

SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE I, UNIT 2

BEING A TOTAL OF 20.33 ACRES, OR 885,728 SQUARE FOOT MORE OR LESS, TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349 AND BEING ALL OF A 18.228 ACRE TRACT CONVEYED TO BELLA VISTA C.M.I., LTD. IN SPECIAL WARRANTY DEED OF RECORD IN VOLUME 16678, PAGES 1425 - 1437 AND OUT OF A 691.094 ACRE TRACT, CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

14003 HUEBNER RD, BLDG. 40  
SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441



STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BELLA VISTA HOMES

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Vanessa Smith 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 11 DAY OF May A.D. 2015

NOTARY PUBLIC  
HARRIS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE I, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M. AND DULY

RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

C.P.S. NOTES

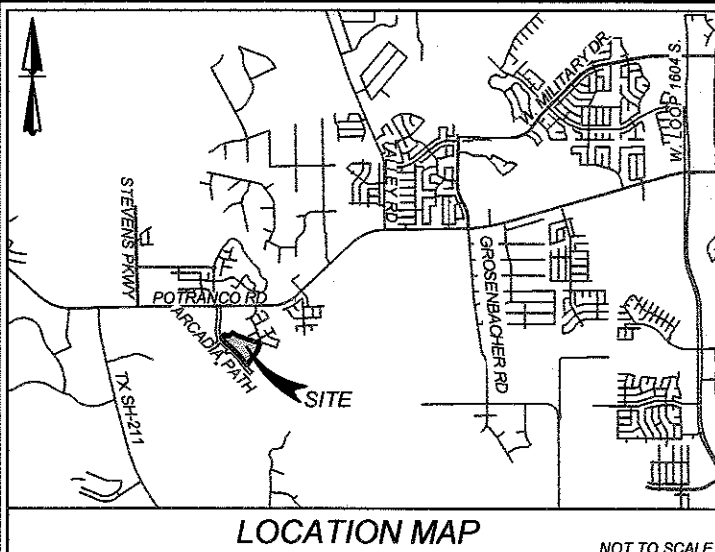
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
- 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 BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- THE DEVELOPER DEDICATES THE WATER MAINS AND SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- 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.
- CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 895 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE GUSTY LOT, ON THE SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO, NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "P.R.V." IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. (\*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (P.R.V.))

- THE DEVELOPER DEDICATES THE WATER MAINS AND SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- 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.
- CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 895 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE GUSTY LOT, ON THE SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO, NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "P.R.V." IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. (\*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (P.R.V.))

Parcel Line Table				Parcel Line Table				Parcel Line Table			
Line #	Length	Direction		Line #	Length	Direction		Line #	Length	Direction	
L1	37.29'	S77° 16' 57"E		L36	10.08'	S48° 07' 30"W		L85	3.29'	S06° 25' 41"E	
L17	71.14'	N54° 29' 27"E		L37	20.00'	S55° 21' 30"W		L86	69.90'	S11° 02' 25"W	
L18	60.00'	N61° 43' 11"E		L38	3.59'	S64° 15' 15"W		L87	54.59'	N83° 28' 53"E	
L19	42.37'	S52° 19' 25"E		L39	3.59'	S29° 44' 45"E		L88	59.23'	S53° 67' 02"E	
L20	45.99'	N37° 40' 35"E		L40	16.16'	S79° 50' 20"W		L89	17.68'	N58° 11' 37"E	
L21	45.99'	S37° 40' 35"W		L41	26.12'	S69° 01' 30"W		L90	88.48'	S38° 01' 16"W	
L22	4.04'	S70° 44' 45"E		L42	16.16'	S19° 50' 20"W		L91	109.39'	N35° 42' 36"E	
L23	105.01'	N19° 15' 47"E		L43	50.11'	S35° 42' 38"W		L92	121.51'	N10° 32' 49"W	
L24	105.00'	S19° 15' 47"W		L44	37.29'	S06° 15' 50"W		L93	57.62'	S70° 44' 48"E	
L25	62.56'	S19° 15' 15"W		L45	26.82'	N77° 16' 57"W		L94	106.18'	S10° 32' 49"E	
L26	70.65'	S36° 01' 16"W		L46	26.82'	N06° 15' 50"E		L95	50.00'	N54° 17' 22"W	
L27	106.79'	S50° 26' 17"E		L47	88.44'	S41° 17' 38"E		L96	18.65'	S48° 02' 14"W	
L28	50.00'	S39° 33' 43"W		L48	4.50'	S37° 40' 35"W		L97	7.51'	N41° 19' 31"W	
L29	104.63'	N50° 26' 17"W		L49	106.72'	S54° 29' 27"W		L106	10.00'	S54° 29' 27"W	
L30	65.53'	N19° 15' 15"E		L50	106.72'	S54° 29' 27"W					
L31	27.48'	S19° 15' 15"W		L51	106.72'	S54° 29' 27"W					
L32	27.48'	N19° 15' 15"E		L52	18.69'	N60° 56' 39"E					
L33	71.31'	S54° 29' 27"W		L53	10.47'	S77° 16' 57"E					
L34	10.47'	N06° 15' 50"E		L54	10.47'	S77° 16' 57"E					
L35	30.66'	S19° 15' 15"W		L55	10.47'	S77° 16' 57"E					
				L56	23.74'	N89° 31' 02"E					

