

LOCATION MAP

SURVEYOR NOTES:

● F.I.R. = FOUND 1/2" IRON ROD S.I.R. = SET'%" IRON ROD WITH BLUE CAP STAMPED

LEGEND

"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

PANEL NO. 48029C0345F, DATED SEPTEMBER 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09).

COUNTY, TEXAS KEY NOTES

10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

2 20' BUILDING SET BACK LINE

3 1' VEHICULAR NON-ACCESS EASEMENT

5' LANDSCAPE, WALL, & UTILITY EASEMENT

5 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT

VARIABLE WIDTH DRAINAGE
EASEMENT

7 12' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT

(8) 10' BUILDING SET BACK LINE

VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "A", "B", &"C")

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.

WNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR INCAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TENA A A BAYANKNOWN 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.

UNDER MY HAND AND SEAL OF OFFICE A.D. 2014

DEBBIE LACEY Notary ID # 123942280 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.

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:

GISTERED 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

P.S. NOTES:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE)

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND BIGHTS OF WAY FOR ELECTRIC AND GAS 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

EASEMENT, O'ILLIT EASEMENT, AND TRAINSFORMER EASEMENT FOR THE PORTISE 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 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

5' ELECTRIC, GAS, TELEPHONE, &

(11) 68' DRAINAGE EASEMENT (1.29 AC)

CABLE T.V. EASEMENT

NOT TO SCALE

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC

2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT

THE COORDINATES SHOWN HEREON ARE

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

GRID WITH A COMBINED SCALE FACTOR OF

CAP STAMPED "KFW SURVEYING" SET AT

ALL CORNERS UNLESS NOTED OTHERWISE

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. 9680, PGS. 87-92 D.P.R.)

UNPLATTED REMAINDER OF 691.091 (2) ACRES (VOL. 15880, PG. 1694 O.P.R.)

OWNER: CTMGT RANCHO DEL LAGO, L.L.C.

UNPLATTED REMAINDER OF 691.094 ACRES OWNER: CTMGT RANCHO DEL LAGO. LLC N.T.S. ----

SHEET INDEX

NTS

16' SANITARY SEWER EASEMENT

PAGE 1

BRIGGS RANCH GOLF COURSE 1909.83 ACRES (VOL. 7511. PG. 80 O P.R.) OWNER: BRIGGS RANCH, LTD.

PAGE 3

IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR

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.

<u>BUILDING SETBACK LINE</u> 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

IN AN EFFORT TO MEET THE CITY OF SAN AN IONIO'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

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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR

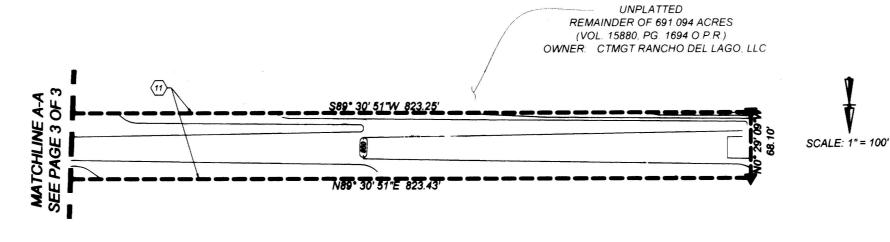
WASTEWATER SERVICE CONNECTION.

SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL

OFFICE 35-477(h).

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.



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

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

3. 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.

1. LOT 910 - 913 BLOCK 32 & LOT 904, BLOCK 33 ARE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER AND LANDSCAPE

THE MAINTENANCE OF LOT 910 - 913 BLOCK 32 & LOT 904, BLOCK 33 AND DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES LOCATED WITHIN ARCADIA RIDGE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ARCADIA RIDGE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

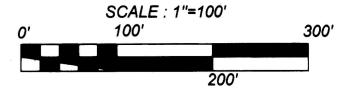
<u>SAWS VACATING NOTE:</u>
THE SAN ANTONIO WATER SYSTEM SHALL RETAIN BENEFICIAL USE AND OWNERSHIP OF THAT PORTION OF THE 16' SANITARY SEWER EASEMENT CREATED BY DOCUMENT RECORDED IN VOLUME 9684, PAGES 19-24 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THAT IS BEING VACATED BY THIS PLAT (THE PORTION NOT BEING VACATED BEING EXPRESSLY IN FULL FORCE AND EFFECT AND NOT AFFECTED BY THIS PLAT), UNTIL SUCH TIME AS THE 43' RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT OVER THE AREA COVERED BY SAID 16' SANITARY SEWER EASEMENT, HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY AS

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. 1 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.





