

LOCATION MAP

NOT-TO-SCALE

LEGEND

| | | | |
|-----|--|------------|--|
| AC | ACRE(S) | 1140' | EXISTING CONTOURS |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | 1140' | PROPOSED CONTOURS |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| VOL | VOLUME | | SET 1/2" IRON ROD (PD) |
| PG | PAGE(S) | | SET 1/2" IRON ROD (PD)-ROW |
| ROW | RIGHT-OF-WAY | | |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9705, PG 8-9, DPR) |
| 4 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 2 | 10' BUILDING SETBACK (VOL 9705, PG 8-9, DPR) |
| 6 | 5' CLEAR VISION EASEMENT (0.026 ACRES) | 3 | 1' VEHICULAR NON-ACCESS EASEMENT (VOL 9705, PG 8-9, DPR) |
| 11 | 10' BUILDING SETBACK | 4 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9705, PG 8-9, DPR) |
| 13 | VARIABLE WIDTH OFF-LOT RIGHT-OF-WAY, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.371 AC) | 1 | UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR) |
| 14 | VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (0.070 AC) | 2 | REDBIRD RANCH UNIT 8A (VOL 9705, PG 8-9, DPR) |
| 15 | VARIABLE WIDTH OFF-LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.003 AC) | | |

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.

WASTEWATER EDU NOTE:

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

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 BURNING 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH, UNIT 8B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE REDBIRD RANCH, UNIT 8B HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE NOTE:

LOT 901, BLOCK 46, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH DRAINAGE EASEMENT.

DRAINAGE EASEMENT NOTE:

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 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SETBACK NOTE:

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.

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.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (#1098085) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER, THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

SAWS HIGH PRESSURE NOTE:

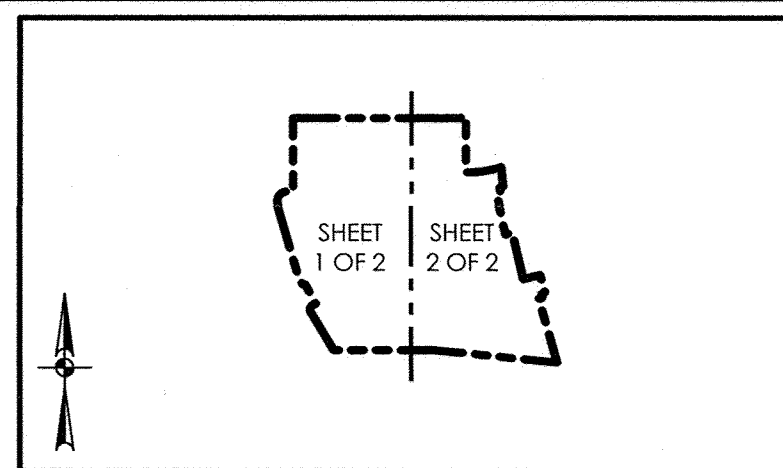
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 975 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FINISHED FLOOR NOTE:

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

IMPACT FEE NOTE:

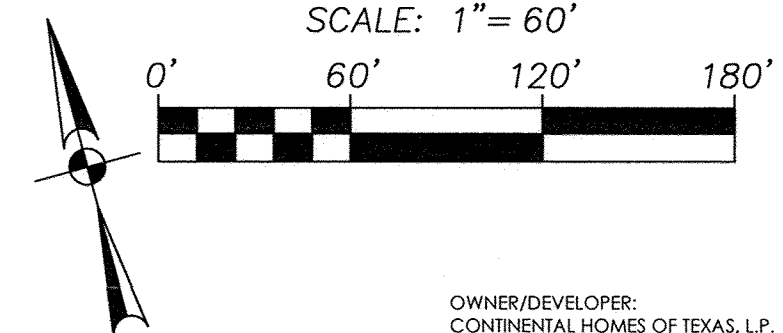
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



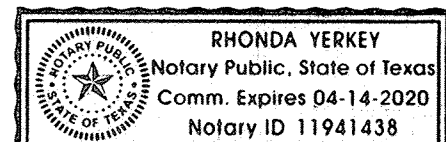
INDEX MAP

SCALE: 1"= 500'

SCALE: 1"= 60'



OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.,
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1404 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668



PLAT NUMBER 160572

SUBDIVISION PLAT
OF
REDBIRD RANCH UNIT 8B

ESTABLISHING LOTS 126-135 & 901 BLOCK 46, LOTS 1-11, 21-31 BLOCK 56, LOTS 1-11 BLOCK 57, BEING TOTAL OF A 8.315 ACRE TRACT OF LAND OUT OF A 345.688 ACRE TRACT OF LAND 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 NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: April 24, 2017

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
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 SHE 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 24th DAY OF April, A.D. 2017.

Rhonda Yerkey
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 8B 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

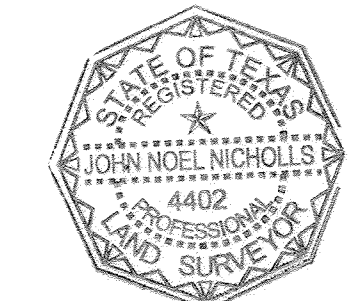
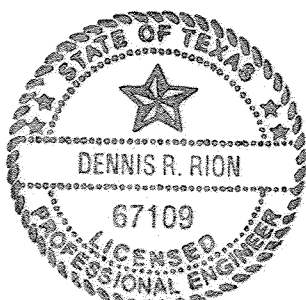
BY: _____ SECRETARY

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 _____, 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

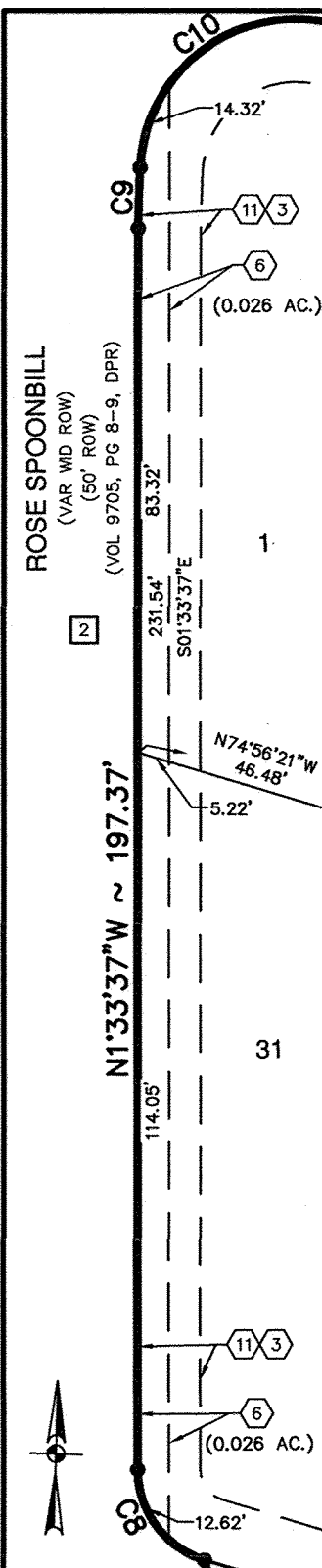
BY: _____, DEPUTY



CURVE AND LINE
DATA ON SHEET 2 OF 2

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

MATCHLINE A - SEE SHEET 2 OF 2



DETAIL "A"

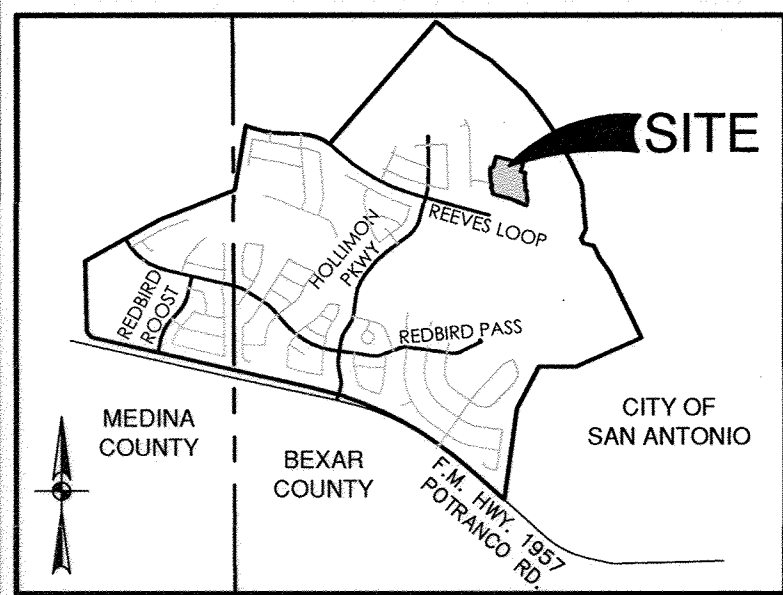
NOT-TO-SCALE

SHEET 1 OF 2

REDBIRD RANCH UNIT 8B

Civil Job No. 8530-14; Survey Job No. 9184-04

DATE: 4/24/2017 10:27 AM USER: ID: Blumett
FILED: 405 C:\V\A\Design\Civil\PLAT\16-05074.dwg



