

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

#### <u>LEGEND</u>

DEED AND PLAT RECORDS, BEXAR COUNTY DEED AND PLAT RECORDS, MEDINA COUNTY D.P.R.B.C. D.P.R.M.C. N.T.S NOT TO SCALE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY OFFICIAL PUBLIC RECORDS, MEDINA COUNTY O.P.R.B.C. O.P.R.M.C. P.R.B.C. PLAT RECORDS, BEXAR COUNTY PLAT RECORDS, MEDINA COUNTY PUBLIC RECORDS, MEDINA COUNTY P.R.M.C. P.R.M.C. R.O.W. RIGHT-OF-WAY 1/2" IRON ROD FOUND 1/2" IRON ROD FOUND W/CAP "4496" **a**"4496" ●"CDS MUERY" 1/2" IRON ROD FOUND W/CAP "CDS MUERY" 1/2" IRON ROD FOUND W/CAP "JONES CARTER" ●"PD" 1/2" IRON ROD FOUND W/CAP "PAPE DAWSON" 1/2" IRON ROD FOUND W/CAP "TGD" ●"TGD" 1/2" IRON ROD SET W/CAP "BGE INC" 0

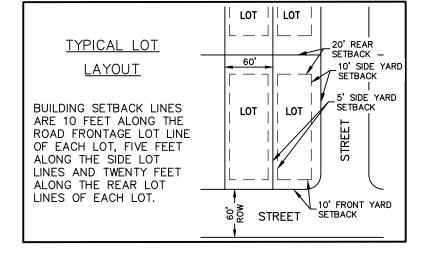
CALCULATED POINT

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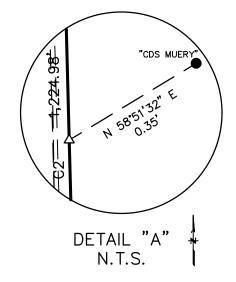
ACREAGE
0.942 AC
0.230 AC
0.728 AC
0.318 AC

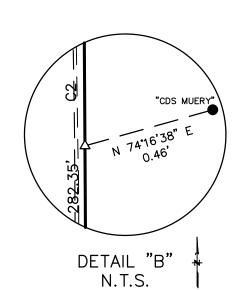
STREET NAMES				
STREET	R.O.W. WIDTH	CENTERLINE LENGTH		
NESPRAL DRIVE	60 FT.	0.392 MI.		
COLGIN DRIVE	60 FT.	0.050 MI.		

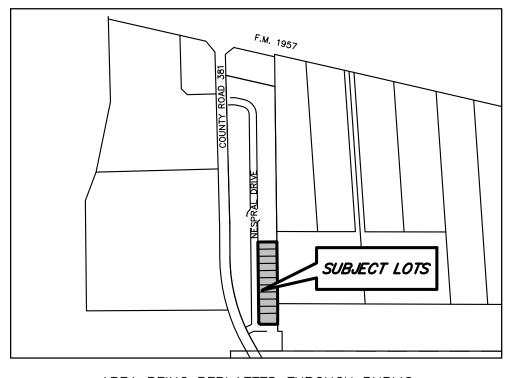
LAND USE SCHEDULE				
DESCRIPTION	NO.	ACREAGE		
RESIDENTIAL	59	13.130 AC.		
DETENTION POND/OPEN SPACE	1	0.928 AC.		
OPEN SPACE	4	2.218 AC		
RIGHT-OF-WAY	-	3.273 AC.		
TOTAL	63	19.549 AC.		



