

Nov 15, 2024, 8:30am User ID: SQVu File: E: _PROJECT\05000\300\800 - Platting\830 - Preliminary Plat\Redbird R

SAWS WASTEWATER EDU NOTE

RESIDENTIAL FINISHED FLOOR NOTE:

YWSC DEDICATION:

OPEN SPACE NOTE:

FLOODPLAIN VERIFICATION:

DRAINAGE EASEMENT NOTE:

TREE NOTE:

HE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON

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.

THE OWNER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY

THE OWNER DEDICATES THE WATER MAINS TO THE YANCEY WATER SUPPLY CORPORATION UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE YANCEY WATER SUPPLY CORPORATION.

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER AND ARE NOT SUBJECT TO ENFORCEMENT BY MEDINA COUNTY.

LOT 903, 906 BLOCK 115, LOT 901, BLOCK 116 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN 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

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C0400D, EFFECTIVE DATE 5-15-2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE

904, 905 BLOCK 115 ARE DESIGNATED AS DRAINAGE AND MAINTENANCE ACCESS EASEMENTS

WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED

NO STRUCTURE, FENCES, WALL 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 MEDINA COUNTY. MEDINA 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

AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES

THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

= EXTRATERRITORIAL JURISDICTION

= LINE NUMBER = LINEAR FEET = NORTH AMERICAN DATUM

= NUMBER O.P.R.M.C. = OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= RADIUS = RIGHT-OF-WAY = VEHICULAR NON-ACCESS EASEMENT VOL. = VOLUME

= CITY OF SAN ANTONIO ETJ

— -998- — = EXISTING GROUND CONTOUR - - - = STREET CENTERLINE = SET 1/2" IRON ROD WITH CAP STAMPED "PD" UNLESS OTHERWISE NOTED

16' SANITARY SEWER EASEMENT (0.065 AC) 16' SANITARY SEWER EASEMENT (0.051 AC) 3 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

= PAGES

4 10' BUILDING SETBACK 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) OFF-LOT 63' DRAINAGE EASEMENT (0.365 AC) TO EXPIRE UPON PLATTING OF REDBIRD RANCH 3M-5

OFF-LOT 40' DRAINAGE EASEMENT (0.574 AC)
TO EXPIRE UPON PLATTING OF REDBIRD RANCH 3M-5 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

9 16' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (10) 30' WIDTH DRAINAGE EASEMENT (0.087 AC) 30' WIDTH DRAINAGE EASEMENT (0.078 AC)

(12) VARIABLE WIDTH WATER EASEMENT EXISTING 150' WIDE ELECTRIC EASEMENT

(VOL. 12412, PGS. 1042-1057, O.P.R.B.C.) EXISTING 16' SANITARY SEWER EASEMENT (REDBIRD RANCH UNIT 2M-4, PLAT NO. CP202310)

EXISTING 10' BUILDING SETBACK, GAS, ELECTRIC,
TELEPHONE, AND CABLE TV EASEMENT
(REDBIRD RANCH UNIT 2M-2,
DOC. NO. XXXXXXXXXXX, O.P.R.M.C.)

EXISTING 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (REDBIRD RANCH UNIT 2M-2, DOC. NO. XXXXXXXXXXX, O.P.R.M.C.)

EXISTING 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (REDBIRD RANCH UNIT 2M-2, DOC. NO. XXXXXXXXXX, O.P.R.M.C.) EXISTING VARIABLE WIDTH WATER EASEMENT

(REDBIRD RANCH UNIT 3M-5, DOC. NO. XXXXXXXXXX, O.P.R.M.C.) UNPLATTED REMAINDER OF 104.023 ACRE TRACT

CONTINENTAL HOMES OF TEXAS, LP. [DOC. #2022011358, O.P.R.M.C.) 2 (PLAT NO. CP202310)

SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH $\frac{1}{2}$ " IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE- DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED

DIMENSIONS SHOWN ARE SURFACE, SURFACE ADJUSTMENT FACTOR OF 1,00017 COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

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.

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA/UTILITY NOTE:

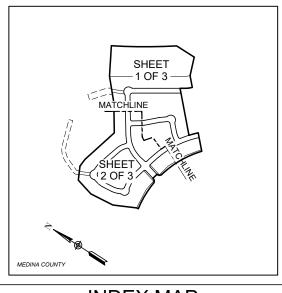
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANC EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER FASEMENT' "SANITARY SEWER FASEMENT" AND/OR "RECYCLED WATER FASEMENT" 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMEN

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:

 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.



INDEX MAP SCALE 1" = 1,000'

SUBDIVISION PLAT **REDBIRD RANCH UNIT 2M-3**

BEING A TOTAL OF 30.691 ACRES, ESTABLISHING LOTS 51-102, LOTS 903-906, BLOCK 115, LOTS 17-28, LOT 901, BLOCK 116, LOTS 9-35, BLOCK 118, LOTS 1-17, BLOCK 119, AND LOTS 1-15, BLOCK 120, INCLUDING 0.939 ACRES OFFSITE EASEMENT LOCATED ON THAT, OUT OF 104.024 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022008159, OUT OF THE LEWIS BRAUN SURVEY NO. 34 1/2, ABSTRACT 1277, COUNTY BLOCK 4380 AND 104.023 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022011358, OUT OF THE J. FITZGERALD SURVEY 33, BOTH OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY,





DHI Engineering, LLC.

5419 N. LOOP 1604 EAST SAN ANTONIO, TX 78247 (210) 496-2668 | dhiengineering.com TBPE REG. NO. F-19561

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

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. 5419 N. LOOP 1604 EAST SAN ANTONIO, TEXAS 78247

(210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESUIE 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 ____ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

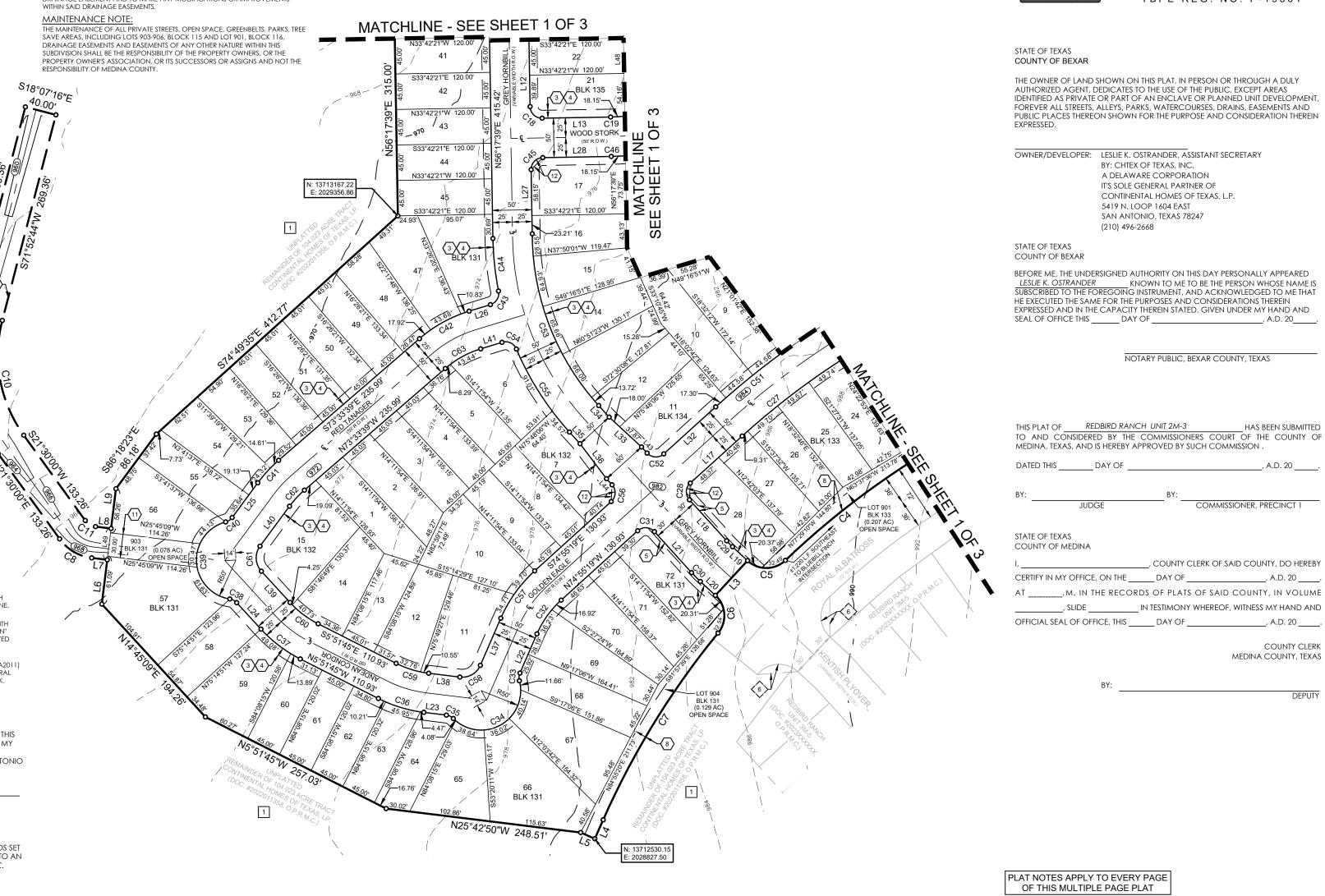
HAS BEEN SUBMITTED

ATED THIS DAY OF		, A.D. 20
:JUDGE	BY:	MISSIONER, PRECINCT 1
ATE OF TEXAS DUNTY OF MEDINA		
	, COUNTY CLERK O	F SAID COUNTY, DO HEREBY
RTIFY IN MY OFFICE, ON THE	DAY OF	, A.D. 20
M. IN THE RECOR	DS OF PLATS OF SA	AID COUNTY, IN VOLUME
, SLIDE	IN TESTIMONY WHERE	OF, WITNESS MY HAND AND
FICIAL SEAL OF OFFICE, THIS	DAY OF	, A.D. 20
		COUNTY CLERK MEDINA COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

> SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SHEET 2 OF 3



LOCATION MAP

NOT-TO-SCALE

LEGEND = ACRES

= BLOCK = BUILDING SETBACK LINE = CURVE NUMBER = COUNTY BLOCK

DOC. # = DOCUMENT NUMBER = GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION = EASEMENT

= EXTRATERRITORIAL JURISDICTION = LINE NUMBER = LINEAR FEET

= NORTH AMERICAN DATUM = NUMBER

O.P.R.M.C. = OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= PAGES = RADIUS = RIGHT-OF-WAY = VEHICULAR NON-ACCESS EASEMENT VNAE VOL. = VOLUME

= CITY OF SAN ANTONIO ETJ

---- = STREET CENTERLINE = SET 1/2" IRON ROD WITH CAP STAMPED

"PD" UNLESS OTHERWISE NOTED 16' SANITARY SEWER EASEMENT (0.065 AC)

16' SANITARY SEWER EASEMENT (0.051 AC) 3 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

4 10' BUILDING SETBACK 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

OFF-LOT 63' DRAINAGE EASEMENT (0.365 AC) TO EXPIRE UPON PLATTING OF REDBIRD RANCH 3M-5

OFF-LOT 40' DRAINAGE EASEMENT (0.574 AC) TO EXPIRE UPON PLATTING OF REDBIRD RANCH 3M-5

14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT 16' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

30' WIDTH DRAINAGE EASEMENT (0.087 AC)

(11) 30' WIDTH DRAINAGE EASEMENT (0.078 AC) 12 VARIABLE WIDTH WATER EASEMENT

EXISTING 150' WIDE
ELECTRIC EASEMENT
(VOL. 12412, PGS. 1042-1057, O.P.R.B.C.)