LOCATION MAP

NOT-TO-SCALE

LEGEND

- AC ACRE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
RW RIGHT-OF-WAY
- 1140' EXISTING CONTOURS
1140' PROPOSED CONTOURS
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW
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REDBIRD RANCH UNIT 8A (VOL 9705, PG 8-9, DPR)

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STATE OF TEXAS
COUNTY OF BEXAR

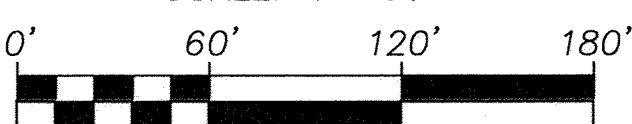
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STATE OF TEXAS
COUNTY OF BEXAR

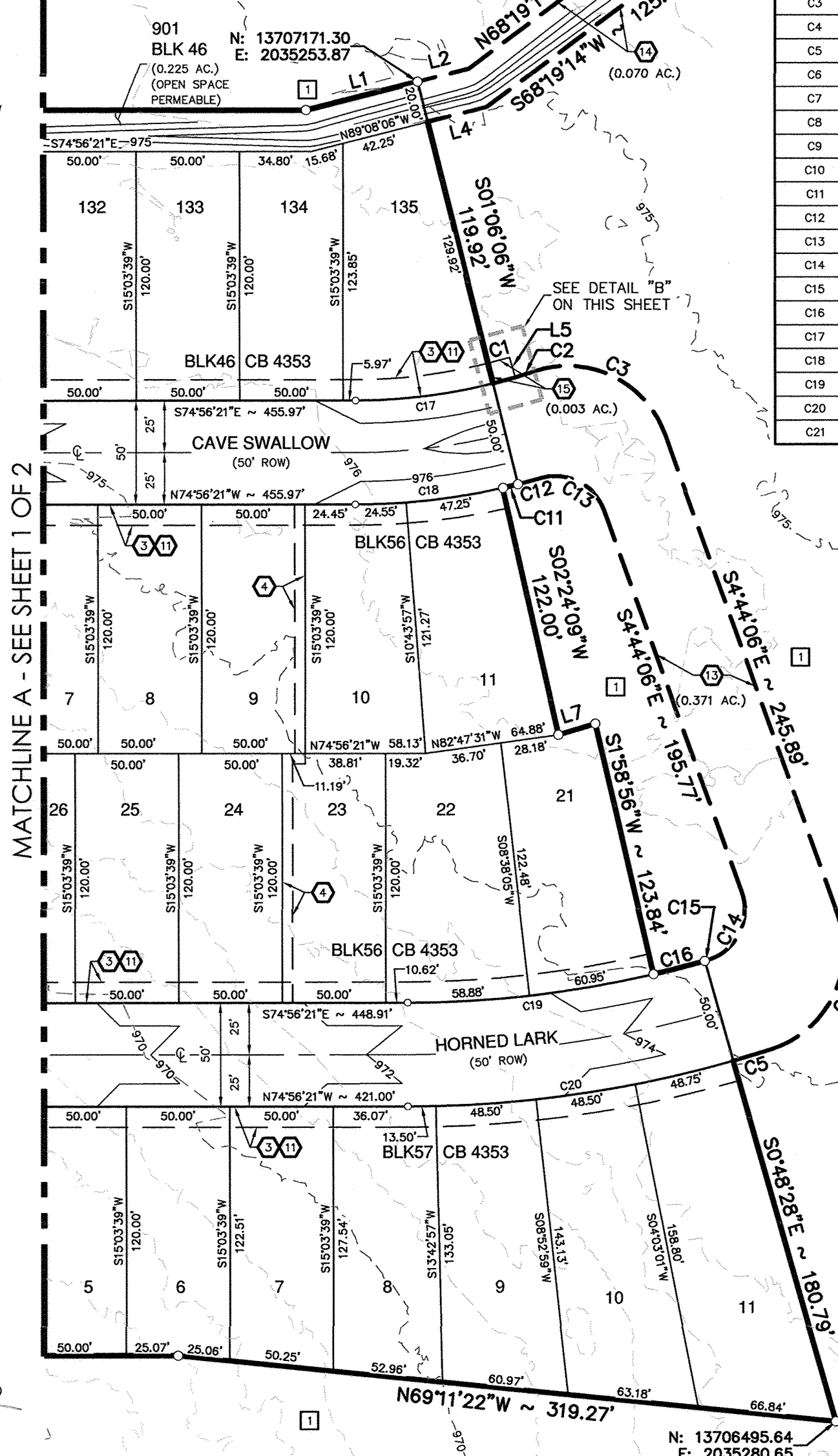
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REGISTERED PROFESSIONAL LAND SURVEYOR

