C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND

WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC

AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

DE CHANGES OR GROUND ELEVATION ALTERATION.

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

FASEMENT " "ANCHOR FASEMENT " "SERVICE FASEMENT " "OVERHANG FASEMENT "

EASEMENT, "NOUTOR EASEMENT," "SERVICE EASEMENT," OVERHAM'S EASEMENT,"
"UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT", "WATER
EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT"

INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE.

CPS ENERGY AND SAWS SHALL ALSO HAVE TO 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

INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT

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

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

ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

PAGE INDEX

SCALE: NOT-TO-SCALE

4 CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (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

SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID

PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE

FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY

SURVEYOR NOTES:
1. 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.)

3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR

4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (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

O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS C.B. = COUNTY BLOCK

E.G.T.TV.E = ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

= CENTERLINE

L.F. = LINEAR FEET

---100---- = EXISTING CONTOURS

= PROPOSED CONTOURS

STATE OF TEXAS

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED

CTMGT RANCHO DEL LAGO 1800 VALLEY VIEW LANE, SUITE 300

OFF-LOT 29' PRIVATE DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED LOTS & PLATTED PUBLIC STREET R.O.W.) (0.26 ACRE PERMEABLE)
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 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (1.48 ACRE PERMEABLE) OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.17 ACRE PERMEABLE) OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.12 ACRE PERMEABLE)
OFF-LOT VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (1.85 ACRE PERMEABLE)
OFF-LOT 20' SANITARY SEWER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET PUBLIC R.O.W (0.07 ACRE NON-PERMEABLE)

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEMORY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF ALGUST, A.D. 2021 Druks STATE OF TEXAS

DEBBIE LACEY Notary ID #123942280 My Commission Expires August 16, 2025

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.

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

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

RESIDENTIAL LOTS = 64

<u>SAWS WASTEWATER EDU:</u> 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 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

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 1500 GPM AT 25 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.

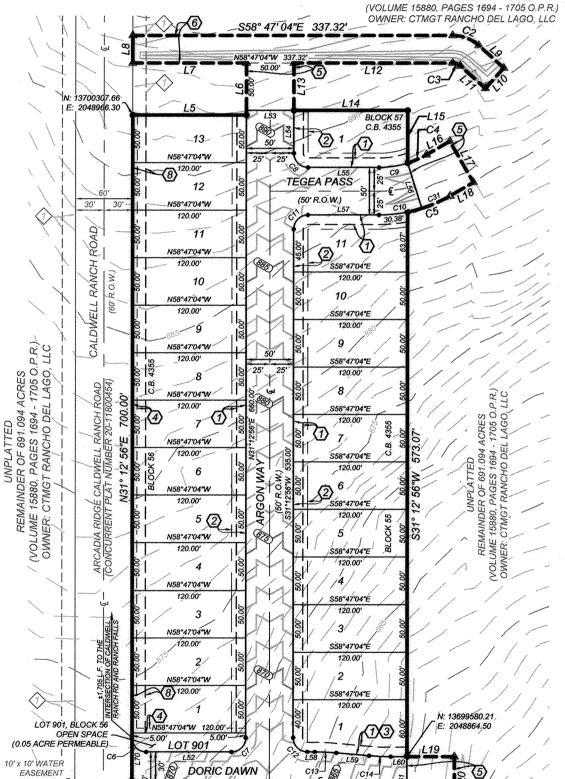
BUILDING SETBACK LINE
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

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:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOT ON THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS.

CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST

REMAINDER OF 691,094 ACRES <>>**√⊘∕⊘** -S58° 47' 04"E 337.32'-



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

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 901-905, BLOCK 54, & 901, BLOCK 56, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE

PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)
INCHES ABOVE FINAL ADJACENT GRADE.

<u>OPEN SPACE NOTE:</u> LOTS 901, BLOCK 54, (0.05 ACRE PERMEABLE), 902, BLOCK 54, (0.06 ACRE PERMEABLE),

903, BLOCK 54, (0.07 ACRE PERMEABLE) & (0.03 ACRE NON-PERMEABLE), 904, BLOCK 54, (0.04 ACRE PERMEABLE) & (0.003 ACRE NON-PERMEABLE), 905, BLOCK 54, (0.04 ACRE PERMEABLE) & 901, BLOCK 56, (0.05 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER DRAINAGE & LANDSCAPE EASEMENT.

