

SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 3 UNIT 12

BEING 18.91 ACRES SITUATED IN THE ARCHIBALD FITZGERALD SURVEY NO. 268, ABSTRACT 236, COUNTY BLOCK 4355, THE J. ESPINOZA SURVEY NO. 298, ABSTRACT 1138, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT 1075, COUNTY BLOCK 4354 AND THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, COUNTY BLOCK 4350, BEXAR COUNTY, TEXAS, SAID 18.91 ACRES BEING COMPRISED OF ALL THAT CERTAIN 18.34 ACRE TRACT OF LAND CONVEYED UNTO PERRY HOMES, LLC, RECORDED IN DOCUMENT NO. 202204441, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A 0.06 ACRE TRACT OUT OF A 16.38 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 202204042, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A 0.06 ACRE TRACT OUT OF A 18.58 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 202204042, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND A 0.15 ACRE TRACT OUT OF SAID 18.58 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 202204042, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.



3421 Passano Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: May 22, 2023

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.

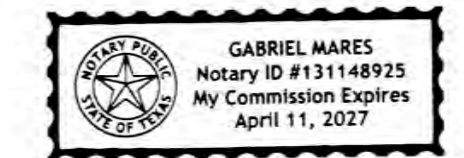
OWNER AGENT:  
MEHRDAD MOAYEDI  
CTMG RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: (817) 835-0650

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, 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 19 DAY OF June, A.D. 2023

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

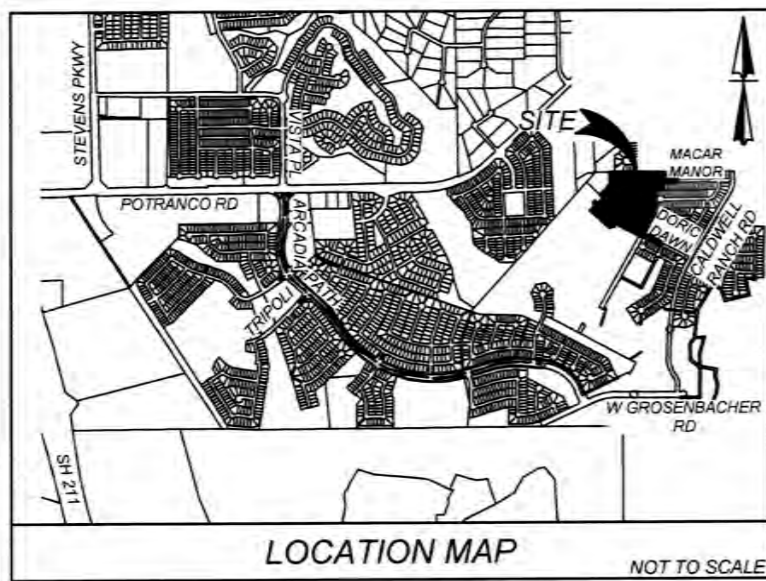
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF \_\_\_\_\_ ARCADIA RIDGE PHASE 3 UNIT 12 \_\_\_\_\_ 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. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.  
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 1024, 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 NAVD83 (GEOID09).  
5. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

**LEGEND:**  
● = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"  
▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"  
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  
C.L. = CENTERLINE  
L.F. = LINEAR FEET  
---100--- = EXISTING CONTOURS  
---1000--- = PROPOSED CONTOURS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER AGENT:  
BRIAN OTTO  
MERITAGE HOMES  
2722 W BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 293-4929

OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.26 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO, 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 22 DAY OF June, A.D. 2023

Notary Public  
BEXAR COUNTY, TEXAS



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:  
STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
1015 E. INTERSTATE 35, AUSTIN, TEXAS 78701  
PHONE: 512-462-7723 FAX: 512-462-7414 EMAIL: INFO@PELS.TX.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," "WASTEWATER 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, 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 WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL SHALL BE NOTIFIED PRIOR TO ANY RELOCATION OF SAID 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.

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802000345F & 4802000365F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS.

