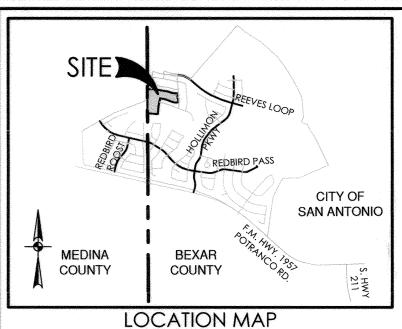
SECRETARY



STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

ANTONIO PLANNING COMMISSION

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

. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RICHTS-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

NSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING

POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS RECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OR 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,

2. ANY CPS 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 A FFECT ANY EXISTING ELECTRIC. GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

ASSEMENTS 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.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 904, 905, 72-81 BLOCK

70, LOTS 16-37, BLOCK 72, LOT 22 BLOCK 73, FLY CATCHER, NIGHT HERON, AND GRAY

CATBIRD OF THE REDBIRD RANCH, UNIT 11D SUBDIVISION RECORDED IN VOLUME 9688,

PAGES 13-14 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN

PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING

COMMISSION AT ITS MEETING OF MARCH 28, 2018 HELD A PUBLIC HEARING WHICH

VOLUME 9712, PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF MARCH 28, 2018 HELD

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT

THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

CONTINENTAL HOMES OF TEXAS, L.P.

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS

PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY

KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED

DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET

FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN

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

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TX 78232

SWORN AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF MOU

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY

(210) 496-2668

A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING

INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. THE

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 908, BLOCK 70 OF THE REDRIRD RANCH, UNIT 11C-1, RECORDED IN VOLUME 9711, PAGES 154-155 AND

ANTONIO PLANNING COMMISSION AT ITS MEETING OF MARCH 28, 2018 HELD A

THIS PROPERTY. THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 50'

DRAINAGE EASEMENT AND VARIABLE WIDTH SEWER EASEMENT OF THE REDBIRD RANCH, UNIT 11C SUBDIVISION RECORDED IN VOLUME 9688, PAGES 13-15 OF THE

CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

HE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENT AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH, UNIT 11D-1 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 909 BLOCK 70.

LOTS 909, BLOCK 70, CB 4375 IS DESIGNATED AS OPEN SPACE, A MAINTENANCE ACCESS DRAINAGE EASEMENT AND AS A VARIABLE WIDTH DRAINAGE EASEMENT.

HE 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.

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 PLUMBING CODE OF THE CITY OF SAN ANTONIO. MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN BY THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER ABOVE FINISHED ADJACENT GRADE

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.

FLOOD ZONE NOTE:

HE 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 LOMR 14-06-0021P WITH EFFECTIVE DATE OF AUGUST 7, 2014 AND THE HIGHER 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.

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 MARSHALL

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 HE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW 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

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN

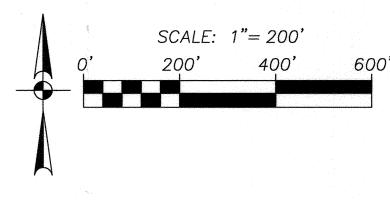
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EASEMENT(S) SHOWN ON THIS PLAT"

UNPLATTED

988.6 ACRES RED BIRD

LEGACY RANCH, LP

(VOL 12877 PG 2287-2298 OPR)



OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY

(210) 496-2668

BLK 70 CB 4375

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23

968 968

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34

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75

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BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION

IT'S SOLE GENERAL PARTNER OF

211 N. LOOP 1604 E, SUITE 130

SAN ANTONIO, TEXAS 78232

CONTINENTAL HOMES OF TEXAS, L.P.

NANCY EC WILLAFORD

Notary Public, State of Texas

ID No. 10027188

My Comm. Exp. 01-27-2020

SUBDIVISION, RECORDED IN VOLUME 9711, PAGES 154-155 AND VOLUME

9712, PAGE 1, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY,

TEXAS, IN COUNTY BLOCK 4374, BEXAR COUNTY, TEXAS,

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210,375,9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: March 6, 2018

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.

OWNER/DEVELOPER - LESLIE K. OSTRANDER, ASSISTANT SECRETAR

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 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 DAY OF MATE., A.D. 2018.

