

SUBDIVISION PLAT ESTABLISHING  
MISSION DEL LAGO UNIT 10B (T.I.F.)

BEING A TOTAL OF 23.91 ACRES OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166 OUT OF A 382.74 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 16721, PAGE 630 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JUAN MANUEL URRIEGAS 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



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 Heather Hayes, 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 24 DAY OF April A.D. 2015

Heather Hayes  
NOTARY PUBLIC BEXAR COUNTY, TEXAS  
Travis



THIS PLAT OF MISSION DEL LAGO UNIT 10B 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 \_\_\_\_\_

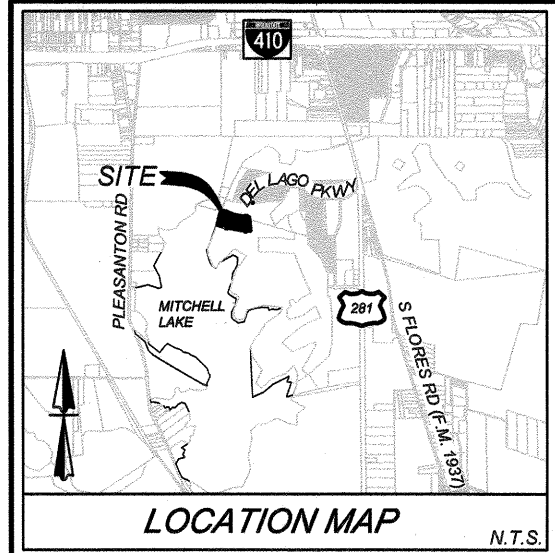
ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- B. S. L. = BUILDING SETBACK LINE
- 970 --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS
- FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION

IMPACT FEE PAYMENT DUE:  
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.

EDU NOTE:  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) 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 1000 GPM AT 26 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 ACCESS NOTE:  
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.

TREE NOTE:  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 2032221) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

CLEAR VISION NOTE:  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF, IN ACCORDANCE WITH UDC 35-506 (d)(5).

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.

George L. Weron  
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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

C.P.S. NOTES:

- 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- 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.
- CONCRETE DRIVEWAY APPROACHES 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.
- 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.

MINIMUM FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOOD PLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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.

FLOODPLAIN NOTE:

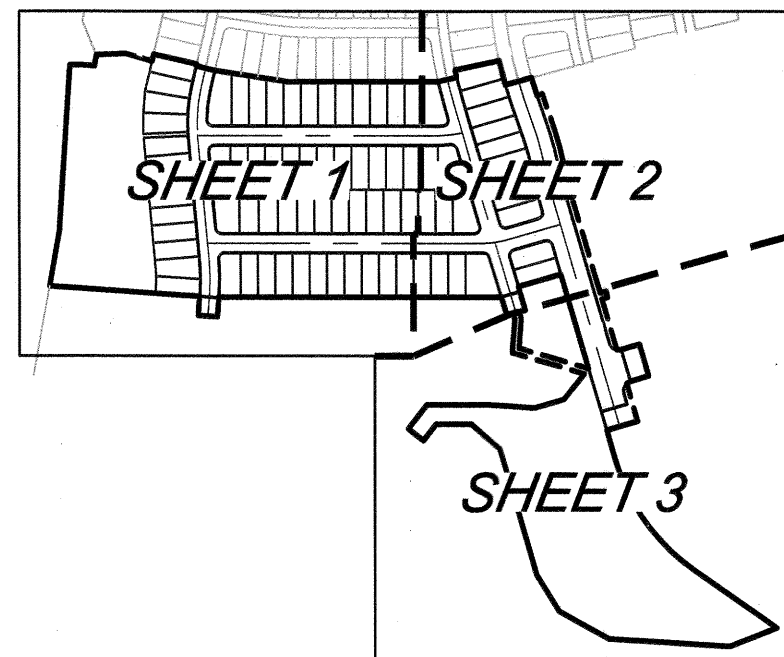
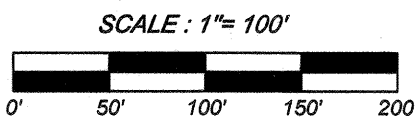
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C00145G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

