

- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
  3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).
  5. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

**LEGEND:**

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- C.L. = CENTERLINE
- L.F. = LINEAR FEET
- 100— = EXISTING CONTOURS
- 100— = PROPOSED CONTOURS

**KEYNOTES:**

1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. 10' LANDSCAPE EASEMENT
5. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
6. OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.229 ACRES PERMEABLE)
7. 8' PUBLIC DRAINAGE EASEMENT
8. 16' ACCESS AND SANITARY SEWER EASEMENT
9. 20' BUILDING SETBACK LINE
10. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 1117-1118 P.R.)
11. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (PLAT NO. 22-11800784)
12. 20' SEWER EASEMENT (VOLUME 11234, PAGE 1493 O.P.R.)
13. ARCADIA RIDGE PHASE 3 OPEN SPACE (VOLUME 20003, PAGES 1033-1035 P.R.)
14. UNPLATTED REMAINING PORTION OF 74.97 ACRES OWNER: ARCADIA TS, LLC. (DOCUMENT NO. 20220173058 O.P.R.)
15. 6.081 ACRE TRACT OWNER: SOTO CLARA Q & AROLD (VOLUME 9511, PAGE 95 D.P.R.)
16. 7.000 ACRE TRACT OWNER: CHRISTIAN FAMILY BAPTIST CHURCH (DOCUMENT NO. 20140139386 P.R.)
17. 1.096 ACRES OWNER: JUANA ELIZABETH MATA (DOCUMENT NO. 20150099132 O.P.R.)

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

LICENSED PROFESSIONAL ENGINEER  
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:

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN, INC.  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 S. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-462-7722 FAX: 512-462-7714 EMAIL: INFO@TBPELS.TEXAS.GOV

**CPS/SAWS/COSA UTILITY:**

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 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 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 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 AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

**SAWS WASTEWATER EDU:**

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

**SAWS IMPACT FEES:**

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.

**SAWS DEDICATION NOTE:**

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.

**RESIDENTIAL FIRE FLOW NOTE:**

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 HIGH PRESSURE NOTE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**SETBACK NOTE:**

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1883141 & TREE APP APP23-38801188) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE:**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

**TREE SAVE AREA NOTE:**

LOT 916, BLOCK 54, CB 4355, (10.09 AC), IS DESIGNATED AS TREE SAVE AREA.

**INGRESS & EGRESS (SEWER) NOTE:**

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**INGRESS & EGRESS (WATER) NOTE:**

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

**DRAINAGE EASEMENT ENCROACHMENTS NOTE:**

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.

**COMMON AREA MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 916-917, BLOCK 54, 904, BLOCK 57 & 903, BLOCK 71, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**OPEN SPACE NOTE:**

LOT 916, BLOCK 54, (9.892 OF AN ACRE PERMEABLE) & (0.1904 OF AN ACRE NON-PERMEABLE) IS DESIGNATED AS OPEN SPACE AND AS A TREE SAVE AREA AND A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT. LOTS 917, BLOCK 54, (0.0575 OF AN ACRE PERMEABLE) & (0.0211 OF AN ACRE NON-PERMEABLE), 904, BLOCK 57, (0.0896 OF AN ACRE PERMEABLE) & 903, BLOCK 71, (0.3072 OF AN ACRE PERMEABLE), IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT.

