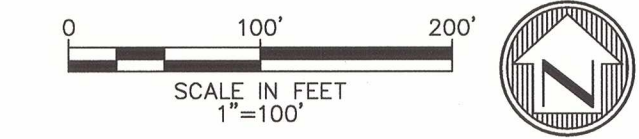


LAND-PLAT-22-11800337

SUBDIVISION PLAT
OF

PALO ALTO COVE SUBDIVISION

BEING A TOTAL OF 3.633 ACRES OF LAND LYING IN THE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12, NEW CITY BLOCK 14552, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO JAPUI, LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED NOVEMBER 10, 2021, AND RECORDED IN DOCUMENT NO. 20210315741, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: September 29, 2022
CDS MUERY JOB 122118.00



TBPLS #10194291
TBPE #18576
10906 LAUREATE DRIVE, SUITE 101
SAN ANTONIO, TX 78249
(210)236-7382

OWNER / DEVELOPER:
AMER PROPERTIES, LLC.
BALWINDER DHILLON
5717 NW PARKWAY, SUITE 103
SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

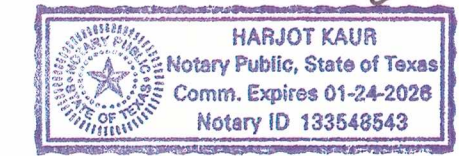
OWNER/DEVELOPER AMER PROPERTIES LLC.
BALWINDER DHILLON
5717 NW PARKWAY, SUITE 103
SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BALWINDER DHILLON, 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 5th DAY OF October, A.D. 20 22

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



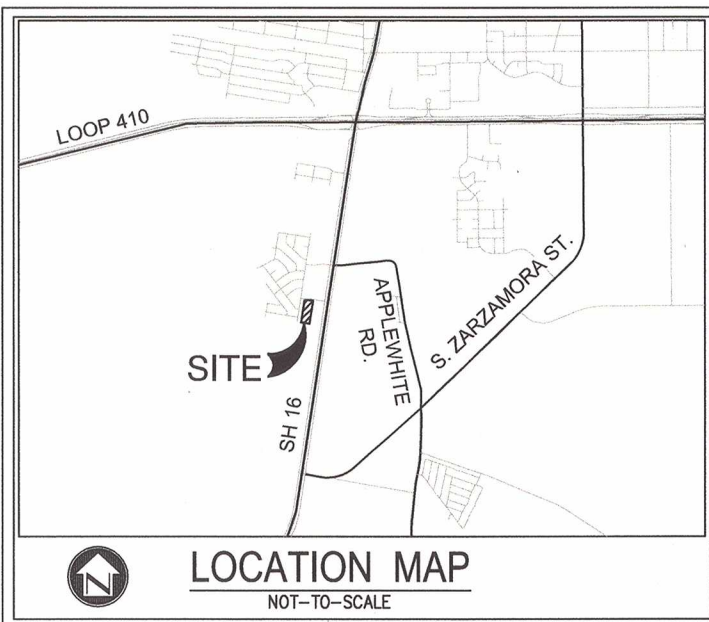
THIS PLAT OF PALO ALTO COVE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN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

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

13 MULTI-FAMILY LOTS
SHEET 1 OF 1



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	51.30'	370.00'	25.69'	7°56'40"	S84°25'48"E
C2	42.83'	597.14'	21.42'	4°06'34"	S85°46'16"E
C3	21.71'	15.00'	13.26'	82°56'09"	N50°07'47"E
C4	25.41'	15.00'	16.97'	97°03'51"	N39°52'13"W
C5	36.13'	23.00'	23.00'	90°00'00"	N53°39'43"E
C6	36.13'	23.00'	23.00'	90°00'00"	S36°20'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00'	S81°20'17"E
L2	31.21'	N8°39'43"E
L3	33.13'	S8°39'43"W
L4	22.00'	S81°20'17"E

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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW 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 DEDICATION:
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.

DRAINAGE EASEMENT ENCROACHMENTS:
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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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.

- EASEMENT KEYNOTES**
- ① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ② 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ③ 16' PRIVATE DRAINAGE EASEMENT
 - ④ LOT 901, BLOCK 34 IS A PRIVATE DRAINAGE EASEMENT & OPEN SPACE (0.225 ACRES)
 - ⑤ 5' WATER EASEMENT
 - ① REMAINING PORTION OF 50 DRAINAGE EASEMENT (VOL. 6500, PG. 118, D.P.R.B.C.)
 - ② 5' TELEPHONE EASEMENT (VOL. 6500, PG. 11, O.P.R.B.C.)
 - ③ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9560, PG. 43, D.P.R.B.C.)

RESIDENTIAL FINISHED FLOOR ELEVATION:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

