

KEY NOTES

- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.88 AC) (PERMEABLE)
- OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.05 AC)
- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.18 AC) (PERMEABLE)
- OFF-LOT 55' RADIUS TURNAROUND, E.G.T.V., WATER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.23 AC) (PERMEABLE)
- OFF-LOT 14' E.G.T.V. EASEMENT (0.36 AC)
- OFF-LOT 14' E.G.T.V. EASEMENT (0.39 AC)
- OFF-LOT 25'x16' WATER LINE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.01 AC)
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20001, PG. 1471-1473, D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PG. 1471-1473, D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PG. 1471-1473, D.P.R.)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PG. 1471-1473, D.P.R.)

CPS/SAWS/COCA UTILITY NOTES:

- 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," "TRANSFORMER 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 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 SUCH 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.
- ANY CPS ENERGY OR SAWS 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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.

WASTE WATER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE OWNER 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 (PRVS REQUIRED):
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, THE OWNER 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.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION MAINTENANCE NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 903 BLOCK 40, NCB 11166, MISSION DEL LAGO SUBDIVISION UNIT 14A, RECORDED IN VOLUME _____, PAGE _____, (PLAT #20-1180017).

EASEMENTS FOR FLOOD PLAINS:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48028C0143G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:
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 TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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. (APPENDIX H)

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (MTP #2394002) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-477(h).

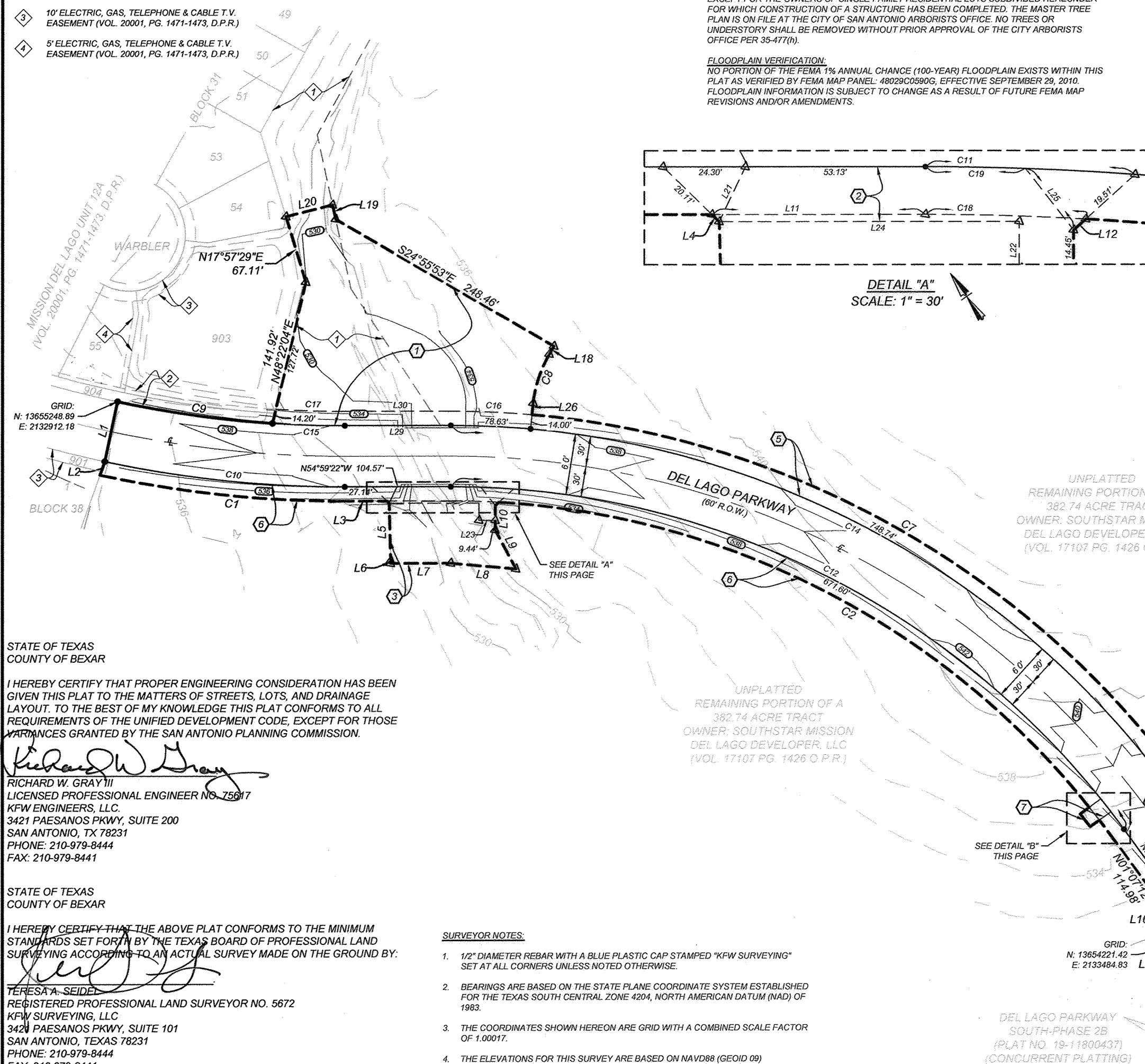
FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48028C0906G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LEGEND		LEGEND	
○ F.I.R. =	FOUND 1/2" IRON ROD	AC. =	ACRE
● S.I.R. =	SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	VOL. =	VOLUME
△ =	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"	PG. =	PAGE
E.G.T.V. =	ELECTRIC, GAS, TELEPHONE & CABLE T.V.	--- 0.75 ---	PROPOSED CONTOURS
R.O.W. =	RIGHT-OF-WAY	--- 0.75 ---	EXISTING MAJOR CONTOURS
O.P.R. =	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.	--- 0.75 ---	EXISTING MINOR CONTOURS
D.P.R. =	DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.	--- 0.75 ---	PROPOSED EASEMENT
N.T.S. =	NOT TO SCALE	--- 0.75 ---	EXISTING EASEMENT
		--- 0.75 ---	CENTERLINE OF ROAD

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	243.19'	1144.00'	122.05'	12°10'47"	242.73'	N48°53'58"W
C2	672.91'	806.00'	357.46'	47°50'05"	683.53'	N27°42'23"W
C3	21.53'	806.00'	10.77'	1°31'51"	21.53'	N1°33'08"W
C4	13.09'	15.00'	6.99'	49°59'41"	12.68'	N23°52'38"E
C5	268.77'	55.00'	46.16'	279°59'23"	70.71'	S88°52'48"W
C6	13.09'	15.00'	6.99'	49°59'41"	12.68'	S26°07'03"E
C7	760.59'	894.00'	405.02'	48°44'43"	737.85'	S25°29'34"E
C8	50.94'	125.01'	25.83'	23°20'46"	50.59'	S53°23'40"W
C9	154.38'	1070.00'	77.32'	8°16'00"	154.24'	S47°02'12"E
C10	238.36'	1130.00'	119.62'	12°05'09"	237.92'	N48°56'47"W
C11	61.88'	820.00'	30.95'	4°19'25"	61.87'	S52°49'39"E
C12	770.98'	820.00'	416.63'	53°52'09"	742.88'	N28°03'17"W
C13	16.01'	820.00'	8.01'	1°07'07"	16.01'	S3°11'03"E
C14	827.37'	880.00'	447.12'	53°52'09"	797.23'	S28°03'17"E
C15	71.33'	1070.00'	35.68'	3°49'09"	71.31'	N53°04'47"W
C16	79.95'	894.00'	40.00'	5°07'26"	79.92'	N52°25'38"W
C17	68.04'	1056.00'	34.03'	3°41'30"	68.03'	S53°08'37"E
C18	47.35'	806.00'	23.68'	3°21'57"	47.34'	N53°18'23"W
C19	29.50'	820.00'	14.75'	2°03'41"	29.50'	S53°57'31"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	N47°05'48"E
L2	14.12'	N54°43'29"E
L3	41.58'	N54°59'22"W
L4	3.00'	S10°52'12"E
L5	56.57'	N33°19'23"E
L6	2.42'	N39°46'08"E
L7	59.37'	N55°02'11"W
L8	64.46'	N49°55'32"W
L9	43.30'	S6°48'13"W
L10	23.89'	S35°00'48"W
L11	62.99'	S54°59'22"E
L12	4.86'	S83°00'48"W
L13	11.02'	N88°52'48"E
L14	16.01'	N3°11'48"W
L15	11.02'	S88°52'48"W
L16	14.00'	S88°52'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L17	14.00'	S88°52'48"W
L18	9.07'	S65°04'07"W
L19	14.45'	S22°30'12"W
L20	47.38'	S69°03'00"E
L21	17.84'	N80°37'27"E
L22	17.00'	N35°00'48"E
L23	16.00'	N54°59'12"W
L24	88.55'	N54°59'12"W
L25	23.02'	S3°07'13"E
L26	11.35'	S40°24'13"W
L27	4.35'	S1°07'12"E
L28	4.35'	N1°07'12"W
L29	104.57'	S54°59'22"E
L30	104.57'	S54°59'22"E
L31	60.00'	S88°52'48"W



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.

RICHARD W. GRAY III
LICENSED PROFESSIONAL ENGINEER NO. 75617
KFW ENGINEERS, LLC.
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

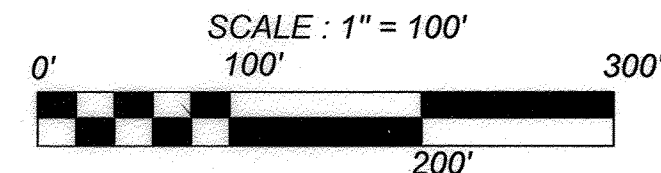
SURVEYOR NOTES:

- 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 (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 09)

PLAT NUMBER 19-11800436

SUBDIVISION PLAT ESTABLISHING
DEL LAGO PARKWAY SOUTH PHASE 2A (T.I.F.)

BEING A TOTAL OF 3.659 ACRES 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 URRIGAS SURVEY NO. 32, ABSTRACT NO. 769, AND JOSE ANTONIO DELA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4283, BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP 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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
THAD RUTHERFORD, PRESIDENT
SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TX 78132
(512) 955-5893

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 22 DAY OF APRIL, A.D. 2020

KRISTIN HEGGY
Notary Public, State of Texas
Comm. Expires 10-17-2022
Notary ID 129996735

THIS PLAT OF DEL LAGO PARKWAY SOUTH PHASE 2A 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