**CLEAR VISION NOTE:**

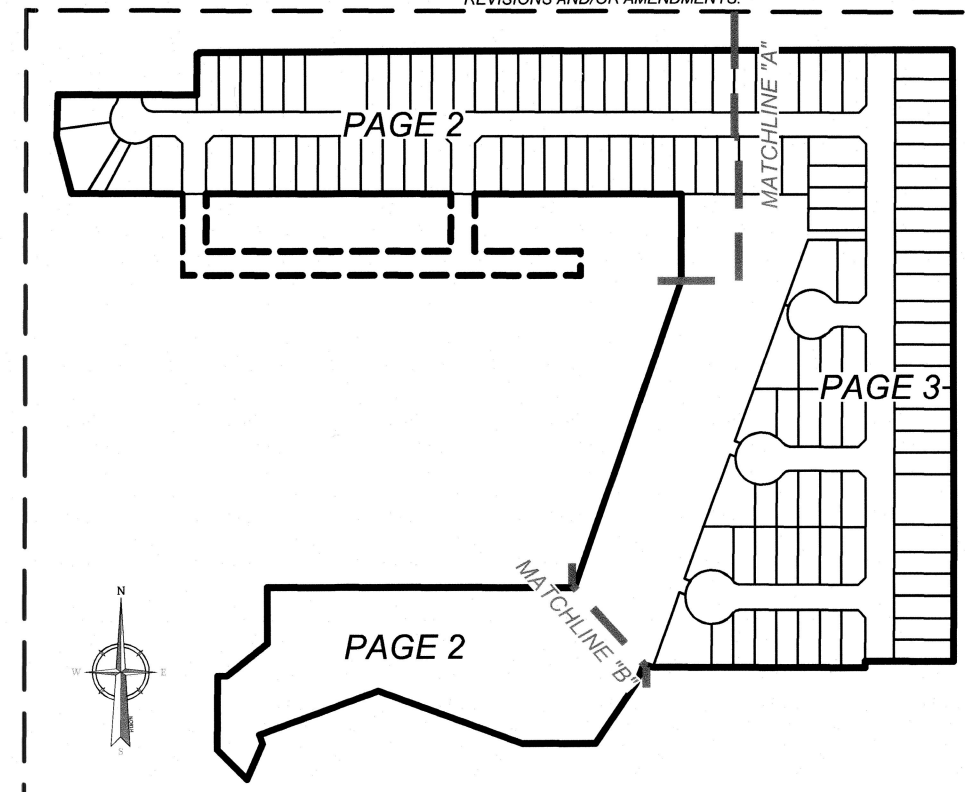
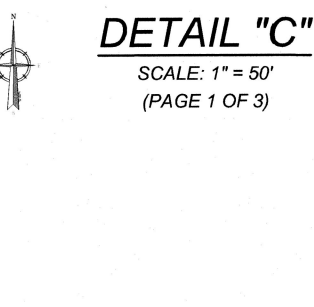
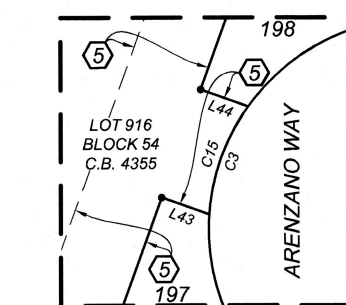
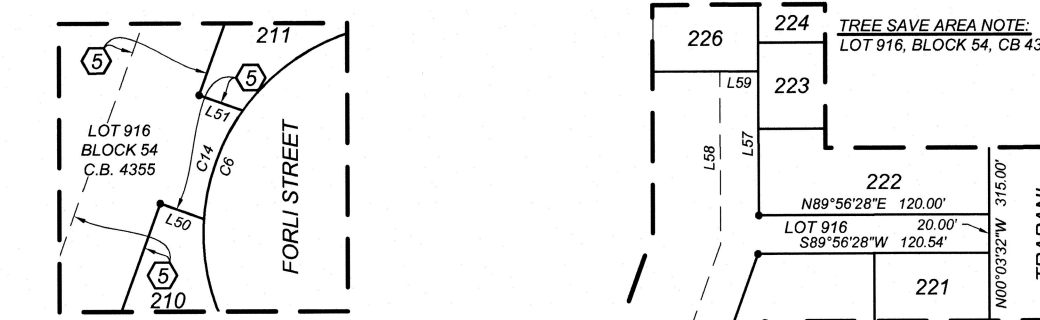
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**EASEMENTS FOR FLOODPLAINS NOTE:**

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL NUMBER 48029C0365F, DATES SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATIONS; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**CLOMRS PENDING FEMA APPROVAL NOTE:**

