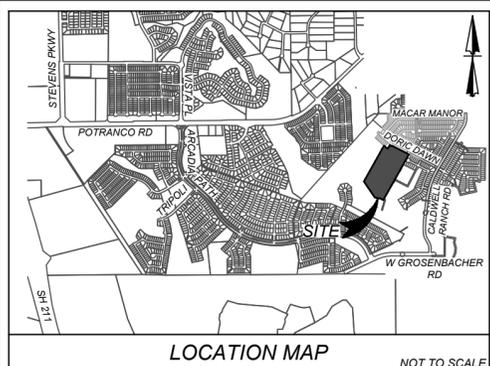


SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 13

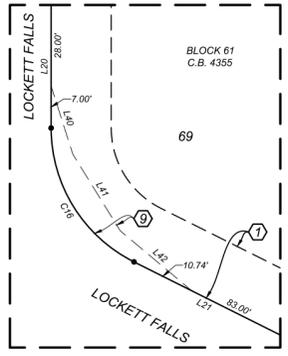
BEING 18.59 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 4339, THE J. VASQUEZ SURVEY NO. 200 2/B, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING A REMAINDER OF THE CALLED 69.1094 ACRE 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.



- 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 NAVD88 (GEOID09).
 - 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
 - CL = CENTERLINE
 - LF = LINEAR FEET
 - 100 = EXISTING CONTOURS
 - 100 = PROPOSED CONTOURS
 - 1% AC EFFECTIVE FLOODPLAIN
 - 1% AC ULTIMATE FLOODPLAIN

- 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 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (2.12 ACRE PERMEABLE)
 - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.08 ACRE PERMEABLE)
 - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.07 ACRE PERMEABLE)
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.13 ACRE PERMEABLE)
 - 15' BUILDING SETBACK LINE



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:

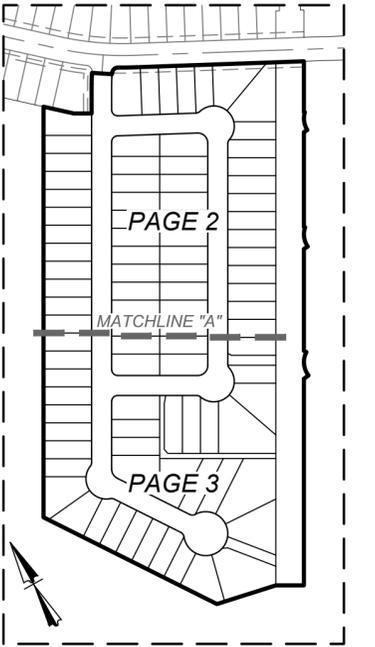
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TEBLS)
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78747
PHONE: 512-462-7723 FAX: 512-462-1114 EMAIL: RFP@TBS.TEXAS.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 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.

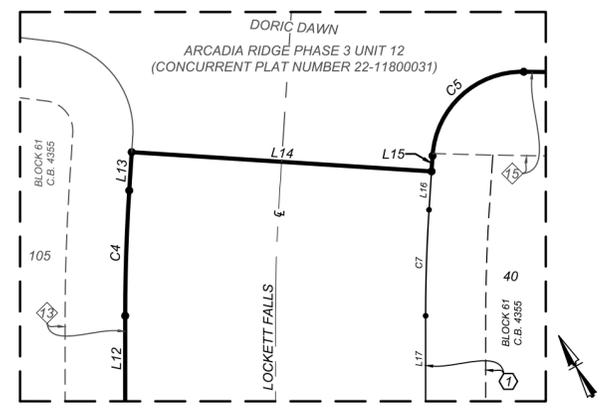
- SAWS WASTEWATER EDU:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- SAWS IMPACT FEE:**
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 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 (A/P # 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 OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(IH).
- 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 NOTE:**
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

- 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 902-905, BLOCK 61, 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:**
- LOTS 902, BLOCK 61, (0.06 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE), 903, BLOCK 61, (0.13 ACRE PERMEABLE), 904, BLOCK 61, (0.05 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE), & 905, BLOCK 61, (2.11 ACRE PERMEABLE) & (0.01 ACRE NON-PERMEABLE), IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- FLOODPLAIN VERIFICATION:**
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOT THIS PLAT AS VERIFIED BY FEMA MAP NUMBER: 48029C0345F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS.
- 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. (LOTS AFFECTED: LOT NUMBERS 74-94, BLOCK 61)



Curve Data					Line Table		Line Table				
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length	Direction
C1	46.00'	55.00'	47°55'15"	44.67'	S21°22'15"W	L1	127.25'	S29°13'01"W	L27	14.01'	S65°53'58"E
C2	50.00'	55.00'	52°05'23"	48.30'	S21°27'19"W	L2	2.25'	S44°40'08"E	L28	54.67'	S29°13'01"W
C3	61.80'	55.00'	64°22'43"	58.60'	S24°09'52"W	L3	9.72'	S87°24'37"W	L29	50.00'	S55°50'46"W
C4	20.93'	325.00'	3°41'22"	20.92'	N31°03'42"E	L4	2.92'	S42°29'59"E	L30	13.12'	N11°08'52"W
C5	22.81'	15.00'	87°06'58"	20.67'	N76°27'52"E	L5	11.19'	S85°24'37"W	L31	10.27'	N31°02'14"W
C6	38.70'	780.00'	2°50'33"	38.69'	S61°23'56"E	L6	6.80'	S33°38'47"E	L32	111.08'	S60°46'59"E
C7	17.71'	275.00'	3°41'22"	17.71'	S31°03'42"W	L7	14.09'	S81°58'30"W	L33	119.79'	S60°46'59"E
C8	24.10'	15.00'	92°02'13"	21.59'	S16°48'06"E	L8	70.00'	N60°46'59"W	L34	55.23'	S29°13'01"W
C9	10.76'	15.00'	41°07'03"	10.54'	S83°22'44"E	L9	154.37'	N78°24'54"W	L35	45.00'	S29°13'01"W
C10	155.12'	51.00'	174°16'19"	101.87'	S16°48'06"E	L10	77.15'	S48°10'34"E	L36	53.82'	S29°13'01"W
C11	10.76'	15.00'	41°07'03"	10.54'	S49°46'32"W	L11	44.71'	S60°46'59"E	L37	45.00'	N29°13'01"E
C12	10.70'	15.00'	40°52'57"	10.48'	S08°46'32"W	L12	74.28'	N29°13'01"E	L38	45.00'	N29°13'01"E
C13	152.89'	51.00'	171°45'54"	101.74'	S74°13'01"W	L13	6.42'	N32°54'23"E	L39	45.00'	N29°13'01"E
C14	10.70'	15.00'	40°52'57"	10.48'	N40°20'31"W	L14	50.00'	S57°05'37"E	L40	11.95'	S11°35'47"W
C15	23.56'	15.00'	90°00'00"	21.21'	S74°13'01"W	L15	2.61'	N32°54'23"E	L41	15.00'	S02°28'07"E
C16	27.65'	25.00'	63°22'15"	26.26'	S02°28'07"E	L16	6.42'	S32°54'23"W	L42	15.55'	S20°42'23"E
C17	14.44'	15.00'	55°09'00"	13.89'	S61°43'45"E	L17	65.33'	S29°13'01"W	L43	20.30'	N39°08'35"E
C18	278.67'	55.00'	290°18'01"	62.86'	S55°50'46"W	L18	195.26'	S62°49'12"E			
C19	14.44'	15.00'	55°09'00"	13.89'	N06°34'44"W	L19	196.90'	N60°46'59"W			
C20	9.98'	15.00'	38°08'04"	9.80'	N53°13'16"W	L20	170.00'	S29°13'01"W			
C21	124.30'	51.00'	139°38'23"	95.74'	N02°28'07"W	L21	202.54'	S34°09'14"E			
C22	9.98'	15.00'	38°08'04"	9.80'	N48°17'03"E	L22	185.30'	N34°09'14"W			
C23	39.27'	25.00'	90°00'00"	35.36'	S74°13'01"W	L23	200.00'	N60°46'59"W			
C24	23.56'	15.00'	90°00'00"	21.21'	N15°46'59"W	L24	199.77'	S62°49'12"E			
C25	23.03'	15.00'	87°57'47"	20.83'	N73°11'54"E	L25	129.08'	S39°47'23"E			
C26	40.16'	25.00'	92°02'13"	35.98'	S16°48'06"E	L26	128.68'	S39°47'23"E			