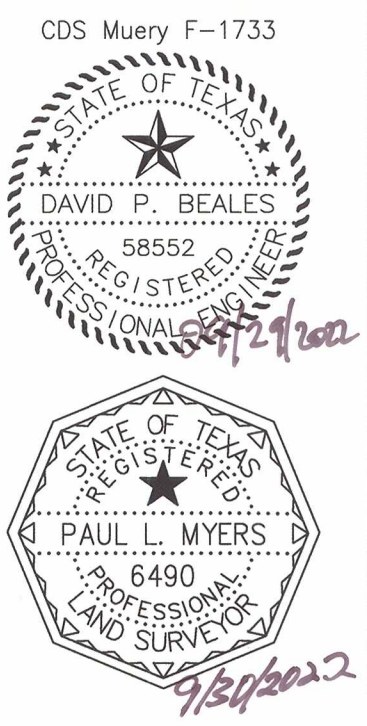
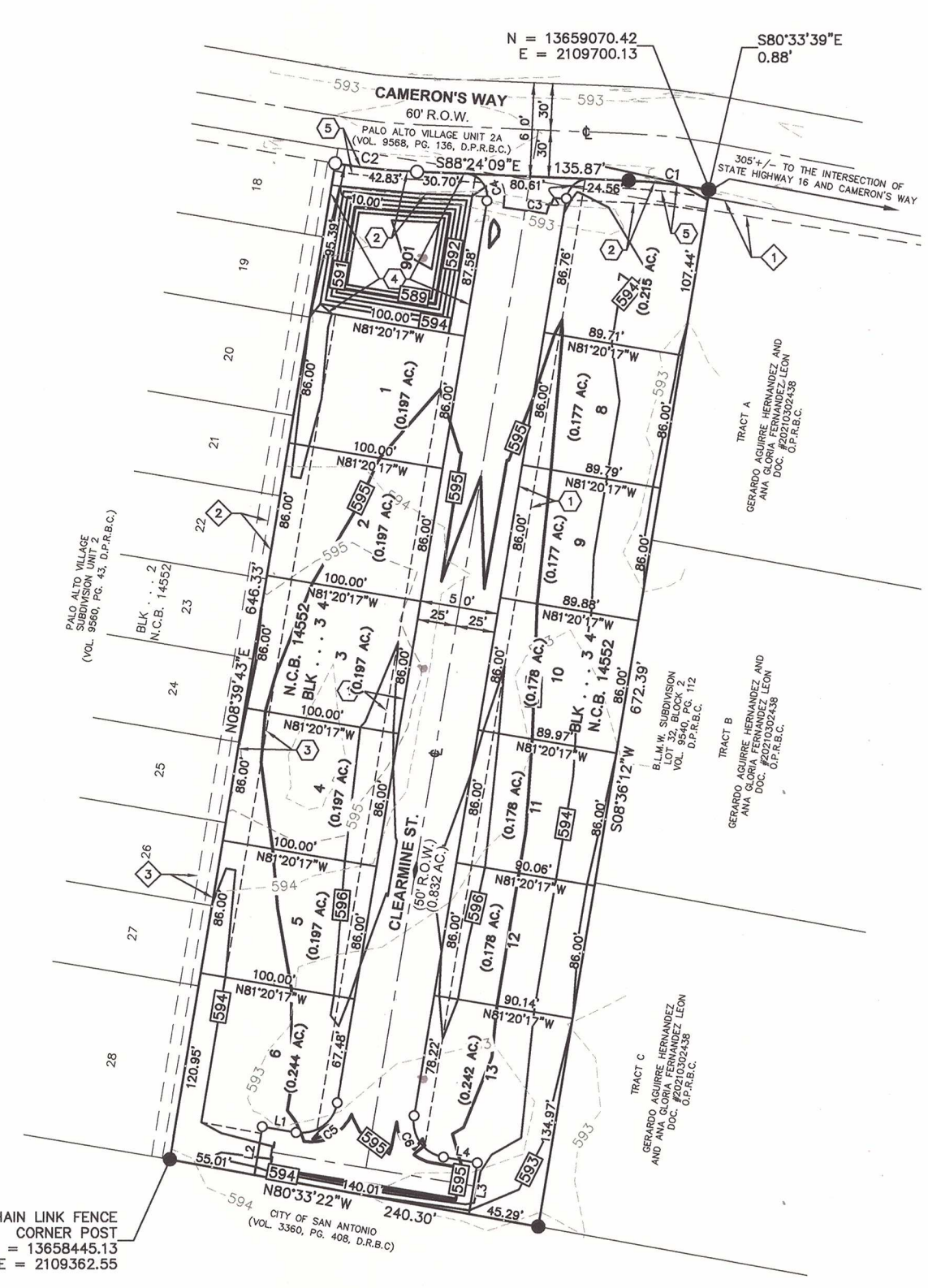
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 901, BLOCK 34, NDB 14552, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-22-38801202) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE.

NOTES:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802900570F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER 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 OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY 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.

- LEGEND**
- AC ACRE(S)
 - BLK BLOCK
 - BSL BUILDING SETBACK LINE
 - CATV CABLE TELEVISION
 - NCB NEW COUNTY BLOCK
 - DED DEDICATION
 - DOC DOCUMENT NUMBER
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ESMT EASEMENT
 - ETJ EXTRATERRITORIAL JURISDICTION
 - VOL VOLUME
 - PG PAGE(S)
 - FND 1/2" IR FOUND 1/2" IRON ROD NO CAP
 - 592--- EXISTING CONTOURS
 - 594--- FINISHED CONTOURS
 - FF=594.7 MINIMUM FINISHED FLOOR ELEVATION
 - ROW RIGHT-OF-WAY
 - VAR WID VARIABLE WIDTH
 - NVAE NON VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - ⊕ STREET CENTERLINE
 - DPRBC DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPRBC OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DRBC DEED RECORDS OF BEXAR COUNTY, TEXAS
 - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MMES RPLS 6490" (UNLESS OTHERWISE NOTED.)
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED.)
 - ◀ DENOTES ZERO LOT LINE



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 THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]
DAVID P. BEALES
LICENSED PROFESSIONAL ENGINEER NO. 58552

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL L. MYERS

[Signature]
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83 (2011) EPOCH: 2010 TEXAS SOUTH CENTRAL ZONE 4204.
- DISTANCES SHOWN HEREON ARE SURFACE AND COORDINATES SHOWN HEREON ARE GRID.
- SURFACE GRID X 1.00016
- SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED, "MMES RPLS 6490" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.