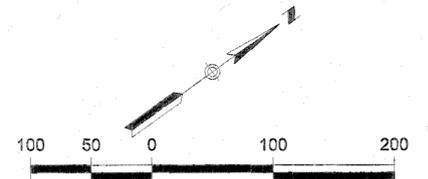


SUBDIVISION PLAT ESTABLISHING BLUE WING TRAILS SUBDIVISION UNIT I

BEING A TOTAL OF 72.61 ACRE TRACT CONSISTING OF 62.97 ACRES OUT OF CERTAIN 121.89 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT SURVEY NO. 8, ABSTRACT NO. 11, COUNTY BLOCK 4007 BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 29, 2019 UNDER FILE NO. 20190016089 IN THE RECORDS IN BEXAR COUNTY, TEXAS AND 9.64 ACRES OUT OF CERTAIN 57.20 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT 11, BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A GENERAL WARRANTY DEED RECORDED JUNE 30, 2020 UNDER FILE NO. 202000140334 IN THE RECORDS IN BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

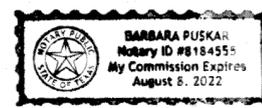
1100 NE Loop 410 Suite 850 San Antonio, Texas 78209 Phone 210.503.2700 Fax 210.503.2749 FRN - F-1398

LJA SURVEYING, INC. 2929 BRIARPARK DRIVE SUITE 175, HOUSTON, TX 77042 PHONE (713) 953-6200

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

OWNER/DEVELOPER BLUE WING TRAILS LTD CONTACT: LOUIS TRAPOLINO 10410 WINDERMERE LAKES BLVD HOUSTON, TX 77065 PHONE: (281) 671-0652



STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, 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.

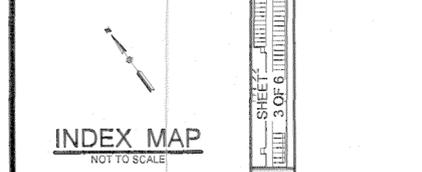
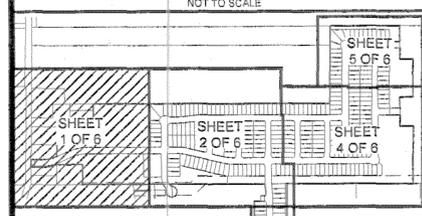
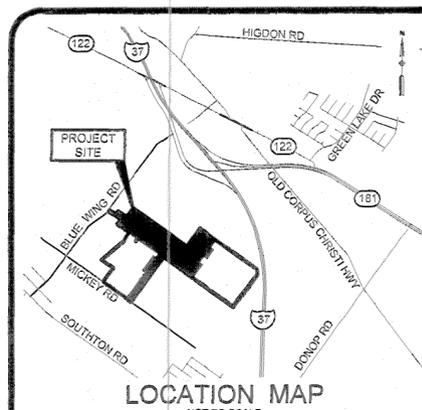
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF January, 2022.

NOTARY PUBLIC HARRIS COUNTY, TEXAS

THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT I 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



LEGEND table with symbols for iron rod found, FEMA floodplain, ultimate floodplain, existing contours, proposed contours, OPR, DPR, R.O.W., VOL, PG, ESMT, CB, BLK, G.E.T.C.A., B.S.L., C.L., ETJ, N.T.S., AC, LF, V.N.A.E., and various easements like variable width access, water, sewer, electric, and sanitary.

Table of easements and dedications including 10' G.E.T.C.A. ESMT, 35' R.O.W. DEDICATION TO CITY OF SAN ANTONIO, 60' ACCESS ESMT, 15' SEWER & RECYCLE WATER ESMT, 75' ELECTRIC ESMT, 100' ELEC. ESMT, 65' SEWER & RECYCLE WATER ESMT, 50' SANITARY SWR ESMT, 20' ELEC. LINE R.O.W. AGREEMENT, 1' V.N.A.E., 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO, 16' WASTEWATER ESMT, 28' G.E.T.C.A. ESMT, and VARIABLE WIDTH TREE SAVE AREA.

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, P.L.S. #6617

STATE OF TEXAS COUNTY OF BEXAR

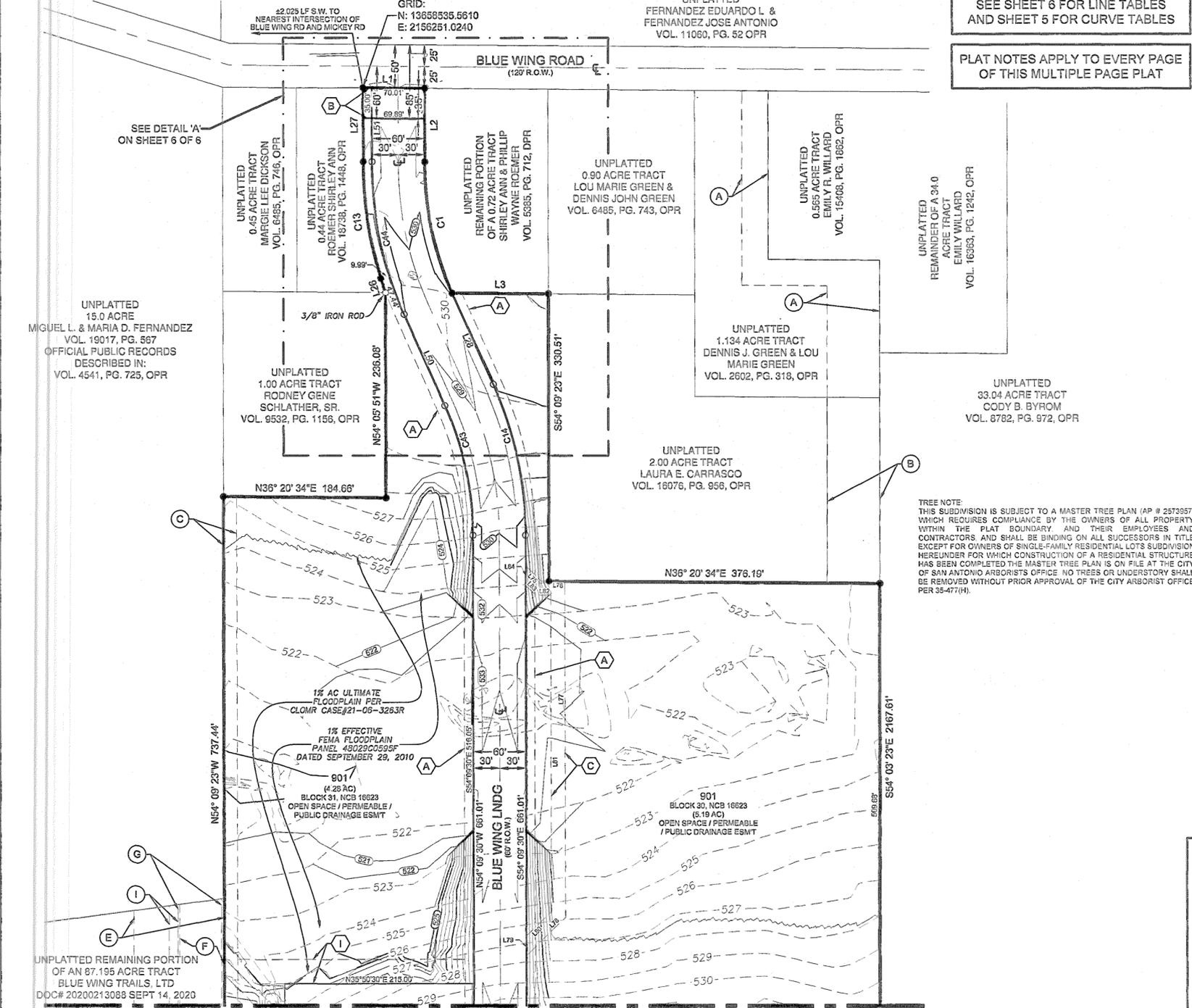
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

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

GENERAL NOTES: 1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 33-506(d)(5). 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE. 3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORR). 4. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES SHOWN ARE GRID. TO OBTAIN SURFACE VALUES MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000128959. 5. IRON PINS SET AT EACH LOT CORNER AND ALL CURVE POINTS. 6. DISTANCES SHOWN FOR LOT FRONTAGES ALONG CURVES REPRESENT ARC LENGTHS. 7. MAXIMUM FIRE HYDRANT SPACING TO BE NO MORE THAN 300'. 8. WATER PRESSURE MUST BE A MINIMUM OF 25 PSI WITH 250 GPM FIRE FLOW. 9. CPS/SAWS/COSA UTILITY NOTES. 10. 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. 11. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN 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. 12. 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. 13. 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. 14. 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.

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-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANITOR'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. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 501, BLOCK 30, NCB 16623; LOT 502, BLOCK 30, NCB 16623; LOT 501, BLOCK 31, NCB 16623; LOT 501, BLOCK 33, NCB 16623; LOT 502, BLOCK 33, NCB 16623; LOT 501, BLOCK 37, NCB 16623; LOT 501, BLOCK 45, NCB 16623; AND EASEMENTS OF ANY NATURE WITHIN BLUE WING TRAILS SUBDIVISION PHASE 1 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 3. SANITARY WASTEWATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY UNDER THE APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 4. 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. 5. CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET PAVEMENT, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 33-509 (e) (5). 6. SETBACK NOTE: SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 7. RESIDENTIAL FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,600 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.

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0595F, DATED SEPTEMBER 29, 2010. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. 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 (LOMR) 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. 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. SAWS DEDICATION NOTE: THE OWNER 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. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 595 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE OWNER 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. OPEN SPACE NOTE: LOT 501, BLOCK 30, NCB 16623 (6.19 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT; LOT 502, BLOCK 30, NCB 16623 (0.75 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT; LOT 501, BLOCK 31, NCB 16623 (4.28 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT; LOT 501, BLOCK 33, NCB 16623 (2.08 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT; LOT 502, BLOCK 33, NCB 16623 (3.97 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT; LOT 501, BLOCK 37, NCB 16623 (2.00 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT; LOT 501, BLOCK 45, NCB 16623 (2.18 AC) OPEN SPACE/PERMEABLE GREENBELT/PUBLIC DRAINAGE ESMT.



SEE SHEET 6 FOR LINE TABLES AND SHEET 5 FOR CURVE TABLES

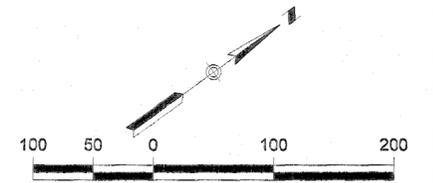
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



MATCHLINE "A" (SEE SHEET 2)

SUBDIVISION PLAT ESTABLISHING BLUE WING TRAILS SUBDIVISION UNIT I

BEFORE A TOTAL OF 72.61 ACRE TRACT CONSISTING OF 62.97 ACRES OUT OF CERTAIN 121.89 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007 BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 29, 2019 UNDER FILE NO. 20190016089 IN THE RECORDS IN BEXAR COUNTY, TEXAS AND 9.64 ACRES OUT OF CERTAIN 87.20 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT 11, BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A GENERAL WARRANTY DEED RECORDED JUNE 30, 2020 UNDER FILE NO. 202000140334 IN THE RECORDS IN BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

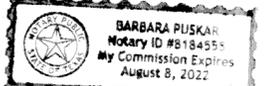
LJA Engineering & Surveying, Inc. 1100 NE Loop 410 Suite 850 San Antonio, Texas 78209 Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

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.

Law Trapholt

OWNER/DEVELOPER: BLUE WING TRAILS LTD CONTACT: LOUIS TRAPOLINO 10410 WINDERMERE LAKES BLVD HOUSTON TX 77065 PHONE: (281) 671-5082



STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, 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 20th DAY OF January, 2022.

NOTARY PUBLIC HARRIS COUNTY, TEXAS

THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT I 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 20th DAY OF January, A.D. 2022

BY: CHAIRMAN BY: SECRETARY

SEE SHEET 6 FOR LINE TABLES AND SHEET 5 FOR CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

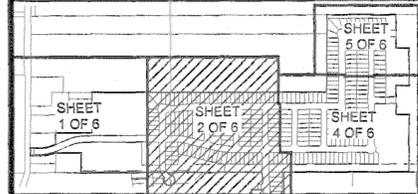


Table with 2 columns: Symbol and Description. Includes items like 1/2" IRON ROD FOUND, FEMA FLOODPLAIN, and various easements.

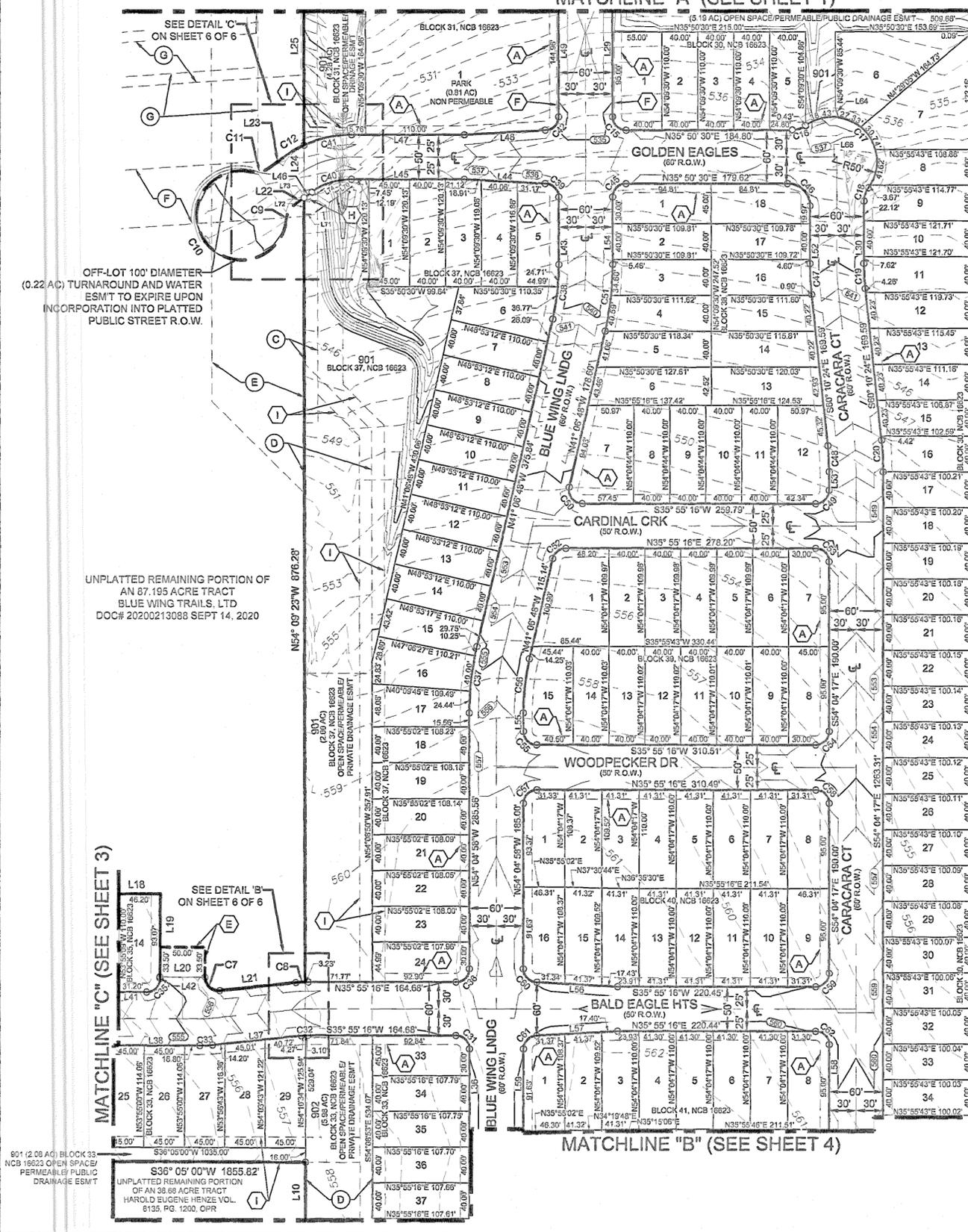
- List of easements and dedications: 10' G.E.T.C.A. ESMT, 35' R.O.W. DEDICATION TO CITY OF SAN ANTONIO, 16' WATER ESMT, etc.