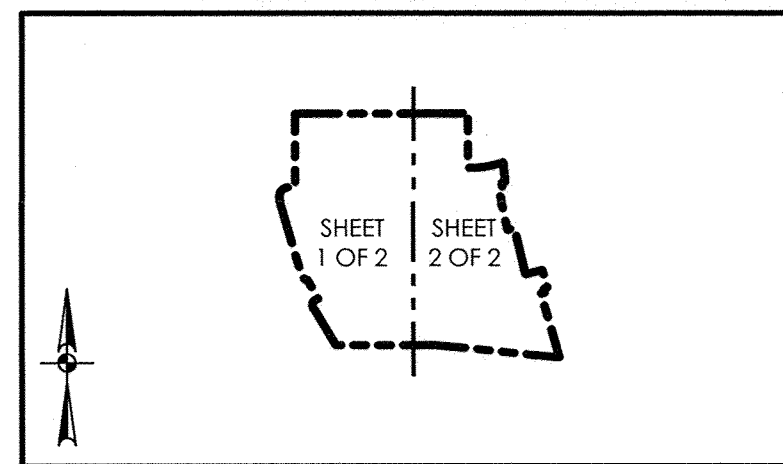
SCALE: 1" = 60'



THOS. QUINTERA SURVEY
NO. 300 ABSTRACT 978
COUNTY BLOCK 4353



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L1 | S89°08'06"E | 55.68' |
| L2 | S89°08'06"E | 25.35' |
| L3 | S11°07'40"E | 20.34' |
| L4 | N89°08'06"W | 29.41' |
| L5 | S01°14'31"E | 10.00' |
| L6 | S74°56'21"E | 16.99' |
| L7 | N88°14'16"E | 18.60' |



INDEX MAP

SCALE: 1" = 500'

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 265.00' | 002°20'36" | N89°55'48"E | 10.84' | 10.84' |
| C2 | 275.00' | 002°04'31" | N87°43'14"E | 9.96' | 9.96' |
| C3 | 50.00' | 088°34'56" | S49°01'34"E | 69.83' | 77.30' |
| C4 | 50.00' | 091°57'53" | S41°14'50"W | 71.91' | 80.25' |
| C5 | 575.00' | 001°57'45" | S88°12'40"W | 19.70' | 19.70' |
| C6 | 175.00' | 002°15'00" | N15°17'48"W | 6.87' | 6.87' |
| C7 | 15.00' | 119°13'58" | N45°26'40"E | 25.88' | 31.22' |
| C8 | 15.00' | 073°22'44" | N38°14'59"W | 17.92' | 19.21' |
| C9 | 175.00' | 003°10'10" | N00°01'28"E | 9.68' | 9.68' |
| C10 | 25.00' | 103°27'06" | N53°20'06"E | 39.25' | 45.14' |
| C11 | 325.00' | 001°18'04" | N88°14'52"W | 7.38' | 7.38' |
| C12 | 325.00' | 002°03'43" | N89°55'46"W | 11.70' | 11.70' |
| C13 | 25.00' | 086°13'31" | S47°50'52"E | 34.17' | 37.62' |
| C14 | 25.00' | 093°47'03" | S42°09'25"W | 36.50' | 40.92' |
| C15 | 525.00' | 000°08'35" | S89°07'15"W | 1.31' | 1.31' |
| C16 | 525.00' | 002°47'24" | S89°24'46"E | 25.56' | 25.56' |
| C17 | 275.00' | 013°57'34" | S81°55'07"E | 66.83' | 67.00' |
| C18 | 325.00' | 012°39'30" | N81°16'06"W | 71.66' | 71.80' |
| C19 | 525.00' | 013°04'43" | S81°28'42"E | 119.58' | 119.84' |
| C20 | 575.00' | 015°52'07" | N82°52'24"W | 158.74' | 159.25' |
| C21 | 275.00' | 002°20'36" | S89°55'48"W | 11.25' | 11.25' |

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

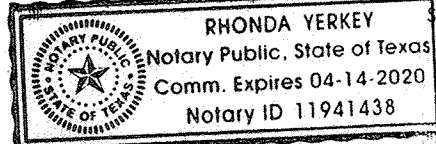
STATE OF TEXAS
COUNTY OF BEXAR

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
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 SHE 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 24th DAY OF April, A.D. 2019.



Rhonda Yerkey
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 8B 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_____ 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

