

SUBDIVISION PLAT ESTABLISHING BLUE WING TRAILS SUBDIVISION UNIT 3

BEING 47.59 ACRES OUT OF A 57.20 ACRES TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT NUMBER 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 87.195 ACRE TRACT DESCRIBED IN THE DEED TO L.F. LANGE AND MARIE M. LANGE BY AN INSTRUMENT OF RECORD UNDER VOLUME 6695, PAGE 335, OF THE DEED RECORDS OF SAID BEXAR COUNTY, TEXAS (B.C.D.R.), BEING A PORTION OF LOTS 23, 24 AND 40, BLOCK 12 AS SHOWN ON SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, A SUBDIVISION OF RECORD UNDER VOLUME 368, PAGE 108 OF THE PLAT RECORDS OF SAID BEXAR COUNTY, TEXAS (B.C.P.R.), AND BEING ALL OF BLOCK 11 OF SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, SAID 57.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED ON SPECIAL WARRANTY DEED CONVEYED TO BLUE WING TRAILS, LTD IN DOCUMENT NO. 20200213088, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (B.C.D.R.)



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd Suite 300 San Antonio, Texas 78230 Phone 210.503.2700 LJA.COM FRN - F-1386 TBPLS NO. 10194362

PREPARATION DATE: 4/2/2024

STATE OF TEXAS COUNTY OF HARRIS

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BLUE WING TRAILS, LTD. CONTACT: PATRICK CARRIGAN-SMITH 13141 NORTHWEST FREEWAY HOUSTON, TX 77040 PHONE: (281) 671-9082

STATE OF TEXAS COUNTY OF HARRIS

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 5 DAY OF April, 2024.

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

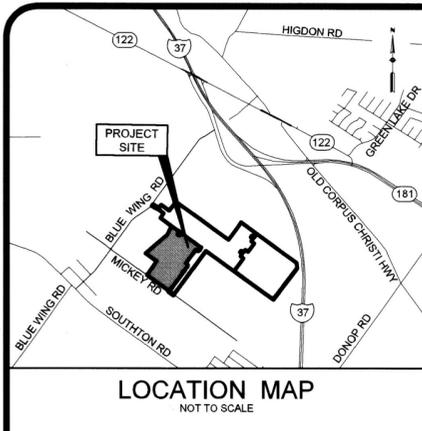
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

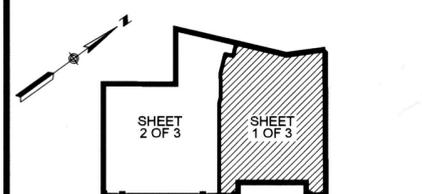
DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

BY: CHAIRMAN

BY: SECRETARY



LOCATION MAP NOT TO SCALE



INDEX MAP NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
5/8" IRON ROD SET WITH LJA CAP
FEMA FLOODPLAIN
ULTIMATE FLOODPLAIN
EXISTING CONTOURS
PROPOSED CONTOURS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
PG. PAGE
ESMT EASEMENT
NCB NEW CITY BLOCK
BLK BLOCK
G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
CENTER LINE
ETJ EXTRATERRITORIAL JURISDICTION
N.T.S. NOT TO SCALE
AC ACRE(S)
LF LINEAR FEET

- A 10' G.E.T.C.A. ESMT
B 14' G.E.T.C.A. ESMT
C 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.17 ACRES)
D 15' PRIVATE DRAINAGE ESMT
E 16' SANITARY SEWER ESMT
A SEWER LINE ESMT CITY OF SAN ANTONIO VOL. 9350, PG. 1654 B.C.O.P.R.
B 100' WIDE ELEC. ESMT CITY OF SAN ANTONIO VOL. 18977, PG. 2434 B.C.O.P.R.
C SEWER & RECYCLE WATER ESMT CITY OF SAN ANTONIO VOL. 7218, PG. 1129 B.C.O.P.R.
D SANITARY SEWER ESMT CITY OF SAN ANTONIO VOL. 5913, PG. 925 B.C.O.P.R.

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 OF MADE ON THE GROUND BY:

Gordon N. Anderson, Registered Professional Land Surveyor, dated 3 April 2024

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.

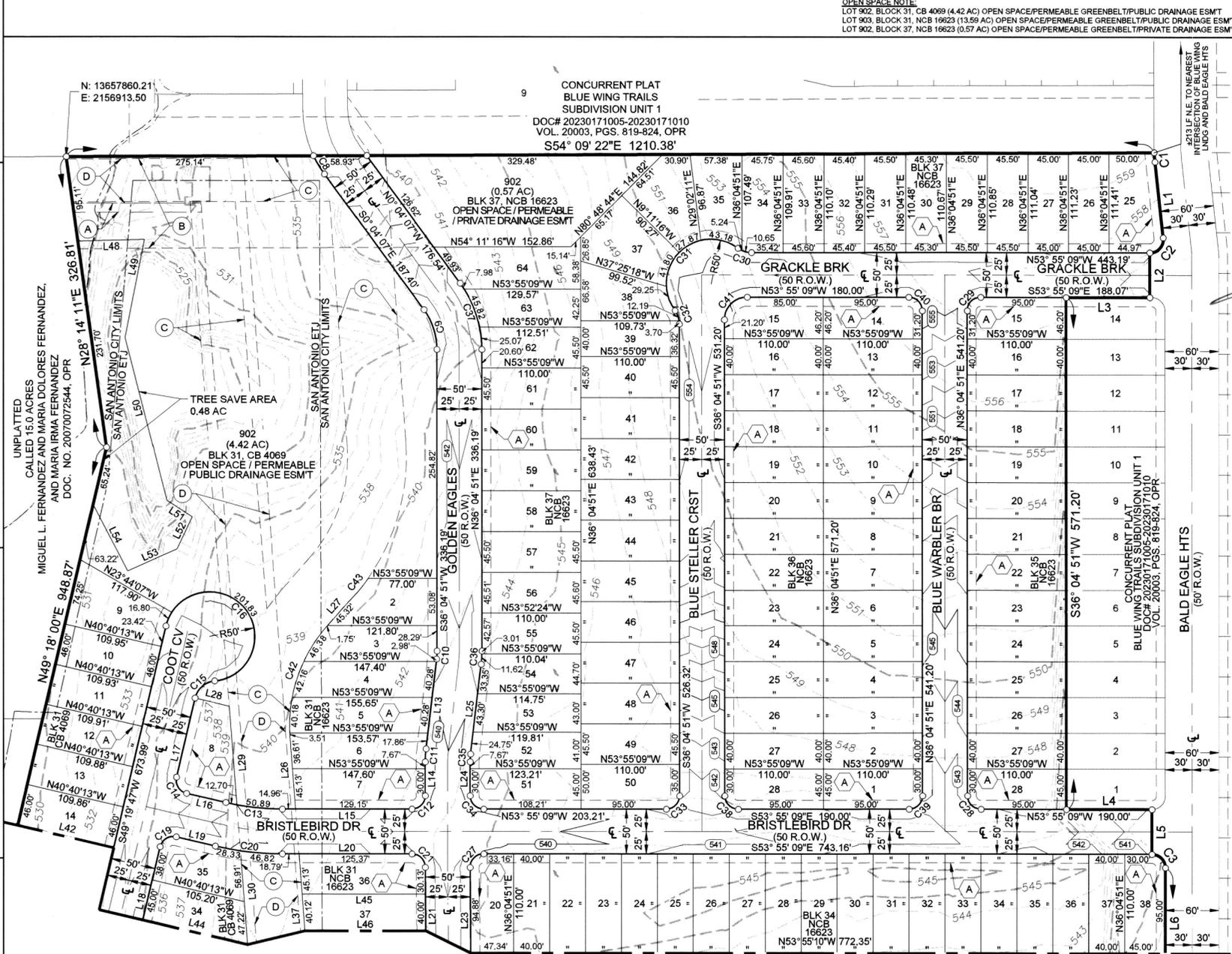
Priscilla G. Flores, Licensed Professional Engineer, Texas Registration No. 109874

BEARINGS AND COORDINATES: BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HERON ARE SURFACE USING A SCALE FACTOR OF 1.00017.
CPS/SAWS/COSA UTILITY: 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.

MULTIPLE PAGE PLAT NOTE: PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
FLOODPLAIN ON LOTS NOTE: THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY TORRY HURT, P.E. AND APPROVED BY FEMA ON (CASE NO. 21-09-3253R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

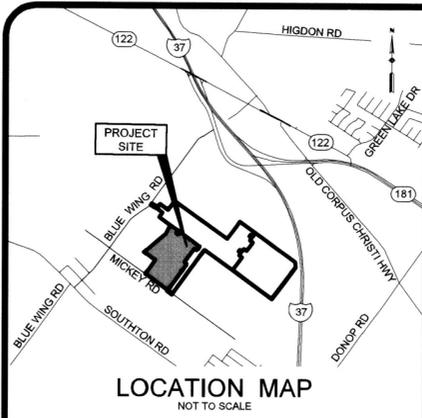
IMPACT FEES PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 PSI AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
INGRESS & EGRESS (WATER/SANITARY SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.
TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #23-38800065) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A FIRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(B)(5)(C).
CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
OPEN SPACE NOTE: LOT 902, BLOCK 31, CB 4069 (4.42 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT LOT 903, BLOCK 31, NCB 16623 (13.59 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT LOT 902, BLOCK 37, NCB 16623 (0.57 AC) OPEN SPACE/PERMEABLE GREENBELT/PRIVATE DRAINAGE ESMT



MATCHLINE 'A' (SEE SHEET 2 OF 2)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES





**CPS/SAWS/COSA UTILITY NOTES:**

- 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 ALTERATION.
- 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.

**SAWS WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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 WASTEWATER SERVICE CONNECTION.

MINIMUM FFE BASED ON 100 YR ULTIMATE ATLAS 14 FLOODPLAIN		BLOCK 31, NCB 16623	
LOT	MIN FFE (FT)	LOT	MIN FFE (FT)
7	525	39	523.17
8	524.74	40	524.16
9	524.47	41	524.7
10	524.19	42	524.98
11	523.96	43	525.36
12	523.72	44	525.58
13	523.49	45	525.72
14	523.25	46	525.89
15	523.02	47	526.06
16	522.78	48	526.24
17	522.55	49	526.42
18	522.31	50	526.61
19	522	51	527.27
20	521.7	52	528.47
21	521.44	53	528.96
22	521.15	54	529.15
		55	529.34
		56	529.53
		57	529.73
		58	529.87
		59	529.79
		60	529.32
		61	528.86
		62	528.56
		63	528.26
		64	527.95
		65	527.63
		66	526.64

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET WITH LJA CAP
- FEMA FLOODPLAIN
- ULTIMATE FLOODPLAIN
- 1190 EXISTING CONTOURS
- 1190 PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PAGE PAGE
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION CENTER LINE
- ETJ EXTRATERRITORIAL JURISDICTION
- N.T.S. NOT TO SCALE
- AC ACRE(S)
- LF LINEAR FEET

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- B 14' G.E.T.C.A. ESMT
- C 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.17 ACRES)
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- C SEWER & RECYCLE WATER ESMT CITY OF SAN ANTONIO VOL. 7218, PG. 1129 B.C.O.P.R.
- D SANITARY SEWER ESMT CITY OF SAN ANTONIO VOL. 5913, PG. 925 B.C.O.P.R.

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 OF MADE ON THE GROUND BY:

*Gordon N. Anderson*  
GORDON N. ANDERSON, R.P.L.S. #6617  
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

*Priscilla G. Flores*  
PRISCILLA G. FLORES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 109674

LINE	DIRECTION	DISTANCE
L1	S29° 53' 14"W	85.24'
L2	S36° 04' 51"W	50.00'
L3	N54° 19' 04"W	93.07'
L4	S53° 55' 09"E	95.00'
L5	S36° 04' 51"W	50.00'
L6	S36° 04' 51"W	190.00'
L7	S36° 04' 51"W	50.00'
L8	S36° 04' 51"W	50.00'
L9	S36° 04' 51"W	95.00'
L10	N81° 03' 49"E	21.22'
L11	N53° 57' 14"W	171.82'
L12	S36° 04' 39"W	10.00'

LINE	DIRECTION	DISTANCE
L13	S42° 47' 14"W	101.39'
L14	S36° 04' 51"W	37.67'
L15	N53° 55' 09"W	144.11'
L16	N40° 40' 13"W	44.67'
L17	N49° 19' 47"E	90.86'
L18	N49° 19' 47"E	361.71'
L19	S40° 40' 13"E	44.67'
L20	S53° 55' 09"E	144.16'
L21	S35° 35' 13"W	366.06'
L22	N35° 35' 13"E	96.21'
L23	N35° 35' 13"E	190.01'
L24	N36° 04' 51"E	37.67'
L25	N42° 47' 14"E	101.39'
L26	N31° 41' 50"E	81.74'
L27	N77° 16' 35"E	47.06'
L28	N40° 40' 13"W	38.63'

LINE	DIRECTION	DISTANCE
L29	N31° 36' 16"E	110.83'
L30	S31° 41' 50"W	138.01'
L31	S40° 40' 13"E	11.53'
L32	S49° 19' 47"W	38.14'
L33	N40° 40' 13"W	89.72'
L34	N35° 59' 18"E	6.47'
L35	S36° 04' 51"W	111.02'
L36	N65° 11' 46"W	38.60'
L37	N31° 41' 50"E	381.06'
L38	S31° 24' 04"E	56.71'
L39	N58° 35' 56"E	15.00'
L40	N31° 24' 04"W	59.70'
L41	N31° 41' 50"E	16.18'
L42	N40° 40' 13"W	109.84'
L43	N40° 40' 13"W	141.66'
L44	N40° 40' 13"W	119.50'

LINE	DIRECTION	DISTANCE
L45	N53° 55' 09"W	137.18'
L46	N53° 55' 09"W	134.45'
L47	S76° 22' 57"W	27.39'
L48	S55° 16' 40"E	73.97'
L49	S47° 20' 06"W	110.75'
L50	S21° 43' 43"W	187.67'
L51	S20° 44' 21"E	33.70'
L52	S61° 47' 59"W	39.65'
L53	N78° 03' 23"W	59.68'
L54	N8° 32' 33"E	83.68'

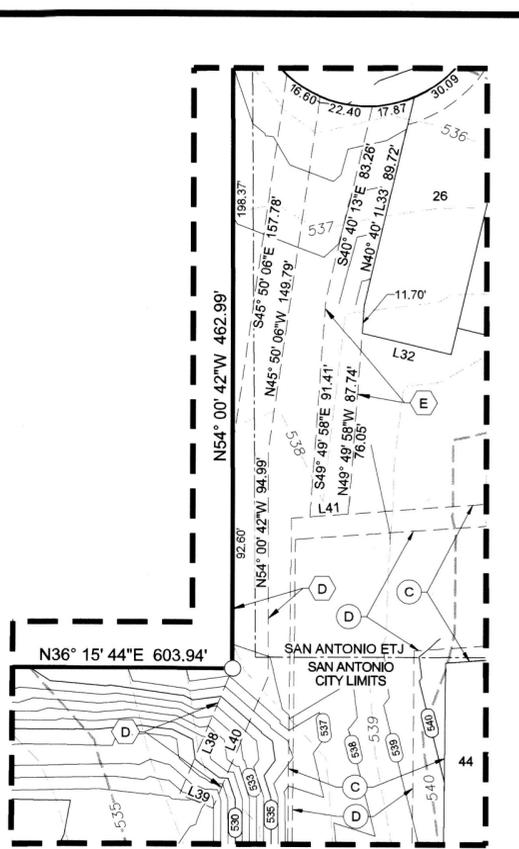
Curve #	Delta	Rad	Arc	Tan	Chord Bearing	Chord Distance
C1	4°37'49"	130.00'	10.51'	5.26'	S32° 12' 08"W	10.50'
C2	95°11'32"	15.02'	24.96'	16.45'	S78° 24' 09"W	22.18'
C3	90°00'00"	15.00'	23.56'	15.00'	S8° 55' 09"E	21.21'
C4	90°00'00"	15.00'	23.56'	15.00'	S81° 04' 51"W	21.21'
C5	90°00'00"	15.00'	23.56'	15.00'	S8° 55' 09"E	21.21'
C6	90°00'00"	15.00'	23.56'	15.00'	S81° 04' 51"W	21.21'
C7	90°00'00"	15.00'	23.56'	15.00'	S8° 55' 09"E	21.21'

Curve #	Delta	Rad	Arc	Tan	Chord Bearing	Chord Distance
C8	10°56'05"	125.00'	23.86'	11.96'	S5° 23' 55"W	23.82'
C9	36°08'59"	75.00'	47.32'	24.48'	S18° 00' 22"W	46.54'
C10	6°42'22"	75.00'	8.78'	4.39'	S39° 26' 02"W	8.77'
C11	6°42'22"	125.00'	14.63'	7.32'	S39° 26' 02"W	14.62'
C12	90°00'00"	15.00'	23.56'	15.00'	S81° 04' 51"W	21.21'
C13	13°14'40"	275.09'	63.59'	31.94'	N47° 17' 41"W	63.45'
C14	90°00'00"	15.00'	23.56'	15.00'	N4° 19' 47"E	21.21'
C15	70°31'46"	25.00'	30.77'	17.68'	N84° 35' 38"E	28.87'
C16	250°31'44"	50.00'	218.63'	70.71'	N5° 24' 21"W	81.65'
C17	250°31'44"	50.00'	218.63'	70.71'	S75° 56' 05"E	81.65'
C18	70°31'44"	25.00'	30.77'	17.68'	N14° 03' 55"E	28.87'
C19	90°00'00"	15.00'	23.56'	15.00'	S85° 40' 13"E	21.21'
C20	13°14'56"	325.00'	75.15'	37.74'	S47° 17' 41"E	74.98'
C21	89°30'22"	15.00'	23.43'	14.87'	S9° 09' 58"E	21.12'
C22	90°29'38"	15.00'	23.69'	15.13'	N80° 50' 02"E	21.30'
C23	48°11'23"	25.00'	21.03'	11.18'	N29° 49' 27"W	20.41'
C24	276°22'46"	50.00'	241.19'	44.72'	S36° 04' 51"W	66.67'
C25	48°11'23"	25.00'	21.03'	11.18'	S78° 00' 50"E	20.41'

Curve #	Delta	Rad	Arc	Tan	Chord Bearing	Chord Distance
C26	89°30'22"	15.00'	23.43'	14.87'	S9° 09' 58"E	21.12'
C27	90°29'38"	15.00'	23.69'	15.13'	S80° 50' 02"W	21.30'
C28	90°00'00"	15.00'	23.56'	15.00'	N8° 55' 09"W	21.21'
C29	90°00'00"	15.00'	23.56'	15.00'	N81° 04' 51"E	21.21'
C30	36°24'54"	25.00'	15.89'	8.22'	N35° 42' 42"W	15.62'
C31	162°49'48"	50.00'	142.10'	331.20'	S81° 04' 51"W	98.88'
C32	36°24'54"	25.00'	15.89'	8.22'	S17° 52' 24"W	15.62'
C33	90°00'00"	15.00'	23.56'	15.00'	S81° 04' 51"W	21.21'
C34	90°00'00"	15.00'	23.56'	15.00'	N8° 55' 09"W	21.21'
C35	6°42'22"	75.00'	8.78'	4.39'	N39° 26' 02"E	8.77'
C36	6°42'22"	125.00'	14.63'	7.32'	N39° 26' 02"E	14.62'
C37	36°08'59"	75.00'	47.32'	24.48'	N18° 00' 22"E	77.56'
C38	90°00'00"	15.00'	23.56'	15.00'	S8° 55' 09"E	21.21'
C39	90°00'00"	15.00'	23.56'	15.00'	N81° 04' 51"E	21.21'
C40	90°00'00"	15.00'	23.56'	15.00'	N8° 55' 09"W	21.21'
C41	90°00'00"	25.00'	39.27'	25.00'	S81° 04' 51"W	35.36'
C42	45°34'45"	166.22'	132.23'	69.84'	N54° 29' 13"E	128.77'
C43	5°55'38"	233.71'	24.18'	12.10'	S74° 18' 46"W	24.17'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES



**PLAT NUMBER-22-11800200**

**SUBDIVISION PLAT ESTABLISHING BLUE WING TRAILS SUBDIVISION UNIT 3**

BEING 47.59 ACRES OUT OF A 57.20 ACRES TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT NUMBER 11, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 87.195 ACRE TRACT DESCRIBED IN THE DEED TO L.F. LANGE AND, MARIE M. LANGE BY AN INSTRUMENT OF RECORD UNDER VOLUME 6695, PAGE 335, OF THE DEED RECORDS OF SAID BEXAR COUNTY, TEXAS (B.C.D.R.), BEING A PORTION OF LOTS 23, 24 AND 40, BLOCK 12 AS SHOWN ON SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, A SUBDIVISION OF RECORD UNDER VOLUME 368, PAGE 108 OF THE PLAT RECORDS OF SAID BEXAR COUNTY, TEXAS (B.C.P.R.), AND BEING ALL OF BLOCK 11 OF SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, SAID 57.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED ON SPECIAL WARRANTY DEED CONVEYED TO BLUE WING TRAILS, LTD IN DOCUMENT NO. 20200213088 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (B.C.D.R.)

100 50 0 100 200

SCALE: 1" = 100'

**LJA Engineering & Surveying, Inc.**

9830 Colonnade Blvd Suite 300 San Antonio, Texas 78230

Phone 210.503.2700 LJA.COM FRN - F-1386 TBPLS NO. 10194362

PREPARATION DATE: 4/2/2024

STATE OF TEXAS  
COUNTY OF HARRIS

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:  
BLUE WING TRAILS LTD.  
CONTACT: PATRICK CARRIGAN-SMITH  
13141 NORTHWEST FREEWAY  
HOUSTON, TX 77040  
PHONE: (281) 671-9082

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Vanessa Smith* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 5 DAY OF April, 2024.

*Vanessa Smith*  
NOTARY PUBLIC  
HARRIS COUNTY, TEXAS

VANESSA SMITH  
Notary Public, State of Texas  
Comm: Expires 07-23-2025  
Notary ID: 12803864

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2024.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



K:\SA175 Academy Dev\0404C Blue Wing Unit 3\226 Site Development Plans\DWG-Sheets\Sub-Plat.dwg  
User: smacof@met Date/Time: Apr. 02, 24 - 14:26:38