

## LOCATION MAP

NOT TO SCALE

### LEGEND

---	EXISTING CONTOUR
---	ADJACENT PROPERTY
---	EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
EGTCTV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
ROW	RIGHT OF WAY
CB	COUNTY BLOCK
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT
①	PROPOSED EASEMENT
①	EXISTING EASEMENT
①	EXISTING LOT DATA

### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 77 BLOCK 30 C.B. 4355, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### STORM WATER NOTE:

STORM WATER DETENTION IS REQUIRED FOR THE SOUTHERN PORTION OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT (SEE STORM WATER MANAGEMENT PLAN FOR AFFECTED DRAINAGE AREA). BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### SAWS IMPACT FEE

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.

### SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895.2 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

### SAWS DEDICATION NOTE:

THE OWNER 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 UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

### BUILDING SETBACK NOTE:

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

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

*Stephanie L. James*  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

*Rolando Ramirez*  
ROLANDO RAMIREZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87870  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON ARCADIA RIDGE COLLECTOR PH II AS RECORDED IN VOLUME 9699, PAGE 132 AND ON ARCADIA RIDGE OFFSITE SANITARY SEWER SUBDIVISION AS RECORDED IN VOLUME 9684, PAGES 19-24, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUGUST 14, 2019 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

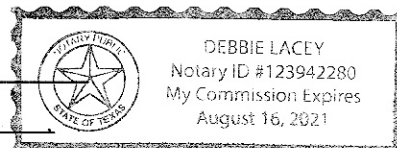
(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

*John H. Lacey*  
OWNER/DEVELOPER: CTMGT RANCHO DEL LAGO, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
(817) 835 0650

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 18 DAY OF July A.D. 2019.

*Debbie Lacey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES:



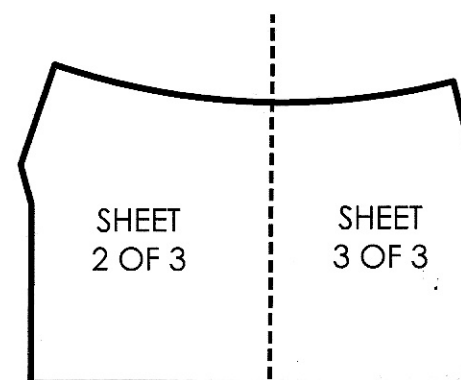
### KEYNOTES

- VARIABLE WIDTH EGTCTV EASEMENT (VOLUME 9708, PAGES 98-100, OPR)
- 5' LANDSCAPE, WALL AND UTILITY EASEMENT (VOLUME 9710, PAGES 24-26, OPR)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9710, PAGES 24-26, OPR)
- 14' EGTCTV EASEMENT (VOLUME 9710, PAGES 24-26, OPR)
- VARIABLE WIDTH WATER EASEMENT (VOLUME 9699, PAGE 132, OPR)
- VARIABLE WIDTH EGTCTV EASEMENT (VOLUME 9630, PAGE 880-886, OPR)
- VARIABLE WIDTH ACCESS EASEMENT AND EGTCTV EASEMENT (VOLUME 9723, PAGES 218-220, OPR)
- VARIABLE WIDTH EGTCTV EASEMENT (VOLUME 9723, PG'S 218-220, OPR)
- 16' EGTCTV EASEMENT (VOLUME 16678, PAGE 1322, OPR)
- OFF-LOT 12' EGTCTV EASEMENT (VOLUME 9723, PAGE 218-220, OPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOLUME 9699, PAGE 132, OPR)
- OFF-LOT 15' EGTCTV EASEMENT (VOLUME 9723, PAGE 218-220, OPR)
- OFF-LOT 13' PRIVATE DRAINAGE EASEMENT (VOLUME 9723, PAGE 218-220, OPR)
- PORTION OF 16' SANITARY SEWER EASEMENT (VOLUME 9684, PAGES 19-24, OPR) AND (VOLUME 16678, PAGE 1322, OPR)
- 12' EGTCTV EASEMENT (VOLUME 9710, PAGES 24-26, OPR)
- OFF-LOT 16' EGTCTV EASEMENT (VOLUME 9723, PAGES 218-220, OPR)
- OFF-LOT 46' PRIVATE GRADING AND DRAINAGE EASEMENT (VOLUME 9723, PAGES 218-220, OPR)
- REMAINING PORTION OF VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOLUME 9699, PAGE 132, OPR)

- LOT 901, BLOCK 30, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- LOT 902, BLOCK 30, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- UNPLATTED CTMGT RANCHO DEL LAGO, LLC. (VOLUME 15880, PAGE 1694, OPR)
- LOT 909, BLOCK 52, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- LOT 910, BLOCK 52, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- ARCADIA RIDGE PHASE 2, UNIT 6A (VOLUME 9723, PAGE 220, OPR)
- ARCADIA RIDGE PHASE I, UNIT 4B - 1 (VOLUME 9710, PAGES 24-26, OPR)
- UNPLATTED BRIGGS RANCH, LTD. (VOLUME 7511, PAGE 80, OPR)
- ARCADIA RIDGE COLLECTOR PHASE 1 LOT 901 BLOCK 32 (VOLUME 9680, PAGES 87-92, OPR)
- 43' RIGHT OF WAY DEDICATION (1.147 ACRES)
- VARIABLE WIDTH RIGHT OF WAY DEDICATION (0.086 ACRES)
- VARIABLE WIDTH WATER EASEMENT (0.98 ACRES)
- 14' EGTCTV EASEMENT
- VARIABLE WIDTH STORM WATER DETENTION EASEMENT (0.21 ACRES)
- 20' BUILDING SETBACK LINE
- 1' N.V.A.E. (0.003 ACRES)
- TREE SAVE AREAS (1.95 ACRES)

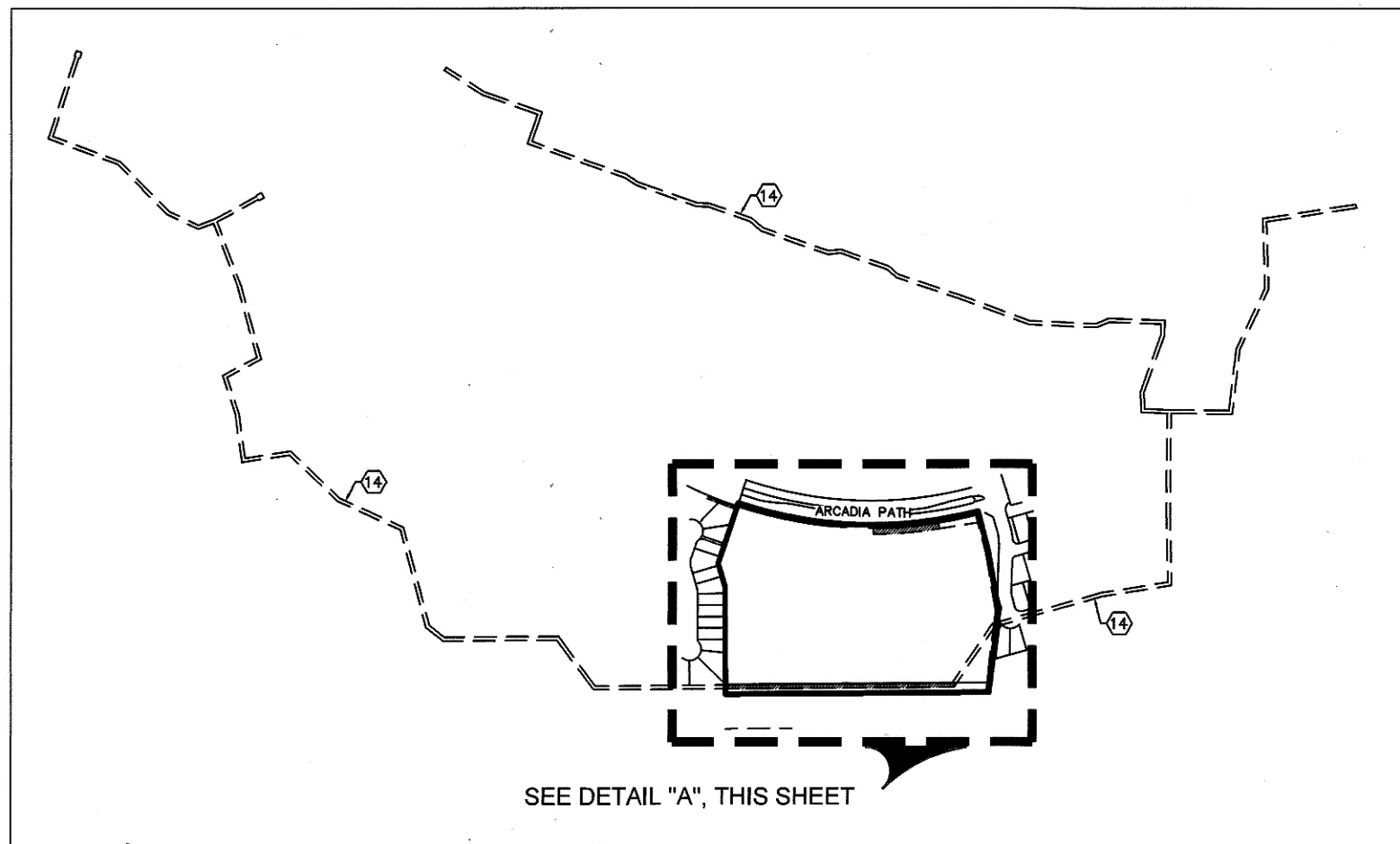
### CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



INDEX MAP  
NOT TO SCALE

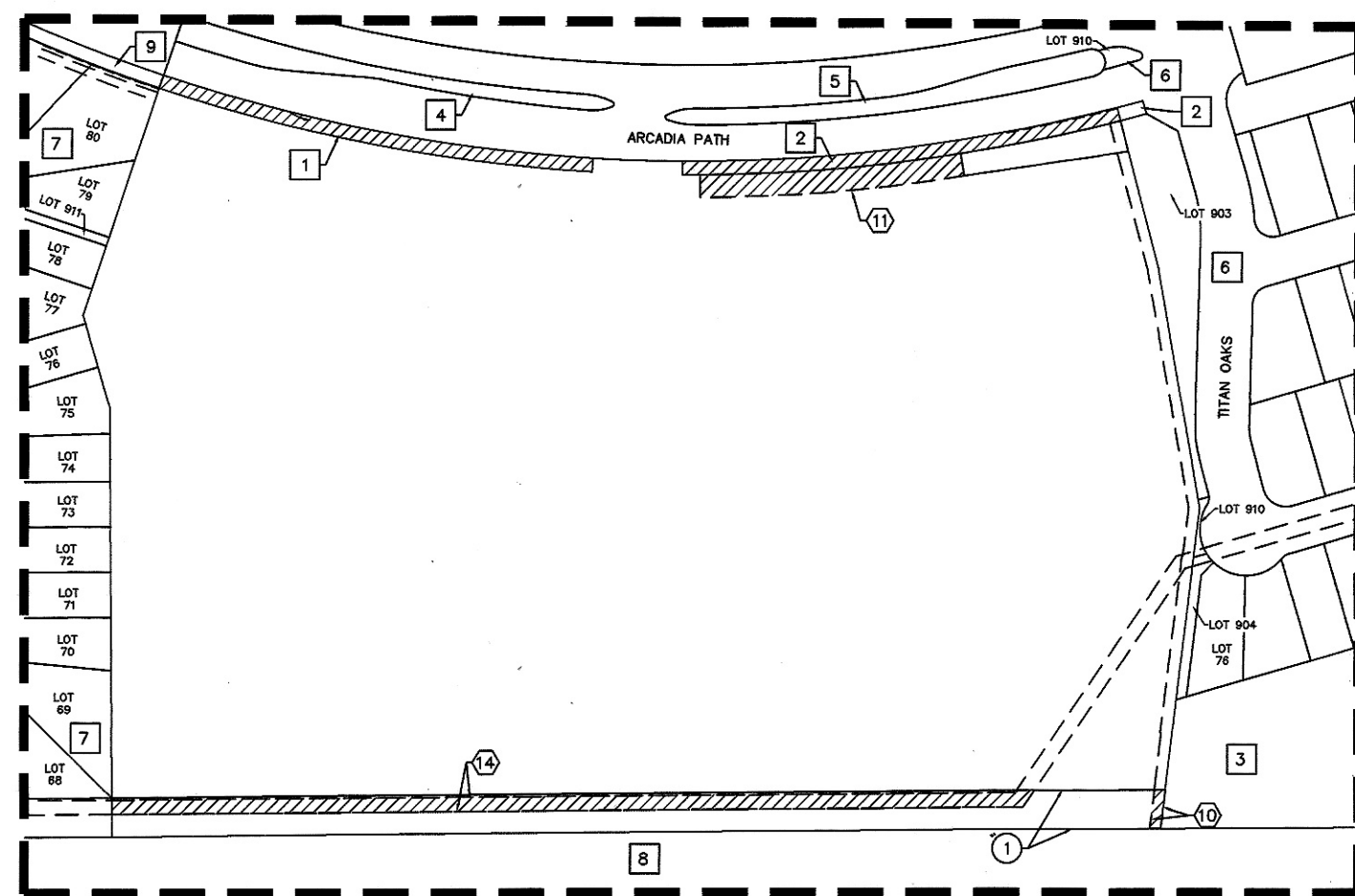
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



## AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE 1" = 750'

PREVIOUSLY PLATTED AS LOT 901 (0.17 ACRES) AND LOT 902 (0.17 ACRES), BLOCK 30, AND A 0.167 ACRE PORTION OF A 0.37 ACRE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AS SHOWN ON SUBDIVISION PLAT OF ARCADIA RIDGE COLLECTOR PH II AS RECORDED IN VOLUME 9699, PAGE 132, AND A 0.374 ACRE PORTION OF A 5.01 ACRE 16' SANITARY SEWER EASEMENT AS SHOWN ON SUBDIVISION PLAT OF ARCADIA RIDGE OFFSITE SANITARY SEWER AS RECORDED IN VOLUME 9684, PAGES 19-24, AND A 0.012 ACRE PORTION OF A 0.22 ACRE OFF-LOT 12' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT AS SHOWN ON SUBDIVISION PLAT OF ARCADIA RIDGE PHASE 2, UNIT 6A AS RECORDED IN VOLUME 9723, PAGE 218-220, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "A"  
SCALE 1"=200'

## PLAT NUMBER 180581

## REPLAT & SUBDIVISION PLAT ESTABLISHING RANCHO DEL LAGO ELEMENTARY SCHOOL

BEING A TOTAL OF 20.698 ACRES (901,615 SQUARE FEET) INCLUSIVE OF A 1.147 ACRE RIGHT-OF-WAY DEDICATION AND A 0.086 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, BEING COMPRISED OF ALL OF LOT 901 AND ALL OF LOT 902, BLOCK 30 (OPEN SPACE) AS SHOWN ON SUBDIVISION PLAT OF ARCADIA RIDGE COLLECTOR PH II AS RECORDED IN VOLUME 9699, PAGE 132, AND BEING ALL OF THAT 20.33 ACRE TRACT AS CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 16678, PAGE 1438, AND BEING A PORTION OF THAT 691.094 ACRE TRACT AS CONVEYED TO CTMGT RANCHO DEL LAGO, LLC, AS RECORDED IN VOLUME 15880, PAGE 1694, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, TO ESTABLISH LOT 77, BLOCK 30, COUNTY BLOCK 4355.



**Moy Tarin Ramirez Engineers, LLC**

FIRM TBPE NO. F-5297 & TBPLS NO. 10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DR. BRIAN T. WOODS, SUPERINTENDENT  
NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
5900 EVERS ROAD  
SAN ANTONIO, TEXAS 78238  
TEL: (210) 397-1200

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RANCHO DEL LAGO ELEMENTARY SCHOOL 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

### CERTIFICATE OF APPROVAL:

THIS PLAT OF RANCHO DEL LAGO ELEMENTARY SCHOOL HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER  
BEXAR COUNTY, TEXAS





# PLAT NUMBER 180581

## REPLAT & SUBDIVISION PLAT ESTABLISHING RANCHO DEL LAGO ELEMENTARY SCHOOL

BEING A TOTAL OF 20.698 ACRES (901,615 SQUARE FEET) INCLUSIVE OF A 1.147 ACRE RIGHT-OF-WAY DEDICATION AND A 0.086 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, BEING COMPRISED OF ALL OF LOT 901 AND ALL OF LOT 902, BLOCK 30 (OPEN SPACE) AS SHOWN ON SUBDIVISION PLAT OF ARCADIA RIDGE COLLECTOR PH II AS RECORDED IN VOLUME 9699, PAGE 132, AND BEING ALL OF THAT 20.33 ACRE TRACT AS CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 18678, PAGE 1438, AND BEING A PORTION OF THAT 691.084 ACRE TRACT AS CONVEYED TO CTMGT RANCHO DEL LAGO, LLC, AS RECORDED IN VOLUME 15880, PAGE 1694, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, TO ESTABLISH LOT 77, BLOCK 30, COUNTY BLOCK 4355.

SCALE: 1"=100'

100 50 0 100



**Moy Tarin Ramirez Engineers, LLC**

FIRM TYPE NO. F-5297 & TBPLS NO. 10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

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 INDICATED 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/DEVELOPER: DR. BRIAN T. WOODS, SUPERINTENDENT  
NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
6900 EVERS ROAD  
SAN ANTONIO, TEXAS 78238  
TEL: (210) 397-1200

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

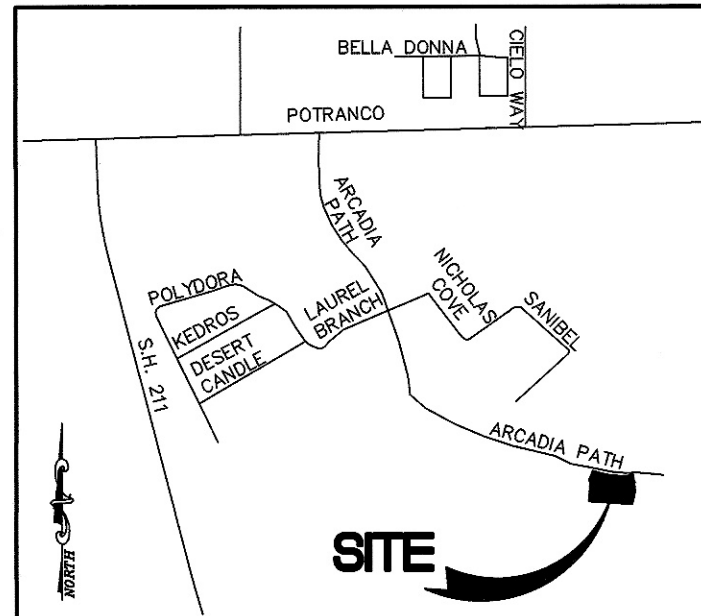
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ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER  
BEXAR COUNTY, TEXAS



### LOCATION MAP

NOT TO SCALE

#### LEGEND

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①	EXISTING LOT DATA

#### KEYNOTES

- 43' RIGHT OF WAY DEDICATION (1.147 ACRES)
- VARIABLE WIDTH RIGHT OF WAY DEDICATION (0.086 ACRES)
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- 14' EGTCTV EASEMENT
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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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

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ROLANDO RAMIREZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87870  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

#### CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

#### SAWS IMPACT FEE:

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.

#### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895.2 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

#### SAWS DEDICATION NOTE:

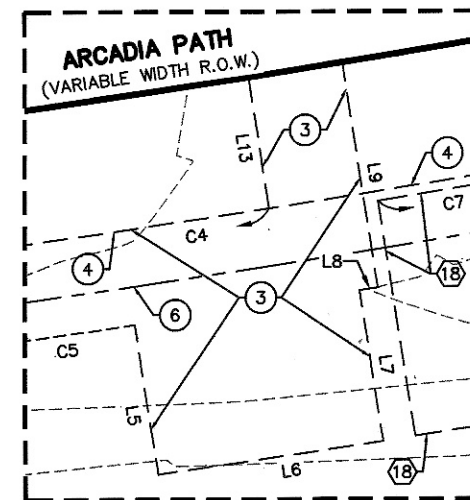
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### WASTEWATER EDU NOTE:

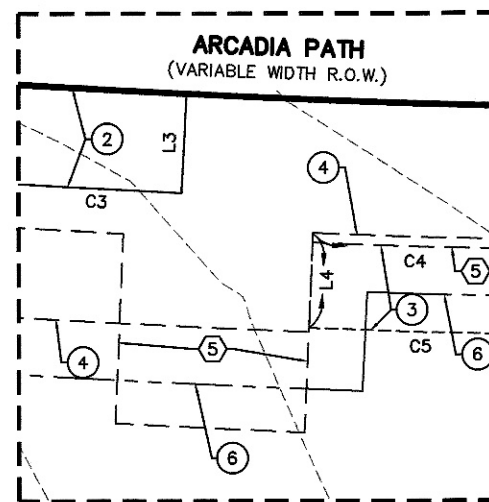
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

#### BUILDING SETBACK NOTE:

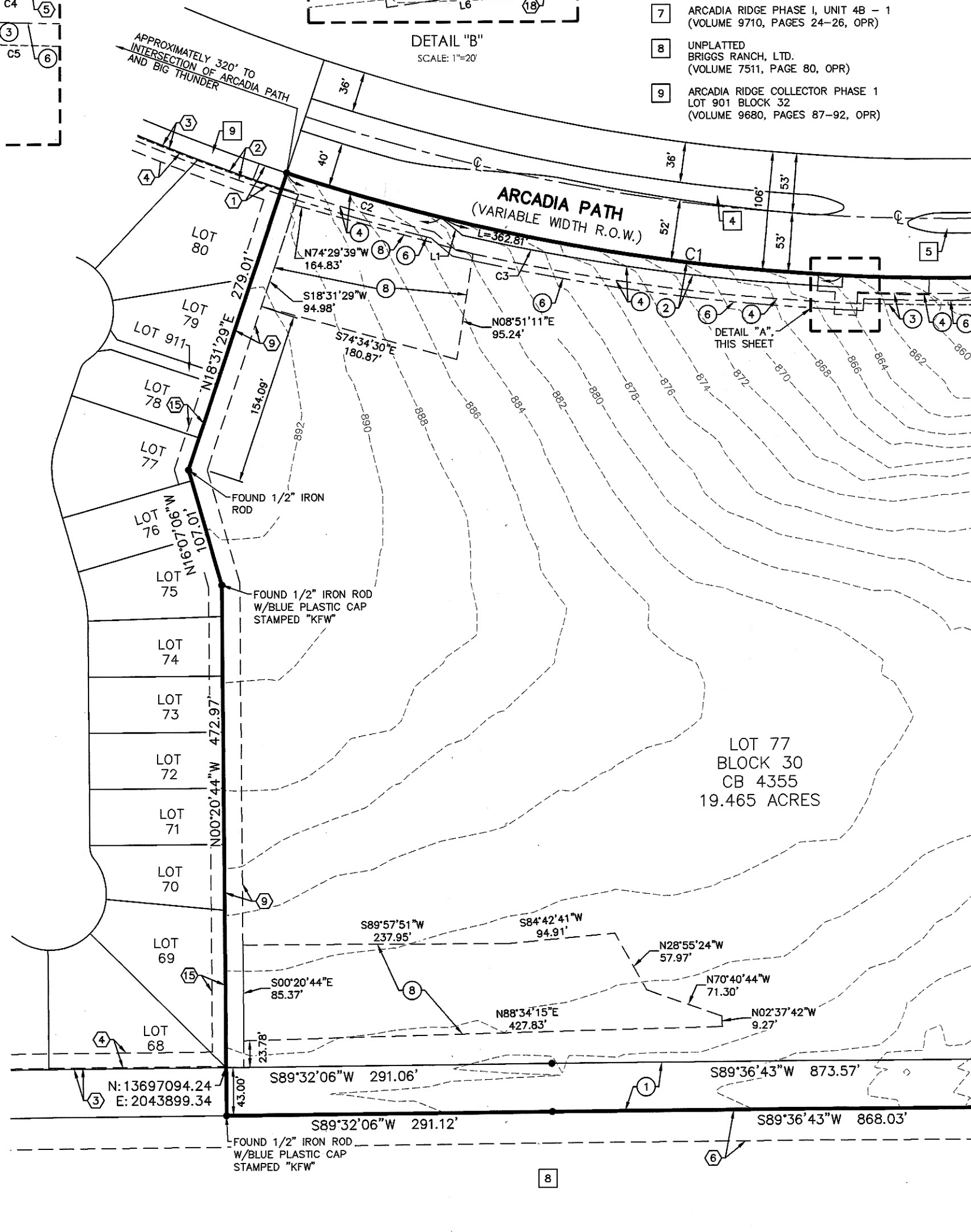
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



DETAIL "B"  
SCALE: 1"=20'

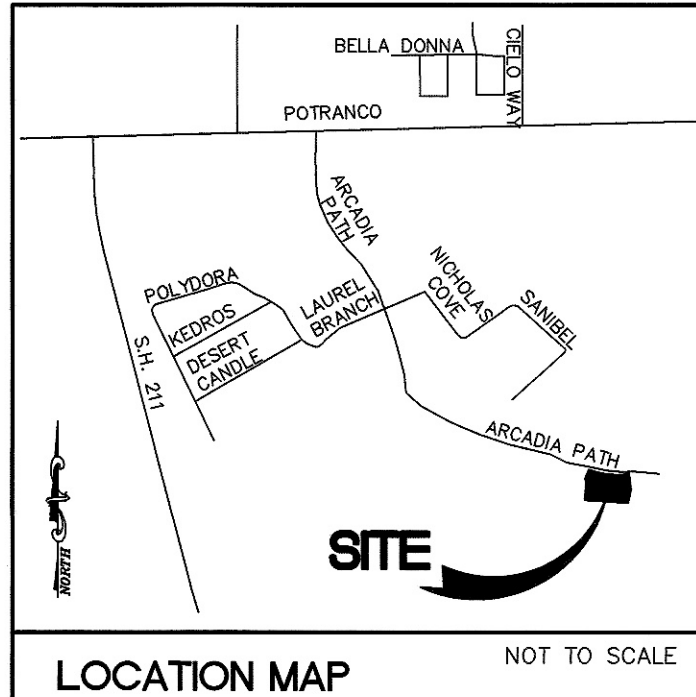


DETAIL "A"  
SCALE: 1"=20'



MATCHLINE "A" SEE SHEET 3 OF 3





LOCATION MAP

LEGEND

- 702--- EXISTING CONTOUR
- ADJACENT PROPERTY
- EASEMENT
- CENTERLINE
- BUILDING SETBACK LINE
- EGCTV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- ROW RIGHT OF WAY
- CB COUNTY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- N.V.A.E. NON-VEHICULAR ACCESS EASEMENT
- 1 PROPOSED EASEMENT
- 1 EXISTING EASEMENT
- 1 EXISTING LOT DATA

KEYNOTES

- LOT 901, BLOCK 30, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- LOT 902, BLOCK 30, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- UNPLATTED CTMGT RANCHO DEL LAGO, LLC. (VOLUME 15880, PAGE 1694, OPR)
- LOT 909, BLOCK 52, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- LOT 910, BLOCK 52, OPEN SPACE ARCADIA RIDGE COLLECTOR PH II (VOLUME 9699, PAGE 132, OPR)
- ARCADIA RIDGE PHASE 2, UNIT 6A (VOLUME 9723, PAGE 220, OPR)
- ARCADIA RIDGE PHASE 1, UNIT 4B - 1 (VOLUME 9710, PAGES 24-26, OPR)
- UNPLATTED BRIGGS RANCH, LTD. (VOLUME 7511, PAGE 80, OPR)
- ARCADIA RIDGE COLLECTOR PHASE 1 LOT 901 BLOCK 32 (VOLUME 9680, PAGES 87-92, OPR)

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

ROLANDO RAMIREZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87870  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

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BUILDING SETBACK NOTE:

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

NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802900345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTES:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #1883141) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

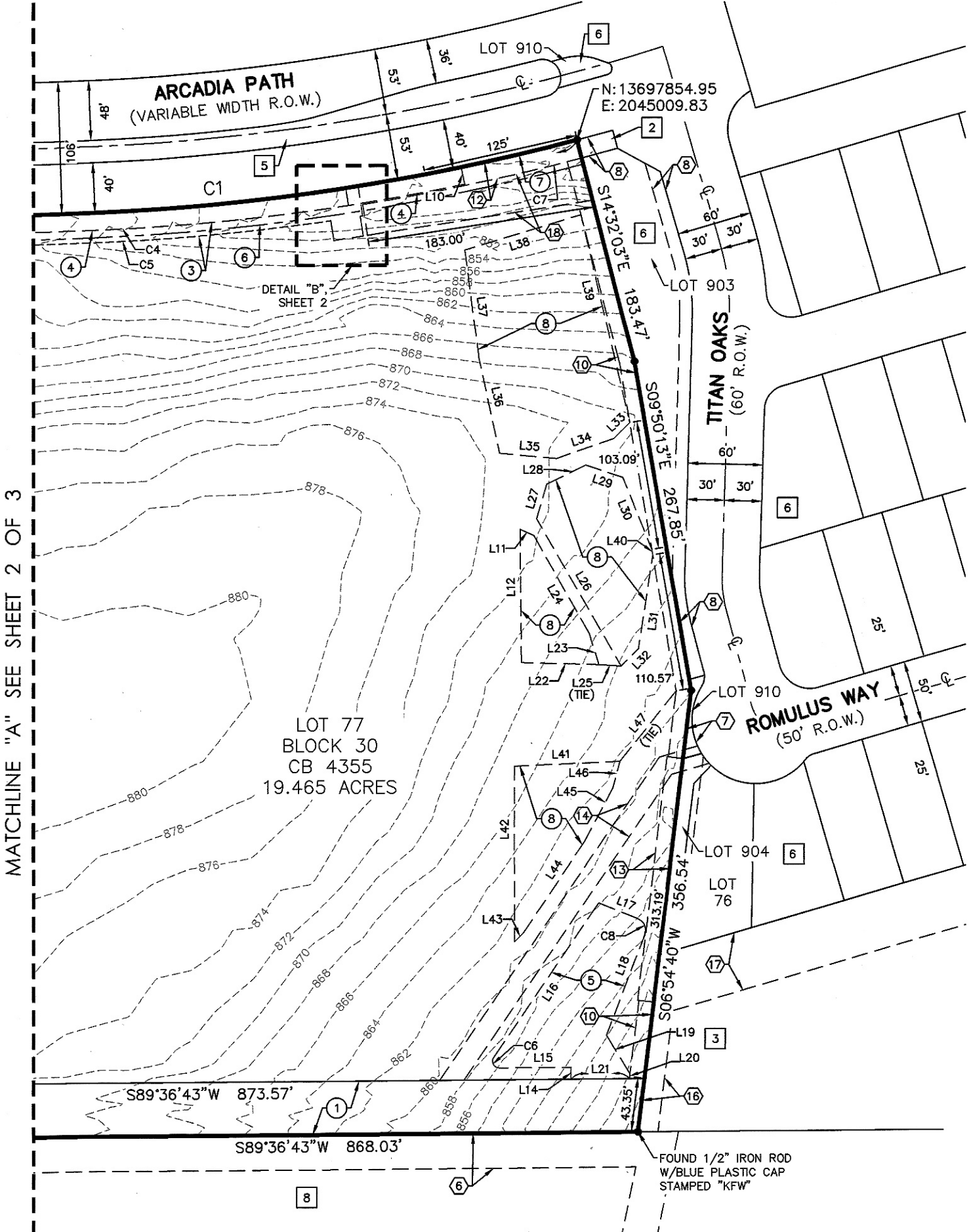
TREE SAVE AREA NOTE: LOT 77, BLOCK 30, CB 4355 (1.96 AC.) IS DESIGNATED AS TREE SAVE AREAS.

KEYNOTES

- 43' RIGHT OF WAY DEDICATION (1.147 ACRES)
- VARIABLE WIDTH RIGHT OF WAY DEDICATION (0.086 ACRES)
- VARIABLE WIDTH WATER EASEMENT (0.98 ACRES)
- 14' EGCTV EASEMENT
- VARIABLE WIDTH STORM WATER DETENTION EASEMENT (0.21 ACRES)
- 20' BUILDING SETBACK LINE
- 1' N.V.A.E. (0.003 ACRES)
- TREE SAVE AREAS (1.95 ACRES)

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	1069.53'	1855.00'	033°02'05"	1054.77'	S88°00'38"E
C2	143.95'	1855.00'	004°28'46"	143.91'	S73°42'58"E
C3	342.86'	1909.49'	010°17'16"	342.40'	S81°59'43"E
C4	361.76'	1879.32'	011°01'45"	361.20'	S86°52'48"W
C5	347.84'	1879.00'	010°36'23"	347.34'	S87°07'21"W
C6	11.97'	5.50'	124°41'21"	9.74'	N28°02'37"W
C7	179.91'	1870.00'	005°30'44"	179.84'	S78°13'42"W
C8	16.37'	10.50'	089°19'22"	14.76'	S23°38'19"E

Line Table		
Line #	Length	Direction
L1	24.63'	S49°25'09"E
L3	10.44'	N02°49'50"E
L4	10.00'	S02°27'23"W
L5	15.94'	N08°44'16"W
L6	24.00'	N81°43'12"E
L7	16.09'	N08°43'28"W
L8	1.92'	S82°21'34"W
L9	24.00'	N08°52'50"W
L10	14.03'	N11°34'43"W
L11	11.85'	N66°24'10"W
L12	106.65'	S00°25'12"E
L13	14.00'	N08°49'04"W
L14	9.50'	N00°23'17"W
L15	57.40'	S89°36'43"W
L16	149.38'	N34°18'04"E
L17	33.52'	S68°18'00"E
L18	85.76'	S21°01'22"W
L19	36.39'	S31°23'57"E
L20	3.79'	S06°54'51"W
L21	46.94'	N89°36'43"E
L22	62.47'	S88°26'02"E
L23	26.17'	N17°39'03"W
L24	90.35'	N29°27'34"W
L25	17.87'	S86°02'44"E
L26	136.43'	N29°52'00"W
L27	28.89'	N16°28'18"E
L28	34.82'	N64°18'21"E
L29	31.35'	S71°46'47"E
L30	62.38'	S21°48'32"E
L31	75.85'	S08°42'12"W
L32	19.63'	S45°01'21"W
L33	18.35'	N45°45'49"E
L34	48.34'	N71°03'11"E
L35	45.92'	S84°36'52"E
L36	77.28'	S12°20'49"E
L37	88.26'	S07°23'51"E
L38	97.35'	S73°41'33"W
L39	171.45'	N13°41'10"W
L40	4.60'	S09°50'13"E
L41	84.84'	S87°31'30"W
L42	140.87'	S00°00'00"W
L43	9.72'	N45°01'24"E
L44	88.88'	N33°59'36"E
L45	48.29'	N27°52'35"E
L46	22.01'	N14°46'07"E
L47	72.25'	N38°48'39"E



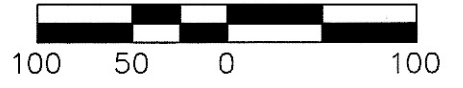
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 180581

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
RANCHO DEL LAGO  
ELEMENTARY SCHOOL

BEING A TOTAL OF 20.698 ACRES (901,615 SQUARE FEET) INCLUSIVE OF A 1.147 ACRE RIGHT-OF-WAY DEDICATION AND A 0.086 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, BEING COMPRISED OF ALL OF LOT 901 AND ALL OF LOT 902, BLOCK 30 (OPEN SPACE) AS SHOWN ON SUBDIVISION PLAT OF ARCADIA RIDGE COLLECTOR PH II AS RECORDED IN VOLUME 9699, PAGE 132, AND BEING ALL OF THAT 20.33 ACRE TRACT AS CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 16678, PAGE 1438, AND BEING A PORTION OF THAT 691.094 ACRE TRACT AS CONVEYED TO CTMGT RANCHO DEL LAGO, LLC, AS RECORDED IN VOLUME 15880, PAGE 1694, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. TO ESTABLISH LOT 77, BLOCK 30, COUNTY BLOCK 4355.

SCALE: 1"=100'



**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners

FIRM TBPE NO. F-5297 & TBPLS NO. 10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

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 INDICATED 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/DEVELOPER: DR. BRIAN T. WOODS, SUPERINTENDENT  
NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
5900 EVERS ROAD  
SAN ANTONIO, TEXAS 78238  
TEL: (210) 367-1200

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ RANCHO DEL LAGO ELEMENTARY SCHOOL \_\_\_\_\_ 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 \_\_\_\_\_

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

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

CERTIFICATE OF APPROVAL

THIS PLAT OF \_\_\_\_\_ RANCHO DEL LAGO ELEMENTARY SCHOOL \_\_\_\_\_ HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER  
BEXAR COUNTY, TEXAS