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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 IN AN EFFOR TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE FUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF <u>1000</u> 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 FRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF <u>895</u> 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 ANTONI 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 REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE

WITH THE CITY ARBORIST OFFICE 35-477(h). FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN

KEYNOTES:

10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.F.

WATER SYSTEM.

- 15' BUILDING SETBACK LINE $\langle \hat{z} \rangle$
- (VOLUME 20002, PAGES 1093-1095 D.P.R.) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- $\langle \mathfrak{Z} \rangle$ (VOLUME 20002, PAGES 1093-1095 D.P.R.) 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (À)
- (VOLUME 20002, PAGES 1093-1095 D.P.R.) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & **(5**)
- DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.) OFF-LOT PUBLIC 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.)
- (VOLUME 20002, PAGES 1093-1095 D.P.R.) OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT $\langle \hat{\tau} \rangle$
- (VOLUME 20002, PAGES 1093-1095 D.P.R.) OFF-LOT PUBLIC 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.) (8) (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 **(9**) (VOLUME 20002, PAGES 1093-1095 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV Ð EASEMENT (VOLUME 20002, PAGE 1079 D.P.R.)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE 1
- EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV
- 13 EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT **()** (VOLUME 20002, PAGES 1175-1177 D.P.R.)
- 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT 14

(CONCURRENT PLAT NUMBER 21-11800441) UNPLATTED

REMAINING PORTION OF 691.094 ACRES 1 (VOLUME 15880, PAGES 1694-1705 O.P.R WNER: CTMGT RANCHO DEL LAGO, LL

Curve Table						Line Table			Line Table		
Curve #	Length	Radius	Dette	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length	Direction
C1	75.72'	2030.00'	2°08'14"	75.72'	S30°08'48*W	L1	60.14'	N16° 28' 42"W	L22	100.44'	S60° 46' 59"E
C2	27.77	100.00'	15°54'35"	27.68'	N23°15'38°E	L2	60.00'	N27° 10' 48'E	L23	14.55'	S30° 46' 59"E
СЗ	293.43'	55.00'	305°40'25"	50.22'	S68°09'04"E	L3	55 75'	N00° 21' 47"W	L24	100.44'	N60° 46' 59'W
C4	15.62'	150.00'	5°58'02"	15.61'	S20°28'32 " W	L4	9.65'	N31° 12' 56"E	L25	15.65'	S89° 13' 01"W
C5	23.56'	15.00°	90°00'00"	21.21'	N17°49'12"W	L5	142.47'	N69° 38' 13"E	L26	159.37'	S31° 12' 56"W
C6	10.76'	15.00'	41°07'03"	10.54'	N83°22'44"W	L6	17.52'	S16° 29' 04"E	L27	63.39'	N60° 36' 24"W
C7	15512*	51.00'	174°16'19"	101.87'	N16°48'06"W	L7	60.00'	N27° 10'48"E	L28	50.00'	N00° 21' 47"W
C8	10.76'	15.00'	41°07'03"	10.54'	N49°46'32"E	L8	21.21'	N72° 10' 48"E	L29	120.00'	N27° 10' 48"E
C9	9.92'	15.00'	37*52'23*	9.74'	N10°16'49"E	L9	90.00'	N27° 10' 48"E	L30	63,37'	S74° 11' 52"W
C10	121.20'	51.00'	136°09'58"	94.63'	N59°25′37″E	L10	103.64'	N62° 49' 12"W	L31	2.25	S44° 40' 08"E
C11	9.92'	15,00'	37°52'23"	9.74'	S71°25'36"E	L11	108,80'	N29° 13' 01"E	L32	15.89'	N29° 13' 01"E
C12	68.89'	125.00'	31°34'43"	68.03'	S74°34'26"E	L12	94.58'	S58° 47' 04"E	L33	9.72'	S87° 24' 37*W
C13	23.58'	15.00'	90°00'00"	21.21'	N76°12'56"E	L13	50.00*	S66° 32' 27"E	L34	34.11'	N29° 13' 01"E
C14	13.54	100.00'	7°45'22"	13.53'	N27°20'14"Ĕ	L14	90.00'	\$27° 10' 48"W	L35	2.92'	S42° 29' 59"E
C15	20.31'	150.00'	7°45'22"	20,29'	S27°20'14"W	L15	21.21'	S17° 49' 12"E	L36	18.17'	N29° 13' 01"E
C16	10.58	15,00°	40°25'35*	10.37'	S11°00'08"W	L16	17.05'	N77° 40' 43"E	L37	11.19'	\$85° 24' 37 ° W
C17	148.49'	51.00'	166°49'01"	101.33'	S74°11'52 " W	L17	38.83'	S31° 12' 56'W	L38	36.82'	N29° 13' 01*E
C18	10.58'	15.00'	40°25'35"	10.37'	N42°36'25'W	L18	128.92*	N29° 13' 01"E	L39	6.80'	\$33° 38' 47"E
C19	23,56'	15.00'	90°00'00"	21.21'	S72°10'48*W	L19	94.58'	S58° 47' 04"E	L40	28,19'	N29° 13' 01"E
C20	44.86'	2030.00'	1°15'58"	44.86'	S30°34'56*W	L20	120.00'	N27° 10' 48"E	L41	14.09'	S81° 58' 30"W
C21	37.51'	25.00 ⁴	85°57'52"	34.09'	S74°11'52*W	L21	9.01'	S62° 49' 12"E	L42	41.81'	N29° 13'01"E
C22	40.16'	25.00'	92°02'13″	35.98'	N16°48'06"W						
C23	26.36'	25.00'	60°25'12″	25.16'	N59°25'37'E						
C24	41.34'	75.00°	31°34'43"	40.82'	S74°34'26*E						
C25	23.56'	15.00'	90°00'00"	21.21'	S13°47′04″E						
C26	15.47'	55.00'	16°06'40"	15.41'	S37°16'33'W						
C27	30.53'	55.00'	31°48'12"	30.14'	S13°18'43'W						
C28	17.55'	55.00°	18°16'45*	17.47'	S38°21'38"W						
C29	32.45'	55.00'	33°48'08"	31.98'	S12°18'42'W						
C30	26.05'	55.00'	27°08'12"	25.81'	S42°47'07"W						
C31	35.75*	55.00°	37°14'30"	35.12'	S10°35'46'W	Ī.					

<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

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

MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION

BUILDABLE LOT THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F & 48029C0365F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS.

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 AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 903-905, BLOCK 61, 903. BLOCK 63, 901-902, BLOCK 64, 901, BLOCK 65, 901 & 903, BLOCK 66, 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 903, BLOCK 61, (0.002 ACRE PERMEABLE), 904, BLOCK 61, (0.003 ACRE PERMEABLE), 905, BLOCK 61, (0.005 ACRE PERMEABLE), 903, BLOCK 63, (0.02 ACRE PERMEABLE), 901, BLOCK 64, (0.04 ACRE PERMEABLE), 902, BLOCK 64, (0.05 ACRE PERMEABLE), 901, ACRE NON-PERMEABLE), 901, BLOCK 65, (0.12 ACRE PERMEABLE), 901, BLOCK 66, (0.04 ACRE PERMEABLE) & 903, BLOCK 66, (0.02 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT

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

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SCALE: NOT-TO-SCALE

PLAT NUMBER 21-11800440

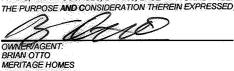
SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 11

BEING A 13.10 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 J. ESPINOZA SURVEY NO. 296, ABSTRACT NO. 1138, COUNTY BLOCK 4354, BEING COMPRISED OF A 12.31 ACRE TRACT OF LAND OUT OF THAT CALLED 26.31 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NUMBER 20210344002, OF THE OFFICIAL PUBLIC RECORDS O REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OF A 0.79 ACRE TRACT OF LAND OUT OF THE REMAINDER OF THE CALLED 691.094 ACRE TRACT OF LAND AS CONVEYED TO CTMGT RANCHO DEL LAGO. LLC. RECORDED IN VOLUME 15880, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEXAF

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



2722 W BITTERS RD SUITE 200 SAN ANTONIO, TEXAS 78248 PHONE: (210) 293-4929

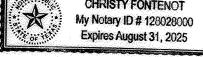
STATE OF TEXAS COUNTY OF BEXAF

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF DECEMBER, A.D. 20 22.

histy Fontenot COLINTY TEXAS CHRISTY 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 BEKAR 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

DAY OF ____

COUNTY JUDGE, BEKAR COUNTY, TX

DATED THIS

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 11 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_____

SECRETAR

A.D. 20

KEYNOTES: <u>2.P.S.S.A.W.S./C.O.S.A. UTILITY NOTES:</u> . THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN 15' BUILDING SETBACK LINE ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY. TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," OFF-LOT TEMPORARY TURNAROUND, ACCESS, ELECTRIC, GAS, TELEPHONE CABLE TV WATER SANITARY SEWER & DRAINAGE $\overline{4}$ UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT", "WATER EASEMENT (0.23 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING INTERIOR REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. 5 11.5' PRIVATE DRAINAGE EASEMENT VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, CPS ENERGY AND SAWS SHALL ALSO HAVE TO THE RIGHT TO RELOCATE SAID (6) TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & NFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE) 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 VARIABLE WIDTH ACCESS. OPEN SPACE. ELECTRIC. GAS. TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.05 ACRE PERMEABLE) & $\langle 7 \rangle$ WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC 0.04 ACRE NON-PERMEABLE) INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS. STRUCTURES. VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. (8) TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.12 ACRE PERMEABLE) RD OFF-LOT VARIABLE WIDTH ACCESS SANITARY SEWER WATER ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS OFF-LOT VARIABLE WITH ACCESS, SAMITART SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO ENERGY OR SAWS INERASTRUCTURE AND SERVICE FACILITIES I OCATED WITHIN 9 ENERGY OK SAWS INFRASTRUCTORE AND SERVICE PROLIDINES, LOOKINED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID PLATTED STREET R.O.W) (0.07 ACRE PERMEABLE) GRADE CHANGES OR GROUND ELEVATION ALTERATION. (10) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT LOCATION MAP VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.02 ACRE PERMEABLE) NOT TO SCALE THIS PLAT DOES NOT AMEND. ALTER. RELEASE OR OTHERWISE AFFECT ANY ☽ THIS PLAT DOES NOT AMEND, ALTER, RELEASE ON OTHERWISE AFFECT ANT EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO LEGEND: SUCH EASEMENTS ARE DESCRIBED HEREON 12 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY" VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, ▲ = SET ½" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.002 ACRE PERMEABLE) (13) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. R.O.W. = RIGHT-OF-WAY D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE (14) TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS LANDSCAPE EASEMENT (0.003 ACRE PERMEABLE) = COUNTY BLOCK С.В. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, = CENTERLINE WIDE EASEMENTS (15) TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.005 ACRE PERMEABLE) = LINEAR FEET L.E. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT ----- = EXISTING CONTOURS $\langle \hat{1} \rangle$ (VOLUME 20002, PAGES 1093-1095 D.P.R. 15' BUILDING SETBACK LINE $\langle 2 \rangle$ (VOLUME 20002, PAGES 1093-1095 D.P.R.) UNPLATTED <u>SAWS WASTEWATER EDU:</u> THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS 14' FLECTRIC GAS TELEPHONE & CABLE TV FASEMENT REMAINING PORTION $\langle 3 \rangle$ (VOLUME 20002, PAGES 1093-1095 D.P.R. SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO OF 691.094 ACRES WATER SYSTEM. 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 15880. $\langle 4 \rangle$ <u>SAWS IMPACT FEE:</u> 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 (VOLUME 20002, PAGES 1093-1095 D.P.R.) PAGES 1694-1705 O.P.R.) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, OWNER: CTMGT RANCHO CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT ND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION DEL LAGO, LLC (VOLUME 20002, PAGES 1093-1095 D.P.R.) UNPLATTED REMAINING PORTION OF 691.094 ACRES (VOLUME 15880, PAGES 1694-1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC MATCHLINE "A SEE THIS PAGE MATCHLINE SEETHISPAGE STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY SEE DETAIL "B AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS SEE PAGE 3 OF 4 DENTIFIED 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 ONSIDERATION THEREIN EXPRESSED. WNER/AGENT: MEHRDAD MOAYEDI SEE DETAIL "C TMGT RANCHO DEL LAGO, LLC SEE PAGE 3 OF 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH. TX 75234 PHONE: (817) 835-0650 OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W) (0.07 ACRE PERMEABLE) R51' 10 60°46'59"W 500N62°49'12"W 100.66' DULY AUTHORIZED AGENT 094 / 1705 LAG S60°46'59"E n`nn STATE OF TEXAS COUNTY OF BEXAR DOM 213 (2) 694 DF S60°46'59"E 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 12 (835 49.27' 50.00' 49.76' 49.63' 94.17 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ________, A.D. 20_____ N60°46'59"W LANTERN TREE TAHNER AND BARBER 97.72 Dallas yo Notary更新的6745物-(50' R.O.W.) BEXAD COUNTY, TEXAS My Commision Explanation ALL OF THE NOTARY 45.00 45.00 Mar8 2902026 $\langle \gamma \rangle$ (2)STATE OF TEXAS COUNTY OF BEXAR HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLATTO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL 3 OMAR A. ESPINOSA N: 13700122.0 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE E: 2047869.7 VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. -78.53'-N62° 49' 12"W 252.37'-1 (9) <u><6</u> ONAL EN LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR 8 OCK 6 $\langle \mathfrak{Z} \rangle$ I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM ۯ6 STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND 5 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: 14 15 \$ KUNALLY Aum Ì $\langle \rangle$ UGLAS A. KRAMEF DOUGLAS A. KRAMER REGISTERED AROFESSIONAL LAND SURVEYOR NO. 6632 KFW SURVEYING. LLC AZAN HEIGHT ARCADIA RIDGE PHASE 3 UNIT 10A 3421 PAESANOS PKWY, SUITE 101 (VOLUME 20002, PAGES 1093-1095 D.P.R.) 11-14.2022, (50' R.O.W.) SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441 COMPLAINTS REGARDING THE SERVICES YO IE DIRECTED TO: EXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND EVORS (TAPELS) S INTERSTATE 53, AUSTIN, TEXAS, 78741 WE: 512-440-7723, FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV **RESIDENTIAL LOTS = 64**

