

SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 17

BEING 24.91 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 REMAINDER OF THE CALLED 691.084 ACRE TRACT OF LAND AS CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO 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.).



has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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, DRAINS, 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: STARPLEY LAND RESOURCES, L.P.,
A TEXAS LIMITED PARTNERSHIP,
MANAGING MEMBER

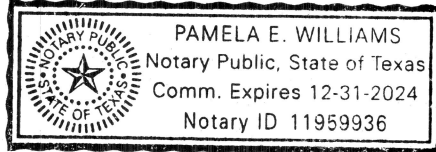
BY: SLR ENTITY MANAGER, LLC,
A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: JIM KENNEY
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, A.D. 20 24
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

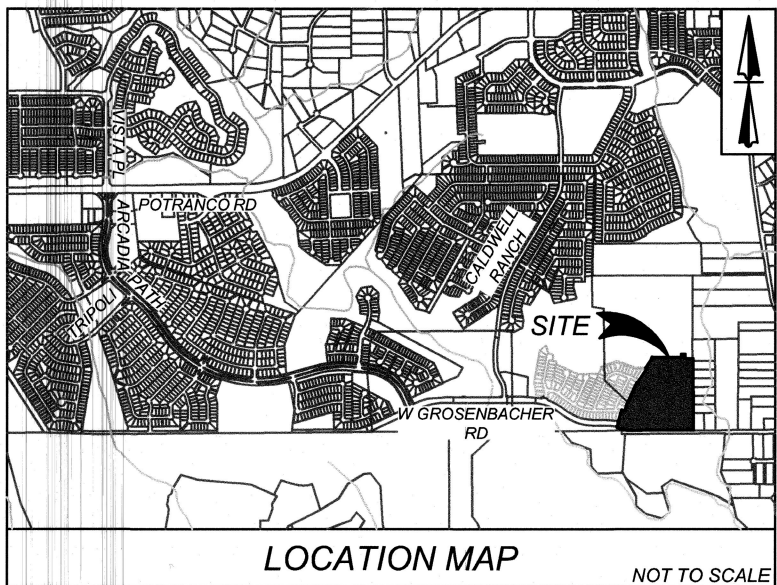
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ ARCADIA RIDGE PHASE 3 UNIT 17 _____ 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



- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - 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.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD89 (GEOID09).
 - CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
 - R.O.W. = RIGHT-OF-WAY
 - 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
 - VOL. = VOLUME
 - PG. = PAGE
 - 100 = EXISTING CONTOURS
 - 1000 = PROPOSED CONTOURS

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 20' BUILDING SETBACK LINE
 - 15' BUILDING SETBACK LINE
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 10' BUILDING SETBACK LINE
 - VARIABLE WIDTH SANITARY SEWER & PUBLIC DRAINAGE EASEMENT (0.0884 OF AN ACRE PERMEABLE)
 - OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0820 OF AN ACRE PERMEABLE)
 - OFF-LOT 80' X 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W.) (0.0689 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH SANITARY SEWER ACCESS EASEMENT
 - 16' SANITARY SEWER EASEMENT
 - 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800782)
 - OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800439)
 - 5' VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800782)
 - 20' SEWER EASEMENT (VOLUME 11234, PAGE 1493 O.P.R.)
 - VARIABLE WIDTH CLEAR VISION EASEMENT (CONCURRENT PLAT NUMBER 22-11800782)

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.

Servando Cruz
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
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
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)
1911 D WINDSOR DRIVE, SUITE 200, AUSTIN, TEXAS 78761
PHONE: 512-440-7723; FAX: 512-440-7414; EMAIL: INFO@TBPELS.ORG

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 GRANTORS 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 (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.
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:

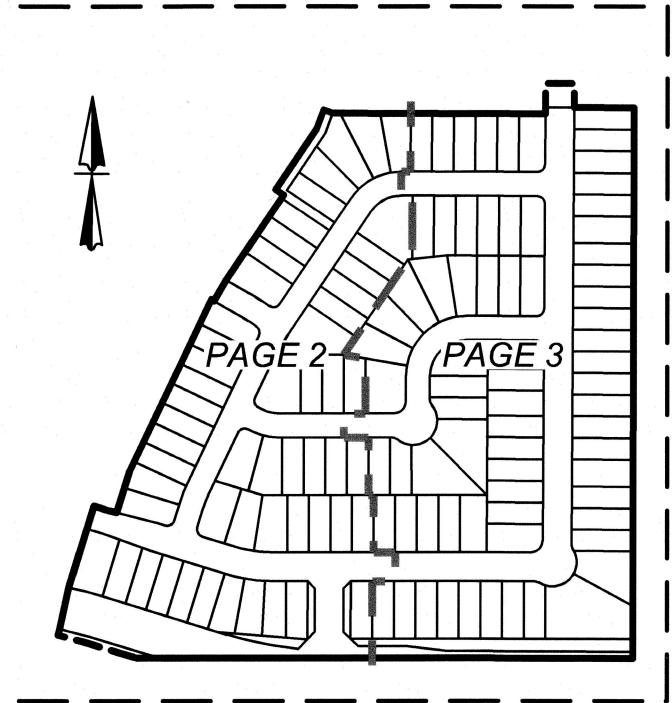
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

