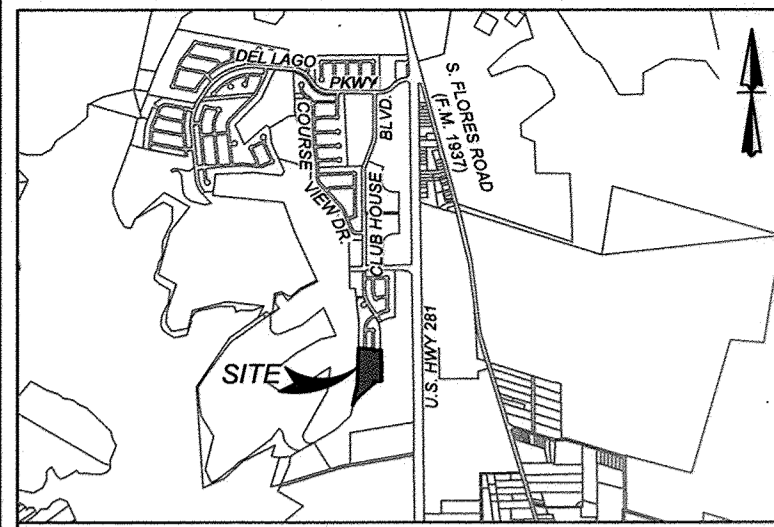


SUBDIVISION PLAT ESTABLISHING  
**MISSION DEL LAGO UNIT 11C (TIF)**  
 BEING A TOTAL OF 9.65 ACRES OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166  
 OUT OF A 96.98 ACRE TRACT OF LAND, KNOWN AS TRACT 2 CONVEYED TO  
 SOUTHWEST MISSION DEL LAGO DEVELOPER, LLC OF RECORD IN VOLUME 17107,  
 PAGE 1426 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.



- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - 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.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0590G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

**LEGEND**

- FIR = FOUND 1/2" IRON ROD
- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ SIR = 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 REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- = CENTERLINE
- 552— = EXISTING CONTOUR
- (552)— = PROPOSED CONTOUR

- 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", "TRANSPORT 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.

- 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 904-905, BLOCK 58, N.C.B. 11166, & LOT 902, BLOCK 59, N.C.B. 11166, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
  4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- SIDEWALK NOTE:**  
 SIDEWALKS ALONG CLUBHOUSE BOULEVARD WILL BE BUILT ONCE REMAINING PORTION OF CLUBHOUSE BOULEVARD IS BUILT.

- 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.
- WASTEWATER EDU NOTE:**  
 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.
- EDU 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- 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 1000 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 605 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.
- INGRESS AND EGRESS NOTE (SEWER):**  
 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.
- INGRESS AND EGRESS NOTE (WATER):**  
 THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP # 2464873) 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(D).
- 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.
- DETENTION MAINTENANCE NOTE:**  
 THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS   | TANGENT  | DELTA      | CHORD   | CHORD BEARING |
|-------|---------|----------|----------|------------|---------|---------------|
| C1    | 23.56'  | 15.00'   | 15.00'   | 90°00'04"  | 21.21'  | S44°21'51"W   |
| C2    | 23.56'  | 15.00'   | 15.00'   | 90°00'00"  | 21.21'  | S45°38'09"E   |
| C3    | 91.49'  | 450.00'  | 45.90'   | 11°38'56"  | 91.33'  | S53°07'33"W   |
| C4    | 155.19' | 350.00'  | 78.87'   | 25°23'53"  | 153.88' | S34°36'01"W   |
| C5    | 38.48'  | 1025.00' | 19.24'   | 2°09'04"   | 38.48'  | N89°33'37"W   |
| C6    | 23.56'  | 15.00'   | 15.00'   | 90°00'00"  | 21.21'  | S46°30'55"W   |
| C7    | 16.77'  | 15.00'   | 9.38'    | 64°03'25"  | 15.91'  | S30°30'47"E   |
| C8    | 277.61' | 55.00'   | 39.09'   | 289°11'48" | 63.72'  | S82°03'24"W   |
| C9    | 11.82'  | 15.00'   | 6.23'    | 45°08'23"  | 11.51'  | N24°05'07"E   |
| C10   | 23.56'  | 15.00'   | 15.00'   | 90°00'00"  | 21.21'  | S43°29'05"E   |
| C11   | 40.21'  | 25.00'   | 25.96'   | 92°09'04"  | 36.01'  | N45°26'23"E   |
| C12   | 10.75'  | 15.00'   | 5.62'    | 41°04'31"  | 10.52'  | S21°10'24"E   |
| C13   | 152.11' | 50.00'   | 1004.67' | 174°18'06" | 99.88'  | S45°26'23"W   |
| C14   | 10.75'  | 15.00'   | 5.62'    | 41°04'31"  | 10.52'  | N67°56'49"W   |
| C15   | 23.56'  | 15.00'   | 15.00'   | 90°00'00"  | 21.21'  | S46°30'55"W   |
| C16   | 23.56'  | 15.00'   | 15.00'   | 90°00'00"  | 21.21'  | S43°29'05"E   |
| C17   | 36.60'  | 975.00'  | 18.30'   | 2°09'04"   | 36.60'  | S89°33'37"E   |

**Parcel Line Table**

| Line # | Length  | Direction     |
|--------|---------|---------------|
| L1     | 60.00'  | N89° 21' 51"E |
| L2     | 4.50'   | N00° 38' 09"W |
| L3     | 25.00'  | N89° 21' 51"E |
| L4     | 25.00'  | S00° 38' 09"E |
| L5     | 25.00'  | S89° 21' 51"W |
| L6     | 4.50'   | N00° 38' 09"W |
| L7     | 60.00'  | S89° 21' 51"W |
| L8     | 50.00'  | S00° 38' 09"E |
| L9     | 100.48' | S00° 38' 09"E |
| L10    | 39.05'  | S82° 43' 13"W |
| L11    | 49.70'  | S00° 38' 09"E |
| L12    | 120.00' | S88° 29' 05"E |
| L13    | 12.14'  | S01° 30' 55"W |
| L14    | 50.00'  | S88° 29' 05"E |
| L15    | 128.24' | N89° 21' 51"E |
| L16    | 23.96'  | S00° 38' 09"E |
| L17    | 128.06' | N89° 21' 51"E |
| L18    | 137.71' | S88° 29' 05"E |
| L19    | 95.37'  | N88° 29' 05"W |
| L20    | 171.51' | S00° 38' 09"E |
| L21    | 171.65' | N00° 38' 09"W |
| L22    | 95.51'  | S88° 29' 05"E |
| L23    | 71.30'  | S01° 30' 55"W |
| L24    | 137.71' | N88° 29' 05"W |
| L25    | 128.06' | S89° 21' 51"W |
| L26    | 94.63'  | S84° 02' 42"E |
| L27    | 28.35'  | S38° 56' 53"E |
| L28    | 38.79'  | N89° 21' 51"E |
| L29    | 16.00'  | S00° 38' 09"E |
| L30    | 22.79'  | N89° 21' 51"E |
| L31    | 15.00'  | S00° 38' 09"E |



3421 Paesanos 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.

*Renese Collier*  
 OWNER:  
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.  
 ATTN: BRIAN BARROW  
 1922 DRY CREEK WAY, SUITE 101  
 SAN ANTONIO, TX 78259  
 (210) 403-6282

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARROW, 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 2nd DAY OF Oct. A.D. 2019

*Renese Collier*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF TRAVIS

NOTARY PUBLIC, STATE OF TEXAS  
 Comm. Expires 05-15-2021  
 Notary ID 125299461

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.

*Justin Warren*  
 OWNER:  
 SOUTHWEST MISSION DEL LAGO DEVELOPER, LLC.  
 ATTN: THAD RUTHERFORD  
 1114 LOST CREEK BLVD., STE. 270  
 AUSTIN, TX 78746  
 (512) 865-5895

STATE OF TEXAS  
 COUNTY OF BEXAR

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 29th DAY OF September, A.D. 2019

*Justin Warren*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

NOTARY PUBLIC, STATE OF TEXAS  
 Comm. Expires 04-01-2022  
 Notary ID 129769142

THIS PLAT OF MISSION DEL LAGO UNIT 11C (TIF) 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 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.

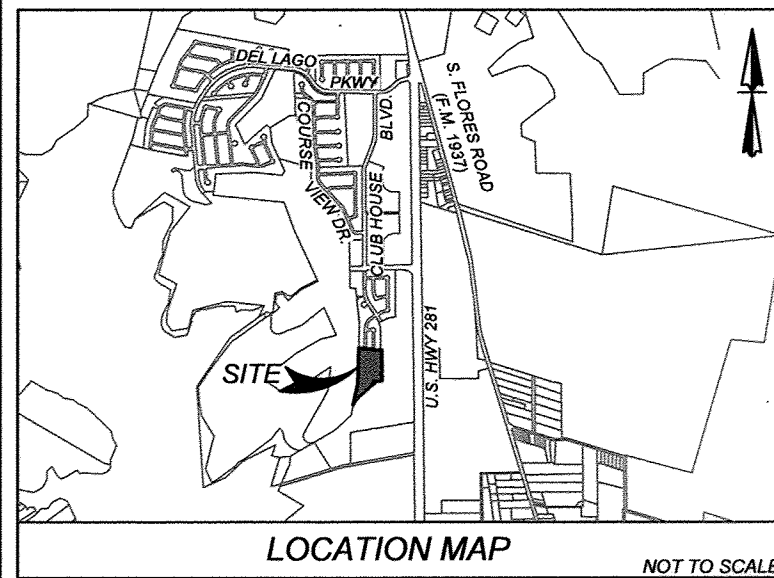
*George L. Weron*  
 LICENSED PROFESSIONAL ENGINEER

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



**C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:**

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**WASTEWATER EDU NOTE:**  
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.

**EDU 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**LEGEND**

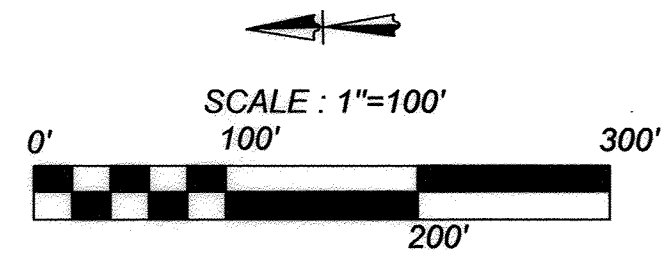
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- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- ℄ = CENTERLINE
- 552--- = EXISTING CONTOUR
- 553--- = PROPOSED CONTOUR

**KEYNOTES**

- 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16' SANITARY SEWER EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
- OFF-LOT 25' X 25' TURNAROUND SANITARY SEWER EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1019 - 1021, D.P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20001, PGS. 1019 - 1021, D.P.R.)
- 16' SANITARY SEWER EASEMENT (VOLUME 9684, PAGES 19-24 D.P.R.)
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL. 20001, PG. 1129, D.P.R.)
- 70'x50' GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL. 20001, PG. 1129, D.P.R.)

**PLAT NUMBER: 19-11800098**

SUBDIVISION PLAT ESTABLISHING  
**MISSION DEL LAGO UNIT 11C (TIF)**  
BEING A TOTAL OF 9.65 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 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 - Fax #: (210) 979-8441  
TBPE Firm #: 9513 - TBPLS Firm #: 1012300

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:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.  
ATTN: BRIAN BARRON  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259  
(210) 403-6282

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON, 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 10th DAY OF Oct. A.D. 2019

*Renese Collier*  
RENESE COLLIER  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
Notary Public, State of Texas  
Comm. Expires 05-15-2021  
Notary ID 125299461

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.  
ATTN: THAD RUTHERFORD  
1114 LOST CREEK BLVD., STE. 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 24th DAY OF September A.D. 2019

*Justin Warren*  
JUSTIN WARREN  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS  
Notary Public, State of Texas  
Comm. Expires 04-01-2022  
Notary ID 129769142

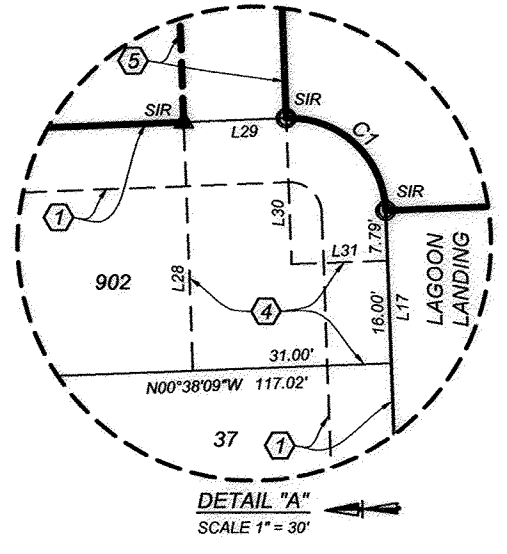
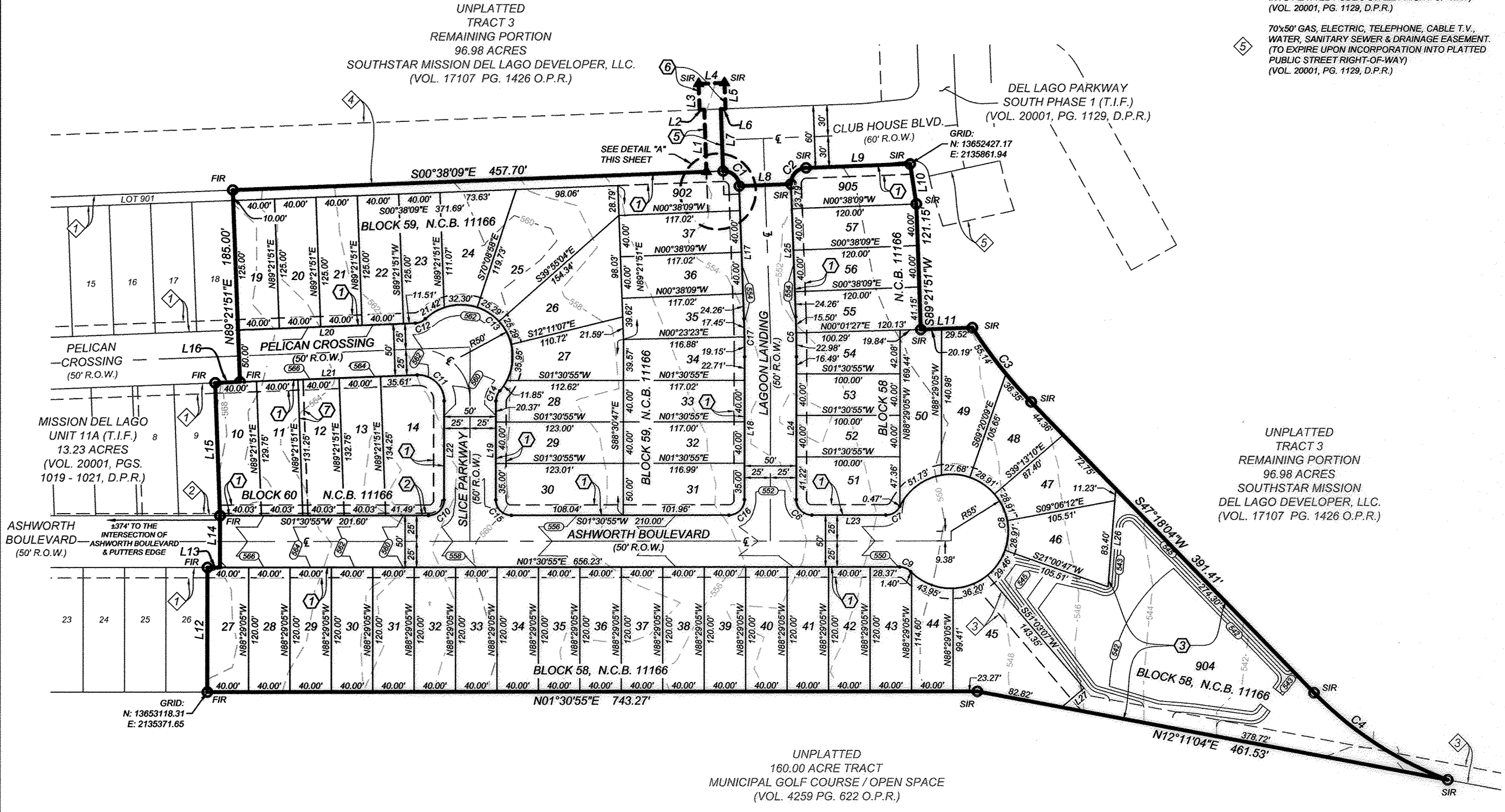
STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF MISSION DEL LAGO UNIT 11C (TIF) 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 20th DAY OF Oct. A.D. 2019

BY: \_\_\_\_\_ CHAIRMAN

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



SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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. Werdn*  
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 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