KEYNOTES:

10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

(3) 10' BUILDING SETBACK LINE

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

(ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED LOTS & PLATTED PUBLIC STREET R.O.W.)

OFF-LOT 20' SANITARY SEWER EASEMENT (0.04 ACRE PERMEABLE)

(8) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

EXPIRE UPON INCORPORATION INTO PLATTED STREET PUBLIC R.O.W (0.03 ACRE NON-PERMEABLE)

13' PRIVATE DRAINAGE EASEMENT
(1) VARIABLE WIDTH CLEAR VISION FAS

OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV

(CONCURRENT PLAT NUMBER 20-11800454)

OWNER: CTMGT RANCHO DEL LAGO, LLC

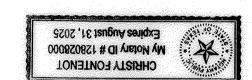
(2) 15' BUILDING SETBACK LINE

(4) 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT

OFF-LOT 29' PRIVATE DRAINAGE EASEMENT

(0.26 ACRE PERMEABLE)

OFF-LOT 20' SANITARY SEWER EASEMENT (EASEMENT TO



KEYNOTES:

VARIABLE WIDTH CLEAR VISION EASEMENT 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

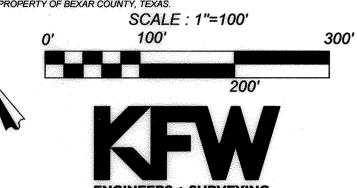
EASEMENT

UNPLATTED REMAINDER OF 691.094 ACRES

PLAT NUMBER 20-11800427

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 9A-1

A 16.74 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARIA SURVEY NO. 248. ABSTRACT NO. 954. C.I. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING ALL OF THAT CALLED 13.27 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DOCUMENT NUMBER 20200262645 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.), AND ALSO 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

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

TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. BRIAN OTTO (OWNER SAN ANTONIO, TEXAS 78248 PHONE: (210) 293-4929

DULY AUTHORIZED AGENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 <u>26</u> DAY OF <u>AUQUS</u>, A.D. 20<u>21</u>

CERTIFICATE OF APPROVAL

DATED THIS

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

_DAY OF ____

A.D. 20_

COUNTY JUDGE, BE	EXAR COUNTY, TX		
COUNTY CLERK, BE	EXAR COUNTY, TX		
AND CONSIDERED TEXAS, IS HEREBY STATE OR LOCAL	BY THE PLANNING CO Y APPROVED BY SUC	3 UNIT 9A-1 HAS BEEN SUBMITTE MMISSION OF THE CITY OF SAN ANTO CH COMMISSION IN ACCORDANCE TIONS; AND/OR WHERE ADMINISTRA E BEEN GRANTED.	ONIO, WITH
DATED THIS	DAY OF	A.D. 20	
ВҮ;	CHAIRMAN	······································	

SECRETARY





(CONCURRENT PLAT

NO. 20-11800454

LOT 901, BLOCK 54

SEE DETAIL "B"

LOT 905, BLOCK 54 OPEN SPACE

(0.04 ACRE PERMEABLE

OPEN SPACE (0.05 ACRE PERMEABLE)

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

DORIC DAWN

C.B. 4355 N61°51'25"W 109.11'

(VARIABLE WIDTH R.O.W.)