1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH TX 75234 PHONE: (469) 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, T.	X

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

DATED THIS	DAY OF	A.D. 20
BY:		
	HAIRMAN	
BY:		
Si	ECRETARY	

STATE OF TEXAS COUNTY OF BEXAR

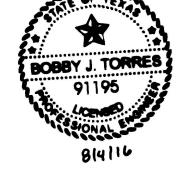
COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF A.D. 20 AT ____ M. AND DULY RECORDED THE _A.D. 20_AT _____ M. IN THE DEED AND PLAT

RECORDS OF BEXAR COUNTY IN	V
BOOK/VOLUME	ON PAGE
IN TESTIMONY WHEREOF, WITN	ESS MY HAND AND OFFICIAL SEAL OF OFFICE,

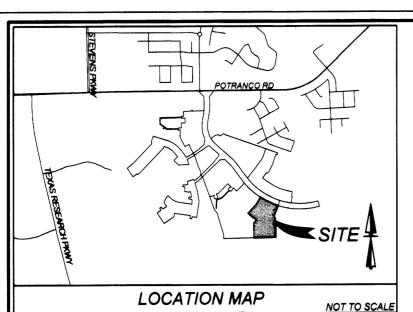
THIS ____ DAY OF _ _ A.D. 20____ COUNTY CLERK, BEXAR COUNTY, TEXAS

. DEPUTY

PAGE 1 OF 3







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

HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

BEXAR COUNTY TEXAS

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.

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACTION TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE

PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXPRESSED AND IN THE CAPACITY THEREIN STATED.

DAY OF AVOUST A.D. 2016

DEBBIE LACEY Notary ID # 123942280

My Commission Expires

August 16, 2017

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF DAY

OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEYOR DALLAS

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 20' BUILDING SET BACK LINE
- 1' VEHICULAR NON-ACCESS
- 5' LANDSCAPE, WALL, & UTILITY EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE &
- 5 CABLE T.V. EASEMENT
- 6 VARIABLE WIDTH DRAINAGE EASEMENT
- 7 12' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- (8) 10' BUILDING SET BACK LINE

BIG THUNDER RD.

(50' R.O.W.)

L16

VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "A", "B", &"C")

5' ELECTRIC, GAS, TELEPHONE, &

- CABLE T.V. EASEMENT (11) 68' DRAINAGE EASEMENT (1.29 AC)
- ACRES (VOL. 15880, PG. 1694 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, L.L.C. OFF-LOT 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON
- 12 INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.17 AC PERMEABLE)
- 3 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

VARIABLE WIDTH LANDSCAPE EASEMENT (VOL. 9680, PGS. 87-92 D.P.R.)

CURVE TABLE

Delta

38°52'37"

90°02'50"

89°57'10"

38*51'53"

167°40'56"

38*51'53"

15°43'37"

15°43'37"

34°33'55"

34°33'55"

37°28'29"

153°48'57"

37°28'29"

78°52'00"

3°34'03"

169°15'10"

5°22'24"

5°22'24"

180°00'00"

1°51'52"

Chord

6.00

23.06

N60°21'39"W

N25°19'16"E

Radius

15.00'

25.00'

25.00'

15.00'

50.00'

15.00'

75.00'

125.00'

125.00'

75.00'

15.00'

50.00'

15.00'

25.00'

1855.00'

0.25'

626.00'

626.00'

3.00'

708.65

UNPLATTED REMAINDER OF 691.091

Curve # Length

C22

C23

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C38

C39

C40

10.18'

39.29

39.25

10.17

146.33

10.17

20.59

34.31'

75.41'

45.25'

9.81'

134.23'

9.81'

34.41'

115.50

0.74

58.71

58.71

9.42'

23.06'

- - F.I.R. = FOUND 1/2" IRON ROD S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"

LEGEND

- ▲ 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

Chord Bearing

COUNTY, TEXAS

VACATE, RE-SUBDIVISION AND SUBDIVISION

ARCADIA RIDGE PHASE 1, UNIT 4B - 1

PLAT NUMBER 150456

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. 3 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.

<u>OWNER/DEVELOPER:</u> CTMGT RANCHO DEL LAGO, LLC 1800 VALLEY VIEW LANE SUITE 300 FARMERS BRANCH, TX 75234 PHONE: (469) 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____

BEXAR COUNTY, TX

BEXAR COUNTY, TX

AND CONSIDERED BY THE PLANNING

9.98	S70°10′55″W
35.37	N45°21'21"W
35.34'	S44°38'39"W
9.98	N70°56′50″W
99.42'	S44°38'39"W
9.98	S19°45'53"E
20.52	S08°11'45"E
34.20	S08°11'45"E
74.27'	S01°13'24"W
44.56	S01°13'24"W
9.64'	S37°14'36"W
97.40	S20°55'38"E
9.64'	S79*05'53"E
31.76	S20°55'38"E
115.48	N60°22'01"W
0. 50 °	S60°21'38"E
58.69'	S26*57'09"W
58.69	N32°19'34"E

L4	50.00'	S46° 13' 02"E
L5	65.85'	N43° 46′ 58″E
L6	15.00'	\$27° 50′ 57″W
L7	22.14'	S73° 46′ 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	80.69'	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'	N60° 21' 38"W

81.56' S18° 30' 22"W

73.60'

L29

S18* 30' 22"W

LINE TABLE

15.00'

Direction

N31° 25′ 00″E

126.69' N29* 38' 22"E

47.00' S29° 38' 22"W

Line # Length

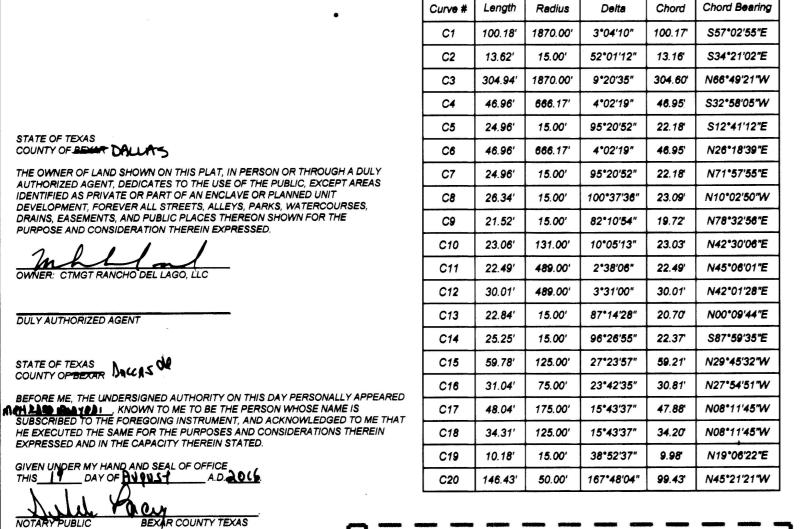
L1

L2

	15.00'	S27° 50′ 57″W
	22.14'	S73° 46′ 38″W
	41.94'	S34° 59′ 14″W
	21.84'	N13° 44' 05"W
)	41.94'	N24° 17' 29"E
1	74.85'	N40° 15′ 58″E
2	80.69'	N47° 28′ 41″E
3	79.57'	N43° 46′ 58″E
4	50.02'	N31° 19' 45"E
5	120.90'	N29° 38′ 22″E
5	7.92'	S29° 38′ 21″W
7	7.92'	N29* 38' 22"E
8	10.21'	S10° 30′ 48″W
9	64.26'	S40° 15′ 58″W
)	76.66'	N35° 37′ 14″E
1	48.44'	S04° 51′ 12″E
2	11.14'	N16° 03′ 33″W

BOBBY J. TORRES





LOT 913 BLOCK 32

(0.01 AC PERMEABLE) OPEN SPACE

DETAIL "A" SCALE: 1" = 20'

BIG THUNDER RD.

(50' R.O.W.)

CURVE TABLE

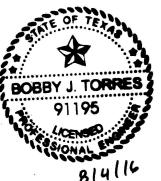
	CURVE TABLE					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	
C41	13.39'	1007.69'	0°45'41"	13.39'	S34°24'00"W	
C42	14.17'	15.00'	54°07'19"	13.65	S13°12'18"W	
C43	37.98'	75.00'	29*00'59"	37.58	N01°33'04"W	
C44	13.62'	15.00'	52*01'12"	13.16	S86°22'16"E	
C45	113.87'	50.00'	130°29'00"	90.81'	N47*08'21"W	
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	

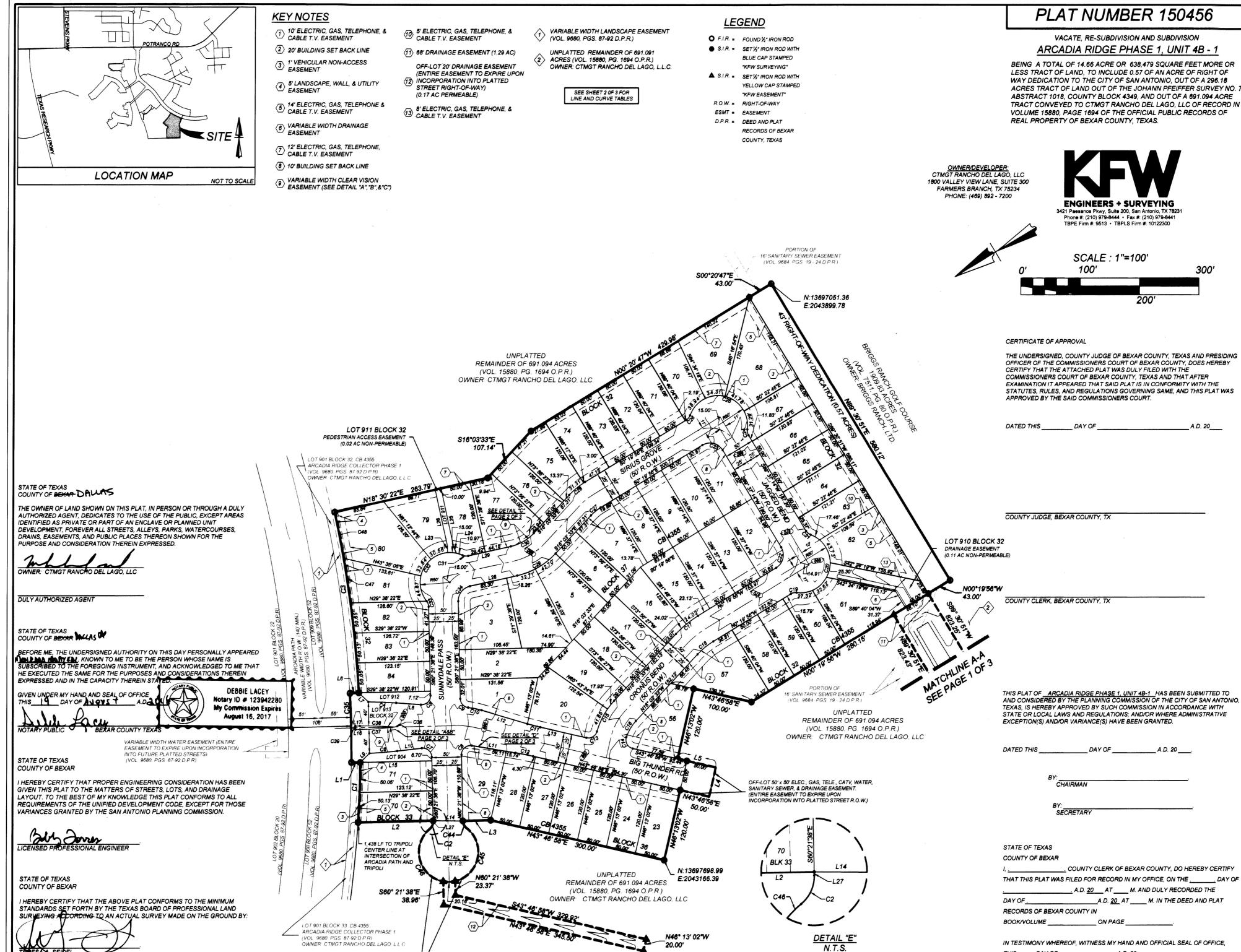
BLOCK 32 / / / Sy	BIG THUNDER RD. (50' R.O.W.)
	L19
C30 SRUS CROWN	C42
Suring A. C.	29 BLOCK 36
DETAIL "C" SCALE: 1" = 20'	DETAIL "D" SCALE: 1" =20'

STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS _____ __DAY OF ____ SECRETARY STATE OF TEXAS COUNTY OF BEXAR . COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE .____ A.D. 20 AT M. AND DULY RECORDED THE A.D. 20 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN ____ ON PAGE ___ BOOK/VOLUME ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _ _ A.D. 20____ COUNTY CLERK, BEXAR COUNTY, TEXAS PAGE 2 OF 3

THIS PLAT OF ARCADIA RIDGE PHASE 1, UNIT 4B-1 HAS BEEN SUBMITTED TO

TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH









REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

KFW SURVEYING, LLC

SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444

3421 PAESANOS PKWY. SUITE 101

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.)

		ENGINEERS + SU		
	•	3421 Paesanos Pkwy, Suite 200, Phone #: (210) 979-8444 • Fa	x #: (210) 979-8441	
	/2	TBPE Firm #: 9513 • TBPLS	Firm #: 10122300	
,				
		SCALE : 1"=	100'	
	0'	100'	100	2001
	0'	100		300'
,				
			200'	
			ii.	
	CERTIFICATE OF A	APPROVAL		
		D, COUNTY JUDGE OF BE COMMISSIONERS COURT (
	CERTIFY THAT TH	E ATTACHED PLAT WAS D	ULY FILED WITH THE	
		COURT OF BEXAR COUNT PPEARED THAT SAID PLA		
	STATUTES, RULES	S, AND REGULATIONS GOV E SAID COMMISSIONERS ('ERNING SAME, AND	
	APPROVED BY TH	E SAID COMMISSIONERS	COURT.	
Ó <u>.</u>				
RSE	DATED THIS	DAY OF		A.D. 20
\				
\	COUNTY JUDGE, B	EXAR COUNTY, TX		···
\				
LOT 910 BLOCK		ě		
DRAINAGE EASEME (0.11 AC NON-PERM				
N00°19'56	"W			
ν ₂ 43.00'	COUNTY CLERK, B	EXAR COUNTY, TX		
	•			
Will St.				
811//				
2 A A 3				
W WILLIAM OF 3				
MATCHAGE '				
MATCHLINE A-A 3 SEE PAGE 1 OF 3	THIS PLAT OF _ARG	CADIA RIDGE PHASE 1, UN		
25	AND CONSIDERED TEXAS, IS HEREBY	BY THE PLANNING COMMI APPROVED BY SUCH COM		
		AWS AND REGULATIONS; . VOR VARIANCE(S) HAVE BI		MINISTRATIVE
,	EXCEPTION(S) AND	OR VARIANCE(S) TIAVE BE	LEN GIVANTED.	
SO, LLC				
	DATED THIS	DAY OF	A.D. 20	<u>-</u> ;
	BY:			
	(CHAIRMAN		
		Y: SECRETARY		 '
	STATE OF TEXAS			
	COUNTY OF BEXAR	2		
	I, <u>.</u>	COUNTY CLERK OF BE	XAR COUNTY, DO H	EREBY CERTIFY
		AS FILED FOR RECORD IN		
		A.D. <u>20</u> AT!		
	DAY OF .		M. IN THE DEE	D AND PLAT
	RECORDS OF BEXA			
	BOOK/VOLUME	ON PAGE		
	INI TESTILONIS IS IS	ERECE MITHERS MANY	AND OFFICIAL OF	I DE DECIDE
	THIS DAY OF	EREOF, WITNESS MY HAND A.D. 2		L OF OFFICE,
	DA ! OF		·	

COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY

PAGE 3 OF 3