

REPLAT AND SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 1, UNIT 3B

BEING A TOTAL OF 17.76 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 69.104 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. AREA BEING REPLATED IS A 0.35 ACRE PORTION OF A 50' TEMPORARY GRADING EASEMENT OF THE KB POTRANCO UNIT 7 SUBDIVISION PLAT RECORDED IN VOLUME 9570, PAGE 108, A 0.09 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE ARCADIA RIDGE PHASE 1 UNIT 3A SUBDIVISION PLAT RECORDED IN VOLUME 9708, PAGES 98-100, A 0.14 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9684, PAGES 19-24, TO BE REPLATED IN STREET RIGHT OF WAY, AND A 0.15 ACRE PORTION OF LOT 901, BLOCK 24, CB 4355, LOT 901, BLOCK 26, CB 4355, AND LOT 910, BLOCK 24, CB 4355, ALL OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9699, PAGE 132 ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

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

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, DRAINAGE 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 DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Maria M. Kollinger 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 14 DAY OF Jun, A.D. 2017

NOTARY PUBLIC DALLAS 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.

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 3B 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

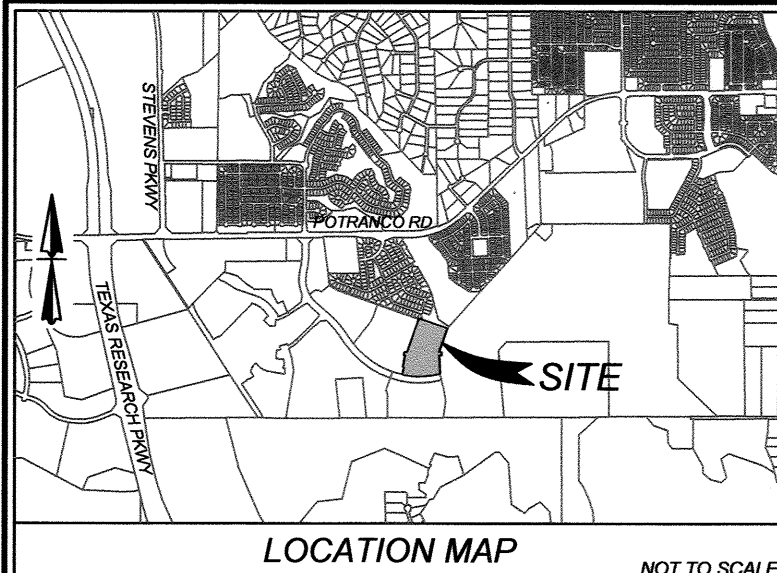
BY: _____
SECRETARY

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
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

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 COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) 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 254 OF 900, COMMUNITY PANEL NO. 48029C0345 F, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

STATE OF TEXAS
COUNTY OF DALLAS

THE AREA BEING REPLATED IS A 0.35 ACRE PORTION OF A 50' TEMPORARY GRADING EASEMENT OF THE KB POTRANCO UNIT 7 SUBDIVISION PLAT RECORDED IN VOLUME 9570, PAGE 108, A 0.09 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE ARCADIA RIDGE PHASE 1 UNIT 3A SUBDIVISION PLAT RECORDED IN VOLUME 9708, PAGES 98-100, A 0.14 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9684, PAGES 19-24, TO BE REPLATED IN STREET RIGHT OF WAY, AND A 0.15 ACRE PORTION OF LOT 901, BLOCK 24, CB 4355, LOT 901, BLOCK 26, CB 4355, AND LOT 910, BLOCK 24, CB 4355, ALL OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9699, PAGE 132 ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: CTMGT RANCHO DEL LAGO, LLC

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 14 DAY OF Jun, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

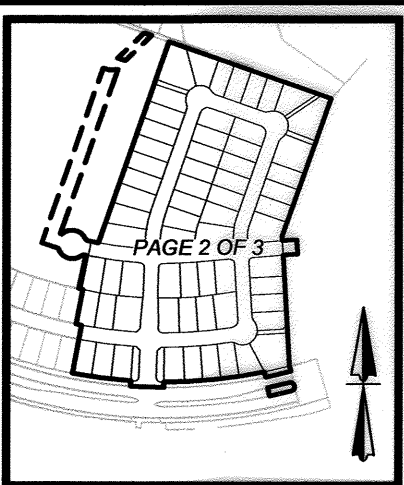
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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



INDEX 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 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 DRAINAGE EASEMENTS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
3. LOT 906 BLOCK 22 IS DESIGNATED AS A SANITARY SEWER EASEMENT. LOT 907 BLOCK 22 & LOT 902 BLOCK 26 ARE DESIGNATED AS A PRIVATE DRAINAGE EASEMENT. LOT 904 BLOCK 24 AND LOT 903 BLOCK 26 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER AND LANDSCAPE EASEMENT.
4. LOT 904 BLOCK 24 AND LOT 903 BLOCK 26 ARE DESIGNATED AS OPEN SPACE.

