PLAT NUMBER 160063

PLAT ESTABLISHING

ARCADIA RIDGE PHASE 1 UNIT 1B

BEING 11.78 ACRE TRACT OF LAND OUT OF A 22.49 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AS CONVEYED TO MERITAGE HOMES OF TEXAS LLC OF RECORD IN VOLUME 16812 PAGE 1319 THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

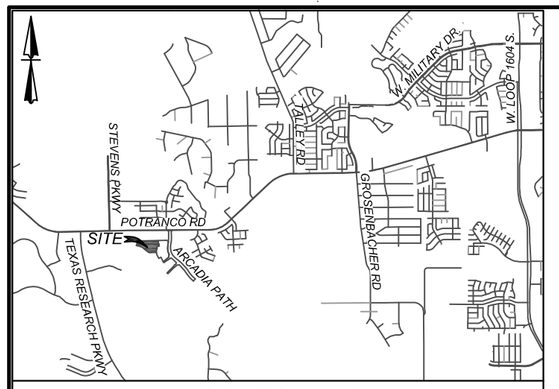
OFFLOT EASEMENT
OWNER/DEVELOPER:
CTMGT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (469) 892-7200

OWNER/DEVELOPER:
MERITAGE HOMES
3010 N. LOOP 1604 WEST SUITE 214
SAN ANTONIO, TX 78232
PHONE: (210) 293-4929

KFW ENGINEERS + SURVEYING
FIRM# 9513 FIRM# 10122300
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TX 78231
PHONE: (210) 979 - 8444
FAX: (210) 979 - 8441

SCALE : 1"= 100'

0' 50' 100' 150' 200'



LOCATION MAP NOT TO SCALE

NOTES:

1. 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.
2. 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.
3. LOT 907 BLOCK 39 IS DESIGNATED AS A SANITARY SEWER EASEMENT

MINIMUM FINISHED FLOOR ELEVATION:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR ROOF PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS 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.
2. 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES AND STEPS 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 THE DEVELOPMENT SERVICES DEPARTMENT.

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

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, LANDSCAPE AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 MARSHALL.

SAWS ACCESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESES ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT[S] SHOWN ON THIS PLAT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND BUILDERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

SAWS HIGH PRESSURE NOTE:
A 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, 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

