

REPLAT & SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 2, UNIT 6A

BEING A 17.47 ACRE TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, BEING ALL OF A 15.97 ACRE TRACT AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN VOLUME 18139 PAGE 2159 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND A PORTION 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 BEAR COUNTY, TEXAS, AREA BEING REPLATTED IS A 0.03 ACRE PORTION OF ARCADIA RIDGE COLLECTOR PH II RIGHT OF WAY & A 0.05 ACRE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9699, PAGE 132 AND A 0.40 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9684, PAGES 19-24 OF THE DEED AND PLAT RECORDS OF BEAR 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 #: 1012300

SCALE: 1" = 100'  
0' 50' 100' 150' 200'

OFF-LOT EASEMENT  
OWNER/DEVELOPER:  
NORTHSIDE I.S.D.  
5900 EVANS RD.  
SAN ANTONIO, TX 78238  
PHONE: (210) 397-1213

OFF-LOT EASEMENT  
OWNER/DEVELOPER:  
CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 78234  
PHONE: (469) 892-7200

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

STATE OF TEXAS  
COUNTY OF BEAR

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 BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blaine P. Lopez, 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 8 DAY OF August, A.D. 2017

Christy Lynn Fontenot  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. August 31, 2017

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TX

COUNTY CLERK, BEAR COUNTY, TX

THIS PLAT OF \_\_\_\_\_ ARCADIA RIDGE PHASE 2, UNIT 6A \_\_\_\_\_ 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 BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR 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 BEAR COUNTY IN

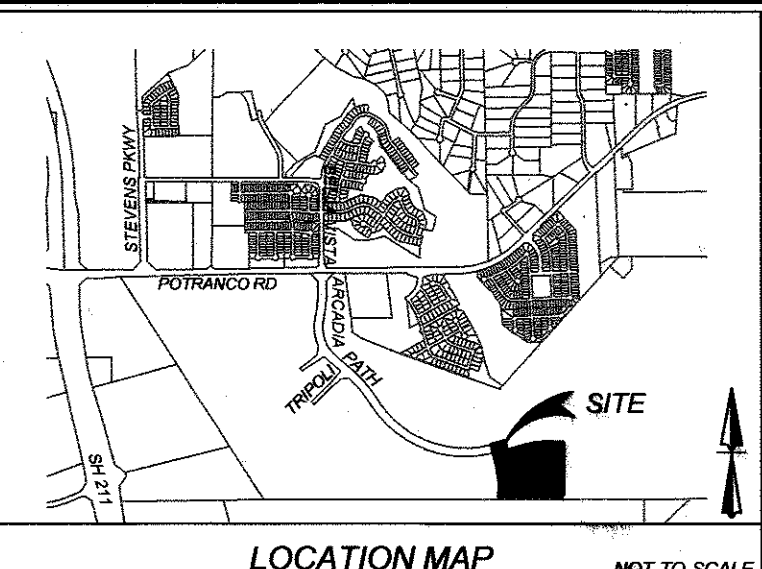
BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



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  
(0.16 ACRE OFF-LOT 50'x140' ELECTRIC, GAS, TELEPHONE, CABLE T.V., SAN. SWR., WATER & DRAINAGE EASEMENT)  
(0.26 ACRE OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT)  
(0.70 ACRE OFF-LOT 48' PRIVATE GRADING AND DRAINAGE EASEMENT)  
(0.01 ACRE OFF-LOT 15'x14.5' PRIVATE DRAINAGE EASEMENT)  
(0.04 ACRE OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT)  
(0.03 ACRE OFF-LOT 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blaine P. Lopez, 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 16 DAY OF Aug, A.D. 2017

Blaine P. Lopez  
Notary Public  
DALLAS COUNTY TEXAS  
My Commission Expires  
August 16, 2017

STATE OF TEXAS  
COUNTY OF BEAR

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
(0.06 ACRE OFF-LOT 13' PRIVATE DRAINAGE EASEMENT)  
(0.22 ACRE OFF-LOT 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8th DAY OF September, A.D. 2017

Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
(0.06 ACRE OFF-LOT 13' PRIVATE DRAINAGE EASEMENT)  
(0.22 ACRE OFF-LOT 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8th DAY OF September, A.D. 2017

Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

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.

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COUNTY OF BEAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8th DAY OF September, A.D. 2017

Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
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STATE OF TEXAS  
COUNTY OF BEAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8th DAY OF September, A.D. 2017

Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8th DAY OF September, A.D. 2017

Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

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Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

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DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8th DAY OF September, A.D. 2017

Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

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.

