

LOCATION MAP

GENERAL NOTES:

- 1) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- 2) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET
- 3) IMPACT FEES ARE DUE. 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.
- 4) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 5) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
- 6) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 7) STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
DC5765 TXJC JOHNSON CITY CORS ARP
DC5767 TXSM SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983802
- 8) STATE PLANE COORDINATES ARE NAD 83 (NAVD88)
- 9) 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

C.P.S. NOTES:

- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS. AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2.) ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- 4.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.
- 5.) SETBACKS IMPOSED ON THIS PLAT AREA AT DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

* THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BATHROON SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

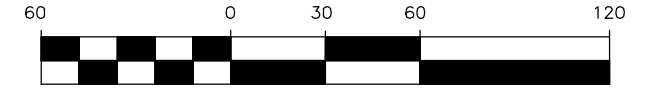
PLAT NUMBER

**SUBDIVISION PLAT ESTABLISHING
700 AMANDA SUBDIVISION**

BEING 4.635 ACRE TRACT, BEING CALLED 4.708 ACRES OF LAND, MORE OR LESS, AND BEING THE REMAINDER OF TRACT 1, BLOCK 12, NEW CITY BLOCK 10278, GARDEN BLOCKS OF GRANDVIEW ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT ORIGINAL CALLED TRACT 1, SAVE AND EXCEPT THAT 0.282 ACRES CONVEYED TO TEXAS STATE HIGHWAY COMMISSION IN A DEED RECORDED IN VOLUME 5159, PAGE 573, DEED RECORDS OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.

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CAESAR A. GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR
14384 HUBER ROAD
SEGUIN, TEXAS 78155
PH: (512) 470-4669

DATE: 11/29/2021 JOB # 1833

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

DULY AUTHORIZED AGENT
OWNER / DEVELOPER ADDRESS:
ARCOM REAL ESTATE HOLDING, L.L.C.
ADAM IZBEK
17503 LA CANTERA PARKWAY
SAN ANTONIO, TEXAS 78257
PH: (210)-900-7090

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM IZBEK 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 _____ DAY OF _____, 2021

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF 700 AMANDA 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., _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CURVE TABLE

CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C1	7.85	5.00	N45°00'00"E	7.07	90°00'00"
C2	4.97	5.00	S61°31'40"E	4.77	56°56'39"
C3	256.47	50.00	S00°00'00"E	54.55	293°53'19"
C4	4.97	5.00	S61°31'40"W	4.77	56°56'39"
C5	7.85	5.00	N45°00'00"W	7.07	90°00'00"
C6	347.11	508.14	S02°46'47"E	340.40	39°08'20"

LINE TABLE

LINE	LENGTH	BEARING
L1	44.17	N35°40'35"W
L2	18.37	N31°25'35"W
L3	45.81	N32°45'37"W
L4	23.39	N26°06'49"W
L5	21.76	N13°47'18"W
L6	38.79	N21°20'11"W
L7	13.50	N41°17'58"W
L8	39.32	N00°04'00"W

LEGEND:

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ELECTRIC, GAS, TELEPHONE, CABLE TV EASEMENT E.G.T,CA ESM'T
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. O.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. D.P.R.
- RIGHT-OF-WAY R.O.W.
- EXISTING CONTOURS 630
- EASEMENT ESM'T
- SANITARY SEWER EASEMENT SAN. SWR. ESM'T
- SQUARE FEET S.F.

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 MADE ON THE GROUND

BY: CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 59074

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.

SALAH E. DIAB
REGISTERED PROFESSIONAL ENGINEER
55516
LICENSED PROFESSIONAL ENGINEER NO. 55516

