

SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE 3 UNIT 10A

BEING 16.60 ACRE TRACT OF LAND SITUATED IN THE MANUEL LEAL SURVEY NO. 298, ABSTRACT 444, C.B. 4350, THE C. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 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 2020282845 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.

**KFW**

**ENGINEERS + SURVEYING**  
3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/AGENT: MERITAGE HOMES  
BRIAN OTTO (OWNER)  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 293-4929

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Otto 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 20th DAY OF July, A.D. 20 21  
Brian Otto  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS' COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

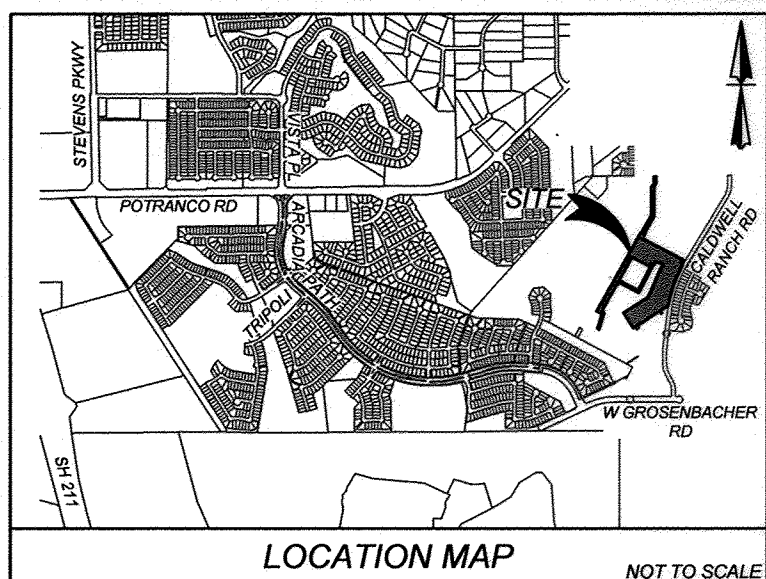
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 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: \_\_\_\_\_  
CHAIRMAN

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



- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
  3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

**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
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- LF = LINEAR FEET
- 100— = EXISTING CONTOURS
- 100— = PROPOSED CONTOURS

**KEYNOTES:**

1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. 5' VEHICULAR NON-ACCESS EASEMENT & LANDSCAPE EASEMENT
5. OFF-LOT 16' SANITARY SEWER EASEMENT (0.02 ACRE)
6. 16' SANITARY SEWER EASEMENT
7. OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.02 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE)
8. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.06 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
9. 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)
10. OFF-LOT PUBLIC VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT (0.84 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
11. 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.)
12. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
13. 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.)
14. 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.)
15. OFF-LOT 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 LOT & STREET R.O.W.)
16. 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
18. VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOLUME 11073, PAGE 2173 O.P.R.)
19. 30' PERMANENT SANITARY SEWER EASEMENT (VOLUME 11073, PAGE 1994 O.P.R.)
20. OFF-LOT 20' SANITARY SEWER EASEMENT (CONCURRENT PLAT NO. 20-11800427)
21. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT & BUILDING SETBACK LINE (VOLUME 9721, PAGES 63-67 D.P.R.)
22. 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 OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Blaine P. Lopez  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
COUNTY OF BEXAR