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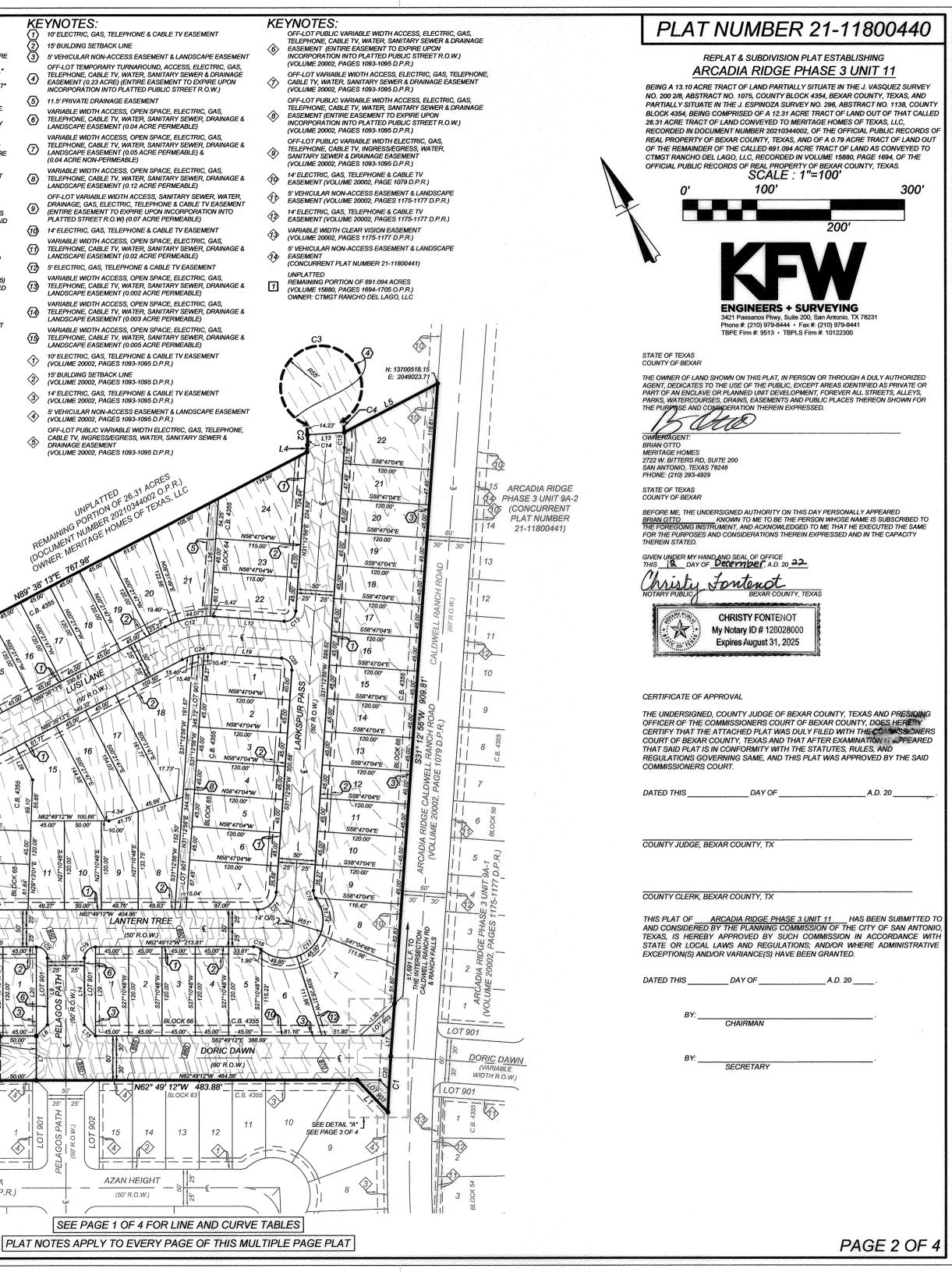
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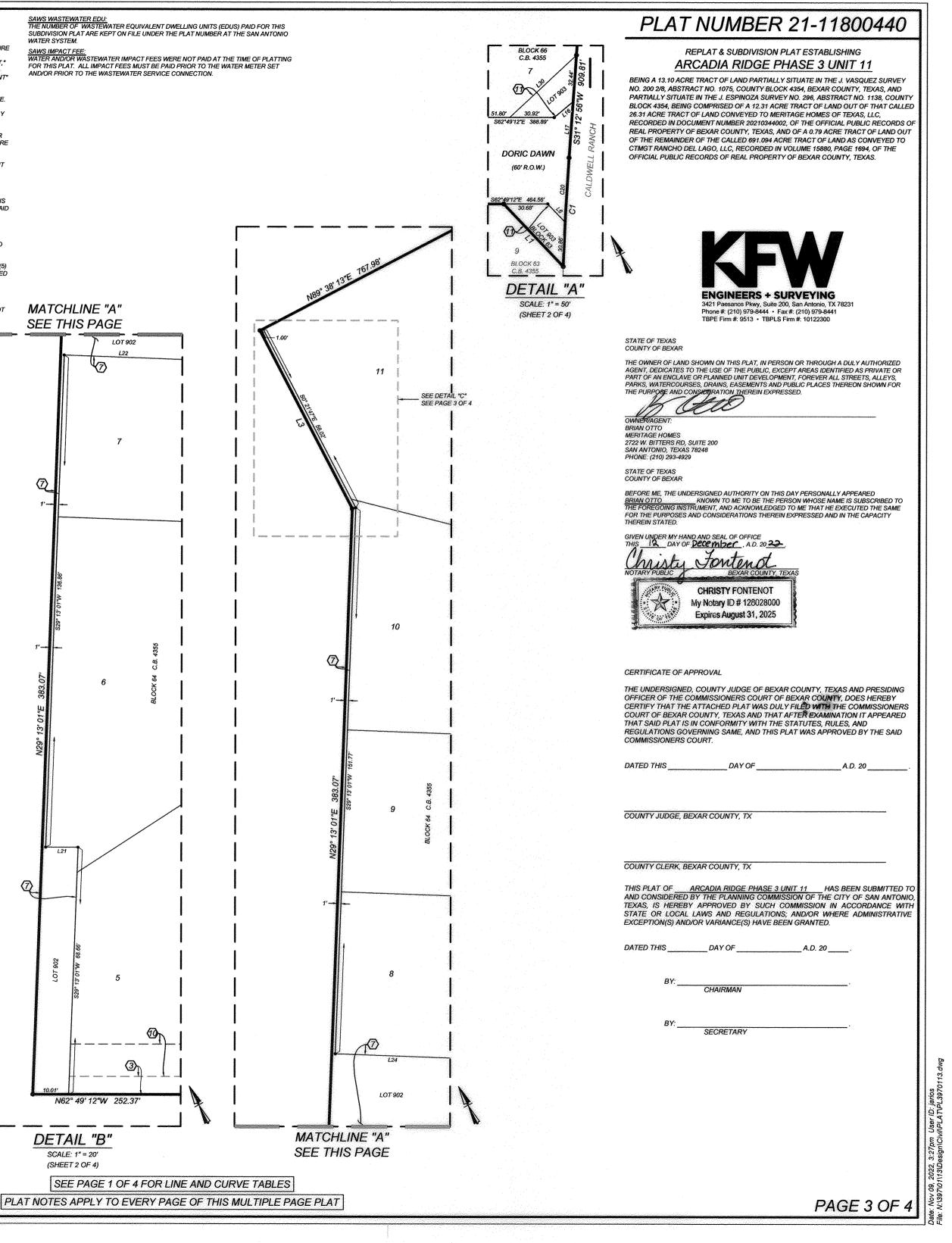
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C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND MASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND WATER SYSTEM. ARIGHTS-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," FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. EASEMENT, "SANCHOR EASEMENT," SERVICE EASEMENT, OVERTANG 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 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 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 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 ADE CHANGES OR GROUND ELEVATION ALTERATION. LOCATION MAP NOT TO SCALE 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 LEGEND: SUCH EASEMENTS ARE DESCRIBED HEREO = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KEW SURVEY" ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" 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 ROW = RIGHT-OF-WAYONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT С.В. = COUNTY BLOCK MATCHLINE "A" = CENTERLINE WIDE EASEMENTS. SEE THIS PAGE L.F. = LINEAR FEET 00----- = EXISTING CONTOURS LOT 902 47) KEYNOTES: 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 15' BUILDING SETBACK LINE BLOCK 64 (3) 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT C.B. 4355 OFF-LOT TEMPORARY TURNAROUND, ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.23 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON NCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) 11 5 11.5' PRIVATE DRAINAGE EASEMENT VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & ${}^{\textcircled{}}$ LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & \bigcirc $\overline{\mathcal{O}}$ LANDSCAPE EASEMENT (0.05 ACRE PERMEABLE) & (0.04 ACRE NON-PERMEABLE) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.12 ACRE PERMEABLE) 8 OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT ً⊘ (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W) (0.07 ACRE PERMEABLE) 57. 10 (10) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, 17 TELEPHONE, CABLE TV, WATER, SANTARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.02 ACRE PERMEABLE) DETAIL "C' (12) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT SCALE: 1" = 20' VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, (SHEET 2 OF 4) (13) TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.002 ACRE PERMEABLE) STATE OF TEXAS COUNTY OF BEXAR ARIABLE WIDTH ACCESS OPEN SPACE ELECTRIC GAS THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.003 ACRE PERMEABLE) (14) AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & (15) EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND LANDSCAPE EASEMENT (0.005 ACRE PERMEABLE) ATION THEREIN EXPRESSED 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT $\langle i \rangle$ (VOLUME 20002, PAGES 1093-1095 D.P.R.) - Con ANER/AGENT: MEHRDAD MOAYED 15' BUILDING SETBACK LINE $\langle 2 \rangle$ (VOLUME 20002, PAGES 1093-1095 D.P.R.) TMGT RANCHO DEL LAGO, LLC 1800 VALLEY VIEW LANE, SUITE 300 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT $\langle 3 \rangle$ FARMERS BRANCH, TX 75234 (VOLUME 20002, PAGES 1093-1095 D.P.R.) PHONE: (817) 835-0650 OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT OFF-LOT VARIABLE WIDT ACCESS, SANITARY SEVER, WATER, DRAINGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (ENTRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W) (0.07 ACRE PERMEABLE) (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.) DULY AUTHORIZED AGENT OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON STATE OF TEXAS COUNTY OF BEXAR INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOLUME 20002, PAGES 1093-1095 D.P.R.) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OFF-LOT VARIABLE WIDTH ACCESS ELECTRIC GAS TELEPHONE 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 $\langle \hat{} \rangle$ CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.) OFF-LOT PUBLIC 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.) $\overline{\mathcal{O}}$ (VOLUME 20002, PAGES 1093-1095 D.P.R.) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV. INGRESS/EGRESS, WATER, TARY BEXAR COUNTY, TEXAS SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.) 4 ELECTRIC, GAS, TELEPHONE & CABLE TV STATE OF TEXAS SEMENT (VOLUME 20002, PAGE 1079 D.P.R.) COUNTY OF BEXAR -h 29, 2026 VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE ASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.) 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 14' ELECTRIC GAS TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.) OMAR A. ESPINOSA REQUIRÉMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VARIABLE WIDTH CLEAR VISION EASEMENT 3 (VOLUME 20002, PAGES 1175-1177 D.P.R.) 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE 14 EASEMENT (CONCURRENT PLAT NUMBER 21-11800441) LICENSED PROFESSIONAL ENGINEER UNPLATTED REMAINING PORTION OF 691.094 ACRES STATE OF TEXAS 1 (VOLUME 15880, PAGES 1694-1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC COUNTY OF BEXAR $\langle 3 \rangle$ 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: N62° 49' 12"W 252.37' Ung A Khann DOUGLAS A. KRAMER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 DETAIL "B" KFW SURVEYING LLC 3421 PAESANOS PKWY. SUITE 101 SAN ANTONIO, TEXAS 78231 SCALE: 1" = 20' PHONE: 210-979-8444 (SHEET 2 OF 4) 11.14.2022 FAX: 210-979-8441 COMPLAINTS REGARDING THE SERVICES Y **RESIDENTIAL LOTS = 64**