STATE OF TEXAS
COUNTY OF DALLAS

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

_____
OWNER: CTMGT RANCHO DEL LAGO, LLC.
(0.74 ACRE VARIABLE WIDTH OFF-LOT PRIVATE DRAINAGE AND GRADING EASEMENT)

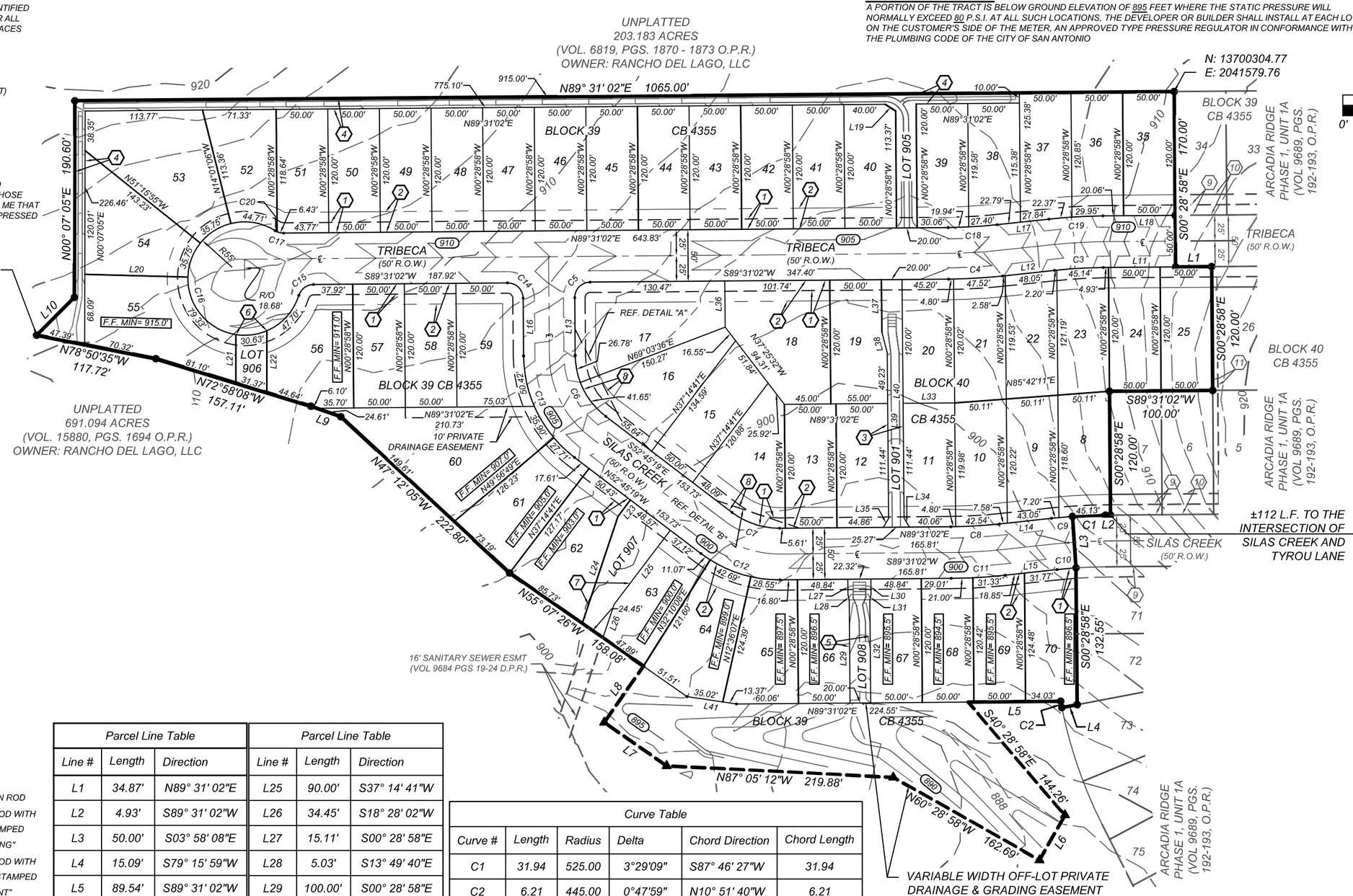
_____.
DULY AUTHORIZED AGENT

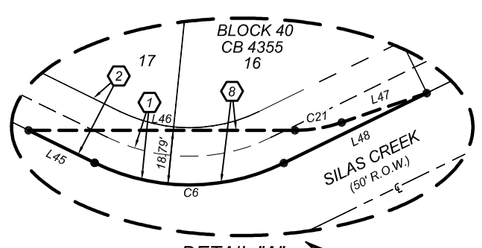
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

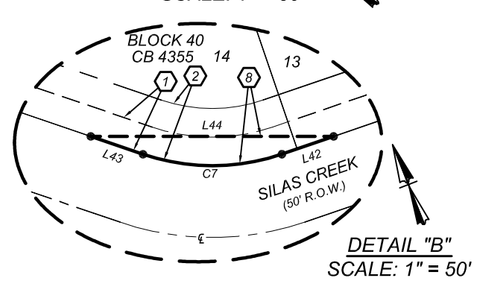
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS_____ DAY OF _____ A.D. _____.

_____
NOTARY PUBLIC DALLAS COUNTY TEXAS





DETAIL "A"
SCALE: 1" = 50'



DETAIL "B"
SCALE: 1" = 50'

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. 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.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

LEGEND

F.I.R. =	FOUND ½" IRON ROD
S.I.R. =	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
S.I.R. =	SET ½" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
R.O.W. =	RIGHT-OF-WAY
F.F. MIN =	FINISHED FLOOR MINIMUM ELEVATION

