	N00°56'51"W	37.29'
L26	N15°03'39"E	14.00'
L27	S74°56'21"E	8.77'
L28	N74°56'21"W	8.77'
L29	S01°33'37"E	13.64'
L30	S01°33'37"E	10.00'
L31	N88°26'23"E	63.11'
L32	N65°26'23"E	155.04'
L33	N88°26'23"E	102.95'
L34	S01°33'37"E	20.00'
L35	S88°26'23"W	50.00'
L36	N01°33'37"W	20.00'
L37	S88°26'23"W	102.95'
L38	S65°26'23"W	49.75'
L39	S14°01'48"W	50.00'
L40	N01°33'37"W	13.64'
L41	S88°26'23"W	63.11'
L42	S65°26'23"W	24.67'

LINE TABLE		
LINE #	BEARING	LENGTH
L43	S02°05'40"W	57.42'
L44	N88°26'23"E	125.00'
L45	N88°26'23"E	125.00'
L46	S46°33'37"E	14.28'
L47	N14°01'48"E	164.59'
L48	N80°57'33"W	16.06'
L49	S14°01'48"W	158.42'
L50	S14°01'48"W	116.50'
L51	S88°26'23"W	50.00'
L52	N05°28'25"E	7.00'
L53	N59°46'55"E	7.00'
L54	S76°09'43"W	211.33'
L55	S03°38'54"E	47.19'
L56	S22°40'39"W	25.63'
L57	S17°25'04"W	39.59'
L58	S12°28'42"W	18.41'
L59	N00°01'51"E	6.74'
L60	S00°01'51"W	70.36'
L61	N07°01'00"E	173.76'
L62	N15°03'39"E	20.00'
L63	S74°56'21"E	47.84'

LINE TABLE		
LINE #	BEARING	LENGTH
L64	S29°06'44"W	20.00'
L65	N57°01'31"W	185.77'
L66	N74°56'21"W	47.84'
L67	S74°56'21"E	40.00'
L68	N15°03'39"E	11.00'

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 4 OF 4