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	193.03	460.00	24°02'36"	S40° 18' 07"E	191.62	C38	16.92	15.00	64°37'23"	N70° 19' 58"E	16.04	C66	34.24	25.00	78°27'47"	S86° 16' 40"E	31.62
C13	23.56	15.00	90°00'00"	N82° 40' 35"E	21.21	C39	277.46	55.00	289°02'18"	N41° 52' 30"W	63.85	C67	184.93	460.00	23°02'01"	N40° 48' 25"W	183.68
C14	14.44	15.00	55°09'00"	N10° 06' 04"E	13.89	C40	90.07	275.00	18°46'01"	N28° 38' 16"E	89.67	C68	12.57	4.00	180°00'00"	S35° 30' 33"E	8.00
C15	278.67	55.00	290°18'01"	S52° 19' 25"E	62.66	C41	23.56	15.00	90°00'00"	N25° 44' 45"W	21.21	C69	12.57	4.00	180°00'00"	N35° 30' 33"W	8.00
C16	14.44	15.00	55°09'00"	S85° 15' 05"W	13.89	C42	32.67	25.00	74°52'12"	S71° 49' 09"W	30.39	C70	390.00	520.00	39°39'58"	N8° 47' 34"W	352.85
C17	23.56	15.00	90°00'00"	S7° 19' 25"E	21.21	C43	10.56	15.00	40°21'06"	S14° 12' 31"W	10.35	C81	132.68	135.00	56°18'40"	N38° 11' 45"E	127.40
C18	40.71	25.00	93°11'31"	N81° 01' 49"E	36.36	C44	154.88	51.00	173°59'43"	S81° 01' 49"W	101.86	C82	3.73	5.00	42°41'37"	N46° 00' 16"E	3.64
C19	13.89	15.00	52°41'41"	N8° 02' 13"E	13.31	C45	10.56	15.00	40°21'06"	N32° 08' 52"W	10.35	C83	121.64	65.00	107°13'11"	N78° 16' 03"E	104.65
C20	144.14	61.00	161°55'48"	N62° 39' 16"E	100.73	C46	84.02	510.00	9°26'20"	N47° 38' 15"W	83.92	C84	151.90	55.00	168°14'26"	S52° 19' 16"W	108.02
C21	9.00	15.00	34°21'55"	S53° 33' 47"E	8.86	C47	36.05	25.00	82°37'28"	N64° 11' 49"W	33.01	C85	20.70	15.00	79°03'35"	N88° 05' 18"W	19.09
C22	23.56	15.00	89°59'28"	N64° 15' 31"E	21.21	C48	1.82	25.00	4°09'41"	S44° 57' 56"E	1.82	C86	54.12	75.00	41°20'29"	S31° 42' 40"W	52.95
C23	23.56	15.00	90°00'32"	S25° 44' 29"E	21.21	C49	33.98	1570.00	1°14'24"	N48° 14' 48"W	33.98	C87	323.79	460.00	40°19'50"	S9° 07' 30"E	317.15
C24	10.46	15.00	39°58'08"	N89° 17' 11"E	10.24	C50	43.74	1570.00	1°35'47"	N46° 49' 43"W	43.74	C88	145.78	445.00	18°46'01"	S28° 38' 16"W	145.11
C25	151.21	51.00	169°52'16"	S25° 44' 45"E	101.60	C51	193.43	1670.00	7°03'33"	N42° 30' 03"W	193.31	C89	165.15	575.00	16°27'23"	N27° 28' 56"E	164.58
C26	10.46	15.00	39°58'08"	S39° 13' 19"W	10.24	C52	6.75	15.00	25°47'11"	N6° 29' 57"E	6.69	C90	179.51	625.00	16°27'23"	S27° 28' 56"W	178.89
C27	108.45	325.00	18°46'01"	S28° 38' 16"W	105.98	C53	118.64	1570.00	4°19'47"	N35° 48' 23"W	118.61	C91	105.10	1730.00	3°28'51"	N36° 22' 55"W	105.08
C28	23.16	15.00	98°27'33"	S6° 12' 30"E	20.93	C54	72.87	445.00	9°22'59"	S18° 28' 12"W	72.79	C92	389.79	1570.00	14°13'30"	N41° 45' 15"W	388.79
C29	23.97	15.00	91°32'27"	S83° 47' 30"W	21.50	C55	90.80	445.00	11°39'08"	S28° 59' 15"W	90.94	C93	75.91	630.00	6°54'14"	N45° 24' 53"W	75.87
C30	14.44	15.00	55°09'00"	S10° 26' 45"W	13.89	C56	24.91	445.00	3°12'27"	S36° 25' 03"W	24.91	C94	138.61	648.00	12°14'12"	N35° 12' 25"W	138.34
C31	278.67	55.00	290°18'01"	N51° 58' 44"W	62.66	C57	65.07	445.00	8°22'43"	N17° 58' 04"E	65.02	C101	36.12	25.00	82°46'16"	N13° 06' 19"E	33.06
C32	14.44	15.00	55°09'00"	N65° 35' 48"E	13.89	C58	55.58	445.00	7°09'21"	N25° 44' 08"E	55.54	C102	10.37	15.00	39°37'30"	N73° 00' 50"E	10.17
C33	90.07	275.00	18°46'01"	N28° 38' 16"E	89.67	C59	57.10	445.00	7°21'05"	N32° 59' 19"E	57.06	C103	17.76	17.76	2°17'11"	S20° 23' 51"W	17.76
C34	39.27	25.00	90°00'00"	N25° 44' 45"W	35.36	C60	3.96	15.00	15°06'36"	S85° 36' 58"W	3.94	C104	315.69	460.00	39°19'14"	S8° 37' 12"E	308.53
C35	23.56	15.00	90°00'00"	S64° 15' 15"W	21.21	C61	122.69	55.00	127°48'46"	S29° 15' 53"W	98.79	C105	1.88	25.00	4°18'29"	S26° 07' 35"E	1.88
C36	108.45	325.00	18°46'01"	S28° 38' 16"W	105.98	C62	77.59	445.00	9°59'24"	S26° 32' 08"W	77.49						
C37	11.63	15.00	44°24'55"	S15° 48' 48"W	11.34	C65	34.24	25.00	78°27'47"	S15° 15' 33"W	31.62						