A PORTION OF LOTS 32-35, BLOCK 71, C.B. 4355 OF THIS PLAT LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPicted ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C0365F, DATED SEPTEMBER 29, 2010. A FEMA CLOMRS FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND APPROVED BY FEMA ON 01-21-2022 (CASE NO. 21-06-1225R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	39.27'	25.00'	90°00'06"	35.36'
C2	14.44'	15.00'	55°09'00"	13.89'
C3	278.67'	55.00'	290°18'01"	62.86'
C4	14.44'	15.00'	55°09'00"	13.89'
C5	14.44'	15.00'	55°09'00"	13.89'
C6	278.67'	55.00'	290°18'01"	62.86'
C7	14.44'	15.00'	55°09'00"	13.89'
C8	13.80'	15.00'	52°41'41"	13.31'
C9	254.03'	51.00'	285°23'23"	61.82'
C10	13.80'	15.00'	52°41'41"	13.31'
C11	10.70'	15.00'	40°52'57"	10.48'
C12	152.89'	51.00'	171°45'48"	101.74'
C13	10.70'	15.00'	40°52'45"	10.48'
C14	30.38'	55.00'	31°39'12"	30.00'
C15	30.38'	55.00'	31°39'12"	30.00'

Line Table		
Line #	Length	Direction
L1	85.67'	N00° 03' 26"W
L2	5.00'	N89° 33' 19"E
L3	2.31'	N00° 03' 26"W
L4	184.83'	S89° 56' 28"W
L5	13.64'	S00° 03' 32"E
L6	20.00'	N70° 09' 00"W
L7	42.46'	S19° 51' 00"W
L8	151.88'	S33° 41' 51"W
L9	152.84'	N90° 00' 00"W
L10	20.00'	S20° 09' 17"E
L11	80.71'	S23° 26' 59"W
L12	87.76'	N45° 14' 40"W
L13	153.19'	N00° 04' 36"W
L14	19.84'	N89° 56' 28"E
L15	107.60'	N51° 06' 37"E
L16	116.81'	N00° 03' 32"W
L17	180.47'	N00° 03' 32"W
L18	120.00'	S00° 03' 32"E
L19	50.00'	S00° 03' 32"E
L20	170.00'	N00° 03' 32"W
L21	122.08'	N14° 40' 47"W
L22	87.01'	N01° 12' 56"E
L23	120.00'	S00° 03' 32"E
L24	120.00'	N00° 03' 32"W
L25	50.00'	N89° 56' 34"E

Line Table		
Line #	Length	Direction
L26	10.11'	S00° 03' 26"E
L27	114.77'	N00° 03' 32"W
L28	60.00'	N89° 40' 00"E
L29	60.00'	S89° 56' 28"W
L30	91.36'	N00° 03' 32"W
L31	143.75'	S89° 56' 28"W
L32	143.75'	N89° 56' 28"E
L33	45.00'	S89° 56' 28"W
L34	45.00'	N89° 56' 28"E
L35	105.00'	S00° 03' 32"E
L36	50.00'	S89° 56' 28"W
L37	105.00'	N00° 03' 32"W
L38	105.00'	S00° 03' 32"E
L39	50.00'	S89° 56' 28"E
L40	105.00'	N00° 03' 32"W
L41	41.36'	S89° 56' 28"W
L42	7.02'	N00° 03' 26"W
L43	13.11'	S70° 09' 00"E
L44	13.11'	N70° 09' 00"W
L45	45.00'	N89° 56' 28"E
L46	45.00'	N89° 56' 28"E
L47	50.00'	S89° 56' 28"W
L48	45.00'	S89° 56' 28"W
L49	107.85'	S89° 56' 28"W
L50	12.08'	S70° 09' 00"E

Line Table		
Line #	Length	Direction
L51	12.08'	N70° 09' 00"W
L52	45.00'	N89° 56' 28"E
L53	50.00'	N89° 56' 28"E
L54	45.00'	S89° 56' 28"W
L55	92.82'	S89° 56' 28"W
L56	9.35'	S70° 09' 00"E
L57	75.00'	S00° 03' 32"E
L58	89.99'	N00° 03' 32"W
L59	20.00'	N89° 56' 28"E
L60	21.21'	N44° 56' 28"E
L61	21.21'	N45° 03' 32"W
L62	21.21'	N44° 56' 28"E
L63	21.21'	N45° 03' 32"W
L64	21.21'	N44° 56' 28"E
L65	21.21'	N45° 03' 32"W
L66	21.21'	N44° 56' 28"E
L67	21.21'	N45° 03' 32"W
L68	21.21'	S44° 56' 28"W
L69	21.21'	N45° 03' 32"W
L70	21.21'	S44° 56' 28"W
L71	21.21'	N45° 03' 32"W

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TX

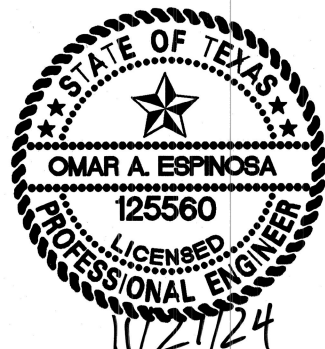
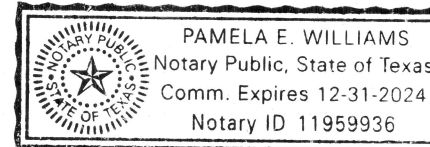
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 18 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

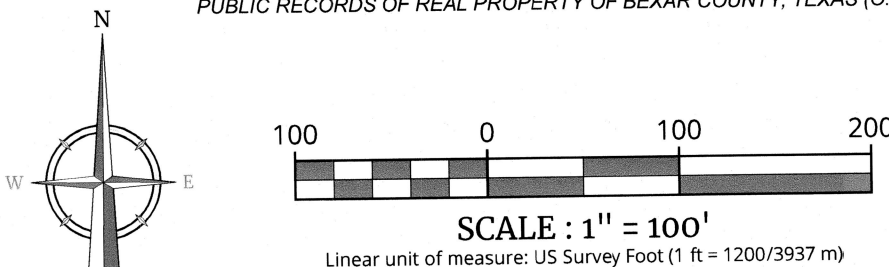
BY: \_\_\_\_\_  
SECRETARY





SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 3 UNIT 18

BEING 33.41 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CALLED 74.97 ACRE TRACT OF LAND AS CONVEYED TO ARCADIA 75, LLC IN DOCUMENT NUMBER 20220173058 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).



SAN ANTONIO  
3421 Paesanos Parkway  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.  
TPE Firm#: F-14909 BPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: November 19, 2024

STATE OF TEXAS  
COUNTY OF DALLAS

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, WATERCOURSE CHANNELS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ARCADIA 75, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
2201 W. ROYAL LANE, SUITE 240  
IRVING, TEXAS 76063

BY: STARPLEX LAND RESOURCES, L.P.,  
A TEXAS LIMITED PARTNERSHIP,  
MANAGING MEMBER

BY: SLR ENTITY MANAGER, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
GENERAL PARTNER

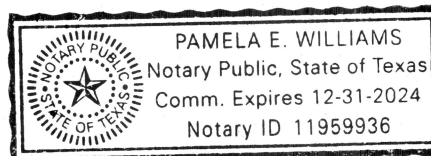
BY: JIM KENNEY  
NAME: JIM KENNEY  
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JIM KENNEY  
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 20TH DAY OF November 2024