CERTIFICATE OF APPROVAL

DATED THIS

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.

DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REDBIRD RANCH, UNIT 11D-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

STATE OF TEXAS 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. 20 AT \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_ \_\_, A.D. <u>20</u>\_\_\_AT\_\_ 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 1 OF 2 BY: \_

JUANA DELĜADO 10 **SURVEY 37 ½** BLK 75 ABSTRACT 1283 BLK 102 ئ **COUNTY BLOCK 4374** 101 = 面 COOKS PETREL 100 3 9 UNPLATTED 988.6 ACRES RED 199 N 55 1 BIRD LEGACY RANCH, 36 18 19 20 21 22 23 24 25 26 27 28 29 30 LP (VOL 671, PG 913-925 OPRMC) 196 00 (VOL 9688, PG 18-20, DPR) 95 BOBWHITE QUAIL REDBIRD RANCH, UNIT 11C-1 (VOL 9711, PG 154-155 AND VOL 9712, PG 1 40/41 /42/43/44/45/46/47/48/49/8/7/ 73, CB, 4375 REDBIRD RANCH, UNIT 11D BLK 70 CB 437 (VOL 9688, PG 13-14, DPR) **BLK 70** 22 | 23 | 24 | 80 UNPLATTED 79 CONTINENTAL HOMES 70/69/68 TEXAS LP PORTIC 78 OF 81.315 ACRE TRACT (VOL 570, 77 73 PG 91-104, OPRMC REDBIRD RANCH, UNIT 11B 75 (VOL 9683, PG 78-79, DPR) REDBIRD RANCH UNIT 4A 904 903 VOL 10, PG 151-**BLK 70** BLK 70 152, MRP) **CB 4375** VARIABLE WIDTH 50' DRAINAGE SANITARY SEWER **EASEMENT** AREA BEING REPLATTED

906

BLK 70

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

OF THE REDBIRD RANCH, UNIT 11D RECORDED IN VOLUME 9688, PAGES 13-14, A 50' DRAINAGE EASEMENT AND VARIABLE WIDTH SANITARY SEWER EASEMENT OF THE REDBIRD

8.368 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 904, 905, 72-81 BLOCK 70,

PLAT NOTES APPLY TO EVERY PAG

OF THIS MULTIPLE PAGE PLAT

LOTS 16-37, BLOCK 72, LOT 22 BLOCK 73, FLY CATCHER, NIGHT HERON, AND GRAY CATBIRD

RANCH, UNIT 11C RECORDED IN VOLUME 9688, PAGES 18-20 AND LOT 908, BLOCK 70 OF THE REDBIRD RANCH, UNIT 11C-1 RECORDED IN VOLUME 9711, PAGES 154-155 AND VOLUME 9712, PAGE 1, ALL OUT OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY,

CURVE AND LINE DATA ON SHEET 2 OF 2

VANCY EC WILLAFORD

Notary Public, State of Texas

My Comm. Exp. 01-27-2020

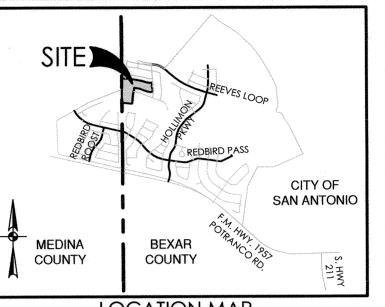
ID No. 10027188

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DENNIS R. RION

67109



LOCATION MAP LEGEND

VOLUME

PAGE(S)

RIGHT-OF-WAY

VARIABLE WIDTH

OPRMC OFFICIAL PUBLIC RECORDS

10' BUILDING SETBACK

9712, PG 1, DPR)

EASEMENT

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)

SET 1/2" IRON ROD (PD)-ROW

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

MPR MAP AND PLAT RECORDS OF

(VOL 9711, PG 154-155 AND VOL

VARIABLE WIDTH CLEAR VISION

AND VOL 9712, PG 1, DPR)

(VOL 9688, PG 18-20, DPR)

VARIABLE WIDTH OFF-SITE

REDBIRD RANCH UNIT 11B

(VOL 9683, PG 78-79, DPR)

