

#### NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ARCADIA RIDGE PHASE I, UNIT 4B-2 SHALL BE THE RESPONSIBILITY OF THE ARCADIA RIDGE HOMEOWNERS ASSOCIATION, PROPERTY OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 905 BLOCK 33, LOT 914 BLOCK 32, LOT 915 BLOCK 32, & LOT 916 BLOCK 32.

PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT

SEE PAGE 1 OF 2 FOR  
LINE AND CURVE TABLES

#### SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 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.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 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. 48029C0345 F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

#### C.P.S. NOTES:

- 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 EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

#### 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"
- PT. OF TANGENCY/CURVATURE IN ROW
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- CVE = CLEAR VISION EASEMENT
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- FEMA FLOODPLAIN
- ROW CENTERLINE
- FINISHED FLOOR MINIMUM ELEVATION

## PLAT NUMBER: 170303

### REPLAT & SUBDIVISION PLAT ESTABLISHING

#### ARCADIA RIDGE PHASE 1, UNIT 4B-2

BEING A TOTAL OF 15.47 ACRE OR 673,888 SQUARE FEET MORE OR LESS TRACT OF LAND, TO INCLUDE 0.81 OF AN ACRE OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF A 296.18 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880, PAGE 1694 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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

**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 #: 10122303

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 ALLEYS, STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Melchior Moya 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 May A.D. 2018

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
**TREVOR KOLLINGER**  
Notary Public, State of Texas  
Comm. Expires 01-05-2022  
Notary ID: 130950327

#### 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.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE 1, UNIT - 4B-2 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

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	12.07'	S16°03'33"E	L21	8.30'	N89°30'51"E
L2	1.48'	N60°21'38"W	L22	5.00'	S0°29'09"E
L3	15.85'	N43°46'58"E	L23	82.54'	S60°21'38"E
L4	32.54'	N0°29'09"W	L24	5.00'	S0°29'09"E
L5	58.06'	N0°29'07"W	L25	8.30'	S16°03'33"E
L6	15.70'	N16°03'33"W	L26	8.30'	N16°03'33"W
L7	15.70'	S16°03'33"E	L27	53.35'	S53°09'41"E
L8	17.00'	N2°55'01"E	L28	39.91'	S57°05'04"E
L9	54.06'	N14°10'09"E	L29	38.88'	S66°42'43"E
L10	33.11'	S16°13'02"E	L30	92.43'	N60°21'38"W
L11	55.47'	S16°13'02"E	L31	8.00'	S89°30'51"W
L12	48.94'	S7°44'02"W	L32	102.38'	N43°46'58"E
L13	10.00'	S3°53'17"E	L33	102.38'	S43°46'58"W
L14	58.06'	S0°29'07"E	L34	41.70'	S89°30'51"W
L15	32.54'	S0°29'09"E	L35	68.10'	S0°29'09"E
L16	67.51'	S79°02'21"E	L36	42.00'	N89°30'51"E
L17	46.05'	S62°22'55"E	L37	43.00'	S0°29'09"E
L18	24.00'	S89°30'51"W	L38	8.30'	N89°30'51"E
L19	29.79'	S7°50'23"E	L39	1.14'	S16°03'33"E
L20	50.00'	S0°29'09"E	L40	8.00'	S89°30'51"W

#### 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.

#### IMPACT FEE PAYMENT DUE:

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.

#### BUILDING SETBACK LINE:

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

#### FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 MARSHALL.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APM 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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORISTS OFFICE 35-4770.

#### SAWS WASTEWATER INGRESS/EGRESS NOTE:

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

#### SAWS WATER INGRESS/EGRESS NOTE:

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

#### 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.

#### MINIMUM FINISHED FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATIONS FOR THE 1% ANNUAL CHANCE (100 YR) STORM EVENT.

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. Lofez  
LICENSED PROFESSIONAL ENGINEER

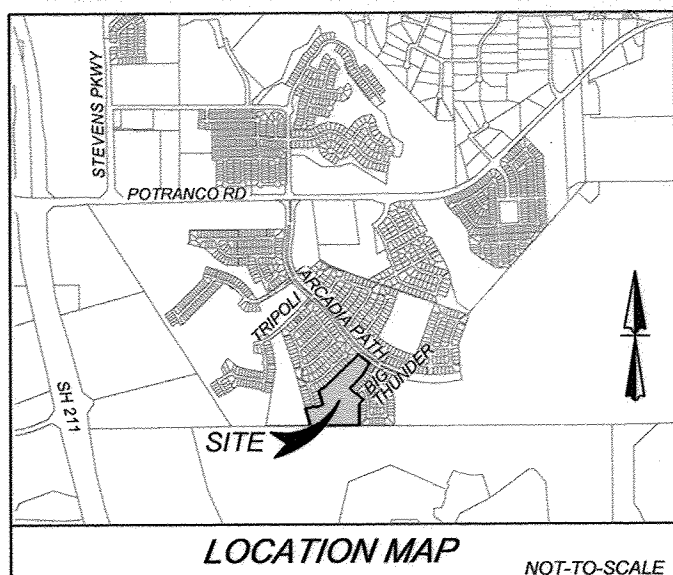
STATE OF TEXAS  
COUNTY OF BEXAR

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

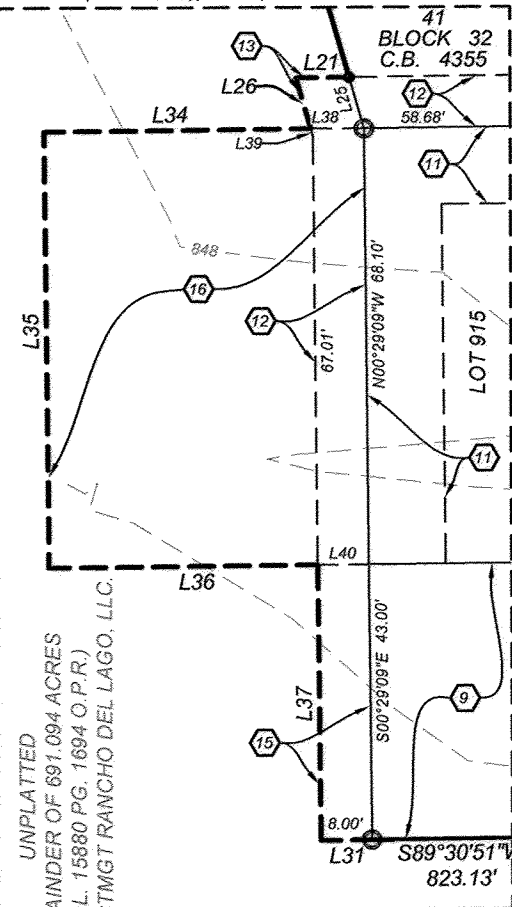
CURVE TABLE						CURVE TABLE						CURVE TABLE								
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	231.32'	1870.00'	115.81'	7°05'15"	231.17'	S51°58'12"E	C15	10.01'	15.00'	5.20'	38°15'14"	9.83'	S41°14'01"E	C29	23.56'	15.00'	15.00'	90°00'02"	21.21'	N45°29'08"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°30'51"E	C16	33.10'	25.00'	19.48'	75°51'24"	30.73'	S81°42'40"W	C30	23.56'	15.00'	15.00'	89°59'55"	21.21'	S44°30'50"W
C3	33.87'	228.81'	16.97'	8°28'58"	33.84'	N3°45'05"E	C17	13.62'	15.00'	7.32'	52°01'12"	13.16'	N69°47'34"E	C31	33.87'	228.95'	16.97'	8°28'38"	33.84'	S4°43'16"E
C4	33.87'	228.81'	16.97'	8°28'58"	33.84'	N3°45'05"E	C18	26.18'	25.00'	14.43'	60°00'00"	25.00'	S13°46'58"W	C32	39.72'	1870.00'	19.86'	1°13'02"	39.72'	S49°02'08"E
C5	162.37'	125.00'	94.93'	74°25'36"	151.20'	N53°16'21"W	C19	59.27'	125.00'	30.20'	27°10'08"	58.72'	S2°37'59"E	C33	90.96'	1870.00'	45.49'	2°47'13"	90.95'	S51°02'13"E
C6	97.42'	75.00'	56.96'	74°25'36"	90.72'	S53°16'21"E	C20	5.62'	100.00'	2.81'	3°13'03"	5.62'	S9°20'33"W	C34	50.39'	1870.00'	25.20'	1°32'39"	50.39'	S53°12'09"E
C7	23.56'	15.00'	15.00'	89°59'58"	21.21'	N44°30'52"E	C21	39.20'	25.00'	24.93'	89°50'47"	35.31'	N44°35'27"E	C35	50.24'	1870.00'	25.12'	1°32'22"	50.24'	S54°44'39"E
C8	19.64'	100.00'	9.85'	11°15'07"	19.61'	N8°32'35"E	C22	96.24'	125.00'	50.65'	44°06'54"	93.88'	N21°43'31"E	C36	33.87'	228.95'	16.97'	8°28'36"	33.84'	S4°43'17"E
C9	5.62'	100.00'	2.81'	3°13'03"	5.62'	N12°33'37"E	C23	57.75'	75.00'	30.39'	44°06'54"	56.33'	S21°43'31"W	C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°29'09"E
C10	35.56'	75.00'	18.12'	27°10'08"	35.23'	N2°37'59"W	C24	20.28'	100.00'	10.18'	11°37'18"	20.25'	S1°55'22"W	C38	23.56'	15.00'	15.00'	90°00'01"	21.21'	S45°29'09"E
C11	13.62'	15.00'	7.32'	52°01'12"	13.16'	N42°13'39"W	C25	2.97'	50.00'	1.49'	3°24'10"	2.97'	S2°11'12"E	C39	2.97'	50.00'	1.49'	3°24'09"	2.97'	N1°12'57"E
C12	143.15'	50.00'	356.68'	164°02'25"	99.03'	N13°46'58"E	C26	10.43'	15.00'	5.44'	39°50'07"	10.22'	S20°15'00"E	C40	13.35'	75.00'	6.69'	10°11'46"	13.33'	S11°07'09"E
C13	10.01'	15.00'	5.20'	38°15'14"	9.83'	N44°39'21"E	C27	147.93'	50.00'	545.04'	169°31'01"	99.58'	S44°35'27"W	C41	52.63'	50.00'	29.05'	60°18'22"	50.23'	S38°05'04"E
C14	132.96'	50.00'	203.29'	152°21'52"	97.11'	N81°42'40"E	C28	10.43'	15.00'	5.44'	39°50'07"	10.22'	N70°34'06"W							





# KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9724, PGS. 146-147 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9724, PGS. 146-147 D.P.R.)
- 20' BUILDING SETBACK LINE (VOL. 9724, PGS. 146-147 D.P.R.)
- 10' BUILDING SETBACK LINE (VOL. 9724, PGS. 146-147 D.P.R.)
- 16' PRIVATE DRAINAGE EASEMENT (0.04 AC.) (PERMEABLE)
- 1' VEHICULAR NON-ACCESS EASEMENT
- 5' LANDSCAPE, WALL, & UTILITY EASEMENT (VOL. 9710, PGS. 24-26 D.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 43' RIGHT OF WAY DEDICATION (PERMEABLE) (0.81 AC.)
- 10' PRIVATE DRAINAGE EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (OFF-LOT EASEMENT) (PERMEABLE) (0.002 ACRES)
- 5' WATER EASEMENT
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (PERMEABLE) (0.008 AC.)
- OFF-LOT 68'X50' GRADING EASEMENT (PERMEABLE) (0.08 AC.)



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. Lofez*  
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 PASSEANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-9444  
FAX: 210-979-9441

## SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 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.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 545 OF 785, COMMUNITY PANEL NO. 4802C0345 F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

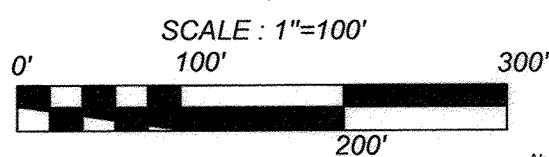
## C.P.S. NOTES:

- 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 EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

## 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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:  
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.



## LEGEND

- F.I.R. = FOUND "X" IRON ROD
- S.I.R. = SET "X" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- S.I.R. = SET "X" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- PT. OF TANGENCY/CURVATURE IN ROW
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- CVE = CLEAR VISION EASEMENT
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- FEMA FLOODPLAIN
- ROW CENTERLINE
- MINIMUM FINISHED FLOOR ELEVATION

## PLAT NUMBER: 170303

### REPLAT & SUBDIVISION PLAT ESTABLISHING

### ARCADIA RIDGE PHASE 1, UNIT 4B-2

BEING A TOTAL OF 15.47 ACRE OR 673,888 SQUARE FEET MORE OR LESS TRACT OF LAND, TO INCLUDE 0.81 OF AN ACRE OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF A 296.18 ACRES TRACT OF LAND OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, AND OUT OF A 691.094 ACRE TRACT CONVEYED TO CTMGT RANCHO DEL LAGO, LLC OF RECORD IN VOLUME 15880, PAGE 1694 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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

**KFW**  
ENGINEERS + SURVEYING  
3421 PASSEANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
PHONE # (210) 979-9444 • FAX # (210) 979-9441  
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, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Trevor Kollinger*  
OWNER: CTMGT RANCHO DEL LAGO, LLC

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Trevor 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 6 DAY OF May, A.D. 2018.

*Trevor Kollinger*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
TREVOR KOLLINGER  
Notary Public, State of Texas  
Comm. Expires 01-05-2021  
Notary ID: 130950327

### 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.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE 1, UNIT 4B-2 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