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

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) 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.

EDU IMPACT FEE PAYMENT NOTE:

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

FIRE FLOW DEMAND 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ARCADIA RIDGE PHASE 1, UNIT 3B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 906, LOT 907, BLOCK 22, LOT 904, BLOCK 24, LOT 902, LOT 903, BLOCK 26.

BUILDING SETBACK LINE:

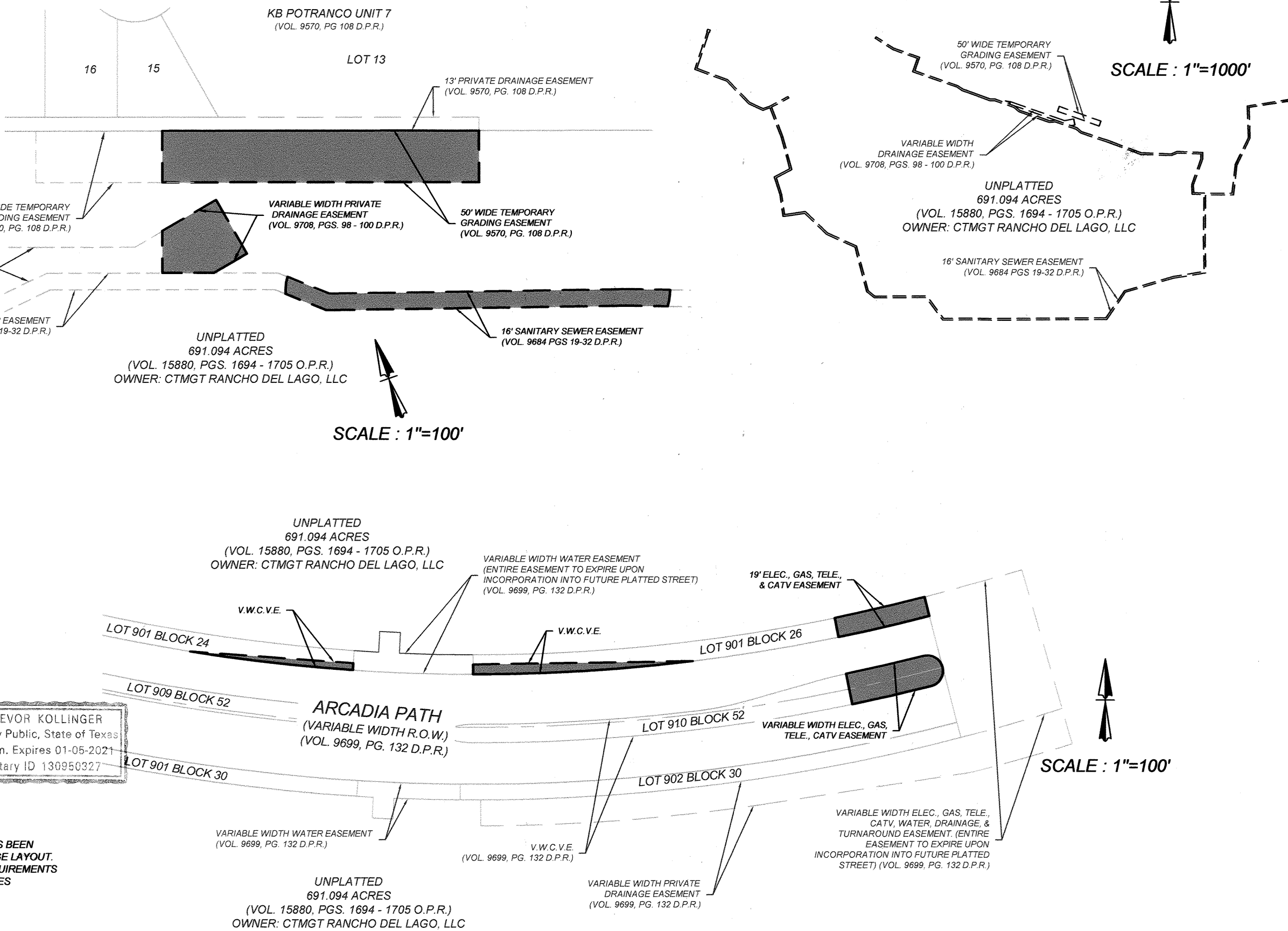
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP # 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-4770.

