

LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC = ACRES
BLK = BLOCK
BSL = BUILDING SETBACK LINE
CB = CURVE NUMBER
C = COUNTY BLOCK
DOC = DOCUMENT NUMBER
GETCTV = GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
ESMT. = EASEMENT
ETJ = EXTRATERRITORIAL JURISDICTION
L = LINE NUMBER
L.F. = LINEAR FEET
NAD = NORTH AMERICAN DATUM
NO. = 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
PG. = PAGE
PGS. = PAGES
R = RADIUS
ROW = RIGHT-OF-WAY
VNAE = VEHICULAR NON-ACCESS EASEMENT
VOL. = VOLUME
--- = CITY OF SAN ANTONIO ETJ
--- = PROPOSED CONTOUR
--- = EXISTING GROUND CONTOUR
--- = STREET CENTERLINE
o = SET 1/2" IRON ROD WITH CAP STAMPED
"PD" UNLESS OTHERWISE NOTED

- 1 15' BUILDING SETBACK
2 10' BUILDING SETBACK
3 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
4 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
5 OFF-LOT 50' DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.279 AC)
6 OFF-LOT 50' DRAINAGE, ACCESS, AND SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (1.111 AC)
7 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
8 VARIABLE WIDTH WATER EASEMENT
9 16' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
10 OFF-LOT 16' SANITARY SEWER EASEMENT (0.121 AC)
11 EXISTING 16' SANITARY SEWER EASEMENT REDBIRD RANCH UNIT 2M-4 (PLAT NO. CP202310)
12 EXISTING 150' WIDE ELECTRIC EASEMENT (VOL. 12412, PGS. 1042-1057, O.P.R.M.C.)
13 EXISTING 16' SANITARY SEWER EASEMENT REDBIRD RANCH UNIT 3M-4 (CONCURRENT PLAT, DOC # XXXXXXXXXX, O.P.R.M.C.)
14 OFF-LOT EXISTING VARIABLE WIDTH DRAINAGE, GETCTV, TURN AROUND, & ACCESS EASEMENT REDBIRD RANCH UNIT 2M-4 (PLAT NO. CP202310)
1 REDBIRD RANCH UNIT 3M-4 (CONCURRENT PLAT, DOC # XXXXXXXXXX, O.P.R.M.C.)
2 REDBIRD RANCH UNIT 3M-5 (CONCURRENT PLAT, DOC # XXXXXXXXXX, O.P.R.M.C.)
3 REDBIRD RANCH UNIT 2M-4 (PLAT NO. CP202310)

SURVEYOR'S NOTES:

1. 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.
2. 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 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 OTHERWISE.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR OF 1.00017
4. 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

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 DEPARTMENT.

SAWS 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.

SAWS DEDICATION:

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.

BUILDING SETBACK NOTE:

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

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C04000, EFFECTIVE DATE 5-15-2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

RESIDENTIAL FINISHED FLOOR NOTE:

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

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.

OPEN SPACE NOTE:

LOT 900 BLOCK 131, LOT 900 BLOCK 133, LOT 900 BLOCK 138, LOT 900 BLOCK 139 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 900, BLOCK 133, LOT 900, BLOCK 139 ARE DESIGNATED AS DRAINAGE AND MAINTENANCE ACCESS EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900 BLOCK 133, LOT 900 BLOCK 138, AND LOT 900 BLOCK 139, 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.