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	121.70'	S00° 21' 41"E	L22	144.20'	S89° 38' 13"W	L43	45.00'	S41° 49' 26"W
L2	50.00'	S00° 21' 41"E	L23	123.21'	S41° 49' 26"W	L44	45.00'	S41° 49' 26"W
L3	120.00'	S00° 21' 41"E	L24	12.90'	S30° 52' 37"W	L45	53.02'	N41° 49' 26"E
L4	91.00'	S89° 37' 58"W	L25	152.95'	N48° 10' 34"E	L46	73.03'	N41° 49' 26"E
L5	60.00'	S27° 13' 01"W	L26	90.00'	S41° 49' 26"W	L47	49.27'	N68° 52' 58"E
L6	14.01'	S29° 13' 01"W	L27	152.95'	S48° 10' 34"E	L48	72.25'	N89° 38' 13"E
L7	9.03'	S32° 54' 23"W	L28	2.61'	S32° 54' 23"W	L49	45.00'	N89° 38' 13"E
L8	24.26'	S29° 13' 01"W	L29	50.00'	N57° 05' 37"W	L50	9.34'	S58° 23' 05"W
L9	50.00'	N60° 46' 59"W	L30	2.61'	N32° 54' 23"E	L51	9.34'	S59° 06' 39"E
L10	50.02'	S29° 13' 01"W	L31	29.23'	N44° 59' 47"W	L52	46.25'	N17° 00' 02"W
L11	44.71'	N60° 46' 59"W	L32	56.14'	N41° 49' 26"E	L53	46.41'	S77° 00' 02"E
L12	121.93'	N41° 49' 26"E	L33	29.23'	S51° 21' 22"E	L54	57.78'	N89° 38' 13"E
L13	49.61'	N44° 59' 47"W	L34	20.00'	N48° 10' 34"E	L55	8.86'	N87° 50' 49"W
L14	50.62'	N41° 49' 26"E	L35	106.71'	N00° 21' 47"W	L56	25.00'	S16° 59' 08"E
L15	60.10'	S51° 21' 22"E	L36	30.00'	N89° 38' 13"E	L57	25.00'	S40° 08' 52"W
L16	116.36'	N41° 49' 26"E	L37	106.70'	S00° 21' 47"E	L58	68.76'	S23° 13' 01"W
L17	56.75'	N48° 10' 34"W	L38	38.54'	N89° 37' 45"E	L59	1.00'	S89° 38' 13"W
L18	50.00'	S00° 21' 47"E	L39	121.71'	S00° 21' 47"E	L60	24.26'	N29° 13' 01"E
L19	152.95'	S48° 10' 34"E	L40	14.23'	S28° 34' 56"E	L61	8.42'	N32° 54' 23"E
L20	12.87'	N30° 52' 37"E	L41	45.00'	S89° 38' 13"W	L62	6.42'	S32° 54' 23"W
L21	123.21'	N41° 49' 26"E	L42	45.00'	S89° 38' 13"W			

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	54.35'	794.00'	3°55'19"	54.34'	N60°51'33"W
C2	0.39'	15.00'	1°28'41"	0.39'	S33°38'44"W
C3	17.71'	275.00'	3°41'22"	17.71'	S31°03'42"W
C4	104.31'	125.00'	47°48'47"	101.31'	S65°43'49"W
C5	23.56'	15.00'	90°00'00"	21.21'	S03°10'34"E
C6	63.92'	550.00'	6°39'32"	63.89'	S51°30'21"E
C7	24.68'	15.00'	94°17'16"	21.99'	N78°01'19"E
C8	23.88'	125.00'	10°56'48"	23.85'	N36°21'01"E
C9	125.17'	150.00'	47°48'47"	121.57'	N65°43'49"W
C10	251.30'	35.00'	261°47'14"	83.15'	S40°31'48"W
C11	21.41'	15.00'	81°47'12"	19.64'	N49°28'11"W
C12	83.45'	100.00'	47°48'47"	81.05'	S65°43'49"W
C13	14.33'	75.00'	10°56'48"	14.31'	S36°21'01"W
C14	24.53'	15.00'	93°41'50"	21.89'	S15°58'18"E
C15	16.92'	15.00'	64°37'23"	16.04'	N84°52'06"E
C16	277.46'	55.00'	289°02'18"	63.85'	S17°04'34"W
C17	11.63'	15.00'	44°24'55"	11.34'	N40°36'45"W
C18	153.35'	600.00'	14°38'38"	152.93'	N55°29'53"W
C19	23.56'	15.00'	90°00'00"	21.21'	S86°49'26"W
C20	23.56'	15.00'	90°00'00"	21.21'	S03°10'34"E
C21	184.02'	720.00'	14°38'38"	183.52'	S55°29'53"E
C22	38.70'	780.00'	2°50'33"	38.69'	N61°23'36"W
C23	22.81'	15.00'	87°06'58"	20.67'	S76°21'52"W
C24	22.81'	15.00'	87°06'58"	20.67'	N10°36'06"W
C25	82.14'	780.00'	6°02'00"	82.10'	N51°11'34"W
C26	11.10'	200.00'	3°10'47"	11.10'	N46°35'11"W
C27	11.10'	200.00'	3°10'47"	11.10'	S49°45'58"E
C28	23.56'	15.00'	90°00'00"	21.21'	N86°49'26"E
C29	146.04'	175.00'	47°48'47"	141.84'	N65°43'49"E
C30	23.56'	15.00'	89°59'47"	21.21'	N44°38'06"E
C31	23.56'	15.00'	90°00'13"	21.21'	S45°21'54"E
C32	20.93'	325.00'	3°41'22"	20.92'	N31°03'42"E

