

SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 9B

BEING 11.73 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING A REMAINDER OF THE CALLED 891.094 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.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 1012300

DATE OF PREPARATION: June 7, 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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

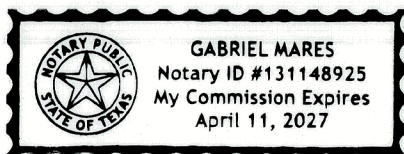
OWNERS AGENT:
MEHRDAD MOAYEDI
CTMGT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (817) 835-0650

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

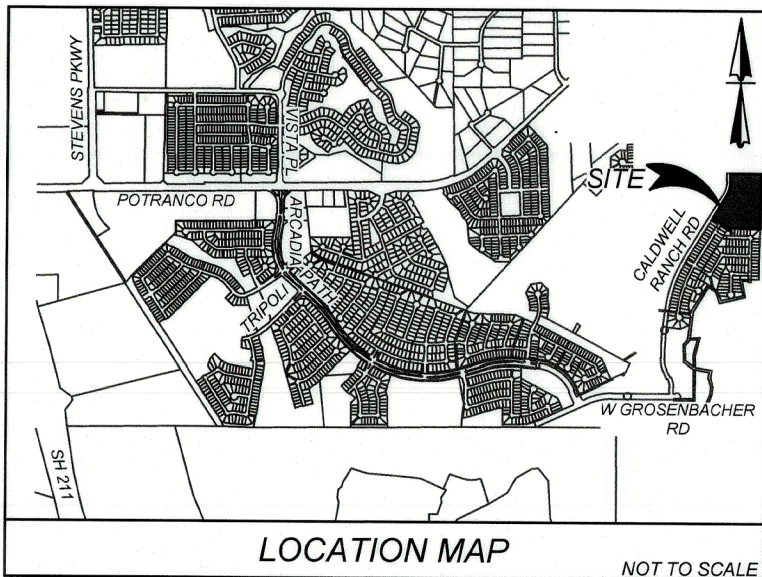
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 9B 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 NAVD80 (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
- ⊕ = CENTERLINE
- LF. = LINEAR FEET
- 100— = EXISTING CONTOURS
- 100— = PROPOSED CONTOURS

KEYNOTES:

- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT
- VARIABLE WIDTH ACCESS, OPEN SPACE, 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 (0.06 ACRE PERMEABLE)
- 15' BUILDING SETBACK LINE
- OFF-LOT VARIABLE WIDTH ACCESS, 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 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 1079 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800441)
- 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 21-11800441)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800441)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- VARIABLE WIDTH CLEAR VISION EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- 10' BUILDING SETBACK LINE & ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)
- 10' BUILDING SETBACK LINE & ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9670, PAGES 77-78 D.P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9670, PAGES 77-78 D.P.R.)
- 20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9670, PAGES 77-78 D.P.R.)
- 20' INTERCEPTOR DRAIN, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9710, PAGES 128-129 D.P.R.)
- ARCADIA RIDGE PHASE 3 UNIT 9A-1 (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- ARCADIA RIDGE PH 3, UNIT 9A-2 (CONCURRENT PLAT NUMBER 21-11800441)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER,
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1817 WINTERGARDEN BL, AUSTIN, TEXAS 78741
PHONE: 512-462-7725; FAX: 512-462-5414; EMAIL: INFO@TBPELS.TEXAS.GOV

CPS/SAWS/COSA UTILITY:

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

SAWS WASTEWATER EDU:

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

SAWS IMPACT FEE:

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

SAWS DEDICATION NOTE:

THE DEVELOPER 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.

FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 28 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL.

S.A.W.S. 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 DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

BUILDING SETBACK LINE NOTE:

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

INGRESS AND EGRESS NOTE (SEWER):

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 AND EGRESS NOTE (WATER):

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 AREAL MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 902-903, BLOCK 57, 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 57, (0.06 ACRE PERMEABLE) & 903, BLOCK 57, (0.06 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P # 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS.

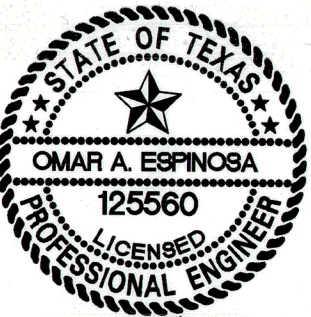
THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS' OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

FLOODPLAIN VERIFICATION NOTE:

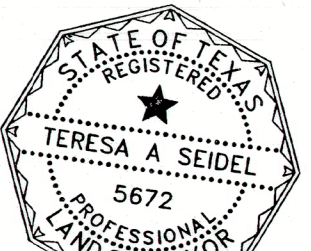
NO PORTION OF THE TRACT IS ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0366, EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	232.75'	430.00'	31°00'47"	229.92' N15°42'32"E
C2	10.73'	15.00'	40°59'56"	10.51' N69°42'10"E
C3	154.00'	51.00'	173°00'40"	101.81' S44°17'28"E
C4	10.73'	15.00'	40°59'56"	10.51' S21°42'54"W
C5	10.70'	15.00'	40°52'57"	10.48' S19°13'33"E
C6	152.89'	51.00'	171°45'54"	101.74' S46°12'56"W
C7	10.70'	15.00'	40°52'57"	10.48' N68°20'36"W
C8	65.45'	126.00'	30°00'00"	64.70' N73°47'04"W
C9	23.56'	15.00'	90°00'00"	21.21' S76°12'56"W
C10	9.91'	15.00'	37°50'12"	9.73' N12°17'50"E
C11	120.77'	51.00'	135°40'24"	94.46' N61°12'56"E
C12	9.91'	15.00'	37°50'12"	9.73' S69°51'58"E
C13	23.56'	15.00'	90°00'00"	21.21' N46°12'56"E
C14	39.71'	25.00'	91°00'47"	35.67' N44°17'28"W
C15	44.18'	430.00'	5°53'14"	44.16' N03°08'46"E
C16	23.56'	15.00'	90°00'00"	21.21' S43°47'04"E
C17	39.27'	25.00'	90°00'00"	35.36' S46°12'56"W
C18	39.27'	25.00'	90°00'00"	38.82' N73°47'04"W
C19	23.56'	15.00'	90°00'00"	21.21' N13°47'04"W
C20	26.18'	25.00'	60°00'00"	25.00' N61°12'56"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	12.85'	N31°12'56"E	L14	35.84'	N00°12'09"E
L2	131.50'	N58°47'04"W	L15	64.45'	N58°47'04"W
L3	100.00'	S31°12'56"W	L16	190.22'	N31°12'56"E
L4	50.00'	N58°47'04"W	L17	72.28'	S89°47'51"E
L5	95.00'	N31°12'56"E	L18	50.00'	N69°47'51"W
L6	120.00'	N58°47'04"W	L19	17.88'	N61°12'56"E
L7	140.84'	N00°12'09"E	L20	104.69'	S88°47'04"E
L8	21.21'	S44°47'51"E	L21	108.17'	N68°47'04"W
L9	64.45'	N58°47'04"W	L22	13.65'	N58°47'04"W
L10	100.00'	S31°12'56"W	L23	120.00'	N00°12'09"E
L11	50.00'	N58°47'04"W	L24	55.64'	N58°47'04"W
L12	188.88'	S88°47'04"E	L25	73.22'	N88°47'04"W
L13	22.10'	S47°38'47"W	L26	50.00'	S88°47'04"E



6/15/23



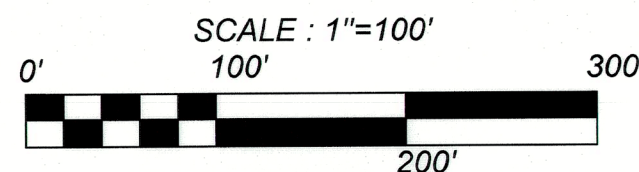
6/15/23

RESIDENTIAL LOTS = 58

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 3 UNIT 9B

BEING 11.73 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEAR COUNTY, TEXAS, AND CONTAINING A REMAINDER OF THE CALLED 891.094 ACRE TRACT OF LAND AS CONVEYED TO CTMOT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15890, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

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

DATE OF PREPARATION: June 7, 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.

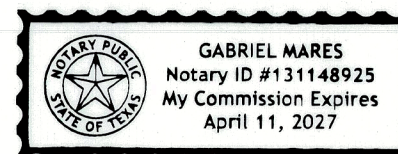
OWNER/AGENT:
MEHRDAD MOAYEDI
CTMOT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (817) 635-0850

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 7 DAY OF June, A.D. 2023

Gabriel Mares
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

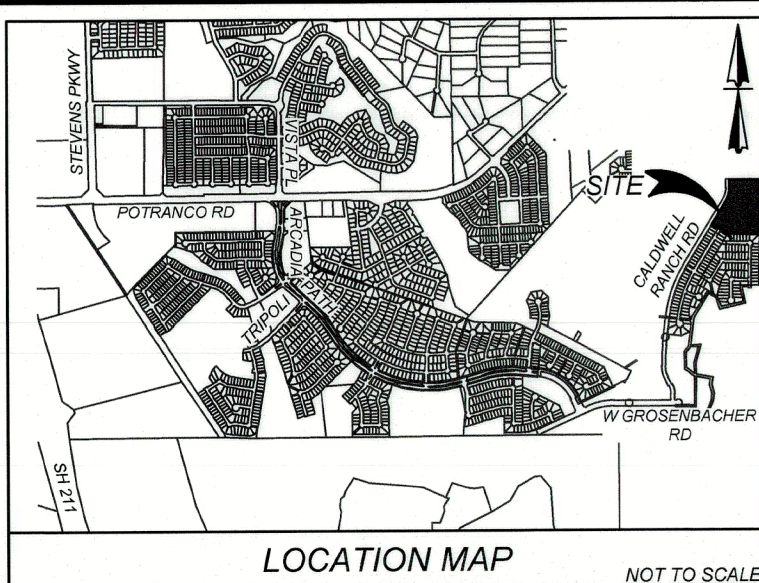
COUNTY CLERK, BEAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 9B 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
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KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 20' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT
- 5 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.06 ACRE PERMEABLE)
- 6 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.06 ACRE PERMEABLE)
- 7 15' BUILDING SETBACK LINE
- 8 OFF-LOT VARIABLE WIDTH ACCESS, 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)
- 9 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 1079 D.P.R.)
- 10 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800441)
- 11 15' BUILDING SETBACK LINE (CONCURRENT PLAT NUMBER 21-11800441)
- 12 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800441)
- 13 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20003, PAGES 169-172 D.P.R.)
- 14 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- 15 VARIABLE WIDTH CLEAR VISION EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- 16 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT NUMBER 21-11800439)
- 17 10' BUILDING SETBACK LINE & ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)
- 18 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)
- 19 10' BUILDING SETBACK LINE & ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9670, PAGES 77-78 D.P.R.)
- 20 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9670, PAGES 77-78 D.P.R.)
- 21 20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9670, PAGES 77-78 D.P.R.)
- 22 20' INTERCEPTOR DRAIN, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9710, PAGES 128-129 D.P.R.)
- 23 ARCADIA RIDGE PHASE 3 UNIT 9A-1 (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- 24 ARCADIA RIDGE PH 3, UNIT 9A-2 (CONCURRENT PLAT NUMBER 21-11800441)

C.P.S./A.W.S./C.O.S.A. UTILITY NOTES:

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 THE 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 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 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 ALTERATION.

3 THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

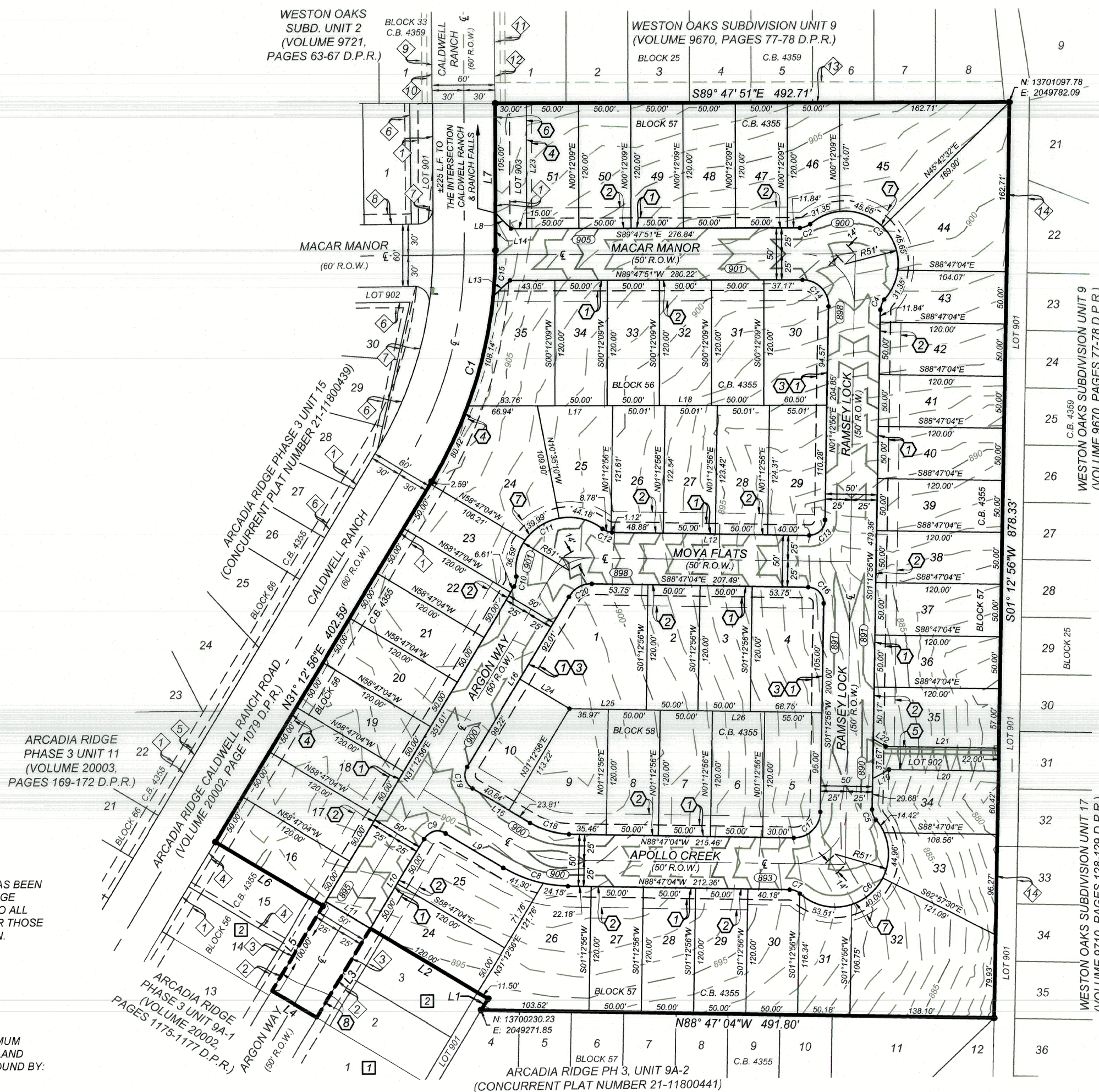
5 ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.



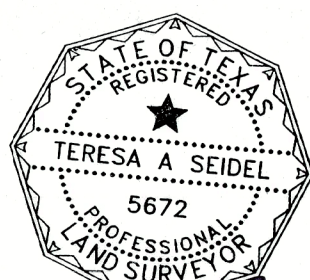
SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 58



6/15/23



6/14/23

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) 1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741 PHONE: 512-440-7723 FAX: 512-440-1414 EMAIL: INFO@TBPELS.TX.GOV