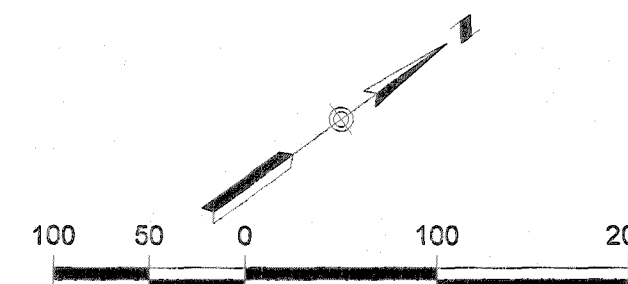


SUBDIVISION PLAT ESTABLISHING
BLUE WING TRAILS
SUBDIVISION UNIT I

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.



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

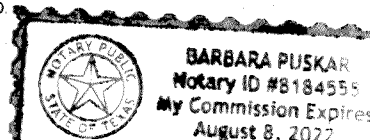
1100 NE Loop 410 Suite 850
San Antonio, Texas 78209
LJA SURVEYING, INC.
TEPLS FIRM NO. 10194533
2629 BRIARPARK DRIVE SUITE 175, HOUSTON, TX 77042
PHONE (713) 959-9200

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.

Law Trapido

OWNER/DEVELOPER:
BLUE WING TRAILS LTD
CONTACT LOUIS TRAPIDO
10410 WINDERMERE LAKES BLVD
HOUSTON, TX 77065
PHONE (281) 671-6082



STATE OF TEXAS
COUNTY OF HARRIS

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

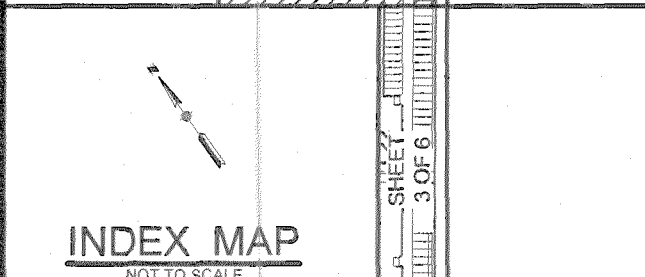
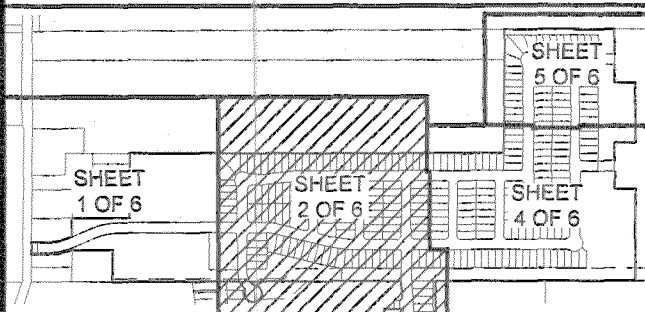
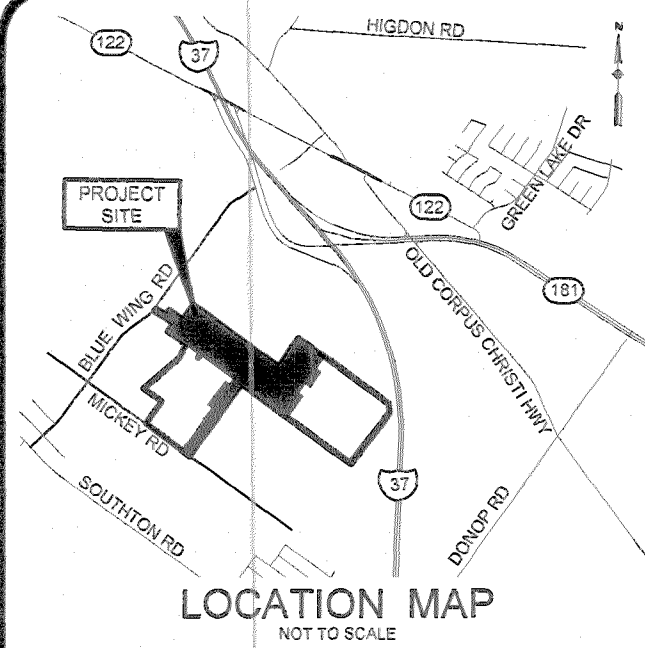
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF January, 2022.

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 _____ DAY OF _____ A.D. 2022

BY _____
CHAIRMAN
BY _____
SECRETARY



LEGEND

1/2" IRON ROD FOUND (UNLESS NOTED)	PG. 888, OPR
5/8" IRON ROD SET	PG. 888, OPR
FEMA FLOODPLAIN	PG. 888, OPR
ULTIMATE FLOODPLAIN	PG. 888, OPR
EXISTING CONTOURS	PG. 888, OPR
PROPOSED CONTOURS	PG. 888, OPR
OPR	PG. 888, OPR
DPR	PG. 888, OPR
R.O.W.	PG. 888, OPR
PG. 888, OPR	PG. 888, OPR
CB	PG. 888, OPR
BLK	PG. 888, OPR
G.E.T.C.A.	PG. 888, OPR
B.S.L.	PG. 888, OPR
C.L.	PG. 888, OPR
ETJ	PG. 888, OPR
N.T.S.	PG. 888, OPR
AC	PG. 888, OPR
LF	PG. 888, OPR
V.N.A.E.	PG. 888, OPR
VARIABLE WIDTH ACCESS ESM'T	PG. 888, OPR
60' ACCESS ESM'T	PG. 888, OPR
15' SEWER & RECYCLE WATER ESM'T	PG. 888, OPR
75' ELECTRIC ESM'T	PG. 888, OPR
100' ELEC. ESM'T	PG. 888, OPR
65' SEWER & RECYCLE WATER ESM'T	PG. 888, OPR
50' SANITARY SWR ESM'T	PG. 888, OPR
20' ELEC. LINE R.O.W.	PG. 888, OPR
AGREEMENT	PG. 888, OPR
10' SANITARY SWR ESM'T	PG. 888, OPR
18' WASTEWATER ESM'T	PG. 888, OPR
28' G.E.T.C.A. ESM'T	PG. 888, OPR
VARIABLE WIDTH TREE SAVE AREA (0.89 AC)	PG. 888, OPR

