

SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" EASEMENT **ESMT**

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS. DEED AND PLAT RECORDS OF

BEXAR COUNTY TEXAS. GAS. ELECTRIC. TELEPHONE. G.E.T.TV.E.

= BUILDING SETBACK LINE = PROPOSED CONTOURS - = EXISTING MAJOR CONTOURS

= EXISTING MINOR CONTOURS = NOT TO SCALE N.T.S.

SURVEYOR NOTES:

1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED

"KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE

SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

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. 48029C0590G, DATED SEPTEMBER 29, 2010.

5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

THE COORDINATES SHOWN HEREON ARE GRID WITH A

COMBINED SCALE FACTOR OF 1.00017

KEY NOTES

10' ELECTRIC, GAS, TELEPHONE,

& CABLE T.V. EASEMENT

LEGEND

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 NSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, WITH THIN THINK ALLING, TELL STATES, 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 THERETO. 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

ALTERATIONS SHALL BE CHARGED TO THE PERSON OF 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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WIHTIN THOSE FIVE (5) FOOT WIDE

115.52 S84°08'27"W

-5.68' 23 '

(VOL. 17107, PG. 1426 O.P.R.)

22

17.41

-NICKLAUS WAY

MISSION DEL LAGO

SUBDIVISION UNIT 9B (T.I.F. (VOL. 9701, PGS. 182-183 D.P.R.)

119.71

→1 6

ELECTRIC AND GAS FACILITIES.

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 ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MISSION DEL LAGO UNIT 9B (T.I.F.) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MISSION DEL LAGO HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 901, BLOCK 28, NCB 11166; LOT 902, BLOCK 28, NCB 11166 AND LOT 903, BLOCK 28, NCB 11166.

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 TH DEIRM PANEL 48029C0145G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% WITH DETRIMENT OF THE CONTROL OF THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. (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.

^{5.46} 23 18.90

22

<u>DETENTION POND NOTE:</u>
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 903, BLOCK 16 OF MISSION DEL LAGO LINIT 10B RECORDED IN VOLUME 9693, PAGES 74-76 AND IN LOT 901, BLOCK 28, ON THIS PLAT.

L13 JONES COVE REE

(50' R.O.W.)

30



SCALE: 1"= 100'

PLAT NUMBER: 150448

SUBDIVISION PLAT ESTABLISHING MISSION DEL LAGO UNIT 9C (T.I.F.)

BEING A TOTAL OF 28.315 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 17107, PAGE 1426 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 / DEVELOPER SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC 1114 LOST CREEK BLVD, SUITE 270 (512) 865-5895

STATE OF TEXAS

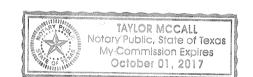
COUNTY OF TRAVIS BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO A SUMPLE FOR 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 8th DAY OF September A.D. 2016.

Jayla Mccall BEXAR



THIS PLAT OF MISSION DEL LAGO UNIT 9C (T.I.F.) 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.

___ A.D. 20 ___

__COUNTY CLERK OF BEXAR COUNTY, DO

BY:	·
CHAIRMAN	
BY: SECRETARY	
STATE OF TEXAS	

_ DAY OF ___

COUNTY OF BEXAR

DATED THIS ___

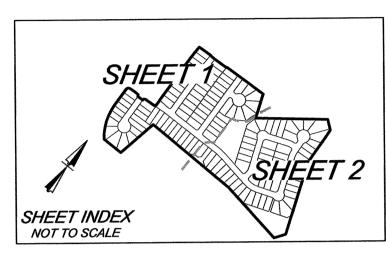
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

RECORDED THE DAY OF ___ DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK. VOLUME ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, ___ A.D. 20____ THIS ____ DAY OF ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

PAGE 1 OF 2



SEE LINE & CURVE TABLE ON PAGE 2 OF 2

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

WASTE WATER EDU NOTE
THE NUMBER OF WASTEWATER 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 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 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

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 WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605.2 FEET
WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH
LOCATIONS WHERE THE GROUND LEVEL IS BELOW 605.2 FEET, 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.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 2127342) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR HOMEOWNERS. 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 ARBORISTS OFFICE.

<u>DRAINAGE EASEMENT NOTE:</u> 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND REXAR 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 WITHIN SAID DRAINAGE EASEMENTS.

<u>FINISHED FLOOR NOTE:</u> RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

STATE OF TEXAS

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.