**SAWS WASTEWATER EOU:**  
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.

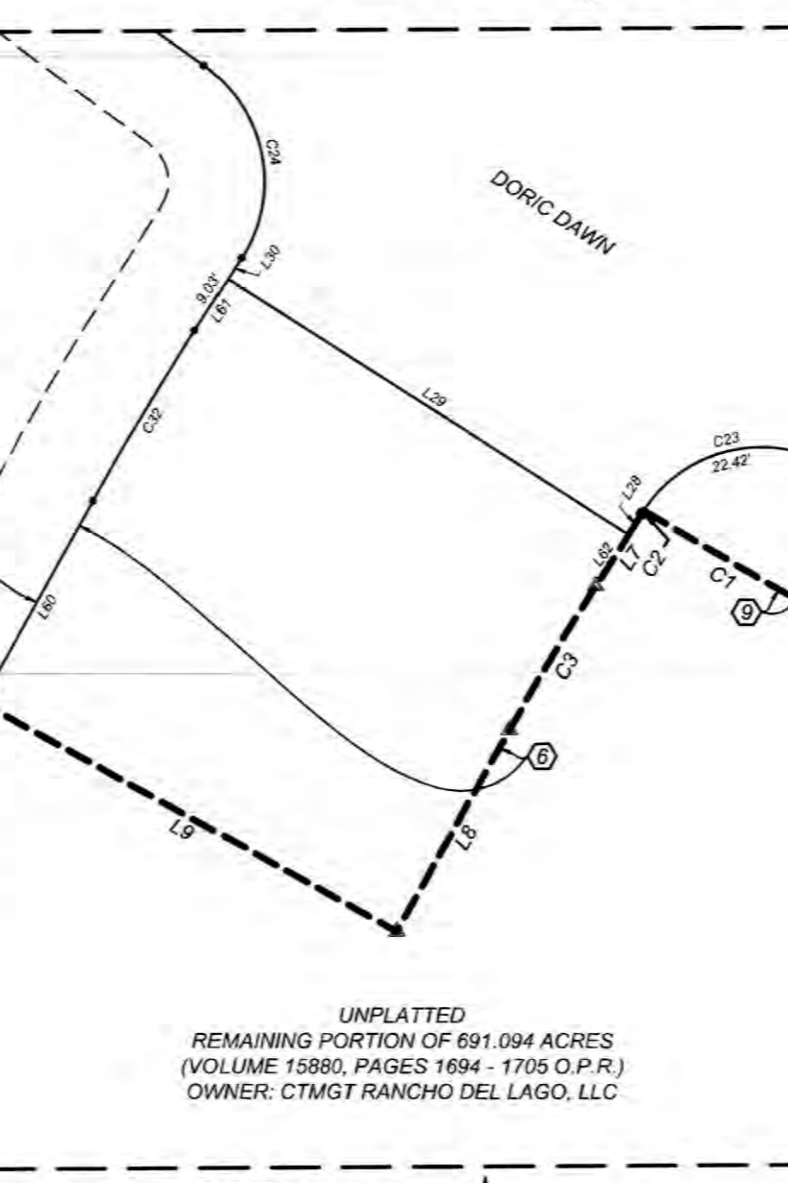
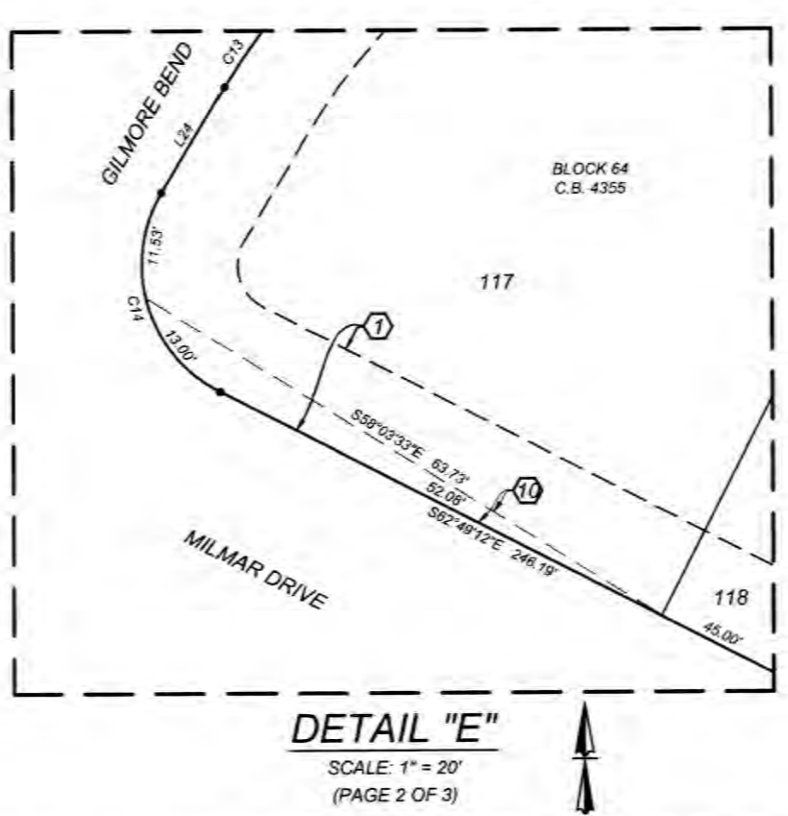
**SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF -86.2 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE 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) 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(H).

