

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	51.30'	370.00	25.69'	7°56'40"	51.26'	S84°25'48"E
C2	42.83'	597.14'	21.42'	4°06'34"	42.82'	S85°46'16"E
C3	21.71'	15.00'	13.26'	82°56'09"	19.87'	N50°07'47"E
C4	25.41	15.00'	16.97	97°03'51"	22.48'	N39°52'13"W
C5	36.13'	23.00'	23.00'	90°00'00"	32.53	N53°39'43"E
C6	36.13'	23.00'	23.00'	90°00'00"	32.53'	S36°20'17"E

		0.0.00		-0.00		-		
C2	42.83'	597.14'	:	21.42'	4°06'34"	42	.82'	S85°46
СЗ	21.71'	15.00'	1	3.26'	82°56'09"	19	.87'	N50°07
C4	25.41	15.00'	1	16.97'	97°03'51"	22	.48'	N39°52′
C5	36.13	23.00'	2	23.00'	90'00'00"	32	.53'	N53°39
C6	36.13'	23.00'	2	23.00'	90'00'00"	32	.53'	S36°20
LINE TABLE								
		LINE LENG		LENGTH	H 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

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.

A POTION 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 PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

SAWS WASTEWATER EDU: 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

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 ALLER 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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
- 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.) 12' GAS, ELECTRIC, TELEPHONE AND
- 3 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 HE 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). $\frac{\text{MAINTENANCE NOTE:}}{\text{THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS,}$ INCLUDING LOT 901, BLOCK 34, NCB 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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801202) 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 PER 35-477(H).

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0570F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

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 (FILO) 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

	LLGLI	ND	
AC BLK BSL CATV	ACRE(S) BLOCK BUILDING SETBACK LINE CABLE TELEVISION	VAR WID NVAE ©	VARIABLE WIDTH NON VEHICULAR NON-ACCES EASEMENT (NOT-TO-SCALE) STREET CENTERLINE
NCB DED	NEW COUNTY BLOCK DEDICATION	DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DOC	DOCUMENT NUMBER DEED AND PLAT RECORDS OF	OPRBC	OFFICIAL PUBLIC RECORDS O BEXAR COUNTY, TEXAS
ESMT ETJ	BEXAR COUNTY, TEXAS EASEMENT EXTRATERRITORIAL JURISDICTION	DRBC	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOL PG 1/2" IR	VOLUME PAGE(S) FOUND 1/2" IRON ROD NO CAP	0	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MMES RPLS 6490"
92.——	EXISTING CONTOURS FINISHED CONTOURS	•	(UNLESS OTHERWISE NOTED.) FOUND 1/2" IRON ROD

(UNLESS OTHERWISE NOTED.)

■ DENOTES ZERO LOT LINE

N = 13659070.42

S80°33'39"E

FND 1/2" --- 592 --

FF=594.7 MINIMUM FINISHED FLOOR ELEVATION

ROW RIGHT-OF-WAY

CPS/SAWS/CPSA UTILITY (RESIDENTIAL):

. 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," EASEMENT, "SERVICE EASEMENT," WATER EASEMENT," SANTARY SEWER EASEMENT," "GAS EASEMENT," WATER EASEMENT," SANTARY SEWER EASEMENT," WATER EASEMENT," SANTARY SEWER EASEMENT," WATER EASEMENT," SANTARY SEWER EASEMENT, WATER EASEMENT, WATER EASEMENT, "BUTTER EASEMENT," WATER EASEMENT, "BUTTER EASEMENT, WATER EASEMENT, WAND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RICHT 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 CAS AND (OR BECTOR) REPRESENTED FAMILY FOR THE PURPOSE AND DIED FOR THE PURPOSE AND DIED FAMILY FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER SEWER CAS AND (OR BECTOR) REPRESENTED CASE AND CORE AND CORE WATER OF THE PURPOSE OF DESCRIPTION OF THE PURPOSE OF 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 CYS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CYS 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 ALTERATIONS.

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.

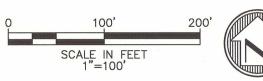
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LAND-PLAT-22-11800337

SUBDIVISION PLAT

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 JAPJI, LLC, A TEXAS LIMITED LIABILITY COMPANY DATED NOVEMBER 10, 2021, AND RECORDED IN DOCUMENT NO. 20210315741, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.





100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216 (210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

> 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

DAY OF **Detaber** , A.D. 20<u>22</u>

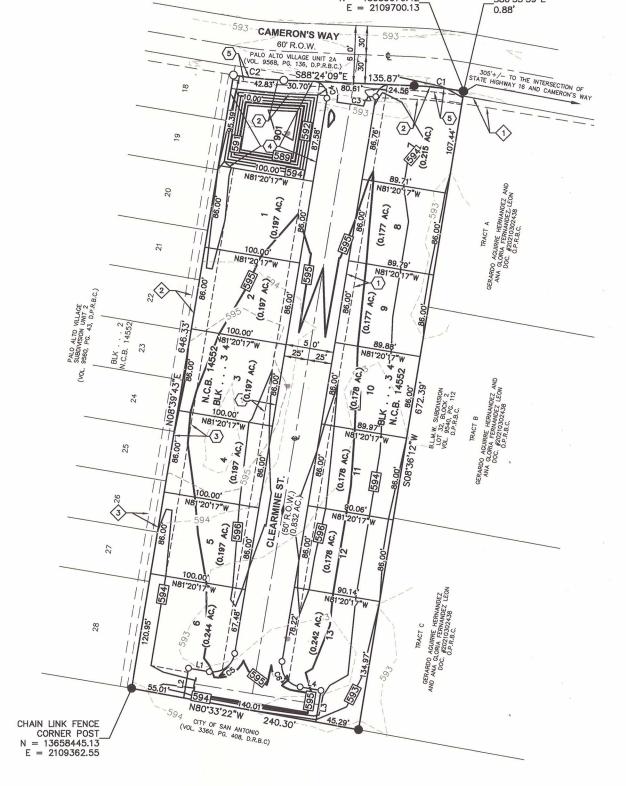
NOTARY PUBLIC, BEXAR COUNTY, TEXAS HARJOT KAUR Notary Public, State of Texas

Comm. Expires 01-24-2026 Notary ID 133548543

SEAL OF OFFICE THIS 5

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 THISDAY OF	, A.D. 20
BY:		CHAIRMAN
BY:		SEADETADA





*

PAUL L. MYERS

6490 💉

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

LICENSED PROFESSIONAL ENGINEER NO. 58552

STATE OF TEXAS COUNTY OF BEXAR)

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

12 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. 2. DISTANCES SHOWN HEREON ARE SURFACE AND COORDINATES SHOWN HEREON

SURFACE=GRID X 1.00016

3. SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED, "MMES RPLS 6490" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.

13 MULTI-FAMILY LOTS SHEET 1 OF 1