



LOCATION MAP

NOT-TO-SCALE

SURVEYOR'S NOTES:

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

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 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 NEAR 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

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 ANTONIO PLANNING COMMISSION AT ITS MEETING OF MARCH 28, 2018 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF 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 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 INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 908, BLOCK 70 OF THE REDBIRD RANCH, UNIT 11C-1, RECORDED IN VOLUME 9711, PAGES 154-155 AND 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 A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 13th DAY OF March
A.D. 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 27 Jan. 2020

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

MAINTENANCE NOTE:

THE 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.

OPEN SPACE NOTE:

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

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.

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.

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.

FLOOD 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 DIRM PANEL 4802P-C0345F, 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 MARSHAL.

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 35-47(10)(5)(C).

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 PLUMBING CODE OF 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.

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

OWNER/DEVELOPER:

LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CHIEF 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

PLAT NUMBER 160566

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.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2200 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.

Leslie K. Ostrander

OWNER/DEVELOPER - 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 13th DAY OF March, A.D. 2018.

Nancy E.C. Willaford
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 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 _____, 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

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 200'

8.368 ACRES 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 RECORDED IN VOLUME 9688, PAGES 13-14, A 50' DRAINAGE EASEMENT AND VARIABLE WIDTH SANITARY SEWER EASEMENT OF THE REDBIRD 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, TEXAS.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA
ON SHEET 2 OF 2

SHEET 1 OF 2



1140		EXISTING CONTOURS	PROPOSED CONTOURS
1140		FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	10' BUILDING SETBACK (VOL 9711, PG 154-155 AND VOL 9712, PG 1, DPR)
8	10' PRIVATE DRAINAGE EASEMENT (0.034 ACRES)	10	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9711, PG 154-155 AND VOL 9712, PG 1, DPR)
9	16' SANITARY SEWER EASEMENT (0.011 ACRES)	11	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9688, PG 18-20, DPR)
11	10' BUILDING SETBACK	12	VARIABLE WIDTH OFF-SITE DRAINAGE EASEMENT (DOC 2017004801, DPR)
1	16' SANITARY SEWER EASEMENT (VOL 9711, PG 154-155 AND VOL 9712, PG 1, DPR)	1	REDBIRD RANCH UNIT 11B (VOL 9683, PG 78-79, DPR)
2	16' SANITARY SEWER EASEMENT (VOL 10, PG 151-152, MPR)	2	REDBIRD RANCH UNIT 11C-1 (VOL 9711, PG 154-155 AND VOL 9712, PG 1, DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9683, PG 78-79, DPR)	3	UNPLATTED 988.6 ACRES RED BIRD LEGACY RANCH, LP (VOL 12877, PG 2287-2298, OPRM)
4	10' BUILDING SETBACK (VOL 9683, PG 78-79, DPR)	4	REDBIRD RANCH UNIT 11D (VOL 9688, PG 13-14 DPR)
5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9711, PG 154-155 AND VOL 9712, PG 1, DPR)	5	UNPLATTED 988.6 ACRES REDBIRD LEGACY RANCH, LP (VOL 671, PG 913-925 OPRMC)
6	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9688, PG 13-14, DPR)	6	UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 81.315 ACRE TRACT (VOL 570, PG 91-104 OPRMC)
7	10' BUILDING SETBACK (VOL 9688, PG 13-14, DPR)		
8	PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9574, PG 221-222, EDR)		
		960.92	MINIMUM FINISHED FLOOR

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

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.

[illegible]

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 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

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


REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	685.00'	005°43'39"	S77°18'30"E	68.45'	68.48'
C2	705.00'	005°17'39"	S77°05'30"E	65.12'	65.14'
C3	275.00'	011°20'13"	S04°09'33"W	54.33'	54.41'
C4	15.00'	090°00'00"	S35°10'20"E	21.21'	23.56'
C5	15.00'	090°00'00"	S54°49'40"W	21.21'	23.56'
C6	15.00'	090°00'00"	S35°10'20"E	21.21'	23.56'
C7	15.00'	085°17'46"	S57°10'47"W	20.32'	22.33'
C8	275.00'	011°16'59"	S08°53'24"W	54.07'	54.15'
C9	15.00'	087°37'41"	S40°33'56"E	20.77'	22.94'
C10	58.00'	264°06'40"	S47°40'34"W	86.13'	267.36'
C11	325.00'	014°48'00"	N07°07'54"E	83.72'	83.95'
C12	175.00'	004°42'14"	N12°10'47"E	14.36'	14.37'
C13	225.00'	011°20'13"	N04°09'33"E	44.45'	44.52'



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,
PLAT 111C-1, LOT 906, BLOCK 70, BEING A TOTAL OF 1.000 ACRES OF
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

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
OWNER/DEVELOPER - 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 13th DAY OF March, A.D. 2018.

Staney El Willaford
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 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 _____, 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

