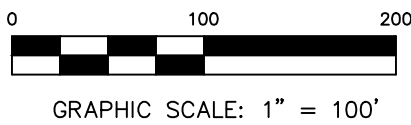
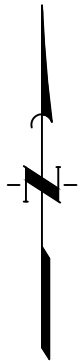


WILLIAM B. RHODE  
SURVEY NO. 96 1/3,  
ABSTRACT NO. 1327

COUNTY ROAD 381  
(R.O.W. WIDTH VARIES)  
R.O.W. MAP NO. R2104-1-1



GRAPHIC SCALE: 1" = 100'

REPLAT & SUBDIVISION PLAT ESTABLISHING

AMANDA PARK PHASE 1

A SUBDIVISION OF 19.549 ACRES OF LAND LOCATED IN THE  
WILLIAM B. RHODE SURVEY NO. 96 1/3, ABSTRACT NO. 1327  
MEDINA COUNTY, TEXAS

DATE: 01/30/2024 JOB NO: 8941-00

LEGEND

D.P.R.B.C.	DEED AND PLAT RECORDS, BEXAR COUNTY
D.P.R.M.C.	DEED AND PLAT RECORDS, MEDINA COUNTY
N.T.S.	NOT TO SCALE
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY
O.P.R.M.C.	OFFICIAL PUBLIC RECORDS, MEDINA COUNTY
P.R.B.C.	PLAT RECORDS, BEXAR COUNTY
P.R.M.C.	PLAT RECORDS, MEDINA COUNTY
P.R.M.C.	PUBLIC RECORDS, MEDINA COUNTY
R.O.W.	RIGHT-OF-WAY
●	1/2" IRON ROD FOUND
● "4496"	1/2" IRON ROD FOUND W/CAP "4496"
● "CDS MUERY"	1/2" IRON ROD FOUND W/CAP "CDS MUERY"
● "JC"	1/2" IRON ROD FOUND W/CAP "JONES CARTER"
● "PD"	1/2" IRON ROD FOUND W/CAP "PAPE DAWSON"
● "TGD"	1/2" IRON ROD FOUND W/CAP "TGD"
○	1/2" IRON ROD SET W/CAP "BGE INC"
△	CALCULATED POINT

OPEN SPACE AREA

LOT	ACREAGE
900	0.942 AC
901	0.230 AC
903	0.728 AC
904	0.318 AC

STREET NAMES

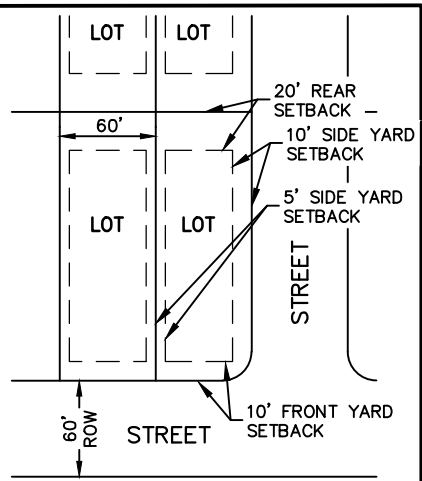
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
NESPRAL DRIVE	60 FT.	0.392 MI.
COLGIN DRIVE	60 FT.	0.050 MI.

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	59	13.130 AC.
DETENTION POND/OPEN SPACE	1	0.928 AC.
OPEN SPACE	4	2.218 AC
RIGHT-OF-WAY	-	3.273 AC.
TOTAL	63	19.549 AC.

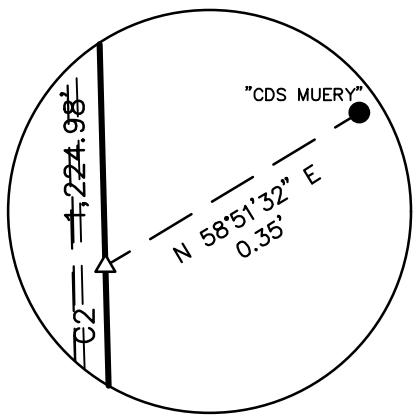
TYPICAL LOT  
LAYOUT

BUILDING SETBACK LINES  
ARE 10 FEET ALONG THE  
ROAD FRONTAGE LOT LINE  
OF EACH LOT, FIVE FEET  
ALONG THE SIDE LOT  
LINES AND TWENTY FEET  
ALONG THE REAR LOT  
LINES OF EACH LOT.

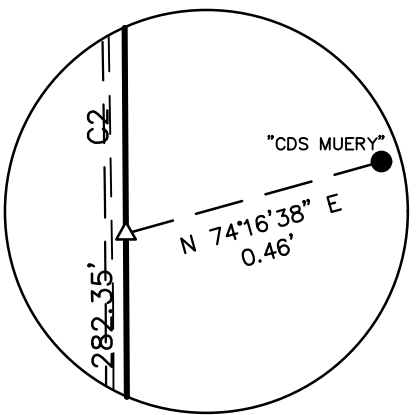


MATCHLINE SHEET 2

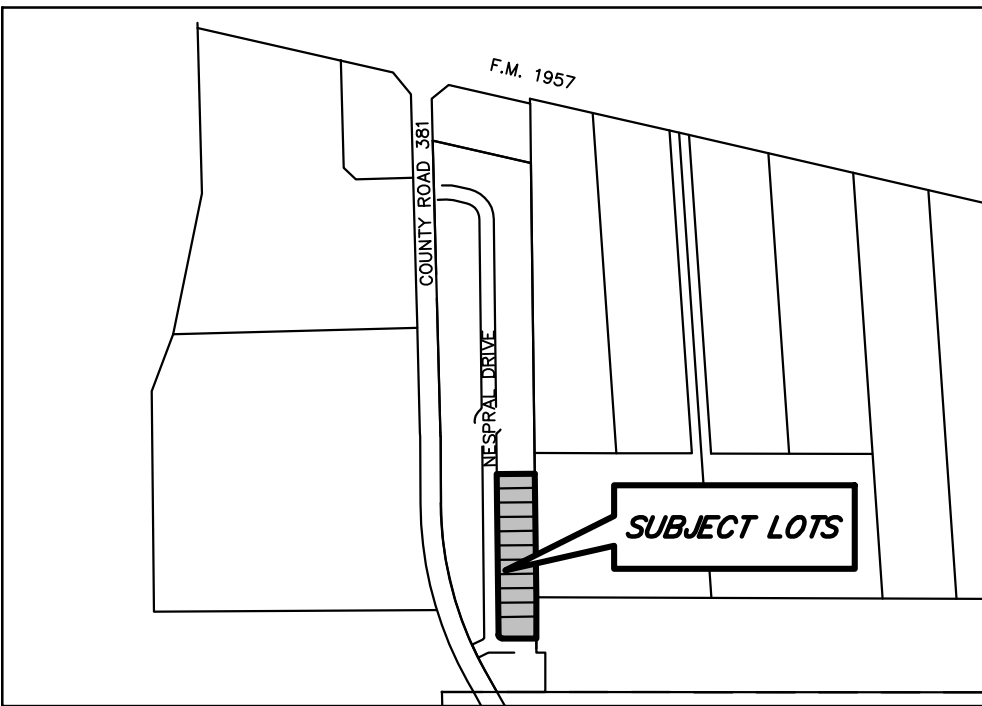
THE AREA BEING REPLATTED IS LOTS 24-34 OF AMANDA PARK PHASE  
1 RECORDED IN DOCUMENT NUMBER 2023010794 OF THE OFFICIAL  
PLAT RECORDS OF MEDINA COUNTY, TEXAS



DETAIL "A"  
N.T.S.



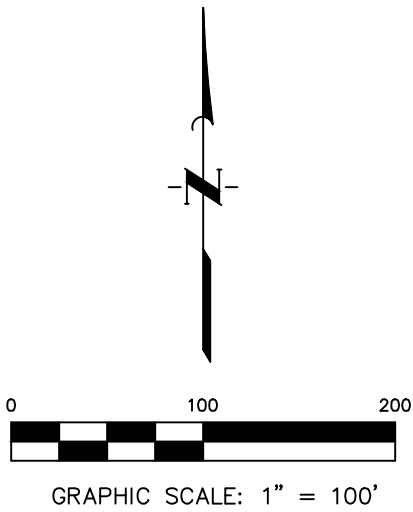
DETAIL "B"  
N.T.S.