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. #6917

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

CPS/SAWS/COSA UTILITY NOTES

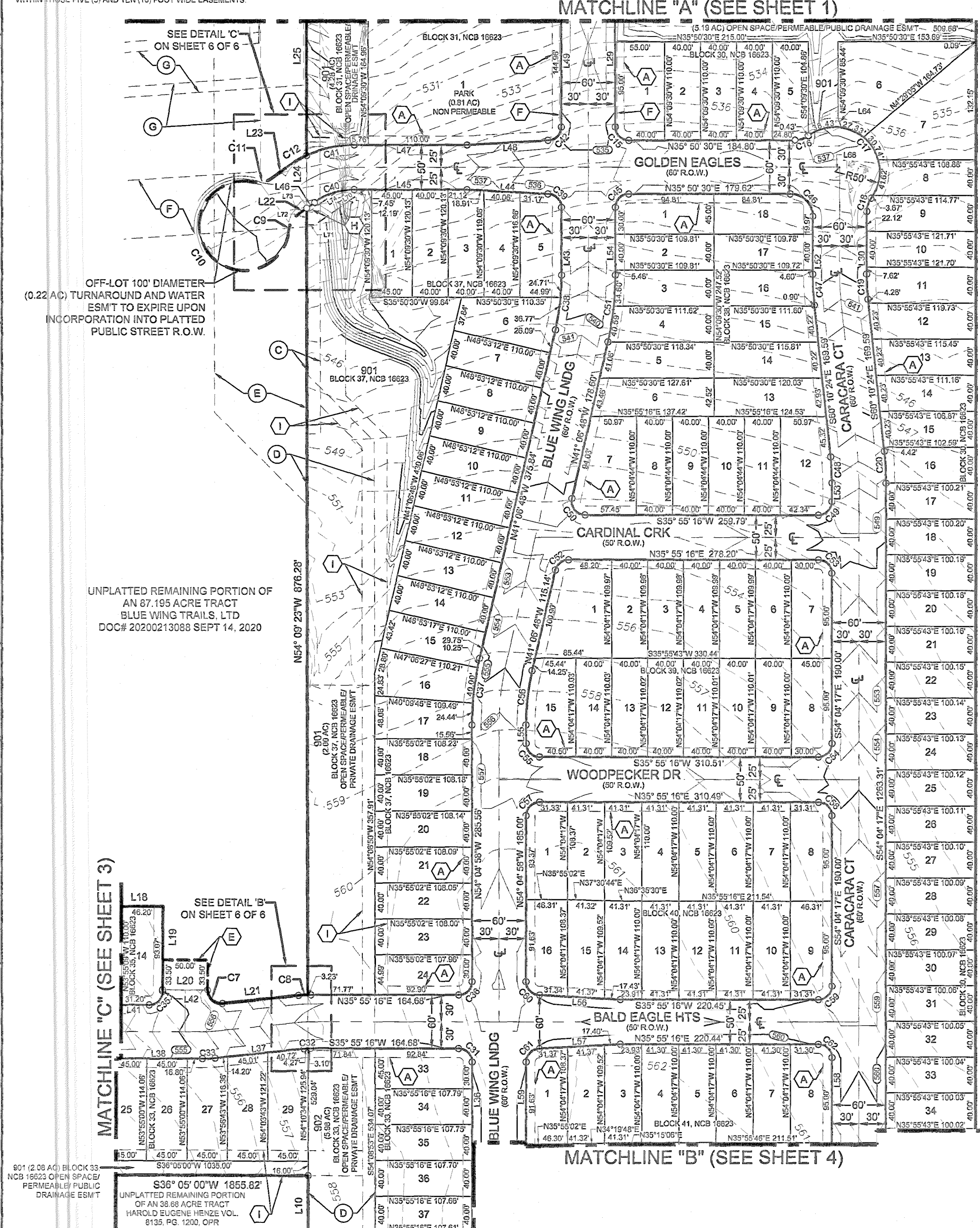
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD CPS ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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 LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER ESM'T 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.

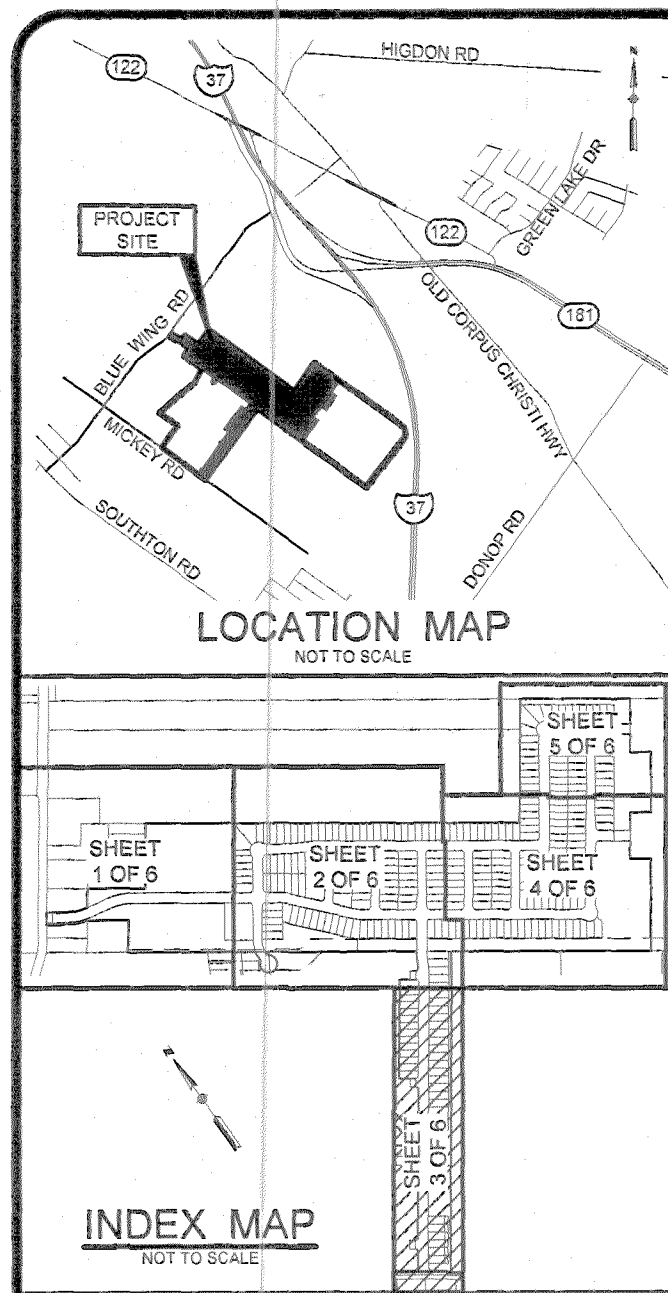
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



80' (2.00 AC) BLOCK 33
N35° 55' 30" E 110.00'
PERMEABLE/PUBLIC
DRAINAGE ESM'T



LEGEND

1/2" IRON ROD FOUND (UNLESS NOTED)	740	EXISTING CONTOURS
5/8" IRON ROD SET	740	PROPOSED CONTOURS
FEMA FLOODPLAIN	OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ULTIMATE FLOODPLAIN	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
EXISTING CONTOURS	R.O.W.	RIGHT-OF-WAY
PROPOSED CONTOURS	VOL.	VOLUME
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	PG.	PAGE
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ESMT	EASEMENT
RIGHT-OF-WAY	CS	COUNTY BLOCK
VOLUME	BLK	BLOCK
PAGE	G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
EASEMENT	B.S.L.	BUILDING SETBACK LINE
COUNTY BLOCK	C.L.	CENTER LINE
BLOCK	ETJ	EXTRATERRITORIAL JURISDICTION
GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION	N.T.S.	NOT TO SCALE
BUILDING SETBACK LINE	AC	ACRE(S)
CENTER LINE	LF	LINEAR FEET
EXTRATERRITORIAL JURISDICTION	V.N.A.E.	VEHICULAR NON-ACCESS ESMT
NOT TO SCALE		
ACRE(S)		
LINEAR FEET		
VEHICULAR NON-ACCESS ESMT		

- | | | | |
|---|--|---|--|
| A | 10' G.E.T.C.A. ESMT | A | VARIABLE WIDTH ACCESS ESMT (VOL. 9838, 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 | 16' WATER ESMT (0.16 AC) | C | 15' 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:

Gordon N. Anderson
GORDON N. ANDERSON, P.L.S. #607

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/SCSA 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.

