

SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 9A-2

BEING A 18.26 ACRE TRACT OF LAND, PARTIALLY SITUATE IN THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, COUNTY BLOCK 4354, BEXAR COUNTY, TEXAS, AND PARTIALLY SITUATE IN THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, COUNTY BLOCK 4339, BEXAR COUNTY, TEXAS, SAID 18.40 ACRE TRACT OF LAND BEING COMPRISED OF A 17.36 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, L.L.C. RECORDED IN DOCUMENT NO. 20210344002, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.0138 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, L.L.C. RECORDED IN DOCUMENT NO. 2020040474, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.2251 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, L.L.C. RECORDED IN DOCUMENT NO. 2020000456, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A 691.094 ACRE TRACT OF LAND CONVEYED UNTO CTMGT RANCHO DEL LAGO, L.L.C. RECORDED IN VOLUME 15880, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

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

DATE OF PREPARATION: May 24, 2023

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) 293-4529

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

JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

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

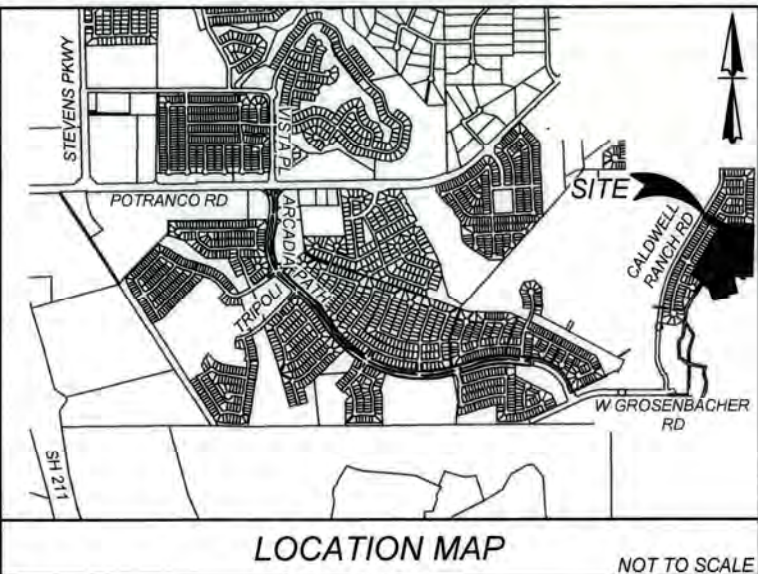
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 9A-2 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 NAVD83 (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 RECORD OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ⊕ = CENTERLINE
- L.F. = LINEAR FEET
- 100— = EXISTING CONTOURS
- 100— = PROPOSED CONTOURS

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, L.L.C.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (817) 835-0650

OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
(0.06 ACRE PERMEABLE)
OFF-LOT 35' SANITARY SEWER & PRIVATE DRAINAGE EASEMENT
(0.59 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
OFF-LOT 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

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 22 DAY OF June, A.D. 2023

Notary Public
DALLAS COUNTY, TEXAS

GABRIEL MARES
Notary ID #131148925
My Commission Expires
April 11, 2027

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
SHOULD BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1817 S. INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-487-7725 FAX: 512-487-1454 EMAIL: TBPELS@TBPELS.TEXAS.GOV

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

KEYNOTES:

- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
(0.06 ACRE PERMEABLE)
- OFF-LOT 35' SANITARY SEWER & PRIVATE DRAINAGE EASEMENT
(0.59 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT
(0.43 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT
(0.05 ACRE PERMEABLE) & (0.03 ACRE NON-PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT
(0.03 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- OFF-LOT 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- 15' BUILDING SETBACK LINE
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- 10' BUILDING SETBACK LINE
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- 13' PRIVATE DRAINAGE EASEMENT
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- OFF-LOT 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- OFF-LOT VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
(VOLUME 2002, PAGES 1175-1177 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(VOLUME 2002, PAGE 1079 D.P.R.)
- 20' INTERCEPTOR DRAIN, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9710, PAGES 128-129 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(PLAT NUMBER 22-11800134)
- 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
(PLAT NUMBER 22-11800134)
- UNPLATTED
REMAINING PORTION OF 691.094 ACRES
(VOLUME 15880, PAGES 1694-1705 D.P.R.)
OWNER: CTMGT RANCHO DEL LAGO, L.L.C.

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 TO THE CITY OF 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 20 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE REMAINING DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL. IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS HIGH PRESSURE NOTE:

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

SETBACK NOTE:

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

TREE NOTE:

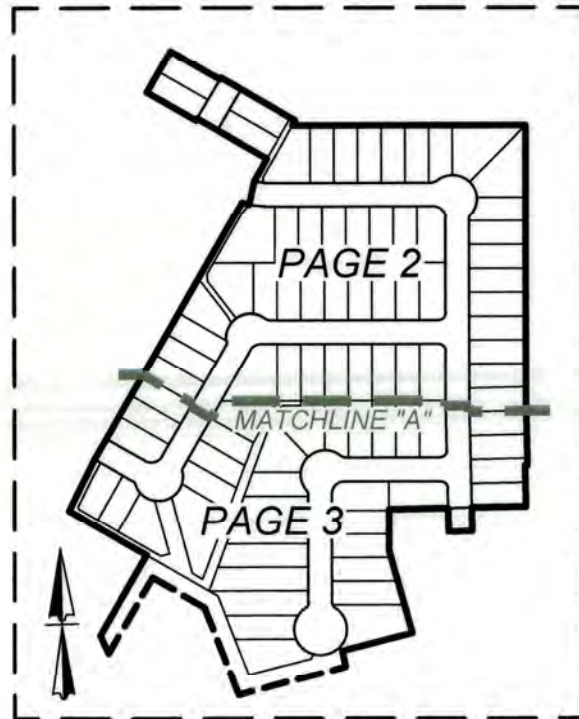
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1883141) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST'S OFFICE PER 35-477(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.

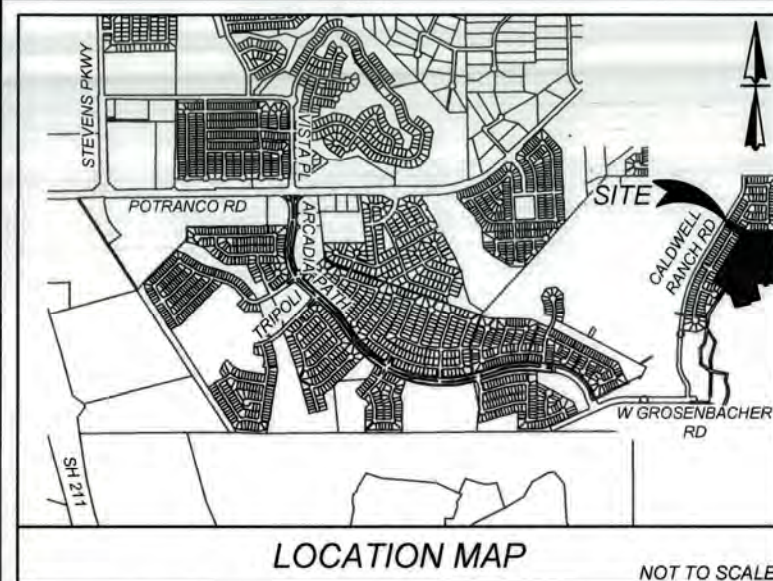
RESIDENTIAL FINISHED FLOOR NOTE:

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



PAGE INDEX
SCALE: NOT-TO-SCALE

Curve Table						Line Table			Line Table			Line Table		
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
C1	15.59'	150.00'	5°57'23"	15.59'	S73°21'57"E	L1	100.00'	N31°12'56"E	L29	120.00'	N58°47'04"W	L57	53.56'	N31°12'56"E
C2	21.71'	100.00'	12°26'26"	21.67'	S82°33'52"E	L2	120.00'	S58°47'04"E	L30	100.00'	N31°12'56"E	L58	22.12'	N40°32'39"E
C3	10.70'	15.00'	40°52'57"	10.48'	N70°46'27"E	L3	5.00'	N31°12'56"E	L31	50.00'	S58°47'04"E	L59	50.00'	S88°47'04"E
C4	152.89'	51.00'	171°45'54"	101.74'	S43°47'04"E	L4	181.50'	S58°47'04"E	L32	100.00'	S31°12'56"W	L60	50.00'	N88°47'04"W
C5	10.70'	15.00'	40°52'57"	10.48'	S21°39'24"W	L5	12.85'	S31°12'56"W	L33	50.00'	N58°47'04"W	L61	15.00'	N43°02'38"W
C6	43.87'	1975.00'	1°16'22"	43.87'	S00°34'45"W	L6	148.86'	S00°03'26"E	L34	50.00'	S89°56'34"W	L62	14.66'	N02°37'46"W
C7	23.23'	15.00'	88°43'38"	20.98'	N44°25'15"W	L7	5.00'	S89°33'19"W	L35	40.33'	N00°03'32"W	L63	15.00'	S30°02'39"E
C8	39.27'	25.00'	90°00'00"	35.36'	S46°12'56"W	L8	85.67'	S00°03'26"E	L36	199.49'	S88°47'04"E	L64	184.35'	N31°12'56"E
C9	14.44'	15.00'	55°09'00"	13.89'	S26°21'35"E	L9	115.00'	S89°56'34"W	L37	93.60'	N00°03'26"W	L65	149.91'	S31°12'56"W
C10	278.67'	55.00'	290°18'01"	62.86'	N88°47'04"W	L10	50.00'	S00°03'26"E	L38	71.11'	N01°12'56"E	L66	155.34'	N31°12'56"E
C11	14.44'	15.00'	55°09'00"	13.89'	N28°47'26"E	L11	50.00'	S89°56'34"W	L39	91.90'	N58°47'04"W	L67	13.12'	N06°22'20"E
C12	10.70'	15.00'	40°52'57"	10.48'	N19°13'33"W	L12	50.00'	N00°03'26"W	L40	50.00'	N31°12'56"E	L68	123.42'	N31°12'56"E
C13	152.89'	51.00'	171°45'54"	101.74'	N46°12'56"E	L13	125.28'	S89°56'34"W	L41	95.00'	S58°47'04"E			
C14	10.70'	15.00'	40°52'57"	10.48'	S68°20'36"E	L14	87.01'	S01°12'56"W	L42	4.79'	N15°37'39"W			
C15	23.90'	15.00'	91°16'22"	21.45'	N45°34'45"E	L15	180.48'	S14°40'47"E	L43	72.25'	N27°31'46"E			
C16	44.98'	2025.00'	1°16'22"	44.98'	N00°34'45"E	L16	153.40'	S76°44'34"W	L44	31.63'	N31°12'56"E			
C17	23.56'	15.00'	90°00'00"	21.21'	N43°47'04"W	L17	35.00'	S13°15'26"E	L45	19.08'	S76°12'56"W			
C18	26.18'	25.00'	60°00'00"	25.00'	S61°12'56"W	L18	197.78'	N19°56'51"W	L46	25.57'	N58°47'04"W			
C19	10.70'	15.00'	40°52'57"	10.48'	S10°46'27"W	L19	126.60'	N58°47'04"W	L47	50.72'	S21°34'02"W			
C20	152.89'	51.00'	171°45'54"	101.74'	S76°12'56"W	L20	185.07'	S31°12'26"W	L48	50.00'	N88°47'04"W			
C21	10.70'	15.00'	40°52'57"	10.48'	N38°20'36"W	L21	42.43'	N24°21'47"W	L49	50.00'	N88°47'04"W			
C22	39.27'	25.00'	90°00'00"	35.36'	N76°12'56"E	L22	196.08'	N31°12'26"E	L50	5.86'	N61°15'10"E			
C23	9.91'	15.00'	37°50'12"	9.73'	N12°17'50"E	L23	187.83'	N58°47'04"W	L51	37.08'	S88°47'04"E			
C24	120.77'	51.00'	135°40'24"	94.46'	N61°12'56"E	L24	119.25'	N27°31'46"E	L52	10.00'	N01°12'56"E			
C25	9.91'	15.00'	37°50'12"	9.73'	S69°51'58"E	L25	50.00'	N13°39'21"E	L53	9.43'	S18°07'40"W			
C26	23.56'	15.00'	90°00'00"	21.21'	N46°12'56"E	L26	55.34'	N31°12'56"E	L54	9.25'	N44°22'36"W			
C27	39.27'	25.00'	90°00'00"	35.36'	N43°47'04"W	L27	170.00'	N58°47'04"W	L55	60.00'	N01°12'56"E			
C28	32.57'	150.00'	12°26'26"	32.51'	N82°33'52"W	L28	5.00'	S31°12'56"W	L56	198.37'	N58°47'04"W			



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
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KEYNOTES:

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- 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1175-1177 D.P.R.)
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- 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- 13' PRIVATE DRAINAGE EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- OFF-LOT 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- OFF-LOT VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOLUME 20002, PAGE 1079 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 1079 D.P.R.)
- 20' INTERCEPTOR DRAIN, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9710, PAGES 128-129 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (PLAT NUMBER 22-11800134)
- 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT (PLAT NUMBER 22-11800134)

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.

KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)
- OFF-LOT 38' SANITARY SEWER & PRIVATE DRAINAGE EASEMENT (0.59 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.43 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.05 ACRE PERMEABLE) & (0.03 ACRE NON-PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.03 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE)
- OFF-LOT 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- UNPLATTED REMAINING PORTION OF 691.094 ACRES (VOLUME 15880, PAGES 1694-1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC.

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.

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) 835-0650

OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE),
OFF-LOT 38' SANITARY SEWER & PRIVATE DRAINAGE EASEMENT (0.59 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE),
OFF-LOT 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

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 27 DAY OF June, A.D. 20 23

GABRIEL MARES
Notary ID #131148925
My Commission Expires
April 11, 2027



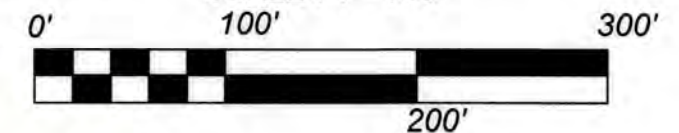
GABRIEL MARES
Notary ID #131148925
My Commission Expires
April 11, 2027

PLAT NUMBER 21-11800441

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 9A-2

BEING A 18.26 ACRE TRACT OF LAND, PARTIALLY SITUATE IN THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, COUNTY BLOCK 4354, BEXAR COUNTY, TEXAS, AND PARTIALLY SITUATE IN THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 854, COUNTY BLOCK 4359, BEXAR COUNTY, TEXAS, SAID 18.40 ACRE TRACT OF LAND BEING COMPRISED OF A 17.36 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 20210344002, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.90 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2020040478, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.2251 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2020090466, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A 691.094 ACRE TRACT OF LAND CONVEYED UNTO CTMGT RANCHO DEL LAGO, LLC, RECORDED IN VOLUME 15880, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone # (210) 979-8444 • Fax # (210) 979-8441
TBPE Firm # 5513 • TBPLS Firm # 10122300

DATE OF PREPARATION: May 24, 2023

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

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 23 DAY OF June, A.D. 20 23

JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025



JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

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 9A-2 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED 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) 1117 INTERSTATE 35, AUSTIN, TEXAS 78701
PHONE: 512-462-7723 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TEXAS.GOV



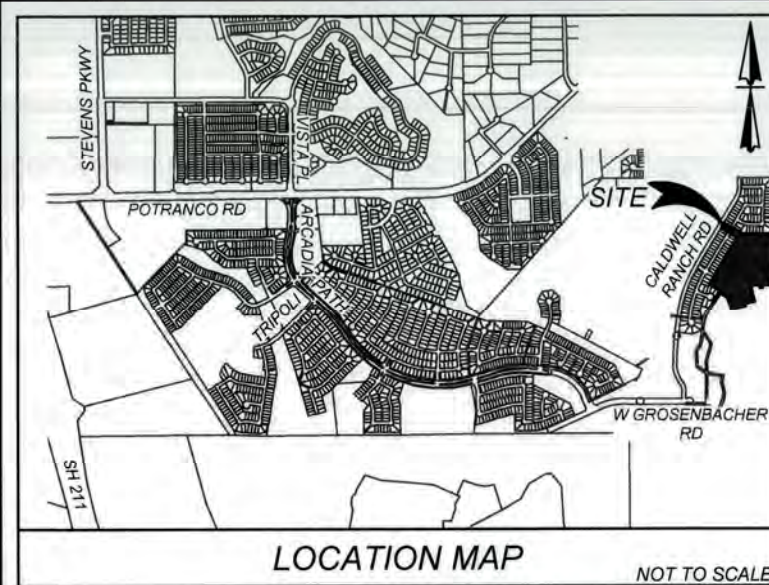
MATCHLINE "A" - SEE PAGE 3 OF 3

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 88

PAGE 2 OF 3



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 RECORD OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- L.F. = LINEAR FEET
- 100--- = EXISTING CONTOURS
- 100--- = PROPOSED CONTOURS

KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
- OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)
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STATE OF TEXAS
COUNTY OF DALLAS

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

OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)

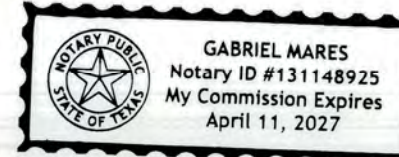
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STATE OF TEXAS
COUNTY OF DALLAS

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 23 DAY OF June, A.D. 20 23

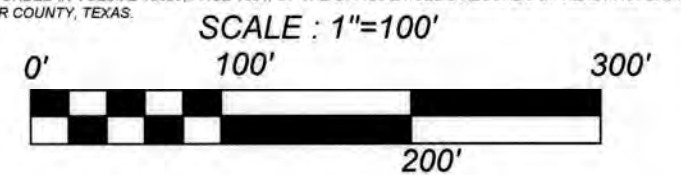
NOTARY PUBLIC
DALLAS COUNTY, TEXAS



PLAT NUMBER 21-11800441

SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 9A-2

BEING A 18.26 ACRE TRACT OF LAND, PARTIALLY SITUATE IN THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1015, COUNTY BLOCK 4384, BEXAR COUNTY, TEXAS, AND PARTIALLY SITUATE IN THE C. CHAVARRA SURVEY NO. 248, ABSTRACT NO. 184, COUNTY BLOCK 4339, BEXAR COUNTY, TEXAS, SAID 18.40 ACRE TRACT OF LAND BEING COMPRISED OF A 17.36 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 20210344002, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.90 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 20220204018, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.2281 ACRE TRACT OF LAND CONVEYED UNTO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 20230009498, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A 691.094 ACRE TRACT OF LAND CONVEYED UNTO CTMGT RANCHO DEL LAGO, LLC, RECORDED IN VOLUME 15880, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING
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: May 24, 2023

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.

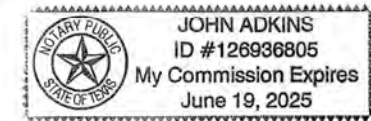
OWNER/AGENT:
BRIAN OTTO
MERITAGE HOMES
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
PHONE: (210) 293-4929

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 23 DAY OF June, A.D. 20 23

NOTARY PUBLIC
BEXAR 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 9A-2 _____ 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