> EXISTING 16' SANITARY SEWER EASEMENT (REDBIRD RANCH UNIT 2M-4, PLAT NO. CP202310)

(3) EXISTING 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT REDBIRD RANCH UNIT 2M-2

DOC. NO. XXXXXXXXXX, O.P.R.M.C.) EXISTING 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (REDBIRD RANCH UNIT 2M-2, DOC. NO. XXXXXXXXXXX, O.P.R.M.C.)

EXISTING 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (REDBIRD RANCH UNIT 2M-2, DOC. NO. XXXXXXXXXXX, O.P.R.M.C.)

EXISTING VARIABLE WIDTH WATER EASEMENT (REDBIRD RANCH UNIT 3M-5, DOC. NO. XXXXXXXXXX, O.P.R.M.C.)

UNPLATTED REMAINDER OF 104.023 ACRE TRACT CONTINENTAL HOMES OF TEXAS, LP. (DOC. #2022011358, O.P.R.M.C.)

(PLAT NO. CP202310)

SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH $\frac{1}{3}$ " IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE- DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED

DIMENSIONS SHOWN ARE SURFACE, SURFACE ADJUSTMENT FACTOR OF 1,00017 COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

STATE OF TEXAS COUNTY OF BEXAR

I HERERY 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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS 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

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.

THE OWNER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

YWSC DEDICATION: THE OWNER DEDICATES THE WATER MAINS TO THE YANCEY WATER SUPPLY CORPORATION UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE YANCEY WATER SUPPLY CORPORATION

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

RESIDENTIAL FINISHED FLOOR NOTE:

BUILDING SETBACK NOTE: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER AND ARE NOT SUBJECT TO ENFORCEMENT BY MEDINA COUNTY.

OPEN SPACE NOTE: LOT 903, 906 BLOCK 115, LOT 901, BLOCK 116 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT

904 905 BLOCK 115 ARE DESIGNATED AS DRAINAGE AND MAINTENANCE ACCESS FASEMENTS

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN 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

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C0400D, EFFECTIVE DATE 5-15-2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALL 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 MEDINA COUNTY, MEDINA 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

MAINTENANCE NOTE:

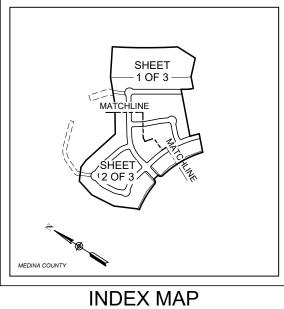
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 903-906, BLOCK 115 AND LOT 901, BLOCK 116, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF MEDINA COUNTY

LINE TABLE

CPS/SAWS/COSA/UTILITY NOTE:

- 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", "OVERHANC EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER FASEMENT' "SANITARY SEWER FASEMENT" AND/OR "RECYCLED WATER FASEMENT" 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMEN 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:
- 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.

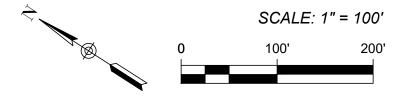
LINE TABLE



SCALE 1" = 1,000'

SUBDIVISION PLAT **REDBIRD RANCH UNIT 2M-3**

BEING A TOTAL OF 30.691 ACRES, ESTABLISHING LOTS 51-102, LOTS 903-906, BLOCK 115, LOTS 17-28, LOT 901, BLOCK 116, LOTS 9-35, BLOCK 118, LOTS 1-17, BLOCK 119, AND LOTS 1-15, BLOCK 120, INCLUDING 0.939 ACRES OFFSITE EASEMENT LOCATED ON THAT, OUT OF 104.024 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022008159, OUT OF THE LEWIS BRAUN SURVEY NO. 34 1/2, ABSTRACT 1277, COUNTY BLOCK 4380 AND 104.023 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022011358, OUT OF THE J. FITZGERALD SURVEY 33, BOTH OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY,





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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

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. 5419 N. LOOP 1604 EAST SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESUIE 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 ____ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OFREDBIRD RANCH_UNIT 2M-3 TO AND CONSIDERED BY THE COMMISSIONERS MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH	COURT OF THE COUNTY OF
DATED THIS DAY OF	, A.D. 20
BY:BY:BY:CC	DMMISSIONER, PRECINCT 1
STATE OF TEXAS COUNTY OF MEDINA	
I,, COUNTY CLERK	OF SAID COUNTY, DO HEREBY
CERTIFY IN MY OFFICE, ON THE DAY OF	, A.D. 20
ATM. IN THE RECORDS OF PLATS OF, SLIDE IN TESTIMONY WHE	
OFFICIAL SEAL OF OFFICE, THIS DAY OF	
	COUNTY CLERK MEDINA COUNTY, TEXAS
BY:	
	DEPUTY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

> SEE THIS SHEET FOR LINE AND CURVE TABLES

SHEET 3 OF 3

LINE# BEARING LENGTH LINE # | BEARING | LENGTH LINE # BEARING LENGTH LINE# BEARING LENGTH N43°30'14"W S56°17'39"W 63.03' L14 S38°09'44"E 71.26' 86.49' L40 N86°18'23"W L41 N49°50'48"W L2 N32°43'50"W L15 S46°29'46"W 101.06' L28 N33°42'21"W 86.87' L3 N79°56'47"W L16 S31°57'46"W 26.08' L29 N38°09'44"W 76.25' L42 N33°10'45"E L4 S81°06'26"W L17 N74°55'19"W 88.85' 106.06' S15°04'41"W 10.45' 26.25' L30 N46°29'46"E L43 L5 N8°53'34"W 19.54' L18 S15°04'41"W 70.21' L31 N31°57'46"E 26.08' N15°04'41"E L6 N64°14'51"E 56.59' L19 S10°03'13"W 26.02' L32 S74°55'19"E 88.85' L45 S32°44'00"E 18.76' N25°45'09"W 18.22' L7 19.86' 55.87' L46 N46°29'46"E L20 N10°03'13"E 26.02' L33 S9°56'37"W S25°45'09"E L21 N15°04'41"E L34 S15°04'41"W 19.78' N38°38'36"W L9 N64°14'51"E L22 S80°42'54"W 54.11' L35 N15°04'41"E 19.93' N56°17'39"E 45.00' 50.76' L48 L10 N24°42'43"W L23 N25°42'50"W 28.79' 40.00' 32.81' L36 N20°13'36"E 55.72' L49 N64°14'51"E L11 S24°42'43"E 13.17' L24 N14°45'09"E 45.51' L37 N80°42'54"E 65.14' L50 N48°00'07"E 24.09' L12 S56°17'39"W L25 S86°18'23"E 54.77' L38 S25°42'50"E L51 N47°57'24"E 31.43' 249.80' 39.81' L13 S33°42'21"E 86.87' L26 S49°50'48"E 28.29' L39 S14°45'09"W 53.78' L52 N47°57'24"E