STATE OF TEXAS
COUNTY OF BEXAR

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

_____.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	34.87'	N89° 31' 02"E	L25	90.00'	S37° 14' 41"W
L2	4.93'	S89° 31' 02"W	L26	34.45'	S18° 28' 02"W
L3	50.00'	S03° 58' 08"E	L27	15.11'	S00° 28' 58"E
L4	15.09'	S79° 15' 59"W	L28	5.03'	S13° 49' 40"E
L5	89.54'	S89° 31' 02"W	L29	100.00'	S00° 28' 58"E
L6	50.00'	S29° 31' 02"W	L30	15.11'	N00° 28' 58"W
L7	73.71'	N55° 07' 26"W	L31	5.03'	N12° 51' 43"E
L8	66.41'	N34° 52' 34"E	L32	100.00'	N00° 28' 58"W
L9	30.71'	N70° 30' 29"W	L33	50.00'	N89° 31' 02"E
L10	51.76'	N44° 59' 32"E	L34	9.98'	N31° 26' 48"W
L11	70.06'	S89° 31' 02"W	L35	9.98'	S30° 28' 51"W
L12	50.62'	S83° 48' 23"W	L36	44.63'	S00° 33' 17"E
L13	55.93'	S00° 28' 58"E	L37	50.77'	S00° 28' 58"E
L14	50.62'	N83° 48' 23"E	L38	20.62'	S14° 31' 09"E
L15	50.62'	S83° 48' 23"W	L39	160.67'	N00° 28' 58"W
L16	55.93'	N00° 28' 58"W	L40	231.44'	S00° 28' 58"E
L17	50.62'	N83° 48' 23"E	L41	48.38'	S81° 29' 22"E
L18	70.06'	N89° 31' 02"E	L42	19.10'	S89° 31' 02"W
L19	12.00'	S56° 55' 22"E	L43	19.30'	N52° 45' 19"W
L20	99.93'	N88° 30' 45"W	L44	84.84'	S71° 34' 35"E
L21	47.09'	S00° 01' 28"W	L45	25.74'	N00° 28' 58"W
L22	60.01'	S00° 01' 28"W	L46	93.11'	S26° 41' 11"E
L23	20.00'	S37° 14' 41"W	L47	31.44'	S45° 44' 34"E
L24	109.45'	S18° 28' 02"W	L48	55.64'	N52° 45' 19"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.94	525.00	3°29'09"	S87° 46' 27"W	31.94
C2	6.21	445.00	0°47'59"	N10° 51' 40"W	6.21
C3	47.34	475.00	5°42'38"	S86° 39' 43"W	47.32
C4	52.33	525.00	5°42'38"	S86° 39' 43"W	52.30
C5	23.56	15.00	90°00'00"	S44° 31' 02"W	21.21
C6	68.42	75.00	52°16'21"	N26° 37' 09"W	66.08
C7	49.39	75.00	37°43'39"	N71° 37' 09"W	48.50
C8	47.34	475.00	5°42'38"	N86° 39' 43"E	47.32
C9	20.38	525.00	2°13'29"	N84° 55' 08"E	20.38
C10	18.44	475.00	2°13'29"	S84° 55' 08"W	18.44
C11	52.33	525.00	5°42'38"	S86° 39' 43"W	52.30
C12	82.31	125.00	37°43'39"	N71° 37' 09"W	80.83
C13	114.04	125.00	52°16'21"	N26° 37' 09"W	110.13
C14	23.56	15.00	90°00'00"	N45° 28' 58"W	21.21
C15	18.92	15.00	72°16'11"	S53° 22' 56"W	17.69
C16	273.87	55.00	285°18'24"	N20° 05' 58"W	66.73
C17	8.65	15.00	33°02'13"	S73° 57' 52"E	8.53
C18	47.34	475.00	5°42'38"	N86° 39' 43"E	47.32
C19	52.33	525.00	5°42'38"	N86° 39' 43"E	52.30
C20	2.22	15.00	8°28'38"	N61° 41' 05"W	2.22
C21	16.63	50.00	19°03'23"	S36° 12' 52"E	16.55

KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT.
2. 20' BUILDING SETBACK LINE
3. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.05 AC PERMEABLE) (0.04 AC NON-PERMEABLE)
4. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.18 AC PERMEABLE) (0.16 AC NON-PERMEABLE)
5. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.06 AC PERMEABLE)
6. 30' PEDESTRIAN & LANDSCAPE EASEMENT
7. VARIABLE WIDTH SANITARY SEWER EASEMENT (0.10 AC PERMEABLE)
8. VARIABLE WIDTH CLEAR VISION EASEMENT
9. EXISTING 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. (VOL. 9689, PGS. 192-193. O.P.R.)
10. EXISTING 20' BUILDING SETBACK LINE (VOL. 9689, PGS. 192-193. O.P.R.)
11. EXISTING 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. (VOL. 9689, PGS. 192-193. O.P.R.)

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: MERITAGE HOMES

_____.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS_____ DAY OF _____ A.D. _____.

_____
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 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 STATURES, 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 1B 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

DRAWN BY: JA

Date: Jul 01, 2016, 2:24pm User ID: clinney
File: N:\397\01\02\Design\Civil\Plat\PL_3970102.dwg