ICENSED PROFESSIONAL ENGINEER

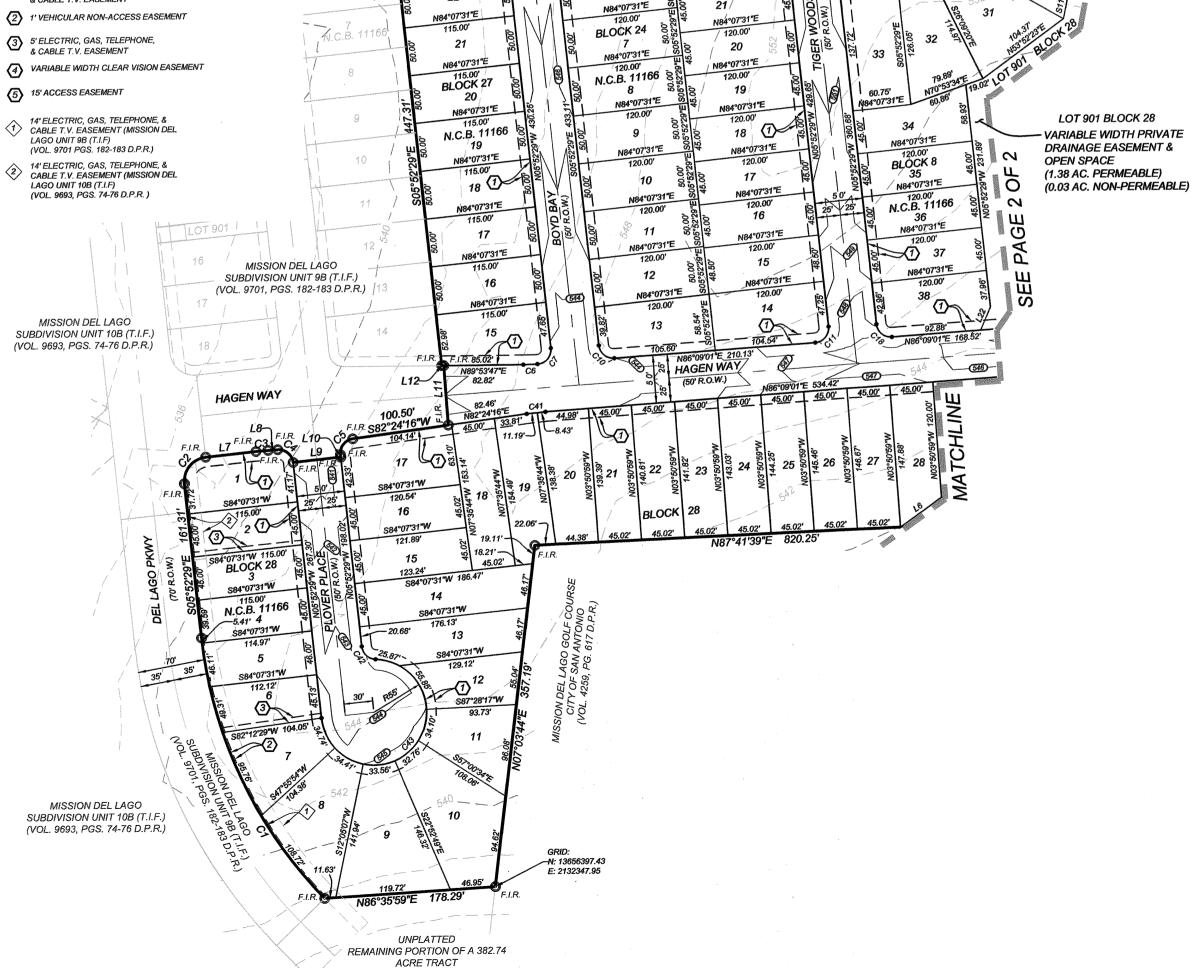
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MANIJUM STANDARDS SEPPORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

ERESA A. SEIDEL GISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 FW SURVEYING, LLC

COUNTY OF BEXAR HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION

STATE OF TEXAS COUNTY OF BEXAR

3421 PAESANOS PKWY., SUITE 200 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441





GEORGE L. WERON

98203

ACCENSES.

STONAL EN



C41

C43

C44

19.61' 300.00'

21.41' 15.00'

251.30' 55.00'

23.47' 75.00'

39.12' 125.00'

9.81'

12.99'

63.51'

11.83'

19.72'

C46 54.77' 175.00' 27.61' 017°55'52" 54.54'

003°44'46"

081°47'12" 19.64'

261°47'12" 83.15'

017°55'52" 23.38'

017°55'52" 38.96'

19.61'

S84°16'38"W

S46°46'05"E

N43°13'55"E

S74°12'20"W

S15°47'40"E



GEORGE L. WERON

98203

-KOENSEO SONAL EN



FERESA A. SEIDEL

FAX: 210-979-8441

FW SURVEYING, LLC

SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444

3421 PAESANOS PKWY., SUITE 200

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

L20 5.65'

L22 26.51'

5.32'

59.85'

28.28'

L21

L23

L24

N83°10'16"E

N83°10'16"E

S22°45'27"W

S60°30'12"E

S41°09'01"W

C18 23.03' 15.00'

C20 23.56' 15.00'

40.70'

75.54' 425.00'

10.18' 15.00'

75.00'

C19

C22

14.48'

37.87'

20.87'

C23 | 146.38' | 50.00' | 465.62' | 167°44'30" | 99.43'

087°58'30"

010°11'04"

15.00' 090°00'00" 21.21'

031°05'41"

5.29' 038°52'15" 9.98'

20.84"

75.44'

40.21'

S49°51'44"E

N51°20'05"E

N09°12'46"W

N44°11'44"W

S20°14'23"W

Date: Sep 08, 2016, 9:43am User ID: Imartinez File: N:\391\01\02\Design\Civil\Plat\PL3910102.dwg COUNTY CLERK, BEXAR COUNTY, TEXAS

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