DETENTION POND NOTE:

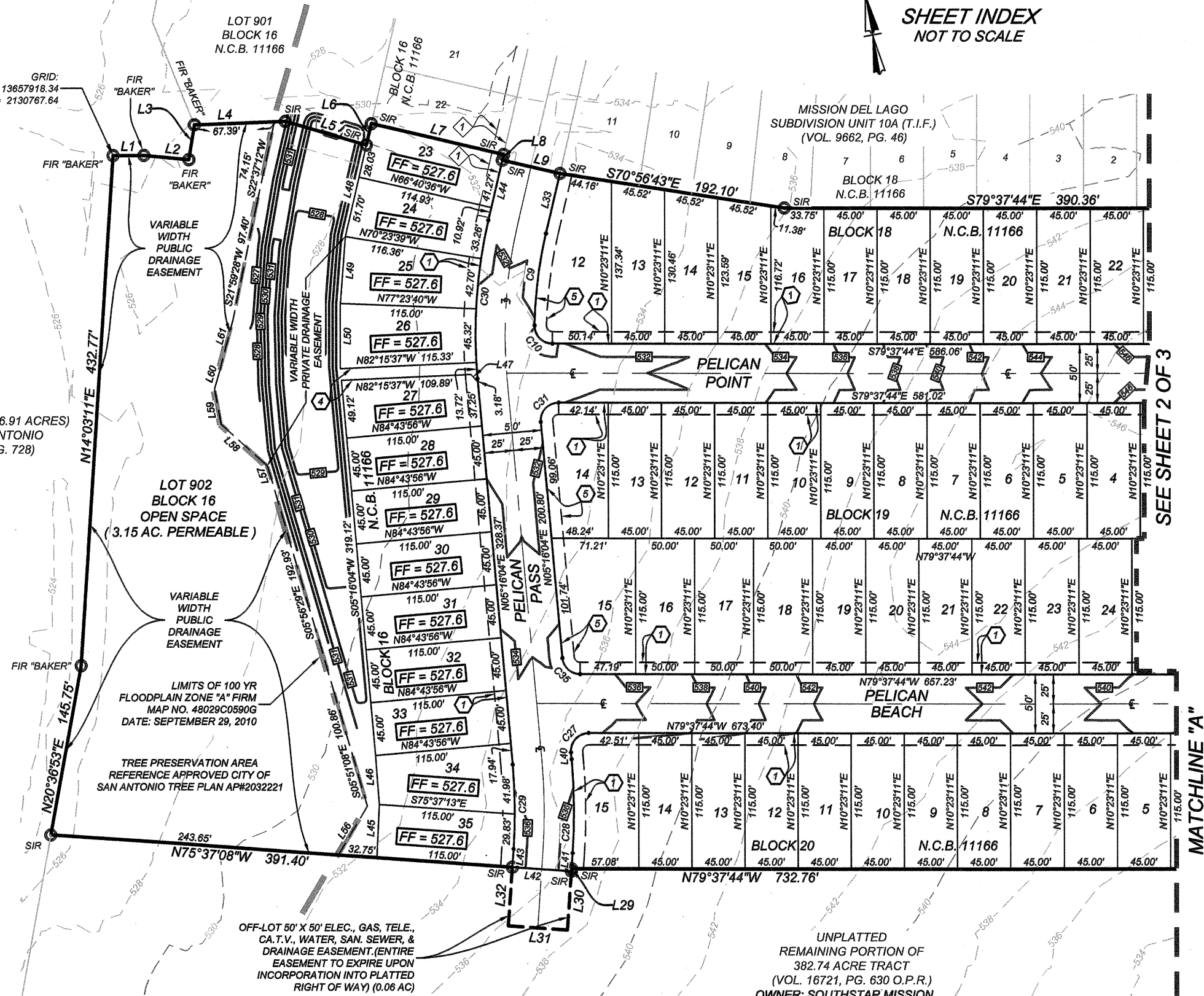
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 10' CLEAR VISION, ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- EXISTING 10' G.E.T.V. EASEMENT (VOL. 9662, PG. 46)
- EXISTING 14' G.E.T.V. EASEMENT (VOL. 9662, PG. 46)
- EXISTING 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9662, PG. 46)
- EXISTING 10' G.E.T.V. EASEMENT (VOL. 9677, PG. 46)



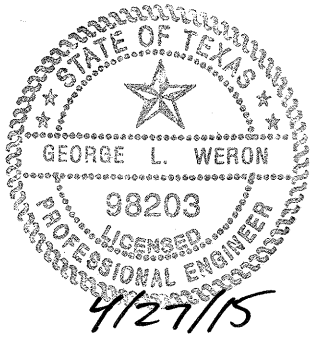
SHEET INDEX  
NOT TO SCALE



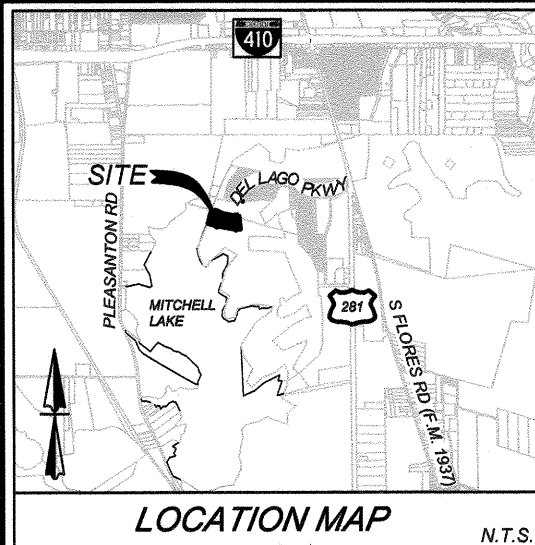
SEE SHEET 2 OF 3

MATCHLINE "A"

UNPLATTED  
REMAINING PORTION OF  
382.74 ACRE TRACT  
(VOL. 16721, PG. 630 O.P.R.)  
OWNER: SOUTHSTAR MISSION  
DEL LAGO DEVELOPER, LLC







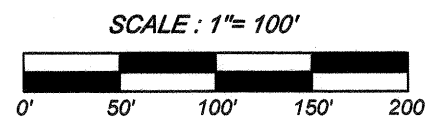
### LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- 50' --- = PROPOSED CONTOURS
- 970' --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS
- FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION

SEE PLATTING NOTES ON PAGE 1 OF 3

### KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 10' CLEAR VISION, ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- EXISTING 10' G.E.T.V. EASEMENT (VOL. 9662, PG. 46)
- EXISTING 14' G.E.T.V. EASEMENT (VOL. 9662, PG. 46)
- EXISTING 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9662, PG. 46)
- EXISTING 10' G.E.T.V. EASEMENT (VOL. 9677, PG. 46)



PLAT NUMBER: 150012

### SUBDIVISION PLAT ESTABLISHING MISSION DEL LAGO UNIT 10B (T.I.F.)

BEING A TOTAL OF 23.91 ACRES OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166 OUT OF A 382.74 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 16721, PAGE 630 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JUAN MANUEL URRIEGAS 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



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 Heather Hayes 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 24 DAY OF April A.D. 2015

Heather Hayes  
NOTARY PUBLIC  
BEXAR COUNTY TEXAS



THIS PLAT OF MISSION DEL LAGO UNIT 10B 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 \_\_\_\_\_

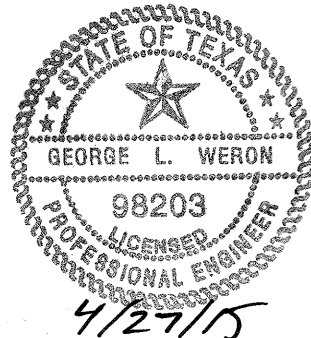
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PAGE 2 OF 3