**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.

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



UNPLATTED  
REMAINING PORTION OF 691.094 ACRES  
(VOLUME 15880, PAGES 1694 - 1705 O.P.R.)  
OWNER: CTMG RANCHO DEL LAGO, LLC

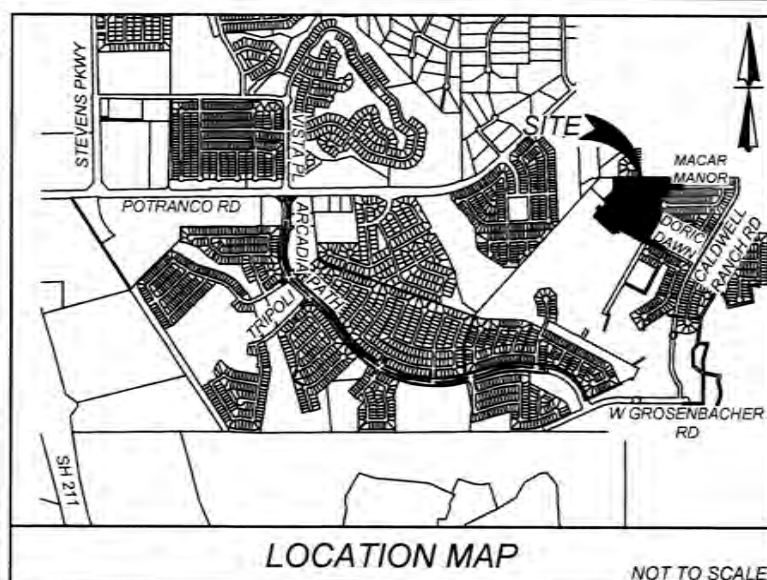
DETAIL "A"  
SCALE: 1" = 20'  
(PAGE 2 OF 3)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 91

PAGE 1 OF 3





STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:  
BRIAN OTTO  
MERITAGE HOMES  
2722 W. BUTTERS RD., SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 293-4929

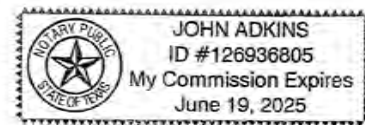
OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)  
(0.26 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Otto 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 22 DAY OF JUNE, A.D. 2023

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



#### KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.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  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMMENTS REGARDING THE SERVICES YOU HAVE RECEIVED  
CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
1100 W. WILSON ST., AUSTIN, TEXAS 78701  
PHONE: 512-440-7723 FAX: 512-440-1414 EMAIL: TBPE@TBPES.TX.GOV

#### 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 UTILITY 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.

#### KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT
- OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.06 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.90 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.15 ACRE PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.26 ACRE PERMEABLE)

#### LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- 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
- 100--- = EXISTING CONTOURS
- 200--- = PROPOSED CONTOURS

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

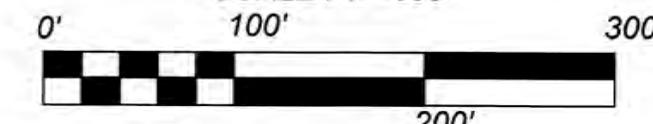
SAWS IMPACT FEE  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION

## PLAT NUMBER 22-11800031

### SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 12

BEING 18.91 ACRES SITUATED IN THE ARCHIBALD FITZGERALD SURVEY NO. 268, ABSTRACT 236, COUNTY BLOCK 4355, THE J. ESPINOZA SURVEY NO. 298, ABSTRACT 1138, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT 1075, COUNTY BLOCK 4354 AND THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, COUNTY BLOCK 4350, BEXAR COUNTY, TEXAS, SAID 18.91 ACRES BEING COMPRISED OF ALL THAT CERTAIN 18.34 ACRE TRACT OF LAND CONVEYED UNTO PERRY HOMES, LLC, RECORDED IN DOCUMENT NO. 202204461, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A 0.06 ACRE TRACT OUT OF A 16.38 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 2022040482, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, A 0.06 ACRE TRACT OUT OF A 18.58 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 2022040482, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND A 0.15 ACRE TRACT OUT OF SAID 18.58 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 2022040482, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone: (210) 979-8444 • Fax: (210) 979-8441  
TBPES Firm # 9513 • TBPES Firm # 10122300  
DATE OF PREPARATION: May 22, 2023

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/AGENT:  
MEHRAD MOAYEDI  
CTMGST RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: (817) 935-0850

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mehrad Moayedi 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 19 DAY OF JUNE, A.D. 2023

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 12 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



#### KEYNOTES:

- OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 15' BUILDING SETBACK LINE (VOLUME 20003, PAGES 169-172 D.P.R.)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 21-11800439)
- 20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)
- OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)

UNPLATTED  
691.094 ACRES  
(VOLUME 15880,  
PAGES 1694-1705 O.P.R.)  
OWNER: CTMGST RANCHO  
DEL LAGO, LLC

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 91

SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 3 UNIT 12

BEING 18.91 ACRES SITUATED IN THE ARCHIBALD FITZGERALD SURVEY NO. 268, ABSTRACT 236, COUNTY BLOCK 4355, THE J. ESPINOZA SURVEY NO. 298, ABSTRACT 1138, THE J. VASQUEZ SURVEY NO. 200 28, ABSTRACT 1075, COUNTY BLOCK 4354 AND THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, COUNTY BLOCK 4350, BEAR COUNTY, TEXAS, SAID 18.91 ACRES BEING COMPRISED OF ALL THAT CERTAIN 18.34 ACRE TRACT OF LAND CONVEYED UNTO PERRY HOMES, LLC, RECORDED IN DOCUMENT NO. 2022024481, OFFICIAL PUBLIC RECORD OF BEAR COUNTY, TEXAS, A 0.06 ACRE TRACT OUT OF A 16.38 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 20220240482, OFFICIAL PUBLIC RECORD OF BEAR COUNTY, TEXAS, A 0.06 ACRE TRACT OUT OF A 18.58 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 20220240482, OFFICIAL PUBLIC RECORD OF BEAR COUNTY, TEXAS, AND A 0.15 ACRE TRACT OUT OF SAID 18.58 ACRE TRACT CONVEYED UNTO CASTLEROCK COMMUNITIES LLC, RECORDED IN DOCUMENT NO. 20220240482, OFFICIAL PUBLIC RECORD OF BEAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF DALLAS

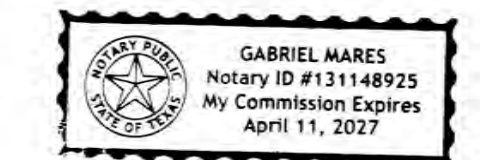
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:  
MEHRDAD MOAYEDI  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: (817) 835-0850