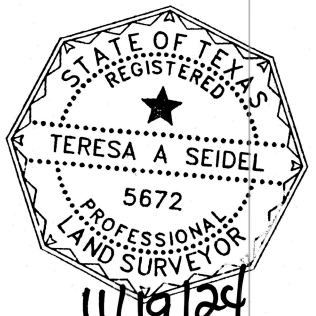
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1893141 & TRE-APP-APP23-38801189) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL 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 35-47(FH).

Line Table					Line Table					Line Table				
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	102.00'	N11° 50' 54"E	L21	21.03'	N56° 18' 09"W	L41	120.00'	N56° 18' 09"W	L61	120.00'	N56° 18' 09"W	L81	120.00'	N56° 18' 09"W
L2	25.22'	S73° 14' 07"E	L22	69.17'	N60° 28' 37"W	L42	72.05'	N73° 14' 07"W	L62	72.05'	N73° 14' 07"W	L82	72.05'	N73° 14' 07"W
L3	15.02'	S75° 43' 29"E	L23	69.17'	S60° 28' 37"E	L43	45.00'	S89° 38' 57"W	L63	45.00'	S89° 38' 57"W	L83	45.00'	S89° 38' 57"W
L4	90.07'	N16° 45' 53"E	L24	19.64'	S56° 18' 09"E	L44	45.00'	S89° 38' 57"W	L64	45.00'	S89° 38' 57"W	L84	45.00'	S89° 38' 57"W
L5	6.42'	S60° 28' 37"E	L25	21.20'	S44° 40' 22"W	L45	157.63'	N00° 03' 32"W	L65	157.63'	N00° 03' 32"W	L85	157.63'	N00° 03' 32"W
L6	50.00'	N29° 31' 23"E	L26	42.61'	S46° 13' 40"E	L46	60.00'	S00° 03' 32"E	L66	60.00'	S00° 03' 32"E	L86	60.00'	S00° 03' 32"E
L7	20.00'	N56° 18' 09"E	L27	100.99'	N89° 41' 11"E	L47	45.69'	N80° 23' 44"W	L67	45.69'	N80° 23' 44"W	L87	45.69'	N80° 23' 44"W
L8	42.46'	N19° 51' 00"E	L28	14.43'	S00° 26' 28"E	L48	79.39'	N33° 41' 51"E	L68	79.39'	N33° 41' 51"E	L88	79.39'	N33° 41' 51"E
L9	20.00'	S70° 09' 00"E	L29	45.58'	S16° 45' 53"W	L49	45.00'	N33° 41' 51"E	L69	45.00'	N33° 41' 51"E	L89	45.00'	N33° 41' 51"E
L10	63.64'	N00° 03' 32"W	L30	11.93'	N64° 50' 08"W	L50	9.45'	N83° 37' 07"E	L70	9.45'	N83° 37' 07"E	L90	9.45'	N83° 37' 07"E
L11	60.00'	N89° 56' 28"E	L31	50.17'	S00° 18' 13"E	L51	82.67'	N83° 37' 07"E	L71	82.67'	N83° 37' 07"E	L91	82.67'	N83° 37' 07"E
L12	50.00'	S00° 03' 32"E	L32	71.89'	S73° 14' 07"E	L52	45.00'	S89° 56' 28"W	L72	45.00'	S89° 56' 28"W	L92	45.00'	S89° 56' 28"W
L13	61.27'	S00° 22' 43"E	L33	53.30'	N00° 16' 13"W	L53	45.00'	N89° 56' 28"E	L73	45.00'	N89° 56' 28"E	L93	45.00'	N89° 56' 28"E
L14	105.95'	N73° 14' 07"W	L34	11.93'	S64° 50' 08"E	L54	9.00'	N00° 03' 32"W	L74	9.00'	N00° 03' 32"W	L94	9.00'	N00° 03' 32"W
L15	49.75'	N43° 50' 39"E	L35	166.57'	N85° 42' 12"W	L55	9.00'	N00° 03' 32"W	L75	9.00'	N00° 03' 32"W	L95	9.00'	N00° 03' 32"W
L16	21.22'	N45° 19' 38"W	L36	120.86'	S00° 18' 13"E									
L17	72.04'	S89° 38' 57"W	L37	120.00'	S00° 18' 13"E									
L18	25.22'	N73° 14' 07"W	L38	44.88'	N19° 51' 00"E									
L19	5.00'	S73° 14' 07"E	L39	64.81'	N33° 41' 51"E									
L20	45.58'	N16° 45' 53"E	L40	120.00'	N56° 18' 09"W									

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	8.69'	200.00'	2°29'22"	8.69'	S74°28'48"E	C21	64.79'	755.00'	4°54'59"	64.77'	N75°41'36"W
C2	63.58'	741.00'	4°54'59"	63.58'	N75°41'36"W	C22	23.56'	15.00'	90°00'00"	21.21'	S28°14'07"E
C3	72.34'	843.00'	4°54'59"	72.31'	S75°41'36"E	C23	25.66'	175.00'	8°23'59"	25.63'	S20°57'53"W
C4	150.72'	747.00'	11°33'37"	150.46'	S79°00'55"E	C24	23.56'	15.00'	90°00'00"	21.21'	S70°09'52"W
C5	98.58'	330.00'	17°06'57"	98.21'	N81°47'35"W	C25	55.67'	125.00'	25°30'56"	55.21'	N77°35'36"W
C6	8.69'	200.00'	2°29'22"	8.69'	N71°59'25"W	C26	10.70'	15.00'	40°52'38"	10.48'	N69°54'45"W
C7	8.69'	200.00'	2°29'22"	8.69'	N71°59'25"W	C27	152.84'	51.00'	171°42'24"	101.73'	S44°40'22"W
C8	8.69'	200.00'	2°29'22"	8.69'	S74°28'48"E	C28	10.70'	15.00'	40°52'38"	10.48'	S20°44'31"E
C9	23.56'	15.00'	90°00'00"	21.21'	N61°45'53"E	C29	118.13'	75.00'	90°14'40"	106.29'	S44°49'08"W
C10	32.99'	225.00'	8°23'59"	32.96'	N20°57'53"E	C30	23.56'	15.00'	90°00'00"	21.21'	N45°03'32"W
C11	40.51'	525.00'	4°25'15"	40.50'	N27°22'30"E	C31	39.14'	25.00'	89°42'29"	35.27'	N44°47'42"E
C12	22.49'	15.00'	85°53'17"	20.44'	N13°21'31"W	C32	80.66'	270.00'	17°06'57"	80.36'	S81°47'35"E
C13	12.75'	175.00'	4°10'27"	12.75'	N58°23'23"W	C33	23.56'	15.00'	90°00'00"	21.21'	S19°50'08"E
C14	16.39'	225.00'	4°10'27"	16.39'	S58°23'23"E	C34	70.74'	475.00'	8°31'59"	70.68'	S29°25'51"W
C15	23.56'	15.00'	90°00'00"	21.21'	N78°41'51"E	C35	73.62'	75.00'	56°14'37"	70.70'	S61°49'09"W
C16	122.70'	125.00'	56°14'37"	117.84'	N61°49'09"E	C36	23.56'	15.00'	90°00'00"	21.21'	N45°03'32"W
C17	23.56'	15.00'	90°00'00"	21.21'	N44°56'28"E	C37	23.56'	15.00'	90°00'00"	21.21'	N44°56'28"E
C18	8.82'	15.00'	33°40'31"	8.69'	S16°53'48"E	C38	196.88'	125.00'	90°14'40"	177.15'	N44°49'08"E
C19	139.80'	51.00'	157°03'32"	99.96'	S44°47'42"W	C39	39.25'	25.00'	89°57'09"	35.34'	N44°40'22"E
C20	8.82'	15.00'	33°40'31"	8.69'	N73°30'48"W	C40	33.40'	75.00'	25°30'56"	33.12'	S77°35'36"E

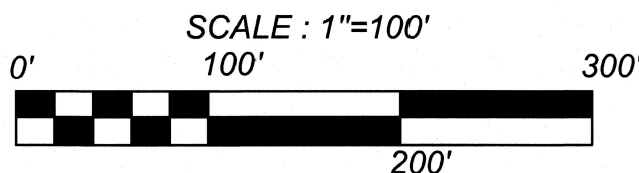


PAGE INDEX
SCALE: NOT-TO-SCALE



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DATE OF PREPARATION: November 19, 2024

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OWNER: ARCADIA 75, LLC
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

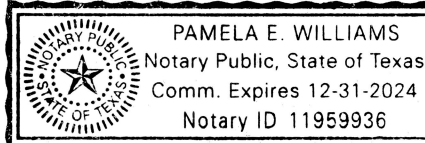
BY: SLR ENTITY MANAGER, LLC,
A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: NAME: JIM KENNEDY
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JIM KENNEDY, 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, A.D. 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

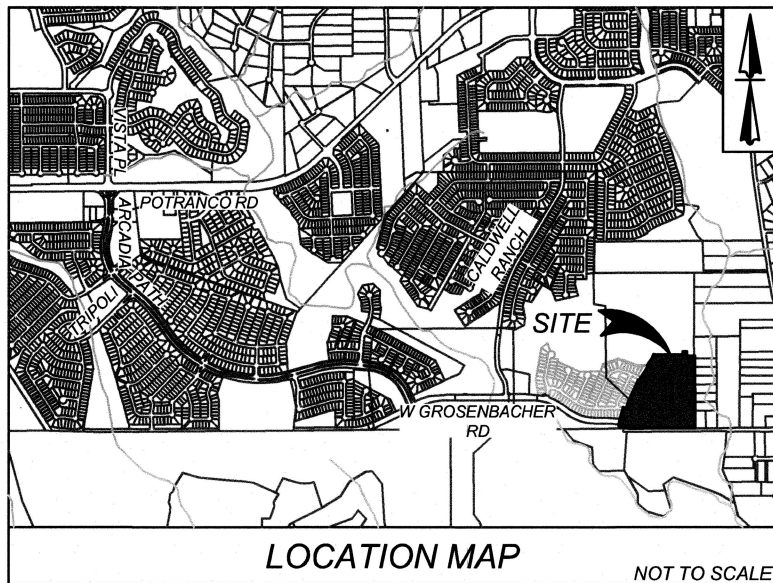
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 17 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

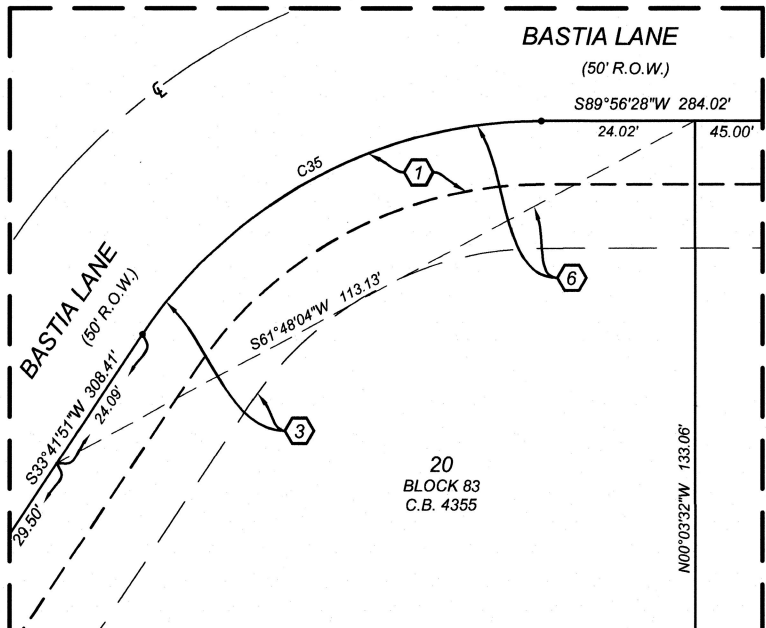


LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- 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
- VOL. = VOLUME
- PG. = PAGE
- 100' — = EXISTING CONTOURS
- 100' — = PROPOSED CONTOURS

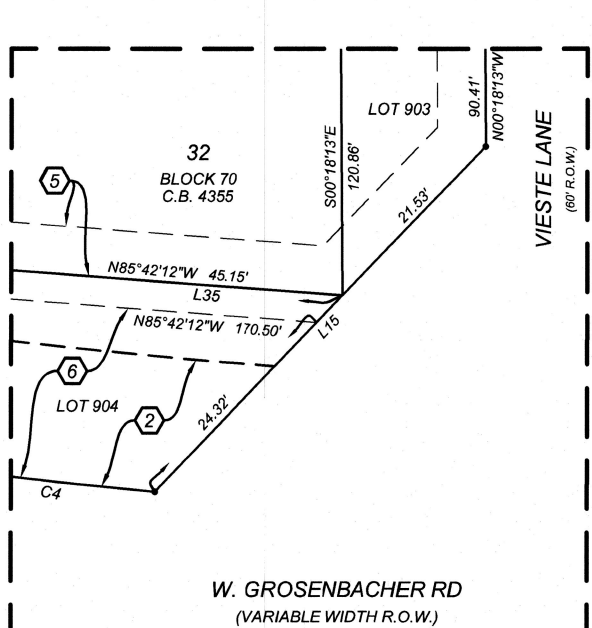
KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800782)
- 2 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800439)
- 3 20' BUILDING SETBACK LINE
- 4 15' BUILDING SETBACK LINE
- 5 5' VEHICULAR NON-ACCESS EASEMENT
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 7 10' BUILDING SETBACK LINE
- 8 VARIABLE WIDTH SANITARY SEWER & PUBLIC DRAINAGE EASEMENT (0.0884 OF AN ACRE PERMEABLE)
- 9 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0620 OF AN ACRE PERMEABLE)
- 10 OFF-LOT 90' X 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W.) (0.0689 OF AN ACRE PERMEABLE)
- 11 VARIABLE WIDTH SANITARY SEWER ACCESS EASEMENT
- 12 16' SANITARY SEWER EASEMENT
- 13 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800782)
- 14 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 22-11800439)
- 15 5' VEHICULAR NON-ACCESS EASEMENT (CONCURRENT PLAT NUMBER 22-11800782)
- 16 20' SEWER EASEMENT (VOLUME 11234, PAGE 1493 O.P.R.)
- 17 VARIABLE WIDTH CLEAR VISION EASEMENT (CONCURRENT PLAT NUMBER 22-11800782)



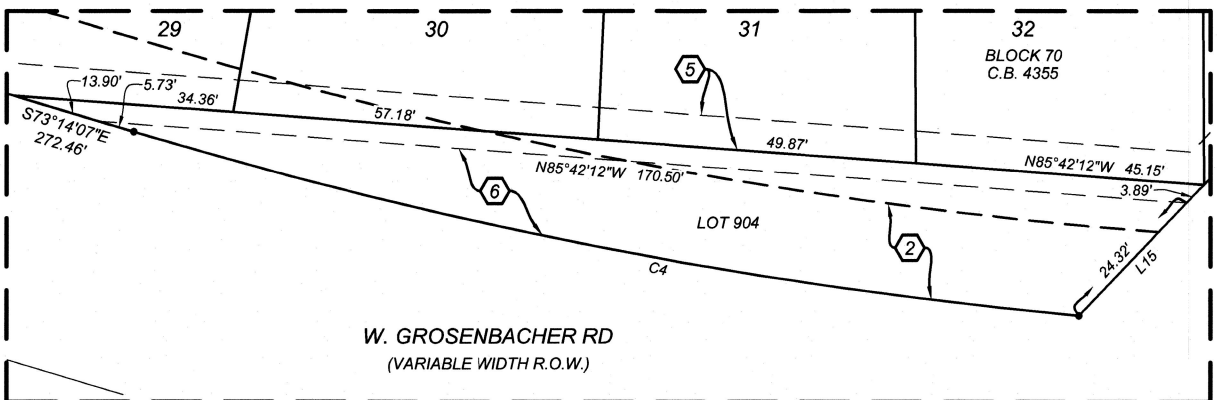
DETAIL "A"

SCALE: 1" = 30'
(PAGE 2 OF 3)



DETAIL "B"

SCALE: 1" = 20'
(PAGE 2 OF 3)



DETAIL "G"

SCALE: 1" = 30'
(PAGE 2 OF 3)

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.

HUNTER FLAT

(VARIABLE WIDTH R.O.W. - MIN. 50')

W. GROSEBACHER RD (R.F. R.O.W.)

ARCADIA RIDGE PHASE III (PLAT NO. 22-11800439)

UNPLATTED REMAINING PORTION OF 74.97 ACRES (DOCUMENT NO. 20220173058) OWNER: ARCADIA 75, LLC.

N: 13,697,139.24 E: 2,050,135.87

±1,800 L.F. TO THE INTERSECTION OF W. GROSEBACHER & CALDWELL RANCH

UNPLATTED JOSE ANTONIO & MIGUEL ANGEL & AGUSTIN VENTURA-AQUINO (VOL. 17452, PG. 1106) O.P.R.B.C.)

UNPLATTED THREE ENCLAVE CROSSING, LTD (VOL. 15412, PG. 1888) D.P.R.

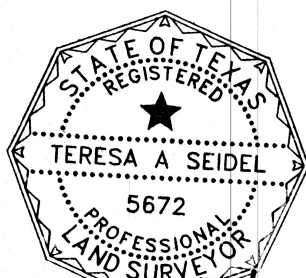
DICKERSON SUBDIVISION UNIT 1 (VOL. 20003, PGS. 1251-1252, P.R.)

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 125

PAGE 2 OF 3



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.

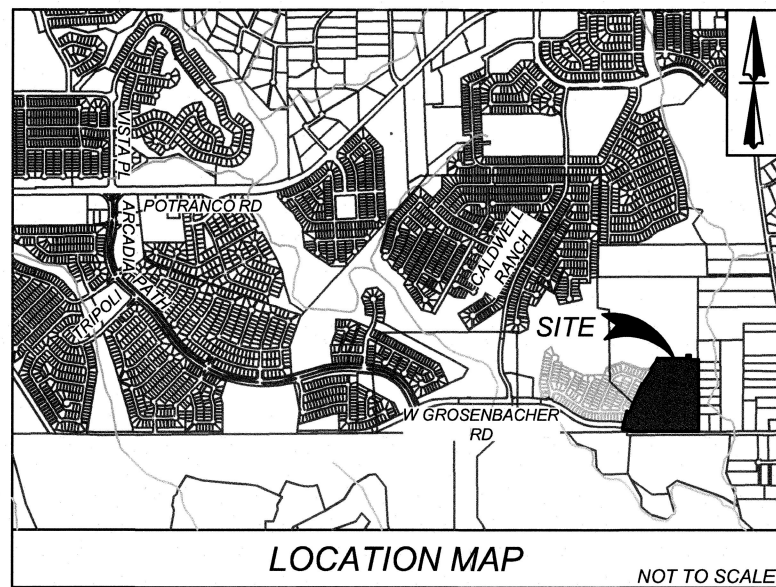
Servando Cruz
LICENSED PROFESSIONAL ENGINEER

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
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

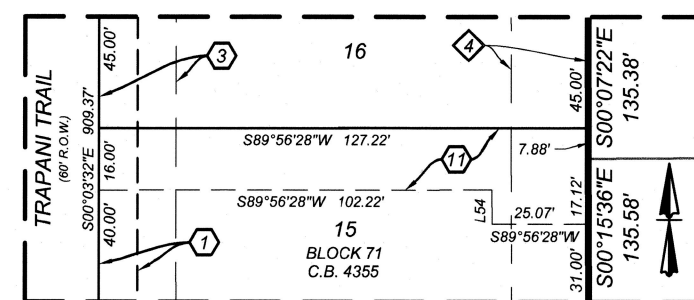
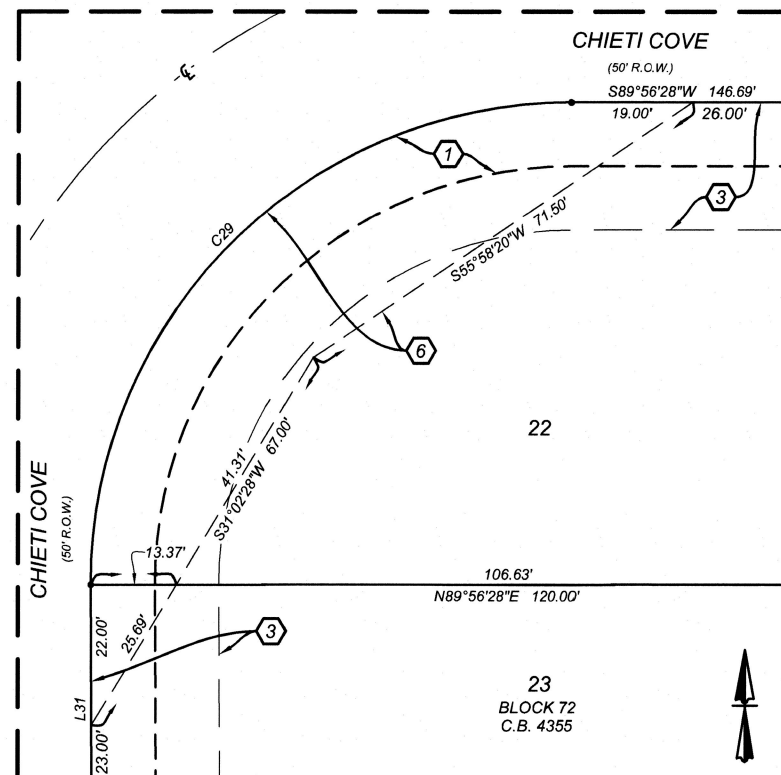
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1915 S. INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7723; FAX: 512-442-1414; EMAIL: INFO@TBPELS.TEXAS.GOV



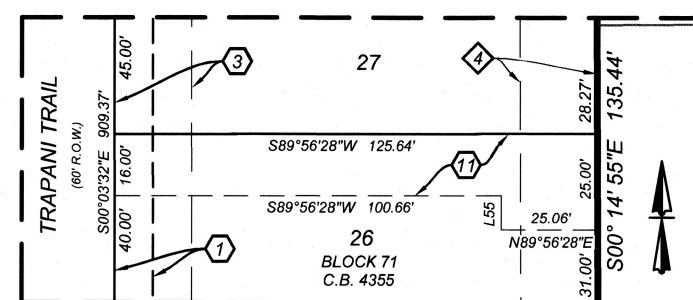
- LEGEND:**
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 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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 - € = CENTERLINE
 - L.F. = LINEAR FEET
 - VOL. = VOLUME
 - PG. = PAGE
 - 100— = EXISTING CONTOURS
 - (100)— = PROPOSED CONTOURS