YWSC DEDICATION:

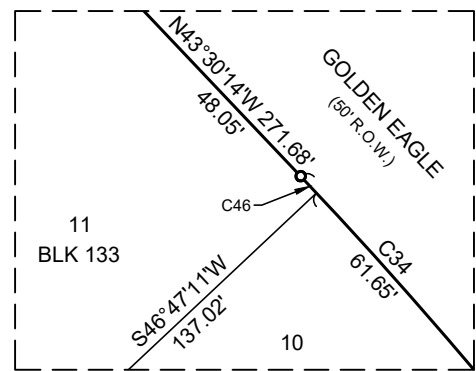
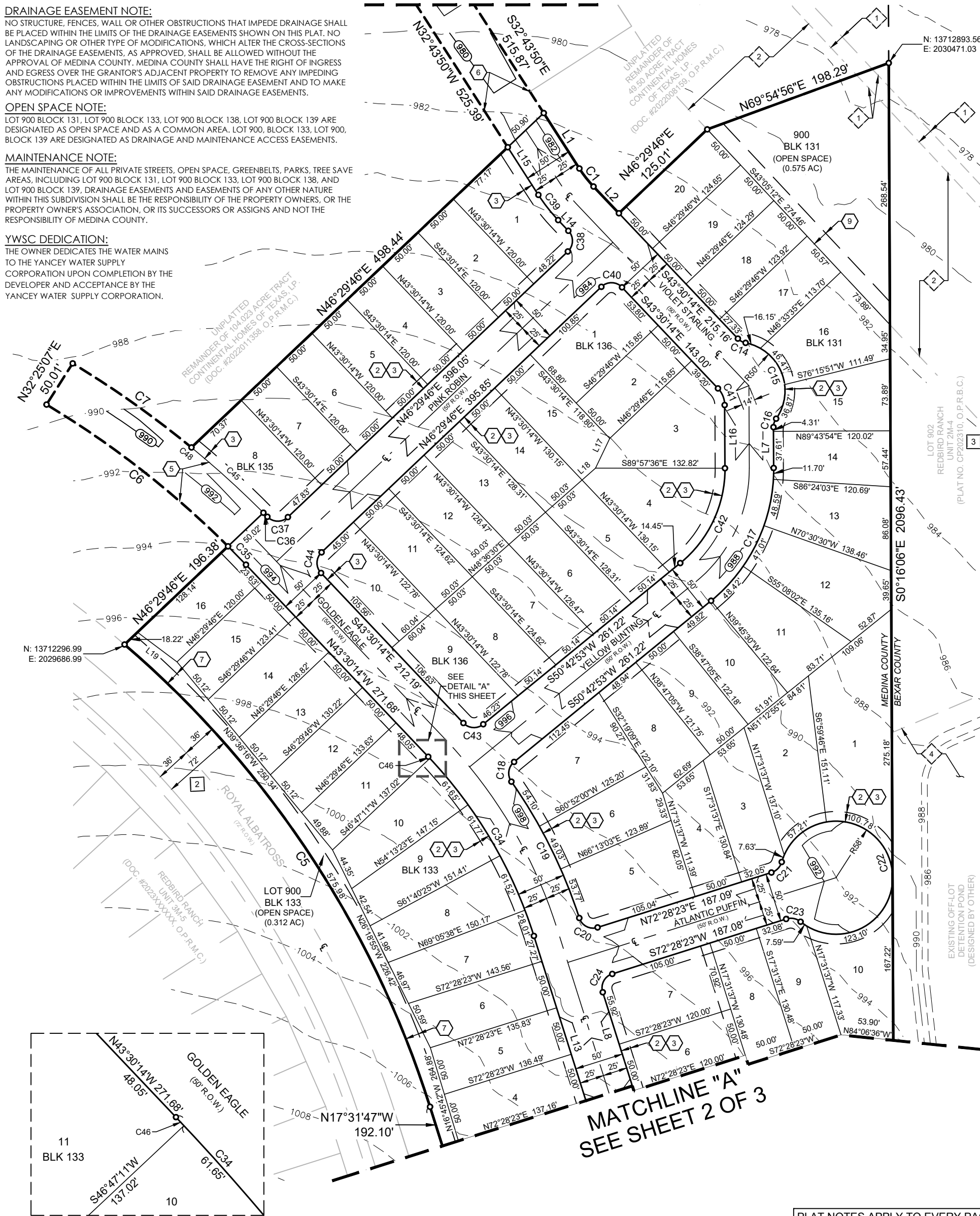
THE OWNER DEDICATES THE WATER MAINS TO THE YANCEY WATER SUPPLY CORPORATION UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE YANCEY WATER SUPPLY CORPORATION.