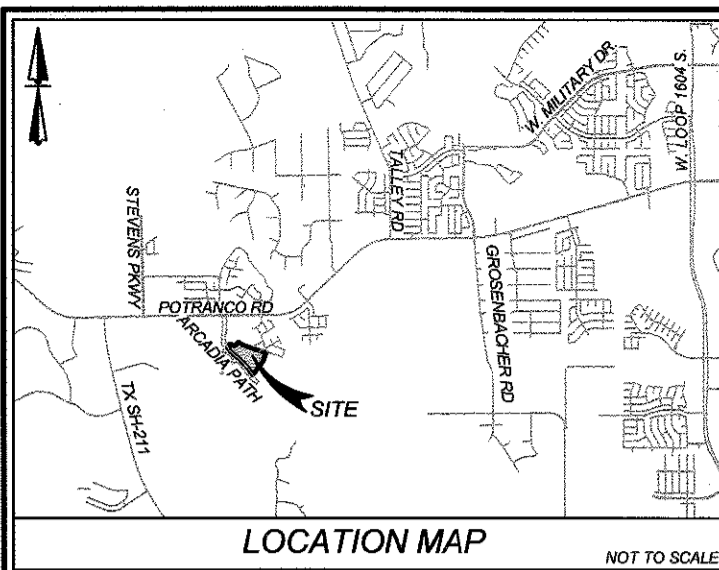
KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' SANITARY SEWER EASEMENT
- 10' BUILDING SETBACK LINE
- 25' PRIVATE SEWER & DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL D PAGE 3)
- 1' VEHICULAR NON-ACCESS EASEMENT
- 10' PRIVATE DRAINAGE EASEMENT
- 12' PRIVATE DRAINAGE EASEMENT
- 16' SANITARY SEWER EASEMENT
- 5' LANDSCAPE EASEMENT

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- B.S.L. = BUILDING SETBACK LINE
- E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

SURVEYOR NOTES:



### KEY NOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 10' BUILDING SET BACK LINE
- ④ VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL D PAGE 3)
- ⑥ 10' PRIVATE DRAINAGE EASEMENT
- ⑦ 12' PRIVATE DRAINAGE EASEMENT
- ⑧ 16' SANITARY SEWER EASEMENT
- ⑤ 20' SANITARY SEWER EASEMENT
- ⑩ 25' PRIVATE SEWER & DRAINAGE EASEMENT
- ⑪ 1' VEHICULAR NON-ACCESS EASEMENT
- ⑫ 5' LANDSCAPE EASEMENT

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.

*[Signature]*  
OWNER: CTMGT RANCHO DEL LAGO

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 May A.D. 2015  
*[Signature]*  
NOTARY PUBLIC DALLAS COUNTY TEXAS

LAURA L. WAYLAND  
My Commission Expires  
July 14, 2016

### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD  
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"  
R.O.W. = RIGHT-OF-WAY  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
B.S.L. = BUILDING SETBACK LINE  
E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT



SCALE: 1" = 100'

## PLAT NUMBER 140469

### SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE I, UNIT 2

BEING A TOTAL OF 20.33 ACRES, OR 885,728 SQUARE FOOT MORE OR LESS, TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349 AND BEING ALL OF A 18.228 ACRE TRACT CONVEYED TO BELLA VISTA C.M.I., LTD. IN SPECIAL WARRANTY DEED OF RECORD IN VOLUME 16678, PAGES 1425 - 1437 AND OUT OF A 691.094 ACRE TRACT, CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441

**KFW**  
ENGINEERS & SURVEYING  
ENGINEERS FIRM 9513  
SURVEY FIRM 10122300

STATE OF TEXAS  
COUNTY OF BEXAR HARRIS

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.

*[Signature]*  
OWNER: BELLA VISTA HOMES

STATE OF TEXAS  
COUNTY OF BEXAR HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 11 DAY OF May A.D. 2015

*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY TEXAS  
HARRIS

Vanessa Smith  
Commission Expires  
07-23-2017

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE I, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M. AND DULY

RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

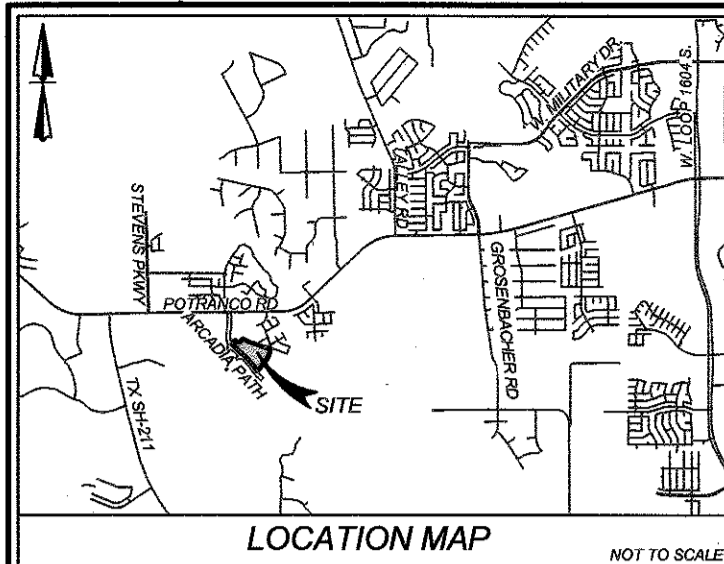
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PAGE 2 OF 3





PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 140469

SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE I, UNIT 2

BEING A TOTAL OF 20.33 ACRES, OR 885,728 SQUARE FOOT MORE OR LESS, TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349 AND BEING ALL OF A 18.228 ACRE TRACT CONVEYED TO BELLA VISTA C.M.I., LTD. IN SPECIAL WARRANTY DEED OF RECORD IN VOLUME 16678, PAGES 1425 - 1437 AND OUT OF A 691.094 ACRE TRACT, CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880 PAGE 1694 BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

14603 HUEBNER RD. BLDG. 40  
SAN ANTONIO, TEXAS 78230  
PHONE: (210) 979-9444  
FAX: (210) 979-9441



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.