SAWS WASTEWATER EDU NOTE

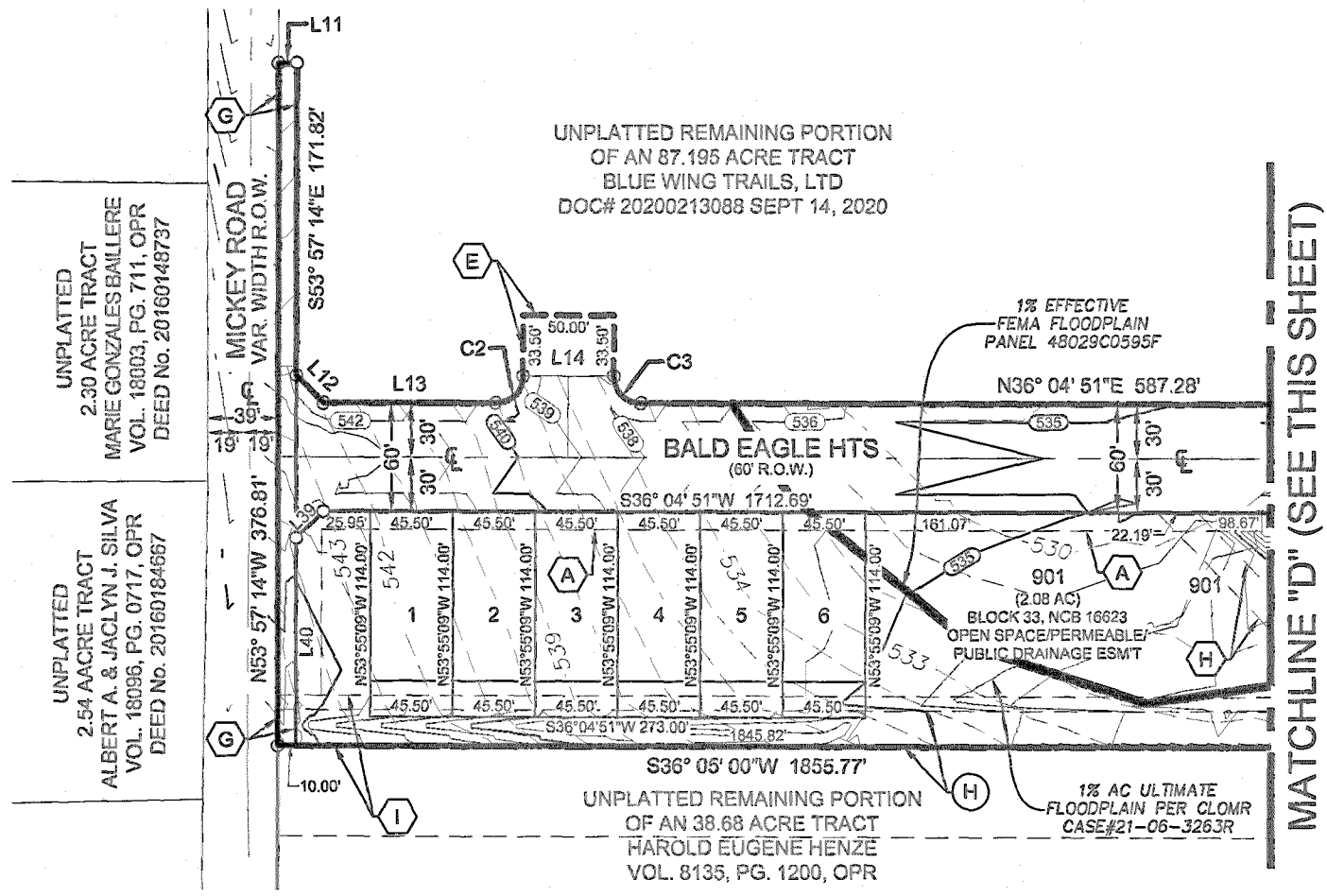
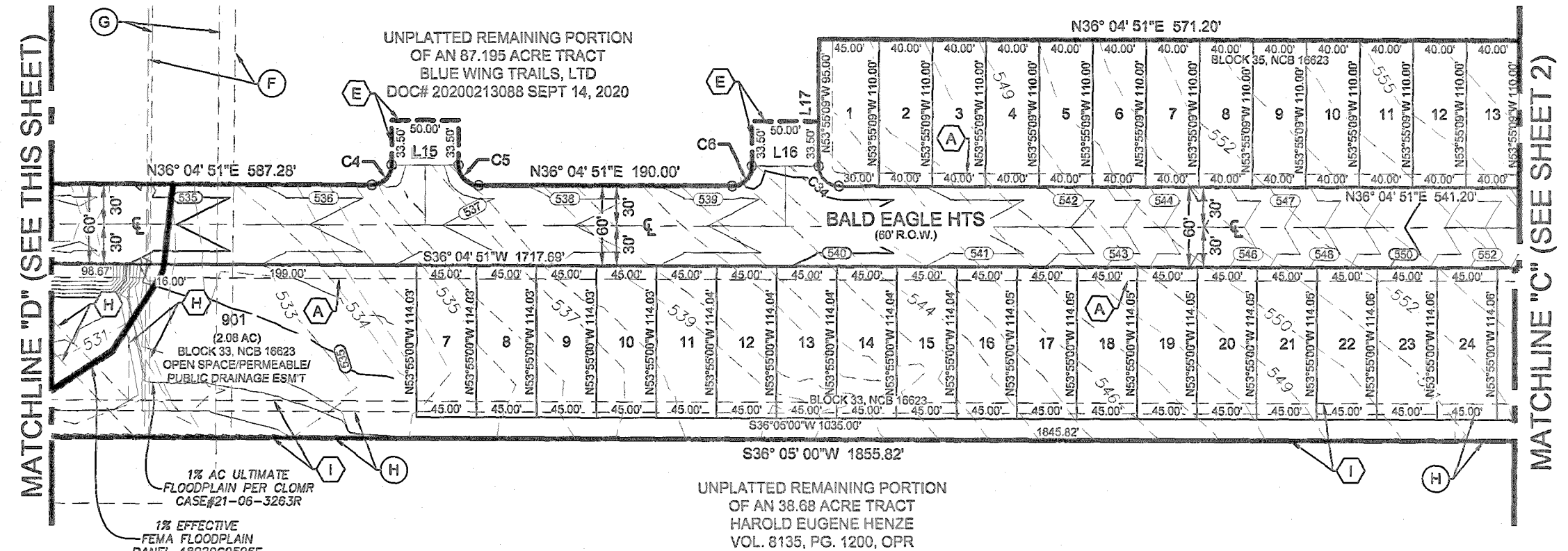
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

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

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 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.