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 20' BUILDING SETBACK LINE
 - 15' BUILDING SETBACK LINE
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 10' BUILDING SETBACK LINE
 - VARIABLE WIDTH SANITARY SEWER & PUBLIC DRAINAGE EASEMENT (0.0884 OF AN ACRE PERMEABLE)
 - OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0689 OF AN ACRE PERMEABLE)
 - OFF-LOT 80' X 50' ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W.) (0.0689 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH SANITARY SEWER ACCESS EASEMENT
 - 16' SANITARY SEWER EASEMENT
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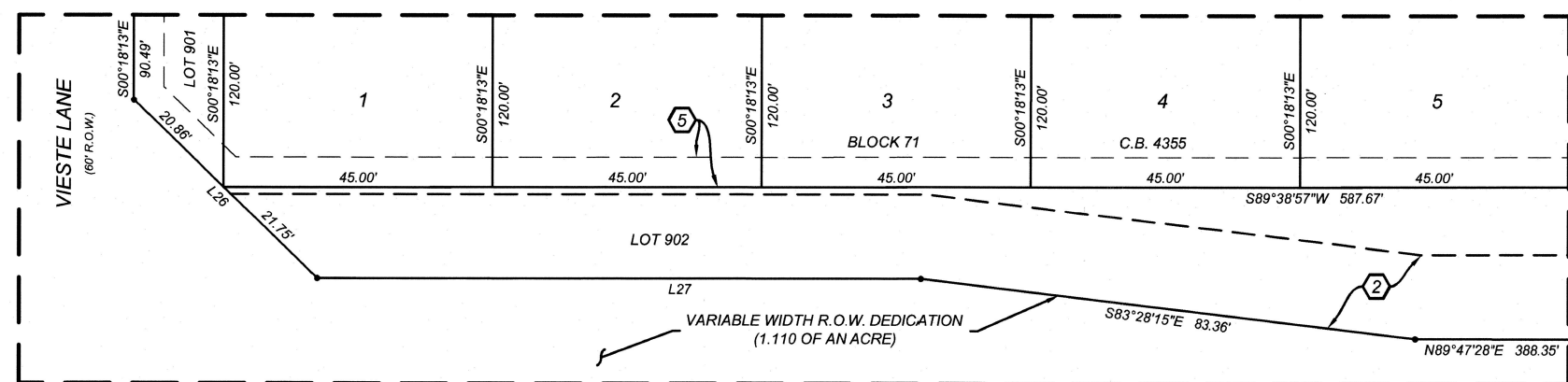
- CPS/SAWS/COSA UTILITY:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND 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.
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 - 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.



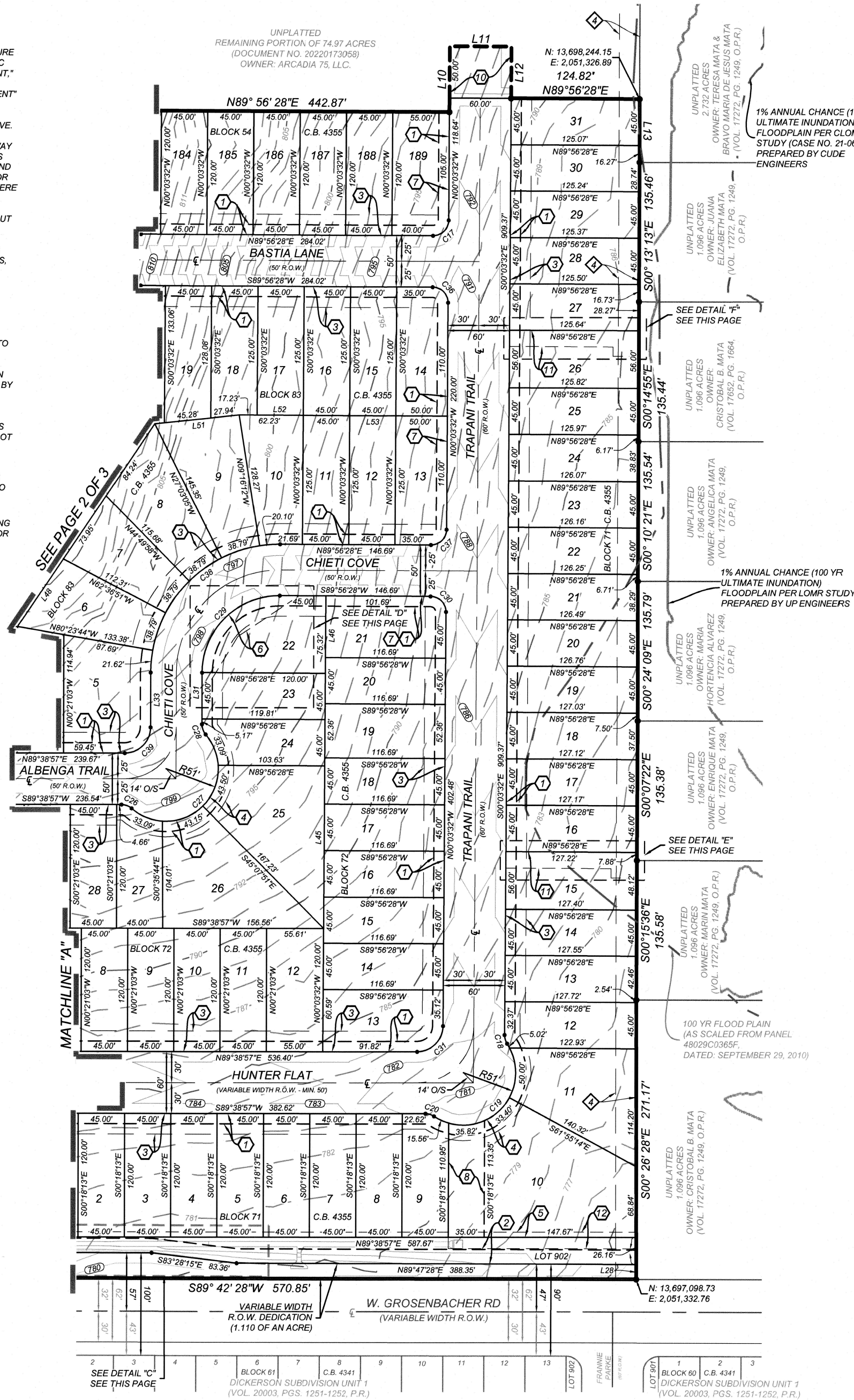
DETAIL "E"
SCALE: 1" = 50'
(PAGE 3 OF 3)