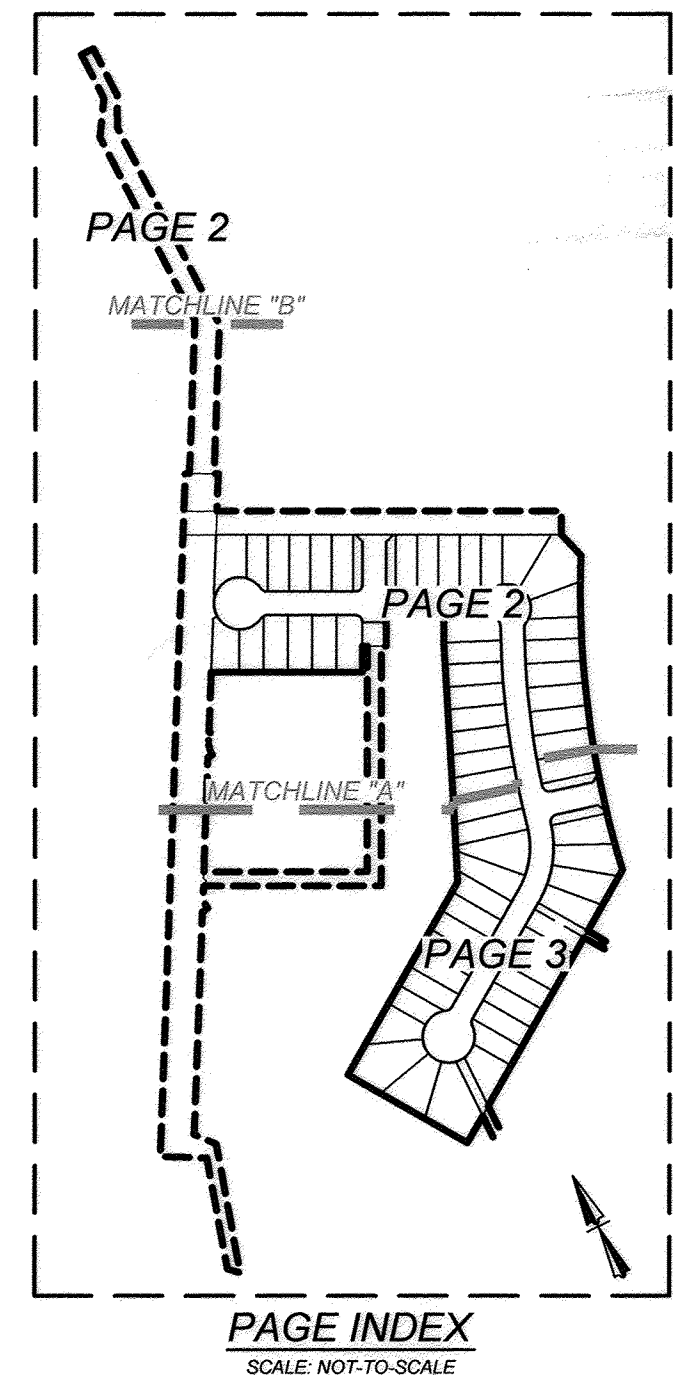
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Douglas A. Kramer  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASSANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 S. MCKINNEY ST., AUSTIN, TEXAS, 78744  
PHONE: 512-440-7715; FAX: 512-445-1414; EMAIL: INFO@TBPELS.TEXAS.GOV

**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 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, GAS, AND/OR 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 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 WIDE EASEMENTS.



STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/AGENT: 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.)  
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DULY AUTHORIZED AGENT

**SAWS WASTEWATER EQUI:**

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.

**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 THE SAN ANTONIO WATER SYSTEM.

**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 885 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**BUILDING SETBACK LINE:**

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

**TREE NOTE:**

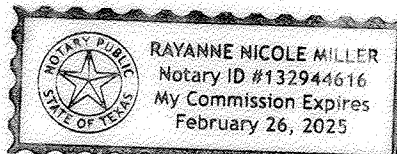
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(1).