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.

TBPLS 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.

Louis Trapelino
OWNER/DEVELOPER
BLUE WING TRAILS LTD
CONTACT: LOUIS TRAPELINO
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 TRAPELINO, 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 19 DAY OF January, 2022.

Barbara Puskar
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

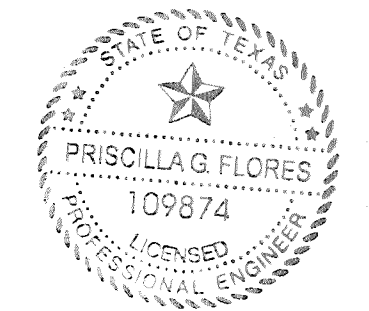
My Commission Expires August 8, 2022

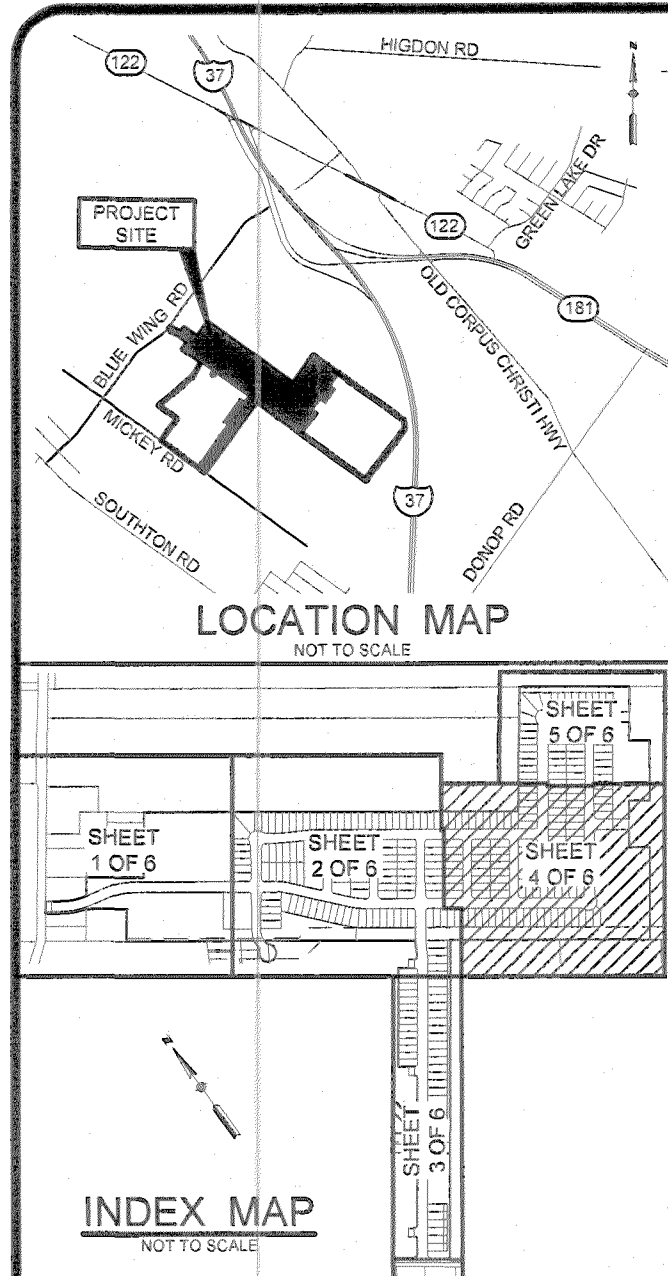
THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S)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

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

BY _____ CHAIRMAN

BY _____ SECRETARY





LEGEND

1/2" IRON ROD FOUND (UNLESS NOTED)	740	OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
5/8" IRON ROD SET	740	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FEMA FLOODPLAIN		ROW	RIGHT-OF-WAY
ULTIMATE FLOODPLAIN		VOL	VOLUME
EXISTING CONTOURS		PG	PAGE
PROPOSED CONTOURS		ESMT	EASEMENT
		CB	COUNTY BLOCK
		BLK	BLOCK
		G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION BUILDING SETBACK LINE
		B.S.L.	CENTER LINE
		C.L.	EXTRATERRITORIAL JURISDICTION
		ETJ	NOT TO SCALE
		N.T.S.	ACRE(S)
		AC	LINEAR FEET
		LF	VEHICULAR NON-ACCESS ESMT
		V.N.A.E.	

- 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 STREET R.O.W. (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 28' G.E.T.C.A. ESMT
J VARIABLE WIDTH TREE SAVE AREA (0.89 AC)
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B 60' ACCESS ESMT (VOL. 9908, PG. 323, OPR)
C 15' SEWER & RECYCLE WATER ESMT (VOL. 7218, PG. 1093, OPR)
D 75' ELECTRIC ESMT (VOL. 18986, PG. 725, OPR)
E 100' ELEC. ESMT (VOL. 18977, PG. 2434, OPR)
F 65' SEWER & RECYCLE WATER ESMT (VOL. 7218, PG. 1129, OPR)
G 80' SANITARY SWR ESMT (VOL. 5913, PG. 925, OPR)
H 20' ELEC. LINE R.O.W. AGREEMENT (VOL. 3185, PG. 1788, OPR)
I 10' SANITARY SWR ESMT (VOL. 9350, PG. 1654, OPR)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Gordon N. Anderson
GORDON N. ANDERSON, R.P.L.S. #6617

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/CDSA 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 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 AND 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.

