

- 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 (N.A.D.) OF 1983.
 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

- LEGEND**
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - F.I.R. = FOUND 1/2" IRON ROD
 - R.O.W. = RIGHT-OF-WAY
 - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - N.C.B. = NEW COUNTY BLOCK
 - ℄ = CENTERLINE
 - = POINT OF CURVE / POINT OF TANGENT

- KEYNOTES**
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ② 18' SANITARY SEWER EASEMENT
 - ③ 32' PRIVATE DRAINAGE EASEMENT
 - ④ 12' ELECTRIC EASEMENT
 - ⑤ 16' ELECTRIC EASEMENT
 - ⑥ 20' ELECTRIC EASEMENT
 - ⑦ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 343-348 P.R.)
 - ⑧ 18' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 343-348 P.R.)
 - ⑨ PRIVATE DRAINAGE EASEMENT (VOL. 20002, PGS. 343-348 P.R.)
 - ⑩ 80' SANITARY SEWER ESMT (VOL. 18755, PG. 1525 O.P.R.)

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:

Tim C. Pappas
30 MARCH 2021
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
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:

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," "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.
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.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506)(03).

STATE OF TEXAS
COUNTY OF BEXAR

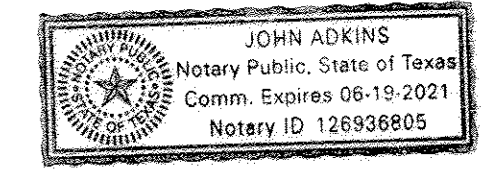
THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON THE MISSION DEL LAGO UNIT 12 B&C (TIF) (PLAT NO. 19-11800196) WHICH IS RECORDED IN VOLUME 20002, PAGE(S) 343-348, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING DATE OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 6th DAY OF April, 2021

John Adkins
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-19-21



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 LOT 905, BLOCK 30, N.C.B. 11166, LOT 906, BLOCK 30, N.C.B. 11166; LOT 901, BLOCK 40, N.C.B. 11166; LOT 900, BLOCK 42, 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. 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.
5. LOT 905 AND 906, BLOCK 30, N.C.B. 11166 IS DESIGNATED AS OPEN SPACES AND AS A COMMON AREA AND A PRIVATE DRAINAGE EASEMENT.
6. LOT 906, BLOCK 40, N.C.B. 11166 IS DESIGNATED AS OPEN SPACES AND AS A COMMON AREA AND A SEWER EASEMENT.
7. 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 OFIRM PANEL 48020290G, 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.

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.

SAWS 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.

SAWS IMPACT FEE:

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 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 895.2 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 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 (AP # 2519037) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(0).

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 OFF-SITE 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.

PLAT NUMBER: 19-11800301

REPLAT & SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 15 (TIF)

BEING A 25.43 ACRE TRACT OF LAND, INCLUSIVE OF LOT 902, BLOCK 40 AND LOTS 905 - 906, BLOCK 30, IN THE NEW CITY BLOCK (N.C.B.) 11166 OUT OF THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, AND A 25.43 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. OF RECORD IN DOCUMENT NUMBER 20200305959 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 #: 5513 • 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.

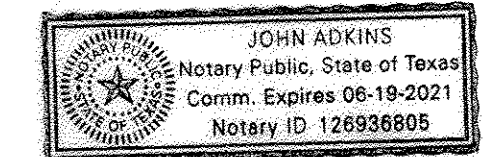
Richard Mott
OWNER:
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ATTN: RICHARD MOTT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

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 6th DAY OF April, A.D. 2021

John Adkins
NOTARY PUBLIC BEXAR COUNTY, TEXAS

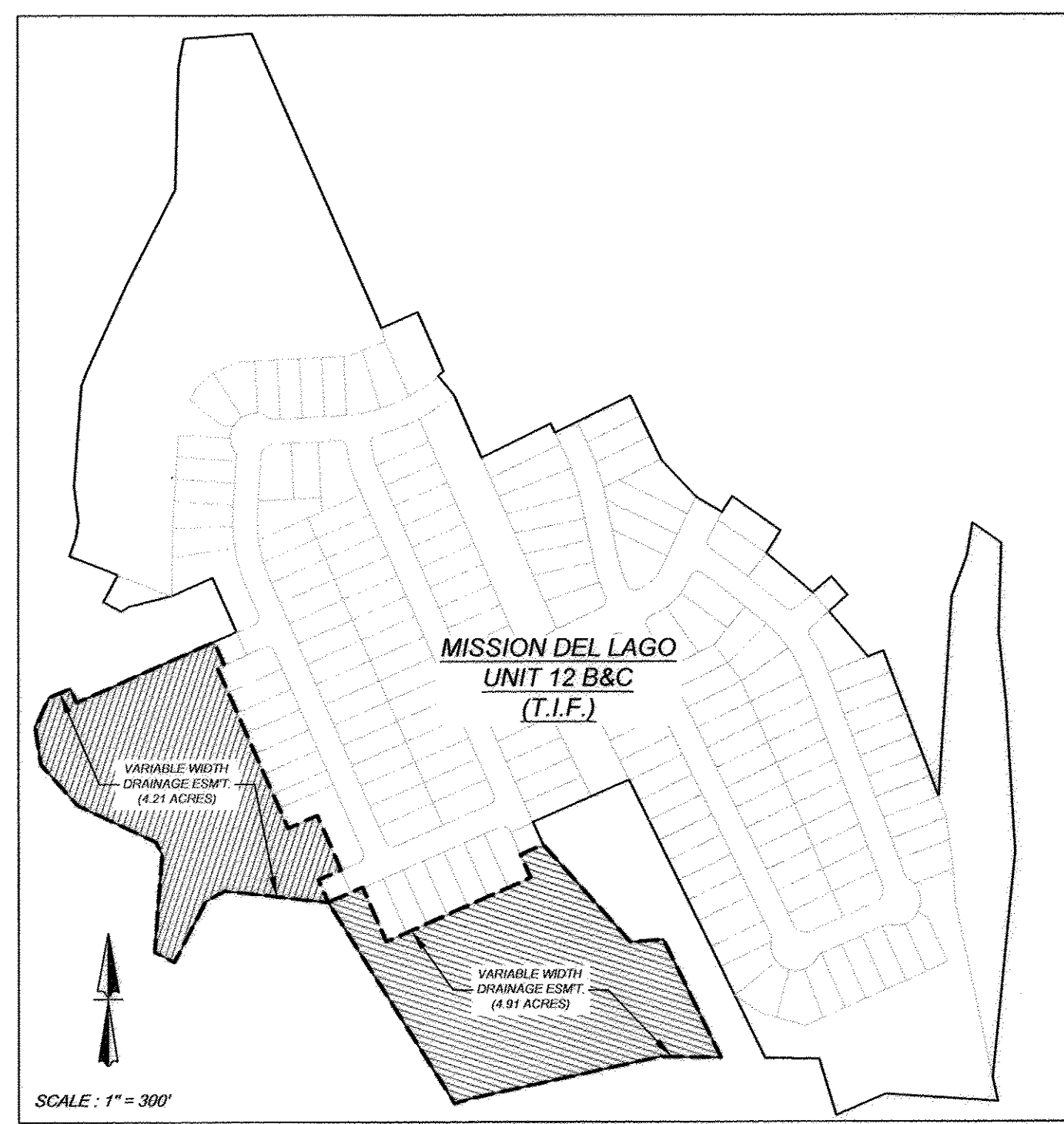


THIS PLAT OF MISSION DEL LAGO UNIT 15 (TIF) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



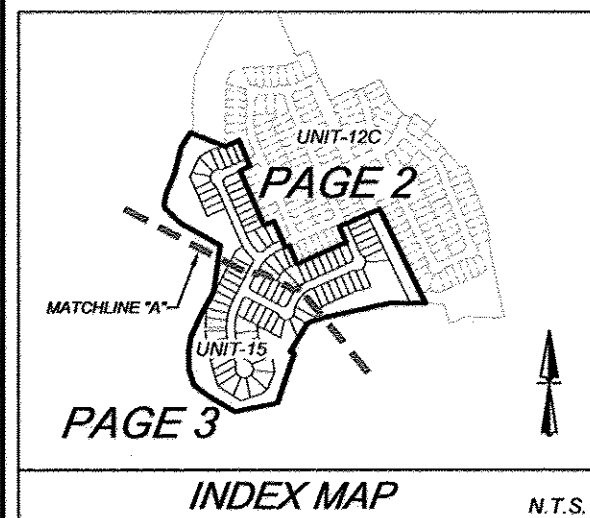
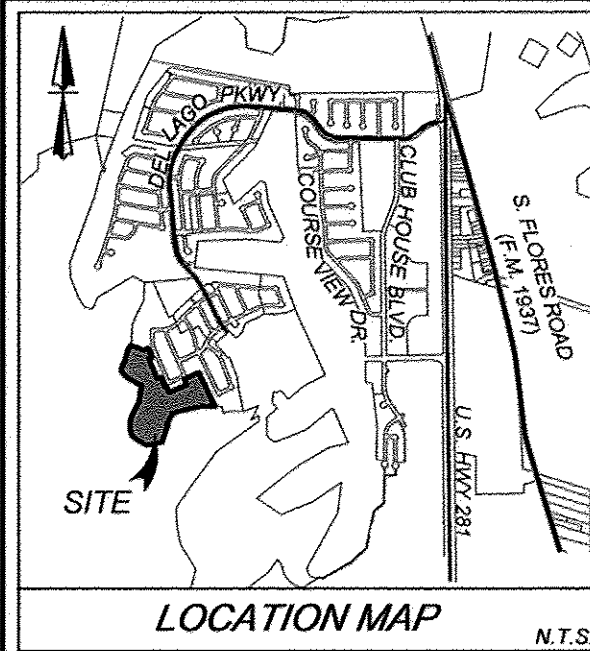
AREAS BEING REPLATTED

THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

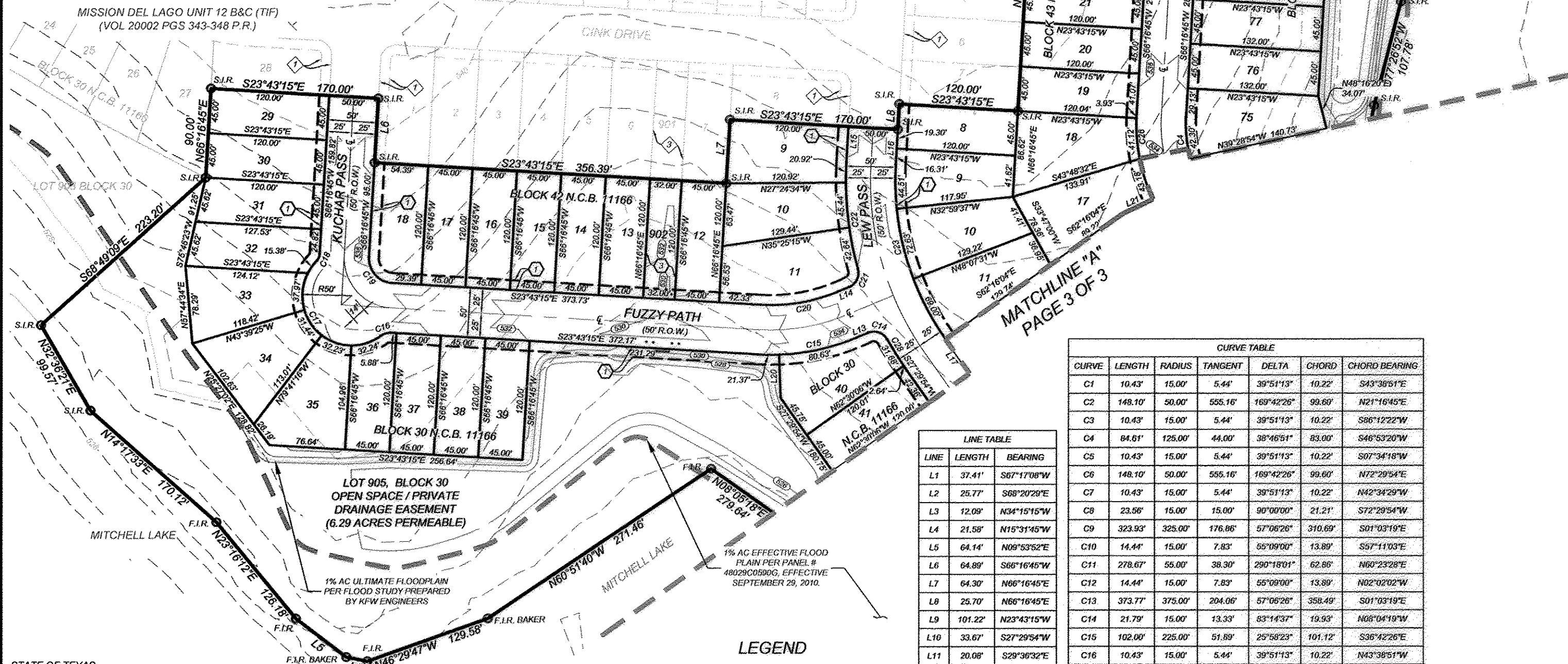
BEING A 4.21 ACRE CALLED VARIABLE WIDTH DRAINAGE EASEMENT PREVIOUSLY PLATTED ON THE MISSION DEL LAGO UNIT 12B&C (T.I.F.) PLAT AS RECORDED IN VOLUME 20002, PAGES 343-348 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,

AND BEING A 4.91 ACRE CALLED VARIABLE WIDTH DRAINAGE EASEMENT PREVIOUSLY PLATTED ON THE MISSION DEL LAGO UNIT 12B&C (T.I.F.) PLAT AS RECORDED IN VOLUME 20002, PAGES 343-348 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,

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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 - 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 EQUIVALENT:**
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.
- SAWS 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 THE WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



LINE	LENGTH	BEARING
L1	37.41'	S67°17'06"W
L2	25.77'	S68°20'29"E
L3	12.09'	N34°15'15"W
L4	21.58'	N15°31'45"W
L5	64.14'	N69°53'52"E
L6	64.89'	S66°16'45"W
L7	64.30'	N66°16'45"E
L8	25.70'	N66°16'45"E
L9	101.22'	N23°43'15"W
L10	33.67'	S27°29'54"W
L11	20.08'	S29°36'32"E
L12	20.08'	S29°36'32"E
L13	12.83'	N49°41'38"W
L14	12.83'	N49°41'38"W
L15	35.61'	S66°16'45"W
L16	35.61'	S66°16'45"W
L17	105.89'	S27°29'54"W
L18	69.06'	S27°29'54"W
L19	57.51'	S27°29'54"W
L20	43.52'	S60°50'19"W
L21	34.15'	N52°36'29"W
L22	56.61'	S28°29'39"W
L23	57.46'	N23°56'36"E
L24	57.36'	N07°11'01"E
L25	46.12'	N78°55'48"E
L26	45.00'	N66°16'45"E
L27	142.84'	S65°23'32"W
L28	20.49'	N63°07'15"W