**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 4802C0345F & 4802C0365F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISIONS AND/OR AMENDMENTS.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	671.81'	2030.00'	18°57'41"	668.74'
C2	23.56'	15.00'	90°00'00"	21.21'
C3	48.99'	55.00'	51°01'53"	47.38'
C4	50.00'	55.00'	52°05'23"	48.30'
C5	23.56'	15.00'	90°00'00"	21.21'
C6	10.64'	15.00'	40°38'08"	10.42'
C7	150.52'	51.00'	169°08'05"	101.54'
C8	10.64'	15.00'	40°38'08"	10.42'
C9	288.82'	1625.00'	10°11'01"	288.44'
C10	23.55'	15.00'	89°56'26"	21.20'
C11	80.00'	2030.00'	2°15'29"	80.00'
C12	23.81'	15.00'	90°57'48"	21.39'
C13	168.36'	225.00'	42°52'17"	164.46'
C14	14.44'	15.00'	55°09'00"	13.89'
C15	278.67'	55.00'	290°18'01"	62.86'
C16	14.44'	15.00'	55°09'00"	13.89'
C17	131.25'	175.00'	42°58'14"	128.19'
C18	327.03'	1675.00'	11°11'11"	326.51'
C19	38.32'	25.00'	87°49'48"	34.68'
C20	23.56'	15.00'	90°00'00"	21.21'
C21	14.44'	15.00'	55°09'00"	13.89'
C22	278.67'	55.00'	290°18'01"	62.86'
C23	14.44'	15.00'	55°09'00"	13.89'
C24	23.56'	15.00'	90°00'00"	21.21'
C25	46.00'	55.00'	47°55'15"	44.67'
C26	61.80'	55.00'	64°22'43"	58.60'
C27	12.81'	55.00'	13°20'50"	12.78'

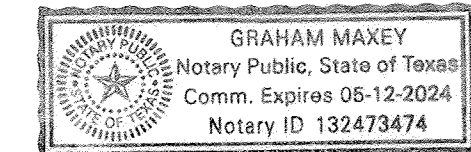
Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	50.00'	S27° 10' 48"W	L30	2.92'	N42° 29' 59"W
L2	60.14'	S16° 28' 42"E	L31	124.96'	N29° 13' 01"E
L3	147.49'	S56° 47' 38"W	L32	55.00'	N27° 10' 48"E
L4	42.46'	S33° 12' 22"E	L33	10.00'	S62° 49' 12"E
L5	8.35'	N83° 06' 37"W	L34	21.21'	S72° 10' 48"W
L6	14.82'	S06° 53' 23"W	L35	90.00'	S27° 10' 48"W
L7	48.49'	N33° 12' 22"W	L36	198.32'	S62° 49' 12"E
L8	50.00'	S00° 46' 49"W	L37	46.86'	S25° 00' 36"W
L9	24.12'	S56° 47' 38"W	L38	91.02'	S75° 06' 51"E
L10	50.00'	N00° 46' 49"E	L39	21.38'	N60° 20' 40"E
L11	65.19'	S56° 47' 38"W	L40	21.38'	N30° 34' 22"W
L12	151.58'	N24° 02' 05"E	L41	89.78'	N75° 06' 51"W
L13	58.98'	N27° 10' 48"E	L42	51.41'	N13° 49' 24"E
L14	106.21'	N62° 49' 12"W	L43	51.41'	N25° 00' 36"E
L15	50.00'	S27° 10' 48"W	L44	50.00'	N62° 49' 12"W
L16	10.00'	N62° 49' 12"W	L45	90.00'	N27° 10' 48"E
L17	14.09'	S81° 58' 30"W	L46	21.21'	N17° 49' 12"W
L18	50.57'	S39° 47' 23"E	L47	120.00'	N27° 10' 48"E
L19	28.42'	N44° 59' 04"W	L48	2.25'	N44° 40' 08"W
L20	98.44'	N60° 46' 59"W	L49	9.72'	N87° 24' 37"E
L21	9.01'	S62° 49' 12"E	L50	120.00'	S75° 06' 51"E
L22	82.12'	N33° 09' 42"E	L51	6.26'	S26° 11' 19"W
L23	103.24'	N00° 14' 57"W	L52	121.36'	S75° 06' 51"E
L24	28.00'	N89° 38' 13"E	L53	120.00'	N27° 10' 48"E
L25	110.22'	S00° 14' 57"E	L54	6.80'	S33° 38' 47"E
L26	69.00'	S26° 38' 57"W	L55	50.00'	N27° 10' 48"E
L27	9.01'	S62° 49' 12"E	L56	24.12'	N58° 47' 38"E
L28	78.67'	S29° 13' 01"W	L57	14.88'	S29° 13' 01"W
L29	11.19'	N85° 24' 37"E			



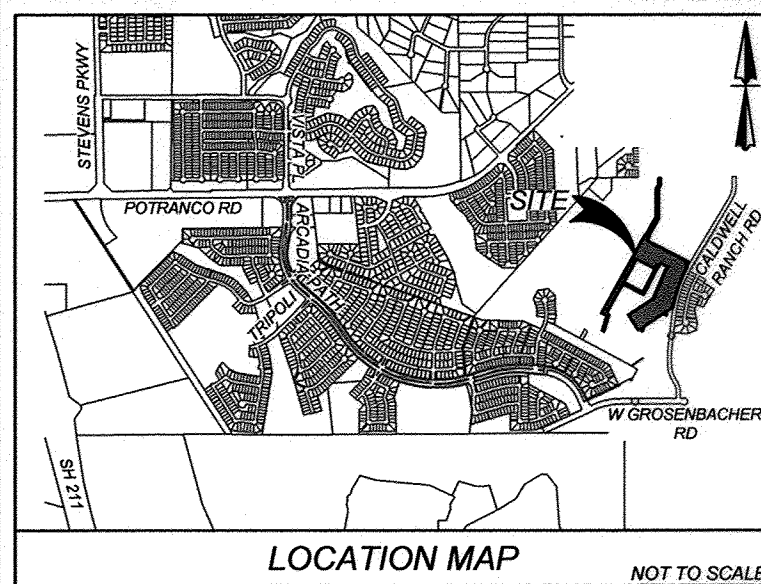
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Graham Maxey 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 20th DAY OF July, A.D. 20 21  
Graham Maxey  
NOTARY PUBLIC BEXAR COUNTY, TEXAS







#### 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
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#### KEYNOTES:

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- 15' BUILDING SETBACK LINE
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- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.02 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE)
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- 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.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 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 (0.58 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 (0.06 ACRE) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
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- 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. 20-1180042)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT & 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

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Blaine P. Lopez*  
BLAINE P. LOPEZ  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASSEANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1907 INTERSTATE 35, AUSTIN, TEXAS, 78741  
PHONE: 512-440-7722; FAX: 512-440-1414; EMAIL: INFO@TBPELS.TEXAS.GOV

#### C.P.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 DEDICATING 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 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 ALTERATION.
3. 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 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 WIDE EASEMENTS.

#### SAWS WASTEWATER EDU:

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.

#### 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

SUBD. UNIT 2  
(VOLUME 9721,  
PAGES 63-67 D.P.R.)

#### BLOCK 27

C.B. 4359

#### BLOCK 33

C.B. 4359

UNPLATTED  
691.094 ACRES  
OWNER: CTMGT RANCHO DEL LAGO, LLC

UNPLATTED  
691.094 ACRES  
OWNER: CTMGT RANCHO DEL LAGO, LLC

UNPLATTED  
691.094 ACRES  
OWNER: CTMGT RANCHO DEL LAGO, LLC

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UNPLATTED  
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OWNER: CTMGT RANCHO DEL LAGO, LLC

UNPLATTED  
691.094 ACRES  
OWNER: CTMGT RANCHO DEL LAGO, LLC

STATE OF TEXAS  
COUNTY OF BEXAR

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

#### OWNER/AGENT:

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)  
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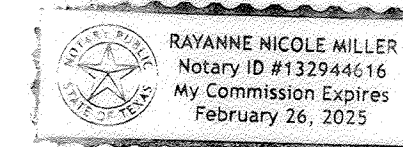
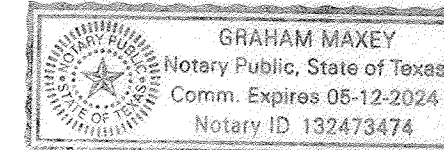
#### DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blaine P. Lopez* 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 20th DAY OF July, A.D. 2021

*Blaine P. Lopez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

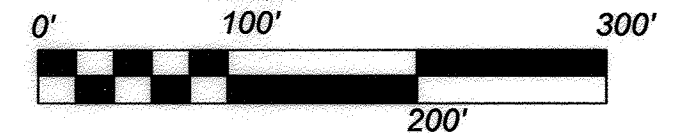


## PLAT NUMBER 20-11800429

### 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. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 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 2020026245 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'