AREA BEING REPLATTED THROUGH PUBLIC  
HEARING WITH WRITTEN NOTIFICATION  
NOT TO SCALE



BGE, Inc.  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

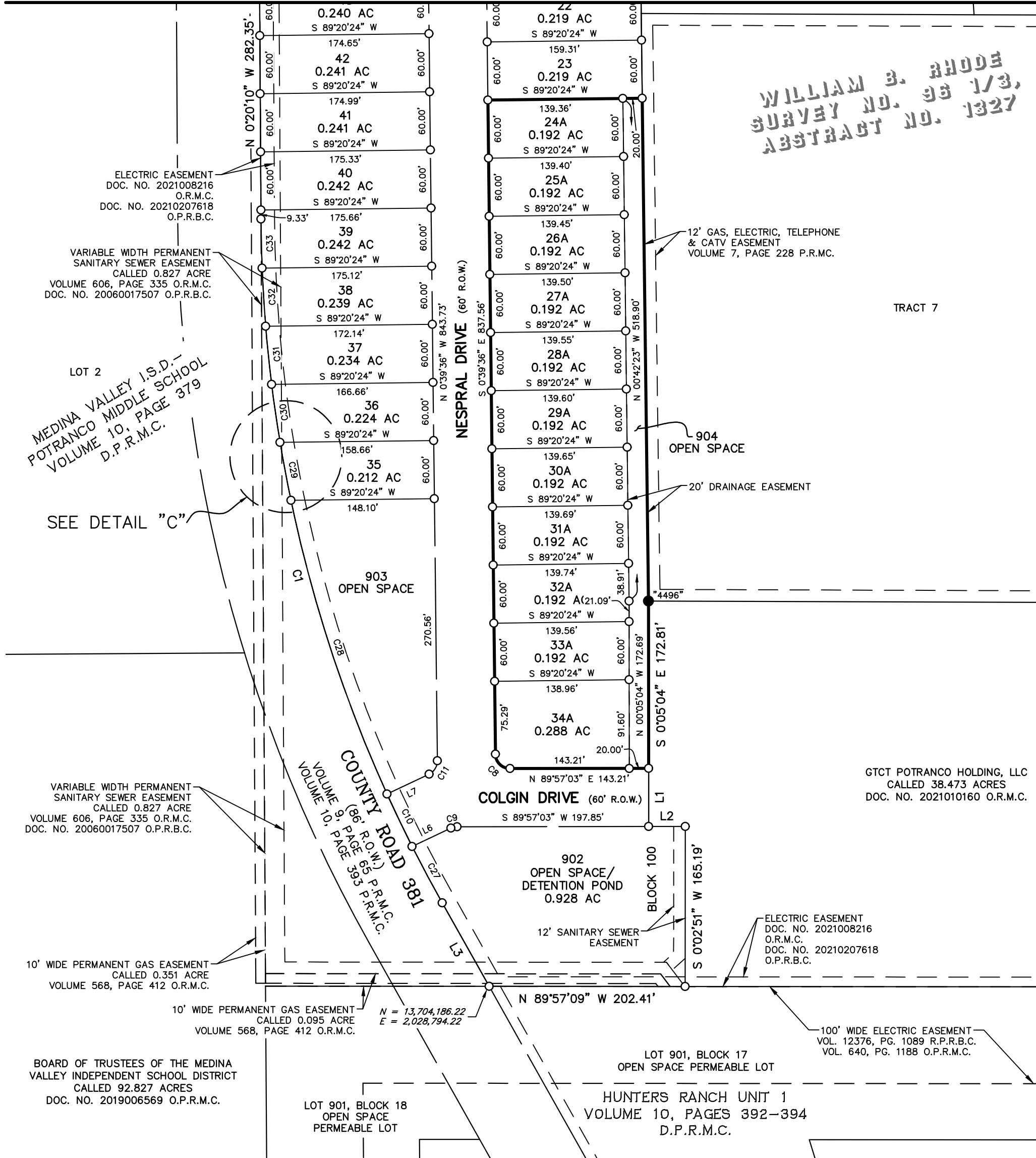


REPLAT & SUBDIVISION PLAT ESTABLISHING  
**AMANDA PARK PHASE 1**  
A SUBDIVISION OF 19.549 ACRES OF LAND LOCATED IN THE  
WILLIAM B. RHODE SURVEY NO. 98 1/3, ABSTRACT NO. 1327  
MEDINA COUNTY, TEXAS  
DATE: 01/30/2024 JOB NO: 8941-00

