

SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 11A (T.I.F.)

BEING A TOTAL OF 13.23 ACRES OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166 OUT OF A 96.98 ACRE TRACT OF LAND, KNOWN AS TRACT 2 CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC OF RECORD IN VOLUME 17107, PAGE 1426 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Paessanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

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.

[Signature]
DULY AUTHORIZED AGENT

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

DULY AUTHORIZED AGENT:
LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*, 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 *6th* DAY OF *June*, A.D. *2018*
[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS

RENESE COLLIER
Notary Public, State of Texas
Comm. Expires 05-15-2021
Notary ID 125299461

THIS PLAT OF MISSION DEL LAGO UNIT 11A 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 _____

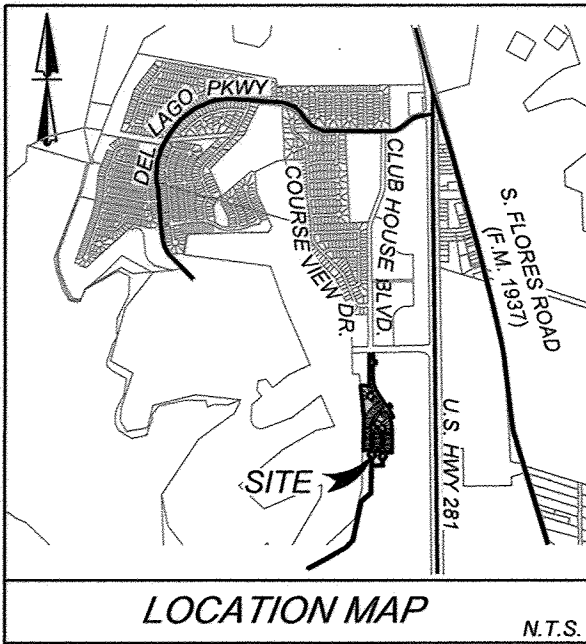
ON PAGE _____

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

THIS _____ DAY OF _____ A.D. 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.

NOTES:

- 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 TCI/DIRECTOR OF PUBLIC WORKS. 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(2) (p 5-40)
- 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. 48029C0590G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

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 EASEMENTS OF ANY NATURE, WITHIN MISSION DEL LAGO UNIT 11A (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, LOT 902, LOT 903 BLOCK 98 AND LOT 901 BLOCK 99.
- 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.

LEGEND

○ FIR	= FOUND 1/2" IRON ROD	VOL.	= VOLUME
○ SIR	= SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	PG.	= PAGE
▲ SIR	= SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"	N.T.S.	= NOT TO SCALE
ESMT	= EASEMENT	ELEC.	= ELECTRIC
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.	TELE.	= TELEPHONE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.	CATV.	= CABLE T.V.
R.O.W.	= RIGHT-OF-WAY	SAN. SEWER	= SANITARY SEWER
N.C.B.	= NEW CITY BLOCK	---	= PROPOSED CONTOURS
G.E.T.V.E.	= GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT	---	= EXISTING MAJOR CONTOURS
AC.	= ACRES	---	= EXISTING MINOR CONTOURS
℄	= CENTERLINE	FF = MIN ELEV. 562.3'	= MINIMUM FINISHED FLOOR ELEVATION

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 20' SANITARY SEWER EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT
- 15' PRIVATE DRAINAGE EASEMENT
- 5' WATER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- OFF-LOT 18' SANITARY SEWER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (RIGHT-OF-WAY))
- VARIABLE WIDTH CLEAR VISION EASEMENT
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 10X10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (RIGHT-OF-WAY))
- 1' VEHICULAR NON-ACCESS EASEMENT

IMPACT FEE 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.

WASTEWATER 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 MARSHAL.

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 HIGH PRESSURE NOTE:

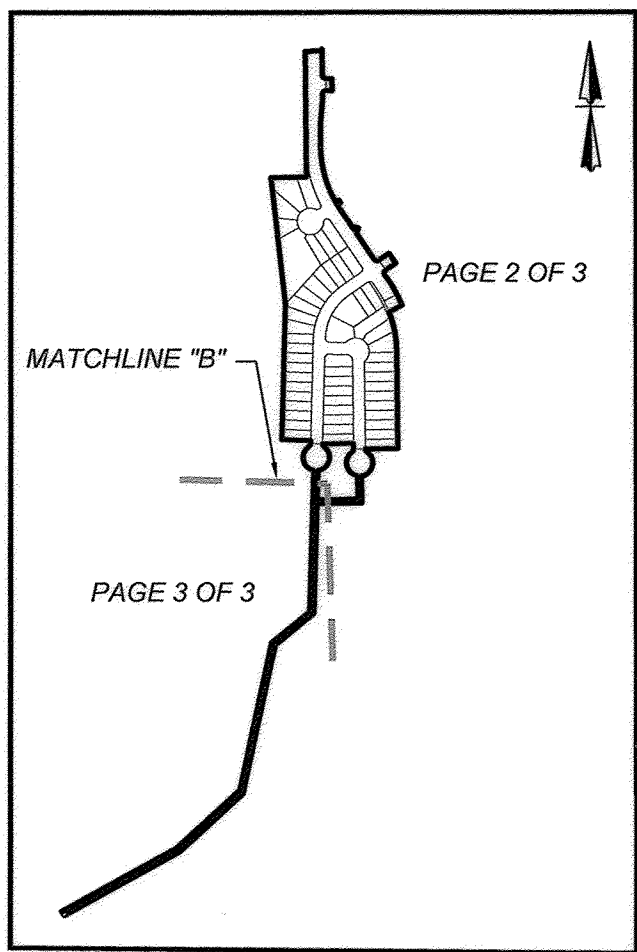
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605.2 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 605.2 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2340878) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).

LINE	LENGTH	BEARING
L1	62.00'	N89°23'05"E
L2	16.63'	N43°47'23"E
L3	25.00'	N89°23'14"E
L4	50.00'	S0°36'46"E
L5	25.00'	S89°23'14"W
L6	80.30'	S4°22'15"W
L7	67.96'	S0°36'46"E
L8	6.03'	N55°57'27"E
L9	12.02'	S30°49'37"E
L10	6.03'	S55°56'31"W
L11	50.00'	N55°45'59"E
L12	50.00'	S34°14'01"E
L13	50.00'	S55°45'59"W
L14	33.01'	S34°14'01"E
L15	70.35'	S62°24'36"W
L16	13.96'	S0°36'09"E
L17	2.14'	N1°30'55"E
L18	50.00'	S0°36'46"E
L19	50.00'	S34°14'01"E
L20	60.00'	S62°24'36"W
L21	33.01'	N34°14'01"W
L22	47.16'	N34°14'01"E
L23	94.70'	N55°45'59"E
L24	0.78'	S58°29'53"W
L25	0.82'	N58°29'53"E
L26	27.42'	N31°12'31"E
L27	46.98'	S5°18'09"E
L28	94.70'	S55°45'59"W
L29	12.94'	N16°21'49"E
L30	15.00'	S73°38'11"E
L31	12.32'	S16°21'49"W
L32	44.76'	S86°53'49"W
L33	58.74'	S84°23'49"W
L34	10.31'	N41°36'43"E
L35	103.05'	S34°14'01"E
L36	14.14'	S0°36'46"E
L37	80.30'	S4°22'15"W
L38	67.96'	S0°36'46"E
L39	10.00'	S89°21'51"W
L40	10.00'	N0°38'09"W
L41	10.01'	N88°29'05"W
L42	10.00'	N1°30'55"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1.00'	15.00'	0.50'	3°49'21"	1.00'	S88°42'05"E
C2	5.10'	15.00'	2.57'	19°28'16"	5.07'	S79°39'08"W
C3	37.84'	435.00'	18.93'	4°59'01"	37.83'	S1°52'45"W
C4	5.10'	15.00'	2.57'	19°28'16"	5.07'	N65°30'07"E
C5	5.10'	15.00'	2.57'	19°28'16"	5.07'	S46°01'51"W
C6	61.45'	530.00'	30.76'	6°38'37"	61.42'	S30°54'43"E
C7	171.01'	470.00'	86.46'	20°50'51"	170.07'	S11°03'34"E
C8	14.44'	15.00'	7.83'	55°09'00"	13.89'	S26°12'39"E
C9	131.31'	55.00'	138.87'	136°47'11"	102.27'	S12°36'27"W
C10	14.44'	15.00'	7.83'	55°09'00"	13.89'	S26°56'21"W
C11	14.44'	15.00'	7.83'	55°09'00"	13.89'	N26°03'35"W
C12	130.29'	55.00'	135.22'	135°43'55"	101.89'	N14°13'53"E
C13	130.29'	55.00'	135.22'	135°43'55"	101.89'	N11°12'02"W
C14	248.00'	530.00'	126.32'	26°48'38"	245.75'	N14°01'05"W
C15	22.49'	15.00'	13.97'	85°55'17"	20.44'	N15°32'15"E
C16	14.44'	15.00'	7.83'	55°09'00"	13.89'	N86°04'23"E
C17	278.67'	55.00'	38.30'	290°18'01"	62.86'	N31°30'07"W
C18	14.44'	15.00'	7.83'	55°09'00"	13.89'	S30°55'23"W
C19	22.85'	15.00'	14.30'	87°16'08"	20.70'	N77°52'04"W
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N10°45'59"E
C21	260.39'	275.00'	140.88'	54°15'04"	250.77'	N28°38'27"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°30'55"W
C23	38.33'	25.00'	24.08'	87°50'56"	34.69'	N44°33'37"W
C24	11.60'	15.00'	6.11'	44°19'03"	11.32'	S21°31'23"W
C25	169.41'	55.00'	1791.91'	176°29'02"	109.95'	S44°33'37"E
C26	11.60'	15.00'	6.11'	44°19'03"	11.32'	N69°21'24"E
C27	23.57'	15.00'	15.00'	90°02'19"	21.22'	S43°27'55"E
C28	212.89'	225.00'	115.17'	54°12'45"	205.04'	S28°39'37"W
C29	23.56'	15.00'	15.00'	90°00'00"	21.21'	N79°14'01"W
C30	54.50'	470.00'	27.28'	6°38'37"	54.47'	N30°54'43"W
C31	269.74'	460.00'	138.87'	33°35'52"	265.89'	N17°26'05"W
C32	14.44'	15.00'	7.83'	55°09'00"	13.89'	N29°05'25"E
C33	31.75'	365.00'	15.88'	4°59'01"	31.74'	S1°52'45"W
C34	17.79'	13.00'	10.61'	78°24'58"	16.44'	N38°29'00"E
C35	50.07'	530.00'	25.06'	5°24'48"	50.06'	N24°53'00"W
C36	131.31'	55.00'	138.87'	136°47'11"	102.27'	S13°52'44"E
C37	50.09'	470.00'	25.07'	6°06'25"	50.07'	N24°32'12"W
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°36'46"E
C39	275.79'	470.00'	141.99'	33°37'15"	271.85'	S17°25'24"E
C40	119.04'	540.00'	59.76'	12°37'48"	118.80'	S22°36'07"E
C41	38.71'	445.00'	19.37'	4°59'01"	38.69'	S1°52'45"W
C42	30.88'	355.00'	15.45'	4°59'01"	30.87'	S1°52'45"W
C43	236.48'	460.00'	120.91'	29°27'18"	233.88'	S15°20'25"E
C44	21.43'	460.00'	10.71'	2°40'07"	21.42'	S32°53'57"E
C45	112.69'	540.00'	56.55'	11°57'23"	112.48'	S28°15'20"E
C46	23.56'	15.00'	15.00'	90°00'00"	21.21'	S79°14'01"E
C47	23.56'	15.00'	15.00'	90°00'00"	21.21'	S10°45'59"W
C48	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°23'14"W



PAGE INDEX
NOT TO SCALE



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.

[Signature]
LICENSED PROFESSIONAL ENGINEER

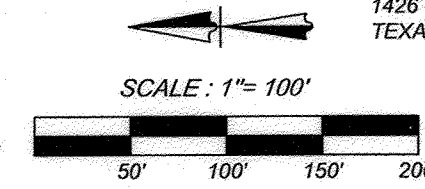
STATE OF TEXAS
COUNTY OF BEXAR

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
3421 PAESSANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 11A (T.I.F.)
BEING A TOTAL OF 13.23 ACRES OF LAND IN THE CITY OF SAN ANTONIO N.C.B. 11166 OUT OF A 96.98 ACRE TRACT OF LAND, KNOWN AS TRACT 2 CONVEYED TO SOUTHWEST MISSION DEL LAGO DEVELOPER, L.L.C. OF RECORD IN VOLUME 17107, PAGE 1426 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy., Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TSPS Firm #: 3513 • TPLS Firm #: 1012330

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.

DULY AUTHORIZED AGENT

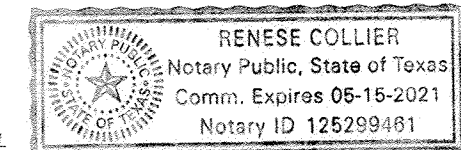
OWNER:
SOUTHWEST MISSION DEL LAGO
DEVELOPER, L.L.C.
1114 LOST CREEK BLVD., SUITE 270
AUSTIN, TX 78746
(512) 865-5895

DULY AUTHORIZED AGENT:
LENAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Renese Collier 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 8th DAY OF June A.D. 2010
Renese Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS



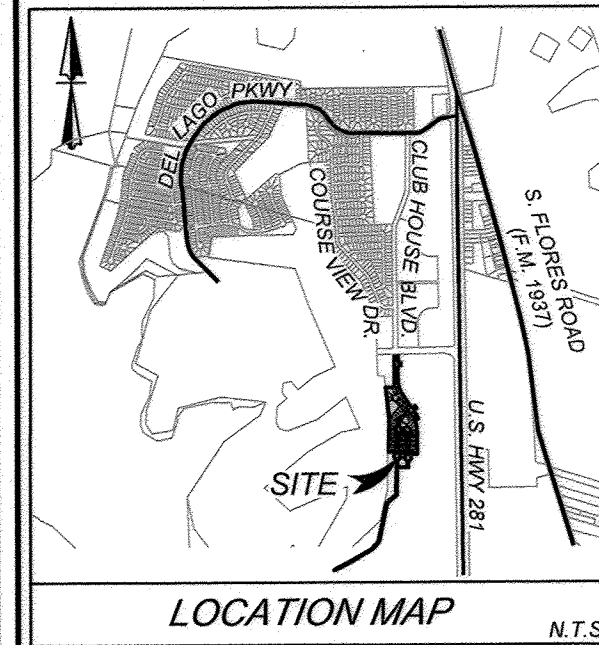
THIS PLAT OF MISSION DEL LAGO UNIT 11A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN 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



SEE PLATTING NOTES, CURVE AND LINE TABLES ON PAGE 1 OF 3

LEGEND	
● FIR = FOUND 1/2" IRON ROD	VOL. = VOLUME
○ SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	PG. = PAGE
△ SIR = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"	N.T.S. = NOT TO SCALE
ESMT = EASEMENT	ELEC. = ELECTRIC
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS	TELE. = TELEPHONE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS	CATV. = CABLE T.V.
R.O.W. = RIGHT-OF-WAY	SAN. SEWER = SANITARY SEWER
N.C.B. = NEW CITY BLOCK	--- 970 --- = PROPOSED MAJOR CONTOURS
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT	--- 970 --- = EXISTING MAJOR CONTOURS
AC. = ACRES	--- 970 --- = EXISTING MINOR CONTOURS
℄ = CENTERLINE	FF = MIN. ELEV. 562.3' = MINIMUM FINISHED FLOOR ELEVATION

KEY NOTES

- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 20' SANITARY SEWER EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT
- 15' PRIVATE DRAINAGE EASEMENT
- 5' WATER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 10'X10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
- 1" VEHICULAR NON-ACCESS EASEMENT

C.P.S. NOTES:

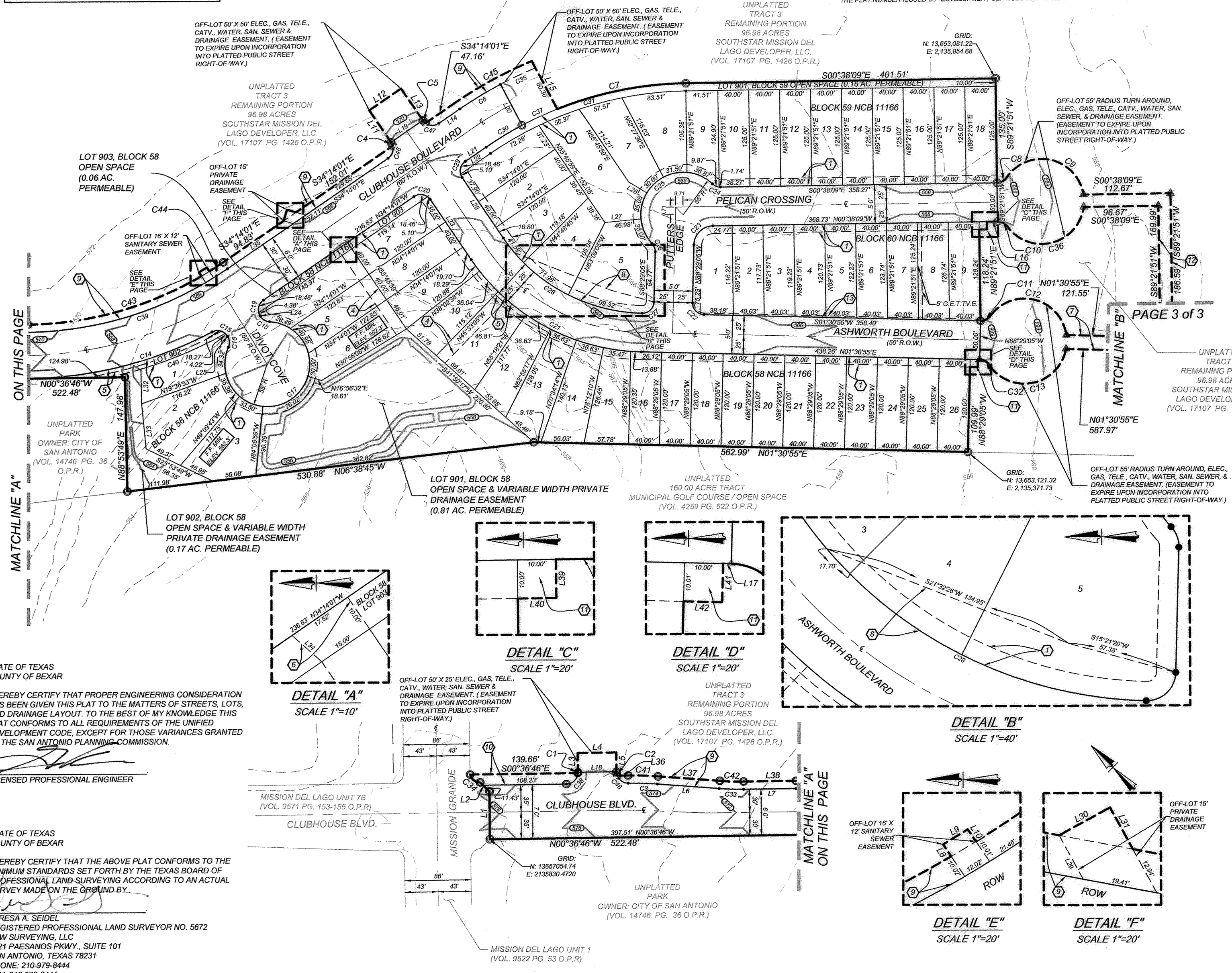
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE 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 THEREON. 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 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.

IMPACT FEE 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.

WASTEWATER EDU NOTE:

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



STATE OF TEXAS
COUNTY OF BEXAR

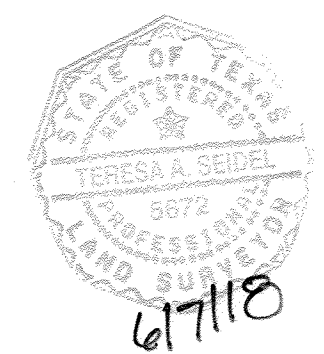
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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, L.L.C.
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 11A (T.I.F.)
BEING A TOTAL OF 13.23 ACRES OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166 OUT OF A 96.98 ACRE TRACT OF LAND, KNOWN AS TRACT 2 CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC OF RECORD IN VOLUME 17107, PAGE 1426 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Pacesanos 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 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.

DULY AUTHORIZED AGENT

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

DULY AUTHORIZED AGENT:
LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

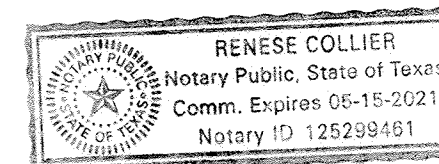
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Renese Collier, 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 8th DAY OF June A.D. 2018

Renese Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF MISSION DEL LAGO UNIT 11A 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 _____

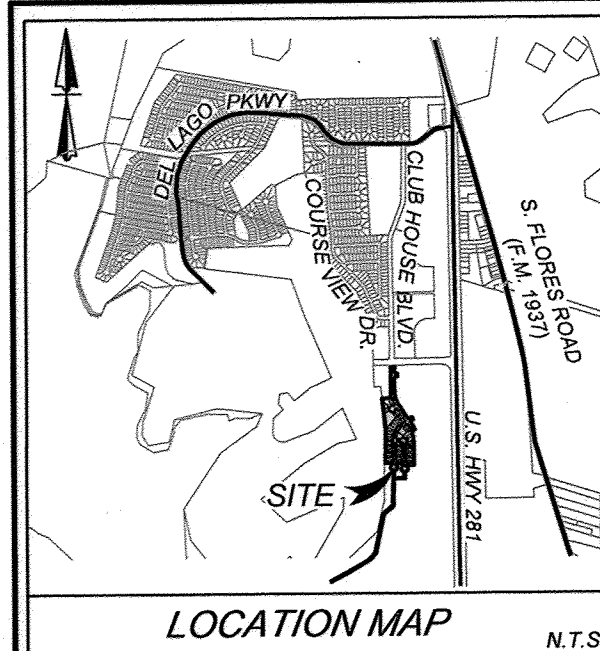
ON PAGE _____

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

THIS _____ DAY OF _____ A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



SEE PLATTING NOTES, CURVE AND LINE TABLES ON PAGE 1 OF 3

LEGEND

○ FIR	= FOUND 1/2" IRON ROD	VOL	= VOLUME
○ SIR	= SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	PG	= PAGE
△ SIR	= SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"	N.T.S.	= NOT TO SCALE
ESMT	= EASEMENT	ELEC	= ELECTRIC
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS	TELE	= TELEPHONE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS	CATV	= CABLE T.V.
R.O.W.	= RIGHT-OF-WAY	SAN. SEWER	= SANITARY SEWER
N.C.B.	= NEW CITY BLOCK	— 970 —	= PROPOSED CONTOURS
G.E.T.V.E.	= GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT	— 970 —	= EXISTING MAJOR CONTOURS
AC	= ACRES	— 970 —	= EXISTING MINOR CONTOURS
℄	= CENTERLINE	FF = MIN ELEV. 562.3'	= MINIMUM FINISHED FLOOR ELEVATION

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 20' SANITARY SEWER EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT
- 15' PRIVATE DRAINAGE EASEMENT
- 5' WATER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- OFF-LOT 18' SANITARY SEWER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 10X10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
- 1' VEHICULAR NON-ACCESS EASEMENT

C.P.S. NOTES:

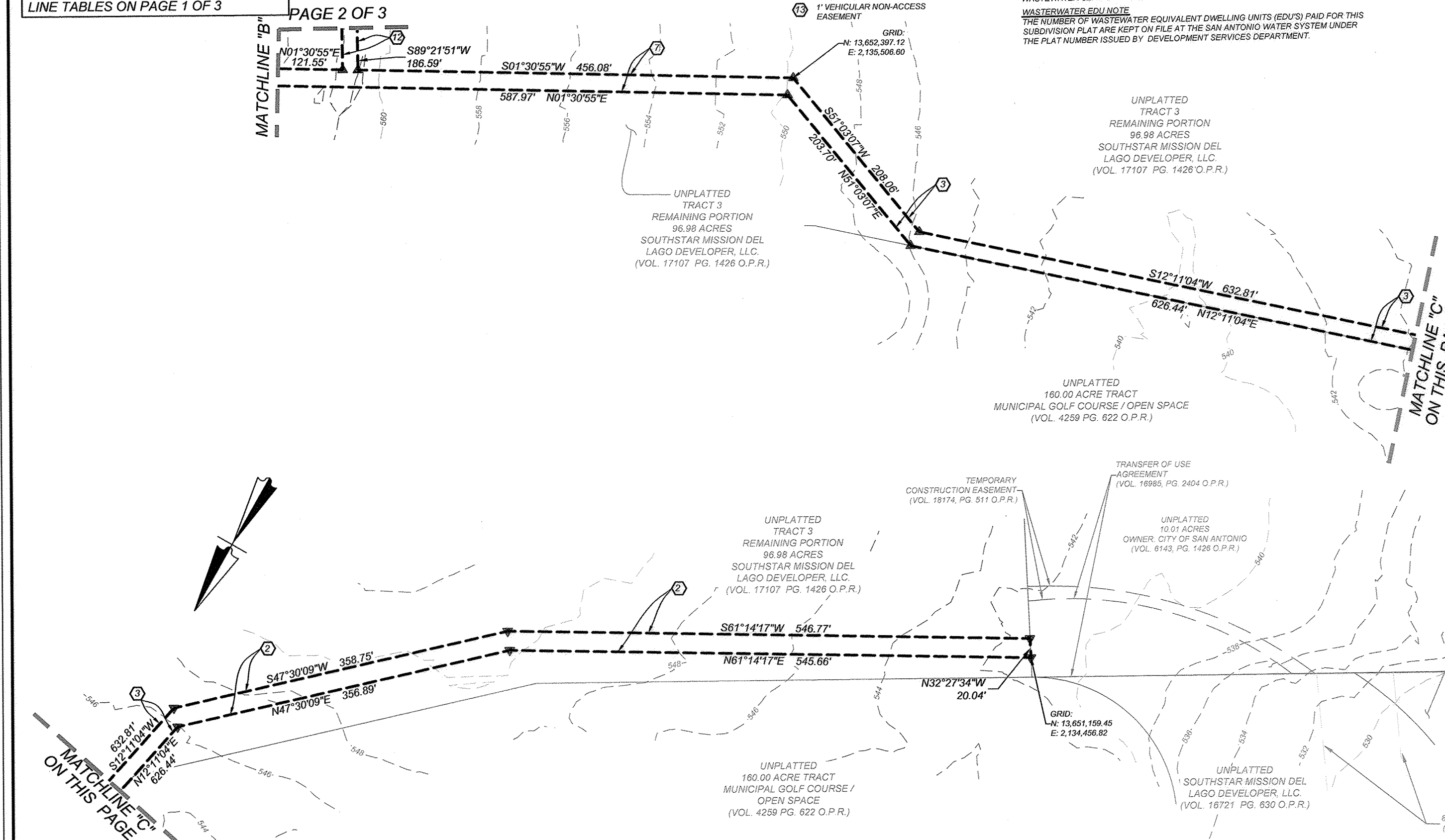
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE 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 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.
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 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.

IMPACT FEE 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.

WASTEWATER 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.



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.

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
3421 Pacesanos Pkwy., Suite 101
San Antonio, Texas 78231
Phone: 210-979-8444
Fax: 210-979-8441