3421 PASSEANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/AGENT: MERITAGE HOMES  
BRIAN OTTO (OWNER)  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 293-4929

#### DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Brian Otto* 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 20th DAY OF July, A.D. 2021

*Brian Otto*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

#### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 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: \_\_\_\_\_  
CHAIRMAN

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

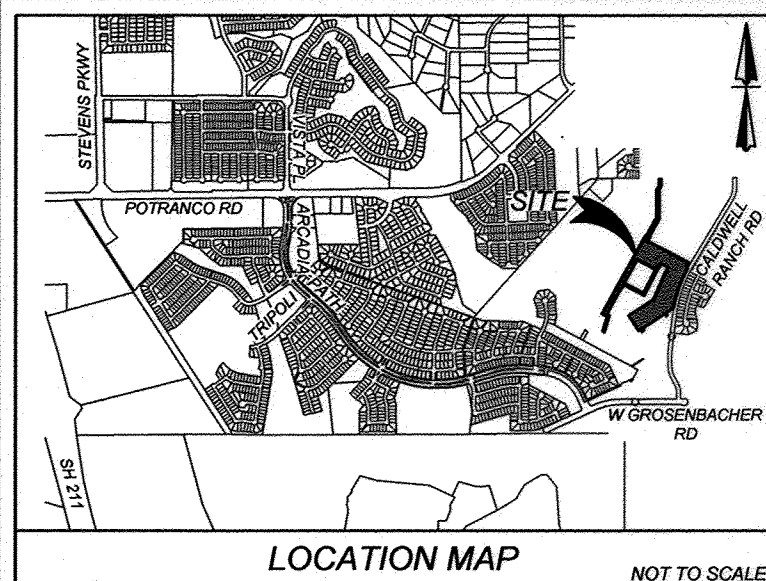


RESIDENTIAL LOTS = 62

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

PAGE 2 OF 3





#### 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
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- LF = LINEAR FEET
- = EXISTING CONTOURS
- = PROPOSED CONTOURS

#### NOTES:

- 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)
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STATE OF TEXAS  
COUNTY OF BEXAR

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BLAINE P. LOPEZ  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)  
1917 E. INTERSTATE 35, AUSTIN, TEXAS, 78741  
PHONE: 512-440-7733 FAX: 512-442-1414 EMAIL: INFO@TBPELS.TX.GOV

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/AGENT:

CTMGT RANCHO DEL LAGO  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
OFF-LOT 16' SANITARY SEWER EASEMENT (0.02 ACRE)  
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DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blaine Lopez 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 29th DAY OF July, A.D. 20 21  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

#### 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 DEDICATING 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 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 ALTERATION.
3. 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 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 WIDE EASEMENTS.

#### SAWS WASTEWATER EDU:

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.

#### SAWS IMPACT FEE:

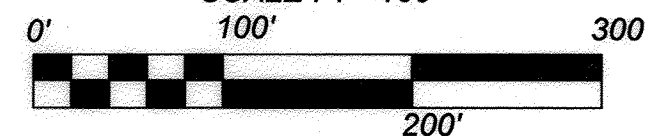
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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. CHAVARRIA SURVEY NO. 248, ABSTRACT NO. 954, C.B. 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 2020028245 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'



**KFW**  
ENGINEERS + SURVEYING

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/AGENT:  
MERITAGE HOMES  
BRIAN OTTO (OWNER)  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 293-4929

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Otto 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 29th DAY OF July, A.D. 20 21  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

#### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

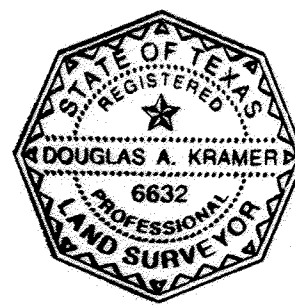
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF ARCADIA RIDGE PHASE 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: \_\_\_\_\_  
CHAIRMAN

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



RESIDENTIAL LOTS = 62

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

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