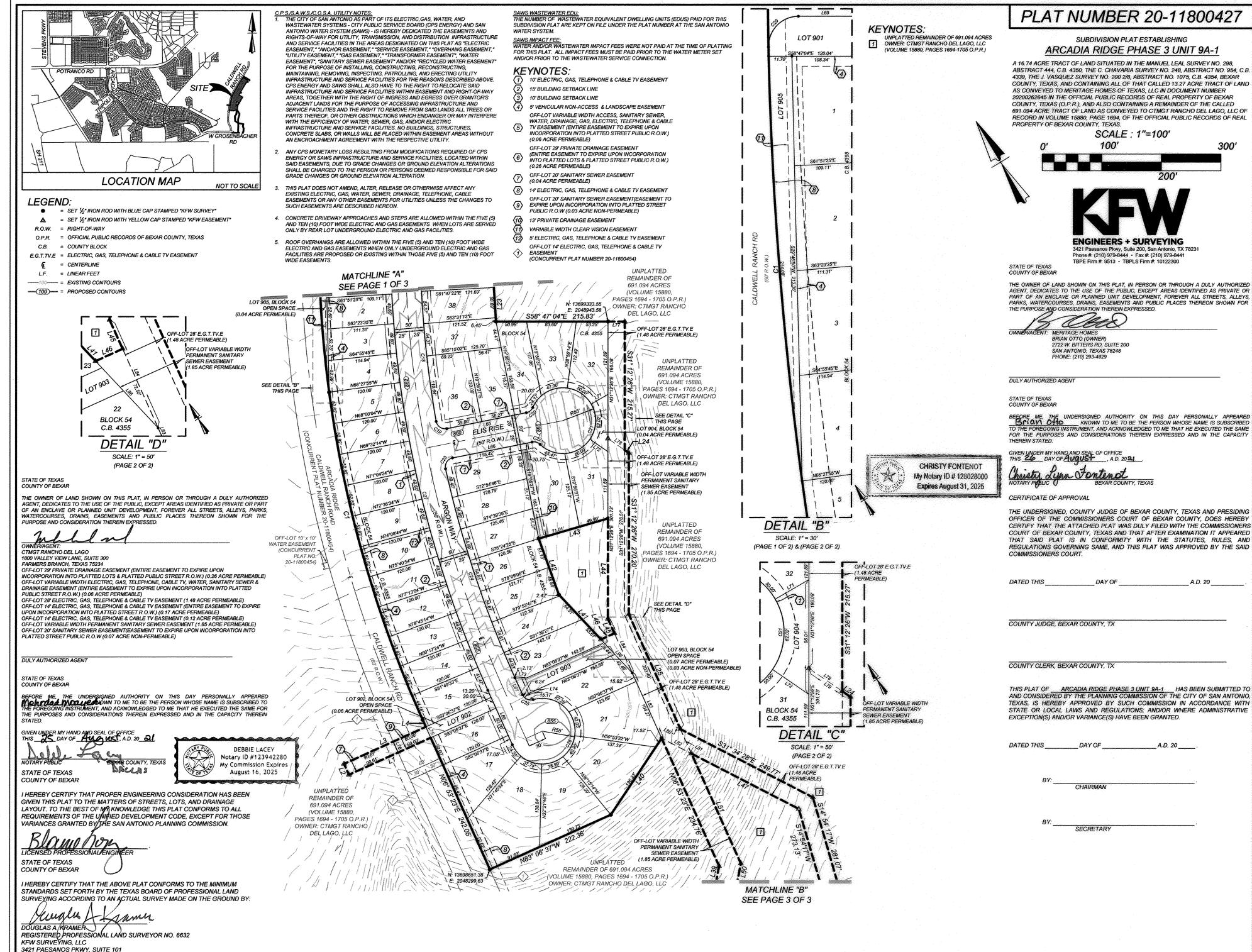
MATCHLINE "A" SEE PAGE 2 OF 3 THIS PAGE

BLOCK 55

C.B. 4355

DETAIL "A"

1







RESIDENTIAL LOTS = 64

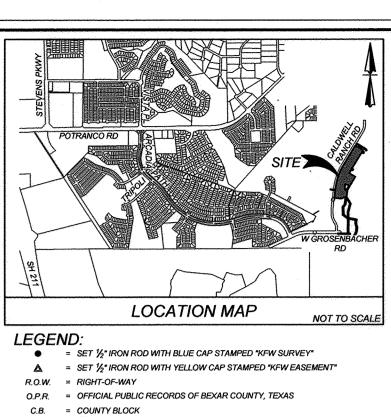
SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SAN ANTONIO, TEXAS 78231

PHONE: 210-979-8444

FAX: 210-979-8441



E.G.T.TV.E = ELECTRIC. GAS. TELEPHONE & CABLE TV EASEMENT

= CENTERLINE

L.F. = LINEAR FEET

-100- = EXISTING CONTOURS -(100) = PROPOSED CONTOURS

10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

15' BUILDING SETBACK LINE

3 10' BUILDING SETBACK LINE 4 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT

OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE

TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET PUBLIC R.O.W.)