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DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8th DAY OF September, A.D. 2017

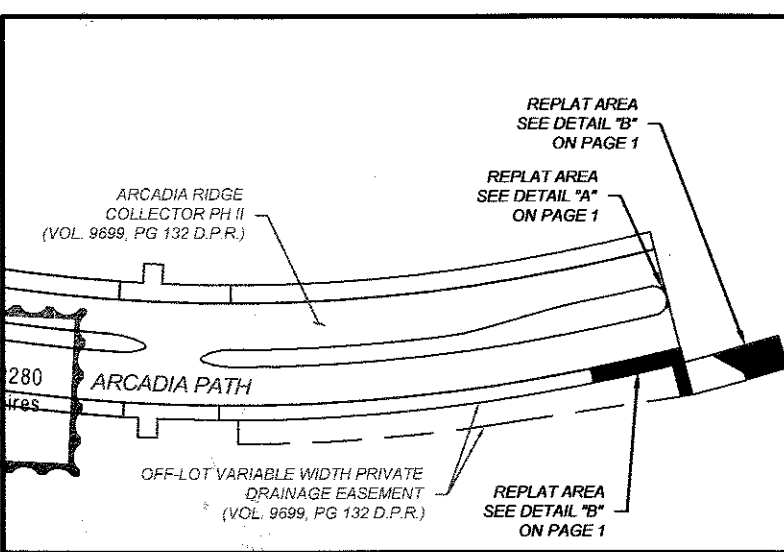
Blaine P. Lopez  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
September 08, 2018

LEGEND

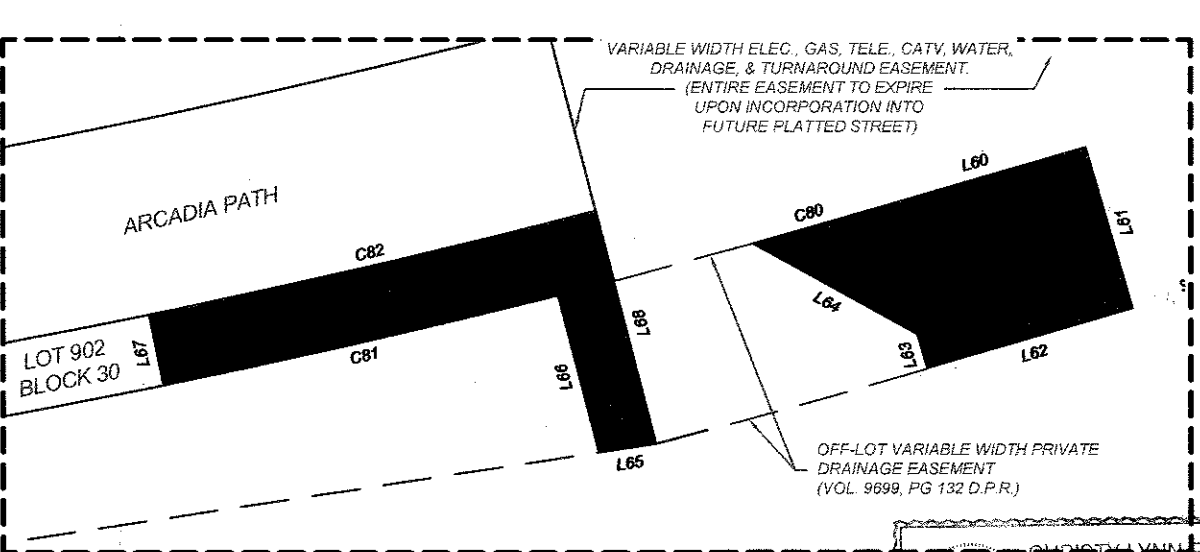
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- DPR = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- QPR = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

SURVEY NOTES

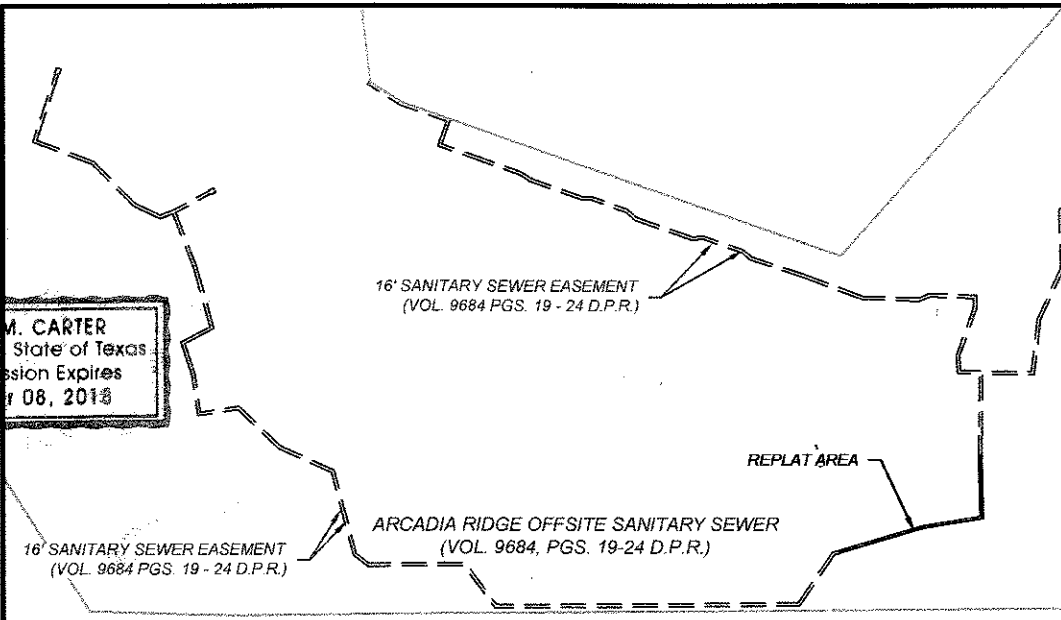
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID 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 345 OF 785, COMMUNITY PANEL NO. 48029C0345F, DATED SEPTEMBER 28, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).



DETAIL "A"  
SCALE: 1" = 20'



DETAIL "B"  
SCALE: 1" = 40'



AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS A 0.03 ACRE PORTION OF ARCADIA RIDGE COLLECTOR PH II LOT 902, BLOCK 30 & A 0.05 ACRE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9699, PAGE 132 AND A 0.40 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9684, PAGES 19-24 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF DALLAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ARCADIA RIDGE COLLECTOR PH II WHICH IS RECORDED IN VOLUME 9699, PAGE 132, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING 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.

Blaine P. Lopez  
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF September, 2017

Blaine P. Lopez  
Notary Public  
DALLAS COUNTY TEXAS  
My Commission Expires  
September 08, 2018

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ARCADIA RIDGE OFFSITE SANITARY SEWER WHICH IS RECORDED IN VOLUME 9684, PAGES 19-24, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING 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.

Blaine P. Lopez  
OWNER: MERITAGE HOMES

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 25 DAY OF September, 2017

Christy Lynn Fontenot  
Notary Public  
BEAR COUNTY TEXAS  
My Commission Expires  
August 31, 2021

NOTE: SEE PAGE 2 FOR CURVE & LINE DATA.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

REPLAT & SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 2, UNIT 6A

BEING A 17.47 ACRE TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, BEING ALL OF A 15.97 ACRE TRACT AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN VOLUME 18139 PAGE 2159 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A PORTION 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, AREA BEING REPLATTED IS A 0.03 ACRE PORTION OF ARCADIA RIDGE COLLECTOR PH II RIGHT OF WAY & A 0.05 ACRE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9899, PAGE 132 AND A 0.40 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9884, PAGES 19-24 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  
TBP Firm #: 9513 • TBPLS Firm #: 10122300

SCALE: 1" = 100'  
0' 50' 100' 150' 200'

OFF-LOT EASEMENT  
OWNER/DEVELOPER:  
NORTHSIDE I.S.D.  
5900 EVANS RD.  
SAN ANTONIO, TX 78238  
PHONE: (210) 397-1213

OFF-LOT 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 NORTH LOOP 1604  
WEST, SUITE 214  
SAN ANTONIO, TX 78232  
PHONE: (210) 293-4929

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 Brandon Ocho 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 8 DAY OF August, A.D. 2017  
Christy Lynn Fontenot  
NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF \_\_\_\_\_ ARCADIA RIDGE PHASE 2, UNIT 6A \_\_\_\_\_ 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

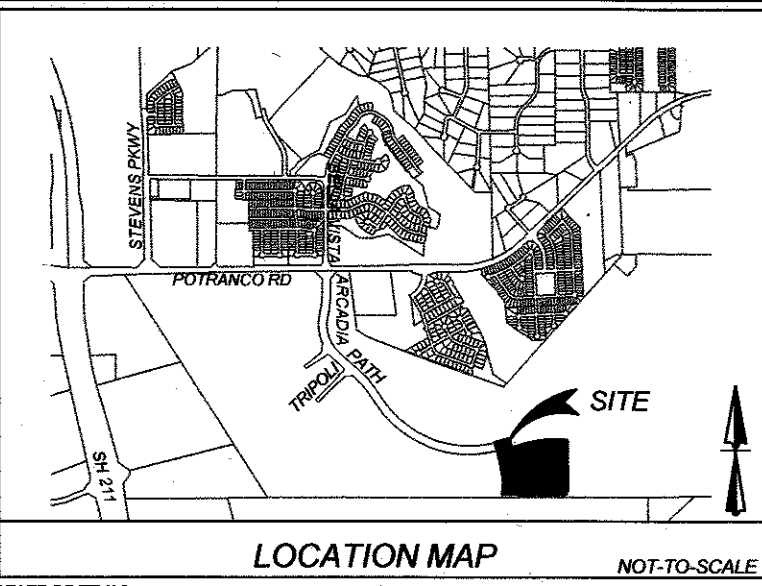
BY: \_\_\_\_\_  
SECRETARY

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 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  
(0.16 ACRE OFF-LOT 50'x140' ELECTRIC, GAS, TELEPHONE, CABLE T.V., SAN SWR, WATER & DRAINAGE EASEMENT)  
(0.26 ACRE OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT)  
(0.70 ACRE OFF-LOT 40' PRIVATE GRADING AND DRAINAGE EASEMENT)  
(0.01 ACRE OFF-LOT 15'x18' PRIVATE DRAINAGE EASEMENT)  
(0.04 ACRE OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT)  
(0.03 ACRE OFF-LOT 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT)

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF 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 16 DAY OF Aug, A.D. 2017

Debbie Lacey  
NOTARY PUBLIC DALLAS COUNTY TEXAS  
My Commission Expires August 16, 2017

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
(0.06 ACRE OFF-LOT 13' PRIVATE DRAINAGE EASEMENT)  
(0.22 ACRE OFF-LOT 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT)

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Yvonne M. Carter 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 9th DAY OF September, A.D. 2017

Yvonne M. Carter  
NOTARY PUBLIC BEXAR COUNTY TEXAS

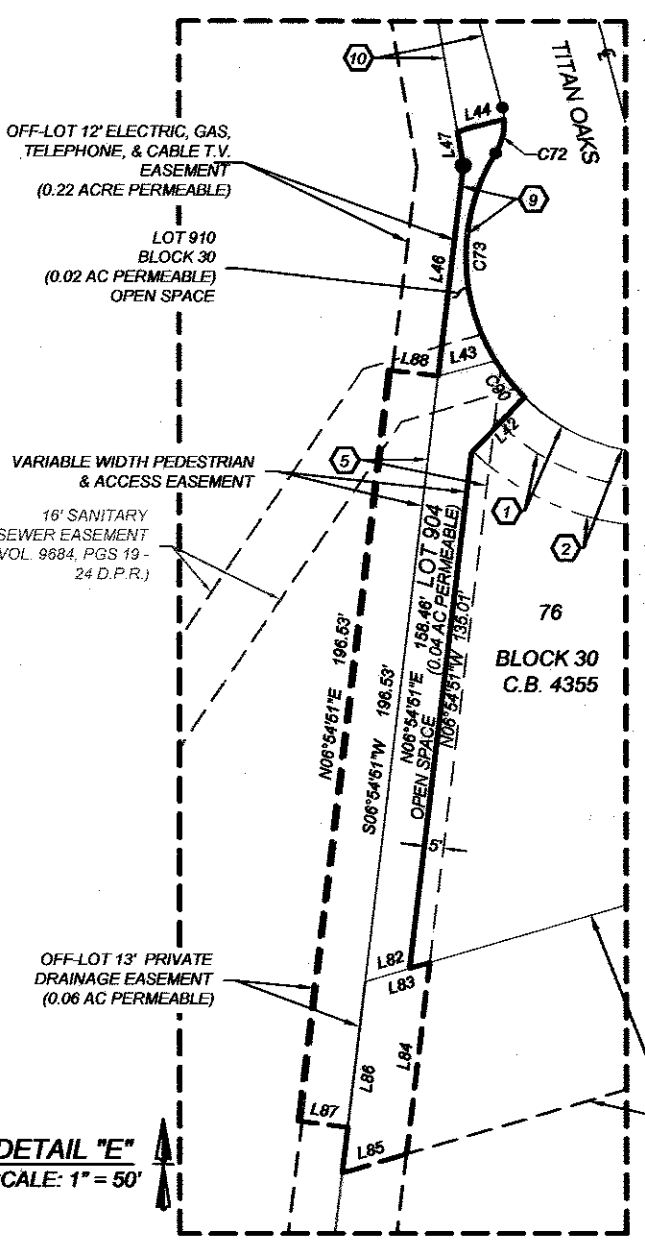
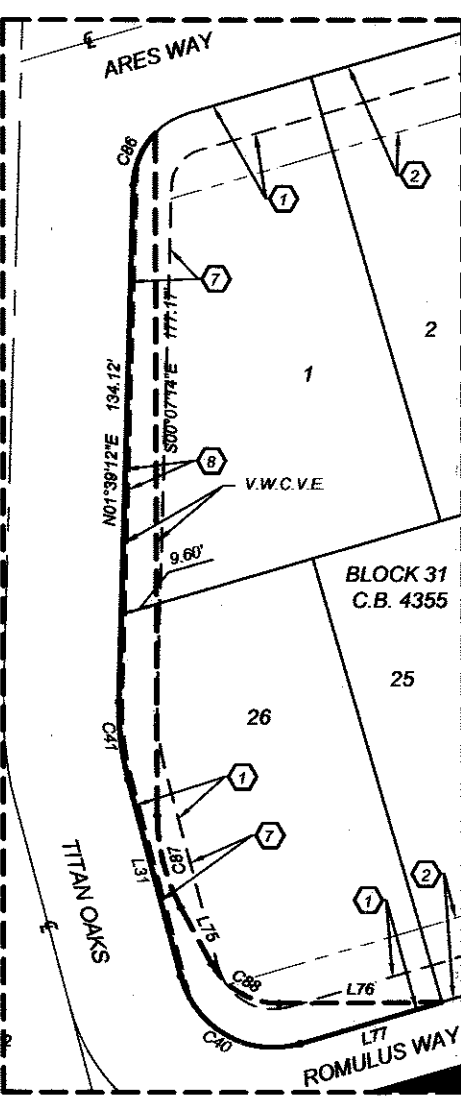
YVONNE M. CARTER  
Notary Public, State of Texas  
My Commission Expires December 06, 2018

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
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SET BACK LINE
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
(0.03 AC PERMEABLE)  
(0.01 AC NON-PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
(0.06 AC PERMEABLE)  
(0.01 AC NON-PERMEABLE)
- 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
(0.03 AC PERMEABLE)  
(0.01 AC NON-PERMEABLE)
- 10' BUILDING SET BACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH ACCESS EASEMENT & E.G.T.V.E.
- VARIABLE WIDTH E.G.T.V.E.
- VARIABLE WIDTH LANDSCAPE EASEMENT
- 5' LANDSCAPE EASEMENT



Curve Table						Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	7.37'	1730.00'	0°14'39"	7.37'	N73°52'26"E	C27	37.78'	130.00'	16°39'12"	37.65'	N06°40'24"W	C53	30.13'	1380.00'	1°15'04"	30.13'	S88°49'12"E	C79	16.73'	51.00'	18°47'53"	16.66'	N32°23'59"W
C2	527.51'	1430.00'	21°00'00"	524.52'	N04°19'11"E	C28	53.11'	170.00'	17°54'05"	52.90'	N07°17'51"W	C54	74.23'	1380.00'	3°04'55"	74.22'	S86°39'13"E	C80	26.26'	1870.00'	0°48'16"	26.26'	N74°09'15"E
C3	50.00'	575.00'	4°56'56"	49.98'	N04°24'14"E	C29	29.51'	1855.00'	0°54'41"	29.51'	S75°00'44"W	C55	39.27'	800.00'	2°48'46"	39.27'	S80°12'45"W	C81	84.39'	1870.00'	2°35'08"	84.38'	S77°07'43"W
C4	80.34'	625.00'	7°21'53"	80.28'	S85°35'43"W	C30	11.01'	1788.00'	0°21'09"	11.01'	N75°17'30"E	C56	48.34'	800.00'	3°27'43"	48.33'	S77°04'30"W	C82	95.62'	1855.00'	2°57'12"	95.61'	N76°56'41"E
C5	97.06'	754.00'	7°22'31"	96.99'	S77°26'22"W	C31	27.06'	46.00'	33°42'30"	26.67'	S88°01'50"E	C57	22.23'	800.00'	1°55'31"	22.23'	S74°32'52"W	C83	12.43'	15.00'	47°28'55"	12.08'	N09°12'32"E
C6	84.39'	1870.00'	2°35'08"	84.38'	S77°07'43"W	C32	12.70'	5.00'	145°30'58"	9.55'	S01°34'54"W	C58	29.75'	1870.00'	0°54'41"	29.75'	N75°00'44"E	C84	12.27'	15.00'	46°51'06"	11.93'	N37°57'28"W
C7	95.62'	1855.00'	2°57'12"	95.61'	N76°56'41"E	C33	41.22'	2617.49'	0°54'09"	41.22'	S74°47'37"W	C59	6.72'	1090.00'	0°21'11"	6.72'	S73°55'42"W	C85	14.97'	20.00'	42°53'47"	14.63'	N23°06'05"E
C8	51.82'	1730.00'	1°42'58"	51.81'	N74°36'38"E	C34	6.86'	2.50'	157°06'30"	4.90'	N27°41'33"W	C60	50.03'	1090.00'	2°37'46"	50.02'	S75°25'11"W	C86	24.97'	50.00'	28°37'00"	24.71'	S14°25'44"E
C9	47.54'	35.00'	17°49'46"	43.97'	S22°40'00"W	C35	22.55'	66.00'	10°34'33"	22.44'	N80°39'03"E	C61	49.88'	1090.00'	2°37'19"	49.88'	S78°02'44"W	C87	21.53'	20.00'	61°40'24"	20.50'	S59°34'26"E
C10	50.70'	230.00'	12°37'45"	50.59'	S09°56'01"E	C36	318.40'	1210.00'	15°04'37"	317.49'	N81°17'25"E	C62	50.10'	1090.00'	2°38'00"	50.09'	S80°40'24"W	C88	12.14'	51.00'	13°38'19"	12.11'	S38°35'18"E
C11	35.82'	20.00'	102°37'45"	31.22'	S54°58'01"E	C37	39.61'	25.00'	90°47'28"	35.60'	S45°46'33"E	C63	49.65'	1090.00'	2°36'36"	49.65'	S83°17'42"W						
C12	330.02'	1260.00'	15°00'24"	328.07'	N81°15'19"E	C38	23.56'	15.00'	90°00'00"	21.21'	S44°37'10"W	C64	49.71'	1090.00'	2°36'47"	49.70'	S85°54'24"W						
C13	10.38'	15.00'	39°38'55"	10.17'	N68°56'04"E	C39	228.47'	825.00'	15°52'03"	227.75'	S81°41'08"W	C65	54.43'	1090.00'	2°51'40"	54.43'	S88°38'37"W						
C14	152.52'	51.00'	171°20'47"	101.71'	S45°13'00"E	C40	39.81'	25.00'	91°14'53"	35.74'	N60°37'27"W	C66	60.41'	1090.00'	3°10'31"	60.40'	N88°29'12"E						
C15	10.69'	15.00'	40°50'13"	10.47'	S20°02'16"W	C41	20.35'	70.00'	16°39'12"	20.27'	N06°40'24"W	C67	57.94'	1090.00'	3°02'45"	57.94'	N85°22'33"E						
C16	39.28'	25.00'	90°05'59"	36.36'	S45°23'20"E	C42	25.17'	20.00'	72°05'55"	23.54'	N37°42'09"E	C68	56.19'	1090.00'	2°57'12"	56.18'	N82°22'35"E						
C17	23.91'	575.00'	2°22'57"	23.91'	N88°05'11"E	C43	52.39'	1749.00'	1°42'58"	52.38'	S74°36'36"W	C69	56.19'	1090.00'	2°57'12"	56.18'	N79°25'23"E						
C18	29.72'	625.00'	2°43'27"	29.71'	S88°15'26"W	C44	809.06'	1380.00'	21°08'08"	806.18'	S84°19'11"W	C70	56.19'	1090.00'	2°57'12"	56.18'	N76°28'10"E						
C19	10.70'	15.00'	40°52'57"	10.48'	S69°10'41"W	C45	21.69'	1380.00'	0°54'02"	21.69'	N74°12'08"E	C71	23.61'	1090.00'	1°14'28"	23.61'	N74°22'21"E						
C20	152.88'	51.00'	171°45'54"	101.74'	N45°22'50"W	C46	54.76'	1380.00'	2°16'25"	54.76'	N75°47'21"E	C72	9.29'	15.00'	35°29'53"	9.15'	S14°15'54"W						
C21	10.70'	15.00'	40°52'57"	10.48'	N20°03'38"E	C47	54.76'	1380.00'	2°16'25"	54.76'	N78°03'46"E	C73	56.77'	51.00'	83°46'09"	53.89'	S00°07'21"W						
C22	23.56'	15.00'	90°00'00"	21.21'	N45°22'50"W	C48	54.76'	1380.00'	2°16'25"	54.76'	N80°20'11"E	C74	36.00'	1430.00'	1°26'33"	36.00'	S88°43'27"E						
C23	214.63'	775.00'	15°52'03"	213.94'	S81°41'08"W	C49	54.76'	1380.00'	2°16'25"	54.76'	N82°36'36"E	C75	36.00'	1380.00'	1°29'41"	36.00'	N88°41'53"W						
C24	9.19'	15.00'	35°06'07"	9.05'	S56°12'04"W	C50	53.90'	1380.00'	2°14'17"	53.90'	N84°51'57"E	C76	54.35'	625.00'	4°56'56"	54.33'	S84°24'14"W						
C25	154.31'	51.00'	173°21'51"	101.63'	N54°40'04"W	C51	53.90'	1380.00'	2°14'17"	53.90'	N87°06'14"E	C77	109.84'	800.00'	7°52'01"	109.76'	N77°41'07"E						
C26	12.31'	15.00'	47°00'51"	11.97'	N08°30'25"E	C52	56.16'	1380.00'	2°19'54"	56.16'	N89°23'19"E	C78	16.12'	51.00'	18°06'56"	16.06'	S84°34'48"E						

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	58.80'	N03° 25' 33"W	L21	13.86'	S89° 37' 10"W	L41	6.13'	N46° 14' 53"W	L61	35.00'	S16° 14' 53"E	L81	17.40'	S73° 45' 07"W
L2	28.06'	S03° 26' 33"E	L22	41.92'	N15° 00' 00"W	L42	19.96'	N43° 37' 59"E	L62	44.54'	S73° 45' 07"W	L82	50.03'	N06° 54' 51"E
L3	43.50'	S34° 24' 46"E	L23	67.72'	N16° 14' 53"W	L43	15.41'	N75° 00' 00"E	L63	7.38'	N16° 14' 53"W	L83	13.00'	N83° 05' 09"W
L4	47.55'	S85° 06' 45"E	L24	39.32'	N61° 14' 53"W	L44	12.61'	S75° 00' 00"W	L64	39.32'	N61° 14' 53"W	L84	13.00'	S83° 05' 09"E
L5	50.00'	S08° 05' 14"E	L25	15.00'	N15° 26' 37"W	L45	15.00'	N14° 31' 55"W	L65	12.06'	S81° 20' 29"W			
L6	15.00'	S89° 37' 10"W	L26	8.72'	S71° 10' 35"E	L46	54.98'	N06° 54' 51"E	L66	33.80'	N14° 31' 55"W			
L7	18.50'	N00° 22' 50"W	L27	22.00'	N14° 31' 55"W	L47	9.03'	N09° 50' 04"W	L67	15.00'	N11° 34' 43"W			
L8	15.00'	N88° 37' 10"E	L28	20.86'	S73° 45' 07"W	L48	30.00'	N16° 14' 53"W	L68	50.00'	S14° 31' 55"E			
L9	54.52'	N00° 22' 50"W	L29	9.89'	S16° 14' 53"E	L49	14.21'	S16° 14' 53"E	L69	11.06'	S14° 31' 55"E			
L10	97.87'	S06° 54' 51"W	L30	13.86'	S89° 37' 10"W	L50	20.00'	N73° 45' 07"E	L70	4.88'	S75° 32' 42"W			
L11	28.23'	S89° 37' 10"W	L31	52.99'	N15° 00' 00"W	L51	49.29'	S21° 55' 37"W	L71	4.74'	N75° 32' 38"E			
L12	106.57'	N06° 54' 51"E	L32	89.17'	S73° 45' 07"W	L52	11.25'	S16° 14' 53"E	L72	10.94'	S14° 31' 55"E			
L13	1.00'	N83° 05' 09"W	L33	52.17'	N85° 06' 45"W	L53	17.15'	S73° 45' 07"W	L73	16.47'	S28° 44' 14"E			
L14	1.00'	S83° 05' 09"E	L34	3.48'	S45° 33' 16"W	L54	50.00'	N00° 33' 16"E	L74	42.37'	N89° 35' 22"E			
L15	53.22'	N06° 54' 51"E	L35	101.40'	N88° 37' 10"E	L55	50.02'	S00° 33' 16"W	L75	38.43'	S73° 45' 07"W			
L16	15.00'	N11° 34' 43"W	L36	3.54'	N44° 37' 10"E	L56	50.03'	N06° 54' 51"E	L80	19.00'	N14° 31' 55"W			
L17	75.34'	S16° 14' 53"E	L37	95.57'	N88° 37' 10"E	L57	46.48'	S00° 22' 50"E	L81	19.00'	S16° 14' 53"E			
L18	71.09'	N88° 36' 40"E	L38	13.13'	N55° 06' 02"E	L58	32.30'	S00° 33' 16"W	L82	11.48'	S73° 45' 07"W			
L19	50.00'	S03° 06' 18"E	L39	4.86'	N88° 37' 10"E	L59	33.94'	N00° 33' 16"E	L83	17.90'	N73° 45' 07"E			
L20	64.57'	S89° 37' 10"W	L40	3.65'	N13° 45' 07"E	L60	46.09'	N73° 45' 07"E	L84	50.03'	S06° 54' 51"W			

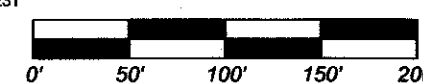


REPLAT & SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 2, UNIT 6A

BEING A 17.47 ACRE TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, BEING ALL OF A 15.97 ACRE TRACT AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN VOLUME 18139 PAGE 2159 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A PORTION 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, AREA BEING REPLATED IS A 0.03 ACRE PORTION OF ARCADIA RIDGE COLLECTOR PH II RIGHT OF WAY & A 0.05 ACRE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT OF THE ARCADIA RIDGE COLLECTOR PH II SUBDIVISION PLAT RECORDED IN VOLUME 9699, PAGE 132 AND A 0.40 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT OF THE ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION PLAT RECORDED IN VOLUME 9684, PAGES 19-24 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**KFW**  
ENGINEERS + SURVEYING  
3421 Pacesanos Pkwy., Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP Firm #: 9513 • TPLS Firm #: 1012300

SCALE: 1" = 100'



OFF-LOT EASEMENT  
OWNER/DEVELOPER:  
NORTHSIDE I.S.D.  
5900 EVANS RD.  
SAN ANTONIO, TX 78238  
PHONE: (210) 971-1213

OFF-LOT 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 NORTH LOOP 1604  
WEST, SUITE 214  
SAN ANTONIO, TX 78232  
PHONE: (210) 293-4929

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 Brian Woods 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 8 DAY OF August, A.D. 2017

CHRISTY LYNN FONTENOT  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. August 31, 2017

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 2, UNIT 6A \_\_\_\_\_ 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\_\_

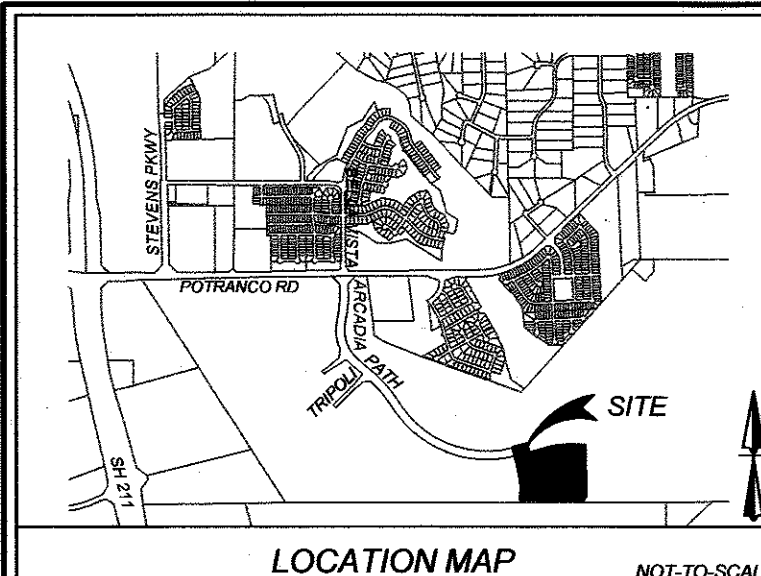
BY: \_\_\_\_\_  
CHAIRMAN

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 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.  
(0.16 ACRE OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, CABLE T.V., SAN. SWR. WATER & DRAINAGE EASEMENT)  
(0.26 ACRE OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT)  
(0.70 ACRE OFF-LOT 48' PRIVATE GRADING AND DRAINAGE EASEMENT)  
(0.01 ACRE OFF-LOT 15' X 18' PRIVATE DRAINAGE EASEMENT)  
(0.04 ACRE OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT)  
(0.03 ACRE OFF-LOT 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT)

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEARANDA MOVED 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 16 DAY OF August, A.D. 2017

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF BEXAR  
DEBBIE LACEY 902 BLOCK 30  
My Commission Expires August 16, 2017

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT.  
(0.06 ACRE OFF-LOT 13' PRIVATE DRAINAGE EASEMENT)  
(0.22 ACRE OFF-LOT 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT)

DULY AUTHORIZED AGENT  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian T. Woods 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 8 DAY OF September, A.D. 2017

NOTARY PUBLIC  
BEXAR COUNTY TEXAS  
YVONNE M. CARTER

YVONNE M. CARTER  
Notary Public, State of Texas  
My Commission Expires December 08, 2016

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.

Blanca  
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 Pacesanos Pkwy., Suite 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-0499

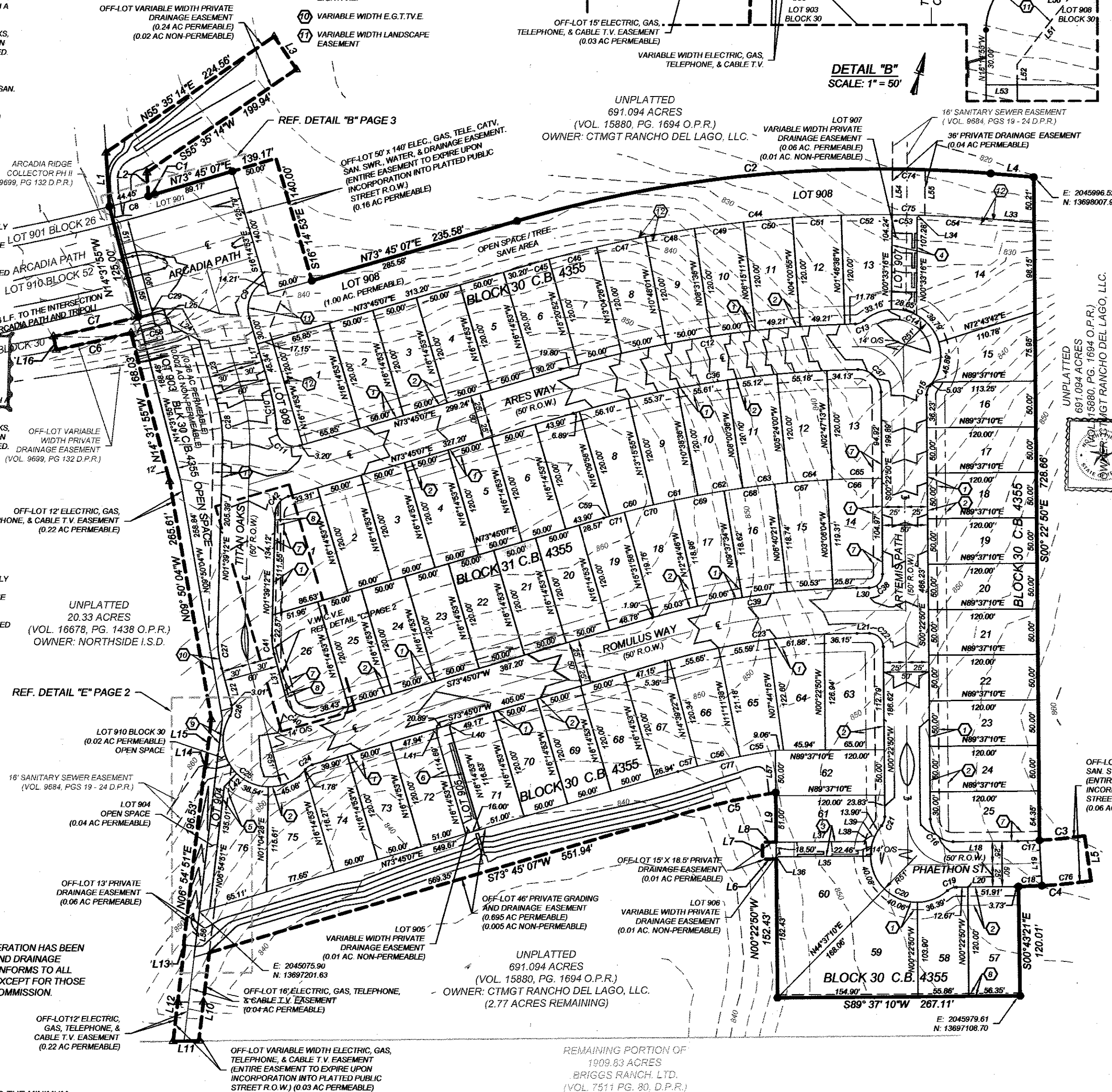
LEGEND

- 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
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
(0.24 AC PERMEABLE)  
(0.02 AC NON-PERMEABLE)

KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 20' BUILDING SET BACK LINE
- 3 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
(0.03 AC PERMEABLE)  
(0.01 AC NON-PERMEABLE)
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
(0.06 AC PERMEABLE)  
(0.01 AC NON-PERMEABLE)
- 5 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
(0.03 AC PERMEABLE)  
(0.01 AC NON-PERMEABLE)
- 7 10' BUILDING SET BACK LINE
- 8 1' VEHICULAR NON-ACCESS EASEMENT
- 9 VARIABLE WIDTH ACCESS EASEMENT & E.G.T.T.V.E.
- 10 VARIABLE WIDTH E.G.T.T.V.E.
- 11 VARIABLE WIDTH LANDSCAPE EASEMENT
- 12 5' LANDSCAPE EASEMENT



NOTE: SEE PAGE 2 FOR CURVE & LINE DATA.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT