

PLAT NUMBER: 140557

PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 1, UNIT 4A-1

BEING 14.20 ACRES OR 618,421 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 296.18 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, COUNTY BLOCK 4350 AND OUT OF A 691.094 ACRE TRACT, 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.

OWNER/DEVELOPER:  
GEHAN HOMES, LTD.  
9601 MCALLISTER FWY, SUITE 600  
SAN ANTONIO, TX 78216  
PHONE: (210) 491-0236



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.

*Geahan Homes*  
OWNER

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Geahan Homes* 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 *2nd* DAY OF *October*, A.D. *2015*  
*Candace F. Aum*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE 1, UNIT - 4A-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 GRANTED.

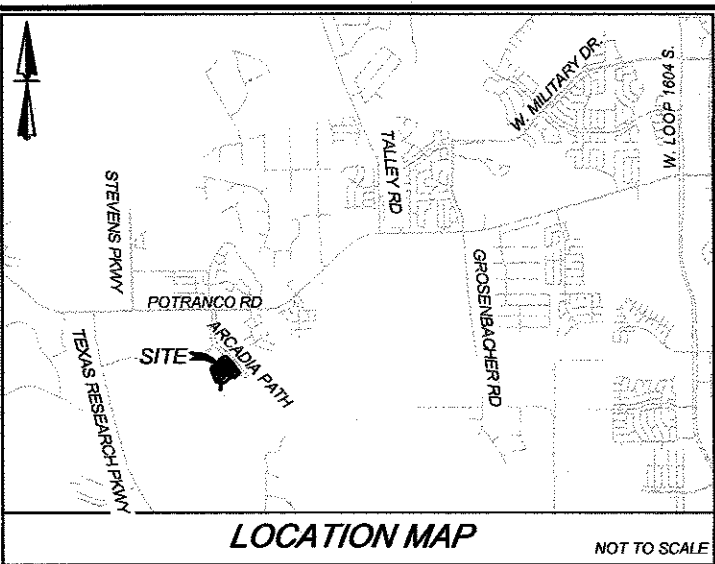
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

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



NOT TO SCALE

C.F.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," "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 AREA. 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 FIVE (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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 42N, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00077.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 600-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0345 F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

OFF-LOT 100' DIAMETER TURNAROUND, ELEC., GAS, TELE., CA. T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT. (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.19 AC)

16' SANITARY SEWER EASEMENT (VOL. 9684, PGS 19-32 D.P.R.)

OFF-LOT 28' ELEC., GAS, TELE., & CATV EASEMENT. (0.78 AC, PERMEABLE)

MATCHLINE SEE PAGE 2 OF 2

EDU NOTE:  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.  
IMPACT FEE PAYMENT DUE:  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.  
BUILDING SETBACK LINE:  
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.  
MAINTENANCE NOTE:  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO, LOT 902, LOT 903 BLOCK 32 & LOT 902, LOT 903 BLOCK 33.  
FIRE FLOW 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 1,500 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 FIRE MARSHAL.  
TREE NOTE:  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 1883141) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. 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 ARBORISTS OFFICE 35-4770N.

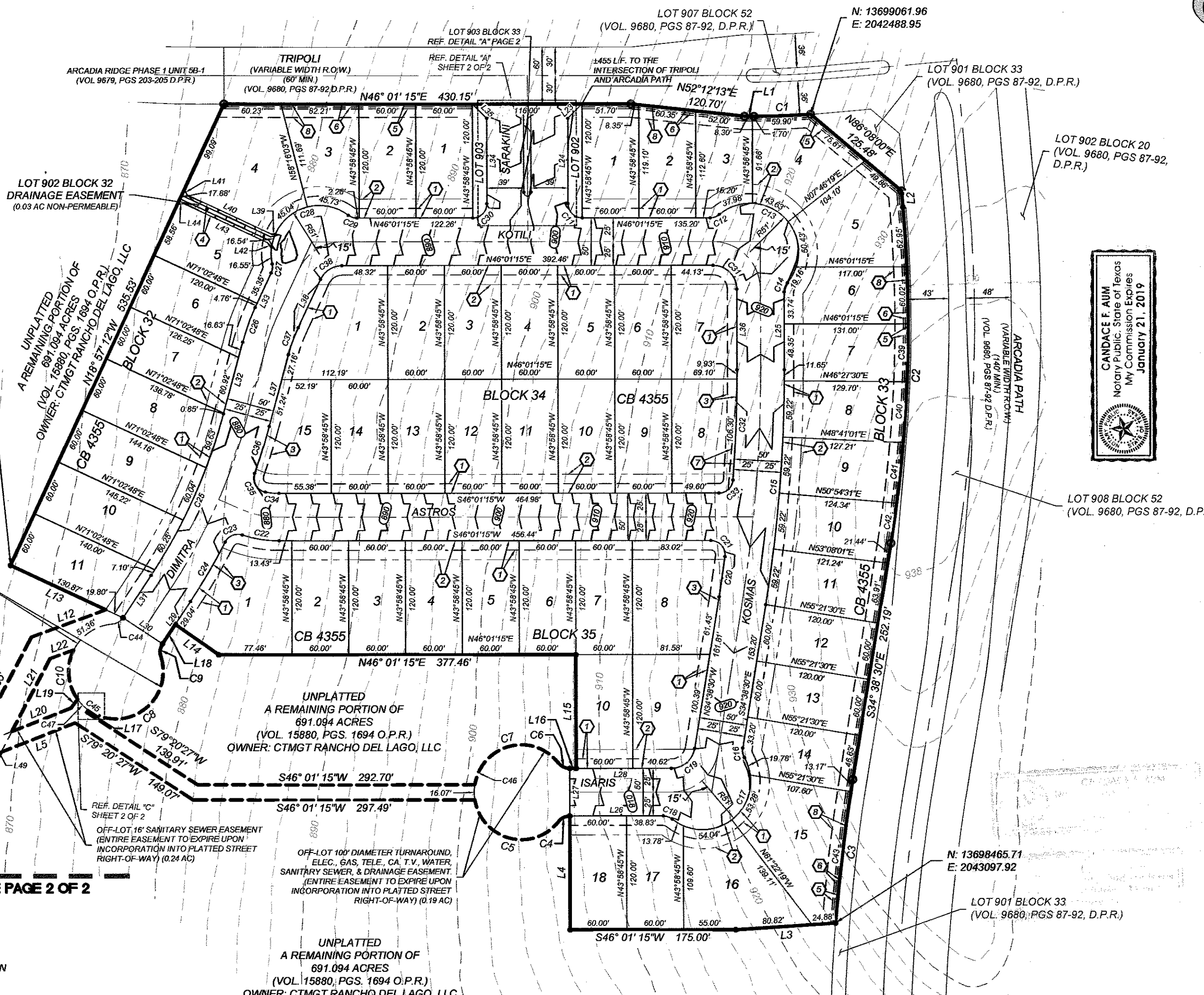
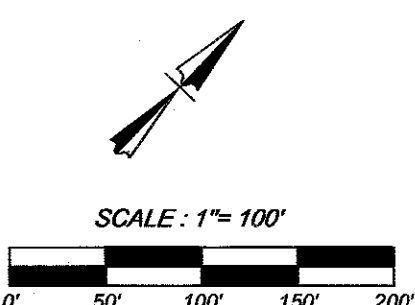
NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
- LOT 903, BLOCK 32 & LOT 902, LOT 903, BLOCK 33 ARE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, DRAINAGE, SANITARY SEWER AND 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"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- C.V.E. = CLEAR VISION EASEMENT

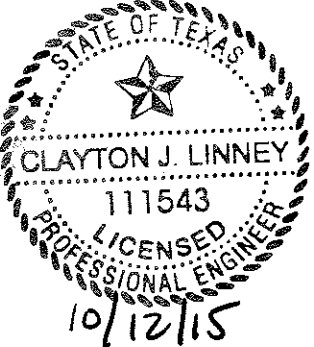
NOTE:  
FOR LINE & CURVE DATA  
SEE PAGE 2 OF 2.



KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT.
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT (0.03 AC, NON-PERMEABLE)
- 5' LANDSCAPE EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "B" PAGE 2 OF 2)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT.

SAWS WASTEWATER INGRESS/EGRESS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.  
SAWS WATER INGRESS/EGRESS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS WATER EASEMENT(S) SHOWN ON THIS PLAT.  
PRESSURE REDUCING VALVE (PRV) NOTE:  
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 950 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 950 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF PRV 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 (PRV).



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.

*Clayton Linney*  
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. BLD. 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

PLAT NUMBER: 140557

PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 1, UNIT 4A-1

BEING 14.20 ACRES OR 618,421 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 296.18 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, COUNTY BLOCK 4350 AND OUT OF A 691.094 ACRE TRACT, 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.

OWNER/DEVELOPER:  
GEHAN HOMES, LTD.  
9601 MCALLISTER FWY, SUITE 600  
SAN ANTONIO, TX 78216  
PHONE: (210) 491-0236



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.

*Signature of Gehan Homes*  
OWNER

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Spencer Wilcox* 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 8th DAY OF October A.D. 2019  
*Candace F. Aum*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE 1, UNIT 4A-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 GRANTED.

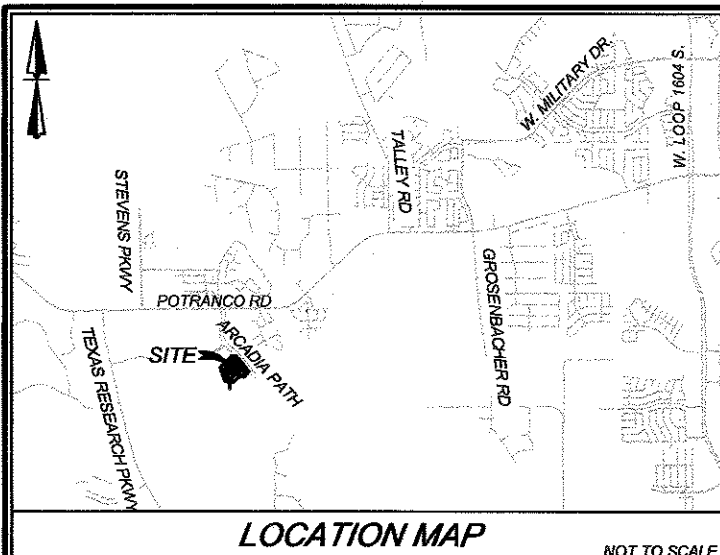
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

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



- 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 AREA.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 FIVE (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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 1204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0345 F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT.
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT (0.04 AC. NON-PERMEABLE)
- 5' LANDSCAPE EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "B" PAGE 2 OF 2)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. 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.

*Clayton J. Linney*  
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  
14803 HUEBNER RD. BLD. 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-9444  
FAX: 210-979-9441

EDU NOTE:  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

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

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

MAINTENANCE NOTE:  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902, LOT 903 BLOCK 32 & LOT 902, LOT 903, BLOCK 33.

FIRE FLOW 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 1,500 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 FIRE MARSHAL.

TREE NOTE:  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 1883141) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. 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 ARBORISTS OFFICE 35-477(1).

Line #	Length	Direction
L1	10.00'	N46° 01' 15"E
L2	17.24'	S48° 52' 00"E
L3	105.70'	S42° 11' 42"W
L4	120.00'	N43° 58' 45"W
L5	84.17'	S24° 29' 11"W
L6	60.00'	N89° 30' 51"E
L7	28.00'	S00° 29' 09"E
L8	81.26'	S89° 30' 51"W
L9	75.38'	S24° 29' 11"W
L10	18.00'	N85° 30' 49"W
L11	94.08'	N24° 29' 11"E
L12	83.88'	N26° 02' 48"E
L13	111.07'	S71° 02' 48"W
L14	55.92'	N80° 59' 36"E
L15	120.00'	N71° 02' 48"E
L16	6.82'	S46° 01' 15"W
L17	2.98'	N07° 02' 15"W
L18	24.55'	N10° 15' 50"W
L19	11.48'	S07° 02' 15"E
L20	67.36'	S24° 29' 11"W
L21	86.84'	N16° 03' 33"W
L22	26.43'	N26° 02' 48"E
L23	21.21'	S01° 01' 15"W
L24	90.00'	S43° 58' 45"E
L25	82.09'	S43° 58' 45"E

Line #	Length	Direction
L26	98.83'	S46° 01' 15"W
L27	50.00'	N43° 58' 45"W
L28	107.44'	N46° 01' 15"E
L29	53.59'	S10° 15' 50"E
L30	50.00'	S79° 44' 10"W
L31	53.59'	N10° 15' 50"W
L32	78.39'	N28° 53' 59"W
L33	40.10'	N18° 57' 12"W
L34	90.00'	N43° 58' 45"W
L35	21.21'	N86° 58' 45"W
L36	85.07'	S43° 58' 45"E
L37	78.39'	N28° 53' 59"W
L38	58.12'	N18° 57' 12"W
L39	4.47'	N33° 31' 14"E
L40	120.54'	N71° 02' 48"E
L41	6.37'	S70° 42' 42"E
L42	6.84'	S77° 48' 03"E
L43	98.44'	N71° 02' 48"E
L44	6.37'	N32° 49' 18"E
L45	86.00'	S43° 58' 45"E
L46	85.00'	N43° 58' 45"W
L47	105.81'	N38° 48' 37"W
L48	202.62'	S24° 29' 11"W
L49	204.51'	N24° 29' 11"E

Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	58.90'	843.00'	29.96'	4°04'16"	59.88'	N43°59'07"E
C2	355.03'	1430.00'	178.43'	14°13'30"	354.12'	S41°45'16"E
C3	152.54'	1870.00'	76.31'	4°40'25"	152.49'	S36°58'42"E
C4	13.62'	15.00'	7.32'	52°01'12"	13.16'	S20°00'39"W
C5	115.90'	50.00'	114.48'	132°48'48"	91.64'	S80°24'28"W
C6	13.62'	15.00'	7.32'	52°01'12"	13.16'	S72°01'51"W
C7	115.90'	50.00'	114.48'	132°48'48"	91.64'	S31°38'03"W
C8	125.58'	50.00'	153.43'	143°54'02"	95.08'	N09°39'59"E
C9	13.62'	15.00'	7.32'	52°01'12"	13.16'	N36°16'26"W
C10	54.71'	50.00'	30.46'	62°41'48"	52.02'	S48°26'27"E
C11	23.58'	15.00'	15.00'	90°00'00"	21.21'	S88°58'45"E
C12	10.46'	15.00'	5.45'	39°56'08"	10.24'	N26°03'11"E
C13	151.21'	51.00'	576.48'	169°52'16"	101.60'	S88°58'45"E
C14	10.46'	15.00'	5.45'	39°56'08"	10.24'	S24°00'41"E
C15	248.53'	1525.00'	124.54'	9°20'15"	248.26'	S69°19'38"E
C16	10.16'	15.00'	5.28'	38°48'08"	9.97'	S54°02'34"E
C17	140.88'	51.00'	265.87'	168°18'00"	100.17'	S05°41'22"W
C18	10.16'	15.00'	5.28'	38°48'08"	9.97'	S69°25'19"W
C19	35.20'	25.00'	21.22'	80°39'45"	32.36'	N05°41'22"E
C20	42.86'	1475.00'	21.43'	1°39'53"	42.86'	N35°28'27"W
C21	25.57'	15.00'	17.16'	97°40'22"	22.68'	N85°08'34"W
C22	39.65'	125.00'	19.99'	18°10'27"	39.48'	S65°06'28"W
C23	21.24'	15.00'	12.84'	81°06'54"	19.51'	S23°38'15"W
C24	72.61'	625.00'	36.34'	6°39'22"	72.57'	S13°35'31"E
C25	187.02'	575.00'	94.34'	18°38'09"	186.20'	N19°34'55"W
C26	39.06'	225.00'	19.58'	9°56'48"	39.01'	N23°55'36"W

Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C27	8.71'	15.00'	5.03'	37°04'57"	9.54'	N37°29'40"W
C28	123.85'	51.00'	136.91'	139°08'20"	95.58'	N13°32'02"E
C29	9.71'	15.00'	5.03'	37°04'57"	9.54'	N64°33'43"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	N01°01'15"E
C31	39.27'	25.00'	25.00'	90°00'00"	35.38'	S88°58'45"E
C32	116.23'	1475.00'	58.16'	4°30'54"	116.20'	S41°43'18"E
C33	22.38'	15.00'	13.86'	85°29'06"	20.38'	S03°16'42"W
C34	14.50'	75.00'	7.27'	11°04'29"	14.47'	S51°33'30"W
C35	25.85'	15.00'	17.48'	98°44'45"	22.77'	N73°31'53"W
C36	51.72'	825.00'	25.87'	4°44'29"	51.71'	N26°31'45"W
C37	30.38'	175.00'	15.23'	8°56'48"	30.34'	N23°55'36"W
C38	28.35'	25.00'	15.92'	64°58'26"	26.86'	N13°32'02"E
C39	61.01'	1430.00'	30.51'	2°26'40"	61.01'	S42°43'03"E
C40	64.26'	1430.00'	32.14'	2°34'28"	64.26'	S40°12'28"E
C41	64.17'	1430.00'	32.09'	2°34'16"	64.17'	S37°38'08"E
C42	42.62'	1430.00'	21.31'	1°42'27"	42.61'	S35°29'43"E
C43	139.37'	1870.00'	69.72'	4°16'13"	139.34'	S37°10'49"E
C44	13.62'	15.00'	7.32'	52°01'12"	13.16'	N15°44'46"E
C45	247.87'	50.00'	39.04'	284°02'25"	61.54'	S78°44'10"W
C46	247.87'	50.00'	39.04'	284°02'25"	61.54'	N43°58'45"W
C47	16.23'	50.00'	8.19'	18°36'39"	16.18'	S89°05'11"E
C48	12.57'	4.00'	INFINITY	180°00'00"	8.00'	N46°01'15"E
C49	12.57'	4.00'	INFINITY	180°00'00"	8.00'	S46°01'15"W
C50	96.30'	1475.00'	48.17'	3°44'27"	96.28'	S41°20'04"E
C51	11.74'	15.00'	6.19'	44°49'39"	11.44'	S17°03'01"E

