

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET
  - 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
  - PG. PAGE
  - V.N.A.E. VEHICULAR NON-ACCESS ESMT.
  - LF LINEAR FOOT
  - ESMT EASEMENT
  - CB COUNTY BLOCK
  - BLK BLOCK
  - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
  - R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
  - B.S.L. BUILDING SETBACK LINE
  - C.L. CENTER LINE
  - AC ACRE(S)
  - EX. EXISTING

- (A) 10' G.E.T.C.A. ESMT
- (B) LOT 902 BLOCK 111 CB 4007 - 40' DRAINAGE AND SANITARY SEWER ESMT (0.099 ACRES) (PERMEABLE)
- (C) LOT 903 BLOCK 111 CB 4007 - 40' DRAINAGE ESMT (0.102 ACRES) (PERMEABLE)
- (D) LOT 905 BLOCK 111 CB 4007 - 40' DRAINAGE AND SANITARY SEWER ESMT (0.015 ACRES) (PERMEABLE)
- (E) 8' R.O.W. DEDICATION (0.25 ACRES)
- (F) MONUMENT EASEMENT (0.013 ACRES)
- (G) 14' G.E.T.C.A. ESMT
- (H) 1' V.N.A.E. (NOT TO SCALE)
- (A) 16' WATER ESMT PLAT ID 21-11800034
- (B) 25' SANITARY SEWER EASEMENT PLAT ID 21-11800034
- (C) LOT 904 BLOCK 111 CB 4007 - 30' UNITED GAS PIPELINE CO. ESMT (VOL. 3351, PG. 175, D.P.R.)
- (D) OFF-LOT 50' DRAINAGE, WATER & SEWER ESMT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC STREET RIGHT OF WAY PLAT ID 21-11800248
- (E) LOT 902 BLOCK 112 CB 4007 - 30' UNITED GAS PIPELINE CO. ESMT (VOL. 3351, PG. 175, D.P.R.)
- (F) 30' UNITED GAS PIPELINE CO. ESMT (VOL. 3351, PG. 175, D.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, R.P.L.S., #6617  
TBPLS FIRM NO. 10194382

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRISCILLA G. FLORES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 109874

**BEARINGS AND COORDINATES.**  
1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLANNING COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00217.

**SETBACK NOTES:**  
1. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. (SEE SHEET 2 OF 2 FOR TYPICAL DETAIL)

**FLOODPLAIN VERIFICATION NOTES:**  
1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C0585H, EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FEMA MAP REVISIONS AND/OR AMENDMENTS.

**CPS ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.

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

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

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

**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.

**DRAINAGE NOTES**  
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROTECTED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 108, CB 4007 (0.055 AC) OPEN SPACE/PERMEABLE GREEN SPACE, LOT 902, BLOCK 108, CB 4007 (0.055 AC) G.E.T.C.A. ESMT/PERMEABLE GREEN SPACE, LOT 901, BLOCK 111, CB 4007 (0.818 AC) OPEN SPACE/PERMEABLE GREEN SPACE, LOT 902, BLOCK 111, CB 4007 (0.099 AC) DRAINAGE & SANITARY SEWER ESMT/PERMEABLE GREEN SPACE, LOT 903, BLOCK 111, CB 4007 (0.102 AC) DRAINAGE ESMT/PERMEABLE GREEN SPACE, LOT 904, BLOCK 111, CB 4007 (0.085 AC) GAS PIPELINE ESMT/PERMEABLE GREEN SPACE, LOT 905, BLOCK 111, CB 4007 (0.015 AC) DRAINAGE & SANITARY SEWER ESMT/PERMEABLE GREEN SPACE, LOT 901, BLOCK 112, CB 4007 (0.055 AC) OPEN SPACE/PERMEABLE GREEN SPACE, LOT 902, BLOCK 112, CB 4007 (0.099 AC) GAS PIPELINE ESMT/PERMEABLE GREEN SPACE, LOT 903, BLOCK 112, CB 4007 (0.033 AC) G.E.T.C.A. ESMT/PERMEABLE GREEN SPACE, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

5. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 1 CB 4007, WW WHITE POND SUBDIVISION, RECORDED IN VOLUME 381, BLOCK 112, CB 4007 (0.053 AC) G.E.T.C.A. ESMT/PERMEABLE GREEN SPACE.

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

**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.

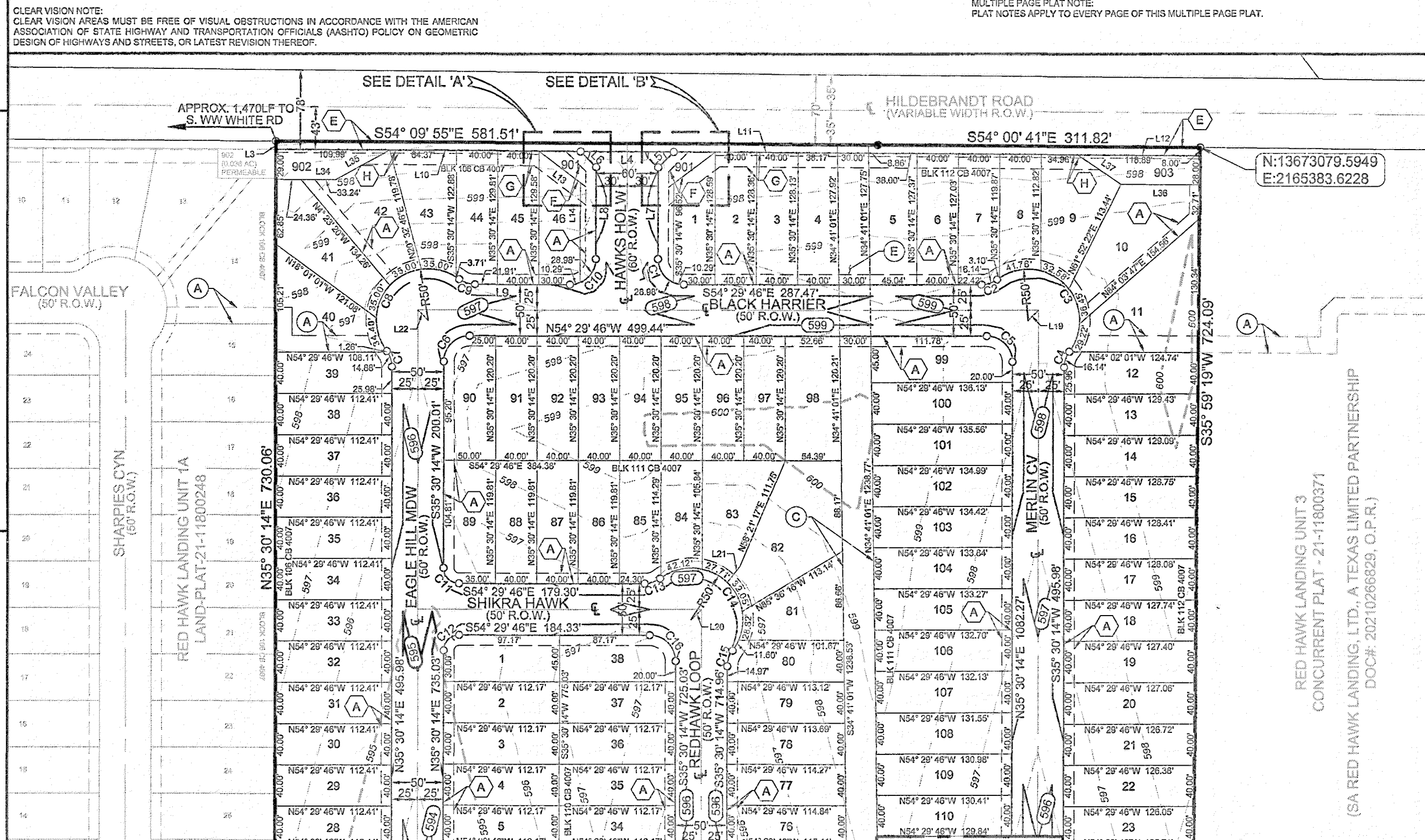
**SAVING NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**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 (APPX TRE-APP-21-38800769 MDPR 20-1110033) 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 PRE-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).

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 108, CB 4007 (0.055 AC) OPEN SPACE/PERMEABLE GREEN SPACE  
LOT 902, BLOCK 108, CB 4007 (0.055 AC) G.E.T.C.A. ESMT/PERMEABLE GREEN SPACE  
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LOT 903, BLOCK 111, CB 4007 (0.102 AC) DRAINAGE ESMT/PERMEABLE GREEN SPACE  
LOT 904, BLOCK 111, CB 4007 (0.085 AC) GAS PIPELINE ESMT/PERMEABLE GREEN SPACE  
LOT 905, BLOCK 111, CB 4007 (0.015 AC) DRAINAGE & SANITARY SEWER ESMT/PERMEABLE GREEN SPACE  
LOT 901, BLOCK 112, CB 4007 (0.055 AC) OPEN SPACE/PERMEABLE GREEN SPACE  
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LOT 903, BLOCK 112, CB 4007 (0.033 AC) G.E.T.C.A. ESMT/PERMEABLE GREEN SPACE  
MULTIPLE PAGE PLAT NOTE:  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



**MATCHLINE 'A' (SEE SHEET 2 OF 2)**

Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S9°29'46"E
C2	36°59'52"	25.00'	16.14'	8.36'	15.86'	S72°59'42"E
C3	163°59'43"	50.00'	143.11'	355.66'	99.03'	S9°29'46"E
C4	36°59'52"	25.00'	16.14'	8.36'	15.86'	S54°00'09"W
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N9°29'46"W
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80°30'14"W
C7	36°59'52"	25.00'	16.14'	8.36'	15.86'	N17°00'18"E
C8	163°59'43"	50.00'	143.11'	355.66'	99.03'	N80°30'14"E
C9	36°59'52"	25.00'	16.14'	8.36'	15.86'	S35°59'51"E
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	N90°30'14"E
C11	90°00'00"	15.00'	23.56'	15.00'	21.21'	S80°30'14"W
C12	90°00'00"	15.00'	23.56'	15.00'	21.21'	S80°30'14"W
C13	36°59'52"	25.00'	16.14'	8.36'	15.86'	S72°59'42"E
C14	163°59'43"	50.00'	143.11'	355.66'	99.03'	S9°29'46"E
C15	36°59'52"	25.00'	16.14'	8.36'	15.86'	S54°00'09"W
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	N9°29'46"W

LINE	LENGTH	DIRECTION
L3	8.00'	N35°30'14"E
L4	90.00'	S54°09'55"E
L5	21.15'	S80°40'09"W
L6	21.27'	S9°19'51"E
L7	88.91'	S35°30'14"W
L8	89.26'	S35°30'14"W
L9	91.91'	S54°29'46"E
L10	294.36'	S54°09'55"E
L11	197.04'	S54°09'55"E
L12	311.86'	S54°00'41"E
L13	50.27'	S17°12'46"E
L14	97.04'	S35°30'14"W
L19	14.00'	N80°30'14"E
L20	14.00'	N80°30'14"E
L21	20.07'	N73°52'52"E
L22	13.82'	N9°11'06"W

LINE	LENGTH	DIRECTION
L33	49.99'	N88°39'30"E
L34	57.60'	S54°09'55"E
L35	59.73'	S83°12'39"E
L36	76.40'	S54°00'41"E
L37	50.68'	N20°37'23"W
L38	6.28'	S17°12'46"E
L39	27.21'	S9°19'51"E
L40	6.25'	S88°38'30"W
L41	26.94'	N80°40'09"E

**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT**

**DETAIL 'A'** SCALE: 1"=30'

**DETAIL 'B'** SCALE: 1"=30'

Date Of Preparation: March 24, 2022

SHEET 1 OF 2

**LAND PLAT 21-11800286**

**SUBDIVISION PLAT ESTABLISHING**  
**RED HAWK LANDING UNIT 2**  
**SUBDIVISION**

BEING A 29.00 ACRE TRACT OF LAND (INCLUSIVE OF A 0.25 ACRE R.O.W. DEDICATION) OUT OF THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A 277.60 ACRE TRACT DESCRIBED IN DEED TO ARLENE WITZEL, DANIEL R. BECK AND BARBARA J. REEVES OF RECORD IN VOLUME 17049, PAGE 830, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

100 50 0 100 200

SCALE: 1" = 100'

**LJA Engineering & Surveying, Inc.**

1100 NE Loop 410 Suite 850 San Antonio, Texas 78209

Phone 210.503.2700 Fax 210.503.2749 FRN - F-1396

LJA SURVEYING  
TBPLS FIRM NO. 10194382  
1100 NE LOOP 410, SUITE 850, TX 78209  
PHONE (210) 503-2700

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, WATERWAYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:  
SA REDHAWK LANDING, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: CAMCORP MANAGEMENT, INC. A TEXAS CORPORATION  
ITS GENERAL PARTNER  
TIM PRUSKI, AUTHORIZED AGENT  
2714 N LOOP 1604 E, SUITE 105  
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Tim Pruski, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 1<sup>st</sup> DAY OF March, 2022.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

**PRISCILLA MARTINEZ**  
Notary Public, State of Texas  
Comm. Expires 04-18-2036  
Notary ID 13153538-3

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., 2022.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RED HAWK LANDING UNIT 2 SUBDIVISION 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.

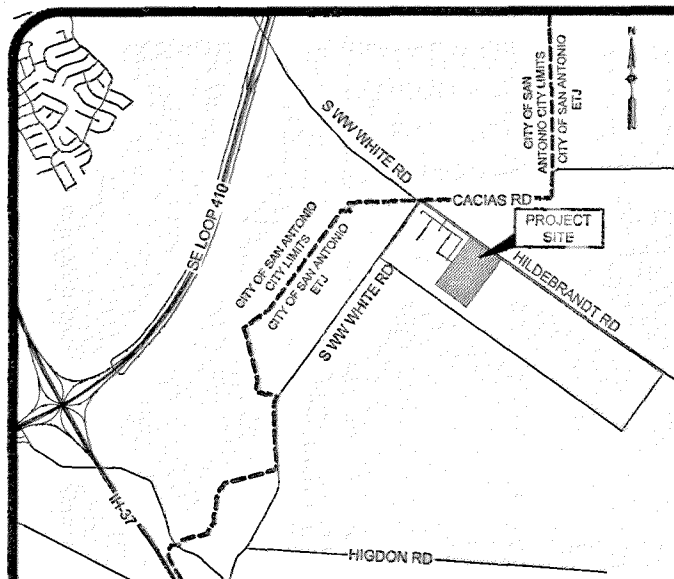
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

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

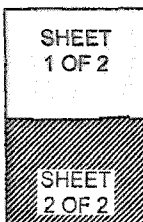
BY: \_\_\_\_\_ SECRETARY

PRISCILLA G. FLORES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 109874





LOCATION MAP  
NOT TO SCALE



INDEX MAP  
NOT TO SCALE

### LEGEND

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TBLPS FIRM NO. 10194382

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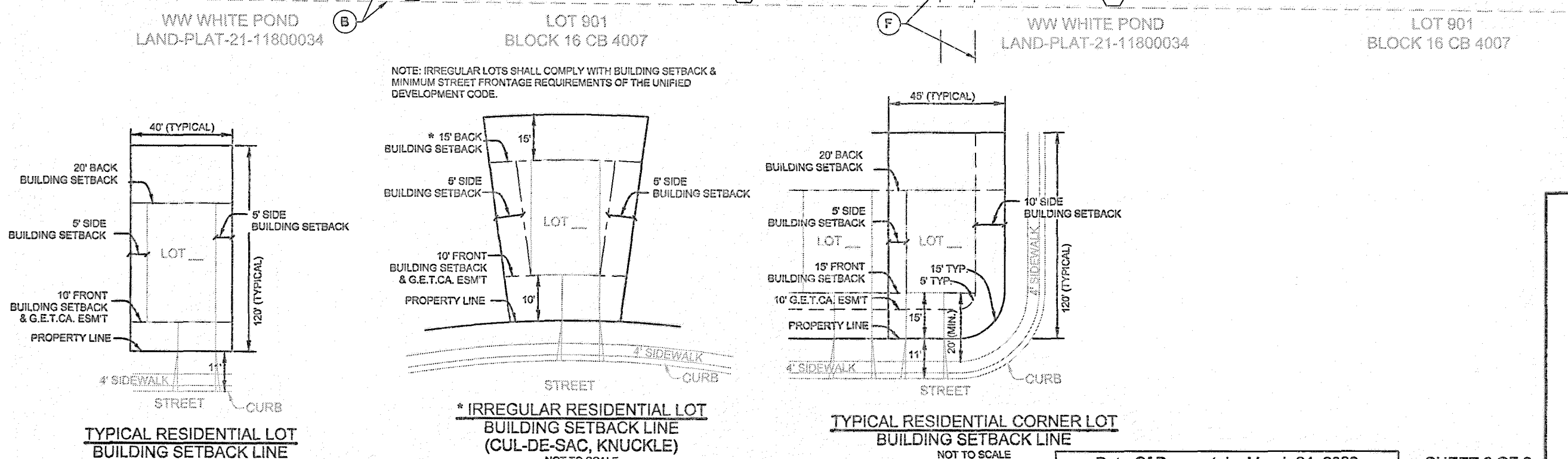
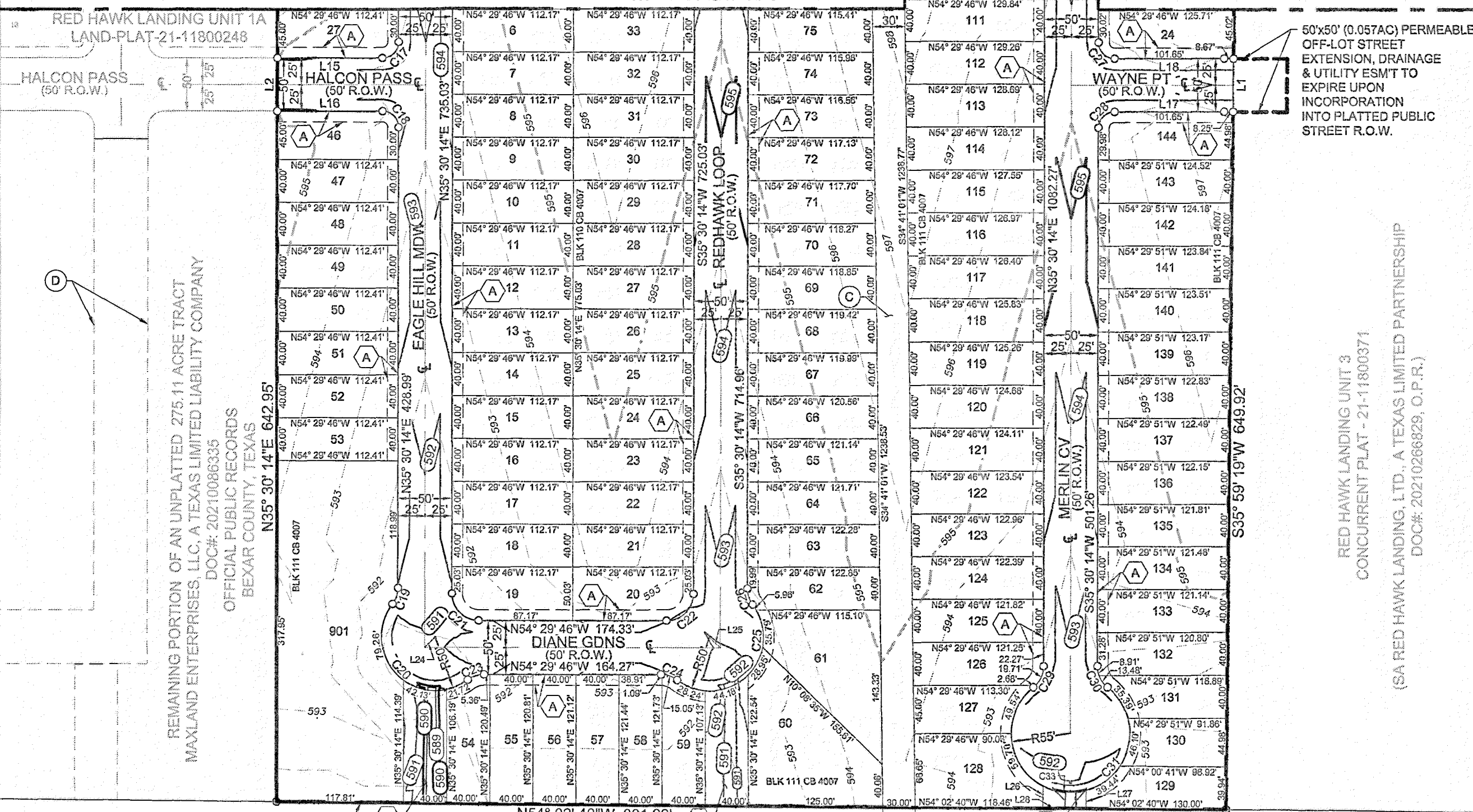
*Priscilla G. Flores*  
PRISCILLA G. FLORES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 109874

### PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- CPS ENERGY NOTES:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LINE TABLE			CURVE TABLE					
LINE	LENGTH	DIRECTION	Curve #	I	Rad	Arc	Tan	Chord
L1	50.00'	S35° 59' 19"W	C17	90°00'00"	15.00'	23.56'	15.00'	21.21'
L2	50.00'	N35° 30' 14"E	C18	90°00'00"	15.00'	23.56'	15.00'	21.21'
L15	97.41'	N54° 29' 46"W	C19	36°59'52"	25.00'	16.14'	8.36'	15.86'
L16	97.41'	N54° 29' 46"W	C20	163°59'43"	50.00'	143.11'	355.66'	99.03'
L17	101.65'	N54° 29' 46"W	C21	90°00'00"	25.00'	39.27'	25.00'	35.36'
L18	101.65'	S54° 29' 46"E	C22	90°00'00"	25.00'	39.27'	25.00'	35.36'
L24	14.00'	S80° 30' 14"W	C23	36°59'52"	25.00'	16.14'	8.36'	15.86'
L25	14.00'	S9° 29' 46"E	C24	36°59'52"	25.00'	16.14'	8.36'	15.86'
L26	21.08'	S35° 59' 19"W	C25	163°59'43"	50.00'	143.11'	355.66'	99.03'
L27	17.13'	N35° 59' 19"E	C26	36°59'52"	25.00'	16.14'	8.36'	15.86'
L28	40.00'	S54° 02' 40"E	C27	90°00'00"	15.00'	23.56'	15.00'	21.21'
			C28	90°00'00"	15.00'	23.56'	15.00'	21.21'
			C29	51°19'04"	25.00'	22.39'	12.01'	21.65'
			C30	51°19'04"	25.00'	22.39'	12.01'	21.65'
			C31	282°38'08"	55.00'	271.31'	44.04'	68.75'
			C33	42°51'44"	55.00'	41.14'	21.59'	40.19'

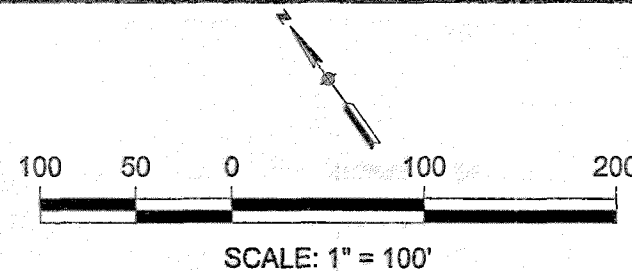
### (SEE SHEET 1 OF 2) MATCHLINE 'A'



### LAND PLAT 21-11800286

### SUBDIVISION PLAT ESTABLISHING RED HAWK LANDING UNIT 2 SUBDIVISION

BEING A 29.00 ACRE TRACT OF LAND (INCLUSIVE OF A 0.25 ACRE R.O.W. DEDICATION) OUT OF THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A 277.60 ACRE TRACT DESCRIBED IN DEED TO ARLENE WITZEL, DANIEL R. BECK AND BARBARA J. REEVES OF RECORD IN VOLUME 17049, PAGE 830, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



### LJA Engineering & Surveying, Inc.

1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209

Phone 210.503.2700  
Fax 210.503.2749  
FRN - F-1396

### LJA SURVEYING

TBLPS FIRM NO. 10194382  
1100 NE Loop 410, Suite 850, TX 78209  
PHONE (210) 503-2700

### 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:  
SA RED HAWK LANDING, LTD., A TEXAS LIMITED PARTNERSHIP  
BY CAMCORP MANAGEMENT, INC., A TEXAS CORPORATION  
ITS GENERAL PARTNER  
TIM PRUSKI, AUTHORIZED AGENT  
2714 N LOOP 1604 E, SUITE 105  
SAN ANTONIO, TEXAS 78232

### STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Tim Pruski, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 24 DAY OF March, 2022.

*Priscilla Martinez*  
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

**PRISCILLA MARTINEZ**  
Notary Public, State of Texas  
Comm. Expires 04-18-2026  
Notary ID 1315339-3

### 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., 2022.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RED HAWK LANDING UNIT 2 SUBDIVISION 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., 2022.

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

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