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







AREA BEING REPLATTED THROUGH PUBLIC

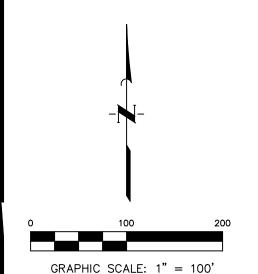
HEARING WITH WRITTEN NOTIFICATION

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



0 100 200

MATCHLINE SHEET 1

G: \TXC\Projects\San Antonio Projects\8941-00 - Steinle 36 Acre\06\_Survey\04\_Finals\Drawings\Plat\8941-00\_Amanda Park Ph1-AMENDED Plat.dwg, 1/31/2024 11:20 AM, Stephen Barger

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

#### <u>LEGEND</u>

D.P.R.B.C.
DEED AND PLAT RECORDS, BEXAR COUNTY
D.P.R.M.C.
N.T.S
NOT TO SCALE
O.P.R.B.C.
OFFICIAL PUBLIC RECORDS, MEDINA COUNTY
O.P.R.M.C.
P.R.B.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"
O 1/2" IRON ROD SET W/CAP "BGE INC"

CHORD BEARING CHORD DISTANCE

730.17

16.50'

45.46'

160.90'

N 14°50'51" W

N 00°55'37" W

N 84°22'36" W

N 38**°**53'27" W

CALCULATED POINT

CURVE TABLE

DELTA

29'01'22"

14°30'36"

76**°**27'41"

110'54"

1,457.01

800.00

180.00'

130.00'

Δ

NUMBER | ARC LENGTH | RADIUS

738.04'

16.50

45.58'

173.49'