- 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.)
 - 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.)
 - 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.)
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
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 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 1499 D.P.R.)
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800440)
 - 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800440)
 - 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800031)
 - 20' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 21-11800031)
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800031)
 - 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800031)



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) 935-8650

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 _____ DAY OF _____, A.D. 20____

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 13 _____ 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____

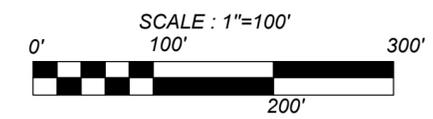
BY: _____
CHAIRMAN

BY: _____
SECRETARY

Date: Aug 11, 2022, 1:25pm User: ID: jnjos File: P:\251104121\Design\Civil\PLAT\2510421.dwg

SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 13

BEING 18.59 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/B, 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.



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 THEREIN 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) 935-0850

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 _____ DAY OF _____, A.D. 20____

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 _____

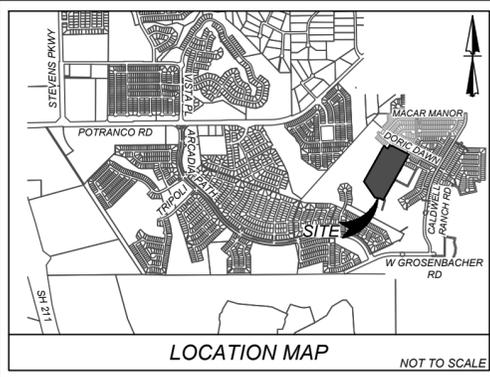
COUNTY CLERK, BEXAR COUNTY, TX _____

THIS PLAT OF _____ ARCADIA RIDGE PHASE 3 UNIT 13 _____ 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 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
 - = 1% AC EFFECTIVE FLOODPLAIN
 - = 1% AC ULTIMATE FLOODPLAIN

- KEYNOTES:**
- 1) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 2) 20' BUILDING SETBACK LINE
 - 3) 10' BUILDING SETBACK LINE
 - 4) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5) VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT
 - 6) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (2.12 ACRE PERMEABLE)
 - 7) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.08 ACRE PERMEABLE)
 - 8) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.07 ACRE PERMEABLE)
 - 9) VARIABLE WIDTH CLEAR VISION EASEMENT
 - 10) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 11) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.13 ACRE PERMEABLE)
 - 12) 15' BUILDING SETBACK LINE
 - 13) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
 - 14) 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1093-1095 D.P.R.)
 - 15) VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
 - 16) 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.)
 - 17) 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.)
 - 18) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
 - 19) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.)
 - 20) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 1499 D.P.R.)
 - 21) 15' BUILDING SETBACK LINE (VOLUME 20002, PAGE 1499 D.P.R.)
 - 22) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGE 1499 D.P.R.)
 - 23) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 1499 D.P.R.)
 - 24) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800440)
 - 25) 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800440)
 - 26) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800031)
 - 27) 20' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 21-11800031)
 - 28) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800031)
 - 29) 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800031)

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:

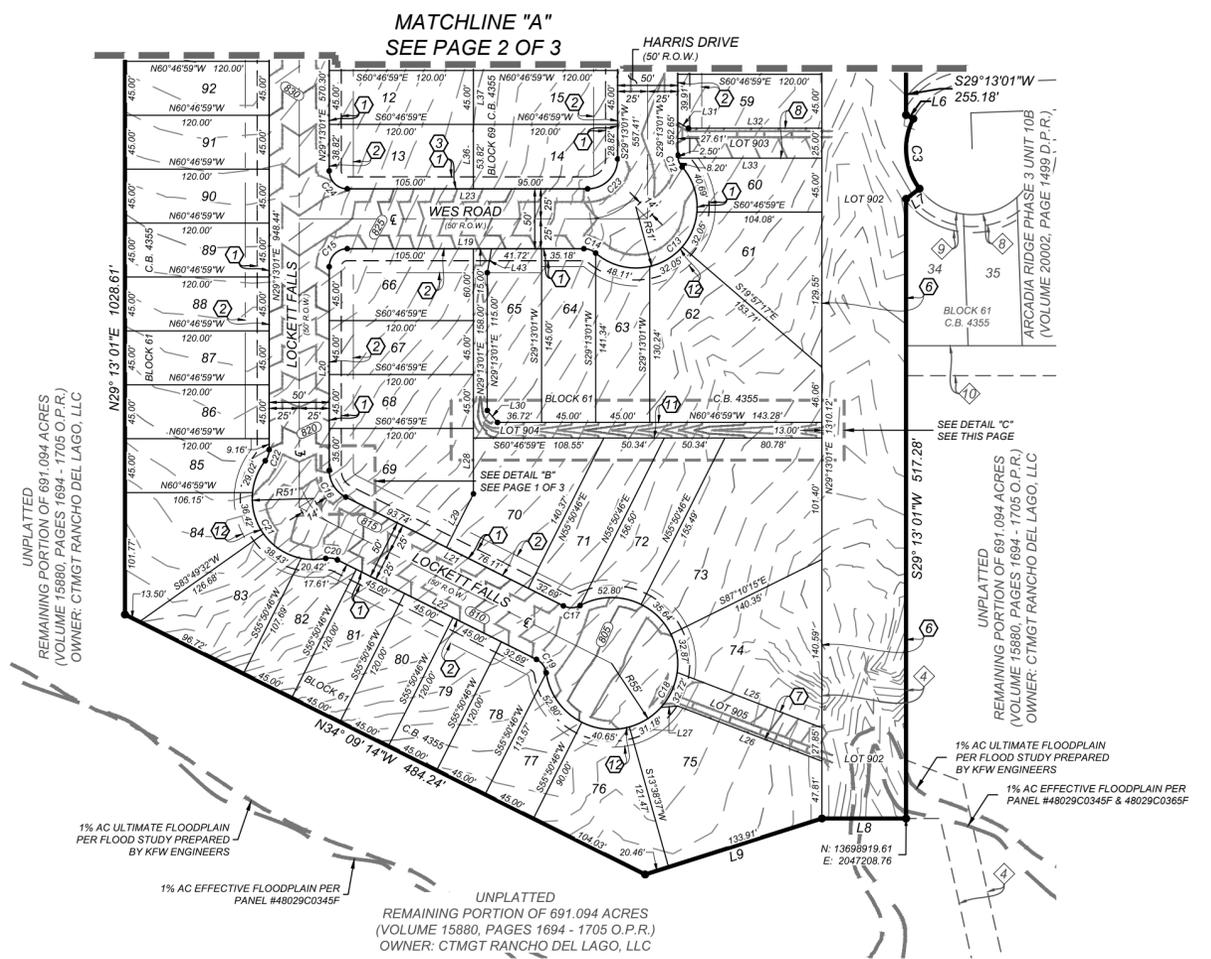
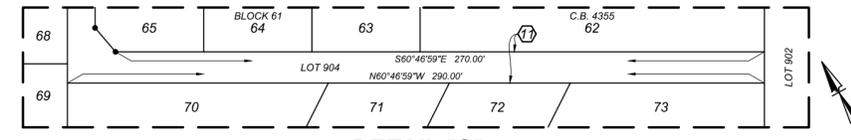
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS)
1975 INTERSTATE 35, AUSTIN, TEXAS, 78761
PHONE: 512-462-7725 FAX: 512-462-1414 EMAIL: INFO@TPELS.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," "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.



Date: Aug 11, 2022, 1:24pm User: D:\james
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