

LEGEND

● S.I.R.	=	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W.	=	RIGHT - OF - WAY
		DEED AND PLAT RECORDS

D.P.R.

E.G.T. & TV.E.

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

TERESA A. SEIDEL

KFW SURVEYING, LLC

PHONE: 210-979-8444

FAX: 210-979-8441

3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231

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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS O.P.R. OF BEXAR COUNTY, TEXAS

VOLUME PG. PAGE C.B. COUNTY BLOCK

VEHICULAR NON - ACCESS V.N.A.E.

TELEPHONE. & CABLE

CPS/SAWS/COSA UTILITY<u>:</u> 1. 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," "OVERHAND 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 RECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-AY AREAS, TOGETHER 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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OF EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

> THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMÁ) WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE
> DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE
> (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

COORDINATE SYSTEM ESTABLISHED FOR

NORTH AMERICAN DATUM (N.A.D.) OF 1983.

GRID WITH A COMBINED SCALE FACTOR OF

SUBJECT TO INUNDATION BY 1% ANNUAL

DETERMINED TO BE OUTSIDE THE 0.2%

FLEVATIONS DETERMINED ZONE X AREAS

ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0345F, DATED

CHANCE FLOOD WITH BASE FLOOD

5 THE ELEVATIONS FOR THIS SURVEY ARE

THE TEXAS SOUTH CENTRAL ZONE 4204,

3. THE COORDINATES SHOWN HEREON ARE

TREE SAVE AREA: LOT 909, BLOCK 39, CB 4355, (6.96 AC.), LOT 901, BLOCK 38, CB 4355 (3.06 AC.), ND LOT 904, BLOCK 50, CB 4355 (15.31 AC.) ARE DESIGNATED AS TREE SAVE A PORTION OF THE REFERENCED PROPERTY AREAS. IS IN ZONE AE, SPECIAL HAZARD AREA

TREE NOTE: 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).

INGRESS & EGRESS (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.

<u>INGRESS & EGRESS (WATER):</u> THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND

DESIGNATED AS OPEN SPACE AND AS TREE SAVE AREA, COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

N88° 22' 15"W

S65° 48' 37"W

S21° 12' 14"E

S26° 46' 20"E

S81° 29' 22"E

S70° 30′ 29″E

S78° 50' 35"E

N58° 41' 18"V

N76° 55' 43"W

N41° 14' 39"W

S37° 39' 37"E

S00° 21' 34"W

S46° 01' 15"W

S57° 02' 38"W

S54° 29' 52"W

N65° 48' 37"E

S00° 29' 09"E

N60° 58' 30"E

N57° 02' 38"E

N46° 01' 15"E

S00° 29' 09"E

Parcel Line Table

Line # | Length | Direction

86.69'

59.14'

103.06'

5.84'

48.38'

30.71'

117.72'

99.83'

46.08

107.52'

24.53'

76.19'

66.92"

10.00'

35.61'

59.14'

68.10'

51.42'

10.00'

29.60'

43.00'

L2

L3

L4

L5

L6

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L27

EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT

<u>OPEN SPACE NOTE:</u> LOT 901, BLOCK 38, CB 4355, LOT 904, BLOCK 50, CB 4355, LOT 909, BLOCK 39, CB 4355, IS

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.

<u>SAWS HIGH PRESSURE NOTE:</u> A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET WHERE

MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARK, TREE SAVE ARES, INCLUDING LOT 901 BLOCK 38 CB 4355, LOT 904 BLOCK 50 CB 4355, LOT 909 BLOCK 39 CB 4355, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERT OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR

<u>INGRESS/EGRESS NOTE</u> NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

Chord Bearing

S21°23'00"E

S27°17'54"E

S26°54'40"E

N31°08'52"E

S16°24'36"W

S23°07'36"E

S51°31'56"W

N19°26'49"W

N67°31'02"E

N61°47'42"E

N51°31'56"E

S62°42'05"W

S68°14'15"W

N33°54'44"W

N56°23'18"W

N64°27'11"W

S18°37'00"E

Curve Table

Delta

22°57'07"

11°24'07"

0°39'42"

56°53'20"

86°21'52"

12°22'13"

11°01'23"

4°56'54'

3°24'49'

8°01'51

11°01'23'

6°13'05"

4°51'16"

14°39'50'

14°09'34'

16°18'40"

Chord

261.43'

8.55'

33.34'

47.90'

420.74'

147.91'

63.89'

12.21'

144.25'

159.44'

105.22'

12.28'

188.87'

337.02"

87.51'

126.26'

Radius

657.00'

743.00'

740.00'

35.00'

35.00

1952.56'

770.00'

740.00'

205.00'

1030.00'

830.00

970.00

145.00

740.00'

645.00

355.00'

445.00'

Length

263.19"

147.86'

8.55'

34.75

52.76'

421.56'

148.14

63.91'

12.21'

144.37'

159.68'

105.27

12.28'

189.39'

340.97

87.73'

126.68'

Curve #

C1

C3

C4

C8

C9

C10

C11

C12

C13

C14

C15

C17

C18

C22

C34

LAND PLAT 18-900029

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 1, UNIT 5D

BEING 30.83 ACRE 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, PAGES 1694 - 1705 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 PHONE: (469) 892 - 7200

STATE OF TEXAS

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 ne #. (210) 979-8444 • Fax #. (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300 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

DULY AUTHORIZED AGEN

COUNTY OF BEXAR DALLAS

FORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED $M_{SHLDOAM}$ (10) 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

STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES

HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF 5 CP4 A.D. 2019

HEXAR COUNTY TEXAS

Notary 1D #123942280 August 16, 2021

CERTIFICATE OF APPROVAL

DATED THIS

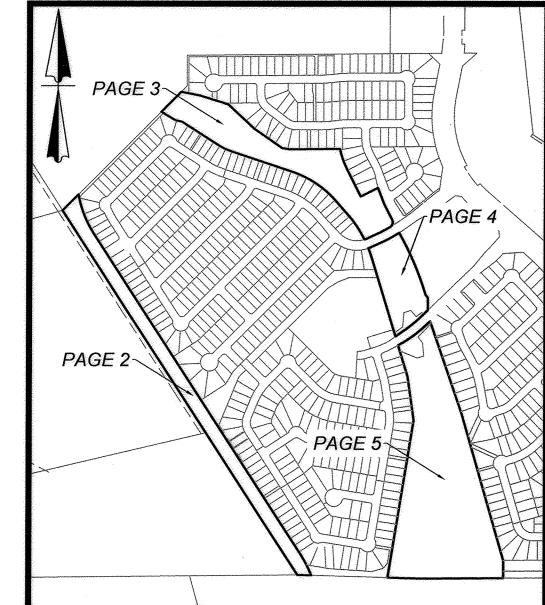
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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, B	EXAR COUNTY, TX	

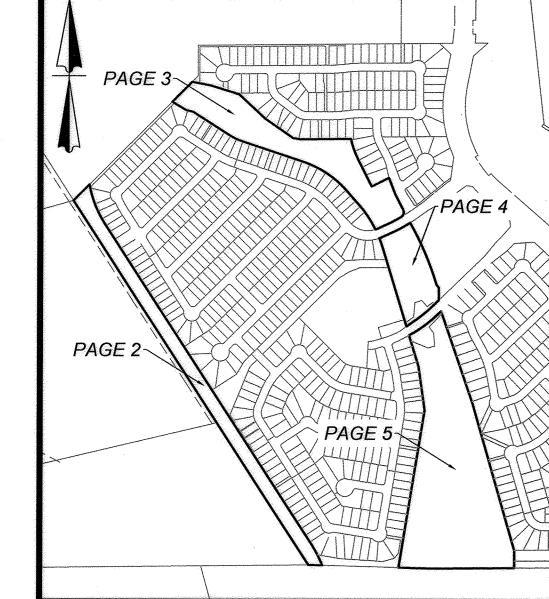
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 1, UNIT 5D 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 ___



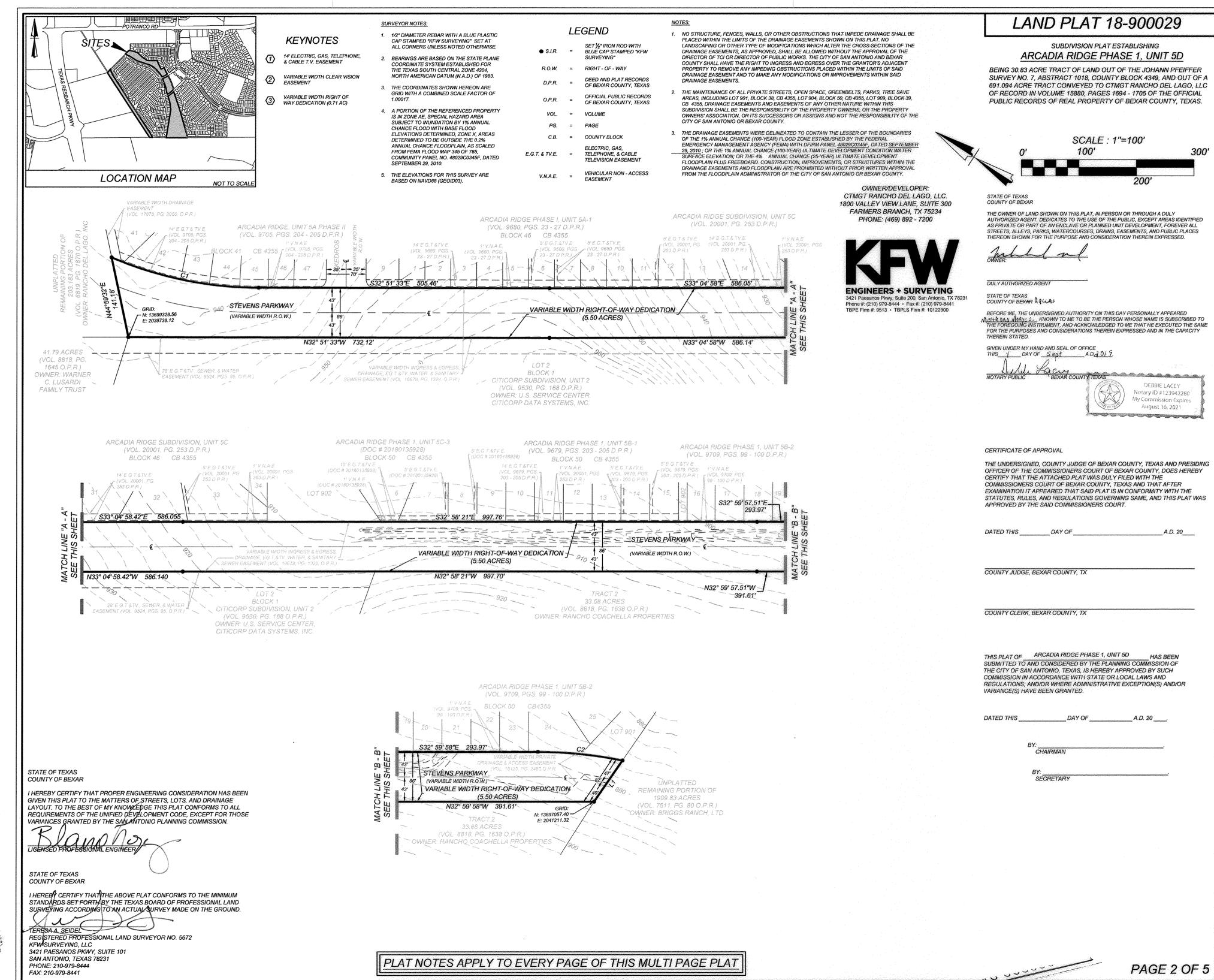
INDEX MAP SCALE: 1" 600'





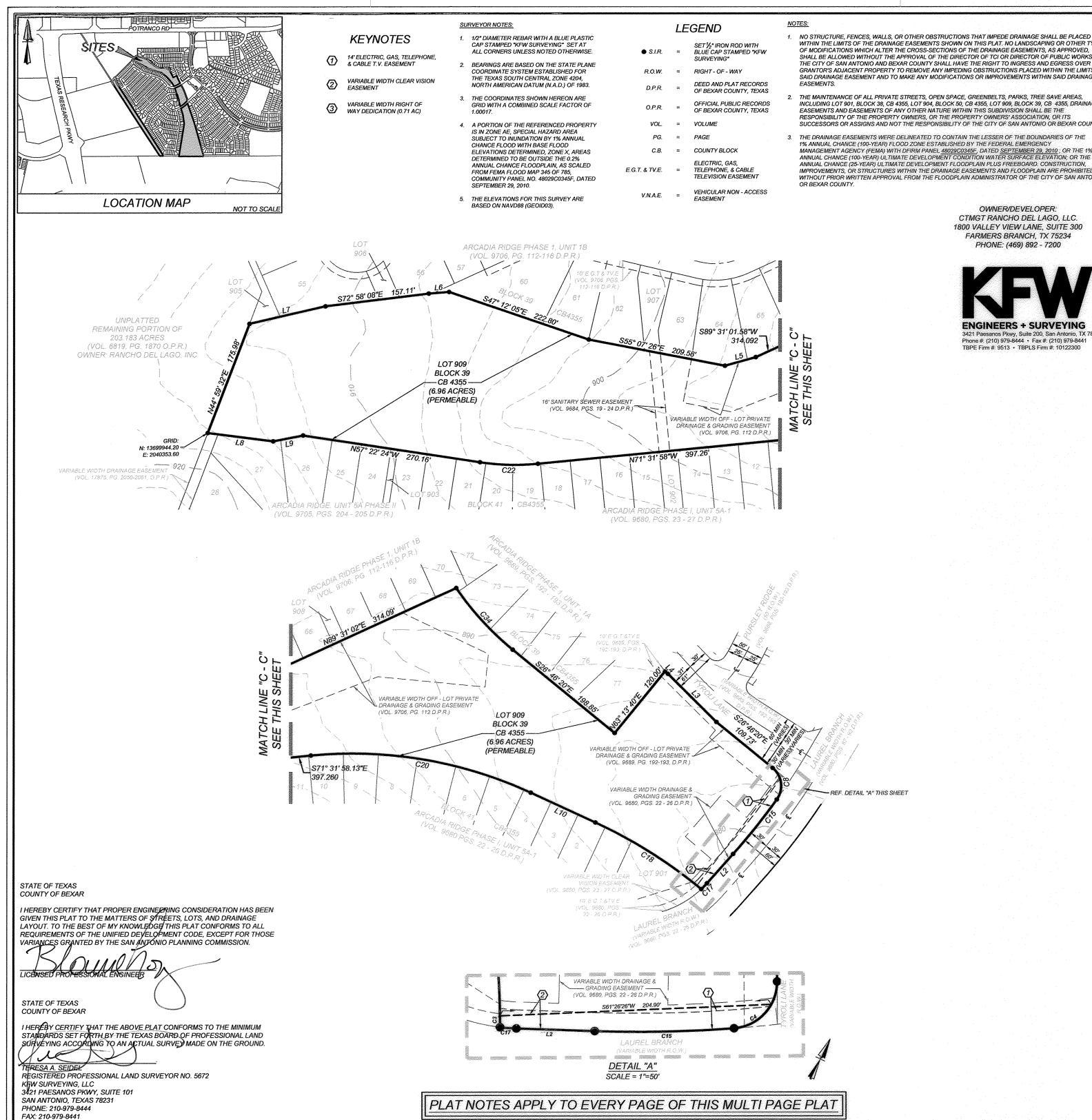


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



TERESA A. SEIDEL

BLAINE P. LOPEZ



BLAINE P. LOPEZ

5672

- WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PILET. 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 TO 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
- 2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 38, CB 4355, LOT 904, BLOCK 50, CB 4355, LOT 909, BLOCK 39, CB 4355, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.
- 3. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO

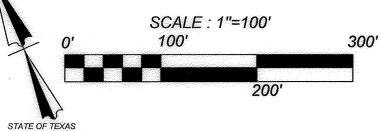
OWNER/DEVELOPER: CTMGT RANCHO DEL LAGO. LLC. 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234 PHONE: (469) 892 - 7200



LAND PLAT 18-900029

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 1, UNIT 5D

BEING 30.83 ACRE 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, PAGES 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, 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.

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AUTHORITY IN 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



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.

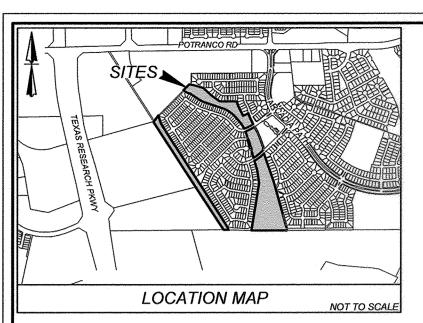
DATED THIS	DAY OF	A.D. 20_
COUNTY ILIDGE F	BEXAR COUNTY, TX	
JOONTT JODGE, E	EXAR COUNTY, IX	
COUNTY CLERK, E	EXAR COUNTY, TX	

THIS PLAT OF ____ ARCADIA RIDGE PHASE 1, UNIT 5D 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
ВУ		
	CHAIRMAN	



PAGE 3 OF 5



KEYNOTES

- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH RIGHT OF WAY DEDICATION (0.71 AC)

ARCADIA RIDGE PHASE I, UNIT 5A-1

(VOL. 9680, PGS. 22 - 23 D.P.R.) BLOCK 41

UNPLATTED

32.981 ACRES (VOL. 17929, PG. 2473, O.P.R.) OWNER: PULTE HOMES OF TEXAS, LP.

OFF - LOT 60' WIDE DRAINAGE &

(VOL 9679, PGS, 203 - 205 D P)

CB 4355

SURVEYOR NOTES: 1 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, VARIABLE WIDTH CLEAR VISION EASEMENT NORTH AMERICAN DATUM (N.A.D.) OF 1983.
 - A PORTION OF THE REFERENCED PROPERTY IS IN ZONE AE SPECIAL HAZARD AREA SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48029C0345F, DATED

3. THE COORDINATES SHOWN HEREON ARE

GRID WITH A COMBINED SCALE FACTOR OF

5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

GRID: N: 13699190.90 -

N: 13698543.80 --E: 2041819.22

LOT 901

BLOCK 4:

CB 4355

ARCADIA RIDGE PHASE I. UNIT 5B-1

VOL. 9680, PGS, 22 - 23 D.P.R.;

LOT 1

~ BLOCK 38 CB 4355

L. 9684, PGS. 19 - 24 D.P.R.

LOT 901

BLOCK 38

-CB 4355 -

(3.06 ACRES)

(PERMEABLE)

SET 1/3" IRON ROD WITH

LEGEND

- BLUE CAP STAMPED "KFW
- RIGHT OF WAY R.O.W. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS O.P.R.

COUNTY BLOCK

- VOL. VOLUME
- ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT E.G.T. & TV.E.
- VEHICULAR NON ACCESS V.N.A.E. = EASEMENT

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TICL OR 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE
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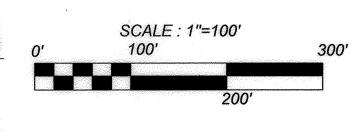
OWNER/DEVELOPER: CTMGT RANCHO DEL LAGO, LLC. 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234 PHONE: (469) 892 - 7200



LAND PLAT 18-900029

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 1, UNIT 5D

BEING 30.83 ACRE 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, PAGES 1694 - 1705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEXAR

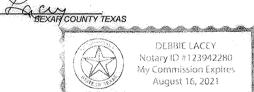
THE OWNER OF LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

DULY AUTHORIZED AGEN

STATE OF TEXAS COUNTY OF BEXAR DALLAS

FORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MANUSED MAY DI, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF 5 Ppg A.D. 2019.



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 1, UNIT 5D 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 ____

SECRETARY

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.

STATE OF TEXAS COUNTY OF BEXAR

SAN ANTONIO, TEXAS 78231

PHONE: 210-979-8444

FAX: 210-979-8441

5672 5°50 \$48881982

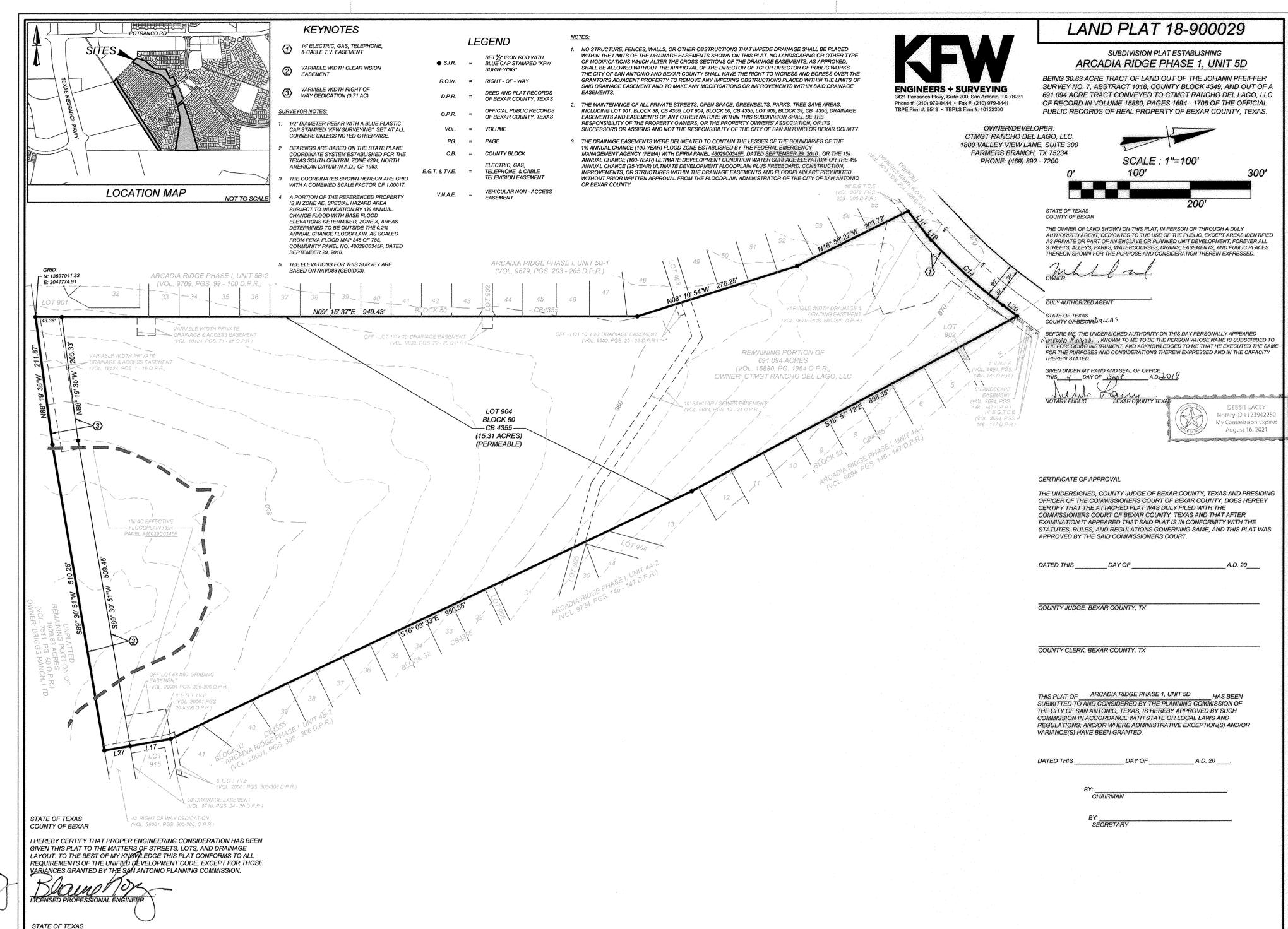
I HEBEBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101

PAGE 4 OF 5









5672

COUNTY OF BEXAR

TERESA A. SEIDEL

KFW SURVEYING, LLC

PHONE: 210-979-8444

FAX: 210-979-8441

\$421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231

LHEREBY CERTIEY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SEXFORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

BLAINE P. LOPEZ

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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