DETAIL "F"
SCALE: 1" = 50'
(PAGE 3 OF 3)



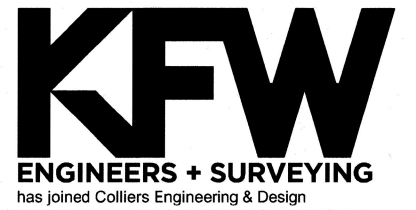
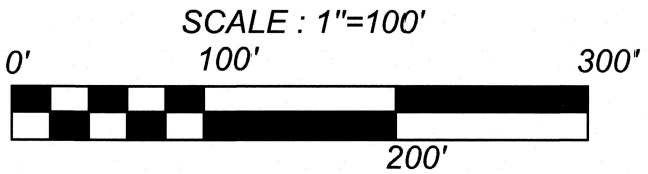
DETAIL "C"
SCALE: 1" = 30'
(PAGE 2 OF 3) & (PAGE 3 OF 3)



PLAT NUMBER 22-11800783

**SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 17**

BEING 24.91 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 REMAINDER OF THE CALLED 691.094 ACRE TRACT OF LAND AS CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO CONTAINING A PORTION OF THAT CALLED 74.97 ACRE TRACT OF LAND AS CONVEYED TO ARCADIA 75, LLC IN DOCUMENT NUMBER 20220713058 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).



has joined Collins Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

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

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

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

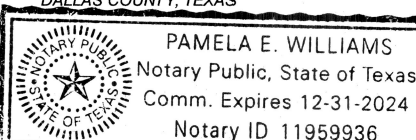
BY: NAME: JIM KEMNER
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JIM KEMNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FORGOING 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 A.D. 20 24

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 17 _____ 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 _____

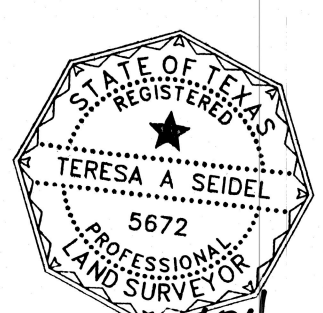
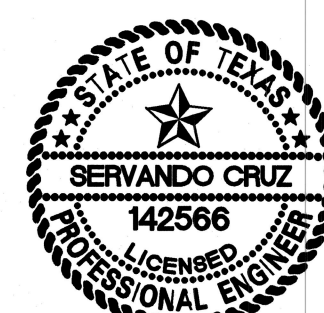
BY: _____
CHAIRMAN

BY: _____
SECRETARY

RESIDENTIAL LOTS = 125

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 3 OF 3



11/19/24

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
KFW SURVEYING, LLC
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 S. INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7722, FAX: 512-440-1414, EMAIL: TBPELS@TBPELS.TX.GOV