SAWS WASTEWATER EDU NOTE

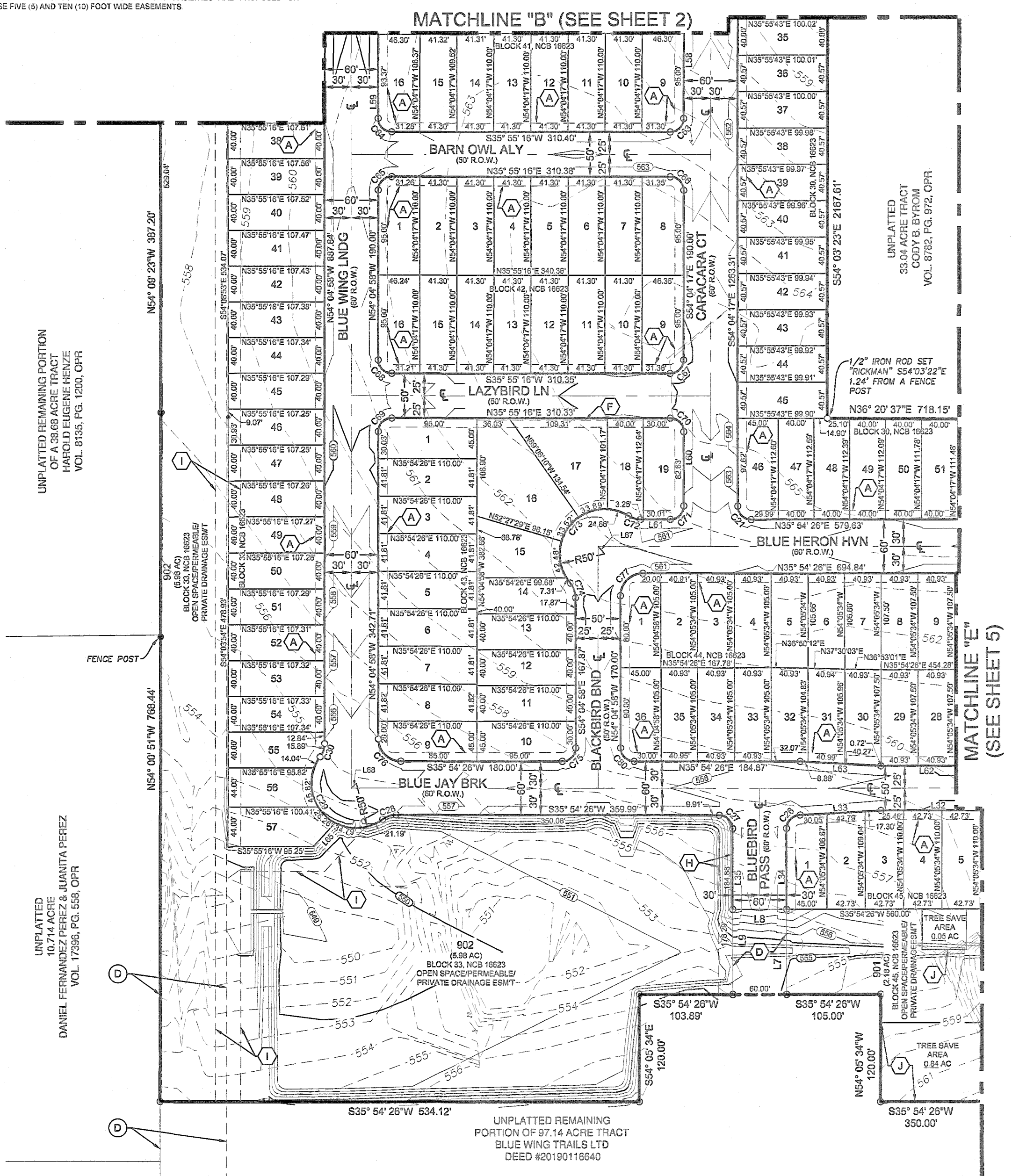
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

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

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 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.

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-1386

LJA SURVEYING, INC.

TBPLS 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.

Louis Trapolino
OWNER/DEVELOPER
BLUE WING TRAILS LTD
CONTACT: LOUIS TRAPOLINO
10410 WINDERMERE LAKES BLVD
HOUSTON, TX 77065
PHONE (281) 671-9082

BARBARA PUSKAS
Notary ID #8181
My Commission Expires August 6, 2022

Notary Public
HARRIS COUNTY, TEXAS

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 THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

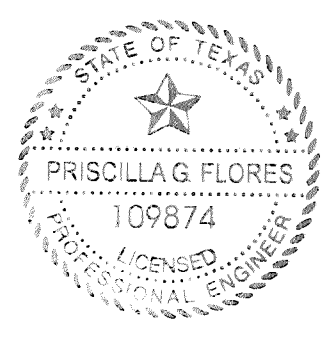
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF January, 2022.

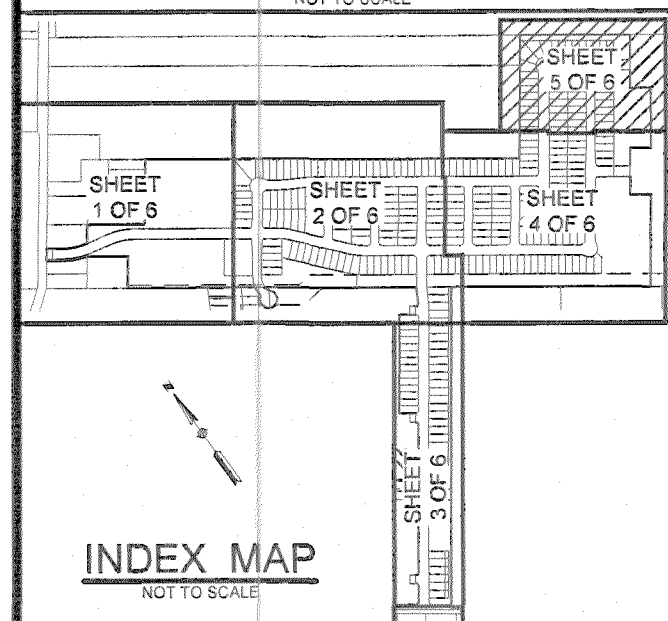
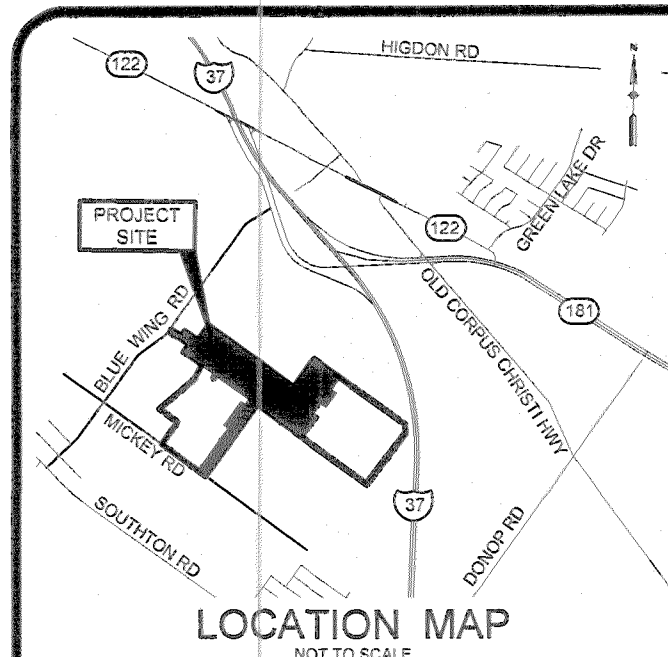
B. K. ...
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

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)	1/2" IRON ROD SET
ULTIMATE FLOODPLAIN	EXISTING CONTOURS
PROPOSED CONTOURS	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	RIGHT-OF-WAY VOLUME PAGE
EASEMENT	COUNTY BLOCK
BLOCK	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION BUILDING SETBACK LINE
CENTER LINE	EXTRATERRITORIAL JURISDICTION
NOT TO SCALE	ACRE(S)
LINEAR FEET	VEHICULAR NON-ACCESS ESM'T

