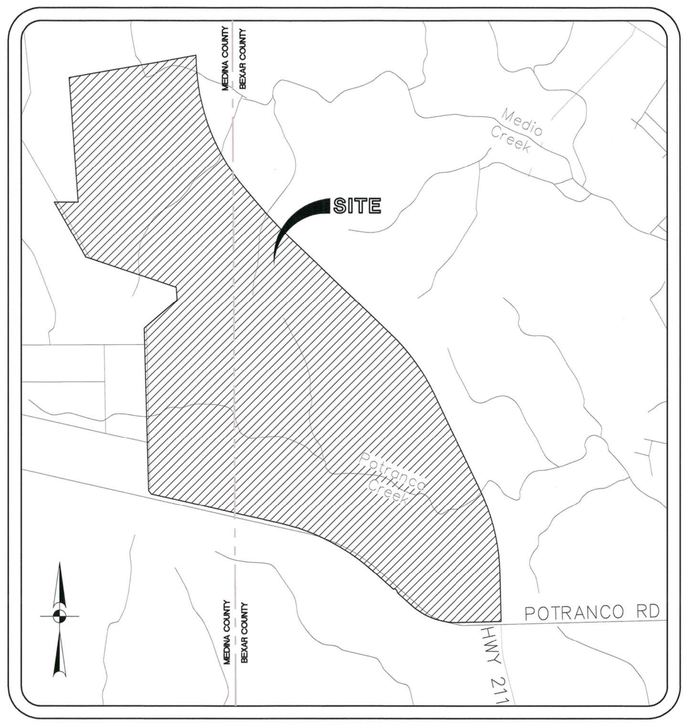


LOCATION MAP
SCALE: 1" = 2000'

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

A RIGHT-OF-WAY DEED (VOL. 3813, PGS. 139 D.R.B.C.)
B PRIVATE ROAD DEED WITHOUT WARRANTY (VOL. 2452, PGS. 1201–1206 R.P.R.B.C.T.)
C 20-FOOT STRIP INGRESS-EGRESS EASEMENT (VOL. 5091, PGS. 437–439 D.R.B.C.T.)
D CHANNEL EASEMENT (VOL. 3813, PG. 131–133 D.R.B.C.)
E CHANNEL EASEMENT (VOL. 5580, PGS. 131–133 D.R.B.C.T.)
F RIGHT-OF-WAY DEED (VOL. 3813, PG. 319 D.R.B.C.)
G RIGHT-OF-WAY DEED (VOL. 177, PG. 177 D.R.M.C.)
H CHANNEL EASEMENT (VOL. 177, PGS. 176–177 D.R.M.C.T.)

DRAINAGE NOTES:
1. REFERENCE STORM WATER MANAGEMENT PLAN FOR ±2,018 ACRES REDBIRD RANCH DATED MAY 2005.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS A1–A6 (MEDIO CREEK WATERSHED) WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE SHOWN ON THE PLAN.
6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

LEGEND:

COMMERCIAL/MULTI-FAMILY
RESIDENTIAL
SCHOOL / DAYCARE CENTER
AMENITY CENTER
ONSITE FLOOD PLAIN
FLOOD PLAIN
DETENTION AREA
OPEN SPACE
ROAD INTERSECTION WIDENING
COUNTY LINE
200' NOTIFICATION BOUNDARY
CEMETERY
(1) PROPERTY OWNERSHIP INFORMATION (SEE LIST)
(A) EASEMENT INFORMATION (SEE LIST)
(A1) DETENTION AREA INFORMATION
10' CONTOURS
50' CONTOURS
CROSS ACCESS
B LOCAL TYPE B
EM EMERGENCY ONLY ACCESS
CROSS CONNECTION
F CROSS CONNECTION DEPENDENT ON FINAL DEVELOPMENT OF ADJACENT PROPERTY
C TO B COLLECTOR TO LOCAL TYPE B
D TxDOT ACCESS POINT (PRIVATE DRIVEWAY)
C TO B TxDOT ACCESS POINT (COLLECTOR TO LOCAL B)
A LOCAL TYPE A
C TxDOT ACCESS POINT COLLECTOR REQUIRED

KEYED NOTES:

1. MULTI-FAMILY PROJECTS LOCATED WITHIN UNIT 12 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
2. RESIDENTIAL SUBDIVISIONS WITHIN UNITS 1M, 3M–9M OF THE SUMMIT AT REDBIRD WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. THESE AREAS WILL COMPLY WITH UDC SECTION 35–503. UNIT 12M WILL BE UTILIZED TO MEET A PORTION OF THE NEIGHBORHOOD PARKS REQUIREMENT FOR THIS SUBDIVISION.
3. A NEIGHBORHOOD PARK FOR THESE UNITS 1–9 AND 11 WITHIN REDBIRD RANCH IS PROVIDED IN AMENITY CENTER UNIT 24 (47.09 GROSS ACRES; 17.87 NET ACRES) AND UNIT 25 (29.25 GROSS ACRES, 9.76 NET ACRES).

PROPERTY OWNERSHIP:

1 RED BIRD RANCH LTD
2 RANCHO COACHELLA PROPERTIES
3 TYRUS PROPERTIES I, LTD
4 CITY OF SAN ANTONIO
5 NEW FRONTIER INVESTMENTS
6 OKH, DAE H
7 POTRANCO RUN HOA INC.
8 NEW FRONTIER INVESTMENTS
9 BUTLER, GREGORY C
10 ASHTON PARK UT-1, BLOCK 1
11 VEGA JOSE R & MARY ANN
12 ARAGON JOSE M & VICTORIANA
13 FLORES ARTEMIO JR & ROSE MARY
14 ARAGON JOSE JR & REBECCA
15 GONZALEZ E STEVEN P.
16 FROST NATIONAL BANK TRUSTEE
17 MEDINA FRANCISCO & MARIBEL
18 KANE JERRY & GLORIA E
19 HONDO NATIONAL BANK
20 DANCAUSE GEORGE & GLORIA
21 POLITRON JOSE R & ANA E
22 BREWER REBECCA T
23 MARTINEZ GERARDO I
24 GUZMAN CARLOS & BETTY
25 WESTBERRY HAL H & STAMARA L
26 DE LEON ROBERT JR
27 SCHNEIDER FREDOLIN & THERESA
28 BOUKNIGHT CHARLES & RHONDA
29 HENDERSON CHANCE J & DEBORAH B
30 CLARK ROBERTO D & BARBARA A
31 WHITE TOBE D
32 CLARK ERIC
33 TAVERA JUAN ANTONIO ESTATE & JOANN
34 HERRERA LEONARD & MARIA
35 LOPEZ ALMA G
36 DANCAUSE GEORGE & GLORIA
37 FLORES ARMANDO A
38 WURZBACH PATRICK J & PHYLLIS
39 STRATTON JOAN BROWNING
40 CALLACHER CONCOURSE L.P.

REDBIRD RANCH SUBDIVISION

A 2018.16 ACRE TRACT OF LAND COMPRISED OF A 472.003 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 11240, PAGES 1426–1438, AND THE REMAINING PORTIONS OF BOTH A 1518.164 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6636, PAGES 753–760, AND A 500.000 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8377, PAGES 1801–1807, LOCATED IN MEDINA COUNTY AND BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE J. DELGADO SURVEY NO. 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, THE L. BRAUN SURVEY NO. 34, ABSTRACT 1277, COUNTY BLOCK 4380, THE ED DE MONTEL SURVEY NO. 37 3/4, THE JOHN FITZGERALD SURVEY NO. 33, ABSTRACT 1290, COUNTY BLOCK 4402, THE C.C.S.D. & R.G.N.G.R. SURVEY NO. 207, ABSTRACT 887, COUNTY BLOCK 4381, THE R. CASASCO SURVEY NO. 101, ABSTRACT 1195, COUNTY BLOCK 4376, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1087, COUNTY BLOCK 4375, THE C. CASTRO SURVEY NO. 300 1/2, ABSTRACT 185, COUNTY BLOCK 4379, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1097, COUNTY BLOCK, 4375, THE A.C. ERSKINE SURVEY NO. 300 1/9, ABSTRACT 1260, COUNTY BLOCK 4372 1/2, THE M. HERNANDEZ SURVEY NO. 300 1/7, ABSTRACT 1052, COUNTY BLOCK 4372, THE JUAN TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, THE S. MUSQUEZ SURVEY NO. 300 1/6, ABSTRACT 1084, COUNTY BLOCK 4371 AND THE T. QUINTERA SURVEY NO. 300, ABSTRACT 978, COUNTY BLOCK 4353, ALL TRACTS OF LAND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

NOTES:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2–11' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM AND YANCEY WATER SUPPLY CORPORATION
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35–506(d)(5).
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35–506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. TEXAS RESEARCH PARK–STATE HIGHWAY 211 (R.O.W. VARIES), POTRANCO ROAD–F.M. HIGHWAY 1957 (R.O.W. VARIES).
11. PRIOR TO ANY PLAT AND OR RECORDATION, A SUPPLEMENTAL / 35–B101–1(F)(18) WILL BE SUBMITTED FOR REVIEW & APPROVAL FOR COMPLIANCE OF THE UDC.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX E, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
REDBIRD RANCH LP

DETENTION POND PRELIMINARY SIZING	
DRAINAGE AREA	AREA (ACRES)
A1	±7.80
A2	±5.10
A3	±3.50
A4	±3.00
A5	±4.10
A6	±4.20

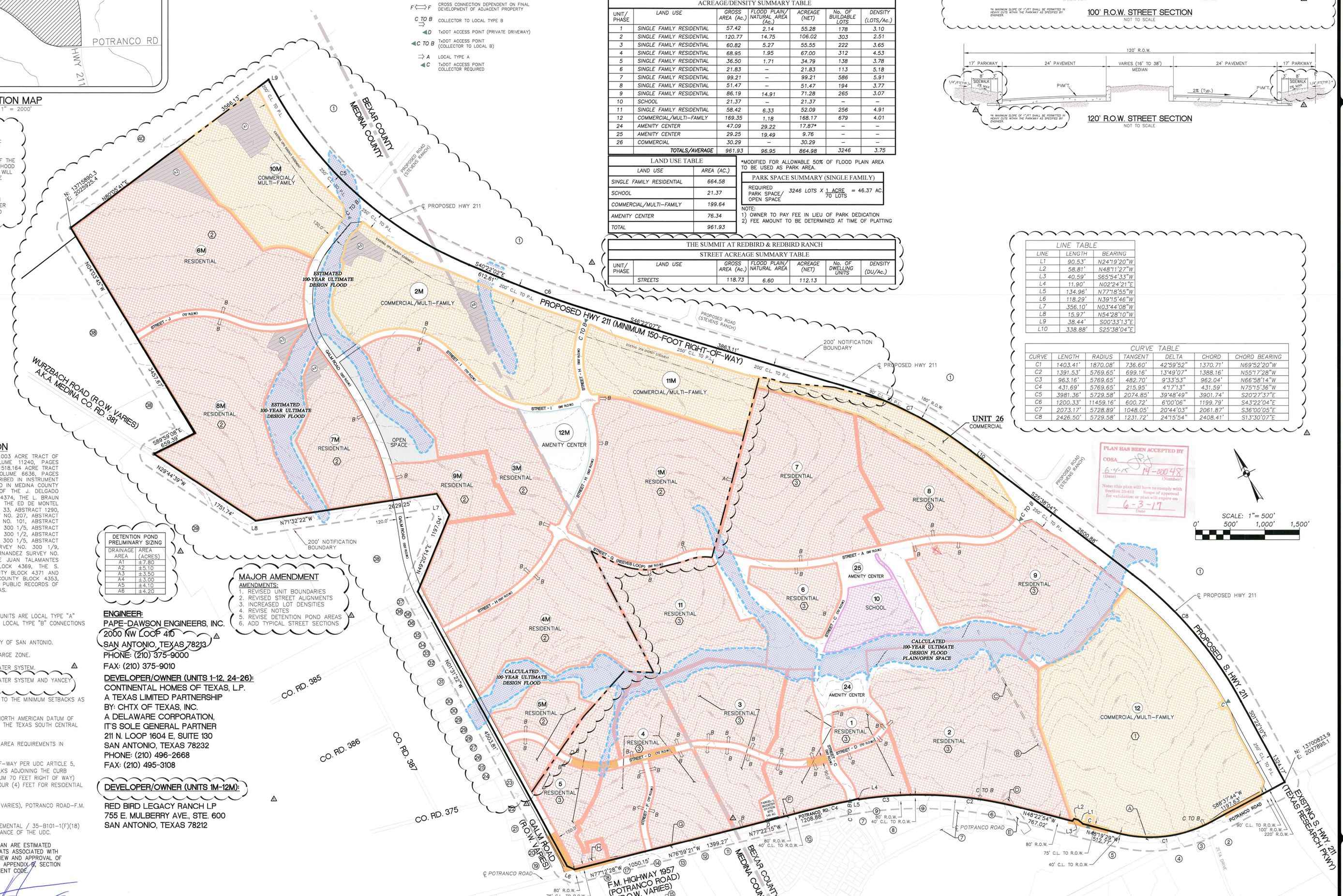
MAJOR AMENDMENT

AMENDMENTS:
1. REVISED UNIT BOUNDARIES
2. REVISED STREET ALIGNMENTS
3. INCREASED LOT DENSITIES
4. REVISE NOTES
5. REVISE DETENTION POND AREAS
6. ADD TYPICAL STREET SECTIONS

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER (UNITS 1-12, 24-26):
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668
FAX: (210) 495-3108

DEVELOPER/OWNER (UNITS 1M-12M):
RED BIRD LEGACY RANCH LP
755 E. MULBERRY AVE., STE. 600
SAN ANTONIO, TEXAS 78212



MDP PLAN NO.: 14-00048 (AMENDS MDP 842B)

THE SUMMIT AT REDBIRD ACREAGE/DENSITY SUMMARY TABLE							
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ACREAGE (NET)	No. OF DWELLING UNITS	DENSITY (DU/Ac.)	COMMERCIAL BUILDING COVERAGE (SF)
1M	SINGLE FAMILY RESIDENTIAL	100.3	1.3	99.0	396	4.0	–
2M	COMMERCIAL	105.1	5.7	99.4	–	–	1,515,452
2M	MULTI-FAMILY	105.1	5.7	99.4	3,006	33	–
3M	SINGLE FAMILY RESIDENTIAL	115.9	–	115.9	483	4.2	–
4M	SINGLE FAMILY RESIDENTIAL	73.8	–	73.8	279	3.8	–
5M	SINGLE FAMILY RESIDENTIAL	26.1	–	26.1	102	3.9	–
6M	SINGLE FAMILY RESIDENTIAL	119.6	–	119.6	479	4.0	–
7M	SINGLE FAMILY RESIDENTIAL	42.9	–	42.9	169	3.9	–
8M	SINGLE FAMILY RESIDENTIAL	121.9	–	121.9	413	3.4	–
9M	SINGLE FAMILY RESIDENTIAL	24.6	–	24.6	95	3.8	–
10M	COMMERCIAL	66.2	–	66.2	–	–	1,009,285
10M	MULTI-FAMILY	66.2	–	66.2	1,927	33	–
11M	COMMERCIAL	48.5	–	48.5	–	–	739,431
11M	MULTI-FAMILY	48.5	–	48.5	1,601	33	–
12M	AMENITY CENTER	19.1	–	19.1	–	–	–
	OPEN SPACE	73.5	51.1	22.4	–	–	–
	TOTALS/AVERAGE	937.5	58.1	879.4	8,950	10.2	3,264,169

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	625.1
COMMERCIAL/MULTI-FAMILY	219.8
AMENITY CENTER	19.1
OPEN SPACE	73.5
TOTAL	937.5

PARK SPACE SUMMARY (SINGLE FAMILY)
REQUIRED PARK SPACE/ OPEN SPACE 8,950 LOTS X 1 ACRE / 70 LOTS = 127.9 AC.

REDBIRD RANCH ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ACREAGE (NET)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)
1	SINGLE FAMILY RESIDENTIAL	57.42	2.14	55.28	178	3.10
2	SINGLE FAMILY RESIDENTIAL	120.77	14.75	106.02	303	2.51
3	SINGLE FAMILY RESIDENTIAL	60.82	5.27	55.55	222	3.65
4	SINGLE FAMILY RESIDENTIAL	68.95	1.95	67.00	312	4.53
5	SINGLE FAMILY RESIDENTIAL	36.50	1.71	34.79	138	3.78
6	SINGLE FAMILY RESIDENTIAL	21.83	–	21.83	113	5.18
7	SINGLE FAMILY RESIDENTIAL	99.21	–	99.21	586	5.91
8	SINGLE FAMILY RESIDENTIAL	51.47	–	51.47	194	3.77
9	SINGLE FAMILY RESIDENTIAL	86.19	14.91	71.28	265	3.07
10	SCHOOL	21.37	–	21.37	–	–
11	SINGLE FAMILY RESIDENTIAL	58.42	6.33	52.09	256	4.91
12	COMMERCIAL/MULTI-FAMILY	169.35	1.18	168.17	679	4.01
24	AMENITY CENTER	47.09	29.22	17.87*	–	–
25	AMENITY CENTER	29.25	19.49	9.76	–	–
26	COMMERCIAL	30.29	–	30.29	–	–
	TOTALS/AVERAGE	961.93	96.95	864.98	3246	3.75

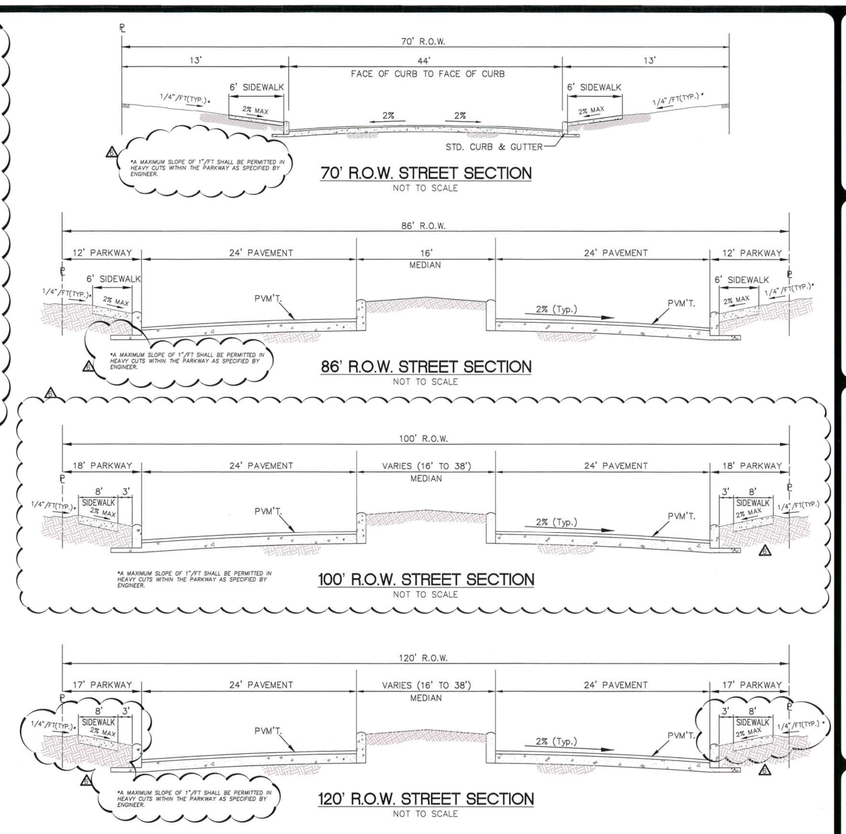
LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	664.58
SCHOOL	21.37
COMMERCIAL/MULTI-FAMILY	199.64
AMENITY CENTER	76.34
TOTAL	961.93

*MODIFIED FOR ALLOWABLE 50% OF FLOOD PLAIN AREA TO BE USED AS PARK AREA.

PARK SPACE SUMMARY (SINGLE FAMILY)
REQUIRED PARK SPACE/ OPEN SPACE 3246 LOTS X 1 ACRE / 70 LOTS = 46.37 AC.

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

THE SUMMIT AT REDBIRD & REDBIRD RANCH STREET ACREAGE SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA	ACREAGE (NET)	No. OF DWELLING UNITS	DENSITY (DU/Ac.)
	STREETS	118.73	6.60	112.13		



LINE TABLE		
LINE	LENGTH	BEARING
L1	90.53'	N24°19'20"W
L2	58.81'	N48°11'27"W
L3	40.59'	S65°54'33"W
L4	11.90'	N02°24'21"E
L5	134.96'	N77°18'55"W
L6	118.29'	N39°15'46"W
L7	356.10'	N03°44'08"W
L8	15.97'	N54°28'10"W
L9	38.44'	S00°33'13"E
L10	338.88'	S25°38'04"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1403.41'	1870.08'	736.60'	42°59'52"	1370.71'	N69°52'20"W
C2	1391.53'	5769.65'	699.16'	13°49'07"	1388.16'	N55°17'28"W
C3	963.16'	5769.65'	482.70'	9°33'53"	962.04'	N66°58'14"W
C4	431.69'	5769.65'	215.95'	4°17'13"	431.59'	N75°15'36"W
C5	3981.36'	5729.58'	2074.85'	39°48'49"	3901.74'	S20°27'37"E
C6	1200.33'	11459.16'	600.72'	6°00'06"	1199.79'	S43°22'04"E
C7	2073.17'	5729.89'	1048.05'	20°44'03"	2061.82'	S36°00'05"E
C8	2426.50'	5729.58'	1231.72'	24°15'54"	2408.41'	S13°30'07"E

REVISIONS:
1 5/27/15 REVISIONS PER CITY COMMENTS
2 6/01/15 REVISIONS PER CITY COMMENTS
3 9/11/15 REVISIONS PER CITY COMMENTS
4 10/01/15 REVISIONS PER CITY COMMENTS
5 3/12/17 REVISE UNIT BOUNDARIES, STREET ALIGNMENTS, OVERALL LOT DENSITY
6 3/16/17 REVISE UNIT BOUNDARIES, LOT DENSITIES, AND STREET ALIGNMENTS
7 5/30/17 REVISED UNIT BOUNDARIES AND STREET ALIGNMENTS, DETENTION POND AREAS, TYPICAL STREET SECTIONS

PAPE-DAWSON ENGINEERS
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2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REDBIRD RANCH SUBDIVISION
SAN ANTONIO, TEXAS
MAJOR AMENDMENT
MASTER DEVELOPMENT PLAN #14-00048 (AMENDS MDP 842B)

JOB NO. 6902-13
DATE SEPT 2014
DESIGNER AB
CHECKED AB DRAWN TL
SHEET 1 OF 1

Date: May 22, 2015, 3:42pm User ID: RDowney
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