LINE TABLE

LINE TABLE

CURVE TABLE						CURVE TABLE						
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH		CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5804.58'	706.86'	6°58'38"	S32°28'59"E	706.43'		C33	15.00'	9.95'	38°00'43"	S61°42'32"W	9.77'
C2	125.00'	23.50'	10°46'24"	N38°07'02"W	23.47'		C34	50.00'	130.55'	149°35'42"	N62°29'58"W	96.50'
C3	1025.00'	99.73'	5°34'30"	S47°45'56"E	99.70'	, T	C35	15.00'	9.95'	38°00'43"	N6°42'29"W	9.77'
C4	1036.00'	489.70'	27°04'58"	N62°55'32"W	485.16'		C36	175.00'	60.63'	19°51'05"	N15°47'18"W	60.33'
C5	35.00'	52.85'	86°31'14"	N33°12'24"W	47.97'		C37	175.00'	62.97'	20°36'54"	N4°26'42"E	62.63'
C6	35.00'	52.85'	86°31'14"	S53°18'50"W	47.97'		C38	15.00'	10.10'	38°35'17"	N4°32'29"W	9.91'
C7	1036.00'	278.80'	15°25'08"	S88°51'52"W	277.96'		C39	50.00'	136.24'	156°07'01"	N54°13'23"E	97.84'
C8	59.00'	48.66'	47°15'09"	N2°07'34"W	47.29'		C40	15.00'	10.10'	38°35'17"	S67°00'45"E	9.91'
C9	214.00'	188.17'	50°22'44"	N46°41'22"E	182.16'		C41	175.00'	38.93'	12°44'44"	S79°56'01"E	38.85'
C10	174.00'	152.99'	50°22'44"	S46°41'22"W	148.11'		C42	175.00'	72.43'	23°42'51"	S61°42'13"E	71.92'
C11	19.00'	15.67'	47°15'09"	S2°07'34"E	15.23'		C43	15.00'	22.02'	84°06'47"	N88°05'49"E	20.10'
C12	44.00'	19.99'	26°01'40"	N37°43'33"W	19.82'		C44	375.00'	67.11'	10°15'14"	N51°10'02"E	67.02'
C13	107.00'	48.61'	26°01'40"	S37°43'33"E	48.19'	1 1	C45	15.00'	23.56'	90°00'00"	N78°42'21"W	21.21'
C14	15.00'	10.46'	39°58'11"	N36°18'33"E	10.25'		C46	275.00'	47.03'	9°47'53"	N38°36'18"W	46.97'
C15	50.00'	149.15'	170°54'54"	S78°13'05"E	99.69'		C47	125.00'	11.65'	5°20'30"	N40°49'59"W	11.65'
C16	15.00'	10.46'	39°58'11"	S12°44'44"E	10.25'		C48	25.00'	36.94'	84°39'30"	N4°10'01"E	33.67'
C17	25.00'	39.70'	90°58'31"	N78°13'05"W	35.65'		C49	175.00'	44.39'	14°31'59"	N39°13'46"E	44.27'
C18	15.00'	23.56'	90°00'00"	S11°17'39"W	21.21'	·	C50	15.00'	22.98'	87°47'45"	N75°51'38"E	20.80'
C19	225.00'	38.48'	9°47'53"	S38°36'18"E	38.43'		C51	1025.00'	262.63'	14°40'50"	S67°34'54"E	261.91'
C20	175.00'	16.32'	5°20'30"	S40°49'59"E	16.31'		C52	15.00'	23.56'	90°00'00"	S29°55'19"E	21.21'
C21	15.00'	10.27'	39°13'47"	S57°46'38"E	10.07'		C53	325.00'	233.79'	41°12'58"	S35°41'11"W	228.78'
C22	50.00'	142.35'	163°07'04"	S4°10'01"W	98.92'		C54	15.00'	22.02'	84°06'47"	N7°47'24"W	20.10'
C23	15.00'	10.27'	39°13'47"	S66°06'39"W	10.07'		C55	375.00'	125.59'	19°11'18"	N24°40'21"E	125.00'
C24	125.00'	31.71'	14°31'59"	S39°13'46"W	31.62'		C56	15.00'	23.56'	90°00'00"	N60°04'41"E	21.21'
C25	15.00'	22.98'	87°47'45"	S11°56'06"E	20.80'		C57	175.00'	74.41'	24°21'48"	S87°06'12"E	73.85'
C26	1025.00'	194.19'	10°51'18"	S50°24'20"E	193.90'		C58	25.00'	32.10'	73°34'16"	S62°29'58"E	29.94'
C27	975.00'	508.26'	29°52'05"	N59°59'16"W	502.53'		C59	125.00'	43.31'	19°51'05"	S15°47'18"E	43.09'
C28	15.00'	23.56'	90°00'00"	S60°04'41"W	21.21'		C60	125.00'	44.98'	20°36'54"	S4°26'42"W	44.73'
C29	120.00'	10.52'	5°01'29"	S12°33'57"W	10.52'		C61	25.00'	34.44'	78°56'28"	S54°13'23"W	31.78'
C30	180.00'	15.79'	5°01'29"	N12°33'57"E	15.78'		C62	125.00'	27.81'	12°44'44"	N79°56'01"W	27.75'
C31	15.00'	23.56'	90°00'00"	N29°55'19"W	21.21'		C63	125.00'	51.74'	23°42'51"	N61°42'13"W	51.37'
C32	125.00'	53.15'	24°21'48"	N87°06'12"W	52.75'							