C1

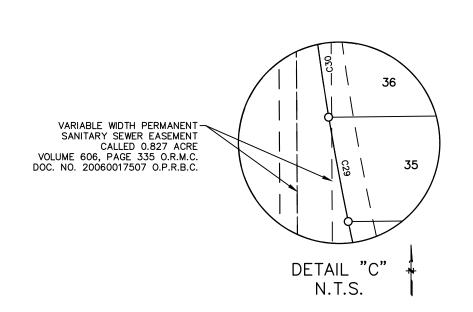
C2

C3

C4

	0 0 10 10	IS ZZ ő	
	0.240 AC 6 S 89'20'24" W	୍ର 0.219 AC ଓ	
్ట్ర	174.65'	S 89°20'24" W	
282.	l I	159.31'	99919791 70. 1951 909737 70. 99 173, MITTIYM 9. 99 173,
>	8 42 8 8 0.241 AC 8	6 23 6 6 0.219 AC 6	
	-	S 89°20'24" W	111177 3, 24 1/31
0.20'10"	174.99'	139.36'	M1777 110 20 1337
.50	6		4119731 77 107 103
	•	9 - 1	332,437,61 11
z   IO	S 89°20'24" W	© 0.192 AC © 0.00 S 89°20'24" W	7331
	175.33'	139.40'	
ELECTRIC EASEMENT DOC. NO. 2021008216	60 40 00 00 0.242 AC 00	6 25A 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	
O.R.M.C.	S 89'20'24" W	S 25A S S S S S S S S S S S S S S S S S S S	
DOC. NO. 20210207618 0.P.R.B.C.	9.33' 175.66'	S 89°20'24" W	
0.1.11.15.0.		139.45'	12' GAS, ELECTRIC, TELEPHONE
	ලි  39 ලි  ලි  0.242 AC ලි	8 26A 8 8 0.192 AC 8	& CATV EASEMENT
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT	1 1	g 0.192 AC g s 89°20'24" w	VOLUME 7, PAGE 228 P.R.MC.
CALLED 0.827 ACRE	175.12' \$\frac{89'20'24' W}{\frac{1}{80'}}\$	$\cup$	
VOLUME 606, PAGE 335 O.R.M.C. DOC. NO. 20060017507 O.P.R.B.C.	38 0 239 AC 21. 25.	139.50' 27A 8	
2001 1101 20000017007 011 1112101	0.239 AC 6 7 8 3	27A 8 6 0 0.192 AC 6 8	TRACT 7
\	S 89'20'24" W	8 0.192 AC 6 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	
ı		139.55′ ≥	
	37 0	0.00 28A 0.00 25, 23, 24 0.00 0.192 AC 0.00 25, 23, 24	
LOT 2 \ 5.2.400\	0.234 AC 6 5 5 6 7 A	28A 6 5 5 89 20 24 W 6 5 8 89 20 24 W 7 W	
(EX), ec. 19	166.66'		
VALLODIE GE	36 è Z <b>d</b>	139.60	
MA MIL PAS	\$ 89"20"24" W P P P P P P P P P P P P P P P P P P	6 29A 6 6 0.192 AC 6 2	
MEDINCO 10; M.C.	S 89°20'24" W	S 89°20'24" W	1, 1904
OTRI UMP O.P.R.	158.66'	139.65'	OPEN SPACE
MEDINA VALLEY 1.5.D. FOR MEDINA VALLEY 1.5.D. SCHOOL  MEDINA VALLEY 5.C. 379  MEDINA VALLEY 5.C. 379	35 8 0.212 AC 8	•	
		ිල 30A ලි ල 0.192 AC ල	20' DRAINAGE EASEMENT
	Ś 89°20′24" W	S 89°20'24" W	
SEE DETAIL "C"	146.10	139.69'	
SEL DETAIL C	' \ \	© 31A © 0.192 AC ©	1
\		© 0.192 AC © S 89°20′24″ W	
\			
\	903 OPEN SPACE	139.74' 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
, Ι	\ \ OF EN SI AGE	(S) 32A (S)	<u>"4496"</u>
\	ا من ا	S 89*20'24" W	
\ 1	270.56'	139.56'	<u>, m</u>
	\%   ~ ~ ~	0.000 33A 0.00000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.000	172.81
\1	!	g 0.192 AC g 5 s 89°20'24" w 3	
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'\	\',	138.96' 138.96	0.05.04
	<b>)</b>	34A , 09:1	2. 2. 00 00 00 00 00 00 00 00 00 00 00 00 00
	<u> </u>	No. 34A No. 26 ≥ 25 × 25 × 25 × 25 × 25 × 25 × 25 × 25	<u>,                                    </u>
		20.00'	σ
	1 \ 44 6 \ \ \ 2.	143.21'	CTCT POTRANCO HOLDING H.C.
VARIABLE WIDTH PERMANENT	A CONTAIN CO.	N 89°57'03" E 143.21'	GTCT POTRANCO HOLDING, LLC CALLED 38.473 ACRES
SANITARY SEWER EASEMENT		COLGIN DRIVE (60' R.O.W.)	
CALLED 0.827 ACRE VOLUME 606, PAGE 335 O.R.M.C.	1 / 2008 ~ /3 6	S 89*57'03" W 197.85'	L2
DOC. NO. 20060017507 O.P.R.B.C.	A Section 19 (2)		<del>-</del>
<b>\</b>	1 290000		
1		902	CK 100
I	\ك\ دن مريق \	OPEN SPACE/ DETENTION POND	웃     <del>c</del>
1		0.928 AC	BLOCK # 16
	PRINC.		ELECTRIC EASEMENT
1	/ , , , / /	12' SANITARY SEWER	DOC. NO. 2021008216 O.R.M.C.
	/ / . ,	EASEMENT	o // DOC. NO. 20210207618
10' WIDE PERMANENT GAS EASEMENT	+ +		-
CALLED 0.351 ACRE VOLUME 568, PAGE 412 O.R.M.C.		2====	
	<b>/</b>	/ \\ N 89°57'09" W 202.	41'
10' WIDE PERMANE	ENT GAS EASEMENT $N = 13,704,186.22$ CALLED 0.095 ACRE $E = 2,028,794.22$	\',	
	PAGE 412 O.R.M.C.	//	100' WIDE ELECTRIC EASEMENT
		`.\	VOL. 12376, PG. 1089 R.P.R.B.C. VOL. 640, PG. 1188 O.P.R.M.C.
BOARD OF TRUSTEES OF THE MEDINA	\	\	N SPACE PERMEABLE LOT
VALLEY INDEPENDENT SCHOOL DISTRICT CALLED 92.827 ACRES		/\	
DOC. NO. 2019006569 O.P.R.M.C.	LOT 901, BLOCK 18	\ \	ERS RANCH UNIT 1
	OPEN SPACE \	// VOLUME	10, PAGES 392-394
	PERMEABLE LOT	\\	D.P.R.M.C.
		\'.	
	1 1	' ' ' '	1

	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 <b>°</b> 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'
NNG, LLC CRES	C16	30.39'	120.00'	14°30'36"	N 84°22'36" W	30.31'
O.R.M.C.	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 <b>'</b> 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 <b>°</b> 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 <b>°</b> 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 0815'05" 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'



BGE, Inc.