S.A.W.S. HIGH PRESSURE NOTE:

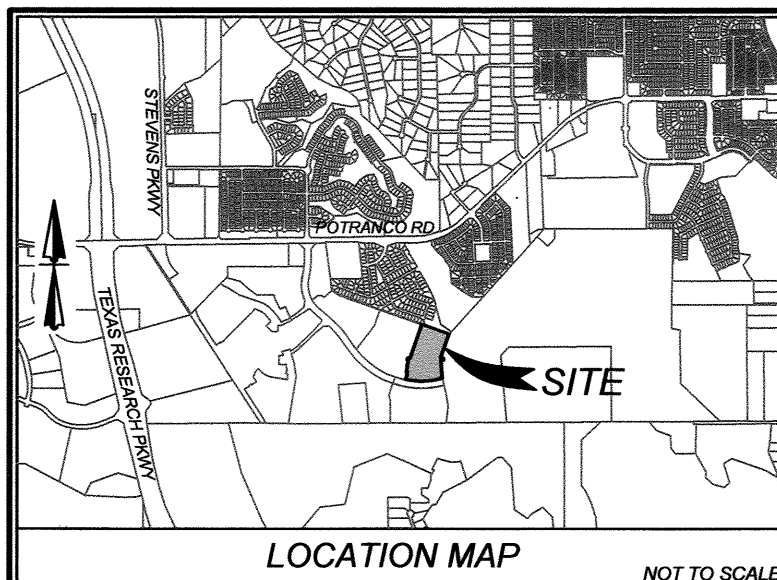
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 885 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



AREA BEING REPLATED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION:

AREA BEING REPLATED IS A 0.35 ACRE PORTION OF A 50' TEMPORARY GRADING EASEMENT OF THE KB POTRANCO UNIT 7 SUBDIVISION PLAT RECORDED IN VOLUME 9570, PAGE 108, A 0.09 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE ARCADIA RIDGE PHASE 1 UNIT 3A SUBDIVISION PLAT RECORDED IN VOLUME 9708, PAGES 98-100, A 0.14 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9684, PAGES 19-24, TO BE REPLATED IN STREET RIGHT OF WAY, AND A 0.15 ACRE PORTION OF LOT 901, BLOCK 24, CB 4355, LOT 901, BLOCK 26, CB 4355, AND LOT 910, BLOCK 24, CB 4355, ALL OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9699, PAGE 132 ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



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
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- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

KEY NOTES

- 1' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- 5' LANDSCAPE EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 19' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.02 AC. NON-PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.02 AC. NON-PERMEABLE)
- 16' SANITARY SEWER EASEMENT (0.04 AC. PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9708, PGS 98-100)
- 20' BUILDING SET BACK LINE (VOL. 9708, PGS 98-100)
- 5' LANDSCAPE EASEMENT (VOL. 9708, PGS 98-100)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9708, PGS 98-100)

OFF-LOT 50' WIDE ELEC., GAS, TELE., CATV, SAN. SWR., WATER, & DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.77 AC. PERMEABLE)

OFF-LOT 100' TURNAROUND, ELEC., GAS, TELE., CATV, WATER, SAN. SWR., & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.20 AC. NON-PERMEABLE)

OFF-LOT 10' DRAINAGE EASEMENT (0.03 AC. PERMEABLE)