LEGEND

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● "TGD" 1/2" IRON ROD FOUND W/CAP "TGD"  
○ 1/2" IRON ROD SET W/CAP "BGE INC"  
△ CALCULATED POINT

MATCHLINE SHEET 1



TRACT 7

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	738.04'	1,457.01'	29°01'22"	N 14°50'51" W	730.17'
C2	16.50'	800.00'	1°10'54"	N 00°55'37" W	16.50'
C3	45.58'	180.00'	14°30'36"	N 84°22'36" W	45.46'
C4	173.49'	130.00'	76°27'41"	N 38°53'27" W	160.90'
C5	13.91'	15.00'	53°07'48"	S 27°13'31" E	13.42'
C6	111.28'	60.00'	106°15'37"	N 00°39'36" W	96.00'
C7	13.91'	15.00'	53°07'48"	S 25°54'18" W	13.42'
C8	23.40'	15.00'	89°23'20"	S 45°21'17" E	21.10'
C9	6.60'	15.00'	25°13'38"	S 77°20'14" W	6.55'
C10	60.01'	1,457.01'	2°21'35"	S 25°34'58" E	60.00'
C11	17.12'	15.00'	65°23'02"	N 32°01'55" E	16.20'
C12	13.91'	15.00'	53°07'48"	N 27°13'31" W	13.42'
C13	111.28'	60.00'	106°15'37"	S 00°39'36" E	96.00'
C14	13.91'	15.00'	53°07'48"	N 25°54'18" E	13.42'
C15	93.42'	70.00'	76°27'41"	N 38°53'27" W	86.64'
C16	30.39'	120.00'	14°30'36"	N 84°22'36" W	30.31'
C17	5.81'	180.00'	1°50'53"	S 89°17'33" W	5.81'
C18	39.78'	180.00'	12°39'43"	N 83°27'09" W	39.70'
C19	27.70'	130.00'	12°12'28"	N 71°01'04" W	27.65'
C20	46.03'	130.00'	20°17'17"	N 54°46'11" W	45.79'
C21	40.85'	130.00'	18°00'08"	N 35°37'29" W	40.68'
C22	49.99'	130.00'	22°01'49"	N 15°36'30" W	49.68'
C23	8.92'	130.00'	3°55'59"	N 02°37'36" W	8.92'
C24	37.64'	60.00'	35°56'40"	N 35°49'05" W	37.03'
C25	64.90'	60.00'	61°58'38"	N 13°08'35" E	61.78'
C26	8.73'	60.00'	8°20'18"	N 48°18'03" E	8.72'
C27	66.02'	1,457.01'	2°35'46"	S 28°03'39" E	66.02'
C28	319.53'	1,457.01'	12°33'56"	S 18°07'13" E	318.89'
C29	60.93'	1,457.01'	2°23'45"	S 10°38'22" E	60.92'
C30	60.53'	1,457.01'	2°22'50"	S 08°15'05" E	60.53'
C31	60.25'	1,457.01'	2°22'10"	S 05°52'35" E	60.25'
C32	60.08'	1,457.01'	2°21'45"	S 03°30'37" E	60.07'
C33	50.68'	1,457.01'	1°59'35"	S 01°19'58" E	50.68'
C34	74.62'	70.00'	61°04'45"	N 46°34'55" W	71.14'
C35	18.79'	70.00'	15°22'56"	N 08°21'04" W	18.74'
C36	27.83'	60.00'	26°34'38"	S 39°10'53" W	27.58'
C37	62.96'	60.00'	60°07'28"	S 04°10'09" E	60.11'
C38	20.48'	60.00'	19°33'32"	S 44°00'39" E	20.38'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 00°02'57" E	60.00'
L2	N 89°57'03" E	37.77'
L3	N 29°21'32" W	98.91'
L4	N 88°22'06" E	50.77'
L5	S 77°07'18" E	55.72'
L6	S 64°43'26" W	44.32'
L7	N 64°43'26" E	48.04'
L8	N 77°07'18" W	55.72'
L9	S 88°22'06" W	50.89'

DETAIL "C"  
N.T.S.



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