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TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10194490

**GENERAL NOTES:** 

- 1. SUBDIVISION ACREAGE = 19.549 ACRES. THE AVERAGE DENSITY OF RESIDENTIAL LOTS IS 3.018 LOT/AC
- 2. APPROXIMATELY 2,330 LINEAR FEET OF PUBLIC ROADS WILL BE CONSTRUCTED TO CITY OF SAN ANTONIO STANDARDS STANDARDS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) AND MEDINA COUNTY.
- 3. WATER SERVICE SHALL BE PROVIDED BY YANCEY WATER SUPPLY CORPORATION.
- 4. SEWAGE FACILITIES SHALL BE PROVIDED BY SAN ANTONIO WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN ON-SITE WATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY HEALTH INSPECTOR.
- 5. THE SUBDIVISION IS WHOLLY LOCATED WITHIN THE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT.
- 6. ELECTRIC SERVICE WILL BE PROVIDED BY CPS.
- 7. TELEPHONE SERVICE PROVIDED BY AT&T OR SPECTRUM.
- 8. POSTAL SERVICE WILL BE PROVIDED WITH CLUSTER MAILBOXES AT THE ENTRANCE OF THE SUBDIVISION.
- 9. COMMERCIAL WASTE REMOVAL SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THE AREA.
- 10. THERE IS HEREBY DEDICATED EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE MEDINA COUNTY COURTHOUSE. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, SEPTIC TANK DRAIN FIELDS, ETC.) MEDINA COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 11. A TEN (10) FOOT UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOMESTEAD, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
- 12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- 13. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- 14. BASIS OF BEARING RECITED HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. CONTOURS SHOWN ARE EXISTING. VERTICAL DATUM IS NAVD 88 (GEOID 12B).
- 15. MONUMENTATION AS SHOWN. IT IS THE POLICY OF BGE, INC. TO SET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" AT ALL CORNERS, P.I.'s, P.C.'s, AND P.T.'s UPON COMPLETION OF CONSTRUCTION.
- 16. ENCROACHMENTS ARE PROHIBITED WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAINS, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS. AND OTHER DEVELOPMENTS. UNLESS CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER IS PROVIDED DEMONSTRATING ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING OCCURRENCE OF BASE FLOOD DISCHARGE.
- 17. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- 18. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS:
  - LOT 900 (OPEN SPACE)
  - LOT 901 (OPEN SPACE)
  - LOT 903 (OPEN SPACE)
- LOT 904 (OPEN SPACE)
- LOT 902 (DETENTION POND)

THESE LOTS CANNOT BE DEVELOPED INTO SINGLE- OR MULTI-FAMILY HOMES

- 19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM.
- 20. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY ROAD STANDARDS OR TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AS APPLICABLE.
- 21. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- 22. NESPRAL DRIVE AND COLGIN DRIVE ARE DEDICATED AS LOCAL STREETS.

#### **DRAINAGE NOTES:**

- 1. NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) FOR MEDINA COUNTY, TEXAS, ON MAP NUMBER 48325C0400D, DATED MAY 15, 2020 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- 2. THE TRACT DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE (EARZ) OR CONTRIBUTING ZONE.
- 3. DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

# C.P.S./SAWS/COSA 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 THE 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 THE OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER OR 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, 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, GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

# SAWS IMPACT FEE:

1. 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.

# SAWS DEDICATION:

1. THE OWNER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

# SAWS WASTEWATER EDU

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



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. 96 1/3, ABSTRACT NO. 1327

MEDINA COUNTY, TEXAS

GINA CHAMPION, COUNTY CLERK

MEDINA COUNTY, TEXAS