

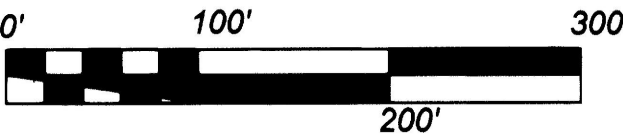
VACATE, RE-SUBDIVISION AND SUBDIVISION
ARCADIA RIDGE PHASE 1, UNIT 4B - 1

BEING A TOTAL OF 14.66 ACRE OR 638,479 SQUARE FEET MORE OR LESS TRACT OF LAND, TO INCLUDE 0.57 OF AN ACRE OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF A 296.18 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, 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.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SCALE: 1"=100'



OWNER/DEVELOPER:
CTMGT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (409) 892-7200

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.

DATED THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ ARCADIA RIDGE PHASE 1, UNIT 4B-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

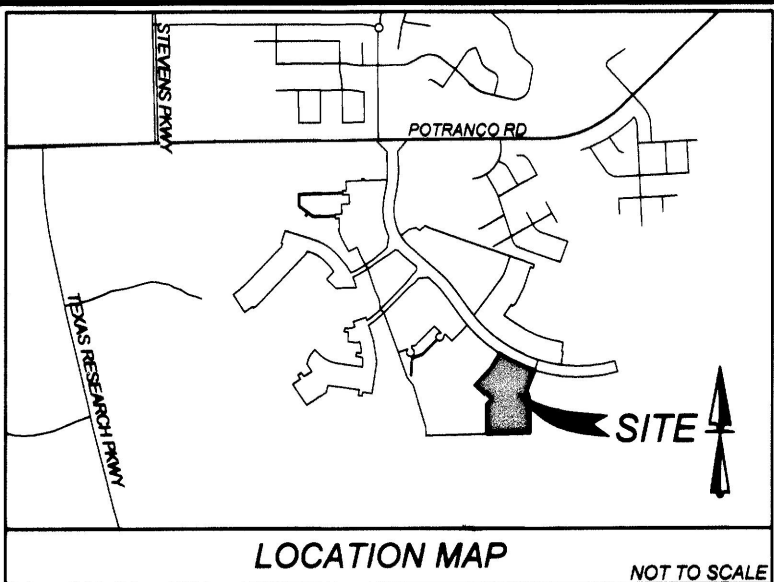
BY: _____
SECRETARY

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



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 YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SET BACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- 5' LANDSCAPE, WALL, & UTILITY EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "A", "B", & "C")
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 68' DRAINAGE EASEMENT (1.29 AC)
- OFF-LOT 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.17 AC PERMEABLE)
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH LANDSCAPE EASEMENT (VOL. 9580, PGS. 87-92 D.P.R.)
- UNPLATTED REMAINDER OF 691.094 ACRES (VOL. 15880, PG. 1694 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, L.L.C.

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.

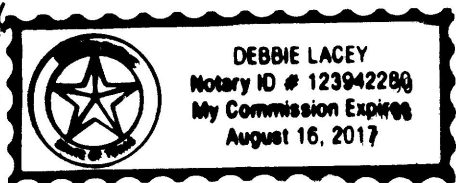
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TERESA A. SEIDEL 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 19 DAY OF August A.D. 2016
NOTARY PUBLIC DEBBIE LACEY BEXAR COUNTY TEXAS



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.

LICENCED 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
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S. NOTES:

- 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.
- 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.

SEE SHEET 2 OF 3 FOR
LINE AND CURVE TABLES

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

IMPACT FEE PAYMENT DUE:

WATER AND/OR WASTEWATER IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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.

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.

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 1,000 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 EGRESS 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 (AP# 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H).