STATE OF TEXAS
COUNTY OF BEXAR

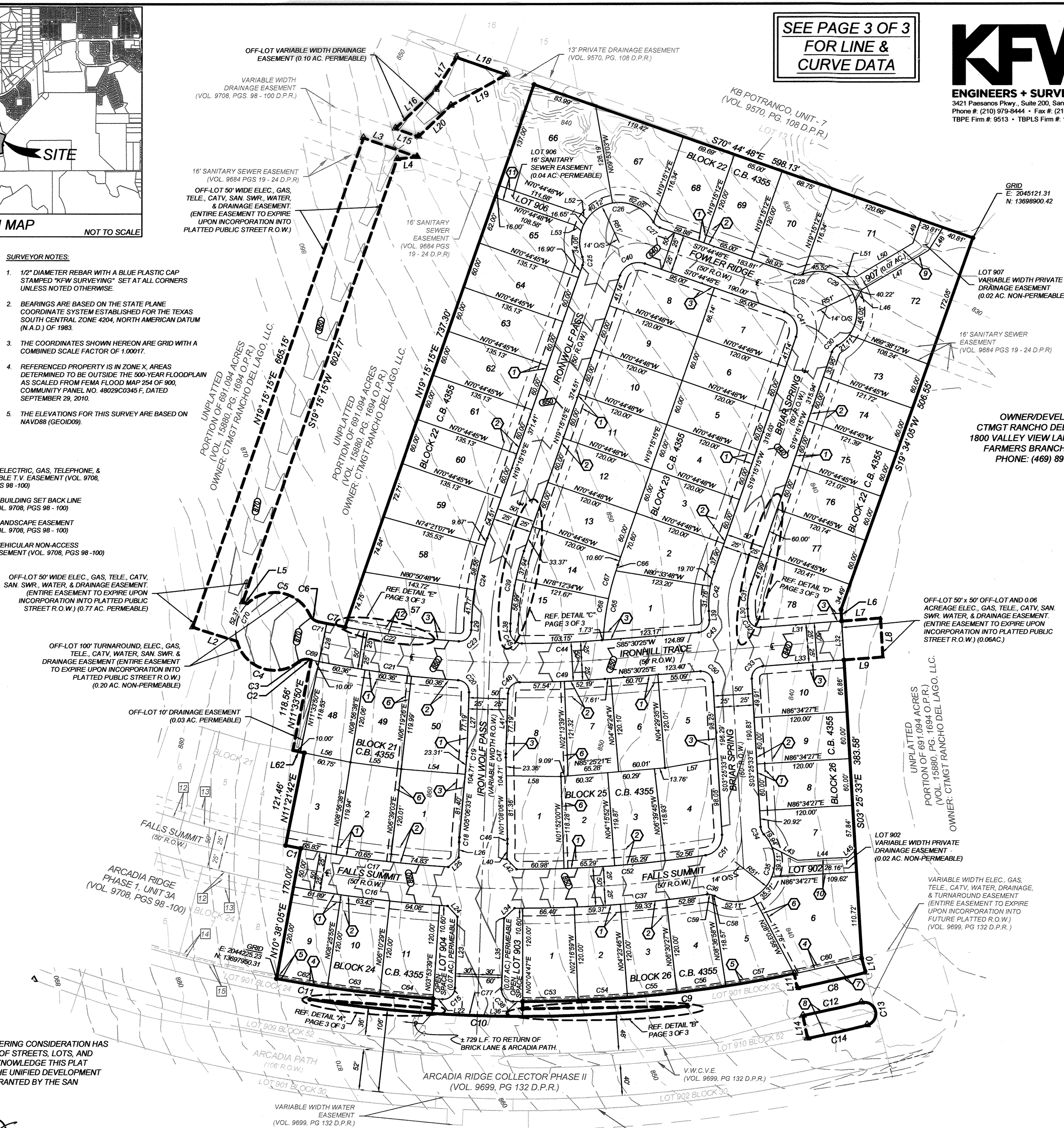
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Blaine P. Lopez
BLAINE P. LOPEZ
REGISTERED 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
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



SEE PAGE 3 OF 3
FOR LINE &
CURVE DATA

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Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBE Firm #: 9515 • TBLP Firm #: 10122300

PLAT NUMBER 160499

REPLAT AND SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 1, UNIT 3B

BEING A TOTAL OF 17.76 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 1684 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AREA BEING REPLATTED IS A 35 ACRE PORTION OF A 50' TEMPORARY GRADING EASEMENT OF THE KB POTRANCO UNIT 7 SUBDIVISION PLAT RECORDED IN VOLUME 9570, PAGE 108, A 0.09 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE ARCADIA RIDGE PHASE 1 UNIT 3A SUBDIVISION PLAT RECORDED IN VOLUME 9708, PAGES 98-100, A 0.14 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9684, PAGES 19-24, TO BE REPLATTED IN STREET RIGHT-OF-WAY, AND A 0.15 ACRE PORTION OF LOT 901, BLOCK 24, CB 4355, LOT 907, BLOCK 26, CB 4355, AND LOT 910, BLOCK 52, CB 4355 ALL OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9699, PAGE 132 ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'
0' 100' 300'
200'

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
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (469) 892-7200

Blaine P. Lopez
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME, 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 14 DAY OF June, A.D. 2011

Trevor Kolinger
NOTARY PUBLIC, DALLAS 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.

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 3B _____ 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

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) 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.

EDU IMPACT FEE PAYMENT NOTE:
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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SEE PAGE 1 OF 3 FOR PLAT NOTES

DRAWN BY: JA

Date: Jun 12, 2017, 2:39pm User ID: JAdkins
File: P:\2510407\Design\Civil\Plat\PL2510407A1.dwg

PAGE 2 OF 3

PLAT NUMBER 160499

REPLAT AND SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 1, UNIT 3B

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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.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME, 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 14 DAY OF June, A.D. 2017
NOTARY PUBLIC DALLAS COUNTY TEXAS

TREVOR KOLLINGER
Notary Public, State of Texas
Comm. Expires 06-05-2021
Notary ID: 130150327

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 3B _____ 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

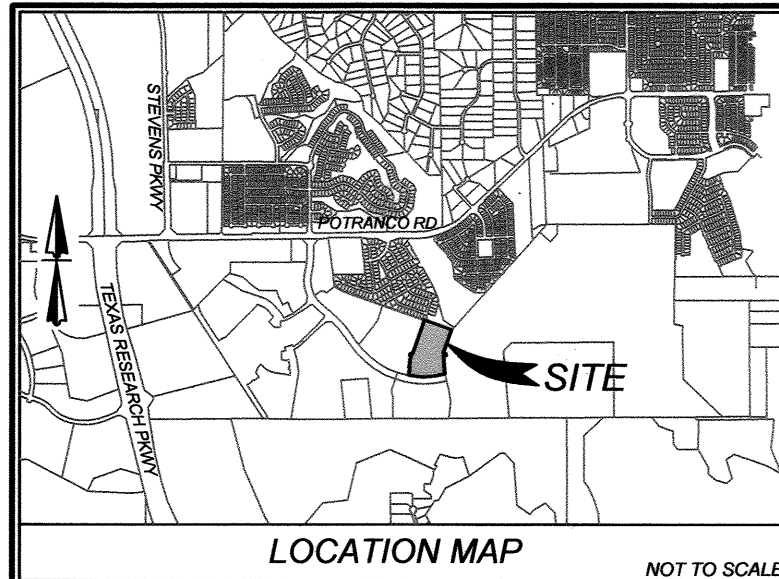
BY: SECRETARY

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



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
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

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 COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) 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 254 OF 900, COMMUNITY PANEL NO. 48029C0345 F, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

KEY NOTES

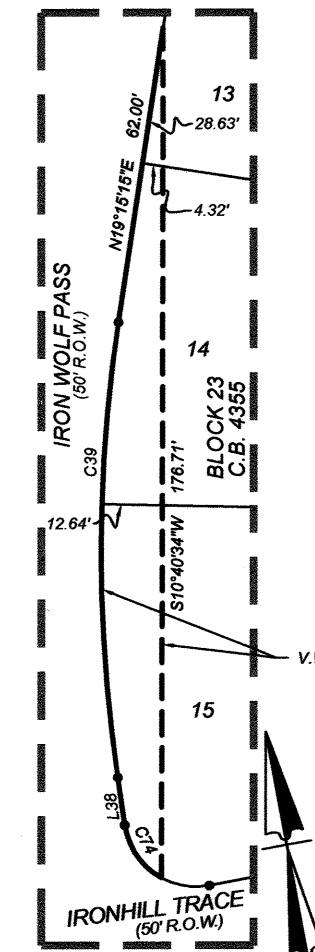
- ④ 1" VEHICULAR NON-ACCESS EASEMENT
- ⑤ 5' LANDSCAPE EASEMENT

