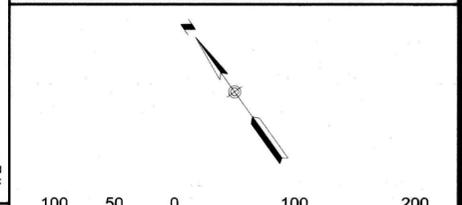


LAND PLAT 21-11800371
 SUBDIVISION PLAT ESTABLISHING
RED HAWK LANDING UNIT 3
 SUBDIVISION

BEING A TOTAL OF 37.937 ACRE TRACT OF LAND (INCLUDING A 0.213 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.
 9830 Colonnade Blvd Suite 300 San Antonio, Texas 78230
 Phone 210.503.2700 LJA.COM FRN - F-1386

LJA SURVEYING
 TBPLS FIRM NO. 10194382
 9830 Colonnade Blvd, Suite 300
 San Antonio, Texas 78230
 PHONE (210) 503-2700

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:
 SA REDHAWK LANDING, LTD., A TEXAS LIMITED PARTNERSHIP
 BY: CAMCORP MANAGEMENT, INC., A TEXAS CORPORATION
 ITS GENERAL PARTNER
 PATRICK CARRIGAN-SMITH, P.E., AUTHORIZED AGENT
 13141 NORTHWEST FRWY
 HOUSTON, TX 77040

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK CARRIGAN-SMITH, P.E., 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 24th DAY OF July, 2023

Vanessa Smith
 VANESSA SMITH
 Notary Public, State of Texas
 Comm. Expires 07-23-25
 Notary ID: 12803804

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.

ON THIS _____ DAY OF _____ A.D., 2023.

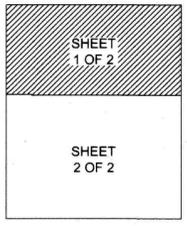
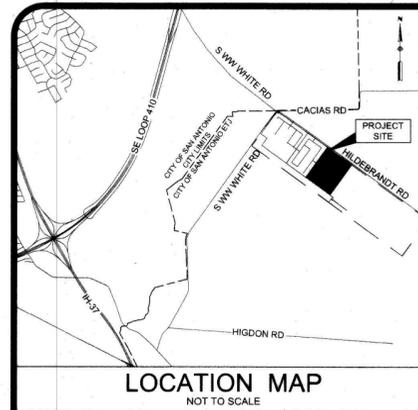
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RED HAWK LANDING UNIT 3 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., 2023.

BY: _____ CHAIRMAN
 BY: _____ SECRETARY



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 5/8" IRON ROD SET
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RIGHT-OF-WAY VOLUME
 - PAGE
 - VEHICULAR NON-ACCESS ESMT.
 - EASEMENT
 - COUNTY BLOCK
 - BLOCK
 - GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
 - EXISTING
 - BUILDING SETBACK LINE
 - CENTER LINE
 - ACRE(S)
 - LINEAR FEET
 - 10' G.E.T.CA. ESMT
 - 8' R.O.W. DEDICATION (0.213 ACRES)
 - LOT 902 BLOCK 111 CB 4007 40' DRAINAGE ESMT (0.097 ACRES)
 - LOT 903 BLOCK 111 CB 4007 40' DRAINAGE AND SANITARY SEWER ESMT (0.110 ACRES)
 - LOT 904 BLOCK 111 CB 4007 40' DRAINAGE ESMT (0.110 ACRES)
 - LOT 905 BLOCK 111 CB 4007 40' DRAINAGE AND SANITARY SEWER ESMT (0.098 ACRES)
 - 14' G.E.T.CA. ESMT
 - 1" V.N.A.E. (NOT TO SCALE)
 - VARIABLE WIDTH CLEAR VISION ESMT
 - 16' WATER ESMT PLAT ID 21-11800034, VOL. 20002, PG. 1757-1760
 - 25' SANITARY SEWER EASEMENT PLAT ID 21-11800034, VOL. 20002, PG. 1757-1760
 - 10' G.E.T.CA. EASEMENT CONCURRENT PLAT ID 21-11800286
 - 1" V.N.A.E. (NOT TO SCALE) CONCURRENT PLAT ID 21-11800286

BEARINGS AND COORDINATES:
 1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (2024), NORTH AMERICAN DATUM OF 1983. DISTANCES HERON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

FLOODPLAIN NOTES:
 1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL # 48029C0585H, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS/SAWS/COSA UTILITY 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," "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.