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, P.L.S. #6917

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 Flores, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 109874

CPSS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPSS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPSS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 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... 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.

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.



UNPLATTED REMAINING PORTION OF AN 87.195 ACRE TRACT BLUE WING TRAILS, LTD DOC# 20200213088 SEPT 14, 2020

UNPLATTED 33.04 ACRE TRACT CODY B. BYRON VOL. 6782, PG. 972, OPR

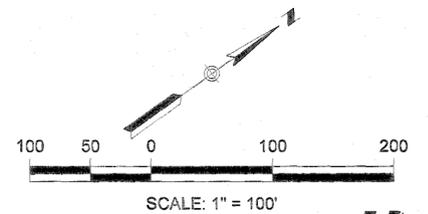
55° 03' 25" E 2167.61'



\\sant105\Academy User\p404\Blue Wing Subdivision\370 Subdivision Plat\pat_plat.dwg User: p404

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

BEING A TOTAL OF 72.61 ACRE TRACT CONSISTING OF 82.97 ACRES OUT OF CERTAIN 121.89 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007 BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 29, 2019 UNDER FILE NO. 20190016089 IN THE RECORDS IN BEXAR COUNTY, TEXAS AND 9.64 ACRES OUT OF CERTAIN 57.20 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT NO. 11, BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A GENERAL WARRANTY DEED RECORDED JUNE 30, 2020 UNDER FILE NO. 202000140334 IN THE RECORDS IN BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

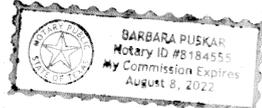
1100 NE Loop 410 Suite 850 San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749
LJA SURVEYING, INC. 7875 FIRM NO. 10194533 2929 BRIARPARK DRIVE SUITE 175 HOUSTON, TX 77042 PHONE (713) 953-5200

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.

Low Tappin

OWNER/DEVELOPER
BLUE WING TRAILS LTD
CONTACT LOUIS TRAPOLINO
10110 WINDERMERE LAKES BLVD
HOUSTON, TX 77055
PHONE (281) 671-9082



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, 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.

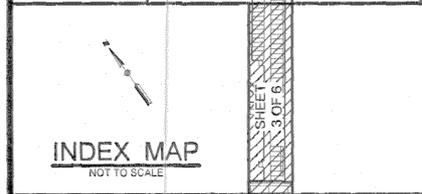
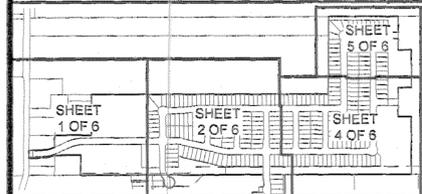
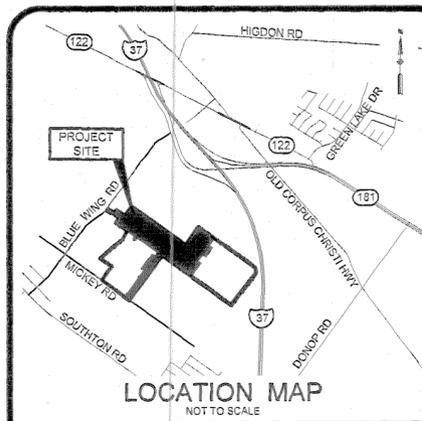
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF January, 2022.

[Signature]
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT I 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



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	5/8" IRON ROD SET
---	FEMA FLOODPLAIN
---	ULTIMATE FLOODPLAIN
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS DEED AND PLAT 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
CB	COUNTY BLOCK
BLK	BLOCK
G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
B.S.L.	BUILDING SETBACK LINE
C.L.	CENTER LINE
ETJ	EXTRATERRITORIAL JURISDICTION
N.T.S.	NOT TO SCALE
AC	ACRE(S)
LF	LINEAR FEET
V.N.A.E.	VEHICULAR NON-ACCESS ESMT

A	10' G.E.T.C.A. ESMT	A	VARIABLE WIDTH ACCESS ESMT (VOL. 9638, PG. 888, OPR)
B	35' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.06 ACRES)	B	60' ACCESS ESMT (VOL. 9908, PG. 323, OPR)
C	18' WATER ESMT (0.18 AC)	C	18' SEWER & RECYCLE WATER ESMT (VOL. 7218, PG. 1093, OPR)
D	60' OFF-LOT STREET EXTENSION ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.13 ACRES)	D	75' ELECTRIC ESMT (VOL. 18986, PG. 725, OPR)
E	OFF-LOT STREET EXTENSION UTILITY & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED STREET R.O.W. (0.04 AC)	E	100' ELEC. ESMT (VOL. 18977, PG. 2434, OPR)
F	1' V.N.A.E.	F	65' SEWER & RECYCLE WATER ESMT (VOL. 7218, PG. 1129, OPR)
G	10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRES)	G	50' SANITARY SWR ESMT (VOL. 5913, PG. 925, OPR)
H	16' WASTEWATER ESMT	H	20' ELEC. LINE R.O.W. AGREEMENT (VOL. 3185, PG. 1788, OPR)
I	28' G.E.T.C.A. ESMT	I	10' SANITARY SWR ESMT (VOL. 9350, PG. 1654, OPR)
J	VARIABLE WIDTH TREE SAVE AREA (0.89 AC)		

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:

[Signature]
GORDON N. ANDERSON, P.P.L.S. # 6617

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

CPS/SAWS/COA UTILITY NOTES
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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.

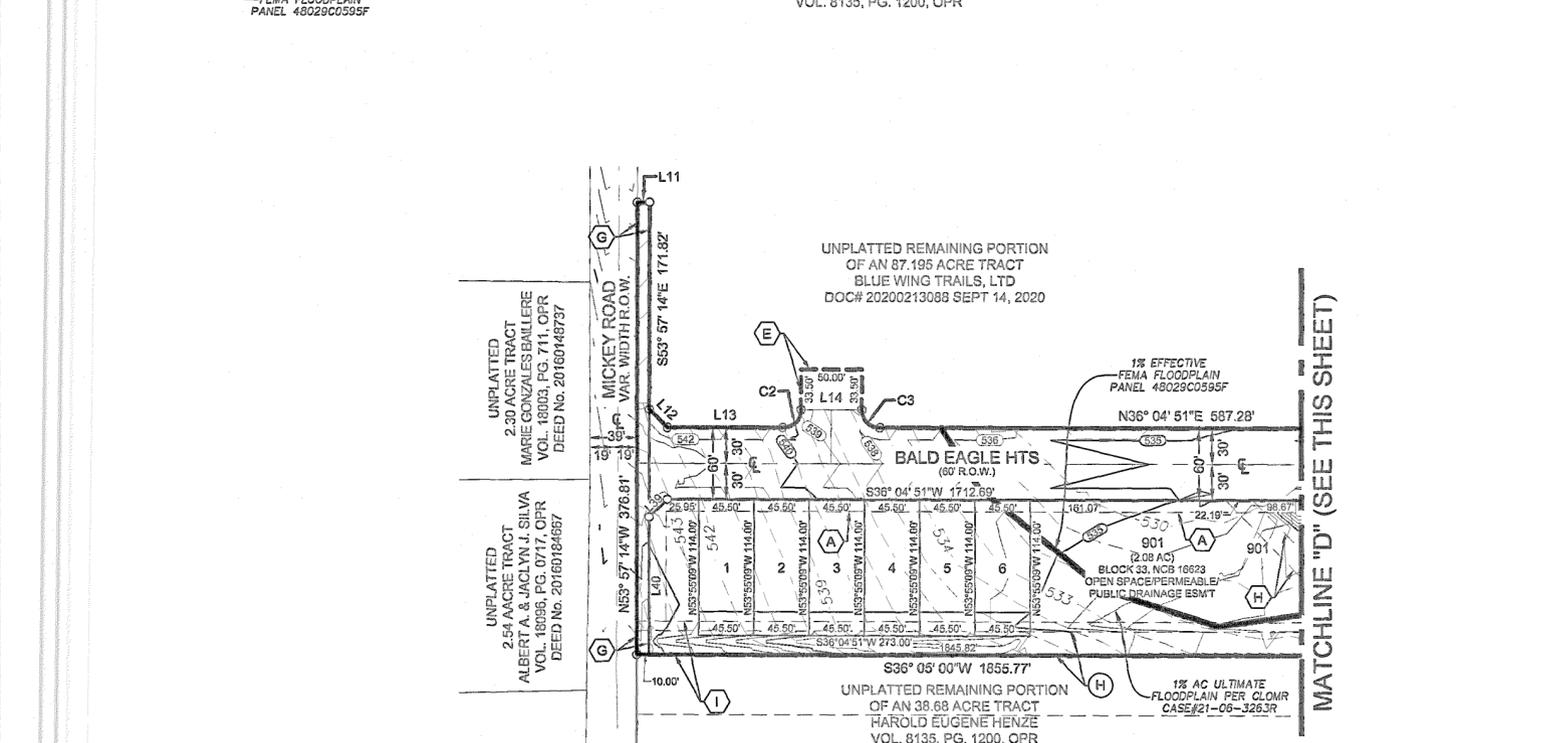
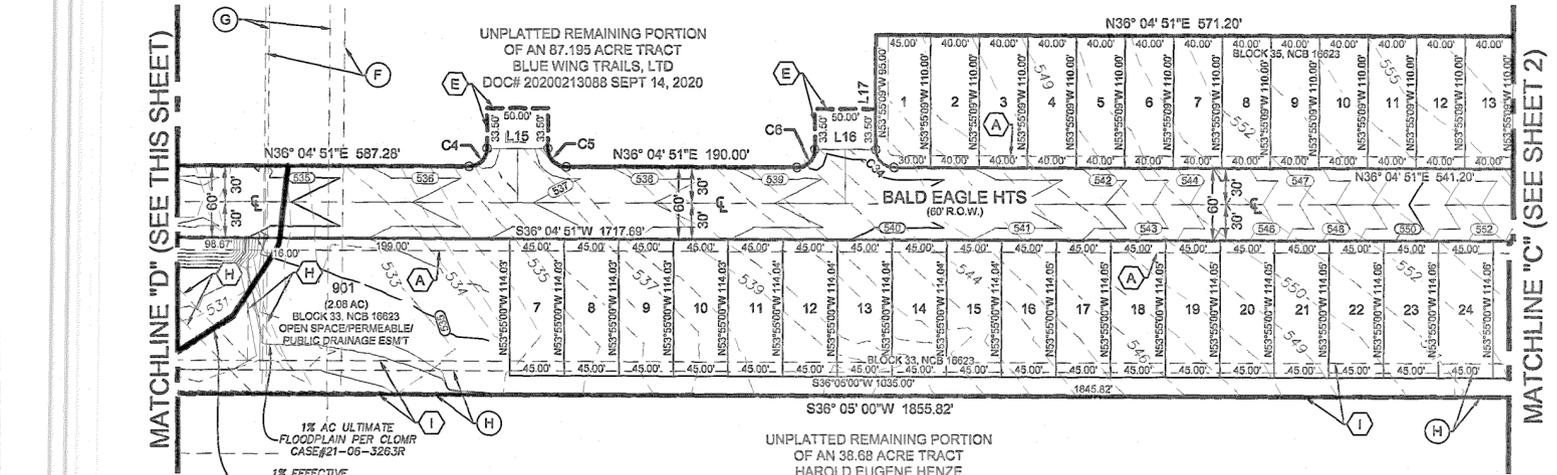
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

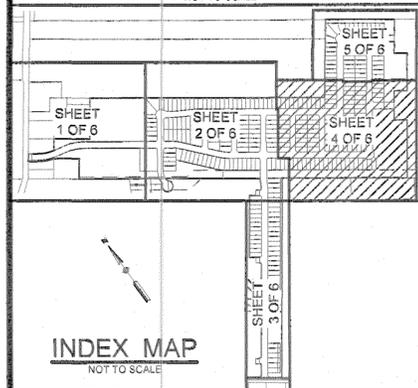
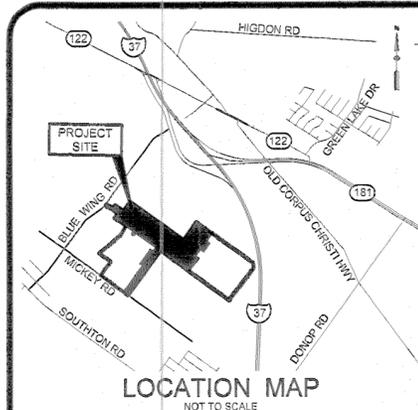
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SEE SHEET 6 FOR LINE TABLES
AND SHEET 5 FOR CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT





LEGEND

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- 5/8" IRON ROD SET
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- ULTIMATE FLOODPLAIN
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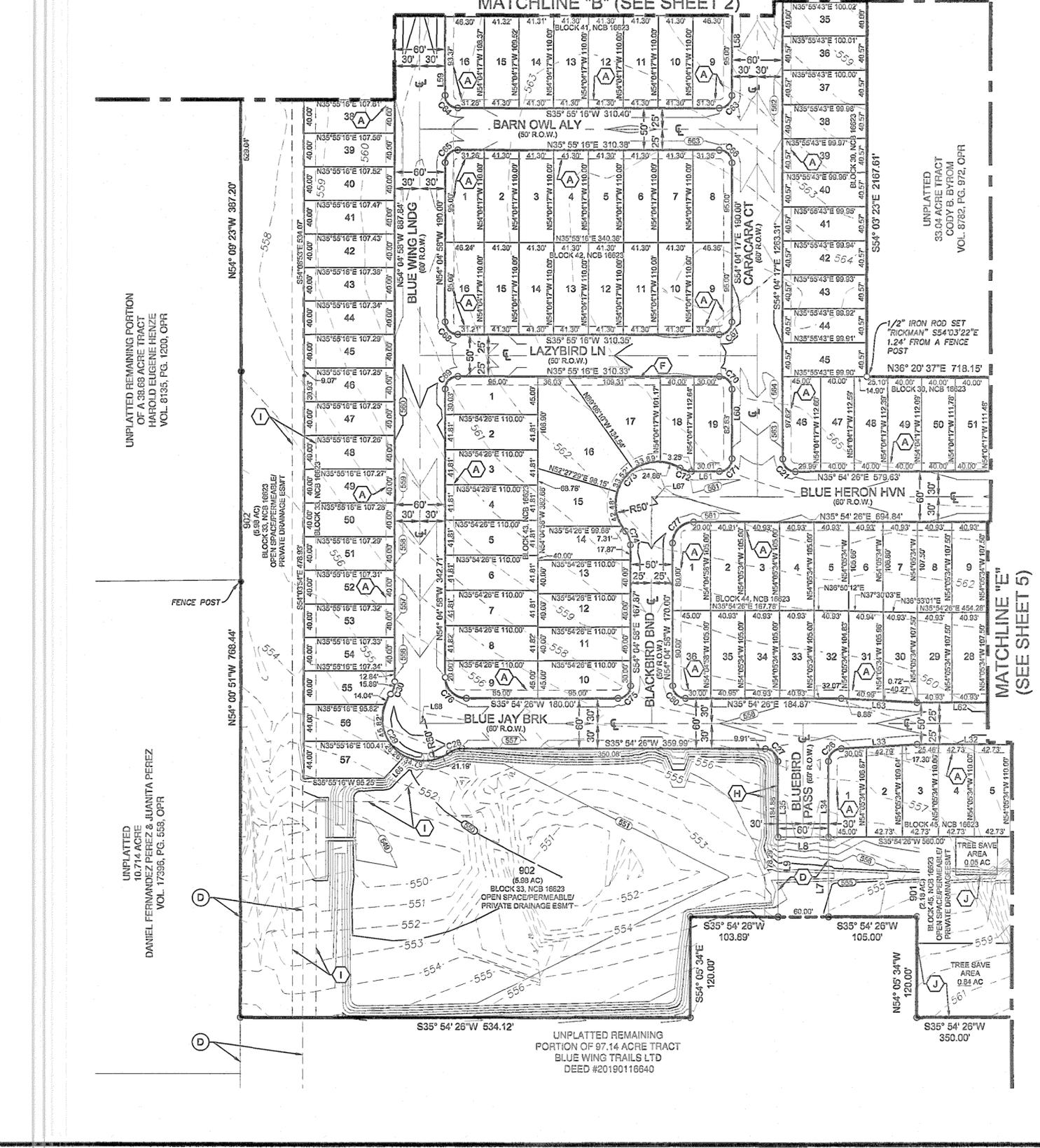
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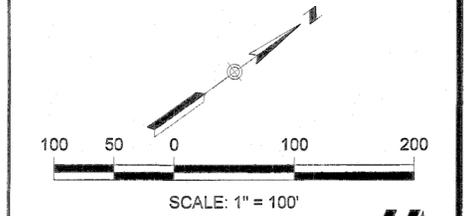
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



LAND-PLAT NUMBER- 19-11800486

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

BEING A TOTAL OF 72.61 ACRE TRACT CONSISTING OF 62.97 ACRES OUT OF CERTAIN 121.89 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007 BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 29, 2019 UNDER FILE NO. 20190016089 IN THE RECORDS IN BEXAR COUNTY, TEXAS AND 9.64 ACRES OUT OF CERTAIN 87.20 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT 11, BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A GENERAL WARRANTY DEED RECORDED JUNE 30, 2020 UNDER FILE NO. 202000140334 IN THE RECORDS IN 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-1386

LJA SURVEYING, INC.
TBPLS FIRM NO. 10194533
2629 BRIARPARK DRIVE SUITE 175, HOUSTON, TX 77042
PHONE (713) 953-5200

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.

Louis Trapolino
OWNER/DEVELOPER
BLUE WING TRAILS LTD
10410 WINDERMERE LAKES BLVD
HOUSTON, TX 77055
PHONE (281) 671-9082

Barbara Pugh
Notary ID #818
My Commission Expires August 6, 2022

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, 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 17th DAY OF January 2022.

Barbara Pugh
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

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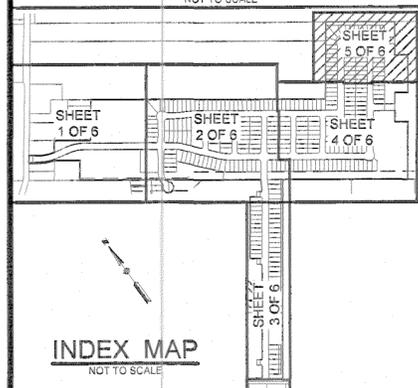
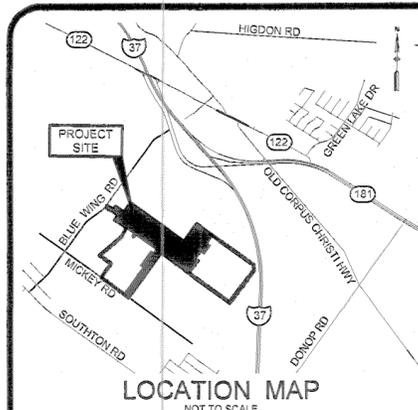
DATED THIS _____ DAY OF _____ A.D. 2022.

BY _____ CHAIRMAN

BY _____ SECRETARY



C:\SAPL\2022\Academy\19-11800486\Blue Wing Subdivision\310-Subdivision_Plat_V4-19-2022.dwg
User: mperrez



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- B 35' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.06 ACRES)
- C 16' WATER ESMT (0.16 AC)
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SAWS WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM

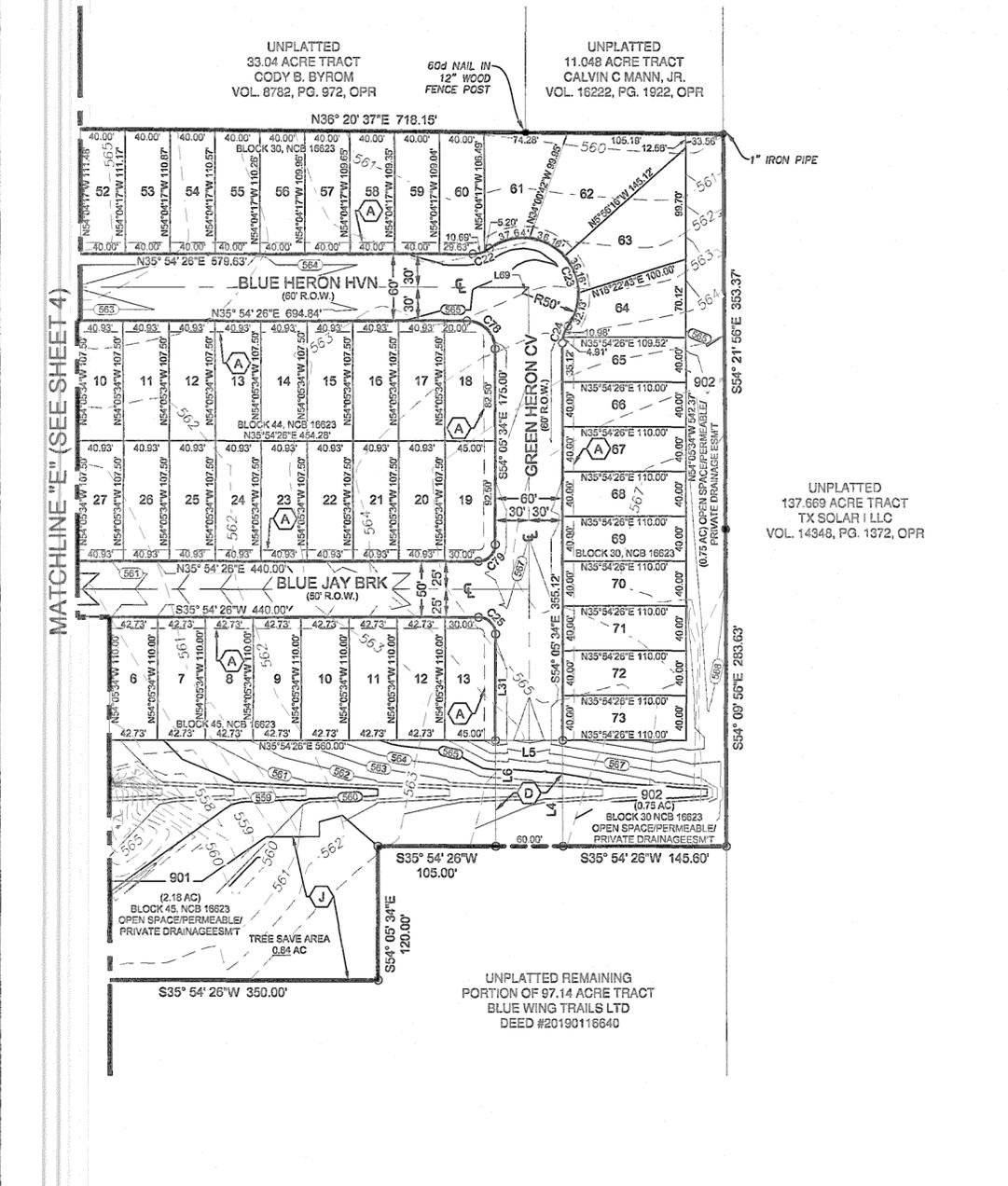
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CURVE TABLE

Curve #	Rad	Arc	Delta	Tan	Chord Bearing	Chord
C66	15.00'	23.56'	90°00'26"	15.00'	N80° 55' 29"E	21.21'
C67	15.00'	23.56'	89°59'34"	15.00'	S9° 04' 31"E	21.21'
C68	15.00'	23.56'	89°59'46"	15.00'	S80° 55' 09"W	21.21'
C69	15.00'	23.56'	90°00'14"	15.00'	N9° 04' 51"W	21.21'
C70	15.00'	23.56'	90°00'26"	15.00'	N80° 55' 29"E	21.21'
C71	15.00'	23.56'	89°58'44"	14.99'	S9° 04' 55"E	21.21'
C72	25.00'	14.08'	32°16'34"	7.23'	S52° 02' 44"W	13.90'
C73	50.00'	142.06'	162°47'02"	330.30'	S13° 12' 30"E	98.87'
C74	25.00'	17.68'	40°31'03"	9.23'	S74° 20' 30"E	17.31'
C75	15.00'	23.56'	89°59'25"	15.00'	S9° 05' 16"E	21.21'
C76	25.00'	39.27'	90°00'35"	25.00'	S80° 54' 44"W	35.36'
C77	25.00'	39.27'	89°59'25"	25.00'	N9° 05' 16"E	35.35'
C78	25.00'	39.27'	90°00'00"	25.00'	N80° 54' 26"E	35.36'
C79	15.00'	23.56'	90°00'00"	15.00'	S9° 05' 34"E	21.21'
C80	15.00'	23.56'	90°00'35"	15.00'	S80° 54' 44"W	21.22'

SEE SHEET 6 FOR LINE TABLES
AND THIS SHEET FOR CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



CURVE TABLE

Curve #	Rad	Arc	Delta	Tan	Chord Bearing	Chord
C1	354.95'	155.29'	24°22'49"	78.84'	S65° 42' 13"E	154.12'
C2	15.00'	23.56'	90°00'00"	15.00'	N8° 55' 09"W	21.21'
C3	15.00'	23.56'	90°00'00"	15.00'	N81° 04' 51"E	21.21'
C4	15.00'	23.56'	90°00'00"	15.00'	N8° 55' 09"W	21.21'
C5	15.00'	23.56'	90°00'00"	15.00'	N81° 04' 51"E	21.21'
C6	15.00'	23.56'	90°00'00"	15.00'	N8° 55' 09"W	21.21'
C7	15.02'	24.95'	95°11'32"	16.45'	N78° 24' 09"E	22.18'
C8	130.00'	10.46'	4°36'32"	5.23'	N32° 11' 30"E	10.46'
C9	25.08'	21.03'	48°02'27"	11.18'	S24° 10' 14"E	20.42'
C10	50.13'	242.07'	276°39'10"	44.63'	S89° 55' 03"W	66.67'
C11	25.00'	21.02'	48°10'33"	11.18'	N24° 01' 09"E	20.41'
C12	125.00'	23.80'	10°54'31"	11.94'	N5° 23' 08"E	23.78'
C13	434.94'	136.08'	17°55'35"	68.60'	N62° 25' 03"W	135.53'
C14	430.00'	178.66'	23°48'22"	90.64'	N66° 03' 40"W	177.38'
C15	15.00'	23.56'	90°00'00"	15.00'	S80° 50' 30"W	21.21'
C16	25.00'	15.90'	36°26'48"	8.23'	N17° 37' 07"E	15.64'
C17	50.00'	142.22'	162°58'21"	334.01'	N80° 52' 53"E	98.90'
C18	25.00'	15.90'	36°26'48"	8.23'	S35° 51' 20"E	15.64'
C19	265.00'	28.19'	6°05'40"	14.11'	S57° 07' 34"E	28.17'
C20	335.00'	35.68'	6°08'07"	17.86'	N57° 07' 21"W	35.66'
C21	15.00'	23.57'	90°01'16"	15.01'	N80° 55' 05"E	21.22'
C22	25.00'	15.89'	36°24'54"	8.22'	N17° 41' 59"E	15.62'
C23	50.00'	142.10'	162°49'48"	331.20'	N80° 54' 26"E	98.88'
C24	25.00'	15.89'	36°24'54"	8.22'	S35° 53' 06"E	15.62'
C25	15.00'	23.56'	90°00'00"	15.00'	S80° 54' 26"W	21.21'
C26	15.00'	23.56'	90°00'00"	15.00'	S9° 05' 34"E	21.21'
C27	15.00'	23.56'	90°00'00"	15.00'	N80° 54' 26"E	21.21'
C28	25.00'	15.89'	36°25'08"	8.22'	S17° 41' 52"W	15.62'
C29	50.00'	142.11'	162°50'52"	331.54'	N80° 54' 44"E	98.88'
C30	25.00'	15.89'	36°25'08"	8.22'	N35° 52' 24"W	15.62'
C31	15.00'	23.56'	89°59'46"	15.00'	N80° 55' 09"E	21.21'
C32	70.00'	7.37'	6°02'03"	3.69'	S32° 54' 15"W	7.37'
C33	130.00'	14.05'	6°11'38"	7.03'	S32° 59' 03"W	14.05'
C34	15.00'	23.56'	90°00'00"	15.00'	N81° 04' 51"E	21.21'
C35	15.00'	23.56'	90°00'00"	15.00'	N8° 55' 09"W	21.21'
C36	15.00'	23.56'	90°00'14"	15.00'	N9° 04' 51"W	21.21'
C37	330.00'	74.70'	12°58'10"	37.51'	N47° 35' 53"W	74.54'
C38	270.00'	61.47'	13°02'42"	30.87'	N47° 38' 09"W	61.34'
C39	15.00'	23.56'	90°00'00"	15.00'	N80° 50' 30"E	21.21'
C40	75.00'	47.01'	35°54'38"	24.30'	S17° 53' 12"W	46.24'
C41	125.00'	54.49'	24°58'33"	27.68'	N23° 21' 14"E	54.06'
C42	15.00'	23.56'	90°00'00"	15.00'	N9° 09' 30"W	21.21'
C43	370.00'	153.73'	23°48'22"	77.99'	N68° 03' 40"W	152.63'
C44	424.95'	180.45'	24°19'45"	91.60'	S65° 44' 21"E	179.09'
C45	15.00'	23.56'	90°00'00"	15.00'	N80° 09' 30"W	21.21'
C46	25.00'	39.30'	90°04'46"	25.03'	N80° 52' 53"E	35.38'
C47	325.00'	34.57'	6°05'40"	17.30'	S57° 07' 34"E	34.55'
C48	275.00'	29.29'	6°08'07"	14.66'	S57° 07' 21"E	29.27'
C49	15.00'	23.56'	89°59'34"	15.00'	S9° 04' 31"E	21.21'
C50	15.00'	26.95'	102°57'56"	18.85'	S87° 24' 14"W	23.47'
C51	330.00'	75.13'	13°02'42"	37.73'	N47° 38' 09"W	74.97'
C52	15.00'	20.17'	77°02'04"	11.94'	N2° 35' 46"W	18.68'
C53	15.00'	23.56'	90°00'26"	15.00'	N80° 55' 29"E	21.21'
C54	15.00'	23.56'	89°59'34"	15.00'	S9° 04' 31"E	21.21'
C55	15.00'	23.56'	89°59'46"	15.00'	S80° 55' 09"W	21.21'
C56	270.00'	61.12'	12°58'10"	30.69'	N47° 35' 53"W	60.99'
C57	15.00'	23.56'	90°00'14"	15.00'	N9° 04' 51"W	21.21'
C58	15.00'	23.56'	90°00'26"	15.00'	N80° 55' 29"E	21.21'
C59	15.00'	23.56'	89°59'34"	15.00'	S9° 04' 31"E	21.21'
C60	15.00'	23.56'	89°59'46"	15.00'	S80° 55' 09"W	21.21'
C61	15.00'	23.56'	90°00'14"	15.00'	N9° 04' 51"W	21.21'
C62	15.00'	23.56'	90°00'26"	15.00'	N80° 55' 29"E	21.21'
C63	15.00'	23.56'	89°59'34"	15.00'	S9° 04' 31"E	21.21'
C64	15.00'	23.56'	89°59'46"	15.00'	N80° 55' 09"E	21.21'
C65	15.00'	23.56'	90°00'14"	15.00'	N9° 04' 51"W	21.21'

LAND-PLAT NUMBER- 19-11800486

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

BEING A TOTAL OF 72.61 ACRE TRACT CONSISTING OF 62.97 ACRES OUT OF CERTAIN 121.89 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007 BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 29, 2019 UNDER FILE NO. 20190016089 IN THE RECORDS IN BEXAR COUNTY, TEXAS AND 9.64 ACRES OUT OF CERTAIN 57.20 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT 11, BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A GENERAL WARRANTY DEED RECORDED JUNE 30, 2020 UNDER FILE NO. 202000140334 IN THE RECORDS IN BEXAR COUNTY, TEXAS.

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-1386

LJA SURVEYING, INC.
TBP.LS FIRM NO. 10194533
2629 BRIARPARK DRIVE SUITE 175, HOUSTON, TX 77042
PHONE (713) 953-9200

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

Louis Trapolino
OWNER/DEVELOPER
BLUE WING TRAILS LTD
CONTACT: LOUIS TRAPOLINO
10410 WINDERMERE LAKES BLVD
HOUSTON, TX 77055
PHONE: (281) 971-9092

STATE OF TEXAS
COUNTY OF HARRIS

BARBARA PUSKAR
Notary ID #8184555
My Commission Expires August 8, 2022

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, 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 10th DAY OF January, 2022

Louis Trapolino
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT I 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.

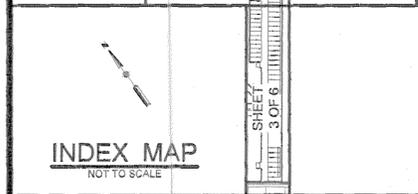
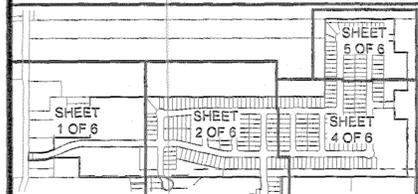
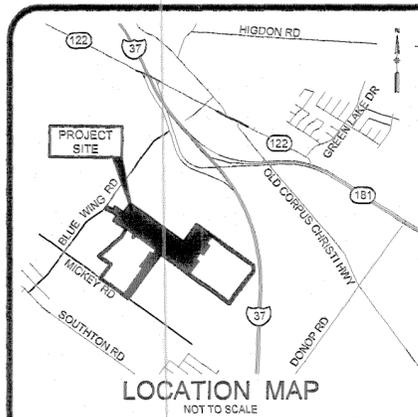
DATED THIS _____ DAY OF _____ A.D. 2022

BY _____ CHAIRMAN

BY _____ SECRETARY



L:\CS\1745 Academy Dev\0404 Blue Wing Subdivision\310 Subdivision Plat\Val_Plat.dwg User: mperze



- A 10' G.E.T.C.A. ESMT
- B 35' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.06 ACRES)
- C 16' WATER ESMT (0.16 AC)
- D 60' OFF-LOT STREET EXTENSION ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.13 ACRES)
- E OFF-LOT STREET EXTENSION UTILITY & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED ST. ROW (0.04 AC)
- F 1' V.N.A.E.
- G 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRES)
- H 16' WASTEWATER ESMT
- I 26' G.E.T.C.A. ESMT
- J VARIABLE WIDTH TREE SAVE AREA (0.89 AC)

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. #5617

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

CPS/SAWS/COOSA UTILITY NOTES

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSES 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 FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES. 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.

2. 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.

3. 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.

4. 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.

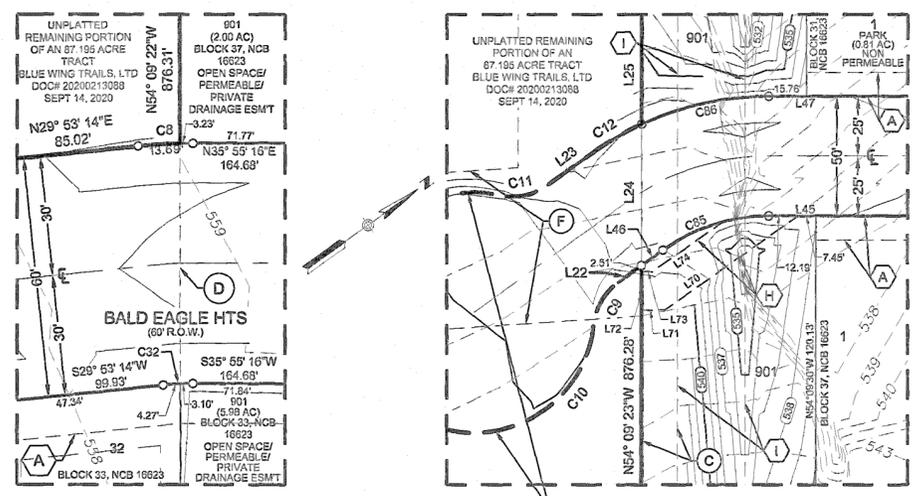
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LINE	DIRECTION	LENGTH
L1	N35° 28' 38"E	70.01'
L2	S54° 20' 36"E	84.71'
L3	N36° 20' 34"E	109.28'
L4	N54° 05' 34"W	94.88'
L5	S35° 54' 26"W	60.00'
L6	S54° 05' 34"E	94.88'
L7	N54° 05' 34"W	94.88'
L8	S35° 54' 26"W	60.00'
L9	S54° 05' 34"E	94.88'
L10	N54° 09' 23"W	387.20'
L11	N36° 04' 39"E	10.00'
L12	N81° 03' 49"E	21.22'
L13	N39° 04' 51"E	95.00'
L14	N36° 04' 51"E	50.00'
L15	N36° 04' 51"E	50.00'
L16	N36° 04' 51"E	50.00'
L17	N53° 55' 09"W	95.00'
L18	N39° 04' 51"E	571.20'
L19	S53° 55' 09"E	93.07'
L20	N36° 04' 51"E	50.00'
L21	N29° 53' 14"E	85.24'
L22	S0° 04' 07"E	11.92'
L23	N0° 04' 07"W	22.87'
L24	N54° 09' 23"W	58.95'
L25	N54° 09' 23"W	737.44'
L26	N71° 52' 16"W	17.29'
L27	N54° 32' 52"W	85.14'
L28	S77° 57' 51"E	114.61'
L29	S54° 09' 30"E	651.01'
L30	S54° 04' 44"E	69.75'
L31	N54° 05' 34"W	95.00'
L32	S35° 54' 26"W	440.00'
L33	S32° 43' 39"W	90.14'
L34	S54° 05' 33"E	90.00'
L35	N54° 05' 34"W	90.00'
L36	N54° 04' 58"W	882.84'
L37	S29° 53' 14"W	99.93'
L38	S36° 04' 51"W	1712.69'
L39	S8° 58' 11"E	21.21'
L40	S53° 57' 14"E	114.89'
L41	N36° 04' 51"E	541.20'
L42	N53° 55' 09"W	1.93'
L43	N54° 09' 30"W	75.46'
L44	S39° 01' 18"W	90.14'
L45	S35° 50' 30"W	125.76'

LINE	DIRECTION	LENGTH
L46	S0° 04' 07"E	10.92'
L47	N35° 50' 30"E	125.76'
L48	N32° 39' 43"E	90.14'
L49	N54° 09' 30"W	651.01'
L50	N77° 57' 51"W	114.61'
L51	N54° 20' 36"W	85.15'
L52	S54° 04' 44"E	64.56'
L53	S54° 04' 17"E	20.71'
L54	N54° 09' 30"W	75.46'
L55	N54° 04' 58"W	20.56'
L56	S39° 06' 04"W	90.14'
L57	N32° 44' 29"E	90.14'
L58	S54° 04' 17"E	190.00'
L59	N54° 04' 58"W	185.00'
L60	S54° 04' 17"E	82.63'
L61	S35° 54' 26"W	33.26'
L62	N35° 54' 26"E	440.00'
L63	N39° 05' 14"E	90.14'
L64	N72° 13' 33"W	10.92'
L65	S11° 30' 29"E	35.81'
L66	N9° 07' 07"W	7.54'
L67	S86° 03' 37"W	10.95'
L68	S9° 05' 16"E	7.57'
L69	N9° 05' 34"W	7.57'
L70	S0° 33' 55"W	67.82'
L71	S35° 50' 30"W	9.66'
L72	N54° 09' 23"W	16.00'
L73	N35° 50' 30"E	4.57'
L74	N0° 33' 55"E	35.90'
L75	N80° 50' 30"E	25.03'
L76	N36° 20' 34"E	26.87'
L77	S54° 09' 30"E	386.54'
L78	S9° 09' 30"E	62.79'
L79	N54° 09' 30"W	22.63'
L80	N9° 09' 30"W	40.16'
L81	N54° 09' 30"W	364.05'
L82	S36° 20' 35"W	17.35'
L83	S80° 50' 30"W	15.62'
L84	N54° 09' 30"W	22.63'

SEE THIS SHEET FOR LINE TABLES AND SHEET 5 FOR CURVE TABLES

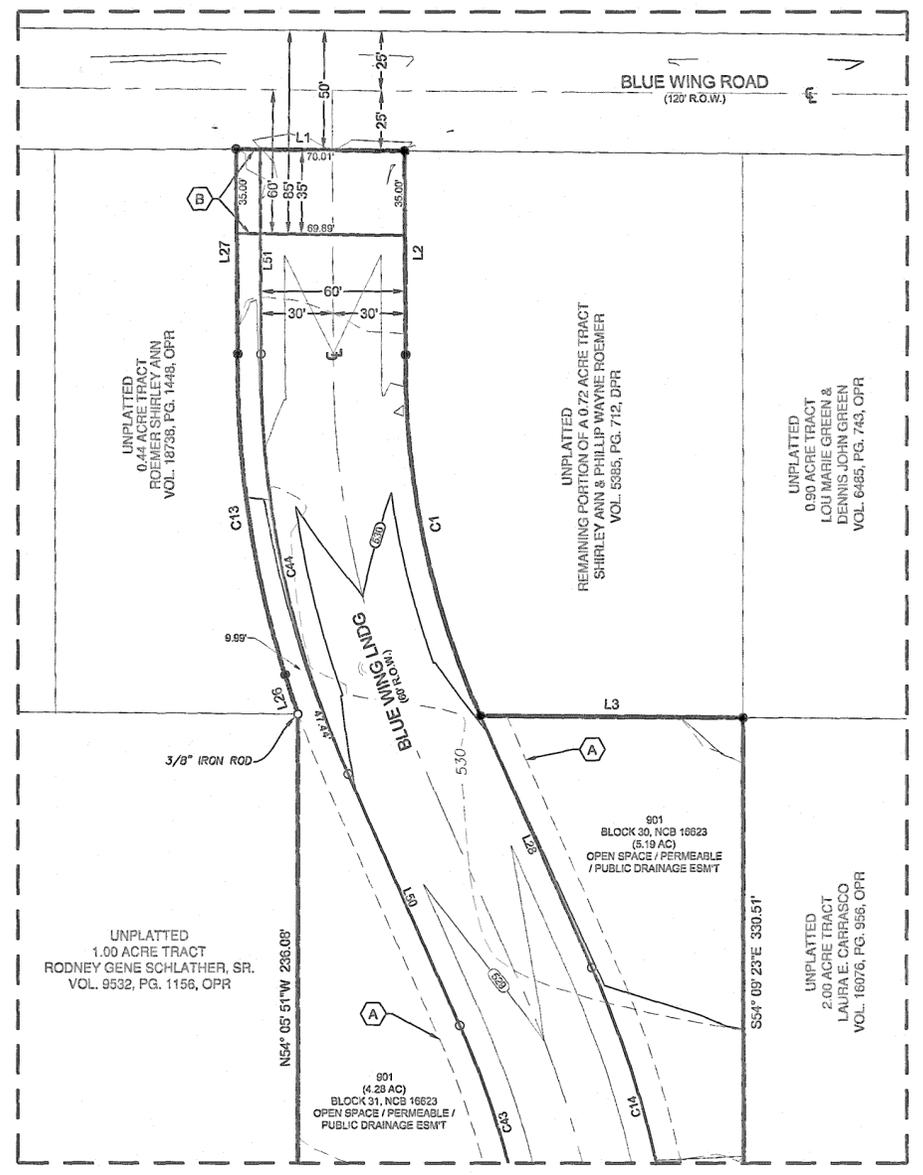
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



DETAIL 'B' SCALE: 1" = 30' (SEE SHEET 2 OF 6)

OFF-LOT 100' DIAMETER (0.22 AC) TURNAROUND AND WATER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.

DETAIL 'C' SCALE: 1" = 50' (SEE SHEET 2 OF 6)



DETAIL 'A' SCALE: 1" = 50' (SEE SHEET 1 OF 6)

LAND-PLAT NUMBER- 19-11800486

SUBDIVISION PLAT ESTABLISHING
BLUE WING TRAILS
SUBDIVISION UNIT I

BEING A TOTAL OF 72.61 ACRE TRACT CONSISTING OF 62.97 ACRES OUT OF CERTAIN 121.89 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007 BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 29, 2019 UNDER FILE NO. 20190016089 IN THE RECORDS IN BEXAR COUNTY, TEXAS AND 9.64 ACRES OUT OF CERTAIN 57.20 ACRE TRACT OF LAND LOCATED IN THE JUAN MONTES GRANT, ABSTRACT 11, BEXAR COUNTY, TEXAS, CONVEYED TO BENCHMARK ACQUISITIONS, LLC IN A GENERAL WARRANTY DEED RECORDED JUNE 30, 2020 UNDER FILE NO. 202000140334 IN THE RECORDS IN BEXAR COUNTY, TEXAS.

LJA Engineering & Surveying, Inc.

1100 NE Loop 410 Suite 650 San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

LJA SURVEYING, INC.
TPLS FIRM NO. 10194533
2829 BRIARPARK DRIVE SUITE 175, HOUSTON, TX 77042
PHONE (713) 955-8200

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

Louis Trapolino
OWNER/DEVELOPER
BLUE WING TRAILS LTD
CONTACT: LOUIS TRAPOLINO
10410 WINDERMERE LAKES BLVD
HOUSTON, TX 77065
PHONE: (281) 571-9082

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, 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 20th DAY OF January 2022.

Barbara Puskar
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT I 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



K:\SA\75_Academy Draw\0404_Blu Wing Subdivision\310_Subdivision_Plat\Sub_Plat.dwg
User: imperz
Plot Date/Time: Jan. 14, 22 - 17:15:21