Notary Public DALLAS COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

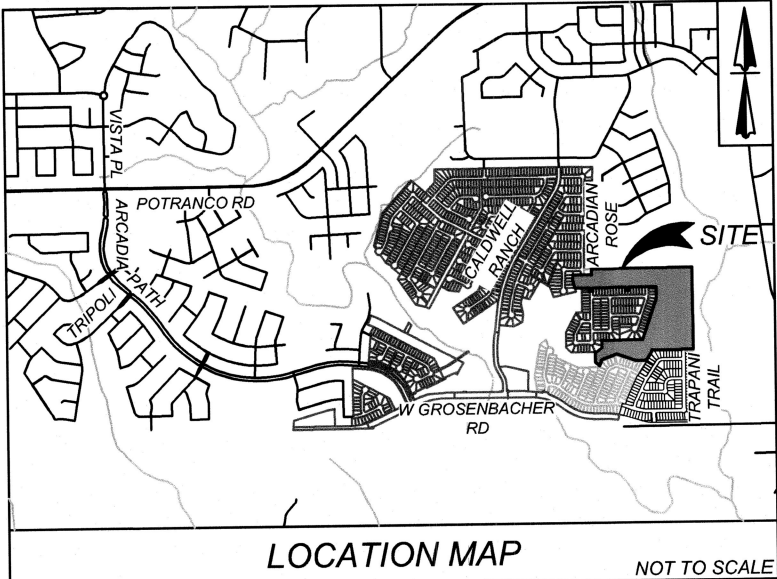
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 18 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



LEGEND:

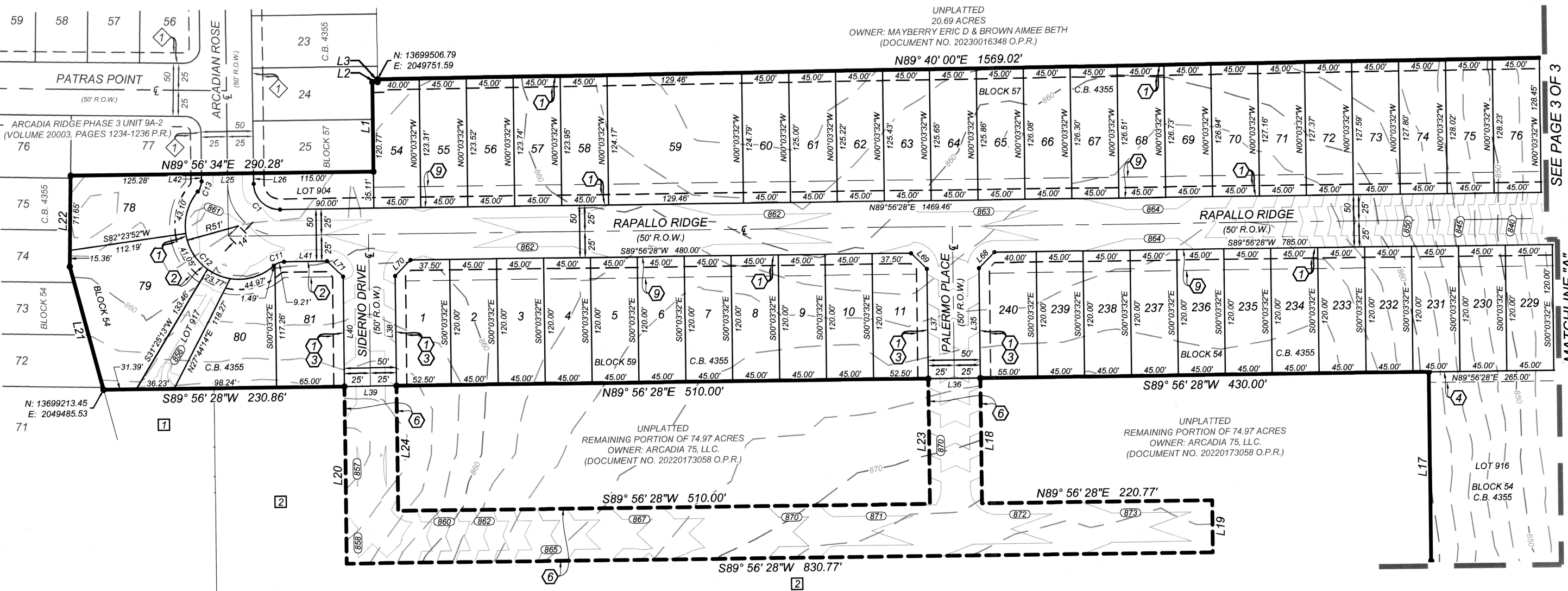
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- L.F. = LINEAR FEET
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS

- CPS/SAWS/COSA UTILITY.
- 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," "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 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.
  - 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.
  - 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.
  - 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.
  - 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.

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 SYSTEM.

SAWS IMPACT FEE:  
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.

- KEYNOTES:
- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 15' BUILDING SETBACK LINE
  - 10' BUILDING SETBACK LINE
  - 10' LANDSCAPE EASEMENT
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
  - OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.229 ACRES PERMEABLE)
  - 8' PUBLIC DRAINAGE EASEMENT
  - 16' ACCESS AND SANITARY SEWER EASEMENT
  - 20' BUILDING SETBACK LINE
  - 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 1117-1118 P.R.)
  - 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (PLAT NO. 22-11800784)
  - 20' SEWER EASEMENT (VOLUME 11234, PAGE 1493 O.P.R.)
  - ARCADIA RIDGE PHASE 3 OPEN SPACE (VOLUME 20003, PAGES 1033-1035 P.R.)
  - UNPLATTED REMAINING PORTION OF 74.97 ACRES OWNER: ARCADIA 75, LLC (DOCUMENT NO. 20220173058 O.P.R.)
  - 6.081 ACRE TRACT OWNER: SOTO CLARA Q & AROLD (VOLUME 9511, PAGE 95 O.P.R.)
  - 7.000 ACRE TRACT OWNER: CHRISTIAN FAMILY BAPTIST CHURCH (DOCUMENT NO. 20140139386 P.R.)
  - 1.086 ACRES OWNER: JUANA ELIZABETH MATA (DOCUMENT NO. 20150099132 O.P.R.)



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

LICENSED PROFESSIONAL ENGINEER  
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:

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN, INC.  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS), 1817 INTERSTATE 35, AUSTIN, TEXAS 78761. PHONE: 800-445-7722 FAX: 512-442-1414 EMAIL: TBPELS@TPELS.TX.GOV

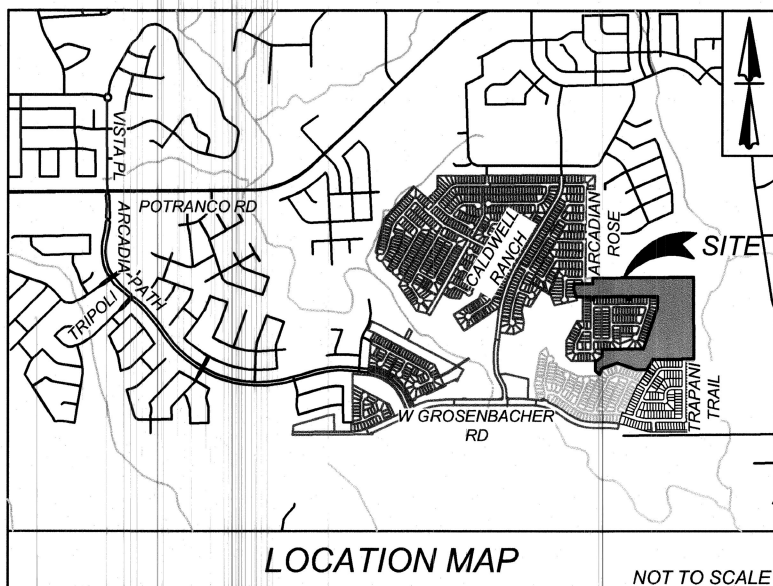
RESIDENTIAL LOTS = 120

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 3 UNIT 18

BEING 33.41 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CALLED 74.97 ACRE TRACT OF LAND AS CONVEYED TO ARCADIA 75, LLC IN DOCUMENT NUMBER 20220173058 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).



LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- € = CENTERLINE
- L.F. = LINEAR FEET
- 100- = EXISTING CONTOURS
- 100- = PROPOSED CONTOURS

KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 10' LANDSCAPE EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.229 ACRES PERMEABLE)
- 8' PUBLIC DRAINAGE EASEMENT
- 16' ACCESS AND SANITARY SEWER EASEMENT
- 20' BUILDING SETBACK LINE
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 1117-1118 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (PLAT NO. 22-11800784)
- 20' SEWER EASEMENT (VOLUME 11234, PAGE 1493 O.P.R.)
- ARCADIA RIDGE PHASE 3 OPEN SPACE (VOLUME 20003, PAGES 1033-1035 P.R.)
- UNPLATTED REMAINING PORTION OF 74.97 ACRES OWNER: ARCADIA 75, LLC (DOCUMENT NO. 20220173058 O.P.R.)
- 6.081 ACRE TRACT OWNER: SOTO CLARA Q & AROLDO (VOLUME 9811, PAGE 95 D.P.R.)
- 7.000 ACRE TRACT OWNER: CHRISTIAN FAMILY BAPTIST CHURCH (DOCUMENT NO. 20140139386 P.R.)
- 1.096 ACRES OWNER: JUANA ELIZABETH MATA (DOCUMENT NO. 20150099132 O.P.R.)

CPS/SAWS/COSA UTILITY:

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 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 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 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 AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU:

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

SAWS IMPACT FEE:

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.

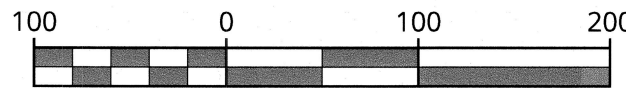
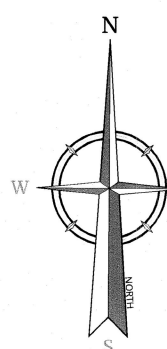
UNPLATTED 20.69 ACRES

OWNER: MAYBERRY ERIC D & BROWN AIMEE BETH (DOCUMENT NO. 202300116348 O.P.R.)

N89° 40' 00" E 1569.02'

N 13699515.91

E 2051320.31



SCALE: 1" = 100'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



Engineering & Design

SAN ANTONIO

3421 Paesanos Parkway

San Antonio, TX 78231

Phone: 210.979.8444

COLLIERS ENGINEERING & DESIGN, INC.

TSPE Firm#: F-14909 TSLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: November 19, 2024

STATE OF TEXAS  
COUNTY OF DALLAS

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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

ARCADIA 75, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
2201 W. ROYAL LANE, SUITE 240  
IRVING, TEXAS 76063

BY:

STARPLEX LAND RESOURCES, L.P.,  
A TEXAS LIMITED PARTNERSHIP,  
MANAGING MEMBER

ITS:

SLR ENTITY MANAGER, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
GENERAL PARTNER

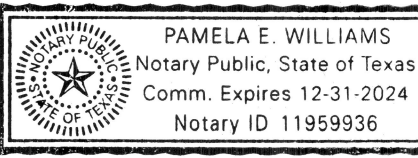
BY:

NAME: JIM HENNEY  
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM HENNEY, 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 20th DAY OF NOVEMBER, 2024  
PAMELA E. WILLIAMS  
NOTARY PUBLIC DALLAS COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 18 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

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

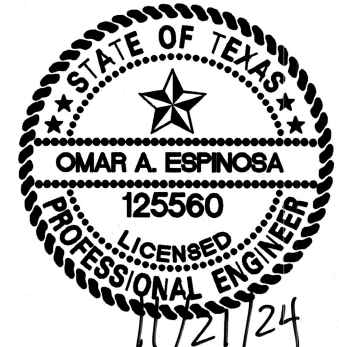
LICENSED PROFESSIONAL ENGINEER

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:

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN, INC.  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1017 S. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 817-440-7723, FAX: 512-442-1414, EMAIL: TBPELS@TDS.GOV



RESIDENTIAL LOTS = 120

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 3 OF 3