*Michael McFarland*  
OWNER: CTMGT RANCHO DEL LAGO

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael McFarland* 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 May A.D. 2015

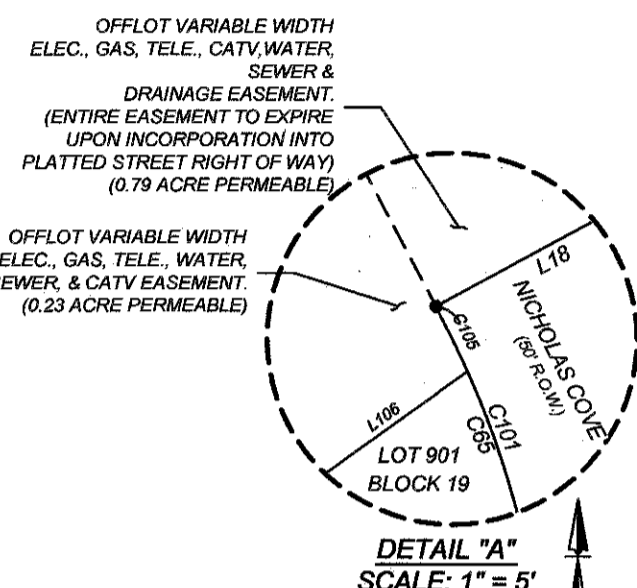
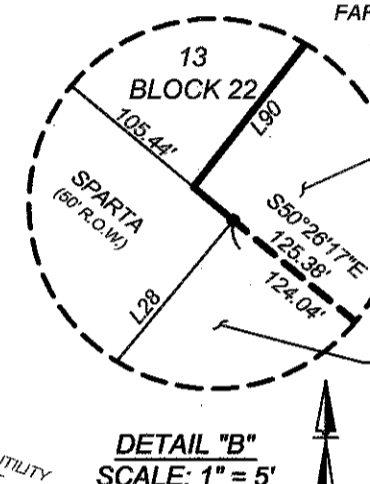
*Laura L. Weisand*  
NOTARY PUBLIC  
DALLAS COUNTY TEXAS

OFF-LOT EASEMENT  
OWNER/DEVELOPER:  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234  
PHONE: (469) 892-7200

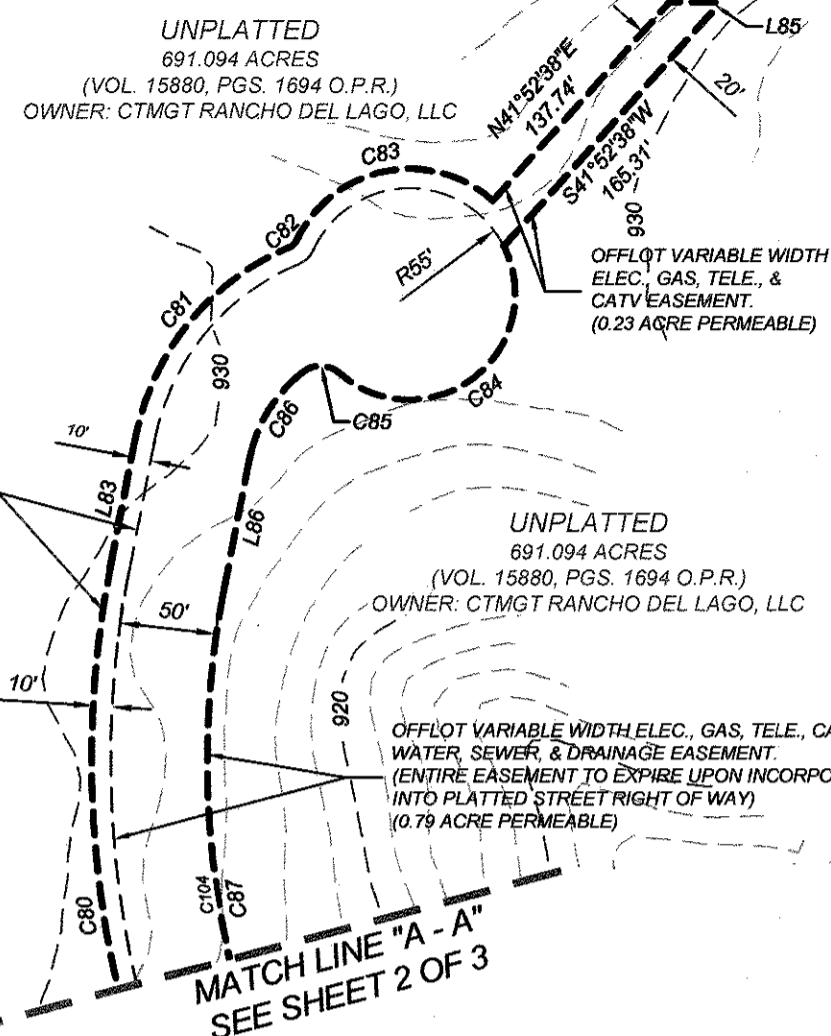
OWNER/DEVELOPER:  
BELLA VISTA HOMES  
2511 NORTH LOOP 1604 W, SUITE 300  
SAN ANTONIO, TX 78258  
PHONE: 210-402-0642

UNPLATTED  
691.094 ACRES  
(VOL. 15880, PGS. 1694 O.P.R.)  
OWNER: CTMGT RANCHO DEL LAGO, LLC

OFF-LOT 50' ELEC., GAS, TELE, CATV, WATER, SEWER & DRAINAGE EASEMENT. (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY) (0.14 ACRE PERMEABLE)



OFF-LOT VARIABLE WIDTH ELEC., GAS, TELE, WATER, SEWER, & CATV EASEMENT (0.23 ACRE PERMEABLE)



LEGEND

- 1. F.I.R. = FOUND 1/2" IRON ROD
- 2. S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- 3. S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW EASEMENT"
- 4. R.O.W. = RIGHT-OF-WAY
- 5. D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 6. B.S.L. = BUILDING SETBACK LINE
- 7. E.G.T.C.E. = ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- 8. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 9. 20' SANITARY SEWER EASEMENT
- 10. 10' BUILDING SET BACK LINE
- 11. 1" VEHICULAR NON-ACCESS EASEMENT
- 12. 25' PRIVATE SEWER & DRAINAGE EASEMENT
- 13. VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL D PAGE 3)
- 14. 10' PRIVATE DRAINAGE EASEMENT
- 15. 12' PRIVATE DRAINAGE EASEMENT
- 16. 16' SANITARY SEWER EASEMENT
- 17. 1" VEHICULAR NON-ACCESS EASEMENT
- 18. 5' LANDSCAPE EASEMENT

KEY NOTES

- 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2. 20' SANITARY SEWER EASEMENT
- 3. 10' BUILDING SET BACK LINE
- 4. 1" VEHICULAR NON-ACCESS EASEMENT
- 5. 25' PRIVATE SEWER & DRAINAGE EASEMENT
- 6. VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL D PAGE 3)
- 7. 10' PRIVATE DRAINAGE EASEMENT
- 8. 12' PRIVATE DRAINAGE EASEMENT
- 9. 16' SANITARY SEWER EASEMENT
- 10. 1" VEHICULAR NON-ACCESS EASEMENT
- 11. 5' LANDSCAPE EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

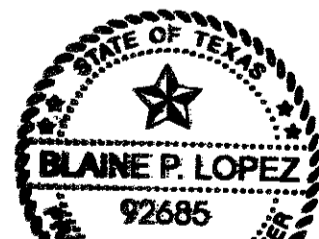
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Blaine P. Lopez*  
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  
14603 HUEBNER RD. BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-9444  
FAX: 210-979-9441



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Vanessa Smith* 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 11 DAY OF May A.D. 2015

*Vanessa Smith*  
NOTARY PUBLIC  
BEXAR COUNTY TEXAS  
HARRIS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE I, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M. AND DULY

RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PAGE 3 OF 3

DRAWN BY: SV

Date: May 05, 2015, 2:37pm User ID: clinney  
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