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 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.

SETBACK NOTES:
 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)

SURVEY NOTES:
 1. PROPERTY CORNERS ARE MONUMENTED WITH A PLASTIC CAP MARKED "LJA SURVEYING" UNLESS NOTED OTHERWISE.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (2024) DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 5. CURVE DISTANCE SHOWN ON LOT FRONTAGE IS ARC LENGTH.

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

3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDHAWK LANDING UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LAND OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 902-906, BLOCK 111, CB 4007; LOTS 904-905, BLOCK 112, CB 4007; LOTS 901-903, BLOCK 114, CB 4007.

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

5. 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 20002, PAGES 1757-1760 (PLAT NO. 21-11800034).

WASTEWATER EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE 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 80 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.

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.

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.

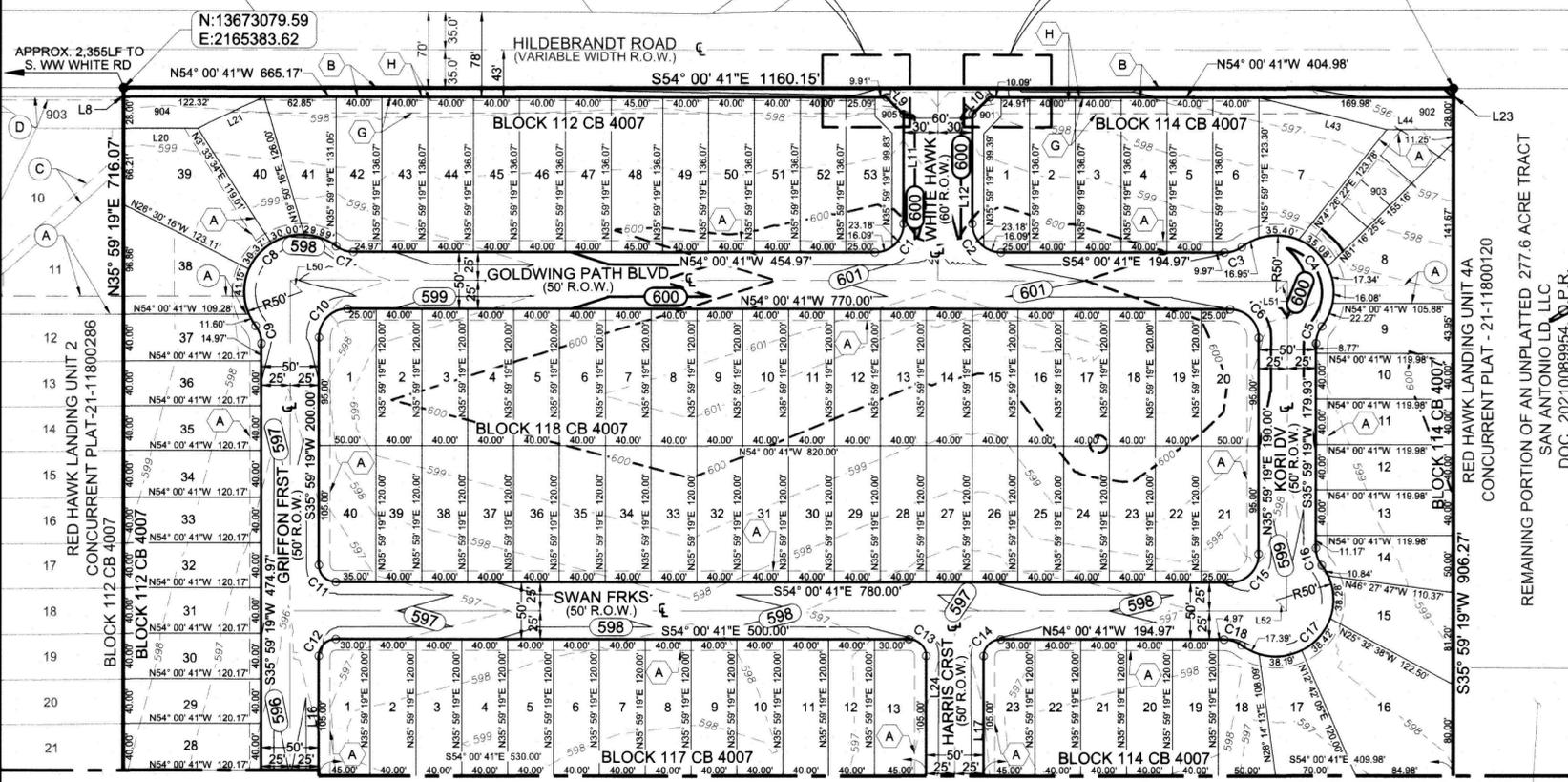
INGRESS & EGRESS (WATER / SANITARY SEWER):
 THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP# TRE-APP-21-3880769 MDP# 20-1100032) 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 902, BLOCK 111, CB 4007 (0.10 AC) DRAINAGE/PERMEABLE GREEN SPACE
 LOT 903, BLOCK 111, CB 4007 (0.11 AC) DRAINAGE/OPEN SPACE/PERMEABLE GREEN SPACE
 LOT 904, BLOCK 111, CB 4007 (0.11 AC) DRAINAGE/PERMEABLE GREEN SPACE
 LOT 905, BLOCK 111, CB 4007 (0.10 AC) DRAINAGE/OPEN SPACE/PERMEABLE GREEN SPACE
 LOT 906, BLOCK 111, CB 4007 (0.97 AC) OPEN SPACE/PERMEABLE GREEN SPACE
 LOT 904, BLOCK 112, CB 4007 (0.90 AC) G.E.T.CA. ESMT/PERMEABLE GREEN SPACE
 LOT 905, BLOCK 112, CB 4007 (0.03 AC) OPEN SPACE/PERMEABLE GREEN SPACE
 LOT 901, BLOCK 114, CB 4007 (0.03 AC) OPEN SPACE/PERMEABLE GREEN SPACE
 LOT 902, BLOCK 114, CB 4007 (0.073 AC) G.E.T.CA. ESMT/PERMEABLE GREEN SPACE
 LOT 903, BLOCK 114, CB 4007 (0.15 AC) OPEN SPACE/PERMEABLE GREEN SPACE

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

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.

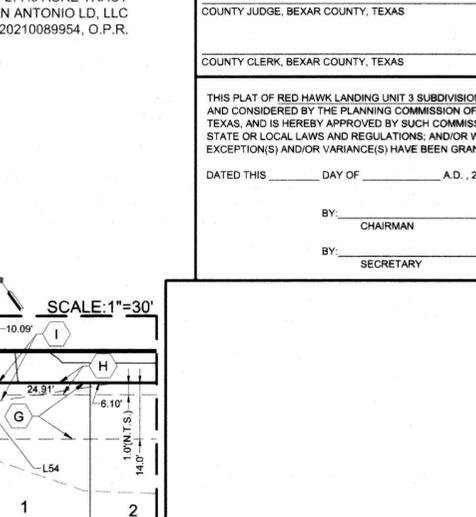
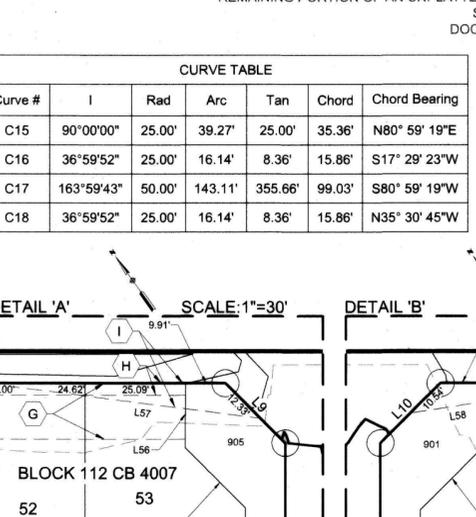


LINE TABLE

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L9	21.21'	S9° 00' 41"E	L23	8.00'	S35° 59' 19"W
L10	21.21'	S80° 59' 19"W	L24	740.34'	S35° 59' 19"W
L11	96.07'	S35° 59' 19"W	L53	21.16'	N81° 08' 38"E
L12	96.07'	S35° 59' 19"W	L54	16.76'	N36° 17' 57"E
L16	200.00'	N35° 59' 19"E	L55	21.27'	S8° 51' 22"E
L17	210.00'	S35° 59' 19"W	L56	16.16'	S36° 17' 57"W
L20	64.94'	S54° 00' 41"E	L57	68.89'	S46° 44' 34"E
L21	63.84'	S80° 01' 30"E	L58	49.13'	S62° 44' 26"E
L43	115.06'	N39° 55' 38"W			
L44	58.38'	N54° 00' 41"W			
L50	14.00'	N9° 00' 41"W			
L51	14.00'	N80° 59' 19"E			
L52	14.00'	S9° 00' 41"E			

CURVE TABLE

Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80° 59' 19"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S9° 00' 41"E
C3	36°59'52"	25.00'	16.14'	8.36'	15.86'	S72° 30' 37"E
C4	163°59'43"	50.00'	143.11'	355.66'	99.03'	S9° 00' 41"E
C5	36°59'52"	25.00'	16.14'	8.36'	15.86'	S54° 29' 15"W
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	N9° 00' 41"W
C7	37°00'15"	25.00'	16.15'	8.37'	15.87'	N35° 30' 57"W
C8	163°59'43"	50.00'	143.11'	355.66'	99.03'	S80° 59' 19"W
C9	36°59'52"	25.00'	16.14'	8.36'	15.86'	S17° 29' 23"W
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80° 59' 19"W
C11	90°00'00"	15.00'	23.56'	15.00'	21.21'	S9° 00' 41"E
C12	90°00'00"	15.00'	23.56'	15.00'	21.21'	N80° 59' 19"E
C13	90°00'00"	15.00'	23.56'	15.00'	21.21'	S9° 00' 41"E
C14	90°00'00"	15.00'	23.56'	15.00'	21.21'	S80° 59' 19"W



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.

Gordon N. Anderson
 GORDON N. ANDERSON, R.P.L.S. 96617
 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 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. 109874

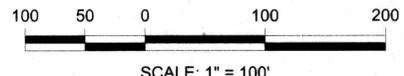


(SEE SHEET 1 OF 2)
MATCHLINE 'A'

LAND PLAT 21-11800371

SUBDIVISION PLAT ESTABLISHING RED HAWK LANDING UNIT 3 SUBDIVISION

BEING A TOTAL OF 37.937 ACRE TRACT OF LAND (INCLUDING OF A 0.213 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.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
FRN - F-1386

LJA SURVEYING
TBPLS FIRM NO. 10194382
9830 Colonnade Blvd, Suite 300
San Antonio, Texas 78230
PHONE (210) 503-2700

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:
SA REDHAWK LANDING, LTD., A TEXAS LIMITED PARTNERSHIP
BY: CAMCORP MANAGEMENT, INC. A TEXAS CORPORATION
ITS GENERAL PARTNER
PATRICK CARRIGAN-SMITH, P.E., AUTHORIZED AGENT
13141 NORTHWEST FRWY
HOUSTON, TX 77040

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK CARRIGAN-SMITH, P.E. 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

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

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 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.

ON THIS _____ DAY OF _____ A.D., 2023.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

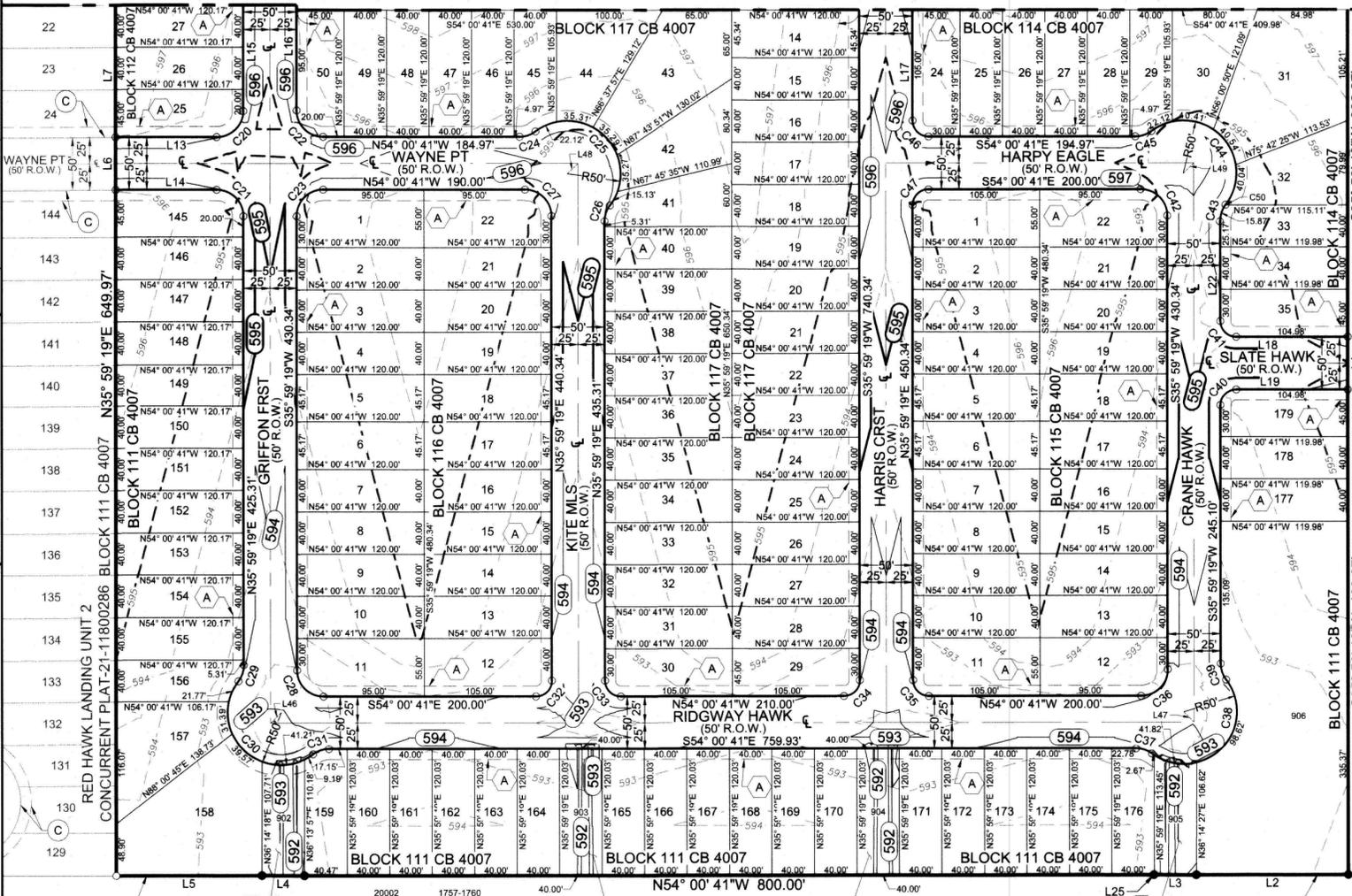
THIS PLAT OF RED HAWK LANDING UNIT 3 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S)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

DATED THIS _____ DAY OF _____ A.D., 2023.

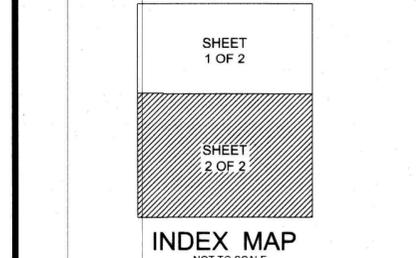
BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



LOCATION MAP NOT TO SCALE



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET
- 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
- P.G. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESMT.
- ESMT EASEMENT
- CB COUNTY BLOCK
- B.L.K. BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- EX. EXISTING
- B.S.L. BUILDING SETBACK LINE
- C.L. CENTER LINE
- AC ACRE(S)
- LF LINEAR FEET

WW WHITE POND
PLAT 21-11800034, VOL. 20002, PG. 1757-1760

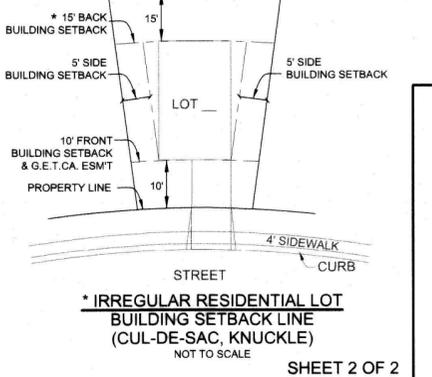
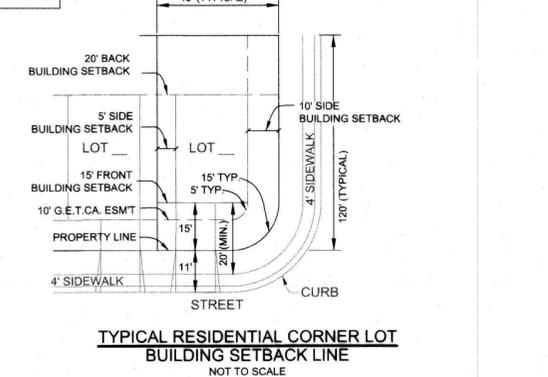
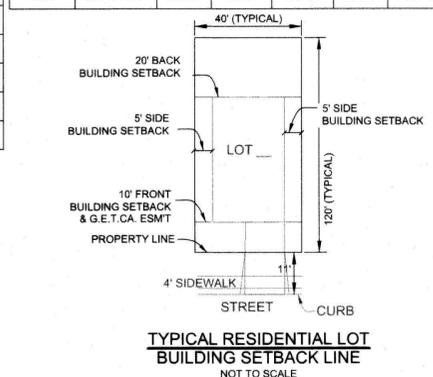
- A 10' G.E.T.CA. ESMT
- B 8' R.O.W. DEDICATION (0.213 ACRES)
- C LOT 902 BLOCK 111 CB 4007
40' DRAINAGE ESMT (0.097 ACRES)
- D LOT 903 BLOCK 111 CB 4007
40' DRAINAGE AND SANITARY SEWER ESMT (0.110 ACRES)
- E LOT 904 BLOCK 111 CB 4007
40' DRAINAGE ESMT (0.110 ACRES)
- F LOT 905 BLOCK 111 CB 4007
40' DRAINAGE AND SANITARY SEWER ESMT (0.098 ACRES)
- G 14' G.E.T.CA. ESMT
- H 1" V.N.A.E. (NOT TO SCALE)
- I VARIABLE WIDTH CLEAR VISION ESMT
- A 16' WATER ESMT
PLAT ID 21-11800034, VOL. 20002, PG. 1757-1760
- B 25' SANITARY SEWER EASEMENT
PLAT ID 21-11800034, VOL. 20002, PG. 1757-1760
- C 10' G.E.T.CA. EASEMENT
CONCURRENT PLAT ID 21-11800286
- D 1" V.N.A.E. (NOT TO SCALE)
CONCURRENT PLAT ID 21-11800286

LINE TABLE			CURVE TABLE						CURVE TABLE							
LINE	LENGTH	DIRECTION	Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing	Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
L1	50.00'	S35° 59' 19"W	C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80° 59' 19"W	C35	90°00'00"	15.00'	23.56'	15.00'	21.21'	N9° 00' 41"W
L2	143.27'	N54° 00' 41"W	C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	N9° 00' 41"W	C36	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80° 59' 19"W
L3	39.53'	N53° 43' 26"W	C22	90°00'00"	25.00'	39.27'	25.00'	35.36'	N9° 00' 41"W	C37	36°59'52"	25.00'	16.14'	8.36'	15.86'	N35° 30' 45"W
L4	40.00'	N53° 21' 01"W	C23	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80° 59' 19"W	C38	163°59'43"	50.00'	143.11'	355.66'	99.03'	S80° 59' 19"W
L5	136.89'	N54° 02' 14"W	C24	36°59'52"	25.00'	16.14'	8.36'	15.86'	N72° 30' 35"W	C39	36°59'52"	25.00'	16.14'	8.36'	15.86'	S17° 29' 23"W
L6	50.00'	N35° 59' 19"E	C25	163°59'44"	50.00'	143.11'	355.66'	99.03'	N9° 00' 41"W	C40	90°00'00"	15.00'	23.56'	15.00'	21.21'	S80° 59' 19"W
L7	724.07'	N35° 59' 19"E	C26	36°59'52"	25.00'	16.14'	8.36'	15.86'	N54° 29' 14"E	C41	90°00'00"	15.00'	23.56'	15.00'	21.21'	S9° 00' 41"E
L13	95.17'	N54° 00' 41"W	C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	N9° 00' 41"W	C42	90°00'00"	25.00'	39.27'	25.00'	35.36'	S9° 00' 41"E
L14	95.17'	N54° 00' 41"W	C28	90°00'00"	25.00'	39.27'	25.00'	35.36'	S9° 00' 41"E	C43	36°59'52"	25.00'	16.14'	8.36'	15.86'	S54° 29' 15"W
L15	474.97'	S35° 59' 19"W	C29	36°59'52"	25.00'	16.14'	8.36'	15.86'	N54° 29' 15"E	C44	163°59'43"	50.00'	143.11'	355.66'	99.03'	S9° 00' 41"E
L16	200.00'	N35° 59' 19"E	C30	163°59'43"	50.00'	143.11'	355.66'	99.03'	N9° 00' 41"W	C45	36°59'52"	25.00'	16.14'	8.36'	15.86'	S72° 30' 37"E
L17	210.00'	S35° 59' 19"E	C31	36°59'52"	25.00'	16.14'	8.36'	15.86'	N72° 30' 37"W	C46	90°00'00"	15.00'	23.56'	15.00'	21.21'	S9° 00' 41"E
L18	104.98'	S54° 00' 41"E	C32	90°00'00"	15.00'	23.56'	15.00'	21.21'	N80° 59' 19"E	C47	90°00'00"	15.00'	23.56'	15.00'	21.21'	N80° 59' 19"E
L19	104.98'	N54° 00' 41"W	C33	90°00'00"	15.00'	23.56'	15.00'	21.21'	N9° 00' 41"W	C50	0°36'55"	25.00'	0.27'	0.13'	0.27'	S72° 40' 43"W
L22	95.17'	S35° 59' 19"W	C34	90°00'00"	15.00'	23.56'	15.00'	21.21'	S80° 59' 19"W							
L25	0.47'	N53° 43' 26"W														
L46	14.00'	S80° 59' 19"W														
L47	14.00'	S9° 00' 41"E														
L48	14.00'	N80° 59' 19"E														
L49	14.00'	N80° 59' 24"E														

CPS/SAWS/COSA UTILITY NOTES:

- 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," "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 GRANITOR'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 WHOSE 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. FACILITIES WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



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.

Gordon N. Anderson
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 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. 109874



Plot: D:\b\p\m\2023\21-11800371.dwg
User: pfl
Date: 2/24/2023 13:05:37