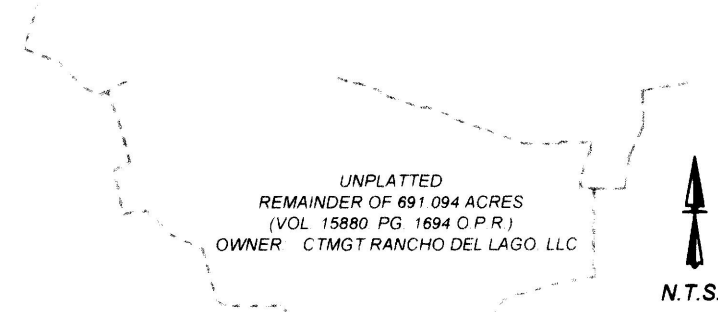
SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 825 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PAGE 1

PAGE 3

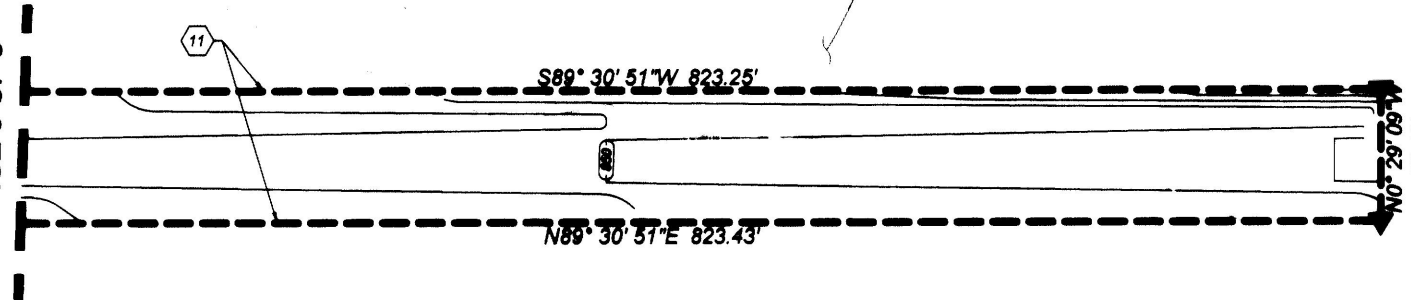
SHEET INDEX
NTS



AREA BEING VACATED THROUGH
VACATING DECLARATION

THE AREA BEING VACATED WAS PREVIOUSLY PLATTED AS A 0.21 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT, OUT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION, RECORDED IN VOLUME 9684, PAGE(S) 19-24, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATCHLINE A-A
SEE PAGE 3 OF 3



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

SCALE: 1"=100'

PLAT NUMBER 150456

VACATE, RE-SUBDIVISION AND SUBDIVISION ARCADIA RIDGE PHASE 1, UNIT 4B - 1

BEING A TOTAL OF 14.66 ACRE OR 638,479 SQUARE FEET MORE OR LESS TRACT OF LAND, TO INCLUDE 0.57 OF AN ACRE OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF A 296.18 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, 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:
CTMGT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (409) 892 - 7200

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.

DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

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

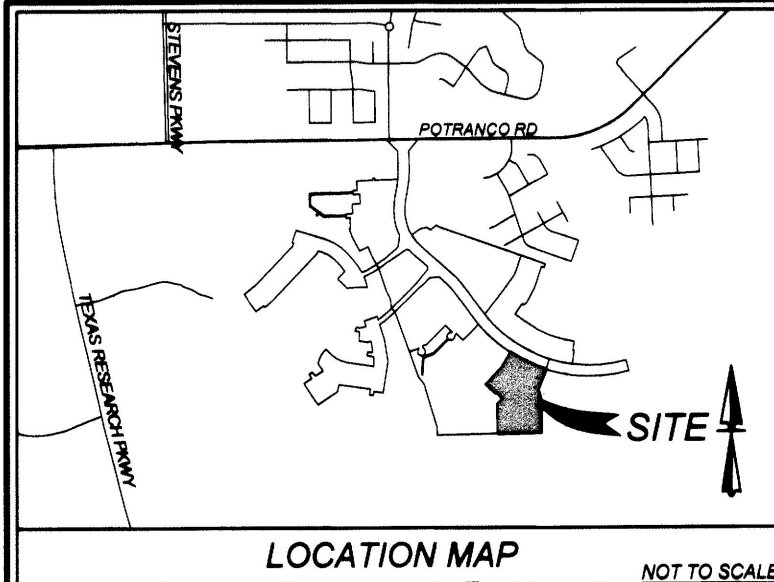
DATED THIS _____ DAY OF _____, A.D. 20__