STATE OF TEXAS  
COUNTY OF BEXAR

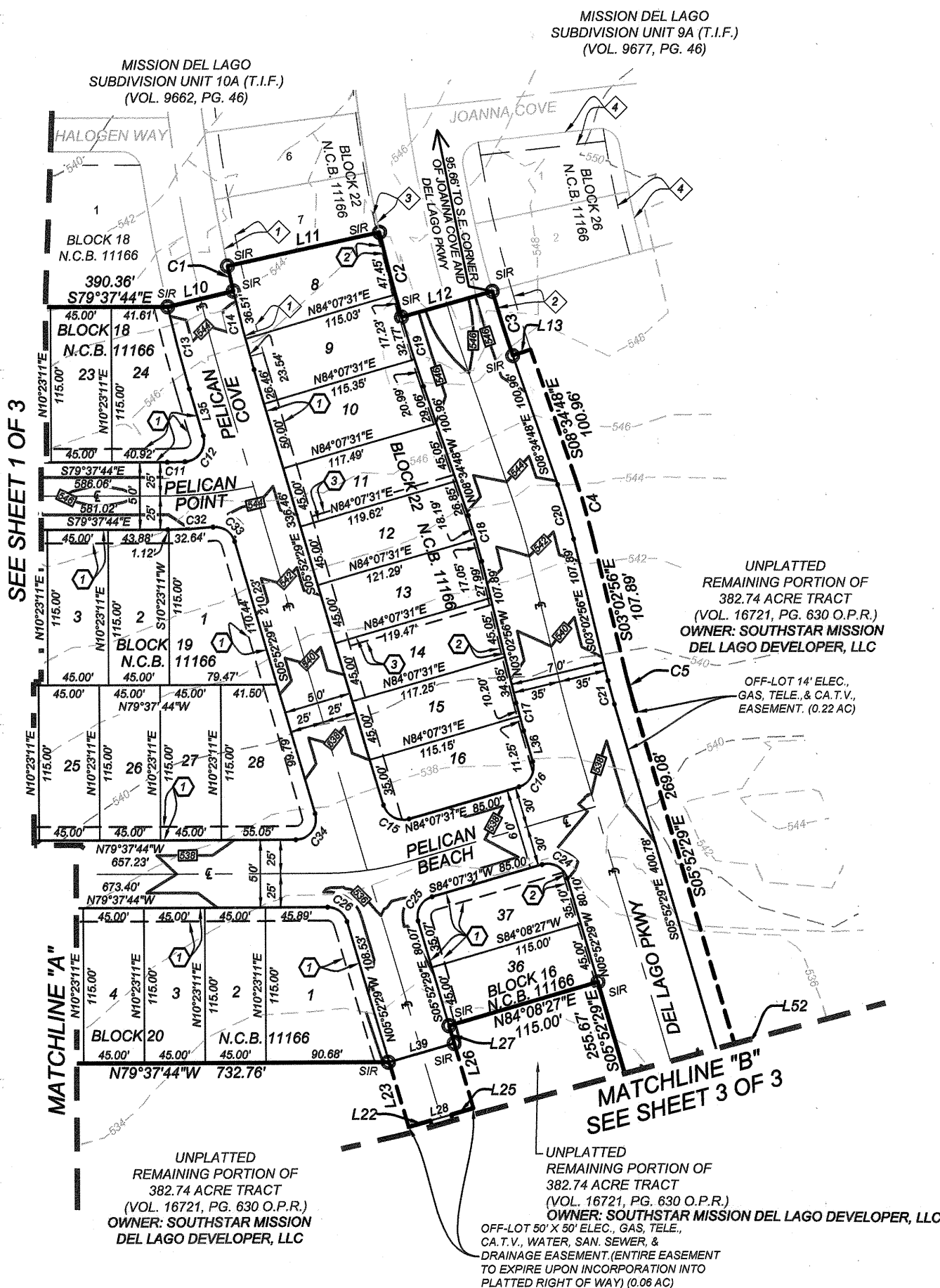
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION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

George L. Weron  
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.

Teresa A. Seidel  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441



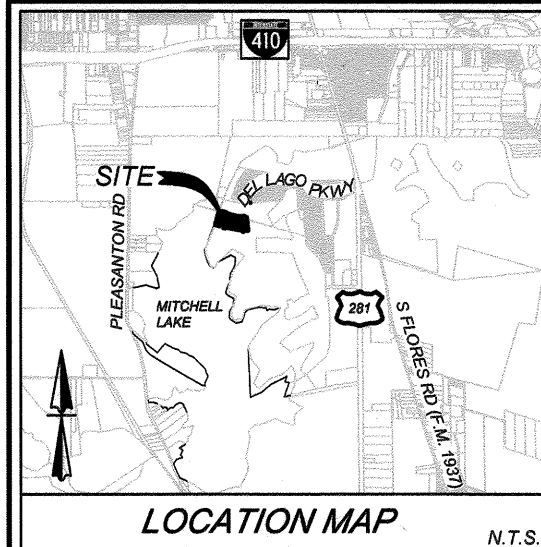
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	18.06'	1120.00'	9.53'	0°58'30"	18.06'	N2°18'54"W
C2	64.68'	1005.00'	32.35'	3°41'15"	64.67'	S3°40'17"E
C3	50.00'	935.00'	25.01'	3°03'50"	49.99'	S7°02'53"E
C4	43.35'	449.00'	21.69'	5°31'52"	43.33'	S5°48'52"E
C5	17.31'	351.00'	8.66'	2°49'33"	17.31'	S4°27'42"E
C6	11.39'	25.00'	5.80'	26°06'14"	11.29'	S82°49'22"E
C7	11.39'	25.00'	5.80'	26°06'14"	11.29'	S71°04'24"W
C8	358.73'	630.00'	186.54'	38°46'48"	351.92'	S26°15'53"E
C9	78.63'	375.00'	39.46'	12°00'48"	78.48'	S17°27'40"W
C10	23.85'	15.00'	15.29'	91°05'00"	21.41'	S34°05'14"E
C11	13.12'	275.00'	6.56'	2°44'01"	13.12'	S80°59'45"E
C12	27.10'	15.00'	19.03'	103°30'44"	23.58'	N45°52'53"E
C13	62.73'	1170.00'	31.37'	3°04'20"	62.73'	N4°20'19"W
C14	80.05'	1120.00'	30.03'	3°04'20"	60.05'	S4°20'19"E
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S50°52'29"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N39°07'31"E
C17	21.45'	435.00'	10.73'	2°49'33"	21.45'	N4°27'42"W
C18	35.24'	365.00'	17.63'	5°31'52"	35.22'	N5°48'52"W
C19	53.76'	1005.00'	26.89'	3°03'54"	53.75'	N7°02'51"W
C20	41.99'	435.00'	21.01'	5°31'52"	41.98'	S5°48'52"E
C21	18.00'	365.00'	9.00'	2°49'33"	18.00'	S4°27'42"E
C22	27.88'	25.00'	15.59'	63°53'46"	26.46'	S37°49'22"E
C23	27.88'	25.00'	15.59'	63°53'46"	26.46'	S26°04'24"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N50°52'29"W
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	S39°07'31"W
C26	19.31'	15.00'	11.25'	73°45'15"	18.00'	N42°45'07"W
C27	24.90'	15.00'	16.40'	95°06'12"	22.14'	S52°49'10"W
C28	79.79'	500.00'	39.98'	9°08'38"	79.71'	S9°50'22"W
C29	71.81'	450.00'	35.98'	9°08'38"	71.74'	N9°50'22"E
C30	135.00'	425.00'	68.07'	16°12'00"	134.44'	N14°22'04"E
C31	24.90'	15.00'	16.40'	95°06'12"	22.14'	N52°49'10"E
C32	33.77'	325.00'	16.90'	5°57'11"	33.75'	S82°36'20"E
C33	20.87'	15.00'	12.52'	79°42'27"	19.22'	S45°43'42"E
C34	27.82'	15.00'	19.99'	106°14'45"	24.00'	S47°14'53"W
C35	22.23'	15.00'	13.72'	84°53'48"	20.25'	N37°10'50"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.09'	S79°42'33"E
L2	38.27'	S74°02'28"E
L3	29.88'	N19°15'10"E
L4	76.70'	S82°02'19"E
L5	71.46'	S63°26'03"E
L6	16.53'	N23°28'04"E
L7	115.00'	S66°31'56"E
L8	5.00'	S23°28'04"W
L9	50.00'	S66°31'56"E
L10	50.00'	N87°11'51"E
L11	115.00'	N88°10'21"E
L12	70.00'	N84°29'54"E
L13	14.00'	N81°25'12"E
L14	50.00'	N84°07'31"E
L15	86.00'	S5°52'29"E
L16	50.00'	S84°07'31"W
L17	84.00'	S84°07'31"W
L18	81.46'	S5°52'29"E
L19	54.56'	S48°23'14"W
L20	50.01'	N41°36'46"W
L21	15.87'	N5°52'29"W
L22	17.00'	S84°07'31"W
L23	50.00'	N5°52'29"W
L24	16.80'	N5°52'29"W
L25	17.00'	N84°07'31"E
L26	50.00'	N5°52'29"W
L27	13.57'	S5°52'29"E
L28	16.00'	N84°07'31"E
L29	2.11'	S14°24'40"W
L30	50.00'	S14°24'40"W

LINE TABLE		
LINE	LENGTH	BEARING
L31	50.00'	N78°38'20"W
L32	50.00'	N14°24'40"E
L33	52.19'	S23°28'04"W
L35	36.29'	N5°52'29"W
L36	23.75'	N5°52'29"W
L37	29.84'	S5°52'29"E
L38	70.00'	S84°07'31"W
L39	50.00'	S84°07'31"W
L40	5.92'	S5°16'04"W
L41	13.09'	S14°24'40"W
L42	50.00'	N75°35'20"W
L43	15.20'	N14°24'40"E
L44	52.19'	N23°28'04"E
L45	45.02'	S13°09'12"W
L46	41.86'	S5°57'49"W
L47	8.83'	S30°55'13"E
L48	79.73'	S23°19'24"W
L49	56.82'	N14°43'58"E
L50	55.07'	N10°30'52"E
L52	16.00'	N84°07'31"E
L53	16.00'	S5°52'29"E
L54	16.00'	S84°07'31"W
L55	16.00'	S5°52'29"E
L56	48.19'	S41°11'10"W
L57	6.42'	S8°07'48"E
L58	52.54'	S37°37'34"E
L59	30.88'	S0°00'00"E
L60	17.25'	S26°33'54"W
L61	43.15'	S25°01'01"W

DRAWN BY: MW

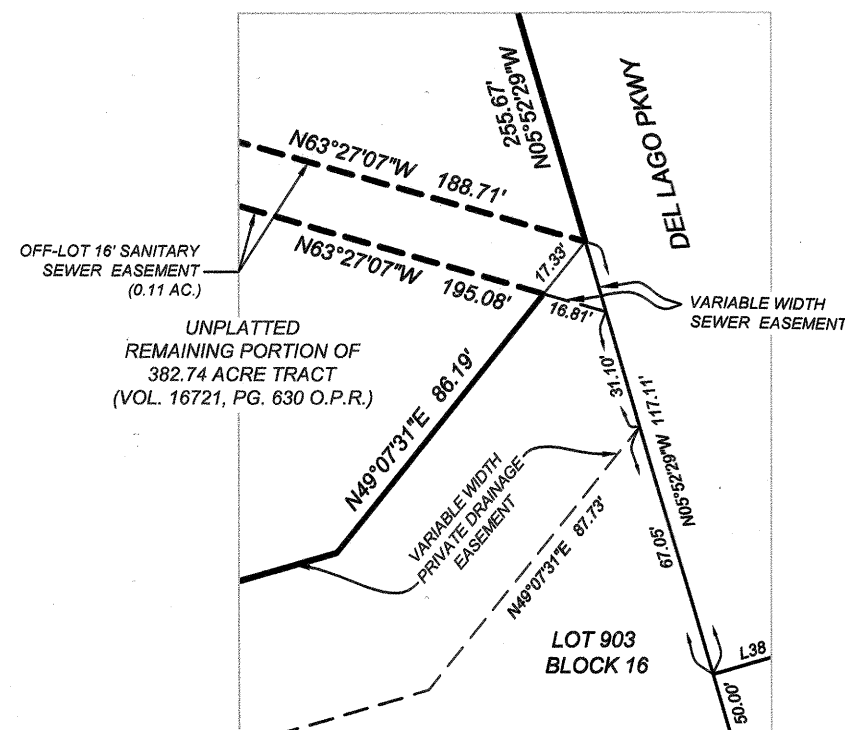
Date: Apr 23, 2015, 2:50pm User ID: sjoseph  
File: P:\39102\01\Design\Civil\PLAT\PL3910201.dwg



#### LEGEND

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- 50' --- = PROPOSED CONTOURS
- 970 --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS
- FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION

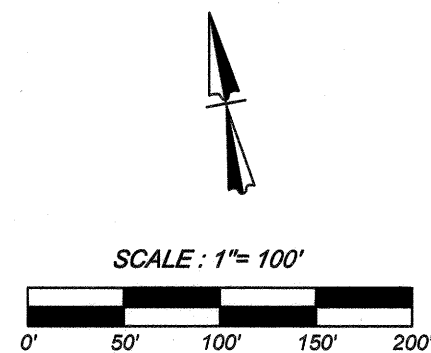
SEE PLATTING NOTES ON PAGE 1 OF 3



DETAIL - A  
SCALE 1"=50'

#### KEY NOTES

- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1" VEHICULAR NON-ACCESS EASEMENT
- 5" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 10' CLEAR VISION, ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- EXISTING 10' G.E.T.V. EASEMENT (VOL. 9682, PG. 46)
- EXISTING 14' G.E.T.V. EASEMENT (VOL. 9682, PG. 46)
- EXISTING 1" VEHICULAR NON-ACCESS EASEMENT (VOL. 9682, PG. 46)
- EXISTING 10' G.E.T.V. EASEMENT (VOL. 9677, PG. 46)



PLAT NUMBER: 150012

#### SUBDIVISION PLAT ESTABLISHING MISSION DEL LAGO UNIT 10B (T.I.F.)

BEING A TOTAL OF 23.91 ACRES OF LAND IN THE CITY OF SAN ANTONIO N.C.B. 11166 OUT OF A 382.74 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 16721, PAGE 630 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



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

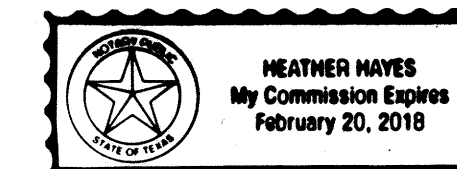
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Heather Hayes 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 24 DAY OF April A.D. 2015

Heather Hayes  
NOTARY PUBLIC  
BEXAR COUNTY TEXAS  
Travis



THIS PLAT OF MISSION DEL LAGO UNIT 10B 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

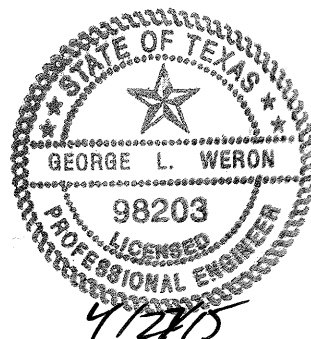
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



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.

George L. Weron  
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

Teresa A. Seidel  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