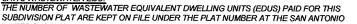
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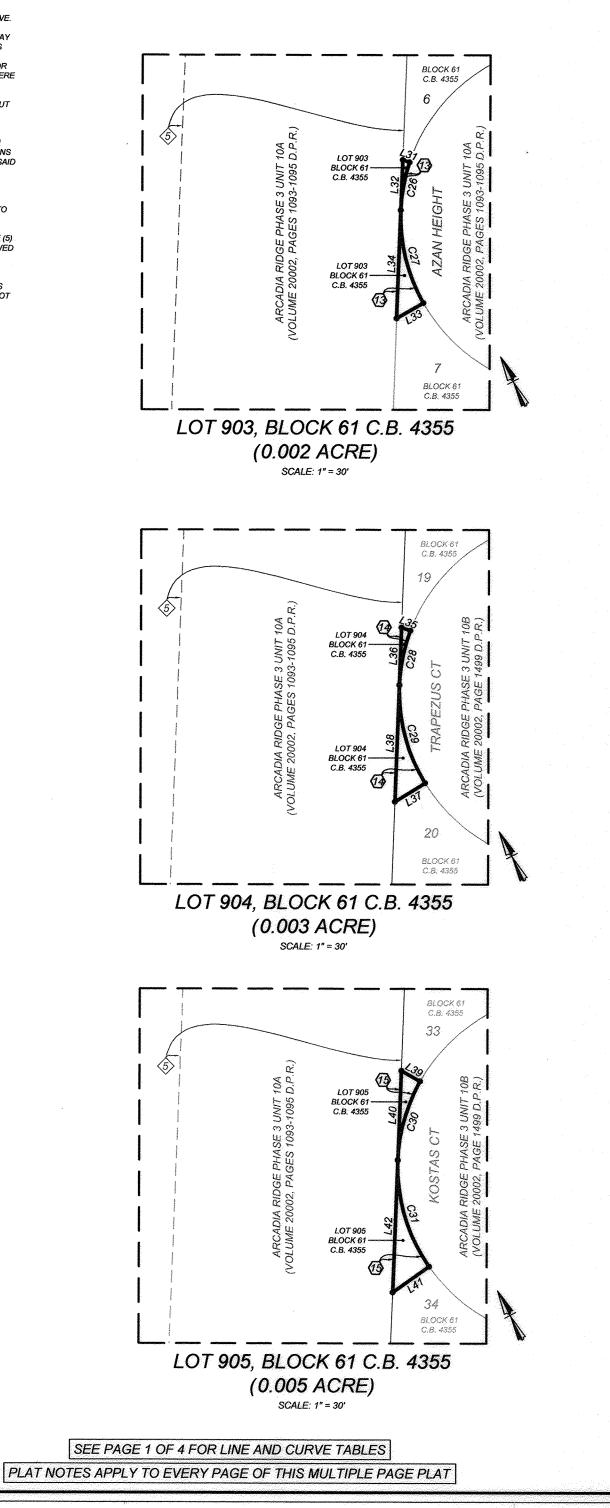


C.P.S.S.A.W.S./C.O.S.A. UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND <u>SAWS WASTEWATER EDU:</u> THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND WATER SYSTEM. RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING POTRANCO RD MAINTAINING, REMOVING, INSPECTING, PATROLLING, ADD ERECTING UTILITY 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 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 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. 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KEYNOTES: 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 15' BUILDING SETBACK LINE 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT OFF-LOT TEMPORARY TURNAROUND, ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.23 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) $\langle 4 \rangle$ (5) 11.5' PRIVATE DRAINAGE EASEMENT VARIABLE WIDTH ACCESS. OPEN SPACE, ELECTRIC, GAS. TELEPHONE, CABLE TV, WATER, SANTARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE) $\langle \mathbf{6} \rangle$ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.05 ACRE PERMEABLE) & $\overline{\mathcal{O}}$ (0.04 ACRE NON-PERMEABLE) VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.12 ACRE PERMEABLE) 8 OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO (ھ) PLATTED STREET R.O.W) (0.07 ACRE PERMEABLE) 10 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.02 ACRE PERMEABLE) (12) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, (3) STATE OF TEXAS TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & COUNTY OF BEXAP LANDSCAPE EASEMENT (0.002 ACRE PERMEABLE) RIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY 14 TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.003 ACRE PERMEABLE) 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 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.005 ACRE PERMEABLE) B CONSIDERATION THEREIN EXPRESSED 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.) MANERIAGENT: MEHRDAD MOAYED 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1093-1095 D.P.R.) $\langle 2 \rangle$ CTMGT RANCHO DEL LAGO, LLC 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.) ⑶ PHONE: (817) 835-0650 OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.) UPON INCORPORATION INTO PLATTED STREET R.O.W) (0.07 ACRE PERMEABLE OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESSÆGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (VOLUME 20002, PAGES 1093-1095 D.P.R.) DULY AUTHORIZED AGENT OFF-LOT PUBLIC 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.) STATE OF TEXAS COUNTY OF BEXAR DAMAS (VOLUME 20002, PAGES 1093-1095 D.P.R.) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT CABLE TV. WATER. SANITARY SEWER & DRAINAGE EASEMENT $\widehat{\mathcal{T}}$ (VOLUME 20002, PAGES 1093-1095 D.P.R.) HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. OFF-LOT PUBLIC VARIABLE WIDTH ACCESS. ELECTRIC. GAS TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF DALMA DEA., A.D. 20 22. VCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) OLUME 20002, PAGES 1093-1095 D.P.R.) \$ TAHNEE PAYNE BARBER OFFLOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, Dollas Notary ID #133674537ELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, My Commission ExpireSANTARY SEWER & DRAINAGE EASEMENT March 29, 2026 (VOLUME 20002, PAGES 1093-1095 D.P.R.) BEXAB-COUNTY, TEXAS TTE OF TEX 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGE 1079 D.P.R.) STATE OF TEXAS COUNTY OF BEXAR 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE Ð HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.) GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE 14'ELECTRIC, GAS, TELEPHONE & CABLE TV 12 LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL EASEMENT (VOLUME 20002, PAGES 1175-1177 D.P.R.) REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VARIABLE WIDTH CLEAR VISION EASEMENT 13 (VOLUME 20002, PAGES 1175-1177 D.P.R.) 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE (14) EASEMENT (CONCURRENT PLAT NUMBER 21-11800441) LICENSED PROFESSIONAL ENGINEER UNPLATTED REMAINING PORTION OF 691.094 ACRES STATE OF TEXAS (VOLUME 15880, PAGES 1694-1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC COUNTY OF BEXAR 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 11.14.2022 PHONE: 210-979-8444 FAX: 210-979-8441 COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEN RESIDENTIAL LOTS = 649761.57 ATE 35, AUSTIN, TEXAS, 78741 1.7773: FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GO

汝 OMAR A. ESPINOSA 125560 CENSED ONAL EN 1211 Ŕ OUGLAS A. KRAMET 6632 (\$\$\$10) URVE

OF





PLAT NUMBER 21-11800440

REPLAT & SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 11

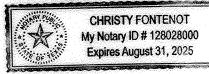
BEING A 13.10 ACRE TRACT OF LAND PARTIALLY SITUATE IN THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, COUNTY BLOCK 4354, BEXAR COUNTY, TEXAS, AND PARTIALLY SITUATE IN THE J. ESPINOZA SURVEY NO. 296, ABSTRACT NO. 1138, COUNTY BLOCK 4354, BEING COMPRISED OF A 12.31 ACRE TRACT OF LAND OUT OF THAT CALLED 26.31 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NUMBER 20210344002, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY. TEXAS. AND OF A 0.79 ACRE TRACT OF LAND OUT OF THE REMAINDER OF THE CALLED 691,094 ACRE TRACT OF LAND AS CONVEYED TO CTMGT RANCHO DEL LAGO, LLC, RECORDED IN VOLUME 15880, PAGE 1694, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEXA

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 BRIAN OTTO MERITAGE HOMES 2722 W. BITTERS RD, SUITE 200 SAN ANTONIO, TEXAS 78248 PHONE: (210) 293-4929 STATE OF TEXAS COUNTY OF BEXA FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, A.D. 20 22 hristy fontenot



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 COMMISSIONERS COURT

A.D. 20

PAGE 4 OF

DAY OF

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 11 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

SECRETAR