

# PLAT NUMBER 21-11800627

## SUBDIVISION PLAT ESTABLISHING WHITE WING CREEK SUBDIVISION UNIT 1 & 2

BEING A TOTAL OF 41.267 ACRES OF LAND OUT OF THE ANDREW JF PELHAN SURVEY NO. 45, ABSTRACT NO. 580, COUNTY BLOCK 5107 AND BEING A PORTION OF THAT CERTAIN 119.556 ACRE TRACT AS CONVEYED TO SA WHITE WING CREEK, LLC, AND RECORDED IN DOCUMENT NO. 20220022340; AND BEING ALL OF THAT CERTAIN 7.997 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC, AS RECORDED IN DOCUMENT NO. 20210282554; AND BEING A PORTION OF THAT CERTAIN 4.504 ACRE TRACT AS CONVEYED TO NEW TERRA INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NUMBER 20210282555, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: January 3, 2024

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 INDICATED 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: PATRICK CARRIGAN-SMITH  
VICE PRESIDENT, LAND ACQUISITION & DEVELOPMENT  
SA WHITE WING CREEK, LLC  
A TEXAS LIMITED PARTNERSHIP  
STATE: CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER  
13141 NORTHWEST FWY  
HOUSTON, TEXAS 77040  
TELEPHONE: (210) 402-0642

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
PATRICK CARRIGAN-SMITH 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 3 DAY OF January, A.D. 2024  
*Vanessa Smith*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WHITE WING CREEK SUBDIVISION UNIT 1 & 2, 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

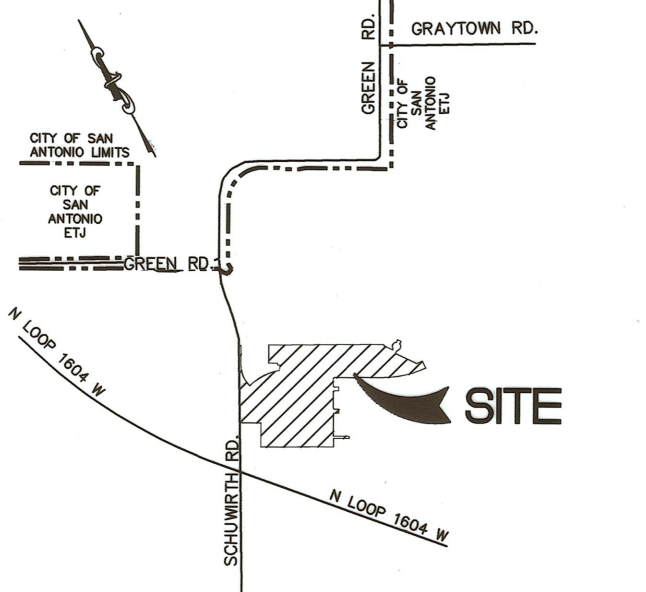
CERTIFICATE OF APPROVAL

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



LOCATION MAP NOT TO SCALE

- LEGEND**
- 609 --- EXISTING CONTOUR
  - 608 --- PROPOSED CONTOUR
  - AC. ACRES
  - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE
  - TELEVISION
  - R.O.W. RIGHT OF WAY
  - LF LINEAR FEET
  - R RADIUS
  - o CENTERLINE
  - o IRON PIN SET
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
  - VOL. VOLUME
  - PG(S). PAGE(S)
  - I.P. FOUND IRON PIN FOUND
  - " REPETITIVE BEARING AND/OR DISTANCE
  - DOC. DOCUMENT
  - NO. NUMBER
  - SF. SQUARE FEET
  - EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN
  - (100 YR. EFF. FEMA FLOODPLAIN)
  - MTR 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN
  - (100 YR. ULTIMATE FEMA FLOODPLAIN)(ATLAS 14)

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 INDICATED 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: JAIME ARECHIGA  
NEW TERRA INVESTMENTS, LLC  
2310 WINNING VIEW  
SAN ANTONIO, TX 78260

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JAIME ARECHIGA 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 3rd DAY OF January, A.D. 2024

*Vanessa Smith*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES QUIT WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

*Stephanie L. James*  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

*Raymond Tarin, Jr.*  
RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

### CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND/OR GRANTING 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, 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.

### SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

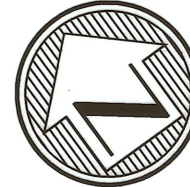
THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

### FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.



SCALE: 1"=100'

100 50 0 100

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	356.00'	46°13'07"	151.92'	287.17'	279.45'	S06°17'33"W
C2	650.00'	84°03'59"	585.95'	953.70'	870.43'	S77°33'42"W
C3	764.00'	33°02'42"	226.63'	440.63'	434.55'	N87°37'08"W
C4	29.00'	49°59'41"	13.52'	25.30'	24.51'	N30°20'05"E
C5	55.00'	112°57'34"	83.03'	108.43'	91.71'	N61°49'02"E
C6	55.00'	112°57'32"	83.03'	108.43'	91.71'	S48°50'51"W
C7	29.00'	49°59'57"	13.52'	25.30'	24.51'	S80°19'47"W
C8	1200.00'	4°01'57"	42.25'	84.46'	84.44'	S83°19'08"E
C9	1300.00'	24°55'48"	287.37'	565.65'	561.20'	N72°52'12"W
C10	15.00'	90°00'00"	15.00'	23.56'	21.21'	S74°35'42"W
C11	15.00'	90°00'00"	15.00'	23.56'	21.21'	S15°24'18"E
C12	15.00'	90°00'00"	15.00'	23.56'	21.21'	S74°35'42"W
C13	15.00'	90°00'00"	15.00'	23.56'	21.21'	S15°24'18"E
C14	15.00'	90°00'00"	15.00'	23.56'	21.21'	S74°35'42"W
C15	764.00'	61°12'08"	41.39'	82.70'	82.66'	S65°36'57"E
C16	745.29'	11°54'45"	77.76'	154.98'	154.68'	N63°11'30"E
C17	15.00'	86°33'10"	14.12'	22.66'	20.57'	N25°50'03"E
C18	431.00'	16°18'42"	61.77'	122.70'	122.29'	N09°17'11"W
C19	750.00'	43°39'54"	300.47'	571.57'	557.84'	S82°14'15"E
C20	15.00'	90°00'00"	15.00'	23.56'	21.21'	N74°35'42"E
C21	15.00'	90°00'00"	15.00'	23.56'	21.21'	N15°24'18"W
C22	29.00'	58°24'43"	16.21'	29.56'	28.30'	N89°36'39"W
C23	55.00'	278°46'46"	47.16'	267.61'	71.60'	N20°34'23"E
C24	29.00'	40°22'03"	10.66'	20.43'	20.01'	S40°13'16"E
C25	15.00'	90°00'00"	15.00'	23.56'	21.21'	N74°35'42"E
C26	15.00'	90°00'00"	15.00'	23.56'	21.21'	S15°24'18"E
C27	25.00'	64°15'46"	15.70'	28.04'	26.59'	N87°27'49"E
C28	29.00'	34°35'39"	9.03'	17.51'	17.24'	S38°02'07"W
C29	51.00'	133°27'03"	118.57'	118.79'	93.70'	S87°27'49"W
C30	29.00'	34°35'39"	9.03'	17.51'	17.24'	N43°06'29"W
C31	15.00'	90°00'00"	15.00'	23.56'	21.21'	S74°35'42"W
C32	15.00'	90°00'00"	15.00'	23.56'	21.21'	S15°24'18"E
C33	15.00'	90°00'00"	15.00'	23.56'	21.21'	N15°24'18"W
C34	15.00'	55°09'00"	7.83'	14.44'	13.89'	N87°58'48"W
C35	55.00'	110°18'01"	78.99'	105.88'	90.27'	N60°24'18"W
C36	15.00'	55°09'00"	7.83'	14.44'	13.89'	N32°49'48"W
C37	15.00'	55°09'00"	7.83'	14.44'	13.89'	S87°58'48"E
C38	55.00'	110°18'01"	78.99'	105.88'	90.27'	S60°24'18"E
C39	15.00'	55°09'00"	7.83'	14.44'	13.89'	S32°49'48"E
C40	425.00'	7°25'04"	27.55'	55.02'	54.98'	N56°41'53"W
C41	375.00'	7°24'57"	24.30'	48.54'	48.50'	N56°41'49"W
C42	15.00'	31°00'10"	4.16'	8.12'	8.02'	N75°54'23"W
C43	55.00'	284°24'04"	42.66'	273.01'	67.42'	N50°47'35"E
C44	15.00'	73°23'54"	11.18'	19.22'	17.93'	S23°42'21"E
C45	425.00'	7°24'57"	27.54'	55.01'	54.97'	S56°41'49"E
C46	375.00'	7°25'04"	24.31'	48.55'	48.52'	S56°41'53"E
C47	15.00'	90°00'00"	15.00'	23.56'	21.21'	N74°35'42"E
C48	15.00'	90°00'00"	15.00'	23.56'	21.21'	N15°24'18"W
C49	55.00'	261°47'12"	63.51'	251.30'	83.15'	N70°29'18"E
C50	15.00'	81°47'12"	12.99'	21.41'	19.64'	S19°30'42"E
C51	15.00'	90°00'00"	15.00'	23.56'	21.21'	N74°35'42"E
C52	15.00'	90°00'00"	15.00'	23.56'	21.21'	N15°24'18"W
C53	15.00'	87°24'25"	14.34'	22.88'	20.73'	S60°21'59"E
C54	370.00'	46°03'53"	157.30'	297.47'	289.53'	S06°22'10"W
C55	15.00'	90°00'00"	15.00'	23.56'	21.21'	N74°35'42"E
C56	15.00'	90°00'00"	15.00'	23.56'	21.21'	N15°24'18"W
C57	1200.00'	24°55'49"	285.27'	522.14'	518.03'	S72°52'12"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.00'	S60°24'18"E
L2	70.28'	N39°12'01"E
L3	36.46'	N60°24'21"W
L4	25.17'	N39°35'39"E
L5	111.38'	N60°14'57"W
L6	234.48'	N29°24'06"E
L7	23.62'	S02°32'11"E
L8	120.00'	S34°40'04"E
L9	138.37'	S60°24'21"E
L10	14.04'	S29°35'39"W
L11	14.95'	N39°12'01"E
L12	36.67'	N55°19'56"E
L13	50.00'	S34°40'04"E
L14	36.67'	S55°19'56"W
L15	27.16'	S55°19'57"W
L16	100.00'	S04°39'53"W
L17	90.00'	S29°35'42"W
L18	55.00'	S60°24'18"E
L19	50.00'	S29°35'42"W
L20	55.00'	N60°24'18"W
L21	210.00'	S29°35'42"W
L22	30.00'	S29°44'38"W
L23	109.16'	S29°33'47"W
L24	71.48'	S60°24'21"E
L25	56.55'	S29°35'39"W
L26	64.97'	N39°12'01"E
L27	30.43'	S60°24'21"E
L28	90.00'	N29°35'42"E
L29	81.86'	N55°19'56"E
L30	50.00'	S34°40'04"E
L31	60.39'	S55°19'56"W

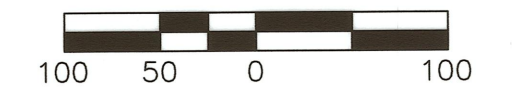
LINE TABLE		
LINE	LENGTH	BEARING
L32	90.00'	S29°35'42"W
L33	50.00'	S29°35'42"W
L34	7.07'	S74°35'42"W
L35	33.00'	N60°24'18"W
L36	33.07'	S60°24'18"E
L37	7.07'	N74°35'42"E
L38	7.07'	N15°24'18"W
L39	88.18'	N52°59'21"W
L40	102.21'	N60°24'18"W
L41	55.00'	S60°24'18"E
L42	14.00'	N02°32'11"W
L43	50.00'	S29°35'42"W
L44	20.00'	N73°44'13"E
L45	14.73'	N39°12'01"E
L46	13.00'	N60°35'54"W
L47	7.07'	S15°24'18"E
L48	16.48'	N87°52'02"E
L49	14.55'	N67°26'36"E
L50	100.00'	N29°35'42"E
L51	40.00'	N60°24'18"W
L52	11.38'	N17°26'32"W



SUBDIVISION PLAT  
ESTABLISHING  
WHITE WING CREEK  
SUBDIVISION UNIT 1 & 2

BEING A TOTAL OF 41.267 ACRES OF LAND OUT OF THE ANDREW JF  
PHELAN SURVEY NO. 45, ABSTRACT NO. 580, COUNTY BLOCK 5107 AND  
BEING A PORTION OF THAT CERTAIN 119.556 ACRE TRACT AS CONVEYED  
TO SA WHITE WING CREEK, LLC. AND RECORDED IN DOCUMENT NO.  
20220022340; AND BEING ALL OF THAT CERTAIN 7.997 ACRE TRACT AS  
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SCALE: 1"=100'



**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: January 3, 2024

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  
INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT,  
FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND  
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN  
EXPRESSED.

OWNER/DEVELOPER: PATRICK CARRIGAN-SMITH  
VICE PRESIDENT, LAND ACQUISITION & DEVELOPMENT  
SA WHITE WING CREEK, LLC.  
A TEXAS LIMITED PARTNERSHIP  
BY: CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER  
13141 NORTHWEST FWY  
HOUSTON, TEXAS 77040  
TELEPHONE: (210) 402-0642

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
PATRICK CARRIGAN-SMITH  
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 3 DAY OF January, A.D. 2024

*Vanessa Smith*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WHITE WING CREEK SUBDIVISION UNIT 1 & 2, 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

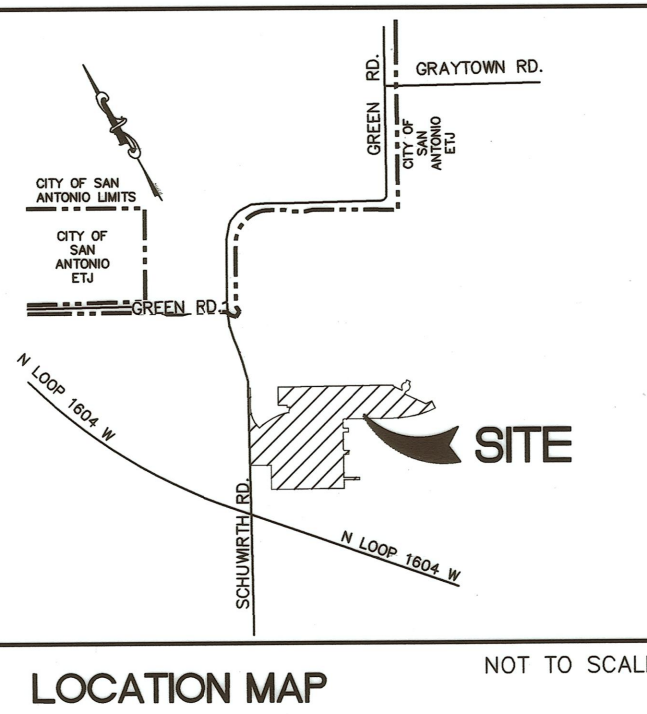
CERTIFICATE OF APPROVAL

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.

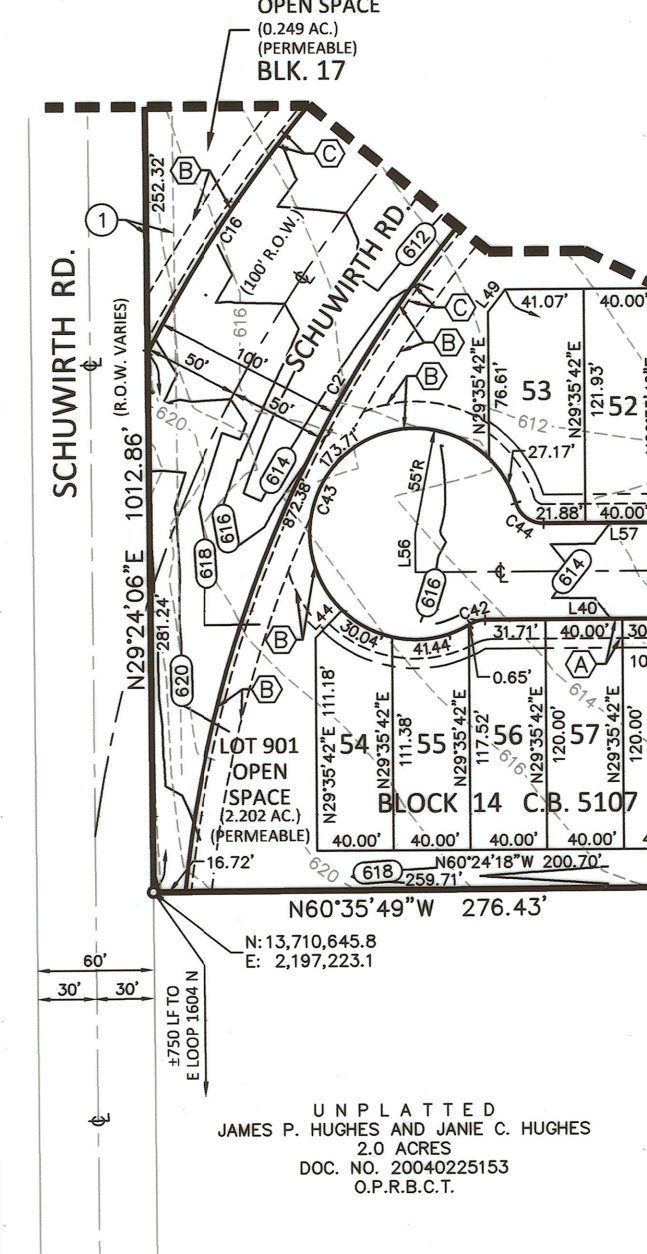
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP



NOTE:  
SEE SHEET 1 OF 4 FOR  
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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:

MOY TARIN RAMIREZ ENGINEERS, LLC  
*Stephanie L. James*  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN  
GIVEN TO 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.

*Raymond Tarin, Jr.*  
RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

**CPS/SAWS/COSA/UTILITY NOTE:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER  
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" 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, 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.

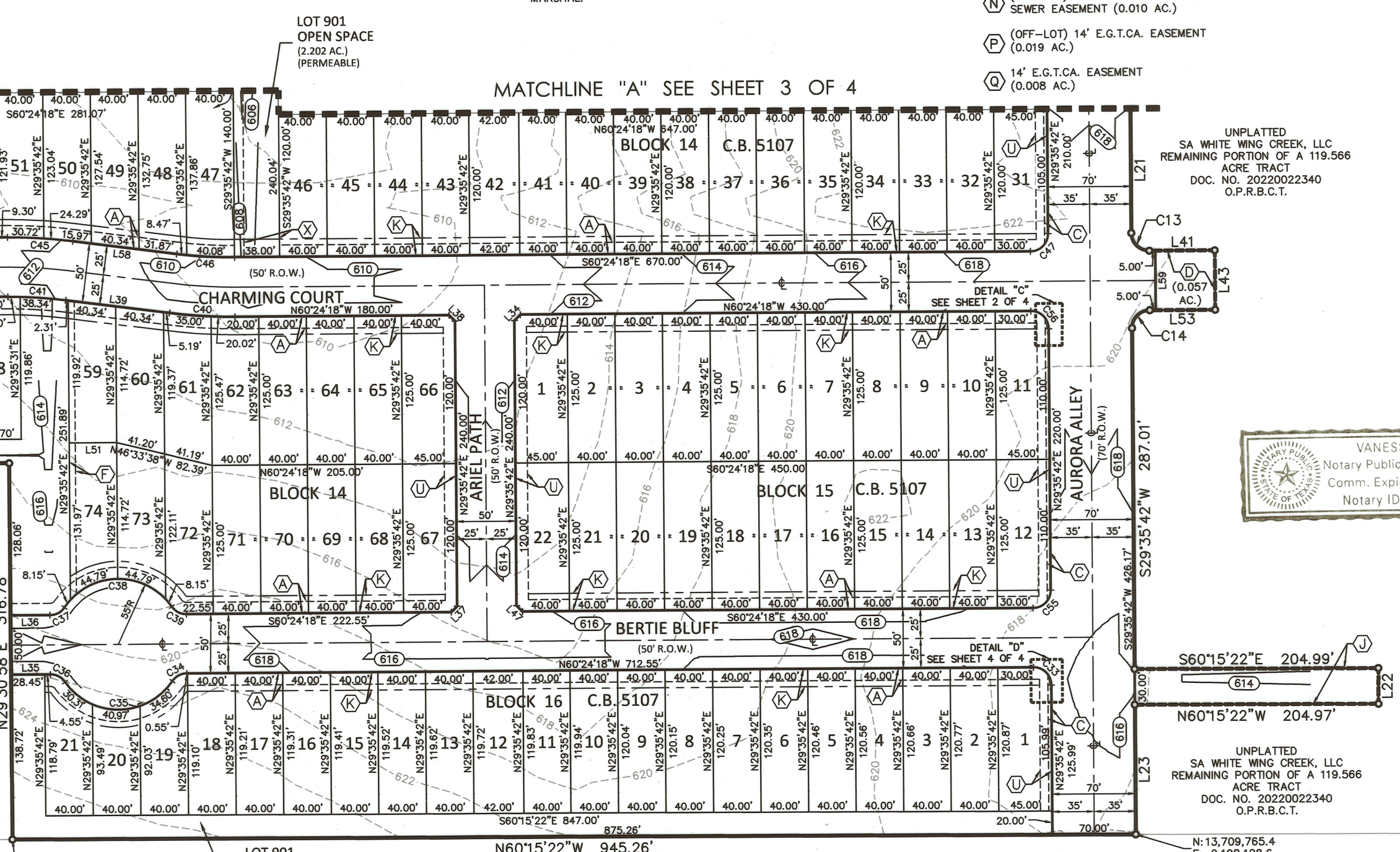
**SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS  
AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT  
FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER  
EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,  
RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING  
WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY  
ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE  
RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE  
RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND  
RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL  
TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS  
WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID  
FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED  
WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL  
HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH  
STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT  
FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S  
COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO  
RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND  
MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR  
SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM  
MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT  
DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE  
AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE  
FLOW DEMAND OF 1,000 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 SET 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.



LOT 901  
OPEN SPACE  
(0.249 AC.)  
(PERMEABLE)  
BLK. 17

LOT 901  
OPEN SPACE  
(0.479 AC.)  
(PERMEABLE)

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  
INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT,  
FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND  
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN  
EXPRESSED.

OWNER/DEVELOPER: JAIME ARECHIGA  
NEW TERRA INVESTMENTS, LLC  
2310 WINDING VIEW  
SAN ANTONIO, TX 78260

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JAIME ARECHIGA  
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 5th DAY OF January, A.D. 2024

*Lucille Rose Garza*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

- KEYNOTES**
- (A) 10' E.G.T.C.A. EASEMENT
  - (B) 14' E.G.T.C.A. EASEMENT
  - (C) 1' VEHICULAR NON-ACCESS EASEMENT
  - (D) (OFF-LOT) VARIABLE WIDTH TURNAROUND, E.G.T.C.A., SANITARY SEWER, WATER, DRAINAGE & ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.731 AC.)
  - (E) (OFF-LOT) 100' DRAINAGE, SANITARY SEWER, WATER, E.G.T.C.A. & ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.731 AC.)
  - (F) 5' E.G.T.C.A. EASEMENT
  - (G) 30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.069 AC.)
  - (H) (OFF-LOT) 26' DRAINAGE EASEMENT (0.034 AC.)
  - (I) (OFF-LOT) 30' DRAINAGE EASEMENT (0.141 AC.)
  - (J) 15' BUILDING SETBACK LINE
  - (K) (OFF-LOT) 14' E.G.T.C.A. EASEMENT (0.324 AC.)
  - (L) (OFF-LOT) 30' SANITARY SEWER EASEMENT (0.046 AC.)
  - (M) (OFF-LOT) 14' E.G.T.C.A. & SANITARY SEWER EASEMENT (0.010 AC.)
  - (N) (OFF-LOT) 14' E.G.T.C.A. EASEMENT (0.019 AC.)
  - (O) 14' E.G.T.C.A. EASEMENT (0.008 AC.)
  - (R) VARIABLE WIDTH CLEAR VISION EASEMENT (14.304 SF.)
  - (S) VARIABLE WIDTH CLEAR VISION EASEMENT (14.304 SF.)
  - (T) 13' RIGHT OF WAY DEDICATION
  - (U) 10' E.G.T.C.A. EASEMENT & BUILDING SETBACK LINE
  - (V) VARIABLE WIDTH CLEAR VISION EASEMENT (13.820 SF.)
  - (W) VARIABLE WIDTH CLEAR VISION EASEMENT (13.820 SF.)
  - (X) 30' SANITARY SEWER EASEMENT
  - (1) 15' WIDE WATER EASEMENT EAST CENTRAL WATER SUPPLY CORPORATION (VOL. 7941, PG. 501 O.P.R.B.C.T.)
  - (2) VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 20210281693 O.P.R.B.C.T.)
  - (3) VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. NO. 20210281692 O.P.R.B.C.T.)
  - (4) 30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 20210281695 O.P.R.B.C.T.)
  - (5) UNPLATTED NEW TERRA INVESTMENTS, LLC. 4.504 ACRE TRACT (DOC. NO. 20210282555 O.P.R.B.C.T.)

VANESSA SMITH  
Notary Public, State of Texas  
Comm. Expires 07-23-2025  
Notary ID 128038648

UNPLATTED  
SA WHITE WING CREEK, LLC  
REMAINING PORTION OF A 119.566  
ACRE TRACT  
DOC. NO. 20220022340  
O.P.R.B.C.T.

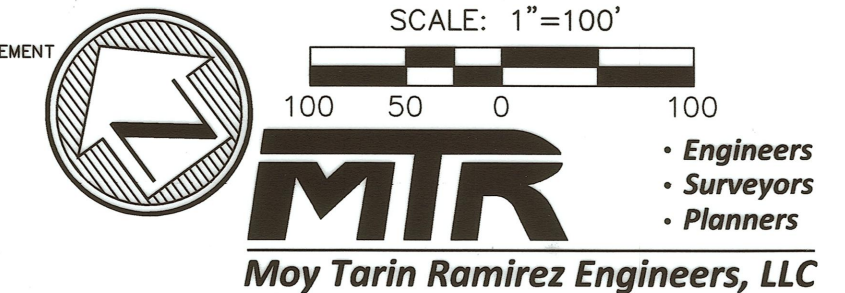
DETAIL "C"  
SCALE 1"=5'  
SEE SHEET 2 OF 4



SUBDIVISION PLAT  
ESTABLISHING  
WHITE WING CREEK  
SUBDIVISION UNIT 1 & 2

BEING A TOTAL OF 41.267 ACRES OF LAND OUT OF THE ANDREW JF  
PHELAN SURVEY NO. 45, ABSTRACT NO. 580, COUNTY BLOCK 5107 AND  
BEING A PORTION OF THAT CERTAIN 119.556 ACRE TRACT AS CONVEYED  
TO SA WHITE WING CREEK, L.L.C. AND RECORDED IN DOCUMENT NO.  
20220022340; AND BEING ALL OF THAT CERTAIN 7.997 ACRE TRACT AS  
CONVEYED TO BENCHMARK ACQUISITIONS, L.L.C. AS RECORDED IN  
DOCUMENT NO. 20210282554; AND BEING A PORTION OF THAT CERTAIN  
4.504 ACRE TRACT AS CONVEYED TO NEW TERRA INVESTMENTS, L.L.C. AS  
RECORDED IN DOCUMENT NUMBER 20210282555, ALL OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



DATE OF PREPARATION: January 3, 2024

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  
INDICATED 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: PATRICK CARRIGAN-SMITH  
VICE PRESIDENT, LAND ACQUISITION & DEVELOPMENT  
SA WHITE WING CREEK, L.L.C.  
A TEXAS LIMITED PARTNERSHIP  
BY: CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER  
HOUSTON, TEXAS 77040  
TELEPHONE: (210) 402-0642

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
PATRICK CARRIGAN-SMITH  
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  
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THIS 3 DAY OF January, A.D. 20 24

Vanessa Smith  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WHITE WING CREEK SUBDIVISION UNIT 1 & 2 HAS BEEN  
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ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH  
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DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

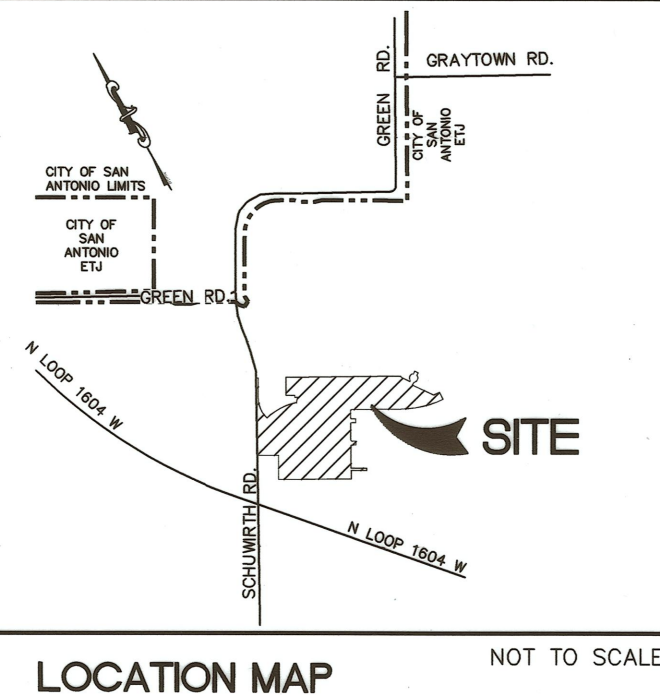
CERTIFICATE OF APPROVAL

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  
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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



NOTE:  
SEE SHEET 1 OF 4 FOR  
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CPS/SAWS/COSA/UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER  
SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO  
WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND  
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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  
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5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE  
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SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS  
AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT  
FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER  
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RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING  
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STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT  
FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S  
COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO  
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SUBDIVISION PLAT.

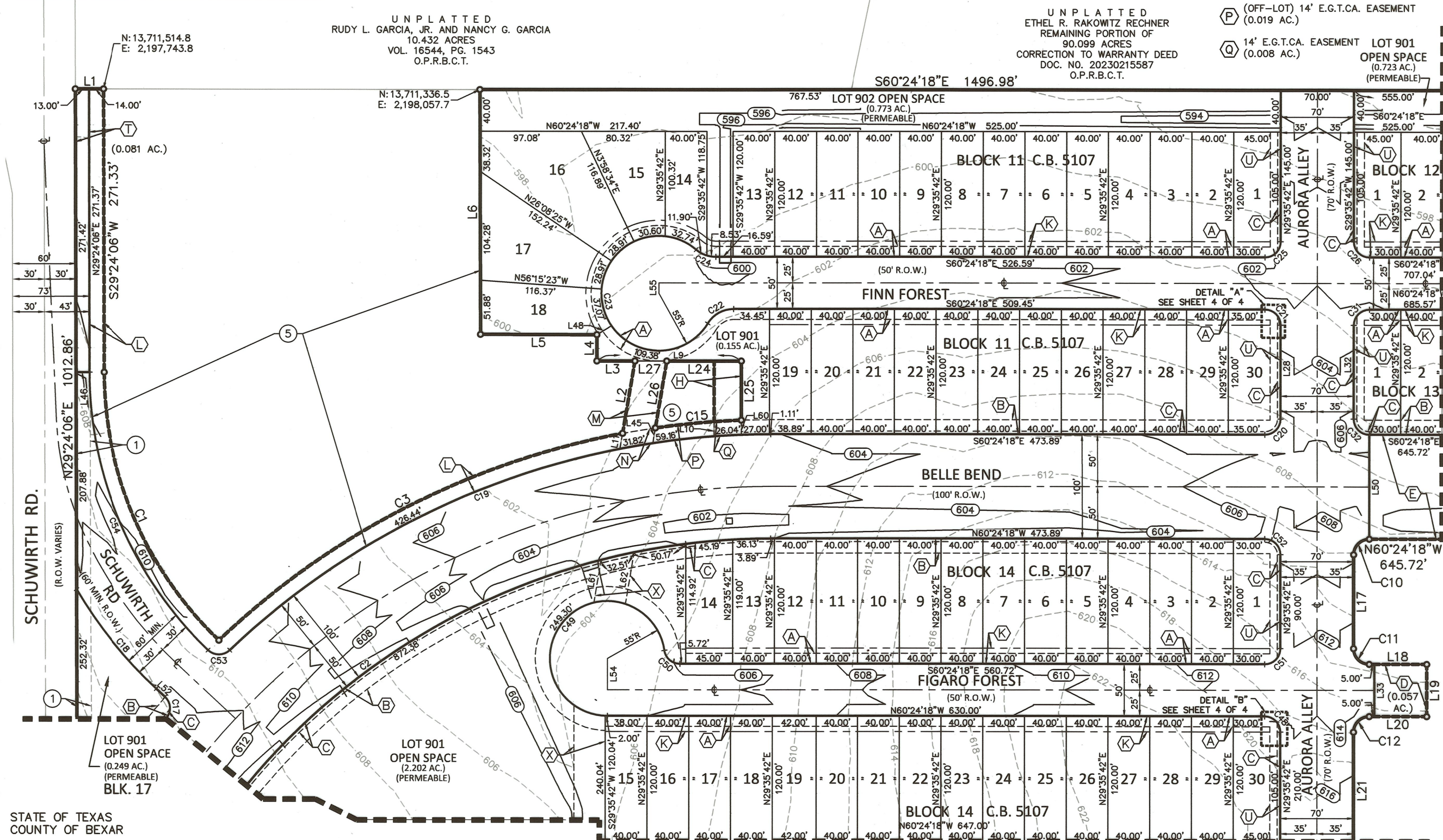
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MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE  
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CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE  
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR  
GROUND ELEVATION ALTERATIONS.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT  
DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT  
THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE  
FLOW DEMAND OF 1,000 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.

UNPLATTED  
ETHEL R. RAKOWITZ RECHNER  
REMAINING PORTION OF  
90.099 ACRES  
CORRECTION TO WARRANTY DEED  
DOC. NO. 20230215587  
O.P.R.B.C.T.



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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN  
GIVEN TO 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.

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

- LEGEND**
- 609 - EXISTING CONTOUR
  - 608 - PROPOSED CONTOUR
  - AC - ACRES
  - E.G.T.C.A. - ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
  - R.O.W. - RIGHT OF WAY
  - LF - LINEAR FEET
  - R - RADIUS
  - CL - CENTERLINE
  - IP - IRON PIN SET
  - O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS BEXAR COUNTY
  - VOL. - VOLUME
  - PG(S) - PAGE(S)
  - I.P. FOUND - IRON PIN FOUND
  - " - REPETITIVE BEARING AND/OR DISTANCE
  - DOC. - DOCUMENT
  - NO. - NUMBER
  - SF. - SQUARE FEET
  - EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN (100 YR. EFF. FEMA FLOODPLAIN)
  - MTR 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN (100 YR. ULTIMATE FEMA FLOODPLAIN)(ATLAS 14)

MATCHLINE "A" SEE  
SHEET 2 OF 4

LUCILLE ROSE GARZA  
My Notary ID # 12349327  
Expires March 15, 2026

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  
INDICATED 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: JAIME ARECHIGA  
NEW TERRA INVESTMENTS, LLC  
2310 WINDING VIEW  
SAN ANTONIO, TX 78260

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JAIME ARECHIGA  
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 5th DAY OF January, A.D. 20 24

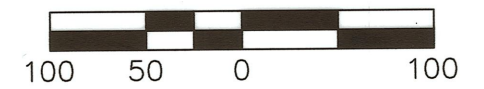
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SUBDIVISION PLAT  
ESTABLISHING  
WHITE WING CREEK  
SUBDIVISION UNIT 1 & 2

BEING A TOTAL OF 41.267 ACRES OF LAND OUT OF THE ANDREW JF  
PHELAN SURVEY NO. 45, ABSTRACT NO. 580, COUNTY BLOCK 5107 AND  
BEING A PORTION OF THAT CERTAIN 119.556 ACRE TRACT AS CONVEYED  
TO SA WHITE WING CREEK, LLC. AND RECORDED IN DOCUMENT NO.  
20220022340; AND BEING ALL OF THAT CERTAIN 7.997 ACRE TRACT AS  
CONVEYED TO BENCHMARK ACQUISITIONS, LLC. AS RECORDED IN  
DOCUMENT NO. 20210282554; AND BEING A PORTION OF THAT CERTAIN  
4.504 ACRE TRACT AS CONVEYED TO NEW TERRA INVESTMENTS, LLC. AS  
RECORDED IN DOCUMENT NUMBER 20210282555, ALL OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: January 3, 2024

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  
INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT,  
FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND  
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN  
EXPRESSED.

OWNER/DEVELOPER: PATRICK CARRIGAN-SMITH  
VICE PRESIDENT, LAND ACQUISITION & DEVELOPMENT  
SA WHITE WING CREEK, LLC  
A TEXAS LIMITED PARTNERSHIP  
BY CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER  
13141 NORTHWEST FWY  
HOUSTON, TEXAS 77040  
TELEPHONE: (210) 402-0842

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
PATRICK CARRIGAN-SMITH  
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 3 DAY OF January, A.D. 2024

VANESSA SMITH  
Notary Public, State of Texas  
Comm. Expires 07-23-2025  
Notary ID 128038648

THIS PLAT OF WHITE WING CREEK SUBDIVISION UNIT 1 & 2, 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

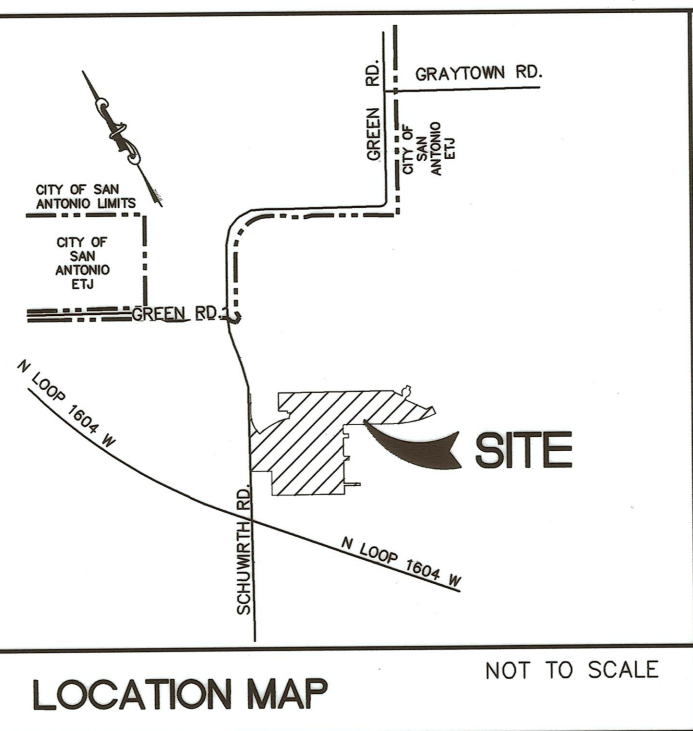
CERTIFICATE OF APPROVAL

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



LOCATION MAP NOT TO SCALE

- KEYNOTES**
- (A) 10' E.G.T.C.A. EASEMENT
  - (B) 14' E.G.T.C.A. EASEMENT
  - (C) 1' VEHICULAR NON-ACCESS EASEMENT
  - (D) (OFF-LOT) VARIABLE WIDTH TURNAROUND, E.G.T.C.A., SANITARY SEWER, WATER, DRAINAGE & ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.731 AC.)
  - (E) (OFF-LOT) 100' DRAINAGE, SANITARY SEWER, WATER, E.G.T.C.A. & ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.731 AC.)
  - (F) 5' E.G.T.C.A. EASEMENT
  - (G) 30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.069 AC.)
  - (H) (OFF-LOT) 28' DRAINAGE EASEMENT (0.034 AC.)
  - (J) (OFF-LOT) 30' DRAINAGE EASEMENT (0.141 AC.)
  - (K) 15' BUILDING SETBACK LINE
  - (L) (OFF-LOT) 14' E.G.T.C.A. EASEMENT (0.324 AC.)
  - (M) (OFF-LOT) 30' SANITARY SEWER EASEMENT (0.046 AC.)
  - (N) (OFF-LOT) 14' E.G.T.C.A. & SANITARY SEWER EASEMENT (0.010 AC.)
  - (P) (OFF-LOT) 14' E.G.T.C.A. EASEMENT (0.008 AC.)
  - (Q) 14' E.G.T.C.A. EASEMENT (0.008 AC.)
  - (R) VARIABLE WIDTH CLEAR VISION EASEMENT (14,304 SF.)
  - (S) VARIABLE WIDTH CLEAR VISION EASEMENT (14,304 SF.)
  - (T) 13' RIGHT OF WAY DEDICATION (0.081 AC.)
  - (U) 10' E.G.T.C.A. EASEMENT & BUILDING SETBACK LINE
  - (V) VARIABLE WIDTH CLEAR VISION EASEMENT (13,820 SF.)
  - (W) VARIABLE WIDTH CLEAR VISION EASEMENT (13,820 SF.)
  - (X) 30' SANITARY SEWER EASEMENT
  - (1) 15' WIDE WATER EASEMENT EAST CENTRAL WATER SUPPLY CORPORATION (VOL. 7941, PG. 501 O.P.R.B.C.T.)
  - (2) VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 20210281693 O.P.R.B.C.T.)
  - (3) VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. NO. 20210281692 O.P.R.B.C.T.)
  - (4) 30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 20210281695 O.P.R.B.C.T.)
  - (5) UNPLATTED NEW TERRA INVESTMENTS, LLC. 4.504 ACRE TRACT (DOC. NO. 20210282555 O.P.R.B.C.T.)

NOTE:  
SEE SHEET 1 OF 4 FOR  
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN  
GIVEN TO 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.

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210)698-5051

- CPS/SAWS/COSA/UTILITY NOTE:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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" 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, 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, 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.

**SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE**

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

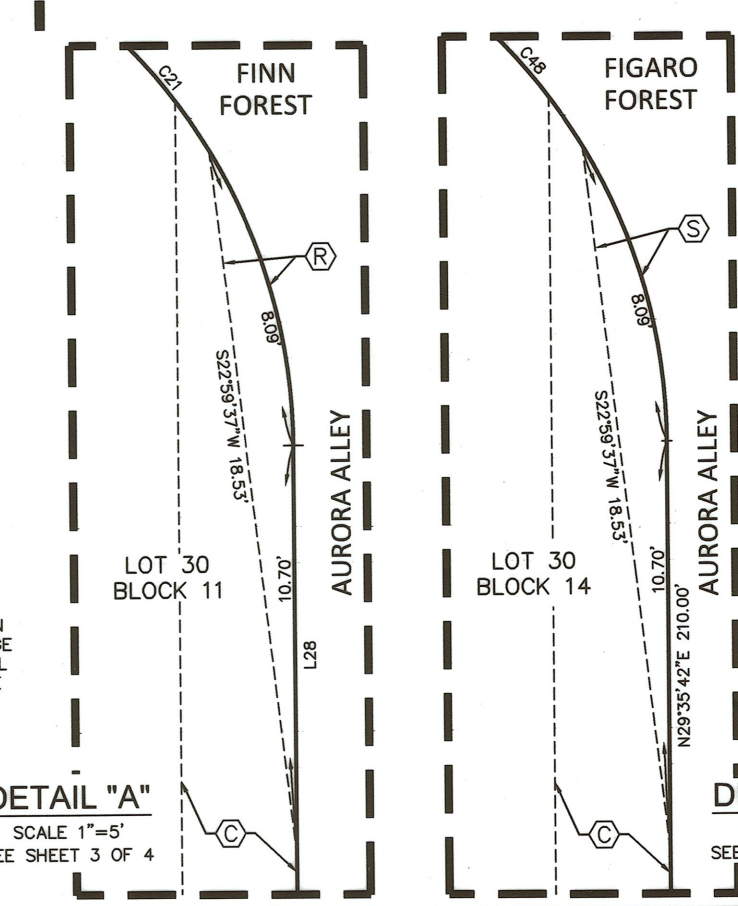
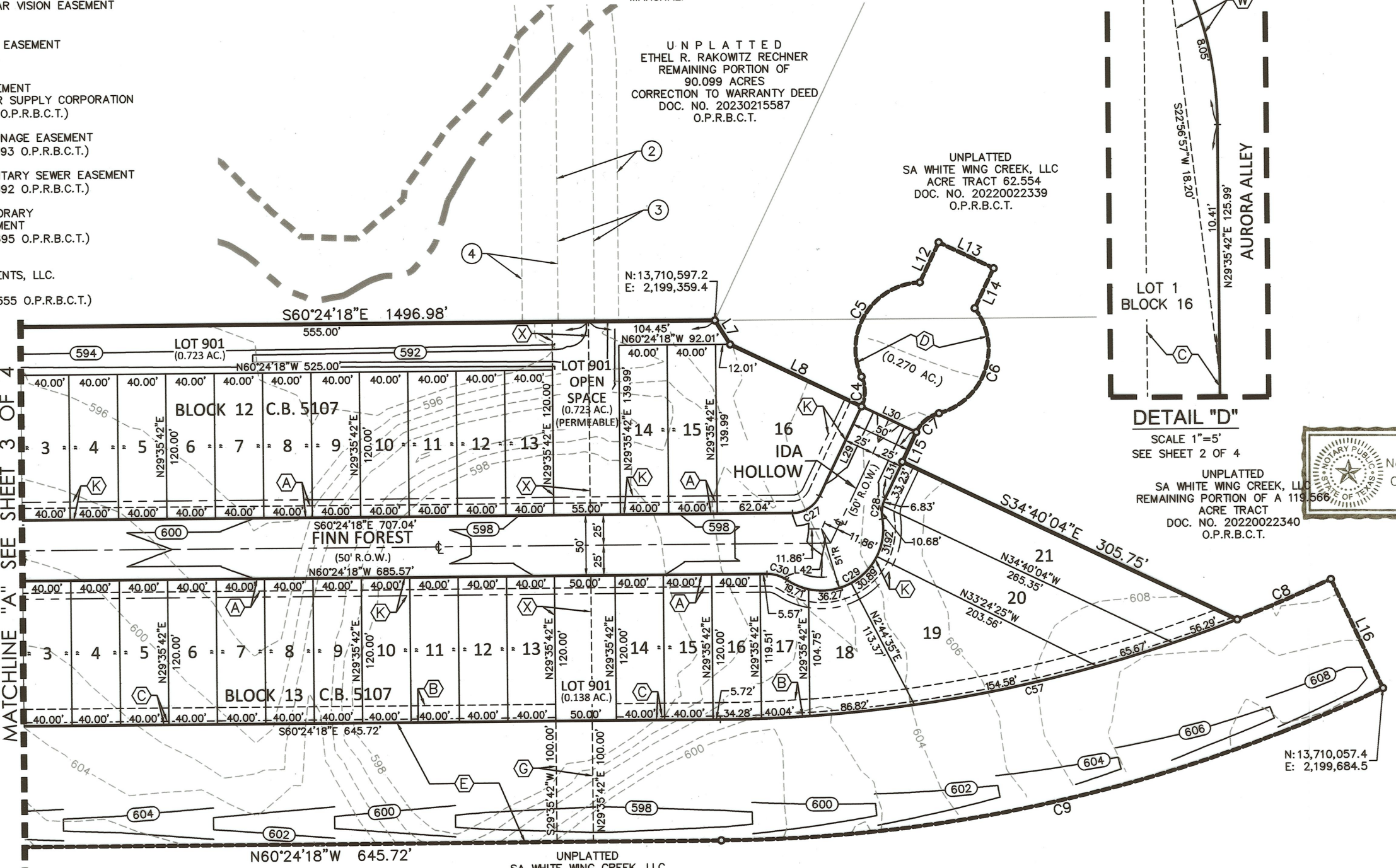
THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.



UNPLATTED  
SA WHITE WING CREEK, LLC  
ACRE TRACT 62.554  
DOC. NO. 20220022339  
O.P.R.B.C.T.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY  
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PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN  
EXPRESSED.

JAIME ARECHIGA  
NEW TERRA INVESTMENTS, LLC  
2310 WINDING VIEW  
SAN ANTONIO, TX 78260

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JAIME ARECHIGA  
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 3 DAY OF January, A.D. 2024

NOTARY-PUBLIC, BEXAR COUNTY, TEXAS

LUCILLE ROSE GARZA  
My Notary ID # 12349327  
Expires March 15, 2026

DETAIL "B"  
SCALE 1"=5'  
SEE SHEET 3 OF 4