OFF-LOT 29' PRIVATE DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED LOTS & PLATTED STREET PUBLIC R.O.W.) (0.26 ACRE PERMEABLE)

OFF-LOT 20' SANITARY SEWER EASEMENT (0.04 ACRE PERMEABLE)

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13' PRIVATE DRAINAGE EASEMENT

VARIABLE WIDTH CLEAR VISION EASEMENT

5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

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

CTMGT RANCHO DEL LAGO

1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TEXAS 75234

OFF-LOT 29' PRIVATE DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED LOTS & PLATTED PUBLIC STREET R.O.W.) (0.26 ACRE PERMEABLE) OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & AGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)

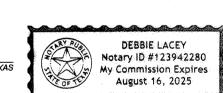
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DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MENTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO HE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF August, A.D. 20

SEVAR COUNTY, TI STATE OF TEXAS COUNTY OF BEXAR



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:

Hugh Hamn DOUGLAS AKRAMER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231

FAX: 210-979-8441 CAN BE DIRECTED TO: THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) 1917 S INTERISTATE 33, AUSTIN, TEXAS, 78741 PROME: 512-407725; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.G

PHONE: 210-979-8444

RESIDENTIAL LOTS = 64

<u>SAWS WASTEWATER EDU:</u>
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

<u>SAWS IMPACT FEE:</u> WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING Curve Table FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET Curve # Length Delta C1 836.39' 1970.00' 24°19'32" 830.12' Line Table Line Table Line Table Line # Length Line # Length Direction C2 30.07' 41.00' 42°01'23" 29.40' L65 136.16' S70° 03' 23"E C3 8.80° 12.00' 42°01'23" L1 150.61' N83° 06' 37"W L33 141.75' N15° 38' 10"W C4 21.71 100.00' 12°26'26" 21.67' L2 20.00' N06° 53' 23"E L34 91.68' N10° 07' 35"E L66 | 136.16' | N70° 03' 23"W N90° 00' 00"W C5 48.16' 150.00' 18°23'49" 47.96' L3 150.61' S83° 06' 37"E L35 50.00' L67 30.96' S06° 53' 23"W L68 100.25' N06° 53' 23"E C6 23.56* 15.00' 90°00'00" L36 28.00' N00° 00' 00"E L4 13.20' N06° 53' 23"E C7 23.56' 15.00' 90°00'00" L5 120.00' S58° 47' 04"E L37 28.00' N00° 00' 00"E L69 90.03' N58° 47' 04"W L70 45.00' C8 23.56' 15.00' 90°00'00" 21.21' L6 55.00' L38 196.10' N55° 08' 21"W L71 32.66' C9 30.65* 17°33'34" L7 120.00' L39 104.67' N41° 50' 22"E S88° 58' 33"E N58° 47' 04"W L72 36.87' S24° 21' 47"E C10 45.97' 150.00' 17°33'34" L8 29.00' N31° 12' 56"E L40 | 153.76' | S64° 45' 33"W 102.80' N12° 04' 39"W L73 20.65' N53° 06' 37"W C11 23.56' 15.00' 90°00'00" 21.21' L9 35.51' S16° 45' 41"E L10 29.00' S73° 14' 19"W L42 100.00' N11° 21' 57"E L74 7.65' S66° 53' 26"W C12 23.56' 15.00' 90°00'00" N16° 45' 41"W L43 121.00' \$75° 01' 33"E C13 22.69 260.00 5°00'00" 22.68' L75 20.00' N06° 53' 23"E L11 35.51' C14 22.69' 260.00' 5°00'00" 22.68' L12 167.32' N58° 47' 04"W L44 168.22' S31° 12' 26"W L76 20.00' S06° 53′ 23″W L13 50.00' L45 26.61' S06° 53' 23"W L77 28.00' S58° 47' 34"E C15 22.69' S31° 12' 56"W C16 22.69' 260.00' L46 24.92' N83° 06' 37"W 5°00'00" L14 120.00' S58° 47' 04"E L78 33.95° N24° 21' 47"W L15 55.34' S31° 12' 56"W L47 202.50' S31° 34' 28"E L79 42.43' S24° 21' 47"E C17 23.94' 15.00' 91°26'41" 21.48' C18 | 268.39' | 1800.00' | 8°32'35" L48 167.88' S01° 42' 05"E L80 11.25' S31° 34' 28"E S88° 47' 04"E