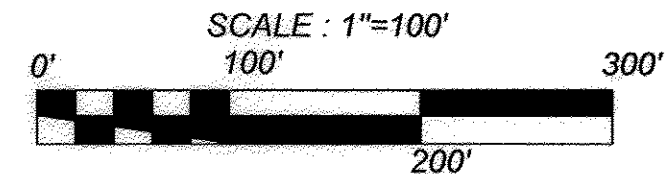
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	10.43'	15.00'	5.44'	39°51'13"	10.22'	S43°38'51"E
C2	148.10'	50.00'	555.16'	169°42'26"	99.60'	N21°16'45"E
C3	10.43'	15.00'	5.44'	39°51'13"	10.22'	S86°12'22"W
C4	64.61'	125.00'	44.00'	38°46'51"	83.00'	S46°53'20"W
C5	10.43'	15.00'	5.44'	39°51'13"	10.22'	S07°34'18"W
C6	148.10'	50.00'	555.16'	169°42'26"	99.60'	N72°29'54"E
C7	10.43'	15.00'	5.44'	39°51'13"	10.22'	N42°34'29"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S72°29'54"W
C9	323.93'	325.00'	176.86'	57°06'26"	310.69'	S01°03'19"E
C10	14.44'	15.00'	7.83'	65°09'00"	13.89'	S57°11'03"E
C11	278.67'	55.00'	38.30'	290°18'01"	62.86'	N60°23'28"E
C12	14.44'	15.00'	7.83'	65°09'00"	13.89'	N02°02'02"W
C13	373.77'	375.00'	204.06'	57°06'26"	358.49'	S01°03'19"E
C14	21.79'	15.00'	13.33'	83°14'37"	19.93'	N06°04'19"W
C15	102.00'	225.00'	51.89'	25°58'23"	101.12'	S36°42'26"E
C16	10.43'	15.00'	5.44'	39°51'13"	10.22'	N43°38'51"W
C17	149.27'	50.00'	638.91'	171°03'02"	99.70'	S21°57'03"W
C18	7.91'	11.00'	4.13'	41°11'49"	7.74'	N86°52'40"E
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'	S21°16'45"W
C20	79.33'	175.00'	40.38'	26°58'23"	78.65'	S36°42'26"E
C21	21.79'	15.00'	13.33'	83°14'37"	19.93'	N88°41'04"E
C22	109.00'	325.00'	55.02'	10°13'00"	108.49'	S56°40'15"W
C23	186.13'	275.00'	98.79'	38°46'51"	182.60'	S46°53'20"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S17°30'05"E
C25	39.27'	25.00'	25.00'	90°00'00"	35.36'	N72°29'54"E
C26	118.45'	175.00'	61.59'	38°46'51"	116.20'	S46°53'20"W
C27	39.27'	25.00'	25.00'	90°00'00"	35.36'	S21°16'45"W
C28	34.33'	325.00'	17.18'	6°03'03"	34.31'	S30°31'27"W

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PLAT NUMBER: 19-11800301

REPLAT & SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 15 (TIF)

BEING A 25.43 ACRE TRACT OF LAND, INCLUSIVE OF LOT 902, BLOCK 40 AND LOTS 905 - 906, BLOCK 30, IN THE NEW CITY BLOCK (N.C.B.) 11166 OUT OF THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, AND A 25.43 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. OF RECORD IN DOCUMENT NUMBER 20200305959 OF THE OFFICIAL PUBLIC RECORDS 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 #: 5513 • 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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

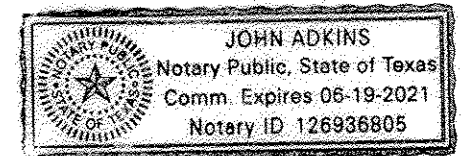
OWNER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
ATTN: RICHARD ADKINS
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD ADKINS, 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 15 DAY OF April, A.D. 20 21

JOHN ADKINS
NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF MISSION DEL LAGO UNIT 15 (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.

Tim C. Papras
LICENSED PROFESSIONAL ENGINEER

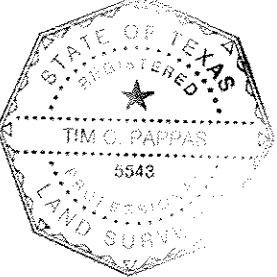
STATE OF TEXAS
COUNTY OF BEXAR

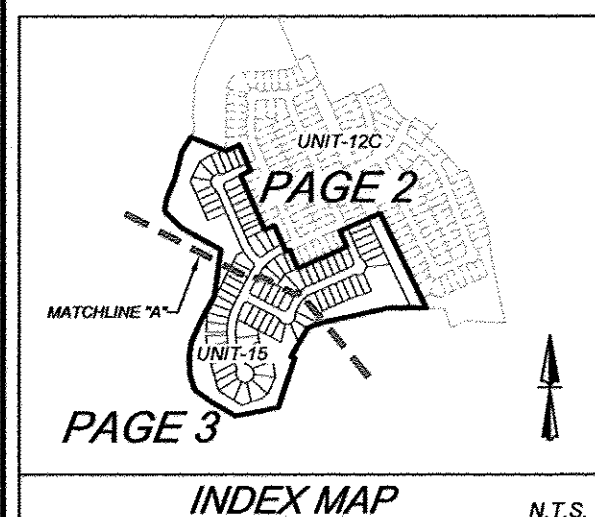
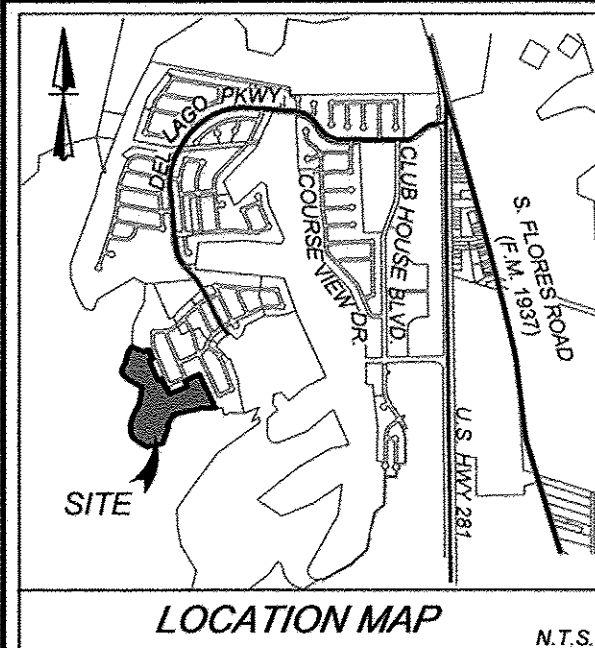
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

30 MARCH 2021

TIM C. PAPRAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 Pacesanos Pkwy, Suite 101
San Antonio, Texas 78231
PHONE: 210-979-8444
FAX: 210-979-8441

- KEYNOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 18' SANITARY SEWER EASEMENT
 - 32' PRIVATE DRAINAGE EASEMENT
 - 12' ELECTRIC EASEMENT
 - 16' ELECTRIC EASEMENT
 - 20' ELECTRIC EASEMENT
 - 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 343-348 P.R.)
 - 18' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 343-348 P.R.)
 - PRIVATE DRAINAGE EASEMENT (VOL. 20002, PGS. 343-348 P.R.)
 - 80' SANITARY SEWER ESM (VOL. 18755, PG. 1525 O.P.R.)
- LEGEND**
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - F.I.R. = FOUND 1/2" IRON ROD
 - R.O.W. = RIGHT-OF-WAY
 - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - N.C.B. = NEW COUNTY BLOCK
 - CL = CENTERLINE
 - = POINT OF CURVE / POINT OF TANGENT





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," "TRANSPORTER 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 HEREIN.
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.

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.

SAWS 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 THE WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

- 1. S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- 2. F.I.R. = FOUND 1/2" IRON ROD
- 3. R.O.W. = RIGHT - OF - WAY
- 4. P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 5. O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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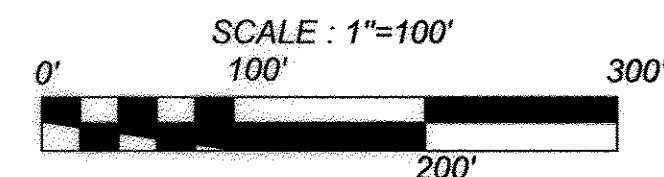
KEYNOTES

1. 12" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 18" SANITARY SEWER EASEMENT
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Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

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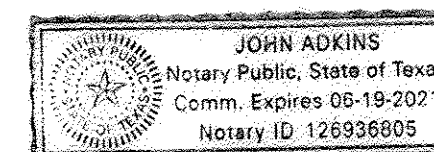
OWNER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
ATTN: RICHARD MOTT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

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 29th DAY OF April, A.D. 2021

NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF MISSION DEL LAGO UNIT 15 (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.

Tim C. Pappas
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:

Tim C. Pappas 30 MARCH 2021
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 Pacesanos Pkwy, Suite 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 3 OF 3