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	19.79'	1560.00'	0°43'37"	19.79'	N79°00'07"W
C2	3.53'	1320.00'	0°09'11"	3.53'	N77°55'32"W
C3	13.33'	15.00'	50°54'44"	12.89'	S76°41'42"W
C4	99.57'	50.00'	114°05'54"	83.91'	N71°42'43"W
C5	95.92'	50.00'	109°54'54"	81.87'	S79°41'45"E
C6	13.92'	15.00'	53°10'50"	13.43'	S51°19'43"E
C7	35.66'	1270.00'	1°36'32"	35.66'	S76°43'24"E
C8	90.15'	1749.00'	2°57'12"	90.14'	S76°56'41"W
C9	352.02'	1730.00'	11°39'30"	351.41'	S84°15'02"W
C10	487.73'	1749.00'	15°58'39"	486.15'	N88°54'07"W
C11	203.52'	1730.00'	6°44'26"	203.41'	N82°44'08"W
C12	77.13'	1785.00'	2°28'33"	77.13'	N77°11'00"E
C13	47.12'	15.00'	180°00'00"	30.00'	S14°03'16"E
C14	90.15'	1749.00'	2°57'12"	90.14'	S77°11'00"W
C15	23.98'	15.00'	91°34'59"	21.50'	N47°46'43"E
C16	200.00'	1610.00'	7°07'03"	199.87'	N82°55'27"W
C17	191.51'	1560.00'	7°02'02"	191.39'	S82°52'56"E
C18	6.05'	111.00'	3°07'20"	6.05'	N03°32'53"E
C19	4.85'	89.00'	3°07'20"	4.85'	N03°32'53"E
C20	23.11'	1730.00'	6°44'26"	20.89'	N42°09'16"W
C21	181.08'	1320.00'	7°51'36"	180.94'	N82°21'58"W
C22	171.80'	1270.00'	7°45'02"	171.66'	S82°18'41"E
C23	24.04'	15.00'	91°49'35"	21.55'	N47°54'01"E
C24	110.00'	365.00'	17°16'02"	109.58'	N10°37'14"E
C25	10.70'	15.00'	40°52'57"	10.48'	N01°11'13"W
C26	152.89'	51.00'	171°45'50"	101.74'	N64°15'13"E
C27	10.70'	15.00'	40°52'57"	10.48'	S50°18'20"E
C28	10.70'	15.00'	40°52'58"	10.48'	N88°48'43"E
C29	152.89'	51.00'	171°45'59"	101.74'	S25°44'47"E
C30	10.70'	15.00'	40°52'58"	10.48'	S39°41'44"W
C31	31.67'	80.00'	22°40'48"	31.46'	S07°54'51"W
C32	23.96'	15.00'	164°33'22"	21.49'	S48°44'16"E
C33	23.28'	15.00'	88°55'58"	21.01'	S41°02'26"W
C34	10.53'	15.00'	40°12'31"	10.31'	S23°31'49"E
C35	146.47'	51.00'	164°33'22"	101.08'	S38°38'38"W
C36	10.29'	15.00'	39°18'40"	10.09'	N76°44'03"W
C37	248.58'	1610.00'	8°50'47"	248.34'	S86°02'01"W
C38	23.97'	15.00'	91°33'29"	21.50'	S43°47'32"E
C39	94.93'	315.00'	17°16'02"	94.57'	N10°37'14"E

