

**LEGEND** 

C.V.E. D.P.R. E.G.T.CA. ESM'T.

N.T.S. O.P.R.

PG. PGS. PROP. R.O.W. SAN. SEW S.A.W.S.

VAR. V,N,A,E

—(EEV)—

200 3 S SS

CPS NOTES: I. The City of San Antonio as a 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 AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND TRANSFORMER EASEMENT", "FOR THE PUPOSE 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 INCRESS AND ECRES OVER CRANTADOS AND ACCENT LAND THE DISCLITTOR BY COATS AND ECRES AND ECRES OVER CRANTADOS AND ACCENT LAND THE DISCLITTOR BY COATS AND ECRES AND ECRES OVER CRANTADOS AND ACCENT LAND THE DISCLITTOR BY COATS AND ECRES AND EXCESS AND ECRES AND EXCESS AND ECRES AND ECRES AND ECRES AND ECRES AND EXCESS AND EXCESS AND EXCESS 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

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.

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.

/EYOR'S NOTES:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93)

1/2" IRON RODS WITH RED PLASTIC CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS

IASTEWATER 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

THIS PLAT.

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 THE DEVELOPMENT SERVICES DEPARTMENT

IMPACT FEE 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION 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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 G.P.M. AT 25 P.S.I. 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

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS

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

SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED

AINAGE NOTE:
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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING ÖBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ENOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1883141) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

MISCELLANEOUS NOTES:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE
FINISHED ADJACEART GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE
PLAN FOR ALL LOTS IN THE SUBDIVISION.

- 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.
- BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

PLAT NUMBER: 170367

**SUBDIVISION PLAT** 

**ESTABLISHING** 

ARCADIA RIDGE SUBDIVISION, UNIT 5C

BEING AN 16.062 ACRE TRACT OF LAND OUT OF THE JOHANN PFEIFFER

SURVEY NO. 7, ABSTRACT NO. 1018, COUNTY BLOCK 4355, BEXAR COUNTY,

TEXAS. ALSO BEING A PORTION OF A 691.094 ACRE TRACT OF LAND, VOLUME 15880, PAGE 1694, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

> M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 SCALE: 1"=100' F:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPLS #10048500 • TBPE FIRM #455 [ MWC: CHRISTOPHER R. DICE ] PROJECT NO. 02760.150.0

100 50 STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF THE 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 ENCLAYE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED PULTE HOMES OF TEXAS, L.P.,

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO TX 78259 PHONE: (210) 496-1985 FAX: (210) 496-0449

A DELAWARE LIMITED LIABILITY COMPANY. NAME: BURE HAPPIUBTEN

TITLE: DARCIER OF LAND

Blake Harrington

STATE OF TEXAS

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT executed the same for the purposes and considerations therein expressed and in CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF

\_ad.<u>2018</u> March

SARAH WOOD Notary Public, State of Texas May 14, 2019

My Commission Expires Stach Wood

ERTIFICATE 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, ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE SUBDIVISION, UNIT 5C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR /HERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

STATE OF TEXAS COUNTY OF BEXAF

, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE M. AND DULY RECORDED THE \_\_\_\_\_DAY OF \_\_\_

M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAP AND OFFICIAL SEAL OF OFFICE, THIS

COUNTY CLERK, BEXAR COUNTY, TEXAS

MARCH 2017 SHEET 1 OF 1

## L3 L6 L8 L11

## 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 M.W.CUDE ENGINEERS, L.L.C. AMES W. RUSSELL, R.P.L.S.

STATE OF TEXAS

**JEFFREY MCKINNIE** 

89393

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 ONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE

4.W. CUDE ENGINEERS, L.L.C.

JEFFREY MCKINNIE, P.E.

RIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. 3-22-18



STATE OF TEXAS COUNTY OF BEXAF

COUNTY OF BEXAR

P:\02760\150\2-Drawings\01\_PLAT.dwg 2018/03/22 1:53pm jcastello

15.00' 55°09'00" 14.44 13.89' N72°33'12"E N00°01'19"W 15.00 23.561 90°00'00" 15.00' 90°00'00" 15.00' 23.56' 21.21 15.00' 41°30'34" 5.68' 10.87' 10.63 50.00' 184°34'53" 1249.93 161.08' 99.92'

15.00' 90°00'00"

15.00' 90°00'00"

15.00' 55°09'00"

55.00' 290°18'00"

C15

15.00' 41°30'34" 5.68 10.871 10.63

S89°58'41"W

15.00

15.00°

7.83

38,301

23.56

23.56

14.44

278.671

21.21

21.21

13.89

62.86

S00°01'19"E

S89°58'41"W

S17°24'11"W

N45°01'19"W

S24°24'44"W N84°03'09"W N12°31'01"W