L16 28.29' L49 153.14' N55° 08' 21"W C19 23.90' 15.00' 91°17'03" 21.45' 1.81 45.01 N06° 53' 23"E L17 50.00' S01° 12' 56"W L18 28.29' N88° 47' 04"W L50 101.71' N41° 50' 22"E L82 56.27' S31° 34' 28"E C20 14.44' 15.00' 55°09'00" 13.89' L19 50.00° L51 201.72' N06° 53' 23"E L83 120.09' N06° 53' 23"E C21 278.67' 55.00' 290°18'01" 62.86' S58° 47' 04"E 152 90.00' S58° 47' 04"E L84 99.11' N06° 53' 23"E C22 14.44' 15.00' 55°09'00" L20 50.00° S31° 12' 56"W 50.00' N58° 47' 04"W L53 50.00' S58° 47' 04"E L85 14.60' S01° 42' 05"E C23 23.90' 15.00' 91°17'03" 21.45' C24 369.76' 1800.00' 11°46'11" 369.11' L54 45.00° S31° 12' 56"W L86 21.01' S00° 27' 07**"W** L22 1.00 S31° 12' 56"W 15.00' 81°47'12" L23 119.25' S27° 31' 46"W L55 74.83' \$58° 47' 04"E L87 28.00° N90° 00' 00"W C25 21.41' C26 251.30' 55.00' 261°47'12" 83.15' L24 8.49' S24° 21' 47°E L56 | 50.00' | \$13° 39' 21"W L88 12.96' N00° 27' 07°E L57 74.83' N58° 47' 04"W L89 30.26' N01° 42' 05"W C27 740.80' 1850.00' 22°56'35" 735.86' L25 210.70' S06° 53' 23"W L58 8.01' S58° 47' 04"E S55° 08' 21"E C28 23.20' 15.00' 88°37'03" 20.96' L90 24.15' L26 179.98' S01° 42' 05"E S79° 52' 25"E L59 34.66' S53" 47' 04"E L91 8.79' C29 23.90' 15.00' 91°17'49" 21.45' L27 118.67' S10° 07' 35"W L60 17.13' S58° 47' 04"E L92 16.69' S22° 04' 55"W C30 45.34' 1970.00' 1°19'08" 45.34' L28 140.15' S15° 38' 10"E L61 50.00' S31° 12' 56"W L93 15.83° N22° 04' 55"E C31 32.57' 150.00' 12°26'26" 32.51' 129 131.74' S05° 05' 36"W 22.99 N79° 52' 25"W C32 35.27' 789.75' 2°33'33" 35.27' L30 | 13.56' N40° 19' 04"W L62 16.56' N58° 47' 04"W L94 L63 34.66' N63° 47' 04"W L95 6.47' N55° 08' 21"W C33 | 35.35' | 701.75' | 2°53'10" | 35.35' | N75°55'59"W L31 30.18' S71° 40' 56"W

L32 120.11' N05° 05' 36"E L64 8.01' N58° 47' 04"W UNPLATTED REMAINDER OF 691.094 ACRES (VOLUME 15880. PAGES 1694 - 1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC

- OFF-I OT VARIABI F WIDTH SEWER EASEMENT UNPLATTED REMAINDER OF 691.094 ACRES (VOLUME 15880.

N12° 04' 39"W

PAGES 1694 - 1705 O.P.R.

OWNER: CTMGT RANCHO

DEL LAGO, LLC

OFF-LOT VARIABLE WIDTH

OFF-LOT VARIABLE WIDTH

PLATTED STREET R.O.W.)

(0.07 ACRE PERMEARI E

EASEMENT/ENTIRE EASEMENT TO

UNPLATTED

REMAINDER OF

691.094 ACRES

(VOLUME 15880

PAGES 1694 - 1705 O.P.R.)

OWNER: CTMGT RANCHO

DEL LAGO, LLC

OFF-LOT VARIABLE WIDTH

(1.85 ACRE PERMEABLE)

30' SANITARY SEWER EASEMENT

(VOLUME 11073 PAGE 1994 O.P.R.)

PERMANENT SANITARY
SEWER EASEMENT

L_L30

PERMANENT SANITARY

SEWER EASEMENT

OFF-LOT 28' E.G.T.TV.E UNPLATTED REMAINDER OF 691.094 ACRES (VOLUME 15880 PAGES 1694 - 1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC

UNPLATTED REMAINDER OF 691.094 ACRES OFF-LOT 28' E.G.T.TV.E (VOLUME 15880, (ENTIRE EASEMENT TO EXPIRE UPON PAGES 1694 - 1705 O.P.R.) OWNER CIMOT RANCHO STREET R.O.W.) DEL LAGO, LLC

(ENTIRE EASEMENT TO EXPIRE UPON NCORPORATION INTO PLATTED STREET R.O.W.) (0.17 ACRE PERMEABLE) (0.12 ACRE PERMEABLE

> FEMA 100 YR FLOOD PLAIN FIRM PANEL #48029C0365F DATED: SEPTEMBER 29, 2010

UNPLATTED REMAINDER OF 691 094 ACRES (VOLUME 15880, PAGES 1694 - 1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC

PLAT NUMBER 20-11800427

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 9A-1

A 16.74 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARIA SURVEY NO. 248, ABSTRACT NO. 954, C.E. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING ALL OF THAT CALLED 13.27 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DOCUMENT NUMBER 20200262645 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.), AND ALSO 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.

SCALE: 1"=100' 300'

TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS

Chord

21.21

21.21

45.79

21.21

22.68

13.89'

19.64

N19°03'10"E

S82°33'52"E

N79°35'10"W

\$13°47'04"E

N76°12'56"E

S13°47'04"E

N67°33'52"W

S76°12'56"W

S56°17'04"E

S56°17'04"E

N61°17'04"V

S75°29'35"W

S24°24'51"E

N82°22'07"E

N42°28'53"W

S64°18'06"W

S34°00'13"E

S55°59'47"W

N18°21'41"E

S75°34'01"W

N30°33'22"E

N82°33'52"W

S75°02'05"E

CHRISTY FONTENOT

My Notary ID # 128028000

Expires August 31, 2025

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

PARK 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. MERITAGE HOMES BRIAN OTTO (OWNER) 2722 W. BITTERS RD. SUITE 200 PHONE: (210) 293-4929

DULY AUTHORIZED AGENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SPIGN OF 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 CAPACIT

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 26 DAY OF August, A.D. 2021. hristifdyna Fontenot

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

OUNTY JUDGE, BEXAR COUNTY, TX	

A.D. 20

DAY OF

COUNTY CLERK, BEXAR COUNTY, TX

DATED THIS

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 9A-1 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 GRANTEL

AD 20

27.11.22.77.170			 ,	 •
BY:			 	
	CHAIRMA	an		

DAYOF

SECRETARY

PAGE 3 OF 3



C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES: 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 THE EASEMENTS AND

RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC

FASEMENT " "ANCHOR FASEMENT " "SERVICE FASEMENT " "OVERHANG FASEMENT "

"UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "TRANSFORMER EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "TRANSFORMER EASEMENT," TRANSFORMER EASEMENT, "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT"

INERASTRICTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE

INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY

SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR

INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT

SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID

EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO

CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED

ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ANT OF SMORTHART LOSS RESULTING FROM INDIFFICATIONS RESULTED OF GENERAL TRANSPORT OF THE SEARCH OF T

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY

EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE

ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING INFRASTRUCTURE AND

FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY

CPS ENERGY AND SAWS SHALL ALSO HAVE TO THE RIGHT TO RELOCATE SAID

WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC

AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

GRADE CHANGES OR GROUND ELEVATION ALTERATION

OFF-LOT 14 ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

MATCHLINE "B"

SEE PAGE 2 OF 3

1

OFF-LOT 28' E.G.T.TV.E

OFF-LOT 14 E.G.T.TV.E

(0.17 ACRE PERMEABLE

(ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)

(CONCURRENT PLAT NUMBER 20-11800454)

UNPLATTED REMAINDER OF 691.094 ACRES

OWNER: CTMGT RANCHO DEL LAGO, LLC

(VOLUME 15880, PAGES 1694-1705 O.P.R.)

OFF-LOT VARIABLE WIDTH

SEWER EASEMENT

(1.85 ACRE PERMEABLE)

KEYNOTES:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

OFF-LOT 14' E.G.T.TV.E

(0.12 ACRE PERMEABLE)

E OF TE

BLAINE P. LOPEZ

92685