

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW
1140	EXISTING CONTOURS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
1140	PROPOSED CONTOURS		
---	ORIGINAL SURVEY/COUNTY LINE		
---	CENTERLINE		
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1009-1010, PR)	6	17' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG 526-528, PR)
2	10' BUILDING SETBACK (VOL. 20001, PG 1009-1010, PR)	7	5' WATER EASEMENT (VOL. 20001, PG 526-528, PR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1009-1010, PR)	8	OFF-LOT 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9705, PG 8-9, PR)
4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 526-528, PR)	9	25' OFF-LOT DRAINAGE EASEMENT (VOL. 9705, PG 8-9, PR)
5	10' BUILDING SETBACK (VOL. 20001, PG 526-528, PR)	10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9705, PG 8-9, PR)
6	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1009-1010, PR)	11	10' BUILDING SETBACK (VOL. 9705, PG 8-9, PR)
7	10' BUILDING SETBACK (VOL. 20001, PG 1009-1010, PR)	12	12' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9705, PG 8-9, PR)
8	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1009-1010, PR)	13	VARIABLE WIDTH CLEAR VISION EASEMENT (0.042 AC.) (VOL. 9705, PG 8-9, PR)
9	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 526-528, PR)	14	REMAINING PORTION OF AN OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.697 AC.) (VOL. 20001, PG 526-528, PR)
10	10' BUILDING SETBACK (VOL. 20001, PG 526-528, PR)	15	REDBIRD RANCH UNIT 7E (VOL. 20001, PG 1009-1010, PR)
11	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1009-1010, PR)	16	REDBIRD RANCH UNIT 7D (VOL. 20001, PG 526-528, PR)
12	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 526-528, PR)	17	REDBIRD RANCH UNIT 8A (VOL. 9705, PG 8-9, PR)
13	10' BUILDING SETBACK (VOL. 20001, PG 526-528, PR)	18	UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL. 11240, PG 1426-1438, OPR)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT REDBIRD RANCH UNIT 7D, 160343 WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 526-528, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (UNLESS NOTED OTHERWISE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (IWE), 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

BY: CHITEX 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

SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF October A.D. 2019

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

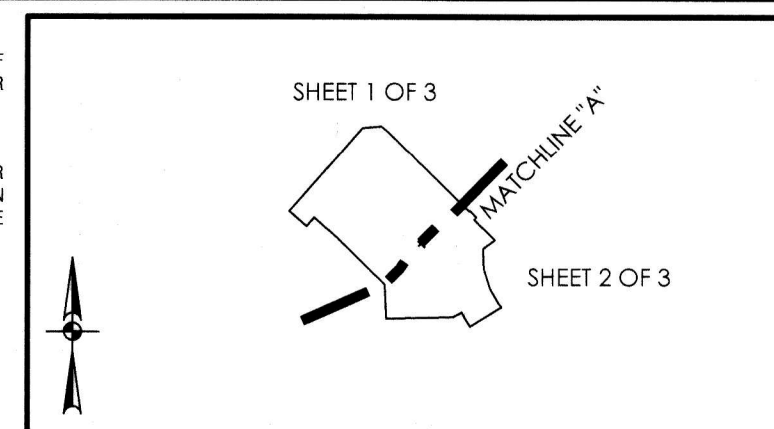
MY COMMISSION EXPIRES: January 10, 2022

SAWS IMPACT FEE:

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.

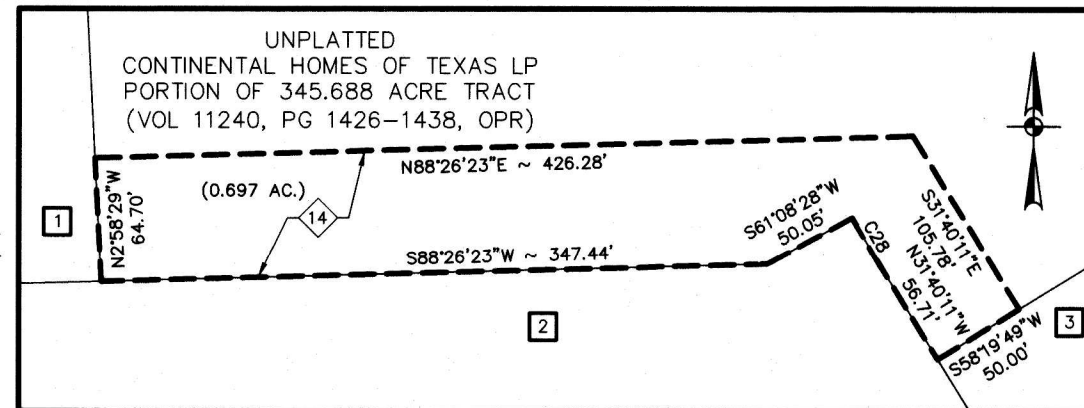
SAWS WASTEWATER EDU:

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



INDEX MAP

SCALE: 1"= 100'

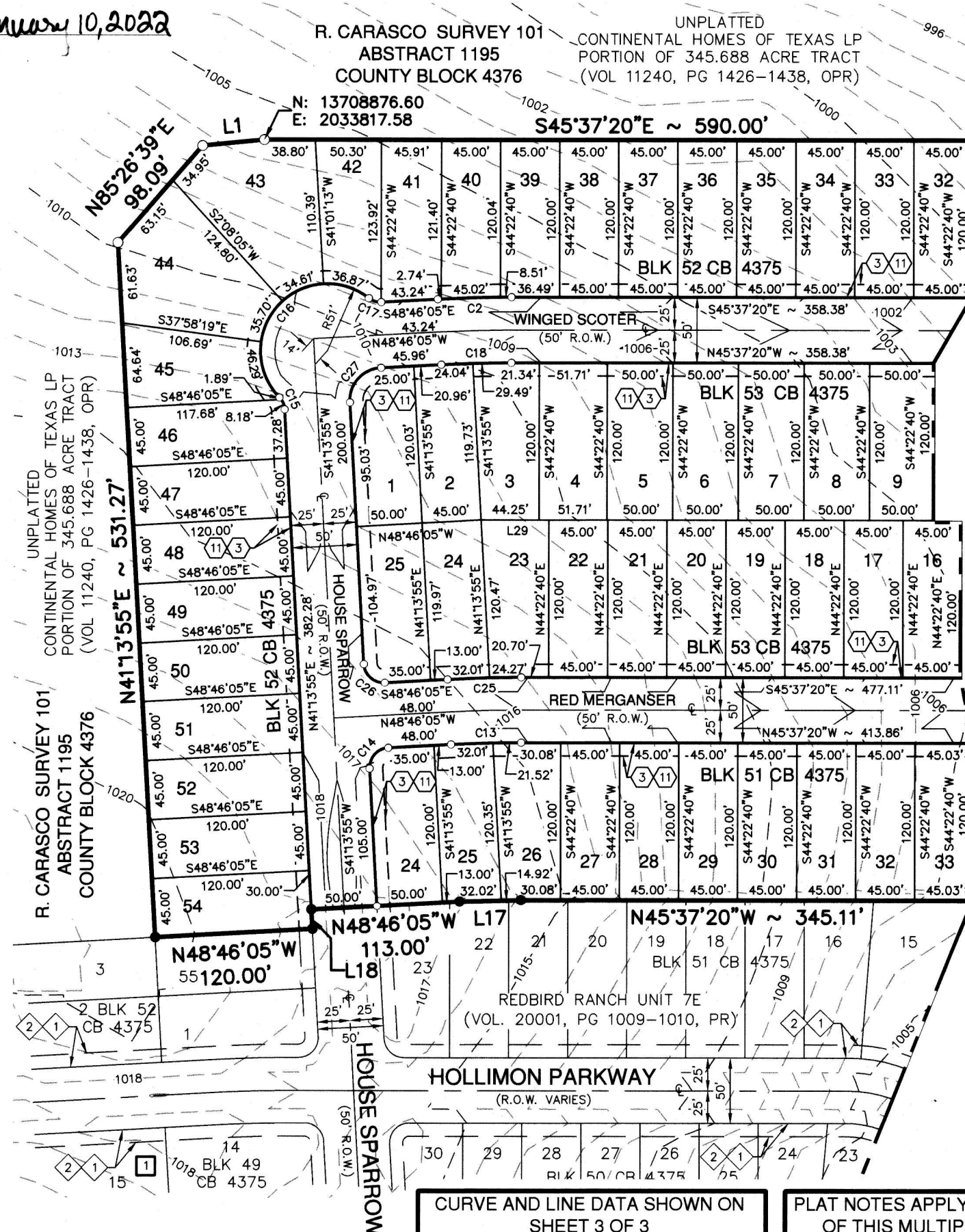
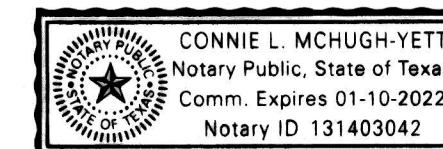


AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 100'

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

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CHITEX OF TEXAS, INC.
A DELAWARE CORPORATION
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E, SUITE 130
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CURVE AND LINE DATA SHOWN ON
SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

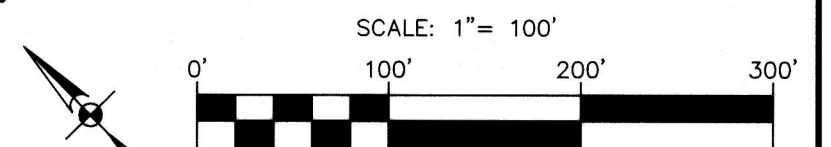
PLAT NUMBER 180610

REPLAT & SUBDIVISION PLAT

ESTABLISHING

REDBIRD RANCH UNIT 7F

BEING A TOTAL OF 13.923 ACRES, ESTABLISHING LOTS 88-97 & 901, BLOCK 46, LOTS 24-40, BLOCK 51, LOTS 31-54, BLOCK 52, LOTS 1-25, BLOCK 53, IN COUNTY BLOCK 4375, BEXAR COUNTY, TEXAS 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 300, ABSTRACT 978, COUNTY BLOCK 4383 AND R. CARASCO SURVEY 101, ABSTRACT 1195, COUNTY BLOCK 4376 IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: July 31, 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 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 30th DAY OF October A.D. 2019

Connie R. 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 7F 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

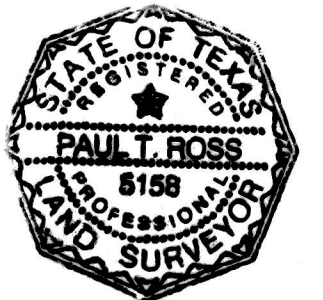
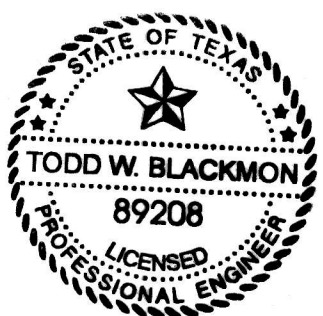
STATE OF TEXAS
COUNTY OF BEXAR

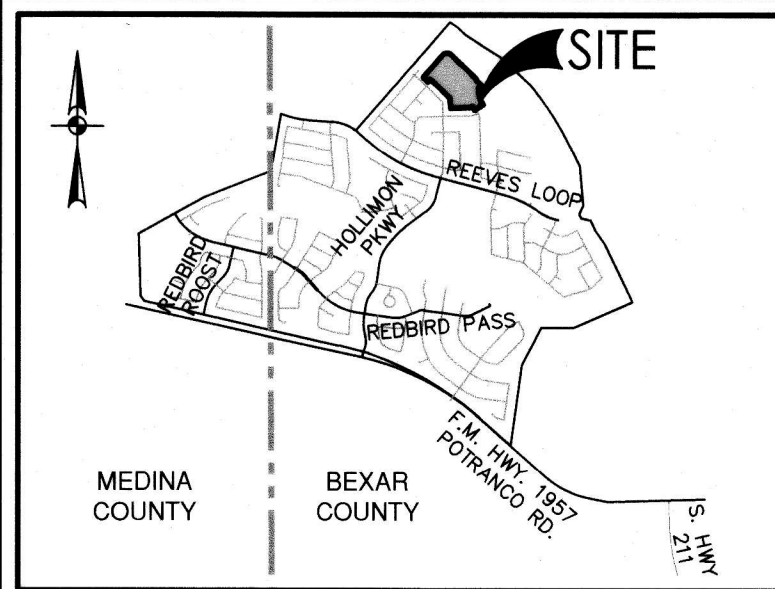
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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





LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	FOUND 1/2" IRON ROD	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)-ROW
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	ORIGINAL SURVEY/COUNTY LINE		
---	CENTERLINE		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	6	17' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG 526-528, PR)
7	PRIVATE OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.124 AC.)	7	5' WATER EASEMENT (VOL. 20001, PG 526-528, PR)
11	10' BUILDING SETBACK	8	OFF-LOT 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9705, PG 8-9, PR)
12	20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.023 AC.)	9	12' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9705, PG 8-9, PR)
13	10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 AC.)	10	25' OFF-LOT DRAINAGE EASEMENT (VOL. 9705, PG 8-9, PR)
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1009-1010, PR)	11	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9705, PG 8-9, PR)
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3	10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1009-1010, PR)	13	VARIABLE WIDTH CLEAR VISION EASEMENT (0.042 AC.) (VOL. 9705, PG 8-9, PR)
4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 526-528, PR)	14	REMAINING PORTION OF AN OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.697 AC) (VOL. 20001, PG 526-528, PR)
5	10' BUILDING SETBACK (VOL. 20001, PG 526-528, PR)	1	REDBIRD RANCH UNIT 7E (VOL. 20001, PG 1009-1010, PR)
		2	REDBIRD RANCH UNIT 7D (VOL. 20001, PG 526-528, PR)
		3	REDBIRD RANCH UNIT 8A (VOL. 9705, PG 8-9, PR)
		4	UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL. 11240, PG 1426-1438, OPR)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR RECYCLED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

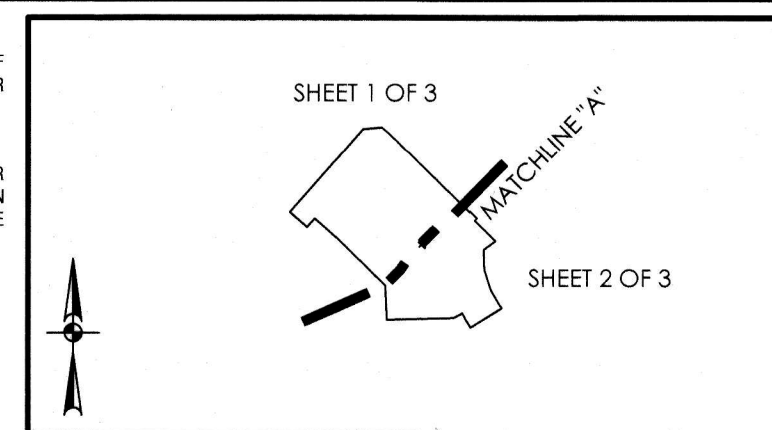
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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.

SAWS WASTEWATER EDU:

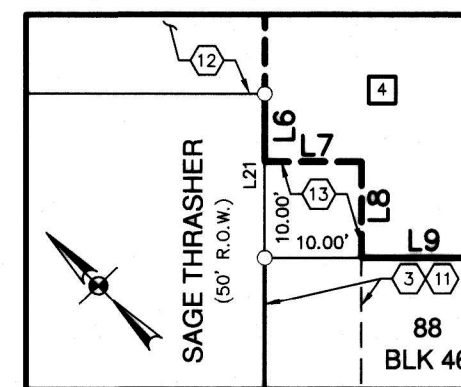
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



INDEX MAP

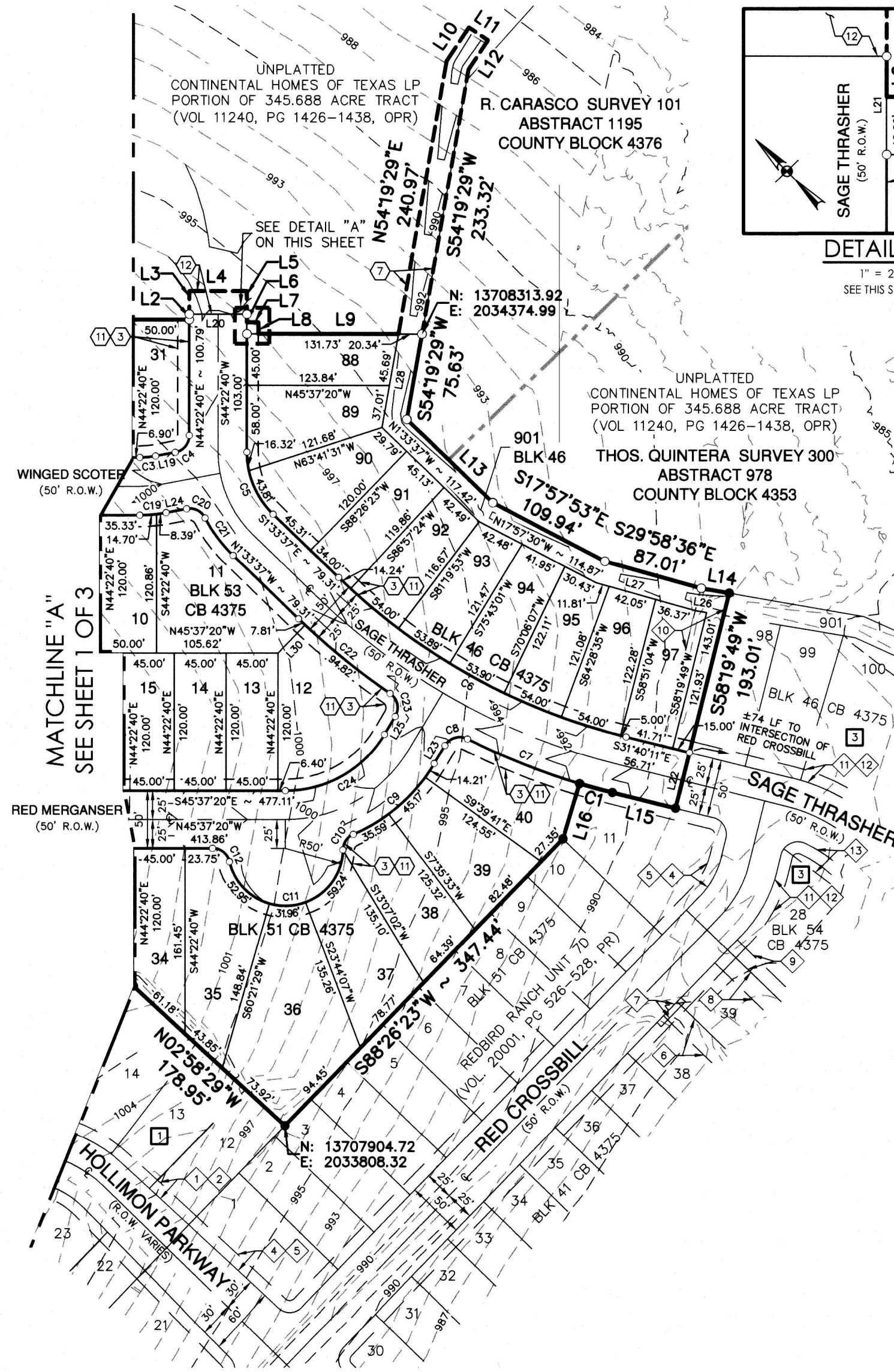
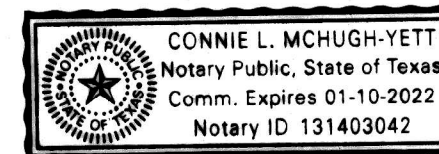
SCALE: 1"= 1000'

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



DETAIL "A"

1" = 20'
SEE THIS SHEET



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 8/5/19
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.

Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE DATA SHOWN ON
SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

PLAT NUMBER 180610

REPLAT & SUBDIVISION PLAT

ESTABLISHING

REDBIRD RANCH UNIT 7F

BEING A TOTAL OF 13.923 ACRES, ESTABLISHING LOTS 88-97 & 901, BLOCK 46, LOTS 24-40, BLOCK 51, LOTS 31-54, BLOCK 52, LOTS 1-25, BLOCK 53, IN COUNTY BLOCK 4375, BEXAR COUNTY, TEXAS 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 300, ABSTRACT 978, COUNTY BLOCK 4353 AND R. CARASCO SURVEY 101, ABSTRACT 1195, COUNTY BLOCK 4376 IN BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9900
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: July 31, 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 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 30th DAY OF October, 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

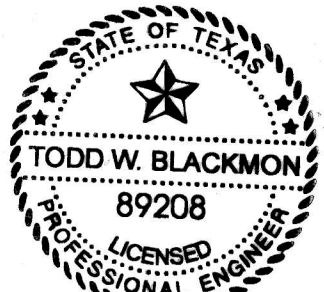
COUNTY CLERK, BEXAR COUNTY, TEXAS

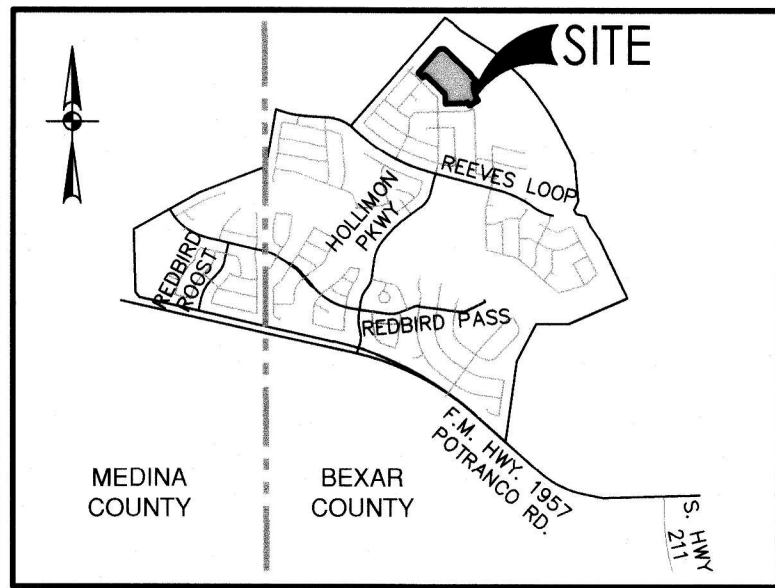
THIS PLAT OF REDBIRD RANCH UNIT 7F HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES 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 ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 88-97 & 901, BLOCK 46, LOTS 24-40, BLOCK 51, LOTS 31-54, BLOCK 52, LOTS 1-25, BLOCK 53, CB 4375, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE:

LOT 901, BLOCK 46, CB 4375, IS DESIGNATED AS OPEN SPACE, COMMON AREA, PEDESTRIAN AND A PRIVATE DRAINAGE EASEMENT.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SAWS IMPACT FEE:

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.

SAWS WASTEWATER EDU:

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

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

SAWS DEDICATION:

THE OWNER 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A 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).

DRAINAGE EASEMENT ENCROACHMENTS:

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CTHEX 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 180610

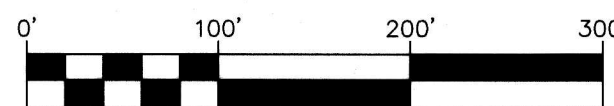
REPLAT & SUBDIVISION PLAT

ESTABLISHING

REDBIRD RANCH UNIT 7F

BEING A TOTAL OF 13.923 ACRES, ESTABLISHING LOTS 88-97 & 901, BLOCK 46, LOTS 24-40, BLOCK 51, LOTS 31-54, BLOCK 52, LOTS 1-25, BLOCK 53, IN COUNTY BLOCK 4375, BEXAR COUNTY, TEXAS 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 300, ABSTRACT 978, COUNTY BLOCK 4353 AND R. CARASCO SURVEY 101, ABSTRACT 1195, COUNTY BLOCK 4376 IN BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: July 31, 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 30th DAY OF October, 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 7F 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

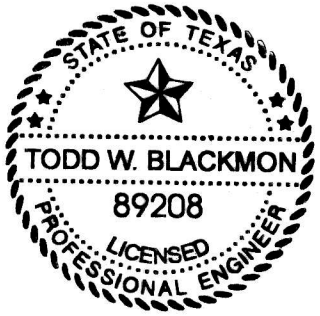
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S51°14'35"E	47.20'
L2	N44°22'40"E	4.74'
L3	N44°22'40"E	20.00'
L4	S45°37'20"E	50.00'
L5	S44°22'40"W	20.00'
L6	S44°22'40"W	7.06'
L7	S45°37'20"E	10.00'
L8	S44°22'40"W	10.00'
L9	S45°37'20"E	121.73'
L10	N78°06'52"E	35.00'
L11	S11°53'08"E	20.00'
L12	S78°06'52"W	30.71'
L13	S1°33'37"E	103.93'
L14	S35°48'06"E	24.74'
L15	N31°40'11"W	56.71'
L16	S61°08'28"W	50.05'
L17	N47°11'42"W	46.94'
L18	S41°13'55"W	15.00'
L19	S56°12'21"E	17.38'
L20	S45°37'20"E	50.00'
L21	S44°22'40"W	17.06'
L22	S58°19'49"W	50.00'
L23	S74°54'38"W	18.29'
L24	N56°12'21"W	18.16'
L25	N74°54'38"E	18.29'
L26	N35°59'57"W	9.27'
L27	N29°58'37"W	90.23'
L28	N54°19'29"E	82.70'
L29	N45°37'20"W	51.58'
L30	S88°26'23"W	33.83'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	600.00'	2°48'39"	N30°15'51"W	29.43'	29.44'
C2	1025.00'	3°08'45"	S47°11'42"E	56.27'	56.28'
C3	75.00'	10°35'01"	S50°54'50"E	13.83'	13.85'
C4	15.00'	79°24'59"	N84°05'10"E	19.17'	20.79'
C5	75.00'	45°56'17"	S21°24'32"W	58.54'	60.13'
C6	550.00'	30°06'34"	S16°36'54"E	285.72'	289.03'
C7	600.00'	10°02'25"	N23°50'19"W	105.01'	105.14'
C8	15.00'	86°16'15"	N61°57'15"W	20.51'	22.59'
C9	150.00'	36°16'32"	N86°57'06"W	93.39'	94.97'
C10	15.00'	65°20'20"	S78°31'00"W	16.19'	17.11'
C11	50.00'	165°11'18"	N51°33'31"W	99.17'	144.15'
C12	15.00'	76°39'27"	N71°7'36"W	18.61'	20.07'
C13	975.00'	3°08'45"	N47°11'42"W	53.53'	53.53'
C14	15.00'	90°00'00"	S86°13'55"W	21.21'	23.56'
C15	14.00'	41°12'36"	N20°37'37"E	9.85'	10.07'
C16	51.00'	172°25'12"	N86°13'55"E	101.78'	153.47'
C17	14.00'	41°12'36"	S28°09'47"E	9.85'	10.07'
C18	975.00'	3°08'45"	N47°11'42"W	53.53'	53.53'
C19	125.00'	10°35'01"	N50°54'50"W	23.06'	23.09'
C20	15.00'	73°23'54"	N19°30'23"W	17.93'	19.22'
C21	125.00'	18°45'11"	N7°48'58"E	40.73'	40.91'
C22	600.00'	9°48'00"	N6°27'37"W	102.50'	102.63'
C23	15.00'	86°16'15"	N31°46'30"E	20.51'	22.59'
C24	100.00'	59°28'02"	S75°21'21"E	99.19'	103.79'
C25	1025.00'	3°08'45"	S47°11'42"E	56.27'	56.28'
C26	15.00'	90°00'00"	S3°46'05"E	21.21'	23.56'
C27	25.00'	90°00'00"	S86°13'55"W	35.36'	39.27'

CURVE AND LINE DATA SHOWN ON
THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3



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