

LOCATION MAP

NOT-TO-SCALE

LEGEND

| | | | |
|-----|---|-----|--|
| AC | ACRE(S) | VOL | VOLUME |
| CB | COUNTY BLOCK | PG | PAGE(S) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ROW | RIGHT-OF-WAY |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | ○ | SET 1/2" IRON ROD (PD) |
| | | ○ | SET 1/2" IRON ROD (PD)-ROW |
| | | ○ | MINIMUM FINISHED FLOOR ELEVATION |

| | |
|------|-----------------------------|
| 1140 | EXISTING CONTOURS |
| 1140 | PROPOSED CONTOURS |
| 1140 | ORIGINAL SURVEY/COUNTY LINE |
| 1140 | CENTERLINE |

| | | | |
|----|---|---|--|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 3 | 1.062 AC PORTION OF 1.759 AC OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG 526-528, PR) |
| 11 | 10' BUILDING SETBACK | 4 | 0.207 AC 30' OFF-LOT DRAINAGE EASEMENT (VOL. 20001, PG 526-528, PR) |
| 12 | 25' BUILDING SETBACK | 5 | 0.697 AC REMAINING PORTION OF 1.759 AC OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG 526-528, PR) |
| 13 | 20' ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.023 AC) | 1 | UNPLATTED RED BIRD LEGACY RANCH, LP (VOL. 12877, PG 2287, OPR) |
| 14 | 30' BUILDING SETBACK | 2 | REDBIRD RANCH UNIT 7D (VOL. 20001, PG 526-528, PR) |
| 1 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 526-528, PR) | 3 | UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345,688 ACRE TRACT (VOL. 11240, PG 1426-1438, OPR) |
| 2 | 10' BUILDING SETBACK (VOL. 20001, PG 526-528, PR) | 4 | REDBIRD RANCH UNIT 8A (VOL. 9705, PG 8-9, OPR) |

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 CORNERS 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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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, PIPES, 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 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.
- ROOT 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.

Todd W. Blackmon 3/8/19
LICENSED PROFESSIONAL ENGINEER

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.

G. E. Buchanan 03/08/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

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 TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR 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.

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 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH UNIT 7E SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE REDBIRD RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FINISHED FLOOR NOTE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO THE MASTER TREE PLAN (AP #1098085) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

OWNER/DEVELOPER:

LESLIE K. OSTRANDER, ASSISTANT SECRETARY
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

PLAT NUMBER 180313

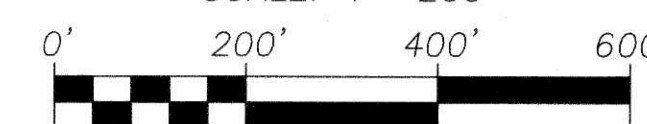
REPLAT & SUBDIVISION PLAT

ESTABLISHING

REDBIRD RANCH UNIT 7E

BEING A TOTAL OF 9.789 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 BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 29-42, 44-45 BLOCK 46, LOTS 12-28, BLOCK 49, LOTS 22-30, BLOCK 50, LOTS 12-23, BLOCK 51, LOTS 1-3 & 55, BLOCK 52, OUT OF THE THOS. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353 AND R. CARASCO SURVEY NUMBER 101, ABSTRACT 1195, COUNTY BLOCK 4376, IN BEXAR COUNTY, TEXAS. ALL OF THIS PLAT IS ASSIGNED TO COUNTY BLOCK 4375.

SCALE: 1" = 200'



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

DATE OF PREPARATION: March 07, 2019

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 8th DAY OF March, A.D. 2019.

Connie L. McHugh-Yett
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 7E, 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

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 200'

1.269 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 30' OFF-LOT DRAINAGE EASEMENT AND A OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, BOTH OF THE REDBIRD RANCH UNIT 7D PLAT RECORDED IN VOLUME 20001, PAGES 526-528 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT REDBIRD RANCH, UNIT 7D, RECORDED IN VOL. 20001, PG 526-528, PR OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF () 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.

Leslie K. Ostrander
OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF
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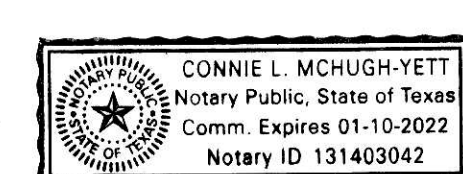
STATE OF TEXAS

COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF March, A.D. 2019.

Connie L. McHugh-Yett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01-10-2022



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA
ON SHEET 2 OF 2

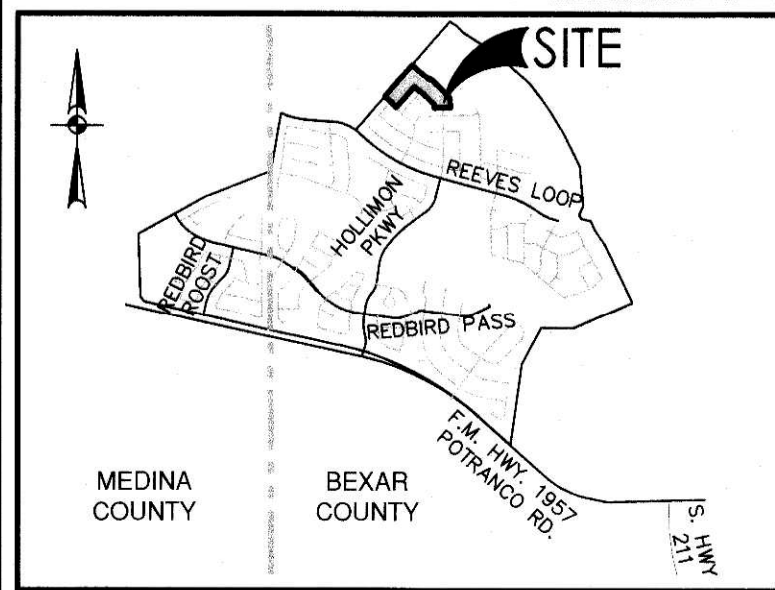
SHEET 1 OF 2



REDBIRD RANCH UNIT 7E

Civil Job No. 8530-19; Survey Job No. 9184-04

Date: Mar 07, 2019, 4:36pm User: cd_alarcon
File: P:\SAs\19\19\Design\Civil\Plat 18-03013.dwg



LOCATION MAP

NOT-TO-SCALE
LEGEND

- AC ACRE(S)
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
MINIMUM FINISHED FLOOR ELEVATION
- 1234.56

- 1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
ORIGINAL SURVEY/COUNTY LINE
CENTERLINE

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' BUILDING SETBACK
25' BUILDING SETBACK
20' ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.023 AC)
30' BUILDING SETBACK
- 1.062 AC PORTION OF 1.759 AC AND CABLE TV EASEMENT WITH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG 526-528, PR)
0.207 AC 30' OFF-LOT DRAINAGE EASEMENT (VOL. 20001, PG 526-528, PR)
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10' BUILDING SETBACK (VOL. 20001, PG 526-528, PR)
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3 UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL. 11240, PG 1426-1438, OPR)
4 REDBIRD RANCH UNIT 8A (VOL. 9705, PG 8-9, OPR)

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C.P.S. NOTES:

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- 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

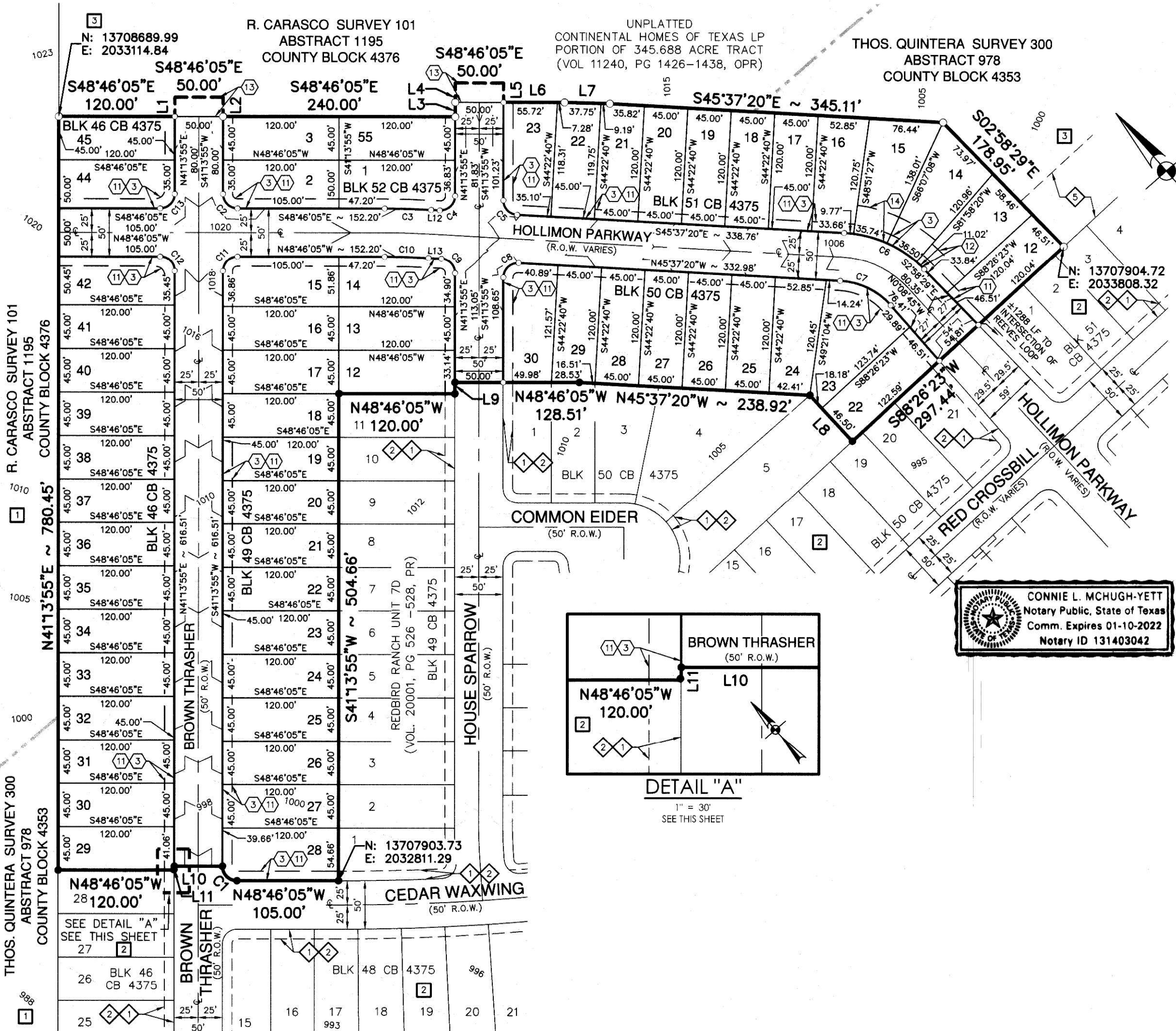
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STATE OF TEXAS
COUNTY OF BEXAR

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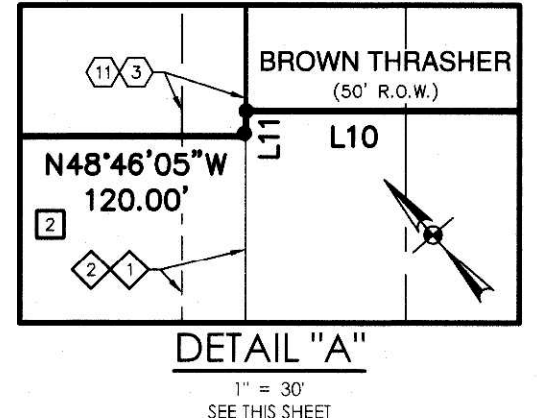
3/8/19
LICENSED PROFESSIONAL ENGINEER

03/08/2019
REGISTERED PROFESSIONAL LAND SURVEYOR



| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|--------|--------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 15.00' | 90°00'00" | N3°46'05"W | 21.21' | 23.56' |
| C2 | 15.00' | 90°00'00" | S3°46'05"E | 21.21' | 23.56' |
| C3 | 875.00' | 3°08'45" | S47°11'42"E | 48.04' | 48.04' |
| C4 | 15.00' | 93°08'45" | N87°48'18"E | 21.79' | 24.39' |
| C5 | 15.00' | 86°51'15" | S21°14'22"E | 20.62' | 22.74' |
| C6 | 125.00' | 42°38'51" | S24°17'54"E | 90.91' | 93.04' |
| C7 | 75.00' | 45°28'35" | N22°53'02"W | 57.98' | 59.53' |
| C8 | 15.00' | 93°08'45" | S87°48'18"W | 21.79' | 24.39' |
| C9 | 15.00' | 86°51'15" | N21°14'22"W | 20.62' | 22.74' |
| C10 | 825.00' | 3°08'45" | N47°11'42"W | 45.29' | 45.30' |
| C11 | 15.00' | 90°00'00" | S86°13'55"W | 21.21' | 23.56' |
| C12 | 15.00' | 90°00'00" | N3°46'05"E | 21.21' | 23.56' |
| C13 | 15.00' | 90°00'00" | N86°13'55"E | 21.21' | 23.56' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L1 | N41°13'55"E | 20.00' |
| L2 | S41°13'55"W | 20.00' |
| L3 | N41°13'55"E | 15.00' |
| L4 | N41°13'55"E | 20.00' |
| L5 | S41°13'55"W | 20.00' |
| L6 | S48°46'05"E | 63.00' |
| L7 | S47°11'42"E | 46.94' |
| L8 | N1°33'37"W | 64.68' |
| L9 | S41°13'55"W | 11.86' |
| L10 | N48°46'05"W | 50.00' |
| L11 | S41°13'55"W | 3.94' |
| L12 | S45°37'20"E | 8.97' |
| L13 | N45°37'20"W | 13.37' |



CONNIE L. MCHUGH-YETT
Notary Public, State of Texas
Comm. Expires 01-10-2022
Notary ID 131403042

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CHIEF OF TEXAS, INC.
A DELAWARE CORPORATION
ITS 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 180313

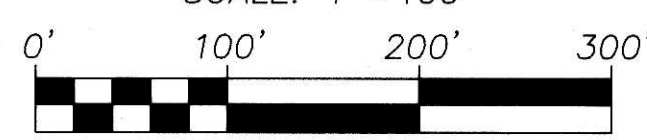
REPLAT & SUBDIVISION PLAT

ESTABLISHING

REDBIRD RANCH UNIT 7E

BEING A TOTAL OF 9.789 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 BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 29-42, 44-45 BLOCK 46, LOTS 12-28, BLOCK 49, LOTS 22-30, BLOCK 50, LOTS 12-23, BLOCK 51, LOTS 1-3 & 55, BLOCK 52, OUT OF THE THOS. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353 AND R. CARASCO SURVEY NUMBER 101, ABSTRACT 1195, COUNTY BLOCK 4376, IN BEXAR COUNTY, TEXAS. ALL OF THIS PLAT IS ASSIGNED TO COUNTY BLOCK 4375.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDP FIRM REGISTRATION #4701 | TDP FIRM REGISTRATION #1028900

DATE OF PREPARATION: March 07, 2019

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.

LESIE 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 LESIE 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 8th DAY OF March, A.D. 2019.

Connie L. McHugh-Yett
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 7E 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.

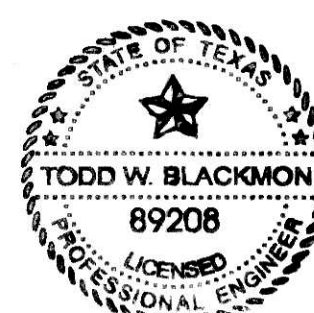
DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2



REDBIRD RANCH UNIT 7E

Civil Job No. 8530-19; Survey Job No. 9184-04

Date: Mar 07, 2019, 4:38pm User ID: allington
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