CPS/SAWS/COSA/UTILITY NOTE:

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 BUILDINGS, STRUCTURES, 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.

MATCHLINE "B"
SEE SHEET 3 OF 3

INDEX MAP
SCALE 1" = 1,500'



DETAIL "A"
SCALE 1" = 20'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

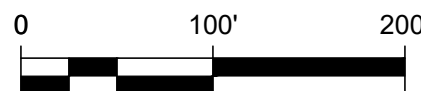
SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SHEET 1 OF 3

SUBDIVISION PLAT
OF
REDBIRD RANCH UNIT 2M-2

BEING A TOTAL OF 22.306 ACRES, ESTABLISHING LOTS 1-20, LOT 900, BLOCK 131, LOTS 1-16, LOT 900, BLOCK 133, LOTS 1-8, BLOCK 135, LOTS 1-15, BLOCK 136, LOTS 1-10, BLOCK 137, LOTS 1-8, LOT 900, BLOCK 138, AND LOTS 1-12, LOT 900, BLOCK 139, 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 INCLUDING A 1.511 ACRES OFFSITE EASEMENTS LOCATED ON THAT 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, TEXAS.

SCALE: 1" = 100'



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 EXPRESSED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF REDBIRD RANCH UNIT 2M-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

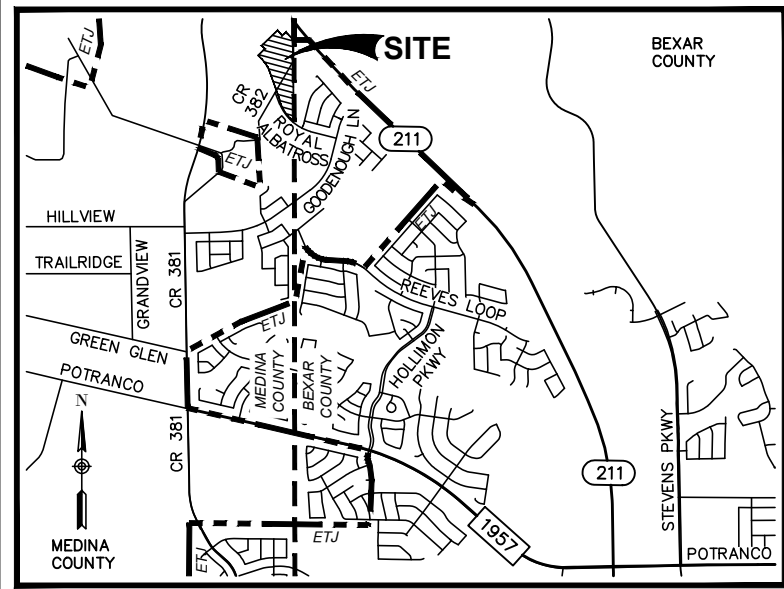
BY: _____ JUDGE BY: _____ COMMISSIONER, PRECINCT 1

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_____, AT _____, M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____, SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20_____.

COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY



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2. 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 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 OTHERWISE.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR OF 1.00017
4. 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

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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.

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REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS WASTEWATER EDU NOTE:

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SAWS 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.

SAWS DEDICATION:

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.

BUILDING SETBACK NOTE:

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

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.

TREE NOTE:

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RESIDENTIAL FINISHED FLOOR NOTE:

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

OPEN SPACE NOTE:

LOT 900 BLOCK 131, LOT 900 BLOCK 133, LOT 900 BLOCK 138, LOT 900 BLOCK 139 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 900, BLOCK 133, LOT 900, BLOCK 139 ARE DESIGNATED AS DRAINAGE AND MAINTENANCE ACCESS EASEMENTS.

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:

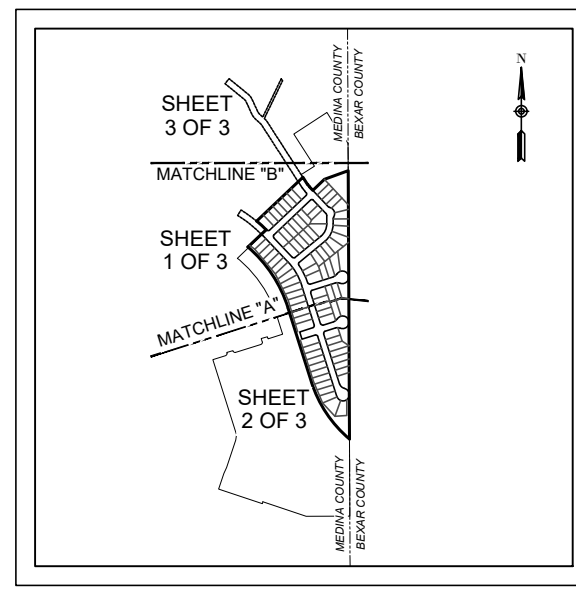
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YWSC DEDICATION:

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.

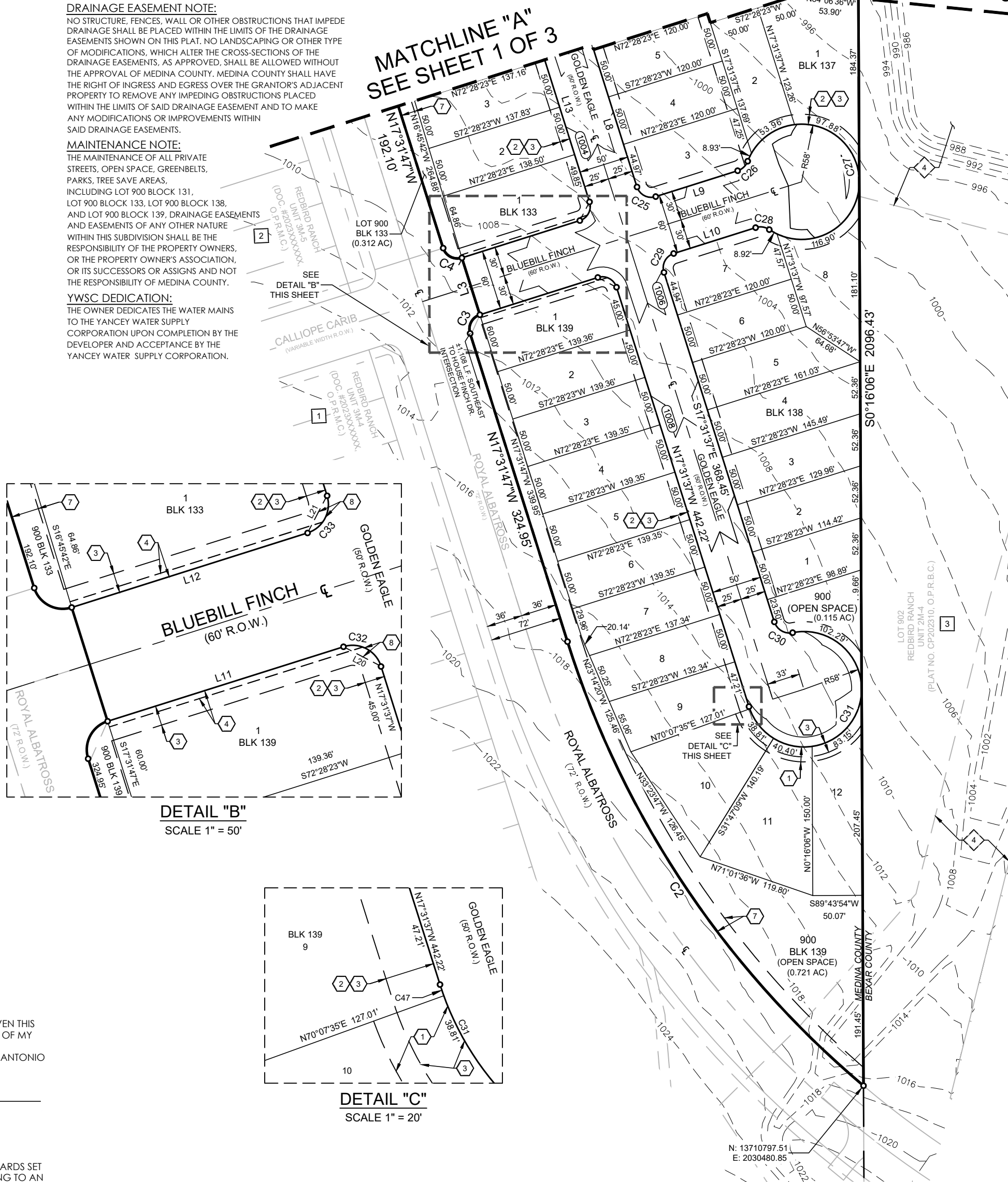
CPS/SAWS/COSA/UTILITY NOTE:

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 BUILDINGS, STRUCTURES, 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.

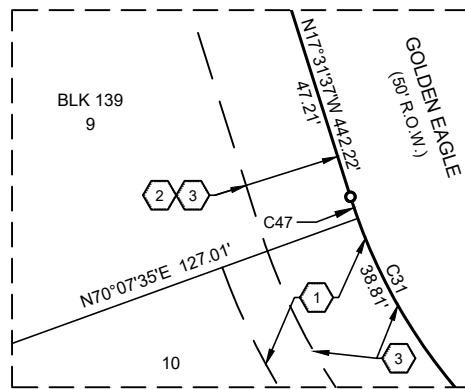


INDEX MAP
SCALE 1" = 1,500'

MATCHLINE "A"
SEE SHEET 1 OF 3



DETAIL "B"
SCALE 1" = 50'



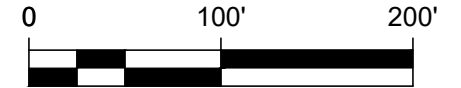
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR LINE
AND CURVE TABLES

SUBDIVISION PLAT
OF
REDBIRD RANCH UNIT 2M-2

BEING A TOTAL OF 22.306 ACRES, ESTABLISHING LOTS 1-20, LOT 900, BLOCK 131, LOTS 1-16, LOT 900, BLOCK 133, LOTS 1-8, BLOCK 135, LOTS 1-15, BLOCK 136, LOTS 1-10, BLOCK 137, LOTS 1-8, LOT 900, BLOCK 138, AND LOTS 1-12, LOT 900, BLOCK 139, 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 INCLUDING A 1.511 ACRES OFFSITE EASEMENTS LOCATED ON THAT 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, TEXAS.

SCALE: 1" = 100'



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 EXPRESSED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF REDBIRD RANCH UNIT 2M-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION .

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

BY: _____ BY: _____
JUDGE COMMISSIONER, PRECINCT 1

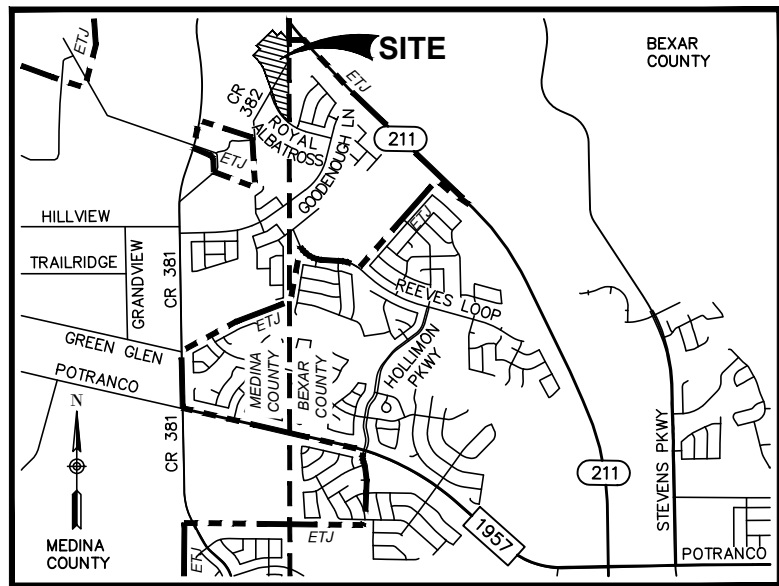
STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20_____, AT _____, M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____, SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20_____.

COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 3



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	= ACRES
BLK	= BLOCK
BSL	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CB	= COUNTY BLOCK
DOC	= DOCUMENT NUMBER
GETCTV	= GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
ESMT.	= EASEMENT
ETJ	= EXTRATERRITORIAL JURISDICTION
L1	= LINE NUMBER
L.F.	= LINEAR FEET
NAD	= NORTH AMERICAN DATUM
NO.	= 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
PG.	= PAGE
PGS.	= PAGES
R	= RADIUS
ROW	= RIGHT-OF-WAY
VNAE	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
---	= CITY OF SAN ANTONIO ETJ
---	= PROPOSED CONTOUR
---	= EXISTING GROUND CONTOUR
-+ -	= STREET CENTERLINE
o	= SET 1/2" IRON ROD WITH CAP STAMPED "PD" UNLESS OTHERWISE NOTED

- 15' BUILDING SETBACK
- 10' BUILDING SETBACK
- 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- OFF-LOT 50' DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.279 AC)
- OFF-LOT 50' DRAINAGE, ACCESS, AND SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (1.111 AC)
- 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- 16' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT (0.121 AC)
- EXISTING 16' SANITARY SEWER EASEMENT REDBIRD RANCH UNIT 2M-4 (PLAT NO. CP202310)
- EXISTING 150' WIDE ELECTRIC EASEMENT (VOL. 12412, PGS. 1042-1057, O.P.R.M.C.)
- EXISTING 16' SANITARY SEWER EASEMENT REDBIRD RANCH UNIT 3M-4 (CONCURRENT PLAT, DOC # XXXXXXXXXX, O.P.R.M.C.)
- OFF-LOT EXISTING VARIABLE WIDTH DRAINAGE, GETCTV, TURN AROUND, & ACCESS EASEMENT REDBIRD RANCH UNIT 2M-4 (PLAT NO. CP202310)
- REDBIRD RANCH UNIT 3M-4 (CONCURRENT PLAT, DOC # XXXXXXXXXX, O.P.R.M.C.)
- REDBIRD RANCH UNIT 3M-5 (CONCURRENT PLAT, DOC # XXXXXXXXXX, O.P.R.M.C.)
- REDBIRD RANCH UNIT 2M-4 (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 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 OTHERWISE.
- 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

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 DEPARTMENT.

SAWS 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.

SAWS DEDICATION:

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.

BUILDING SETBACK NOTE:

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

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE [100-YEAR] FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C04000, EFFECTIVE DATE 5-15-2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

RESIDENTIAL FINISHED FLOOR NOTE:

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

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.

OPEN SPACE NOTE:

LOT 900 BLOCK 131, LOT 900 BLOCK 133, LOT 900 BLOCK 138, LOT 900 BLOCK 139 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 900, BLOCK 133, LOT 900, BLOCK 139 ARE DESIGNATED AS DRAINAGE AND MAINTENANCE ACCESS EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900 BLOCK 131, LOT 900 BLOCK 133, LOT 900 BLOCK 138, AND LOT 900 BLOCK 139, 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 MEDINA COUNTY.

YWSC DEDICATION:

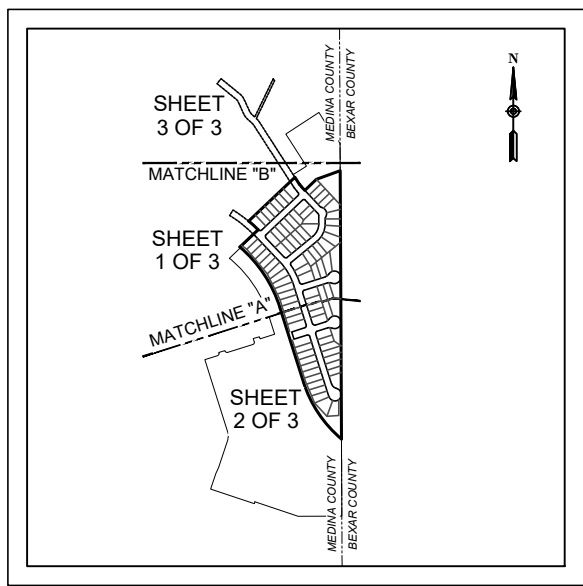
THE OWNER DEDICATES THE WATER MAINS TO THE YANCEY WATER SUPPLY CORPORATION UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE YANCEY WATER SUPPLY CORPORATION.

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", "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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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.
- 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		
LINE #	BEARING	LENGTH
L1	S32°43'50"E	67.63'
L2	S43°30'14"E	37.84'
L3	N17°31'47"W	60.00'
L4	N47°34'32"W	56.68'
L5	S47°34'32"E	56.68'
L6	S32°44'00"E	18.76'
L7	S0°16'06"E	41.92'
L8	S17°31'37"E	250.89'
L9	N72°28'13"E	86.40'
L10	S72°28'13"W	86.41'
L11	S72°28'13"W	124.36'
L12	N72°28'13"E	124.36'
L13	N17°31'37"W	327.12'
L14	N43°30'14"W	15.19'
L15	N32°43'50"W	58.12'
L16	S0°16'06"E	64.80'
L17	S25°39'28"W	33.81'
L18	S48°36'30"W	18.41'
L19	N53°09'01"W	50.72'
L20	S62°31'42"E	21.21'
L21	S27°28'23"W	21.21'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	125.00'	23.50'	10°46'24"	S38°07'02"E	23.47'
C2	964.00'	543.80'	32°19'16"	N33°41'25"W	536.62'
C3	15.00'	23.56'	90°00'00"	N27°28'13"E	21.21'
C4	15.00'	23.56'	90°00'00"	N62°31'47"W	21.21'
C5	1036.00'	575.98'	31°51'16"	N33°27'25"W	568.59'
C6	975.00'	236.92'	13°55'22"	N52°00'54"W	236.34'
C7	1025.00'	149.47'	8°21'19"	S54°43'51"E	149.34'
C8	50.50'	13.08'	14°50'42"	N40°09'11"W	13.05'
C9	113.50'	45.29'	22°51'49"	N36°08'37"W	44.99'
C10	50.50'	22.39'	25°24'23"	N38°00'41"W	22.21'
C11	100.50'	45.13'	25°43'53"	S37°52'32"E	44.76'
C12	63.50'	25.34'	22°51'49"	S36°08'37"E	25.17'
C13	100.50'	26.04'	14°50'42"	S40°09'11"E	25.97'
C14	15.00'	9.26'	35°22'49"	S61°11'39"E	9.12'
C15	50.00'	99.43'	113°56'19"	S21°54'54"E	83.84'
C16	15.00'	9.25'	35°19'22"	S17°23'35"W	9.10'
C17	175.00'	155.72'	50°58'59"	S25°13'24"W	150.63'
C18	15.00'	22.45'	85°45'07"	S7°50'20"W	20.41'
C19	525.00'	156.89'	17°07'21"	S26°28'33"E	156.31'
C20	15.00'	23.46'	89°36'44"	S62°43'15"E	21.14'
C21	16.00'	15.74'	56°21'16"	N44°17'45"E	15.11'
C22	58.00'	296.31'	292°42'32"	S17°31'37"E	64.27'
C23	16.00'	15.74'	56°21'16"	N79°20'59"W	15.11'
C24	15.00'	23.56'	90°00'00"	S27°28'23"W	21.21'
C25	15.00'	23.44'	89°32'02"	S62°45'53"E	21.13'
C26	16.00'	14.40'	51°33'55"	N46°41'15"E	13.92'
C27	58.00'	286.61'	283°07'51"	S17°31'47"E	72.11'
C28	16.00'	14.40'	51°33'55"	N81°44'49"W	13.92'
C29	15.00'	23.77'	90°47'39"	S27°04'43"W	21.36'
C30	16.00'	23.40'	83°47'37"	S59°25'26"E	21.37'
C31	58.00'	267.04'	263°47'37"	S30°34'34"W	86.34'
C32	15.00'	23.56'	90°00'10"	N62°31'42"W	21.21'
C33	15.00'	23.56'	90°00'00"	N27°28'23"E	21.21'
C34	475.00'	215.36'	25°58'37"	N30°30'56"W	213.52'
C35	975.00'	26.37'	1°32'59"	N44°16'44"W	26.37'
C36	1025.00'	5.88'	0°19'44"	S44°48'49"E	5.88'
C37	15.00'	23.26'	88°51'17"	S89°04'36"E	21.00'
C38	15.00'	23.56'	90°00'00"	N1°29'46"E	21.21'
C39	175.00'	32.91'	10°46'24"	N38°07'02"W	32.86'
C40	15.00'	23.56'	90°00'00"	S88°30'14"E	21.21'
C41	25.00'	18.87'	43°14'08"	S21°53'10"E	18.42'
C42	125.00'	111.23'	50°58'59"	S25°13'24"W	107.59'
C43	15.00'	22.46'	85°45'08"	N86°23'40"W	20.42'
C44	15.00'	23.56'	90°00'00"	N1°29'46"E	21.21'
C45	1025.00'	99.73'	5°34'30"	N47°45'56"W	99.70'
C46	475.00'	2.41'	0°17'28"	N43°21'32"W	2.41'
C47	58.00'	2.38'	2°20'48"	N18°42'01"W	2.38'
C48	1025.00'	249.21'	13°55'49"	S51°56'36"E	248.59'



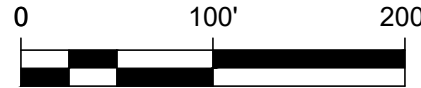
INDEX MAP

SCALE 1" = 1,500'

SUBDIVISION PLAT OF REDBIRD RANCH UNIT 2M-2

BEING A TOTAL OF 22.306 ACRES, ESTABLISHING LOTS 1-20, LOT 900, BLOCK 131, LOTS 1-16, LOT 900, BLOCK 133, LOTS 1-8, BLOCK 135, LOTS 1-15, BLOCK 136, LOTS 1-10, BLOCK 137, LOTS 1-8, LOT 900, BLOCK 138, AND LOTS 1-12, LOT 900, BLOCK 139, 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 INCLUDING A 1.511 ACRES OFFSITE EASEMENTS LOCATED ON THAT 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, TEXAS.

SCALE: 1" = 100'



DHI

DHI Engineering, LLC.
5419 N. LOOP 1604 EAST
SAN ANTONIO, TX 78247
(210) 496-2668 | dhiengineering.com
TBE 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 EXPRESSED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF REDBIRD RANCH UNIT 2M-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION .

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

BY: _____ BY: _____
JUDGE COMMISSIONER, 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_____.

AT _____, M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____, SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20_____.

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

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