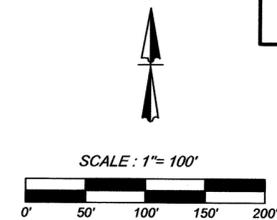
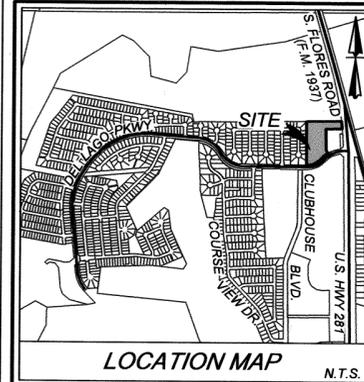


SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO MODEL PARK

BEING A TOTAL OF 5.87 ACRES OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166 OUT OF A 5.0706 ACRE TRACT OF LAND (DESCRIBED AS TRACT 4) AND A 2.5463 ACRE TRACT OF LAND (DESCRIBED AS TRACT 5) AS DESCRIBED BY DEED RECORDED IN VOLUME 17107, PAGE 1426 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.296 ACRE LANDSCAPE EASEMENT AS RECORDED IN VOLUME 9554, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.0335 ACRE SANITARY SEWER EASEMENT AS RECORDED IN VOLUME 9554, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JUAN MANUEL URRIGAS SURVEY NO. 32, ABSTRACT NO. 769, COUNTY BLOCK 4283, BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:
SOUTHSTAR MISSION DEL LAGO
DEVELOPER, LLC
1114 LOST CREEK BLVD, SUITE 270
AUSTIN, TX 78746
(512) 865-5895



LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.T.S. = NOT TO SCALE
- R.O.W. = RIGHT OF WAY
- S32--- = PROPOSED CONTOURS
- S32--- = EXISTING CONTOURS

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) 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 FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 590 OF 785, COMMUNITY PANEL NO. 489283090G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG U.S. 281 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 131.85 FEET.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

KEY NOTES

- 1 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 2 12' SANITARY SEWER EASEMENT
- 3 20' PRIVATE DRAINAGE EASEMENT
- 4 12x12' SANITARY SEWER EASEMENT
- 5 5' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 6 1' VEHICULAR NON-ACCESS EASEMENT
- 7 14' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 8 VARIABLE WIDTH PRIVATE DRAINAGE AND GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 9 20' LANDSCAPE EASEMENT (VOL. 9554, PG. 111, O.P.R.)
- 10 16' SANITARY SEWER EASEMENT (VOL. 9554, PG. 203, O.P.R.)
- 11 5' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9554, PG. 203, O.P.R.)
- 12 12' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9554, PG. 203, O.P.R.)
- 13 14' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9554, PG. 203, O.P.R.)
- 14 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9554, PG. 203, O.P.R.)
- 15 PRIVATE OFF-LOT 16' SANITARY SEWER EASEMENT (VOL. 9688, PG. 78, O.P.R.)
- 16 PUBLIC OFF-LOT 16' SANITARY SEWER EASEMENT (VOL. 9688, PG. 78, O.P.R.)
- 17 50' DRAINAGE EASEMENT (VOL. 9554, PG. 111, O.P.R.)
- 18 15' DRAINAGE EASEMENT (VOL. 9554, PG. 203, O.P.R.)
- 19 45' SHARED ACCESS EASEMENT (VOL. 9688, PG. 78, O.P.R.)
- 20 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9688, PG. 78, O.P.R.)
- 21 50' X 50' AT&T EASEMENT (VOL. 12710, PG. 808, O.P.R.)
- 22 SOUTHWESTERN BELL TELEPHONE EASEMENT (VOL. 10490, PG. 1903, O.P.R.)
- 23 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9554, PG. 111, O.P.R.)
- 24 16' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9554, PG. 111, O.P.R.)

IMPACT FEE PAYMENT NOTE:

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

WASTE WATER EDU NOTE:

THE NUMBER OF WASTE WATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

FIRE FLOW 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 1,000 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 FIRE MARSHALL.

SAWS 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.

SAWS INGRESS & EGRESS NOTE:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 805 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 BY:

Burt P. Wellmann
LICENSED PROFESSIONAL ENGINEER

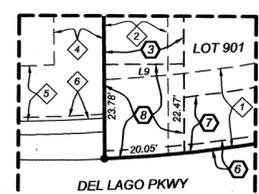
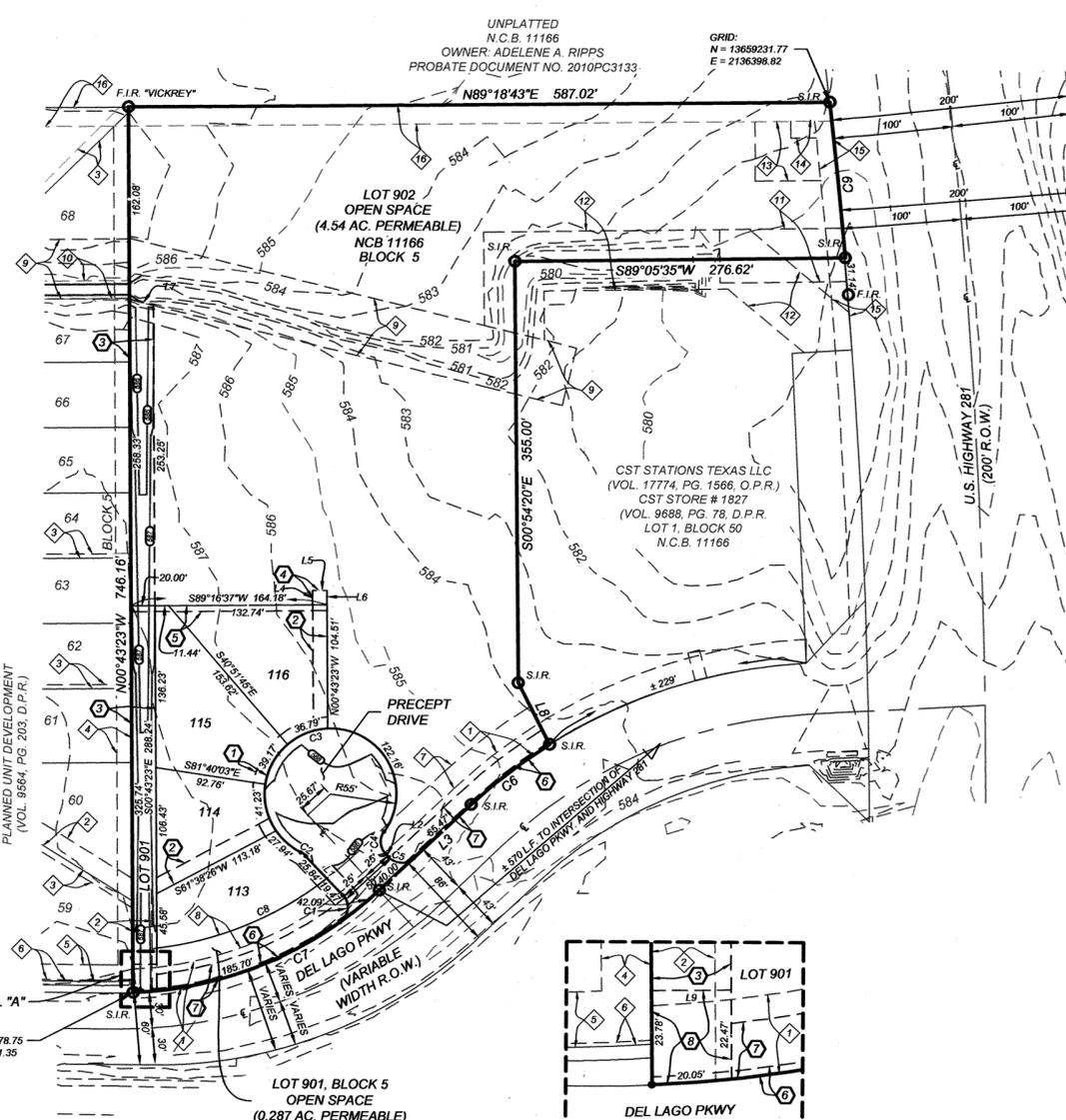
STATE OF TEXAS
COUNTY OF BEXAR

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:

Terresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PRAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 45.31' | S43°27'59"E |
| L2 | 3.68' | N43°27'59"W |
| L3 | 105.47' | S46°32'01"W |
| L4 | 12.00' | S0°43'23"E |
| L5 | 12.00' | S89°16'37"W |
| L6 | 12.00' | N0°43'23"W |
| L7 | 20.64' | N76°27'07"W |
| L8 | 58.01' | S27°07'30"E |
| L9 | 20.00' | N89°16'37"E |

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|---------|----------|---------|------------|---------|---------------|
| C1 | 25.53' | 15.00' | 17.12' | 97°32'09" | 22.56' | S5°18'05"W |
| C2 | 5.31' | 15.00' | 2.68' | 20°16'02" | 5.28' | S33°36'00"E |
| C3 | 267.29' | 55.00' | 47.43' | 278°27'04" | 71.84' | S75°29'31"W |
| C4 | 20.47' | 15.00' | 12.19' | 78°11'02" | 18.92' | N4°22'28"W |
| C5 | 23.56' | 15.00' | 15.00' | 90°00'00" | 21.21' | N88°27'59"W |
| C6 | 82.97' | 443.00' | 41.61' | 10°43'51" | 82.85' | S51°53'55"W |
| C7 | 227.79' | 320.00' | 118.96' | 40°47'06" | 223.01' | S66°53'4"W |
| C8 | 155.84' | 284.00' | 79.93' | 31°26'23" | 153.89' | N67°18'13"E |
| C9 | 131.85' | 5670.27' | 65.93' | 1°19'56" | 131.84' | S6°02'34"E |



STATE OF TEXAS
COUNTY OF TRAVIS

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:
SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC
1114 LOST CREEK BLVD, SUITE 270
AUSTIN, TX 78746
(512) 865-5895

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Thad Rutherford* 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 15 DAY OF September A.D. 2017

Serry L. Cole
NOTARY PUBLIC TRAVIS COUNTY TEXAS

TERRY L. COLE
Notary Public, State of Texas
My Commission Expires
May 19, 2019

THIS PLAT OF MISSION DEL LAGO MODEL PARK 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