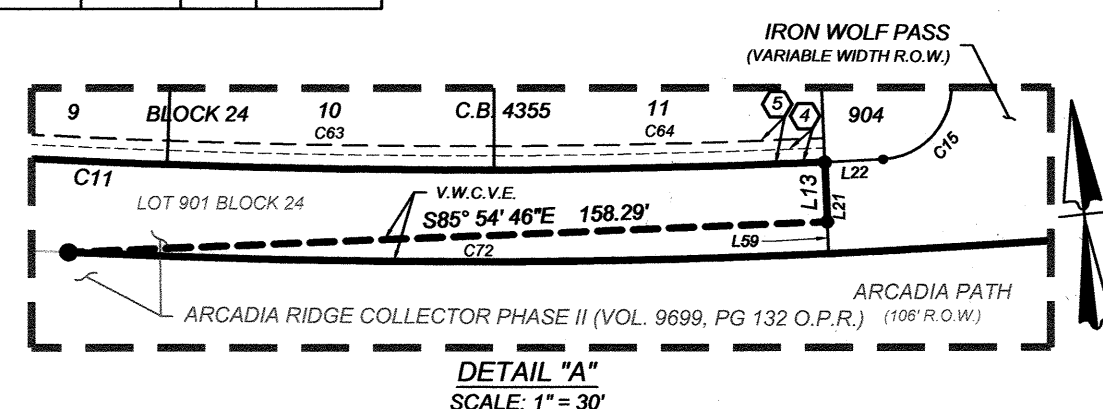
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C40	39.27'	25.00'	69°59'56"	35.36'	N64°15'13"E
C41	39.27'	25.00'	90°00'04"	35.36'	S25°44'47"E
C42	51.46'	130.00'	22°40'48"	51.12'	S07°54'51"W
C43	23.28'	15.00'	88°55'58"	21.01'	S41°02'26"W
C44	103.15'	1270.00'	4°39'13"	103.12'	S87°50'01"W
C45	24.04'	15.00'	91°49'35"	21.55'	N43°55'34"W
C46	6.05'	111.00'	3°07'20"	6.05'	N00°25'33"E
C47	4.85'	89.00'	3°07'20"	4.85'	N00°25'33"E
C48	23.11'	15.00'	88°16'59"	20.89'	N46°07'43"E
C49	109.73'	1320.00'	4°45'47"	109.70'	N87°53'19"E
C50	23.84'	15.00'	91°04'02"	21.41'	S48°57'34"E
C51	37.02'	25.00'	84°49'58"	33.73'	S38°59'26"W
C52	244.12'	1560.00'	8°57'58"	243.88'	S85°53'24"W
C53	71.34'	1730.00'	2°21'46"	71.34'	S88°53'54"W
C54	63.80'	1730.00'	2°06'47"	63.80'	S86°39'38"W
C55	63.76'	1730.00'	2°06'42"	63.75'	S84°32'54"W
C56	63.66'	1730.00'	2°06'30"	63.66'	S82°26'18"W
C57	89.45'	1730.00'	2°57'46"	89.44'	S79°54'10"W
C58	3.72'	15.00'	14°11'25"	3.71'	S66°10'26"E
C59	6.58'	15.00'	25°07'14"	6.52'	S85°49'45"E
C60	89.17'	1730.00'	2°57'12"	89.16'	S76°56'41"W
C62	66.51'	1730.00'	2°12'09"	66.50'	N80°28'00"W
C63	68.16'	1730.00'	2°15'27"	68.16'	N82°41'48"W
C64	68.85'	1730.00'	2°16'49"	68.85'	N84°57'56"W
C65	90.64'	345.00'	15°03'09"	90.38'	N10°24'41"E
C66	7.93'	345.00'	1°18'59"	7.93'	N18°35'46"E
C67	44.94'	345.00'	7°27'50"	44.91'	S15°31'20"W
C68	53.62'	345.00'	8°54'19"	53.57'	S07°20'16"W
C69	13.53'	1320.00'	0°35'14"	13.53'	N76°08'33"W
C70	247.86'	50.00'	284°01'22"	61.55'	N13°15'01"E
C71	11.46'	1270.00'	0°31'01"	11.46'	S78°10'39"E
C72	158.51'	1749.00'	5°11'33"	158.45'	N63°30'34"W
C73	112.00'	1270.00'	5°03'10"	111.96'	N82°03'15"W
C74	13.79'	15.00'	52°41'08"	13.31'	N24°21'14"W
C75	16.54'	15.00'	63°09'39"	15.71'	N34°33'47"W
C76	212.78'	1749.00'	6°58'14"	212.65'	S86°35'40"W
C77	116.44'	1749.00'	3°48'52"	116.42'	S88°00'47"E

Line #	Length	Direction
L2	59.72'	N72°25'21"W
L3	73.19'	S70°45'00"E
L4	25.69'	S83°46'06"W
L5	6.29'	S73°32'23"E
L6	14.56'	S03°25'33"E
L7	50.01'	N85°30'25"E
L8	50.01'	S03°25'33"E
L9	50.01'	S85°30'25"W
L10	19.00'	S14°31'55"E
L11	19.00'	N11°34'43"W
L12	15.17'	S00°04'47"W
L13	12.36'	N03°53'39"E
L14	30.00'	N11°34'43"W
L15	31.47'	N70°44'47"W
L16	72.12'	N46°25'24"E
L17	49.29'	N33°03'58"E
L18	67.46'	S70°44'48"E
L19	81.39'	S61°02'24"W
L20	57.75'	S46°30'38"W
L21	19.00'	N03°53'39"E
L22	12.17'	S86°25'48"E
L23	91.59'	N01°59'13"E
L24	18.64'	N42°12'07"W
L25	18.02'	N47°50'24"E
L26	19.79'	N01°59'13"E
L27	77.19'	N01°59'13"E
L28	50.00'	N11°33'50"E
L29	10.04'	N01°59'13"E
L30	9.99'	S03°26'57"E
L31	104.74'	N85°30'25"E
L32	50.01'	S03°25'33"E
L33	105.30'	S85°30'25"W
L34	18.64'	S46°10'33"W
L35	91.59'	S01°59'13"W
L36	12.17'	S89°34'16"E

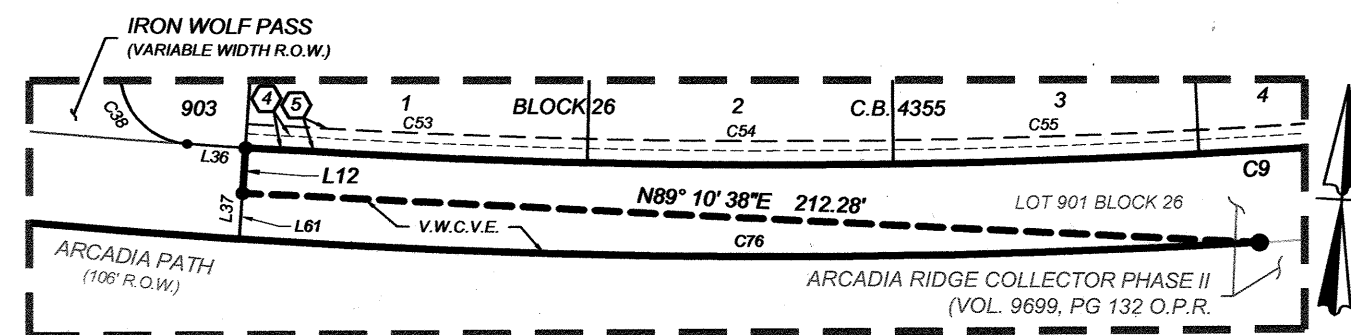
Line #	Length	Direction
L37	19.00'	S00°04'47"W
L38	10.04'	N01°59'13"E
L39	11.59'	S03°25'33"E
L40	19.79'	N01°59'13"E
L41	77.19'	N01°59'13"E
L42	18.02'	N43°51'58"W
L43	37.12'	S63°25'33"E
L44	64.66'	N86°34'27"E
L45	13.25'	N45°48'01"E
L46	16.67'	N29°37'22"E
L47	99.32'	N59°37'22"E
L48	34.78'	N32°08'41"E
L49	32.04'	N19°15'12"E
L50	84.35'	N59°37'22"E
L51	25.02'	N89°37'22"E
L52	10.08'	N46°49'32"W
L53	11.32'	N48°49'32"W
L54	82.58'	N85°20'50"W
L55	65.84'	N82°25'26"W
L56	65.83'	N03°53'39"E
L57	68.57'	N80°03'53"E
L58	70.50'	S89°03'49"E
L59	6.64'	S03°53'39"W
L60	9.12'	N19°15'15"E
L61	9.58'	N00°04'47"E
L62	15.08'	N78°24'16"E



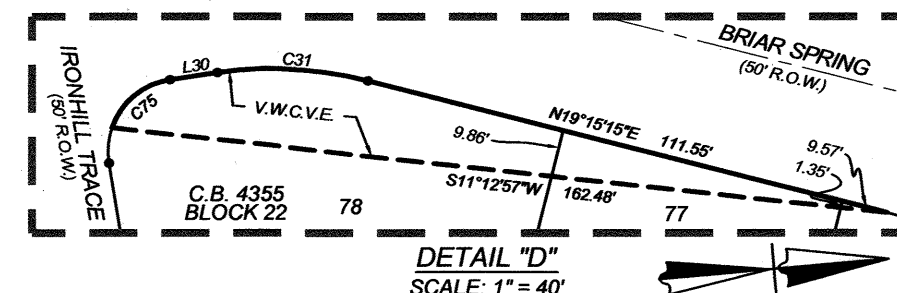
DETAIL "C"
SCALE: 1" = 40'



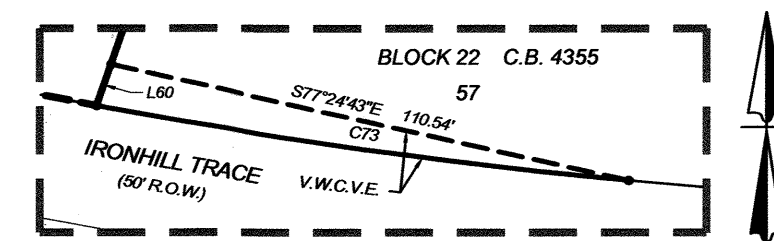
DETAIL "A"
SCALE: 1" = 30'



DETAIL "B"
SCALE: 1" = 30'



DETAIL "D"
SCALE: 1" = 40'



DETAIL "E"
SCALE: 1" = 40'

CPS 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 AREAS AND 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, 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO