

SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN

THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE

AT ALL CORNERS UNLESS NOTED OTHERWISE

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

LEGEND:

● = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY" ▲ = SET 1/3" 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

C.B. = COUNTY BLOCK

€ = CENTERLINE L.F. = LINEAR FEFT

-100--- = EXISTING CONTOURS

- (100) - = PROPOSED CONTOURS

KEYNOTES:

10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

15' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT (0.02 ACRE)

(6) 16' SANITARY SEWER EASEMENT

OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT OFF-LOT VARIABLE WILLIN FRAVAL E DO (0.02 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE)

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.06 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)

OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV. INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (2.30 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)

OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.13 ACRE PERMEABLE) (0.01 ACRE

OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS. TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.84 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE TELEPHONE, CABLE TV, WATER, SANDART SEVER SESSION OF EASEMENT (0.08 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE. CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.58 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON NCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.06 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.94 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC LOT & STREET R.O.W.

(17) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOLUME 11073, PAGE 2173 O.P.R.)

30' PERMANENT SANITARY SEWER EASEMENT

(VOLUME 11073, PAGE 1994 O.P.R.) OFF-LOT 20' SANITARY SEWER EASEMENT

(CONCURRENT PLAT NO. 20-11800427) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT &

4 BUILDING SETBACK LINE (VOLUME 9721, PAGES 63-67 D.P.R.)

20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)

STATE OF TEXAS **COUNTY OF BEXAR**

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

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:

Jungs of Junn DOUGLAS A. KRAMER

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO TEXAS 78231 PHONE: 210-979-8444

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND

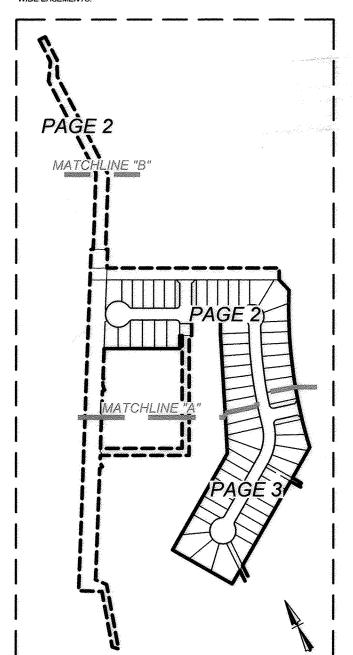
WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR 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 TO 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 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 OACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY

ANY CPS 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 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

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT



PAGE INDEX SCALE: NOT-TO-SCALE

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, FASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR

CTMGT RANCHO DEL LAGO 1800 VALLEY VIEW LANE, SUITE 300

FARMERS BRANCH TEXAS 75234 OFF-LOT 16' SANITARY SEWER EASEMENT (0.02 ACRE) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE FASEMENT (0.02 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS,

WATER, SANITARY SEWER & DRAINAGE EASEMENT (2:30 ACRE PERMEABLE) (0:01 ACRE OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.13 ACRE PERMEABLE) (0.01 ACRE OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV. WATER,

OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, LECCTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.84 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.08 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON

INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.94 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC LOT & STREET R.O.W.)

DULY AUTHORIZED AGENT

<u>SAWS WASTEWATER EDU:</u> THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS UBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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

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

<u>BUILDING SETBACK LINE</u> 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

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AIP # 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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 ARBORIST OFFICE 35-477(h)

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOT THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F & 48029C0365F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS

Chord Chord Bearin

668.74' S19°35'51"W

47.38' \$17°29'27"W

48.30' N21°27'19"E

80.00' S14°53'09"W

21.39' S59°24'15"W

S72°10'48"W

S17°49'12"E

S83°08'17"E

S18°54'18"E

S45°19'40"W

S29°13'08"V

N35°18'31"E

N19°25'00"E

N18°54'18"VI

S35°14'42"E

21.21'

21.21'

10.42'

101.54'

10.42'

1625.00' 10°11'01" 288.44' \$19°55'05"W

15.00' 89°56'26" 21.20' \$30°08'38"E

225.00' 42°52'17" 164.46' \$35°21'29"W

55.00' 290°18'01" 62.86' N33°12'22"W

15.00' 55°09'00" 13.89' N84°22'08"E

15.00' 55°09'00" 13.89' \$89°36'17"W

55.00' 290°18'01" 62.86' N27°10'48"E

15.00' 90°00'00" 21.21' N72°10'48"E

55.00' 47°55'15" 44.67' \$21°22'15"W

55.00' 64°22'43" 58.60' \$24°09'52"W

55.00' 13°20'50" 12.78' N49°40'48"E

13.89'

128.19'

326.51'

21.21'

13.89'

Length

60.14'

8.35'

50.00

L9 24.12'

L10 50.00'

L11 65.19'

L14 106.21

L15 50.00'

L16 10.00'

L17 14.09'

L20 98.44'

L23 103.24'

L24 28.00°

L27 9.01'

9.01'

L21

L8

L3 147.49' S56° 47' 38"W

L4 42.46' S33° 12' 22"E

L6 14.92' S06° 53' 23"W

L7 48.49' N33° 12' 22"W

L12 151.58' N24° 02' 05"E

L13 58.98' N27° 10' 48"E

L18 50.57' S39° 47' 23"E

L19 28.42' N44° 59' 04"W

L22 | 82.12' | N33° 09' 42"E

L25 110.22' S00° 14' 57"E

L26 69.00' S26° 38' 57"W

L28 78.67' S29° 13' 01"W

L29 | 11.19' | N85° 24' 37"E

Direction

S16° 28' 42"E

N83° 06' 37"W

S00° 46' 49"V

S56° 47' 38"W

N00° 46' 49"E

S56° 47' 38"W

N62° 49' 12"V

S27° 10' 48"W

N62° 49' 12"W

S81° 58' 30"W

N60° 46' 59"W

S62° 49' 12"E

N00° 14' 57"W

N89° 38' 13"E

S62° 49' 12"E

50.00' S27° 10' 48"W

Curve Table

Radius

2030.00

15.00'

15.00'

51.00'

15.00'

2030.00'

Curve # | Length

23.56

48.99'

50.00

23.56'

10.64

150.52'

10.64

288.82'

23.55'

80.00'

23.81'

168.36*

278.67

14.44'

131.25

327.03

38.32'

23.56'

14.44

278.67'

14.44'

23.56'

46.00'

61.80'

12.81'

C2

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C17

C18

C19

C20

C21

C22

C23

C24

C25

C27

Delta

18°57'41"

90°00'00'

40°38'08"

169°06'05"

40°38'08"

2°15'29"

55°09'00"

25.00' 87°49'48" 34.68'

15.00' 90°57'48"

175.00' 42°58'14"

1675.00' 11°11'11"

15.00' 90°00'00"

15.00' 55°09'00"

55.00' 51°01'53"

55.00' 52°05'23"

15.00' 90°00'00"

<u>INGRESS AND EGRESS NOTE (SEWER).</u> 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.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE
SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 COMMON AREA MAINTENANCE NOTE. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,

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 RESIDENTIAL FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES

DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 61, 901-902, BLOCK 62, & 901-902, BLOCK 63, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER

ABOVE FINAL ADJACENT GRADE.

Line Table

L31 124.96' N29° 13' 01"E

L32 55.00' N27° 10' 48"E

L33 10.00' S62° 49' 12"E

L34 21.21' S72° 10' 48"W

L35 90.00' S27° 10' 48"W

L36 | 196,32' | S62° 49' 12"E

L38 91.02' \$75° 06' 51"E

L39 21.38' N60° 20' 40"E

L45 90.00' N27° 10' 48"E

L46 21.21' N17° 49' 12"W

L47 120.00' N27° 10' 48"E

L48 | 2.25' | N44° 40' 08"W

L49 9.72' N87° 24' 37"E

L50 120.09' S75° 06' 51"E

L51 6.26' S26° 11' 19"W

L52 | 121.36' | \$75° 06' 51"E

L53 120.00' N27° 10' 48"E

L54 6.80' S33° 38' 47"E

L55 50.00' N27° 10' 48"E

L56 24.12' N56° 47' 38"E

L57 | 14.88' | S29° 13' 01"W

S25° 00' 36"W

N30° 34' 22"N

N75° 06' 51"W

N13° 49' 24"E

N62° 49' 12"W

L37 46.86'

L40 21.38'

L41 89.78'

L42 51.41'

L43 51.41'

L44 50.00'

Line # Length Direction

2.92'

<u>OPEN SPACE NOTE;</u> LOTS 901, BLOCK 61, (0.07 ACRE PERMEABLE), 901, BLOCK 62, (0.07 ACRE PERMEABLE),

902, BLOCK 62, (0.04 ACRE PERMEABLE) & (0.02 ACRE NON-PERMEABLE), 901, BLOCK 63, (0.07 ACRE PERMEABLE), 902, BLOCK 63, (0.05 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

PLAT NUMBER 20-11800429

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 10A

BEING 16.50 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARIA SURVEY NO. 248, ABSTRACT NO. 954, C. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CALLED 17.98 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DOCUMENT NUMBER 20200262645 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.), AND ALSO CONTAINING A REMAINDER OF THE CALLED 691.094 ACRE TRACT OF LAND AS 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.



STATE OF TEXAS

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

MERITAGE HOMES RRIAN OTTO (OWNER 2722 W. BITTERS RD, SUITE 200 SAN ANTONIO TEXAS 78248

DULY AUTHORIZED AGENT

STATE OF TEXAS

RAYANNE NICOLE MILLER

Notary ID #132944616

February 26, 2025

My Commission Expires
February 26 2025

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 CAPACIT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF JULY, A.D. 20 1 BEXAR COUNTY TEXAS

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

A.D. 20

	······································
OUNTY JUDGE, BEXAR COUNTY, TX	

_DAY OF ___

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ___ARCADIA RIDGE PHASE 3 UNIT 10A __ 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:		
<i>D.</i> F	CHAIRMAN	

SECRETARY



COUNTY OF BEXAR DAILS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MANUAL TO THE PERSON WHOSE NAME IS SUBSCRIBED

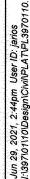
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY

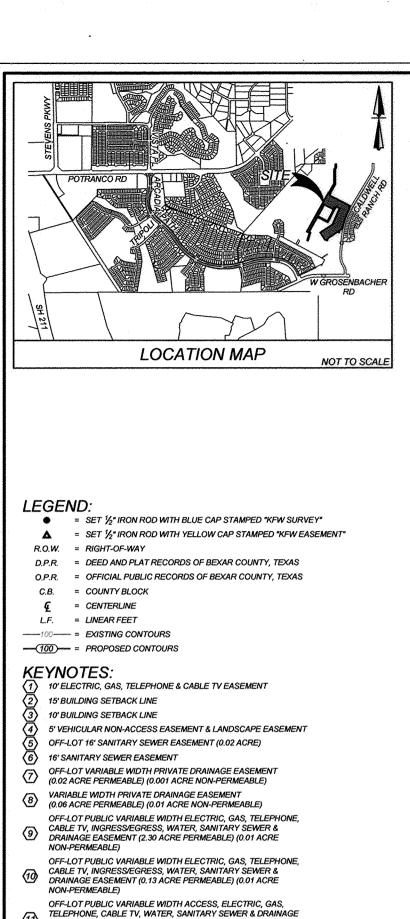
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20 AR COUNTY, TEXAS ballac





IDOUGLAS A. KRAMER 6632 6.29.2021





EASEMENT (0.84 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

12 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS,

(0.58 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.06 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON

VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT &

20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

30' PERMANENT SANITARY SEWER FASEMENT (VOLUME 11073, PAGE 1994 O.P.R.)

OFF-LOT 20' SANITARY SEWER EASEMENT

(CONCURRENT PLAT NO. 20-11800427

BUILDING SETBACK LINE (VOLUME 9721, PAGES 63-67 D.P.R.)

(VOLUME 9721, PAGES 63-67 D.P.R.)

STATE OF TEXAS

(VOLUME 11073, PAGE 2173 O.P.R.)

TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.08 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.94 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC LOT & STREET R.O.W.)

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

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 THE 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 MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING OTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE TO 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 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 ANY CPS 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 ALTERATION. SUCH EASEMENTS ARE DESCRIBED HEREON ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES MATCHLINE "B" SEE THIS SHEET

<u>SAWS WASTEWATER EDU:</u> 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 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. WESTON OAKS BLOCK 33 SUBD. UNIT 2 C.B.4359. (VOLUME 9721, PAGES 63-67 D.P.R.)

BLOCK 27~

C.B.4359

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 CTMGT RANCHO DEL LAGO 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TEXAS 75234

STATE OF TEXAS

PARMIERS BRANCH, TEAST 19234
OFF-LOT 16' SANITARY SEWER EASEMENT (0.02 ACRE)
OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
(0.02 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE)
OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV,
INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (2.30 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.13 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.84 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV,

> RAYANNE NICOLE MILLER Notary ID #132944616 My Commission Expires February 26, 2025

> > 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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS __DAY OF ___ A.D. 20

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

SEE PAGE 3 OF 3





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 ES FRANTED BY THE SAN ANTONIO PLANNING COMMISSION. 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: REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

RESIDENTIAL LOTS = 62

WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.08 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) 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 OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.94 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC LOT & STREET R.O.W.) CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED DULY AUTHORIZED AGENT 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT STATE OF TEXAS COUNTY OF DEMAR COLLAS THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MULA CALLED 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 GRAHAM MAXEY Notary Public, State of Texas Comm. Expires 05-12-2024 Notary ID 132473474 MATCHLINE "B' SEE THIS SHEET UNPLATTED 691.094 ACRES (VOLUME 15880, PAGES 1694 - 1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC S62° 49' 12"E 726.59 LOT 902, BLOCK 63 LOT 901. BLOCK 61 VARIABLE WIDTH OPEN SPACE (0.05 ACRE PERMEABLE) GRID: 13699674.73 AZAN HEIGHT (50' R.O.W.) ARCADIA RIDGE CALDWELL RANCH ROAD 44.43' 51.37' 51.37' 40.00 (PLAT NUMBER 20-11800454) 33. S62° 49' 12"E 319.81' 32 UNPLATTED 691.094 ACRES (VOLUME 15880, PAGES 1694 - 1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC /29 MATCHLINE "A"

PLAT NUMBER 20-11800429

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 10A

BEING 16.50 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARIA SURVEY NO. 248, ABSTRACT NO. 954, C. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CALLED 17.98 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DOCUMENT NUMBER 20200262645 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.), AND ALSO CONTAINING A REMAINDER OF THE CALLED 691.094 ACRE TRACT OF LAND AS 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.

> SCALE: 1"=100' 300'

> > Phone # (210) 979-8444 • Fax # (210) 979-8441 BPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS

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

BRIAN OTTO (OWNER) 2722 W. BITTERS RD, SUITE 200 SAN ANTONIO, TEXAS 78248

DULY AUTHORIZED AGENT

STATE OF TEXAS

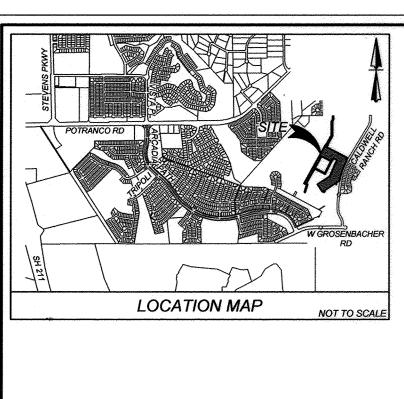
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF JULY, A.D. 20

DATED THIS _DAY OF ___ A.D. 20

THIS PLAT OF ARCADIA RIDGE PHASE 3 UNIT 10A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, __ HAS BEEN SUBMITTED TO TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



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.

CTMGT RANCHO DEL LAGO 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TEXAS 75234 OFF-LOT 16' SANITARY SEWER EASEMENT (0.02 ACRE) OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.02 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (2.30 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV,
INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.13 ACRE

PERMEABLE) (0.01 ACRE NON-PERMEABLE)
OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.84 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.08 ACRE) (ENTIRE EASEMENT O EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV. WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.94 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC LOT & STREET R.O.W.)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

EXAR COUNTY, TEXAS

UNPLATTED

691.094 ACRES

(VOLUME 15880, PAGES 1694 - 1705 O.P.R.)

OWNER: CTMGT RANCHO DEL LAGO, LLC

N62° 49' 12"W 344.75'

UNPLATTED

691,094 ACKES (VOLUME 15880, PAGES 1694 - 1705 O.P.R.)

OWNER: CTMGT RANCHO DEL LAGO, LLC

FEMA 100 YR FLOODPLAIN

FIRM PANEL #48029C0345F -

DATED: SEPTEMBER 2010

N62° 49' 12"W 374.23'

UNPLATTED 691.094 ACRES

(VOLUME 15880, PAGES 1694 - 1705 O.P.R.)

OWNER: CTMGT RANCHO DEL LAGO, LLC

EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS DAY OF , A.D. 20

DULY AUTHORIZED AGENT STATE OF TEXAS
COUNTY OF BEXAR DAILOS

1705 O.1 LAGO,

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY OF DUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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 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 TO 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 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

2. ANY CPS 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

MATCHLINE "A"

SEE PAGE 2 OF 3

OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GRAHAM MAXEY

Notary Public, State of Texa

Comm. Expires 05-12-2024

Notery ID 132473474

<u>SAWS WASTEWATER EDU:</u> THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN SAWS IMPACT FEE: NATER AND/OR 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.

ARCADIA RIDGE

- VARIABLE WIDTH OPEN SPACE (0.05 ACRE PERMEABLE)

- VARIABLE WIDTH OPEN SPACE

(0.05 ACRE PERMEABLE)

LOT 901, BLOCK 63

LOT 901, BLOCK 62

-CALDWELL RANCH ROAD

(PLAT NUMBER 20-11800454)

RAYANNE NICOLE MILLER

Notary ID #132944616

My Commission Expires

UNPLATTED

691.094 ACRES

(VOLUME 15880, PAGES 1694 - 1705 O.P.R.)

OWNER: CTMGT RANCHO DEL LAGO, LLC

LOT 902, BLOCK 62

VARIABLE WIDTH OPEN SPACE

February 26, 2025

PLAT NUMBER 20-11800429

SUBDIVISION PLAT ESTABLISHING ARCADIA RIDGE PHASE 3 UNIT 10A

BEING 16.50 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARIA SURVEY NO. 248, ABSTRACT NO. 954, C.E. 4339, THE J. VASQUEZ SURVEY NO. 200 2/8, ABSTRACT NO. 1075, C.B. 4354, BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CALLED 17.98 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DOCUMENT NUMBER 20200262645 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.), AND ALSO CONTAINING A REMAINDER OF THE CALLED 691.094 ACRE TRACT OF LAND AS 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.

> SCALE: 1"=100" 300'

Phone #: (210) 979-8444 • Fax #: (210) 979-8441

STATE OF TEXAS

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.

MERITAGE HOMES BRIAN OTTO (OWNER) 2722 W. BITTERS RD, SUITE 200 SAN ANTONIO. TEXAS 78248

DULY AUTHORIZED AGENT

STATE OF TEXAS

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.

VEN UNDER MY HAND AND SEAL OF OFFICE HIS _____, A.D. 20______

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

_DAY OF ___ A.D. 20

COUNTY CLERK, BEXAR COUNTY, TX

COUNTY JUDGE, BEXAR COUNTY, TX

THIS PLAT OF <u>ARCADIA RIDGE PHASE 3 UNIT 10A</u> 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

LEGEND:

● = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY" ▲ = 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

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS C.B. = COUNTY BLOCK

= CENTERLINE

L.F. = LINEAR FEET ----100---- = EXISTING CONTOURS -(100) = PROPOSED CONTOURS

KEYNOTES:

10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

15' BUILDING SETBACK LINE 10' BUILDING SETBACK LINE

5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT OFF-LOT 16' SANITARY SEWER EASEMENT (0.02 ACRE) 16' SANITARY SEWER EASEMENT

OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.02 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.06 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE) OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE,

CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (2.30 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)

OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.13 ACRE PERMEABLE) (0.01 ACRE

OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.84 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON NCORPORÀTION INTÓ PLATTED PUBLIC STREET R.O.W.)

14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

OFF-LOT PUBLIC VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE TELEPHONE, CABLE TV, WATER, SANITARY SEVER & DISTRICT FOR SANITARY SA

OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE. CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.58 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT INCORPORATION INTO PLATTED PUBLIC STREET ROW)

OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV. WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.94 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC LOT & STREET R.O.W.)

(17) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

(VOLUME 11073, PAGE 2173 O.P.R.) 30' PERMANENT SANITARY SEWER EASEMENT

(VOLUME 11073, PAGE 1994 O.P.R.) OFF-LOT 20' SANITARY SEWER EASEMENT

(VOLUME 9721, PAGES 63-67 D.P.R.)

(CONCURRENT PLAT NO. 20-11800427) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT & BUILDING SETBACK LINE

20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9721, PAGES 63-67 D.P.R.)

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS ϕ f s f reets, lots, and drainage LAYOUT. TO THE BEST OF MY KNOW/LEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE /ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632

3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444

FAX: 210-979-8441

RESIDENTIAL LOTS = 62

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

1% AC ULTIMATE FLOOD - PLAIN PER STUDY -

PREPARED BY KFW

UNPLATTED

691.094 ACRES (VOLUME 15880, PAGES 1694 - 1705 O.P.R.) OWNER: CTMGT RANCHO DEL LAGO, LLC

分 BLAINE P. LOPEZ 92685



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