- LEGEND**
- A 10' G.E.T.C.A. ESM'T
 - B 35' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.06 ACRES)
 - C 16' WATER ESM'T (0.16 AC)
 - D 60' OFF-LOT STREET EXTENSION ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.13 ACRES)
 - E OFF-LOT STREET EXTENSION, UTILITY & DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (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 ESM'T
 - I 28' G.E.T.C.A. ESM'T
 - J VARIABLE WIDTH TREE SAVE AREA (0.89 AC)
 - A VARIABLE WIDTH ACCESS ESM'T (VOL. 9838, PG. 888, OPR)
 - B 60' ACCESS ESM'T (VOL. 9908, PG. 323, OPR)
 - C 15' SEWER & RECYCLE WATER ESM'T (VOL. 7218, PG. 1093, OPR)
 - D 75' ELECTRIC ESM'T (VOL. 18986, PG. 725, OPR)
 - E 100' ELEC. ESM'T (VOL. 18977, PG. 2434, OPR)
 - F 65' SEWER & RECYCLE WATER ESM'T (VOL. 7218, PG. 1129, OPR)
 - G 50' SANITARY SWR ESM'T (VOL. 5913, PG. 925, OPR)
 - H 20' ELEC. LINE R.O.W. AGREEMENT (VOL. 3185, PG. 1788, OPR)
 - I 10' SANITARY SWR ESM'T (VOL. 9350, PG. 1654, OPR)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Gordon N. Anderson
GORDON N. ANDERSON, R.P.L.S. # 6617

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

CPS/SAWS/CDSA UTILITY NOTES:

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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU NOTE:

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

SAWS IMPACT FEE NOTE:

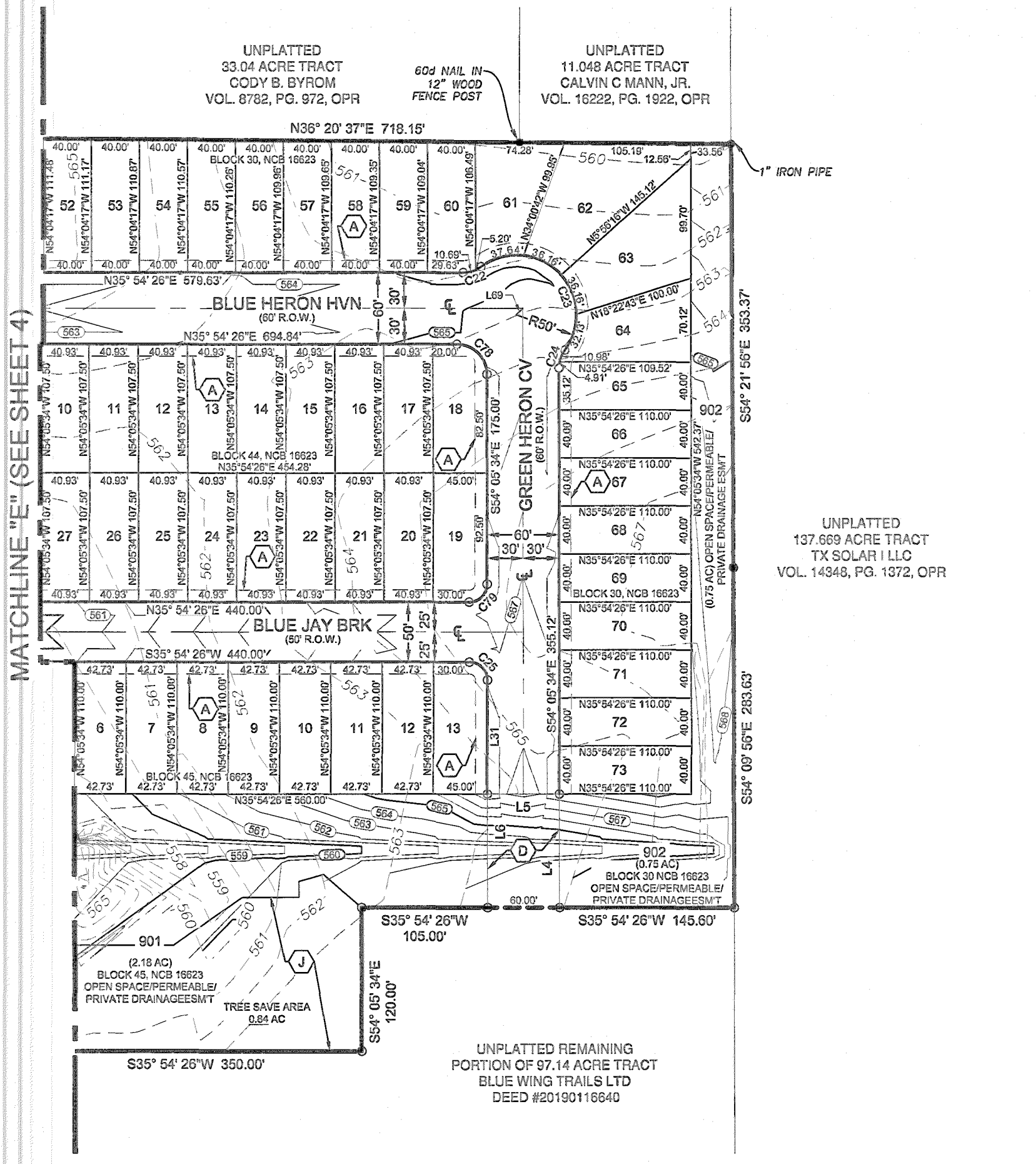
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CURVE TABLE

Curve #	Rad	Arc	Delta	Tan	Chord Bearing	Chord
C65	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'	142.08'	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"W	35.36'
C78	25.00'	39.27'	90°00'00"	25.00'	S80° 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



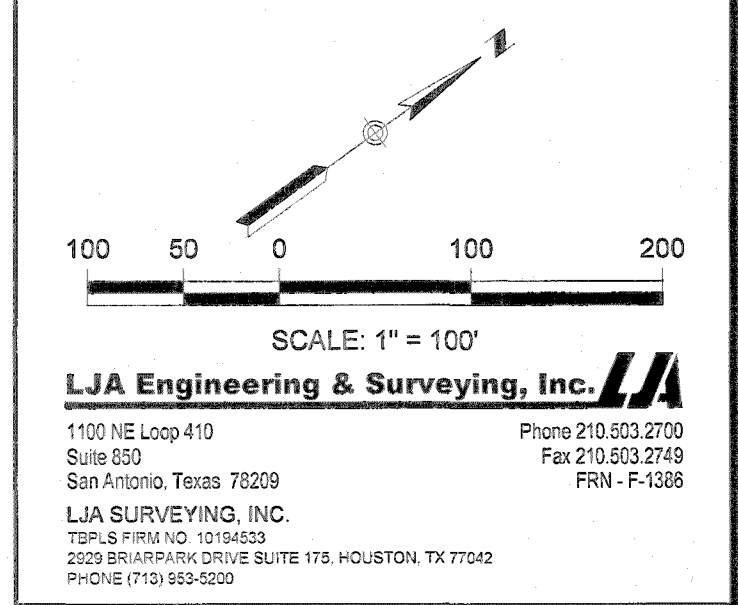
CURVE TABLE

Curve #	Rad	Arc	Delta	Tan	Chord Bearing	Chord
C1	354.95'	155.29'	24°22'49"	78.94'	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'	24.98'	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'	S98° 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°28'48"	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°28'48"	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'	N9° 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'	26.96'	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.



LJA Engineering & Surveying, Inc.

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San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749
FRN - F-1386

LJA SURVEYING, INC.
TDLPS 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 Trapalino
OWNER/DEVELOPER
BLUE WING TRAILS LTD
CONTACT: LOUIS TRAPALINO
10410 WINDERMERE LAKES BLVD
HOUSTON, TX 77055
PHONE (281) 571-9092

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

**STATE OF TEXAS
COUNTY OF HARRIS**

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

Louis Trapalino

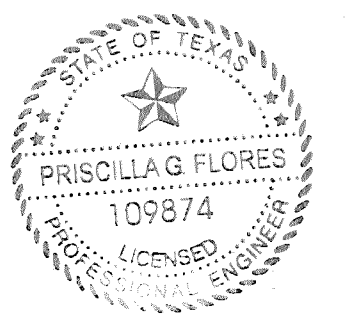
NOTARY PUBLIC
HARRIS COUNTY, TEXAS

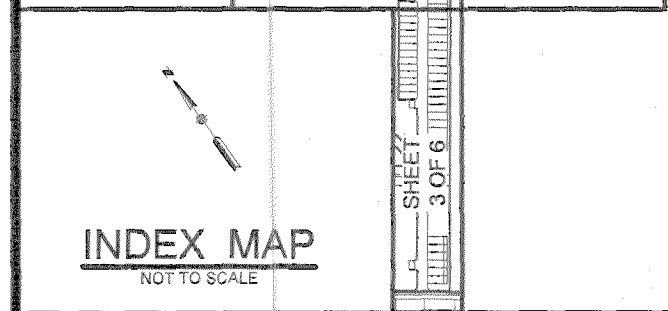
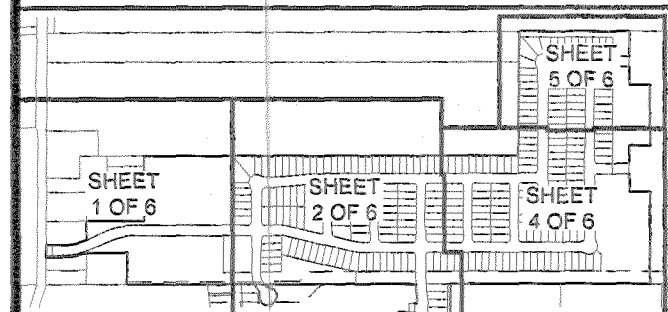
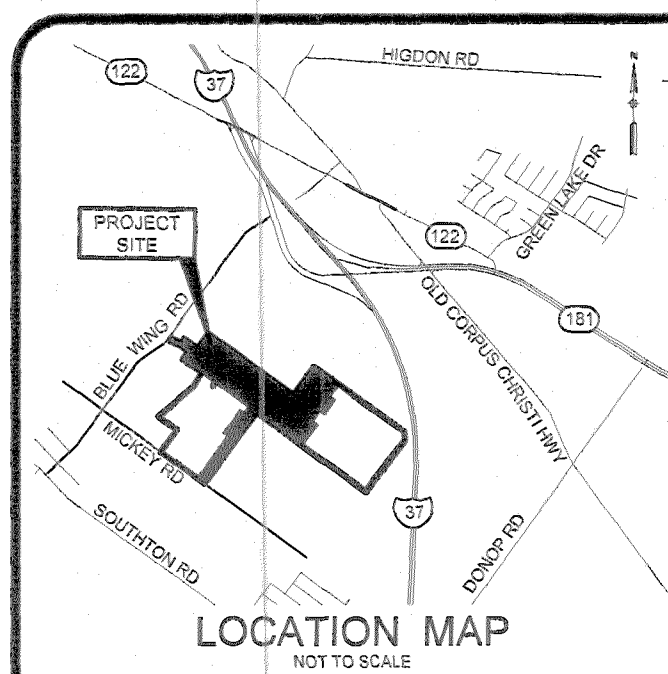
THIS PLAT OF BLUE WING TRAILS SUBDIVISION UNIT I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S)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

DATED THIS _____ DAY OF _____ A.D. 2022

BY _____ CHAIRMAN

BY _____ SECRETARY





- | | |
|--|--|
| (A) 10' G.E.T.C.A. ESM'T | (A) VARIABLE WIDTH ACCESS ESM'T (VOL. 9838, PG. 888, OPR) |
| (B) 35' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.06 ACRES) | (B) 60' ACCESS ESM'T (VOL. 9908, PG. 323, OPR) |
| (C) 16' WATER ESM'T (0.16 AC) | (C) 15' SEWER & RECYCLE WATER ESM'T (VOL. 7218, PG. 1093, OPR) |
| (D) 60' OFF-LOT STREET EXTENSION ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.13 ACRES) | (D) 75' ELECTRIC ESM'T (VOL. 18986, PG. 725, OPR) |
| (E) OFF-LOT STREET EXTENSION UTILITY & DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED STREET R.O.W. (0.04 AC) | (E) 100' ELEC. ESM'T (VOL. 18977, PG. 2434, OPR) |
| (F) 1' V.N.A.E. | (F) 65' SEWER & RECYCLE WATER ESM'T (VOL. 7218, PG. 1129, OPR) |
| (G) 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRES) | (G) 50' SANITARY SWR ESM'T (VOL. 5913, PG. 925, OPR) |
| (H) 16' WASTEWATER ESM'T | (H) 20' ELEC. LINE R.O.W. (VOL. 3185, PG. 1788, OPR) |
| (I) 28' G.E.T.C.A. ESM'T | (I) 10' SANITARY SWR ESM'T (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:

Gordon N. Anderson
GORDON N. ANDERSON, R.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/COSA UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AND ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR OTHER ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N35° 28' 38"E	70.01'
L2	S54° 20' 36"E	84.71'
L3	N38° 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	N36° 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	58.55'
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	661.01'
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° 55' 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'

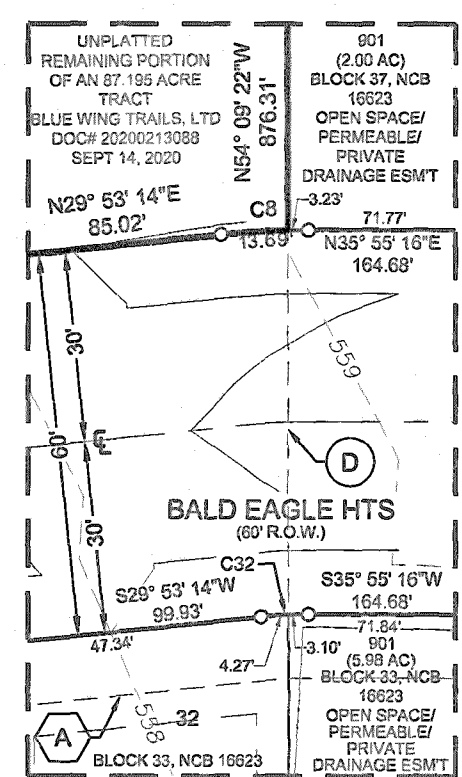
LINE TABLE		
LINE	DIRECTION	LENGTH
L46	S0° 04' 07"E	10.92'
L47	N35° 50' 30"E	125.76'
L48	N32° 39' 43"E	90.14'
L49	N54° 09' 30"W	661.01'
L50	N77° 57' 51"W	114.61'
L51	N54° 20' 38"W	85.15'
L52	S54° 04' 44"E	64.56'
L53	S54° 04' 17"E	20.71'
L54	N54° 09' 30"W	75.46'
L55	N54° 04' 58"W	20.55'
L56	S39° 08' 04"W	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	388.54'
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

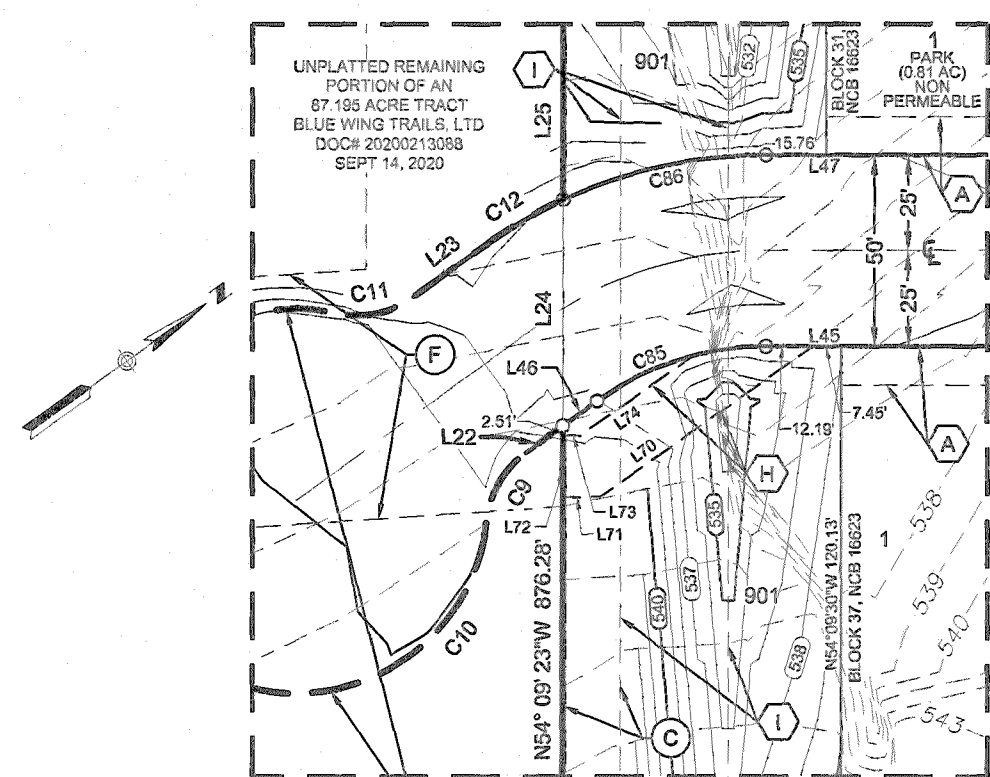
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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.

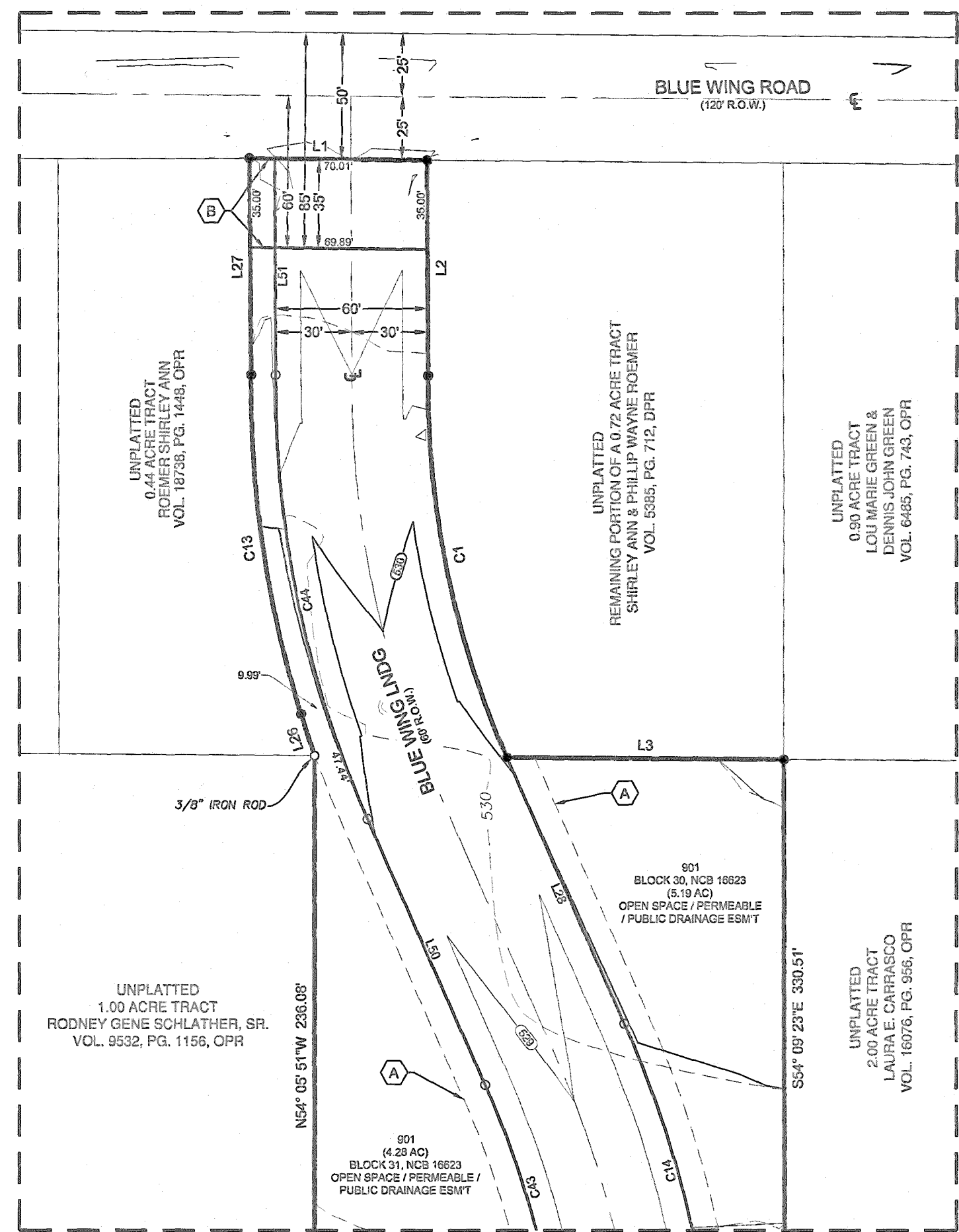
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



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



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



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

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 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

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2929 BRIARPARK DRIVE SUITE 175, HOUSTON, TX 77042
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STATE OF TEXAS
COUNTY OF HARRIS

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STATE OF TEXAS
COUNTY OF HARRIS

NOTARY PUBLIC
HARRIS COUNTY, TEXAS

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NOTARY PUBLIC
HARRIS COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D. 2022

BY _____ CHAIRMAN

BY _____ SECRETARY