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, 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 19 DAY OF June, A.D. 20 23  
Notary Public  
DALLAS COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TX

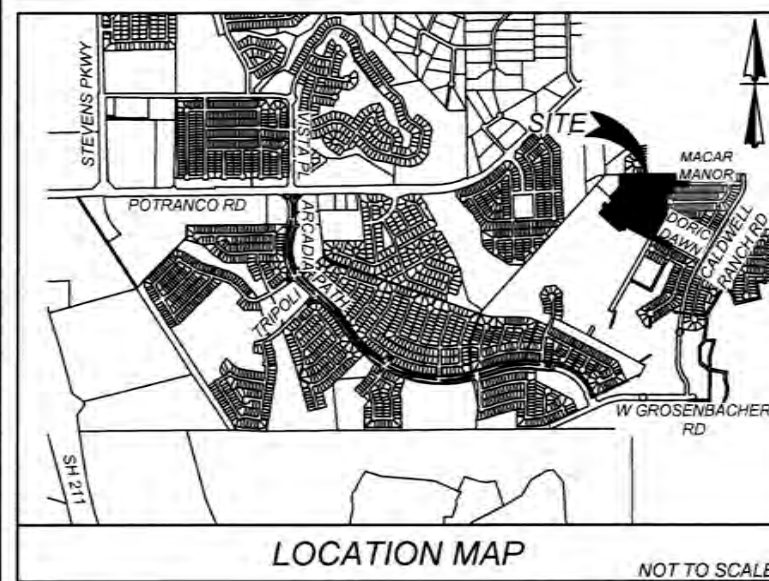
COUNTY CLERK, BEAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 12 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"
  - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
  - C.B. = COUNTY BLOCK
  - CL = CENTERLINE
  - L.F. = LINEAR FEET
  - = EXISTING CONTOURS
  - = PROPOSED CONTOURS

STATE OF TEXAS  
COUNTY OF BEAR

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.

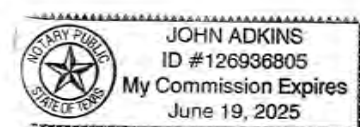
OWNER/AGENT:  
BRIAN OTTO  
MERITAGE HOMES  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 293-4929

OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.26 ACRE PERMEABLE)

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO, 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 22 DAY OF June, A.D. 20 23  
Notary Public  
BEAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEAR

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 BEAR

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)  
1011 W. INTERSTATE 35, SUITE 100, TEXAS 78701  
PHONE: 512-465-7723 FAX: 512-465-1414 EMAIL: INFO@TBPELS.TX.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 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.

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.

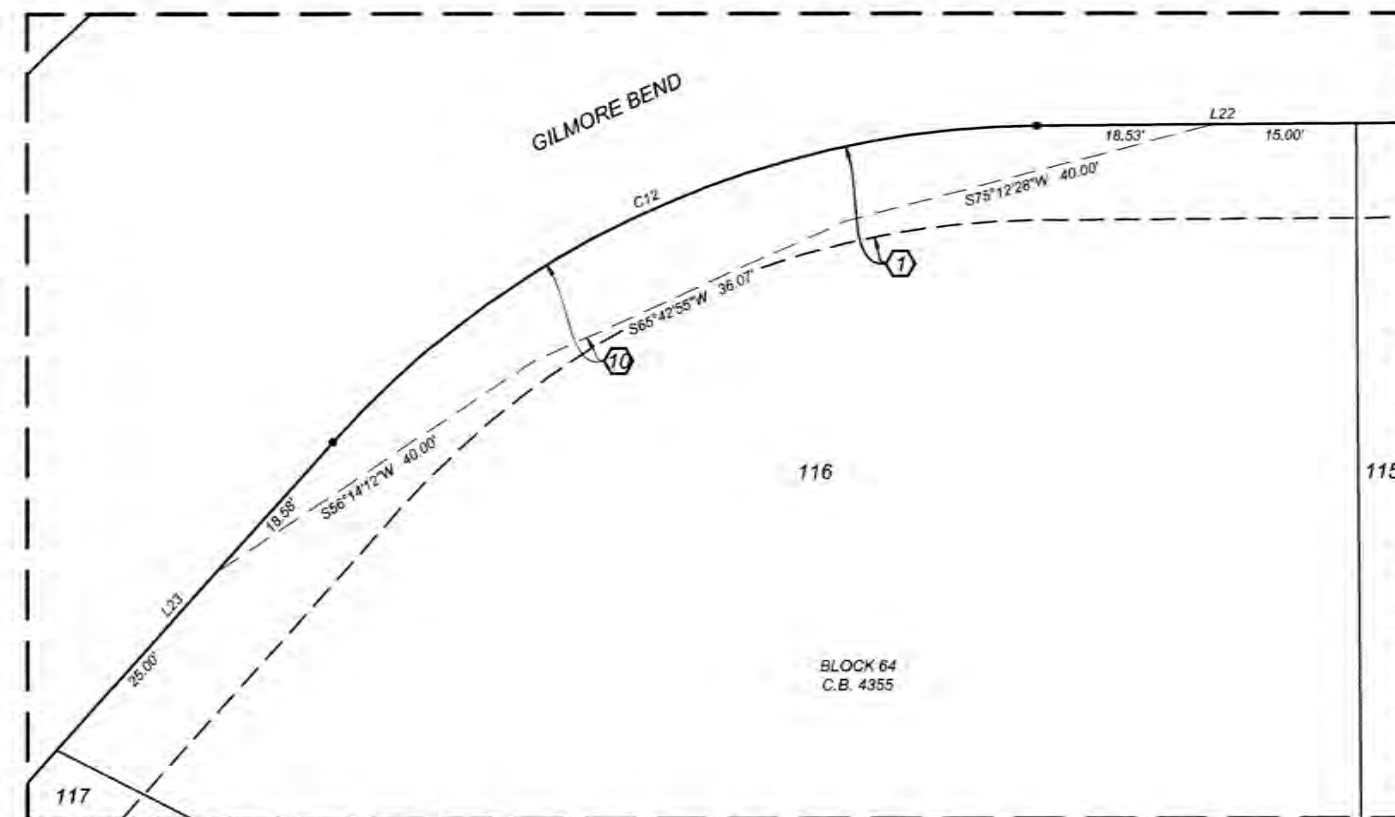
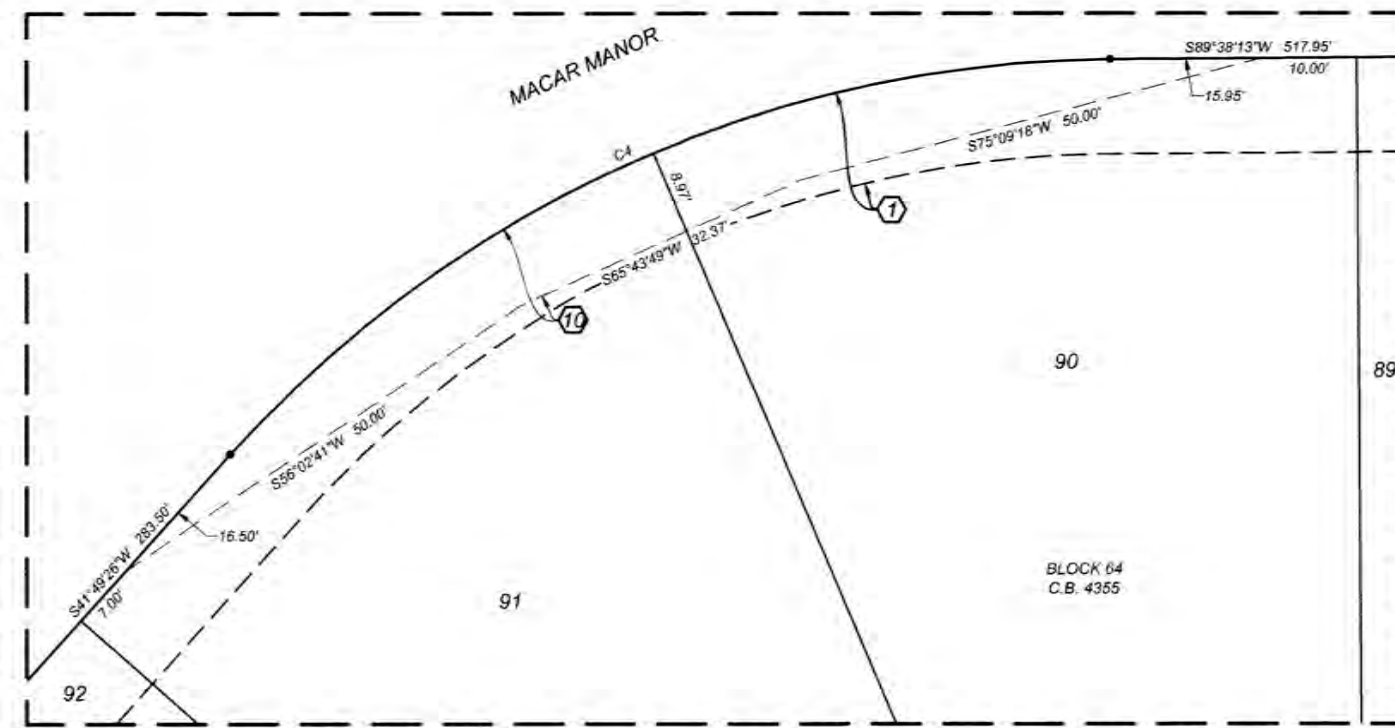
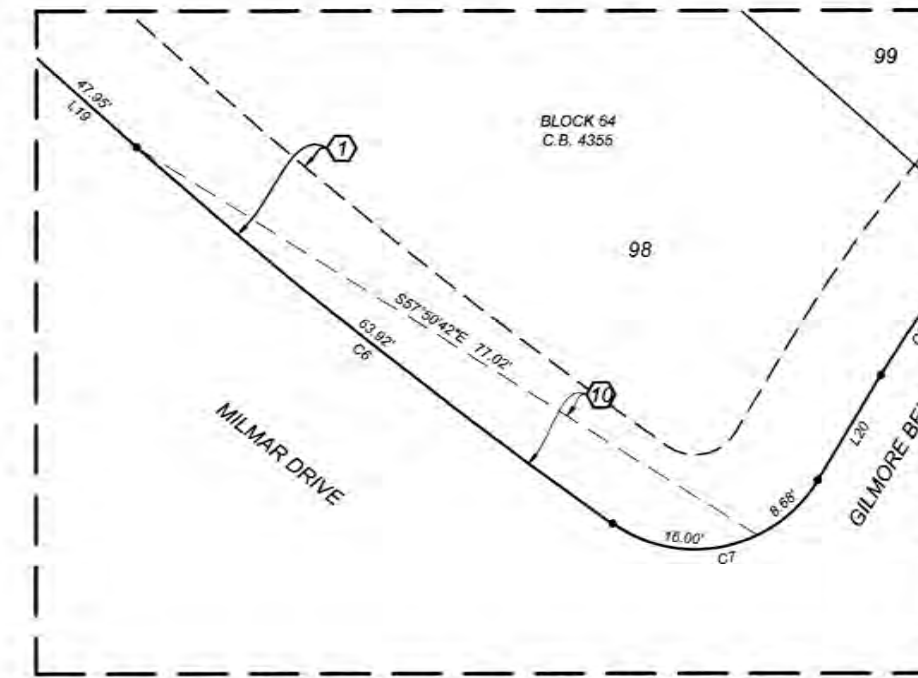
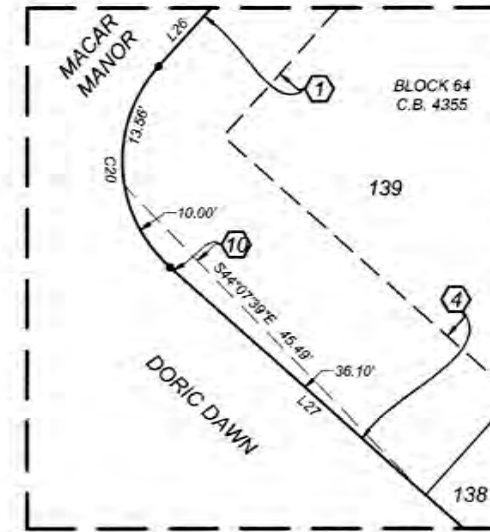
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.



KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT
- OFF-LOT VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.90 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.15 ACRE PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.26 ACRE PERMEABLE)
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- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 15' BUILDING SETBACK LINE (VOLUME 20003, PAGES 169-172 D.P.R.)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 21-11800439)
- 20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)
- 10' BUILDING SETBACK LINE & ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)
- OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- UNPLATTED 691.094 ACRES (VOLUME 19880, PAGES 1694-1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC
- UNPLATTED 2.00 ACRE TRACT OWNER: CITY OF SAN ANTONIO (DOCUMENT NUMBER 20120055877 O.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 = 91

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