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



KEY NOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 20' BUILDING SET BACK LINE
- ③ 1' VEHICULAR NON-ACCESS EASEMENT
- ④ 5' LANDSCAPE, WALL, & UTILITY EASEMENT
- ⑤ 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- ⑥ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑦ 12' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- ⑧ 10' BUILDING SET BACK LINE
- ⑨ VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "A", "B", & "C")
- ⑩ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑪ 68' DRAINAGE EASEMENT (1.29 AC) OFF-LOT 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.17 AC PERMEABLE)
- ⑫ 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑬ VARIABLE WIDTH LANDSCAPE EASEMENT (VOL. 9680, PGS. 87-92 D.P.R.)
- ⑭ UNPLATTED REMAINDER OF 691.091 ACRES (VOL. 15880, PG. 1694 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, L.L.C.

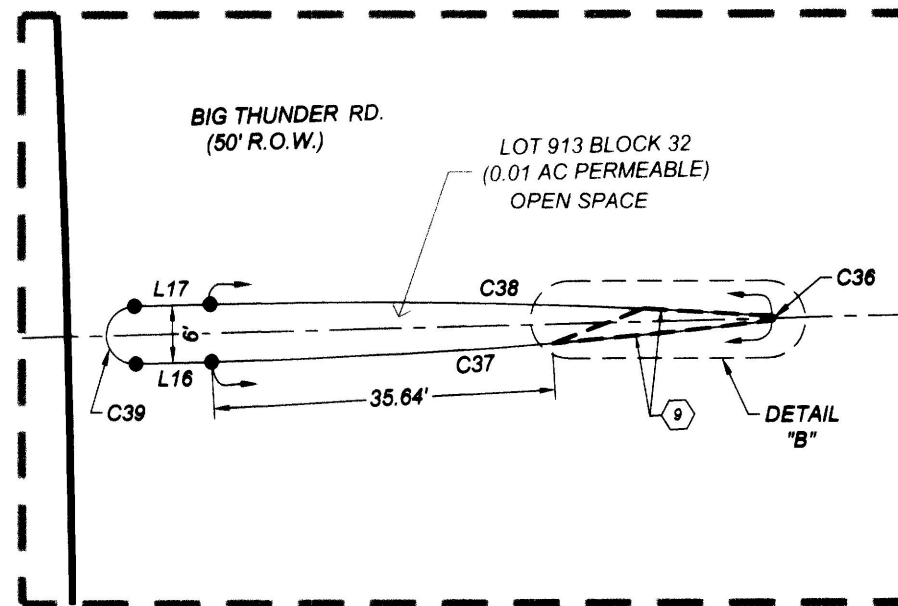
LEGEND

- 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 YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

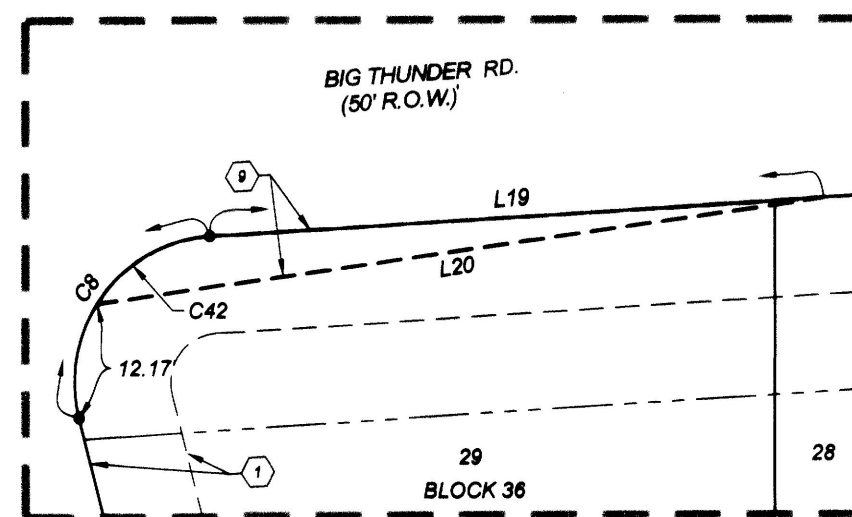
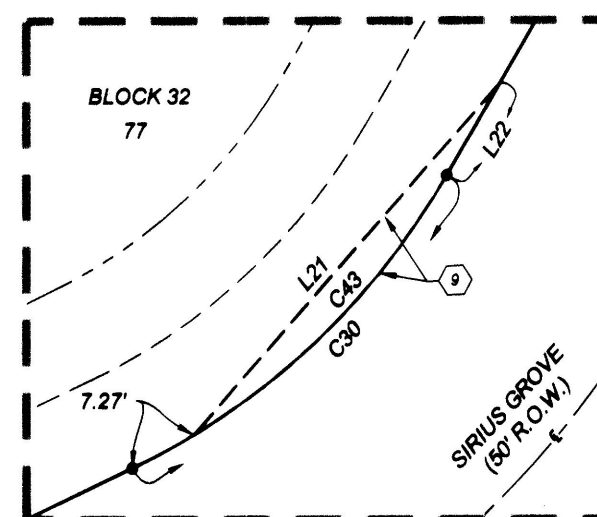
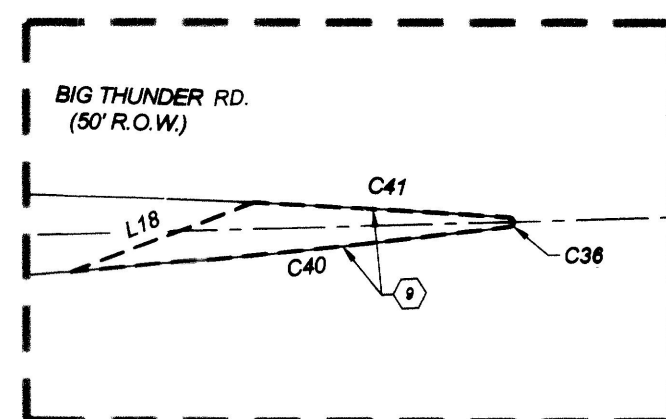
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	100.18'	1870.00'	3°04'10"	100.17'	S57°02'55"E
C2	13.62'	15.00'	52°01'12"	13.16'	S34°21'02"E
C3	304.94'	1870.00'	9°20'35"	304.60'	N66°49'21"W
C4	46.96'	666.17'	4°02'19"	46.95'	S32°58'05"W
C5	24.96'	15.00'	95°20'52"	22.18'	S12°41'12"E
C6	46.96'	666.17'	4°02'19"	46.95'	N26°18'39"E
C7	24.96'	15.00'	95°20'52"	22.18'	N71°57'55"E
C8	26.34'	15.00'	100°37'36"	23.09'	N10°02'50"W
C9	21.52'	15.00'	82°10'54"	19.72'	N78°32'56"E
C10	23.06'	131.00'	10°05'13"	23.03'	N42°30'06"E
C11	22.49'	489.00'	2°38'08"	22.49'	N45°08'01"E
C12	30.01'	489.00'	3°31'00"	30.01'	N42°01'28"E
C13	22.84'	15.00'	87°14'28"	20.70'	N00°09'44"E
C14	25.25'	15.00'	96°26'55"	22.37'	S87°59'33"E
C15	59.78'	125.00'	27°23'57"	59.21'	N29°48'32"W
C16	31.04'	75.00'	23°42'35"	30.81'	N27°54'51"W
C17	48.04'	175.00'	15°43'37"	47.88'	N08°11'45"W
C18	34.31'	125.00'	15°43'37"	34.20'	N08°11'45"W
C19	10.18'	15.00'	38°52'37"	9.98'	N19°06'22"E
C20	146.43'	50.00'	167°48'04"	99.43'	N45°21'21"W

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C21	10.18'	15.00'	38°52'37"	9.98'	S70°10'55"W
C22	39.29'	25.00'	90°02'50"	35.37'	N45°21'21"W
C23	39.25'	25.00'	89°57'10"	35.34'	S44°38'39"W
C24	10.17'	15.00'	38°51'53"	9.98'	N70°56'50"W
C25	146.33'	50.00'	167°40'56"	99.42'	S44°38'39"W
C26	10.17'	15.00'	38°51'53"	9.98'	S19°45'53"E
C27	20.59'	75.00'	15°43'37"	20.52'	S08°11'45"E
C28	34.31'	125.00'	15°43'37"	34.20'	S08°11'45"E
C29	75.41'	125.00'	34°33'55"	74.27'	S01°13'24"W
C30	45.25'	75.00'	34°33'55"	44.56'	S01°13'24"W
C31	9.81'	15.00'	37°28'29"	9.64'	S37°14'36"W
C32	134.23'	50.00'	153°48'57"	97.40'	S20°55'38"E
C33	9.81'	15.00'	37°28'29"	9.64'	S79°05'53"E
C34	34.41'	25.00'	78°52'00"	31.76'	S20°55'38"E
C35	115.50'	1855.00'	3°34'03"	115.48'	N60°22'01"W
C36	0.74'	0.25'	169°15'10"	0.50'	S80°21'38"E
C37	58.71'	626.00'	5°22'24"	58.69'	S26°57'09"W
C38	58.71'	626.00'	5°22'24"	58.69'	N32°19'34"E
C39	9.42'	3.00'	180°00'00"	6.00'	N60°21'39"W
C40	23.06'	708.65'	1°51'52"	23.06'	N25°19'16"E

LINE TABLE		
Line #	Length	Direction
L1	15.00'	N31°25'00"E
L2	126.69'	N29°38'22"E
L3	47.00'	S29°38'22"W
L4	50.00'	S48°13'02"E
L5	65.85'	N43°46'58"E
L6	15.00'	S27°50'57"W
L7	22.14'	S73°48'38"W
L8	41.94'	S34°59'14"W
L9	21.84'	N13°44'05"W
L10	41.94'	N24°17'29"E
L11	74.85'	N40°15'58"E
L12	80.68'	N47°28'41"E
L13	79.57'	N43°46'58"E
L14	50.02'	N31°19'45"E
L15	120.90'	N29°38'22"E
L16	7.92'	S29°38'21"W
L17	7.92'	N29°38'22"E
L18	10.21'	S10°30'48"W
L19	64.26'	S40°15'58"W
L20	76.66'	N35°37'14"E
L21	48.44'	S04°51'12"E
L22	11.14'	N16°03'33"W
L23	10.04'	S58°31'23"E
L24	11.76'	N81°43'43"W
L25	99.66'	N71°29'38"W
L26	97.26'	S71°29'38"E
L27	1.48'	N80°21'38"W
L28	81.56'	S18°30'22"W
L29	73.60'	S18°30'22"W



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C41	13.39'	1007.66'	0°45'41"	13.39'	S34°24'00"W
C42	14.17'	15.00'	54°07'19"	13.65'	S13°12'18"W
C43	37.98'	75.00'	29°00'59"	37.58'	N01°33'04"W
C44	13.62'	15.00'	52°01'12"	13.16'	S86°22'16"E
C45	113.87'	50.00'	130°29'00"	90.81'	N47°08'21"W
C46	113.87'	50.00'	130°28'58"	90.81'	S73°34'56"E
C47	75.33'	1870.00'	2°18'29"	75.33'	S67°55'34"E
C48	78.78'	1870.00'	2°24'50"	78.78'	S70°17'13"E



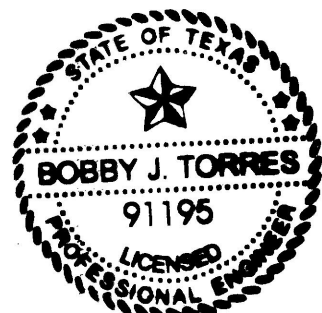
STATE OF TEXAS
COUNTY OF BEXAR

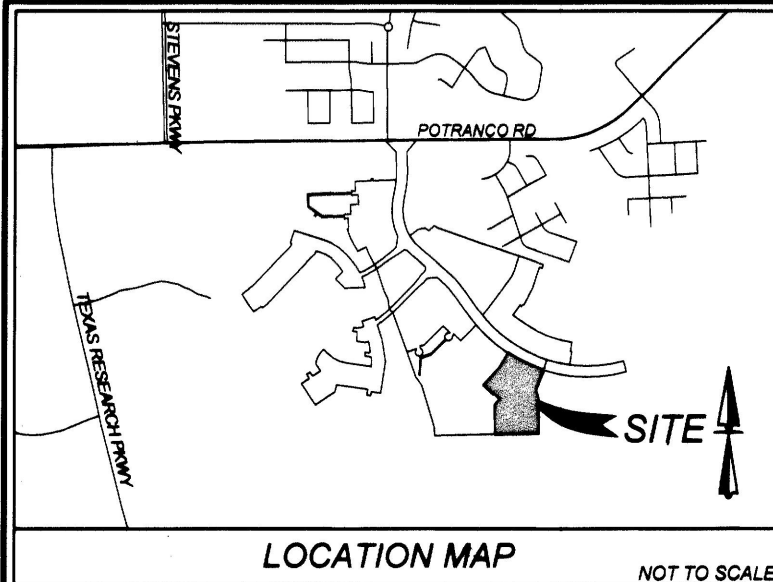
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441





KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 20' BUILDING SET BACK LINE
- 3 1' VEHICULAR NON-ACCESS EASEMENT
- 4 5' LANDSCAPE, WALL, & UTILITY EASEMENT
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 6 VARIABLE WIDTH DRAINAGE EASEMENT
- 7 12' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- 8 10' BUILDING SET BACK LINE
- 9 VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "A", "B", & "C")
- 10 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 11 88' DRAINAGE EASEMENT (1.29 AC)
- 12 OFF-LOT 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.17 AC PERMEABLE)
- 13 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14 VARIABLE WIDTH LANDSCAPE EASEMENT (VOL. 9680, PGS. 87-92 D.P.R.)
- 15 UNPLATTED REMAINDER OF 691.091 ACRES (VOL. 15880, PG. 1694 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, L.L.C.

SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES

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 YELLOW CAP STAMPED "KFW EASEMENT"
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

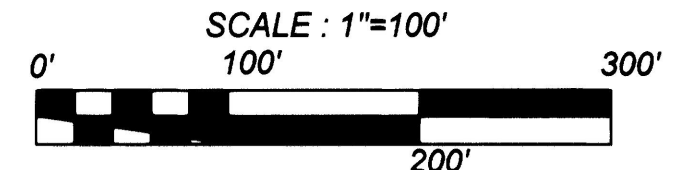
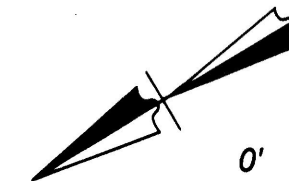
PLAT NUMBER 150456

VACATE, RE-SUBDIVISION AND SUBDIVISION ARCADIA RIDGE PHASE 1, UNIT 4B-1

BEING A TOTAL OF 14.66 ACRE OR 638,479 SQUARE FEET MORE OR LESS TRACT OF LAND, TO INCLUDE 0.57 OF AN ACRE OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF A 296.18 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, 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:
CTMGT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (409) 892-7200



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.

DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 1, UNIT 4B-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

STATE OF TEXAS
COUNTY OF BEXAR - 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

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR - DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEBBIE LACEY, 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 19 DAY OF August, A.D. 2017

NOTARY PUBLIC
BEXAR COUNTY TEXAS

DEBBIE LACEY
Notary ID # 123942280
My Commission Expires
August 16, 2017

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.

Bobby J. Torres
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
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

OFF-LOT 100' DIAMETER TURNAROUND ELEC, GAS, TELE, CATV, WATER, SANITARY SEWER, & DRAINAGE EASEMENT. (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)

