

- 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.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH TRAIL EASEMENT (VOL. 18236, PG. 1698 O.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 12A (T.I.F.) VOL. 20001 PGS 1471-1473 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 12 B&C (TIF) PLAT # 19-11800196)
- 60' R.O.W. (DEL LAGO PARKWAY SOUTH PHASE 2A (T.I.F.) (PLAT # 19-11800436)
- 60' R.O.W. (DEL LAGO PARKWAY SOUTH PHASE 2B (T.I.F.) (PLAT # 19-11800437)
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2B (T.I.F.) (PLAT # 19-11800437)
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- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 12A (T.I.F.) VOL. 20001 PGS 1471-1473 D.P.R.)

C.P.S./SAWS/C.O.S.A. 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," "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.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS, WHEN UTILS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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:

- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 906, 908 & 909, BLOCK 31, N.C.B. 11166, LOT 902, BLOCK 38, N.C.B. 11166, LOT 903, 904 & 905, BLOCK 40, N.C.B. 11166, LOT 901, BLOCK 45, N.C.B. 11168 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
- RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

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 (EDU'S) 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 805.2 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 EASEMENTS 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 EASEMENTS SHOWN ON THIS PLAT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP #2589896) 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(1).

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN NOTE:

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 DFIRM PANEL NUMBER 48026C0590G, 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 FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

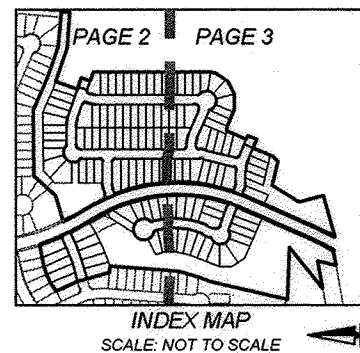
MINIMUM FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT - OF - WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- CL = CENTERLINE
- N.T.S. = NOT TO SCALE
- ESMT = EASEMENT
- AC. = ACRE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C51	23.56'	15.00'	15.00'	90°00'00"	21.21'	N51°06'10"W
C52	41.08'	125.00'	20.73'	16°49'44"	40.89'	S15°31'01"E
C53	49.46'	25.00'	38.02'	113°21'10"	41.78'	N31°44'42"E
C54	60.95'	125.00'	25.83'	23°21'10"	50.80'	S76°44'42"W
C55	23.56'	15.00'	15.00'	90°00'00"	21.21'	S69°55'53"E
C56	630.55'	890.00'	329.16'	40°35'36"	617.45'	N26°19'46"W
C57	24.94'	890.00'	12.47'	1°36'19"	24.94'	N01°55'22"W
C58	108.56'	1290.00'	54.31'	4°49'18"	108.53'	N01°17'27"E
C59	78.54'	890.00'	39.29'	5°03'22"	78.51'	N52°27'41"W
C60	68.98'	1080.00'	34.50'	3°43'42"	68.97'	S53°07'30"E
C61	144.91'	1210.00'	72.54'	6°51'43"	144.82'	N02°18'39"E
C62	19.99'	810.00'	10.00'	1°24'51"	19.99'	N01°49'38"W
C63	689.41'	810.00'	367.14'	48°45'58"	668.79'	N30°36'23"W
C64	68.95'	1140.00'	34.49'	3°27'56"	68.94'	S53°15'24"E
C65	121.41'	1140.00'	60.76'	6°06'07"	121.35'	S45°53'14"E



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PLAT NUMBER: 20-11800017

SUBDIVISION PLAT ESTABLISHING MISSION DEL LAGO UNIT 14A PUD(TIF)

A 28.45 AC. TRACT OF LAND, IN THE NEW CITY BLOCK (N.C.B.) 11166 OUT OF THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, AND A 382.74 ACRE TRACT OF LAND CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC OF RECORD IN VOLUME 17107 PAGE 1426 OF THE OFFICIAL PUBLIC RECORDS 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 #: 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.

DULY AUTHORIZED AGENT

OWNER: SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC. ATTN: THAD RUTHERFORD
1118 VINTAGE WAY
NEW BRAUNFELS, TX 78132

DULY AUTHORIZED AGENT: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. ATTN: RICHARD MOTT
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 RICHARD MOTT, 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 17th DAY OF June, A.D. 20 20

JOHN ADKINS
Notary Public, State of Texas
Comm. Expires 06-19-2021
Notary ID 126936805

THIS PLAT OF MISSION DEL LAGO UNIT 14A PUD (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

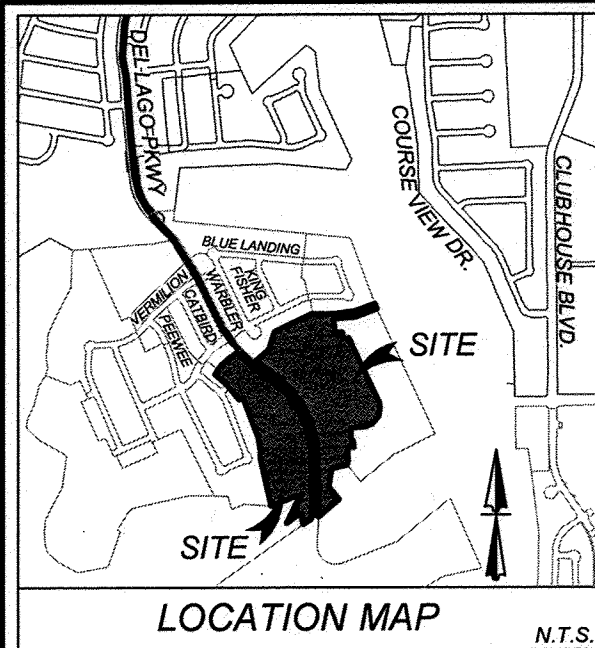
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TERESA A. SEIDEL
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



C.P.S.A.W.S. & C.O.S.A. UTILITY NOTES:

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SEE PAGE 1 OF 3 FOR LINE
AND CURVE TABLES

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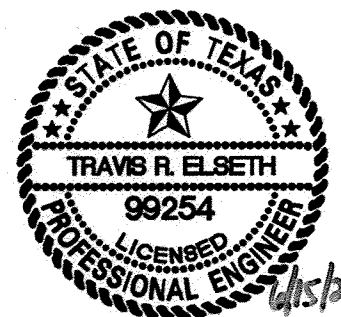
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Travis R. Elseth
LICENSED PROFESSIONAL ENGINEER

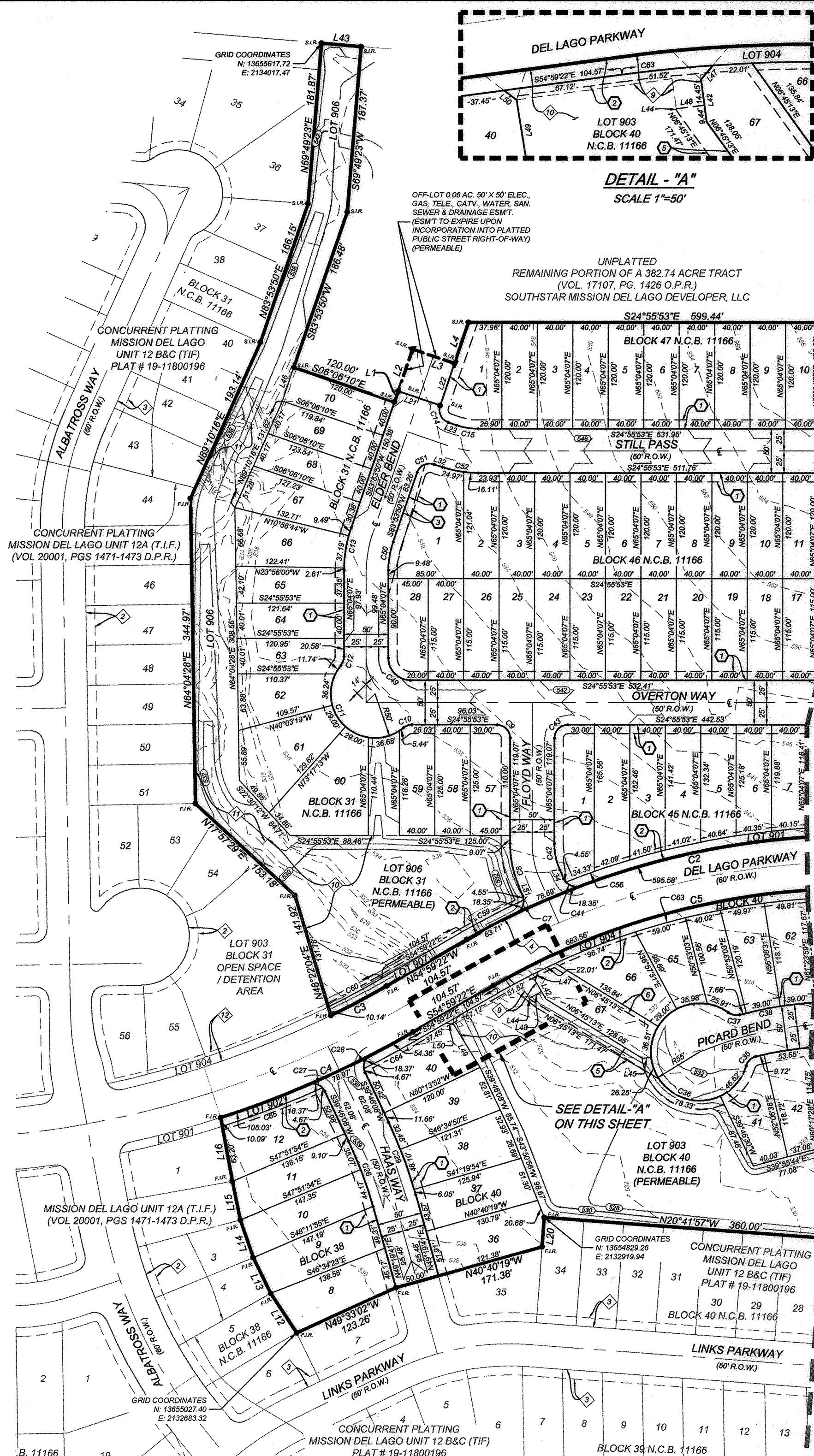
STATE OF TEXAS
COUNTY OF BEXAR

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



6/15/2020



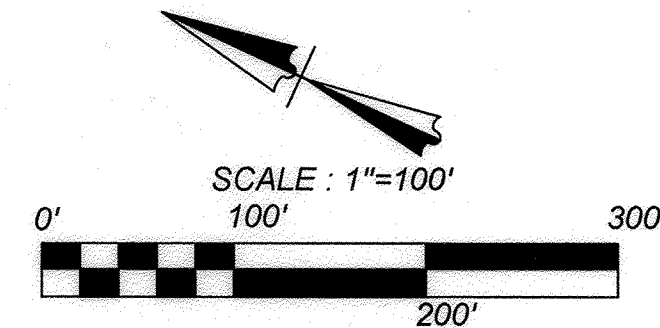
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- OFF-LOT VARIABLE WIDTH WATER EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2A (T.I.F.) (PLAT # 19-11800436))
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2A (T.I.F.) (PLAT # 19-11800436))
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (MISSION DEL LAGO UNIT 12A (T.I.F.) VOL. 20001, PG. 1474-1473)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 12A (T.I.F.) VOL. 20001 PGS 1471-1473 D.P.R.)

PLAT NUMBER: 20-11800017

SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 14A PUD (TIF)

A 28.45 AC. TRACT OF LAND, IN THE NEW CITY BLOCK (N.C.B.) 11166 OUT OF THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, AND A 382.74 ACRE TRACT OF LAND CONVEYED TO SOUTSTAR MISSION DEL LAGO DEVELOPER, LLC OF RECORD IN VOLUME 11707 PAGE 1426 OF THE OFFICIAL PUBLIC RECORDS 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 #: 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.

DULY AUTHORIZED AGENT

OWNER:
SOUTSTAR MISSION DEL LAGO DEVELOPER, L.L.C.
ATTN: THAD RUTHERFORD
1118 VINTAGE WAY
NEW BRAUNFELS, TX 78132

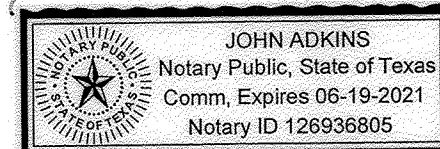
DULY AUTHORIZED AGENT:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
ATTN: RICHARD MOTT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 11 DAY OF June, A.D. 20 20

NOTARY PUBLIC BEXAR COUNTY, TEXAS



LEGEND

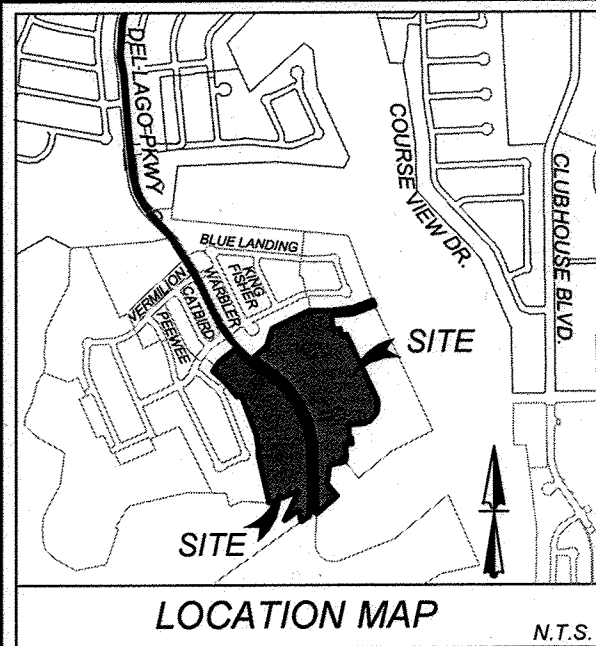
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT - OF - WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- € = CENTERLINE
- N.T.S. = NOT TO SCALE
- ESMT = EASEMENT
- AC. = ACRE

MATCHLINE "A" PAGE 3 OF 3

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



CPS & SAWS & COA 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," "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.
- 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.
- 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.
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THE AREAS SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

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.

Travis R. Elseth
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



LEGEND

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- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
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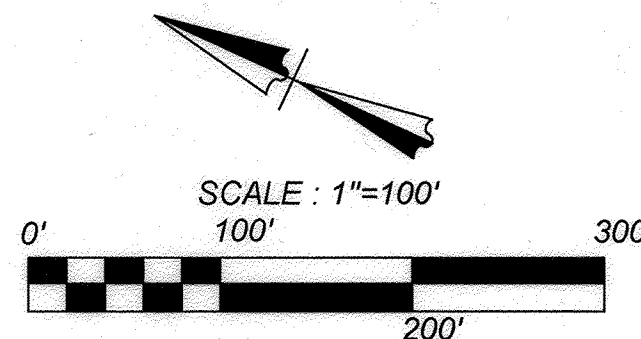
KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH TRAIL EASEMENT (VOL. 16236, PG. 1688 O.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 12A (T.I.F.) VOL. 20001 PGS 1471-1473 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 12B & C (TIF) PLAT # 19-11800196)
- 60' R.O.W. (DEL LAGO PARKWAY SOUTH PHASE 2A (T.I.F.) (PLAT # 19-11800436))
- 60' R.O.W. (DEL LAGO PARKWAY SOUTH PHASE 2B (T.I.F.) (PLAT # 19-11800437))
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Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP Firm #: 9515 • TBP Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

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DULY AUTHORIZED AGENT

OWNER: SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC
ATTN: RICHARD MOTT
1118 VINTAGE WAY
NEW BRAUNFELS, TX 78132

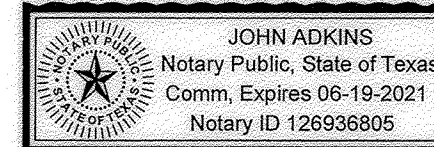
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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 15th DAY OF June, A.D. 2020

NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF MISSION DEL LAGO UNIT 14A PUD (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

SEE PAGE 1 OF 3 FOR LINE
AND CURVE TABLES

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTI PAGE PLAT