REDBIRD RANCH UNIT 11C-1

(VOL 9711, PG 154-155 AND VOL

UNPLATTED 988.6 ACRES RED BIRD

(VOL 12877, PG 2287-2298, OPR)

(VOL 671, PG 913-925 OPRMC)

UNPLATTED CONTINENTAL HOMES

OF TEXAS LP PORTION OF 81.315

(VOL 570, PG 91-104 OPRMC)

MINIMUM FINISHED FLOOR

REDBIRD RANCH UNIT 11D

(VOL 9688, PG 13-14 DPR) UNPLATTED 988.6 ACRES REDBIRD

2017004801, OPR)

9712, PG 1, DPR)

LEGACY RANCH, LP

LEGACY RANCH, LP

ACRE TRACT

DRAINAGE EASEMENT (DOC

EASEMENT (VOL 9711, PG 154-155

VARIABLE WIDTH SANITARY SEWER

MEDINA COUNTY, TEXAS

MEDINA COUNTY, TEXAS

PG

ROW

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

DR DEED RECORDS OF BEXAR GR GREENBELT NCB NEW CITY BLOCK OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS CENTERLINE 1140 — EXISTING CONTOURS 

FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' PRIVATE DRAINAGE EASEMENT (0.034 ACRES)

9 16' SANITARY SEWER EASEMENT (0.011 ACRES) 10' BUILDING SETBACK

16' SANITARY SEWER EASEMENT 16' SANII ARY SEWER LASE TO LETTE (VOL 9711, PG 154-155 AND VOL 9712, PG 1, DPR) 16' SANITARY SEWER EASEMENT

(VOL 10, PG 151-152, MPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9683, PG 78-79, DPR)

10' BUILDING SETBACK (VOL 9683, PG 78-79, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9711, PG 154-155 AND VOL

9712, PG 1, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9688, PG 13-14, DPR)

10' BUILDING SETBACK (VOL 9688, PG 13-14, DPR) PERMEABLE VARIABLE WIDTH

DRAINAGE EASEMENT (VOL 9574, PG 221-222, DPR)

**ELEVATIONS DUE TO DEPTH OF** SANITARY SEWER MAIN 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 COOPERATIVE CORS NETWORK.

SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE

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 ADJACED 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.

. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER

STATE OF TEXAS

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

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.



LINE TABLE			CURVE TABLE						
LINE #	BEARING	LENGTH	CURV	E #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
L1	N88'29'27"E	50.00'	C1	<del></del>	685.00'	005*43'39"	S77*18'30"E	68.45'	68.48'
L2	S01'30'33"E	15.12'	C2		705.00'	00517'39"	S77*05'30"E	65.12'	65.14
L3	S8010'20"E	67.42	C3		275.00'	011'20'13"	S04*09'33"W	54.33'	54.41
L4	N8010'20"W	41.93'	C4	•	15.00'	090.00,00	S3510'20"E	21.21'	23.56
L5	S09*49'40"W	50.00'	C	,	15.00'	090,00,00	S54*49'40"W	21.21'	23.56'
L6	S09'49'40"W	120.00'	Cé	4	15.00'	090.00,00	S35*10'20"E	21.21'	23.56
L7	N8010'20"W	219.32'	C7	1 1/2 P	15.00'	085"17'46"	S57"10'47"W	20.32'	22.33'
L8	S12*24'07"W	50.05	CE	3	275.00'	01176'59"	S08*53'24"W	54.07'	54.15
L9	S80"10'20"E	34.57'	CS	)	15.00'	087'37'41"	S40*33'56"E	20.77'	22.94
L10	N68'47'52"E	21.19'	C1	)	58.00'	264'06'40"	S47*40'34"W	86.13'	267.36
L11	S09'49'40"W	25.34'	C1	1	325.00'	014'48'00"	N07*07'54"E	83.72'	83.95
L12	N01'30'33"W	41.23'	C1	2	175.00'	004*42*14"	N1210'47"E	14.36'	14.37'
L13	N01°25'19"W	11.28'	C1	3	225.00'	011'20'13"	N04*09'33"E	44.45'	44.52
L14	S18"25'56"W	9.81'		designation in		in the state of th			
L15	N18"25'56"E	17.22							

i: 13707116.27

24

73 CB 4375

72 CB

42

REDBIRD RANCH

UNIT 4A

(VOL 10, PG 151-

152, MPR)

50

43

BLK 72 CB 4375

-38.00' <del>\</del>45.00' \45.00' <del>-</del> 45.00' <del>+</del> 46.32'

S8010'20"E ~ 409.24" (50' ROW)

43 68'

GRAY CATBIRD

11(3)

N8010'20"W ~ 198.22

13\_

BLK 72 CB 4375

55

12

53

14

975

E: 2030835.50

42

50

N09'49'40"E 10.00'

S8010'20"E

S8010'20"E

120.00

S8010'20"E

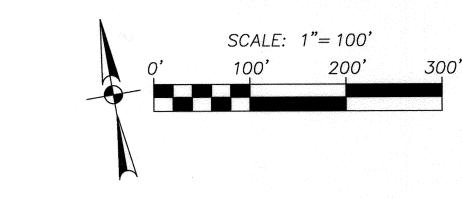
N8010'20"W

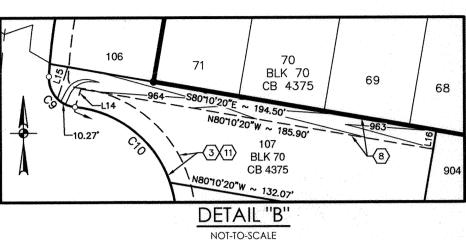
152, MPR)

120.00

93 127.50'

126





35

±215 LF TO SNOWY EGRET INTERSECTION 980

N: 13706674.08

E: 2031405.09

C1 S74'26'41"E ~ 137.92' C2-

36

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

NANCY EC WILLAFORD

Notary Public, State of Texas

My Comm. Exp. 01-27-2020

ID No. 10027188



## REPLAT ESTABLISHING **REDBIRD RANCH UNIT 11D-1**

BEING A TOTAL OF 8,368 ACRE TRACT ESTABLISHING LOTS 106-126, 909 BLOCK 70, LOTS 42-61 BLOCK 72 AND LOT 50 BLOCK 73, COUNTY BLOCK 4374, COMPRISED OF LOTS 72-81, 904 & 905, BLOCK 70, LOTS 16-37 BLOCK 72 AND LOT 22, BLOCK 73, FLY CATCHER, NIGHT HERON AND GRAY CATBIRD OF REDBIRD RANCH UNIT 11D RECORDED IN VOLUME 9688, PAGES 13-14 AND LOT 908, BLOCK 70 OF THE REDBIRD RANCH UNIT 11C-1 SUBDIVISION, RECORDED IN VOLUME 9711, PAGES 154-155 AND VOLUME 9712, PAGE 1, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN COUNTY BLOCK 4374, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: March 6, 2018

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

STATE OF TEXAS

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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
SEAL OF OFFICE THIS 13 DAY OF 10 DAY

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 \_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEX	(AR COUNTY, TE	XAS				
HIS PLAT OF	REDBIRD RANCH	H, UNIT 110	)-1	HAS BEEN SUBM	NITTED TO AND	)
ONSIDERED BY THE	PLANNING CO	MMISSION	OF THE	CITY OF SAN AN	TONIO, TEXAS	,
HEREBY APPROV	ED BY SUCH C	OMMISSIO	N IN A	CCORDANCE W	TH STATE OF	?
OCAL LAWS AND	REGULATIONS;	AND/OR	WHERE	ADMINISTRATIVE	EXCEPTION(S	)
ND/OR VARIANCE	(S) HAVE BEEN C	GRANTED.				
ATED THIS	DAY OF			, A.D. 20	. '	

BY:	CHAIRMAN

	SECRI	ETARY
STATE OF TEXAS		
COUNTY OF BEXAR		
l,	, COUNTY CLERK OF BEXAR COUNTY, DO H	EREBY
CERTIFY THAT THIS PLAT	T WAS FILED FOR RECORD IN MY OFFICE, ON THE	DAY

CERTIFY THAT THIS PLAT WA	AS FILED FOR REG	CORD IN MY	OFFICE, ON TH	HEDAY
OF	, A.D. <u>20</u>	AT	M. AND DUL	Y RECORDED THE
DAY OF		_, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT RECORDS	ON			

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF \_DAY OF\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 2 BY:

