

REPLAT & SUBDIVISION PLAT ESTABLISHING
ARCADIA RIDGE PHASE 2, UNIT 7A

BEING 14.78 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. AREA BEING REPLATTED IS 0.74 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.



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TBE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
CTMGT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (817) 835 - 0650

STATE OF TEXAS
COUNTY OF BEXAR

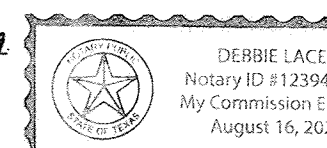
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
Mehrdad Moayedi
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mehrdad Moayedi*, 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 17 DAY OF May A.D. 2019
Debbie Lacey
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

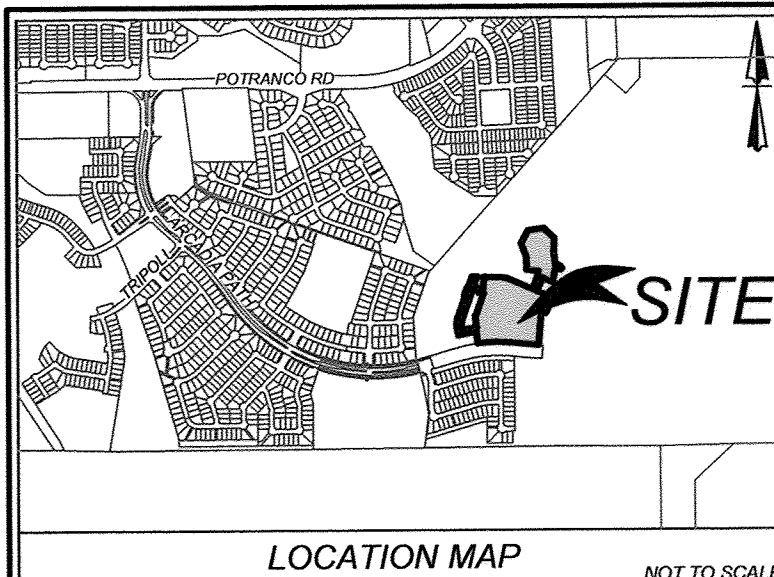
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 2, UNIT 7A 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

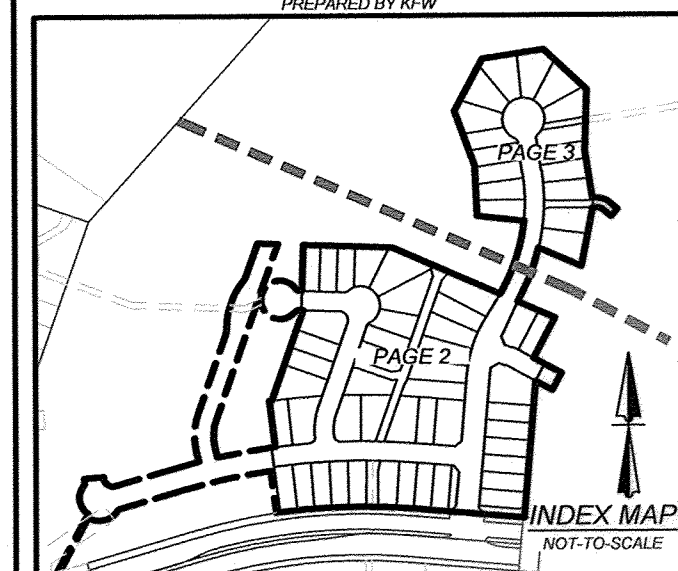


LEGEND

- 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
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- 100 YR FEMA FLOODPLAIN FIRM NO. 48029C0345F
- € = CENTERLINE
- 1% AC ULTIMATE FLOODPLAIN PER STUDY PREPARED BY KFW

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 945 OF 900, COMMUNITY PANEL NO. 48029C0345 F, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).



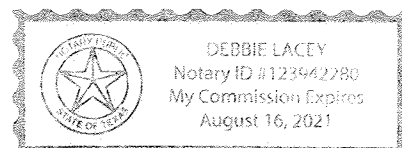
STATE OF TEXAS
COUNTY OF BEXAR DALLAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ARCADIA RIDGE OFFSITE SANITARY SEWER WHICH IS RECORDED IN VOLUME 9684, PAGES 19 - 24, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER:
Mehrdad Moayedi
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF May 2019
Debbie Lacey
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.

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

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. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOT 910 BLOCK 22 C.B. 4355, LOTS 904-905 BLOCK 26 C.B. 4355, LOT 904 BLOCK 29 C.B. 4355, & LOTS 901-902 BLOCK 28 C.B. 4355, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
4. THE FOLLOWING NOTE APPLIES TO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17. BLOCK 26: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
5. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#1883141) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-47T (B)(5)(C).
6. LOT 910 BLOCK 22 C.B. 4355 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT. LOT 904 BLOCK 26 C.B. 4355, IS DESIGNATED AS A SANITARY SEWER & PRIVATE DRAINAGE EASEMENT. LOT 905 BLOCK 26 C.B. 4355, IS DESIGNATED AS OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER, DRAINAGE, & LANDSCAPE EASEMENT. LOT 904 BLOCK 29 C.B. 4355, IS DESIGNATED AS OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER, DRAINAGE, & LANDSCAPE EASEMENT. LOT 901 BLOCK 28 C.B. 4355 IS DESIGNATED AS A SANITARY SEWER EASEMENT. LOT 902 BLOCK 28 C.B. 4355 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT.

SAWS DEDICATION NOTE:

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.

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 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.

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 1500 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 MARSHAL.

S.A.W.S. 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 OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

BUILDING SETBACK LINE

THE 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.

INGRESS AND EGRESS NOTE (SEWER):

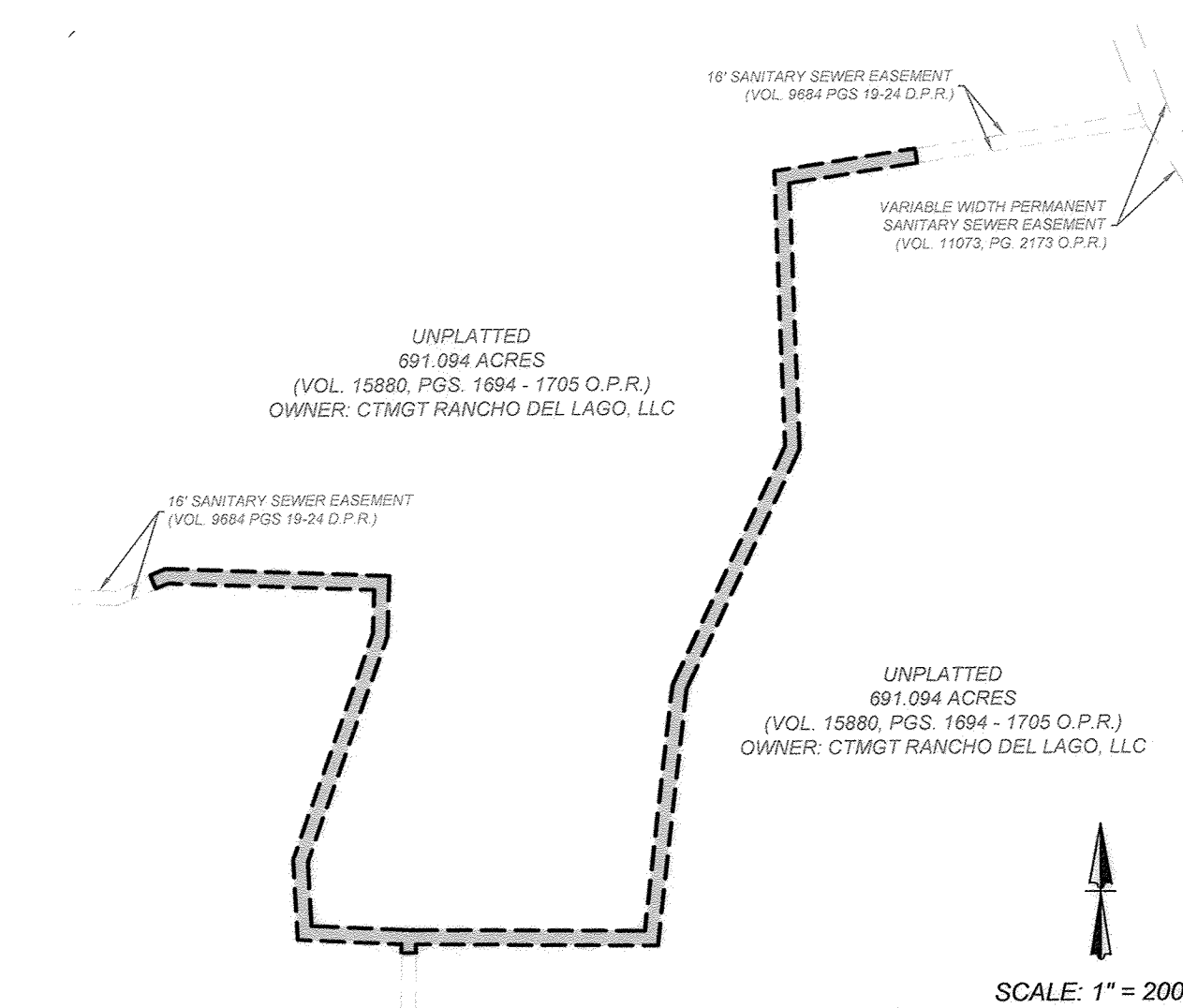
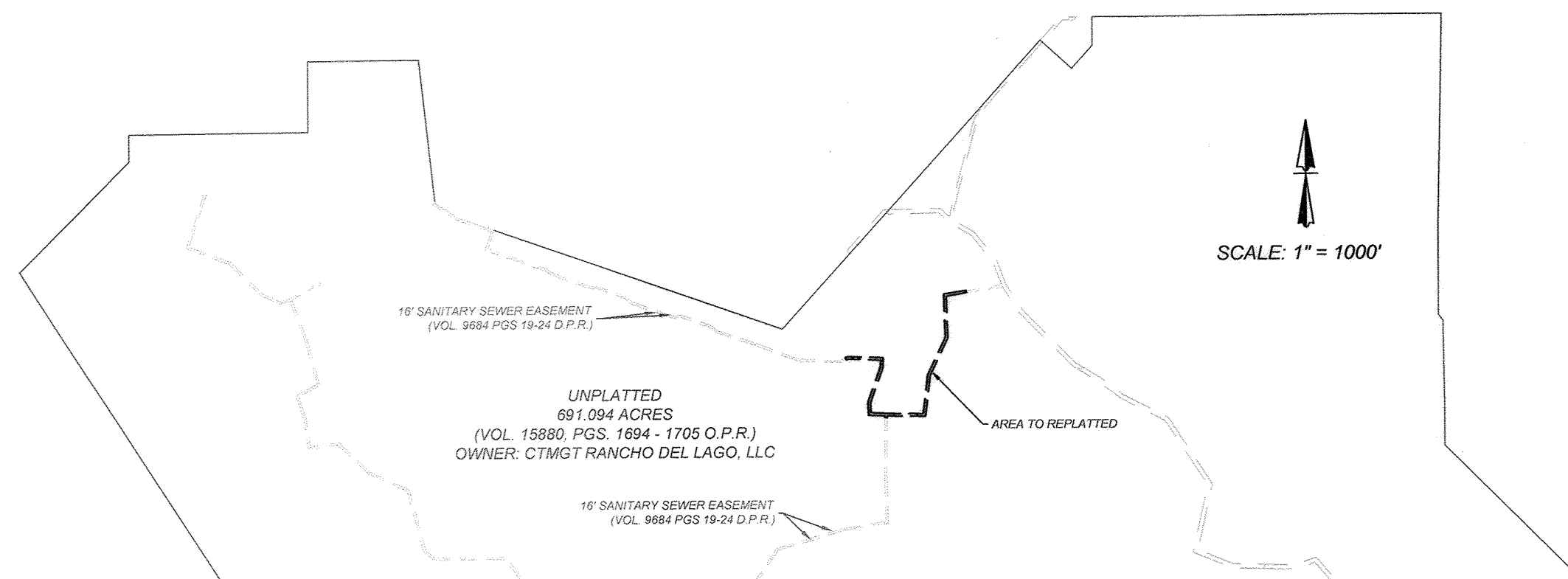
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

INGRESS AND EGRESS NOTE (WATER):

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 PLAT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-47T(n).

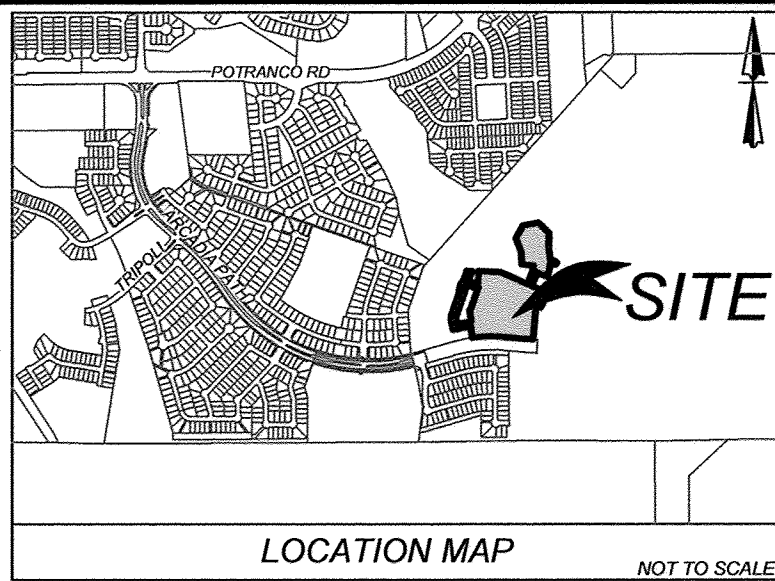


AREA TO BE REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 0.74 ACRES PREVIOUSLY PLATTED IN ARCADIA RIDGE 16' SANITARY SEWER WHICH IS RECORDED IN VOLUME 9684, PAGES 19 - 24 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SEE PAGE 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



LEGEND

- 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
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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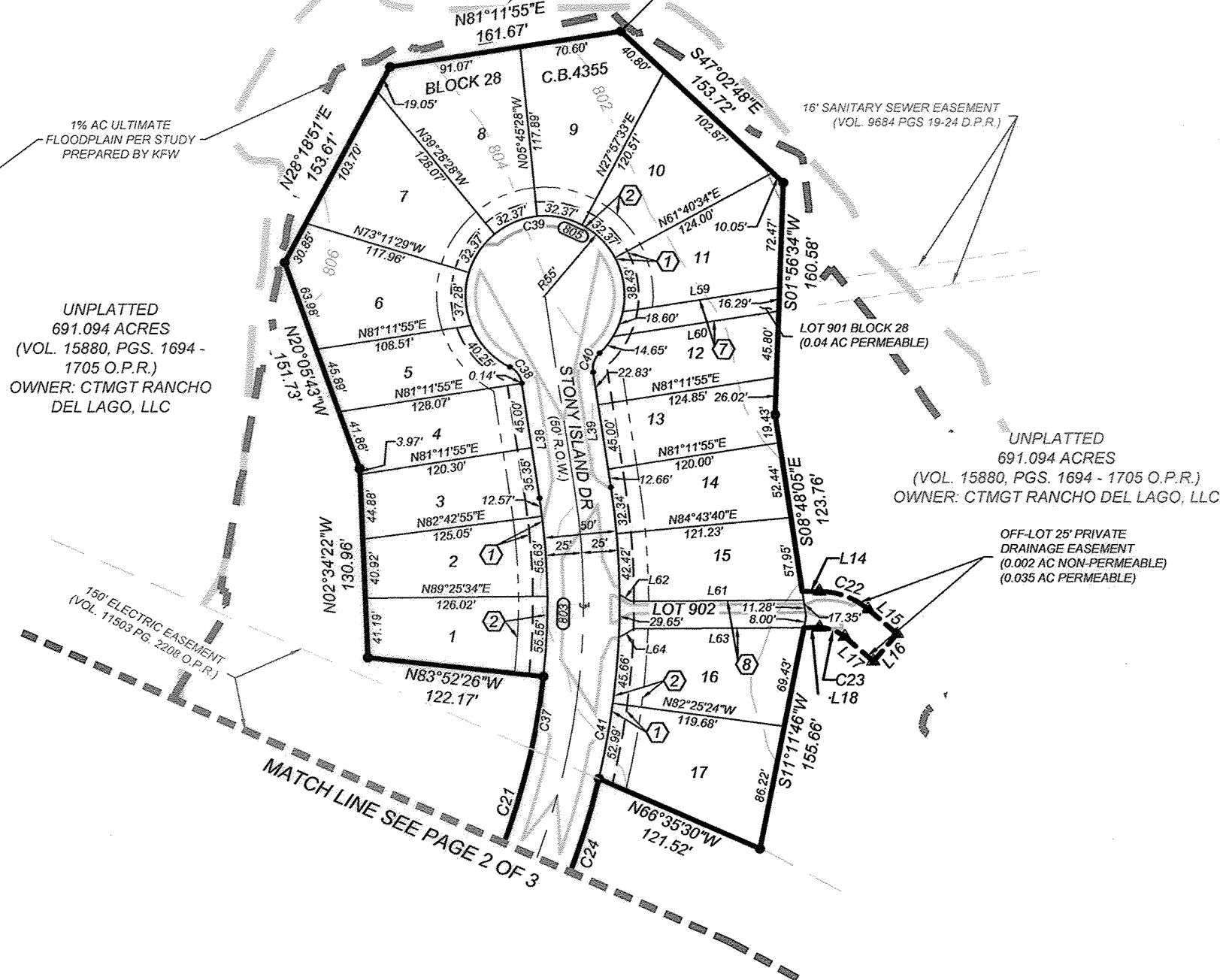
KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.02 AC NON-PERMEABLE) (0.04 AC PERMEABLE)

- SURVEYOR NOTES:**
- 12" 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. 48029C0345F, DATED SEPTEMBER 29, 2010.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

OWNER/DEVELOPER:
CTMGT RANCHO DEL LAGO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE: (817) 835-0650

F.E.M.A. 100 YEAR FLOOD PLAIN
FIRM PANEL #48029C0345F
DATED: SEPTEMBER 29, 2010
E: 2046309.20
N: 13699343.65



Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	6.98'	S73°45'07"W	L23	50.00'	N61°52'37"W	L45	67.80'	N61°52'37"W
L2	8.70'	N03°25'33"W	L24	21.21'	N49°53'15"E	L46	18.94'	N70°54'18"W
L3	90.00'	N86°34'27"E	L25	90.00'	N04°53'15"E	L47	23.59'	S61°08'28"W
L4	28.04'	N13°10'47"W	L26	21.21'	N40°06'45"E	L48	21.21'	S40°06'45"E
L5	16.71'	N01°33'50"E	L27	99.87'	N85°06'45"W	L49	27.65'	N09°57'39"E
L6	34.65'	N19°34'05"E	L28	50.00'	N07°39'24"W	L50	92.66'	N00°33'16"E
L7	16.71'	N37°34'20"E	L29	10.28'	N03°02'46"W	L51	14.80'	N40°25'55"W
L8	88.46'	N19°34'05"E	L30	96.71'	N87°52'44"W	L52	21.95'	S79°29'58"W
L9	52.41'	S87°52'44"E	L31	50.00'	N02°07'16"E	L53	12.32'	N79°34'05"E
L10	28.04'	S13°10'47"E	L32	110.03'	S87°52'44"E	L54	13.13'	N83°20'26"E
L11	9.98'	N87°52'44"W	L33	10.28'	S03°02'46"E	L55	10.44'	N36°16'02"E
L12	5.00'	S87°52'44"E	L34	99.87'	S85°06'45"E	L56	33.70'	N12°46'46"W
L13	19.06'	N28°07'23"E	L35	21.21'	N49°53'15"E	L57	109.91'	S81°11'55"W
L14	11.81'	N89°38'20"E	L36	8.73'	N28°07'23"E	L60	116.19'	S81°11'55"W
L15	26.21'	S49°30'26"E	L37	88.35'	N31°22'03"E	L61	119.43'	S89°38'20"W
L16	25.00'	S40°29'34"W	L38	80.49'	N08°48'05"W	L62	9.16'	N60°21'40"W
L17	26.21'	N49°30'26"W	L39	80.49'	S08°48'05"E	L63	117.62'	S89°38'20"W
L18	10.87'	S89°38'20"W	L40	88.35'	S24°52'44"W	L64	12.12'	S59°38'20"W
L19	15.04'	S28°07'23"W	L41	8.59'	S28°07'23"W	L65	10.00'	S07°39'24"E
L20	105.26'	S66°28'12"E	L42	23.59'	S22°58'06"E	L66	28.51'	S42°59'48"W
L21	82.40'	S61°52'37"E	L43	18.94'	S70°54'18"E			
L22	50.00'	S28°07'23"W	L44	50.00'	S28°07'23"W			

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	3.02'	770.00'	0°13'29"	N85°00'00"W
C2	353.73'	1570.00'	12°54'33"	S88°25'59"W
C3	241.91'	1680.00'	8°15'01"	S77°52'38"W
C4	3.62'	5.00'	41°26'00"	S53°02'07"W
C5	89.69'	60.00'	85°38'38"	S75°08'26"W
C6	62.30'	50.00'	94°18'21"	N09°08'44"W
C7	10.85'	15.00'	41°26'00"	N17°17'27"E
C8	44.81'	25.00'	102°22'25"	S54°50'13"E
C9	68.19'	1740.00'	2°14'43"	N74°52'28"E
C10	100.02'	175.00'	32°44'52"	N03°11'39"E
C11	19.48'	62.00'	18°00'15"	N10°33'57"E
C12	30.79'	98.00'	18°00'15"	N10°33'57"E
C13	30.79'	98.00'	18°00'15"	N28°34'12"E
C14	19.48'	62.00'	18°00'15"	N28°34'12"E
C15	71.44'	125.00'	32°44'52"	S03°11'39"W
C16	163.08'	1740.00'	5°02'27"	N80°09'50"E
C17	6.62'	1860.00'	0°12'14"	N82°47'11"E
C18	13.62'	15.00'	52°01'12"	S66°06'40"W
C19	247.87'	50.00'	284°02'25"	61.54°
C20	13.62'	15.00'	52°01'12"	S61°52'07"E
C21	162.36'	475.00'	21°59'49"	N17°07'29"E
C22	36.72'	51.50'	40°51'13"	S69°56'03"E
C23	18.90'	26.50'	40°51'13"	N69°56'03"W
C24	135.28'	525.00'	14°45'49"	S20°44'29"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C25	370.00'	1690.00'	12°32'39"	S88°36'56"W
C26	100.36'	1740.00'	3°18'17"	N83°59'44"E
C27	23.22'	15.00'	88°41'38"	N41°18'03"E
C28	69.07'	175.00'	22°36'51"	N08°15'40"E
C29	46.88'	25.00'	107°26'48"	N34°09'19"W
C30	11.00'	15.00'	42°01'39"	N71°06'27"E
C31	167.12'	50.00'	191°30'06"	S34°09'19"E
C32	11.00'	15.00'	42°01'39"	S40°34'54"W
C33	49.34'	125.00'	22°36'51"	S08°15'40"W
C34	23.22'	15.00'	88°41'38"	S47°23'35"E
C35	201.27'	1740.00'	6°37'39"	S88°25'35"E
C36	133.83'	330.00'	23°14'08"	N16°30'19"E
C37	306.12'	475.00'	36°55'29"	N09°39'39"E
C38	14.44'	15.00'	55°09'00"	N36°22'35"W
C39	278.67'	55.00'	280°18'01"	N81°11'55"E
C40	14.44'	15.00'	55°09'00"	S18°46'25"W
C41	338.34'	525.00'	36°55'29"	S09°39'39"W
C42	27.58'	175.00'	9°01'42"	S66°23'28"E
C43	19.70'	125.00'	9°01'42"	N66°23'28"W
C44	24.25'	270.00'	5°08'48"	S07°27'39"W
C45	39.72'	1570.00'	1°26'58"	N85°50'14"W
C46	48.01'	1570.00'	1°45'08"	N87°26'17"W
C47	31.00'	1570.00'	1°07'53"	N88°52'47"W
C48	45.00'	1570.00'	1°38'32"	S89°44'00"W

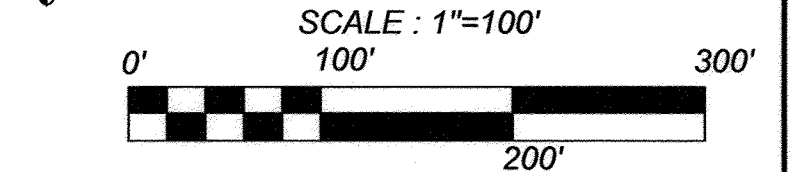
Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C49	45.00'	1570.00'	1°38'32"	S88°05'28"W
C50	45.00'	1570.00'	1°38'32"	S86°26'56"W
C51	45.00'	1570.00'	1°38'32"	S84°48'24"W
C52	45.00'	1570.00'	1°38'32"	S83°09'52"W
C53	48.10'	1660.00'	1°26'54"	N83°25'31"E
C54	90.57'	1660.00'	2°47'24"	N85°33'40"E
C55	132.06'	1660.00'	4°04'04"	S84°55'20"W
C56	47.85'	1660.00'	1°28'26"	N89°21'06"E
C57	79.09'	1660.00'	2°26'11"	S88°41'35"E
C58	49.60'	1660.00'	1°31'41"	S86°00'13"E
C59	10.00'	1570.00'	0°21'54"	S82°09'39"W
C60	10.00'	1660.00'	0°20'28"	N82°10'22"E
C61	251.91'	1680.00'	8°35'29"	S78°02'51"W
C62	79.75'	50.00'	91°22'59"	N78°00'36"E
C63	10.85'	15.00'	41°26'00"	N53°02'07"E
C64	253.41'	1690.00'	8°35'29"	N78°02'51"E
C65	162.04'	50.00'	185°41'20"	N54°50'13"W
C66	260.91'	1740.00'	8°35'29"	N78°02'51"E
C67	50.00'	1740.00'	1°38'47"	S76°49'13"W

PLAT NUMBER 170568

REPLAT & SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 2, UNIT 7A

BEING 14.78 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. AREA BEING REPLATTED IS 0.74 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 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 1012300



STATE OF TEXAS
COUNTY OF BEXAR

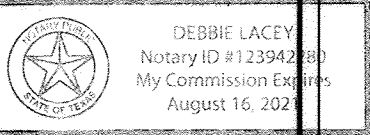
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
Mehrdad Moajedi
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mehrdad Moajedi* 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 17 DAY OF May, A.D. 2017
NOTARY PUBLIC *Debbie Lacey* 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 7A 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT