

REPLAT & SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 2

BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 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.

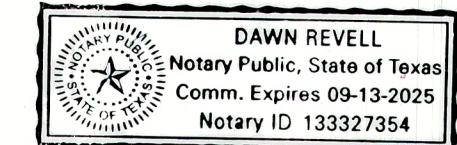
RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, STE 1155
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. 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 21st DAY OF October A.D. 2024
Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

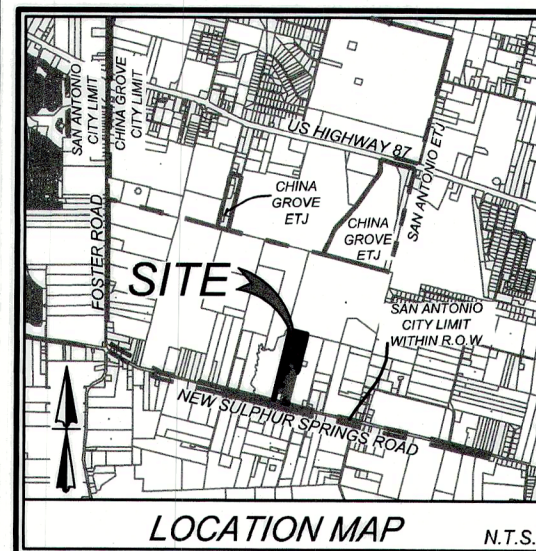
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS UNIT 2 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



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 (EDU'S) 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.

CPS/SAWS/COSA 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" 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.
2. 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. 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.
5. 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.

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. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18)

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, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

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)

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE INDIVIDUAL ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(d)(5)).

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

COMMERCIAL FIRE NOTE:
FIRE PROTECTION ON COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

BUILDING SETBACK NOTE:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801913) 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 35-47(h).

STATE OF TEXAS
COUNTY OF BEXAR

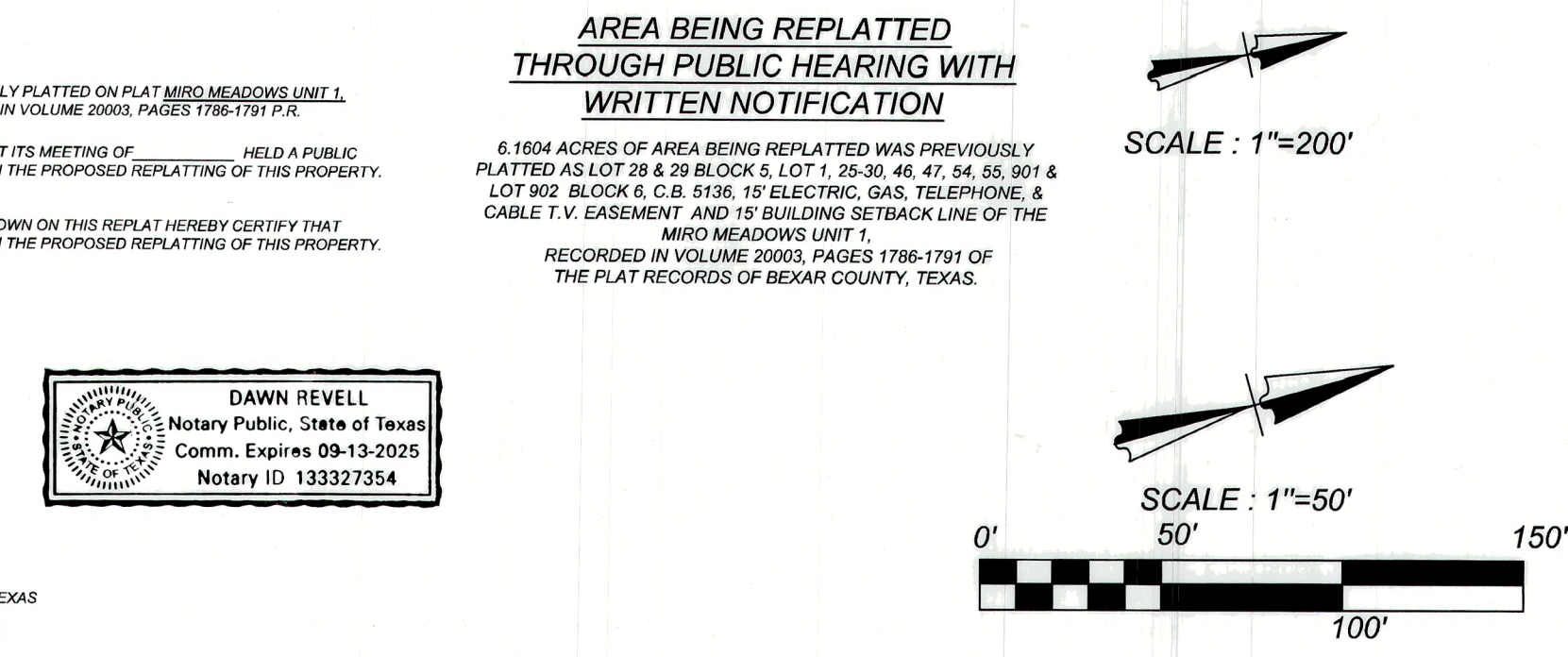
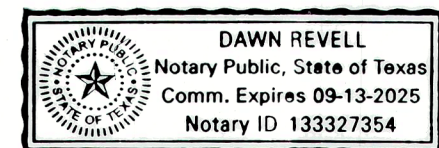
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MIRO MEADOWS UNIT 1, (PLAT # 22-1180054) WHICH IS RECORDED IN VOLUME 20003, PAGES 1786-1791 P.R.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING 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 HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

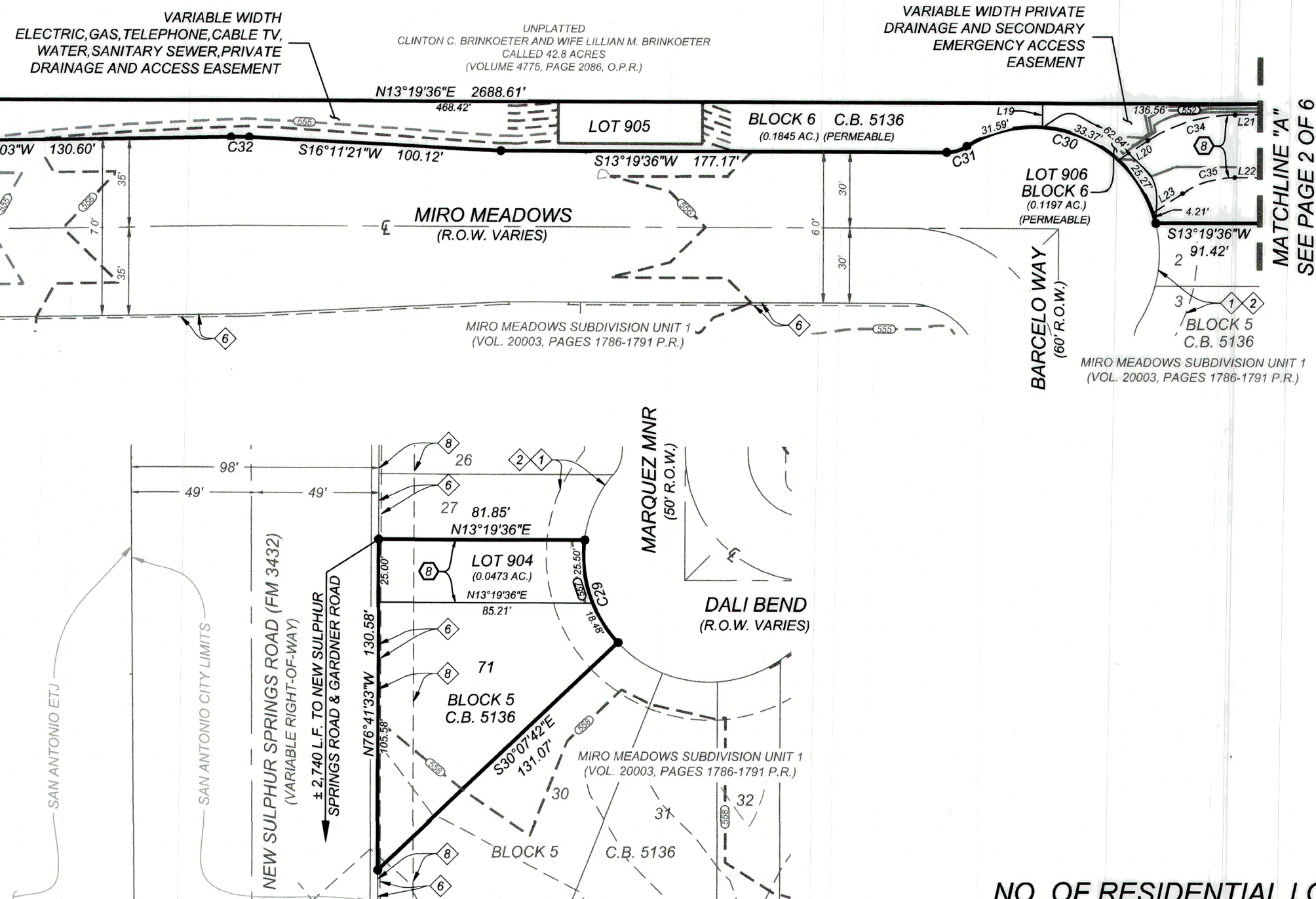
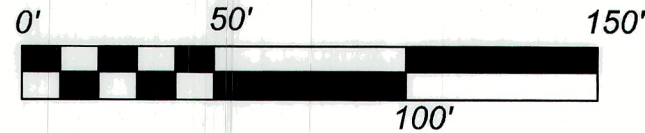
RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, STE 1155
SAN ANTONIO, TX 78216

SWORN AND SUBSCRIBED BEFORE ME THIS
21st DAY OF October 2024
Dawn Revell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9-13-2025



SCALE : 1"=200'

SCALE : 1"=50'



NO. OF RESIDENTIAL LOTS = 98

PAGE 1 OF 6

REPLAT & SUBDIVISION PLAT ESTABLISHING

MIRO MEADOWS UNIT 2

BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF

THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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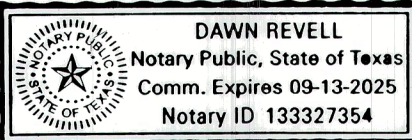
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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 21st DAY OF October A.D. 2024

DAWN REVELL
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

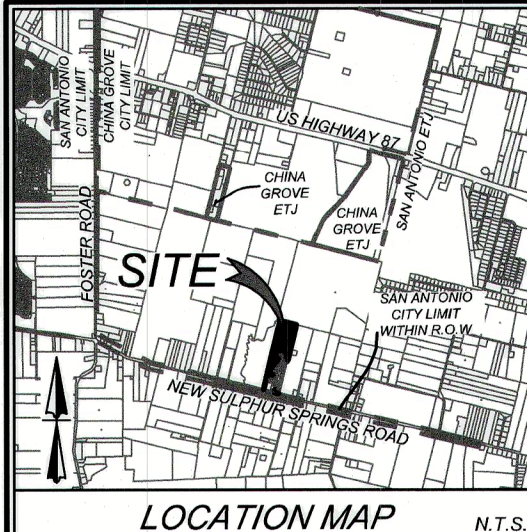
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DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS.
- E. G. T. V. E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- N.T.S. = NOT TO SCALE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 972 --- = PROPOSED CONTOURS
- 970 --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS
- ⬢ = PROPOSED EASEMENT
- ⬢ = EXISTING EASEMENT
- = CENTERLINE OF ROAD
- = FEMA FLOODPLAIN

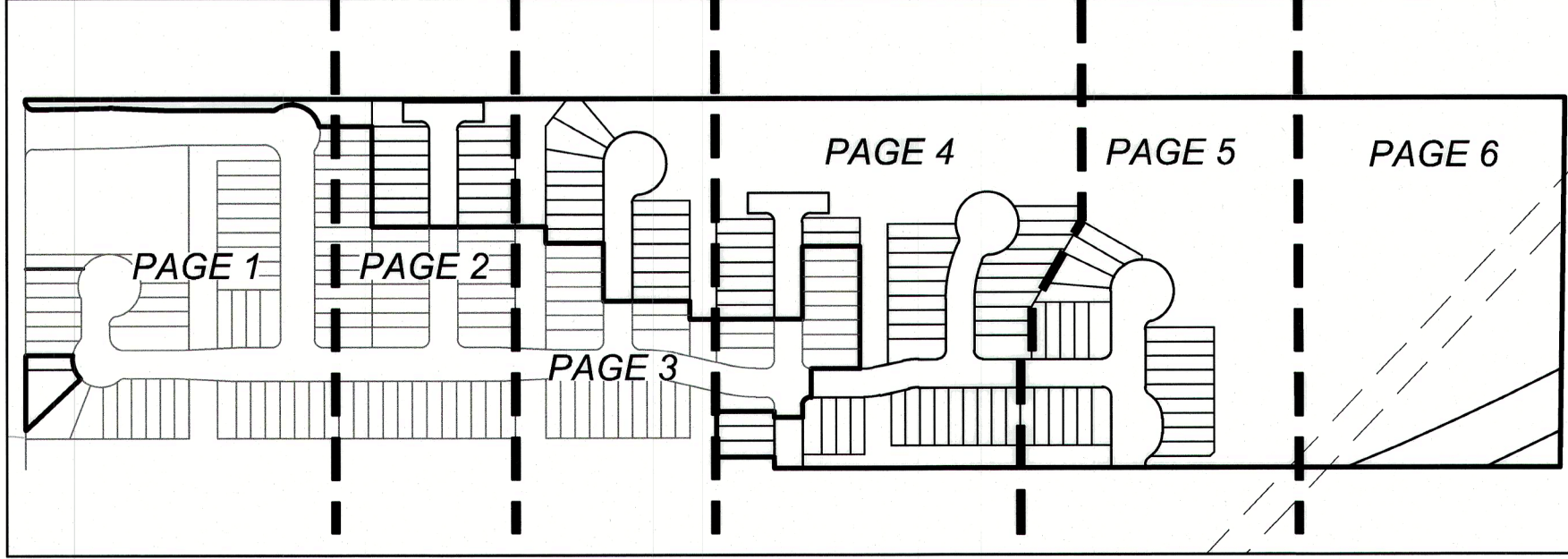
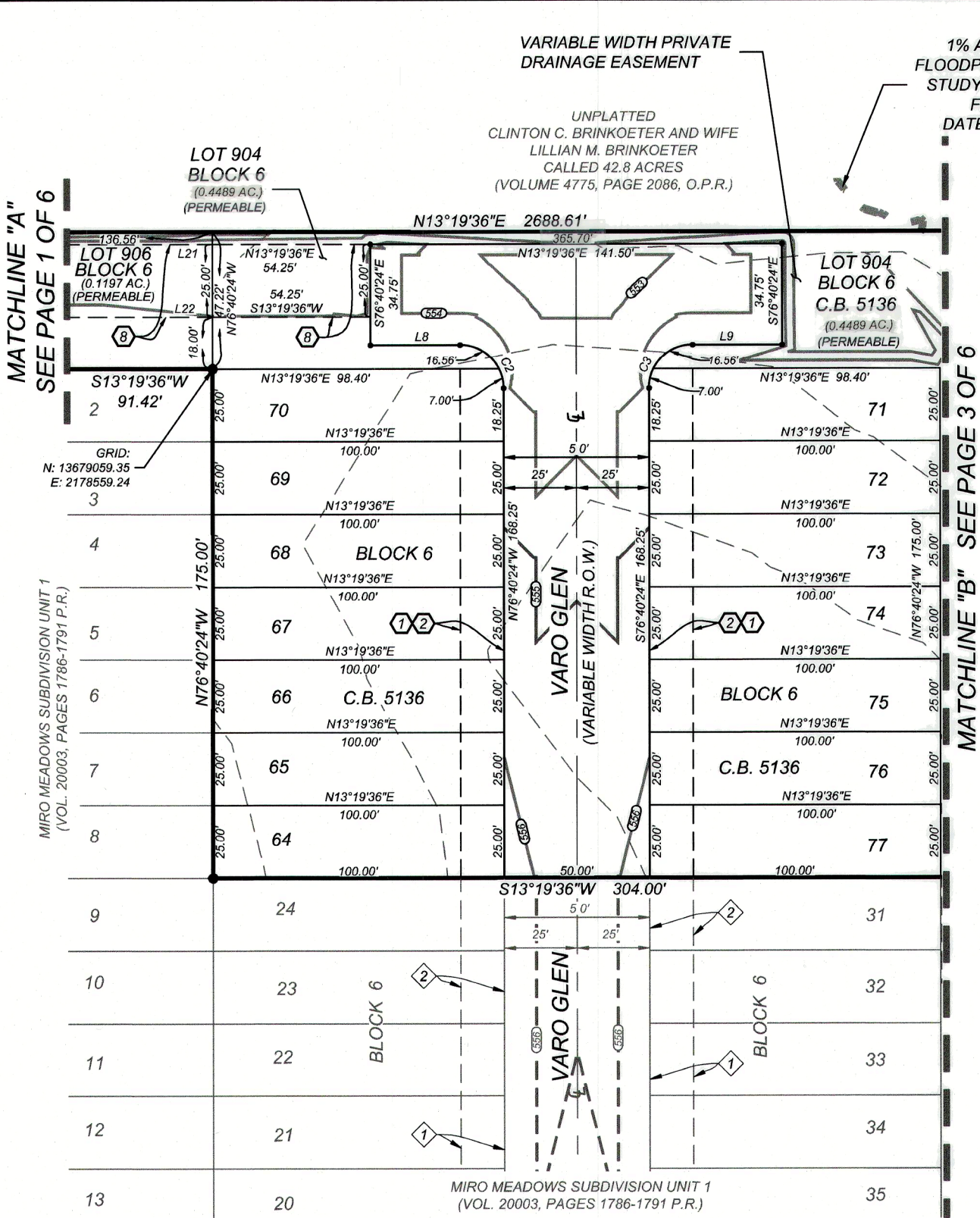
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WASTE WATER EDU NOTE:
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DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY NOTES:

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- 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.



PAGE INDEX
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KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 15' BUILDING SETBACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 10' BUILDING SETBACK
- 96' R.O.W. DEDICATION (0.6134 AC.) (PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.5461 AC.)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.0945 AC.) (PERMEABLE)
- 25' EMERGENCY SECONDARY ACCESS EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 15' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 10' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
- OFF-LOT 20' SANITARY SEWER EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 1' VEHICLE NON-ACCESS EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 25'X25' SANITARY SEWER AND TURNAROUND EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 50' WIDE EASEMENT TO UNITED GAS PIPELINE COMPANY (VOLUME 4183, PAGE 277, D.R.)

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S68°19'36"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°40'24"E
C4	251.30'	55.00'	63.51'	261°47'18"	83.15'	N54°13'10"E
C5	21.41'	15.00'	12.99'	81°47'12"	19.64'	S35°46'48"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°19'36"W
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°40'24"E
C8	16.46'	75.00'	8.26'	12°34'32"	16.43'	N7°02'20"E
C9	27.44'	125.00'	13.77'	12°34'32"	27.38'	N7°02'20"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C11	100.59'	225.00'	51.15'	25°36'54"	99.75'	N63°51'57"W
C12	12.83'	15.00'	6.84'	49°00'20"	12.44'	N75°33'40"W
C13	278.07'	55.00'	38.75'	289°40'25"	63.35'	N44°46'22"E
C14	16.65'	15.00'	9.30'	63°36'09"	15.81'	S22°11'30"E
C15	69.27'	175.00'	35.10'	22°40'49"	68.82'	S65°19'59"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°19'36"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C18	243.25'	55.00'	73.79'	253°23'54"	88.20'	N50°01'33"E
C19	19.22'	15.00'	11.18'	73°23'54"	17.93'	S39°58'27"E
C20	15.03'	15.00'	8.22'	57°25'16"	14.41'	N74°36'58"E
C21	50.11'	50.00'	27.39'	57°25'16"	48.04'	N74°36'58"E
C22	50.11'	50.00'	27.39'	57°25'16"	48.04'	S47°57'46"E
C23	15.03'	15.00'	8.22'	57°25'16"	14.41'	S47°57'46"E
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°19'36"W
C25	16.46'	75.00'	8.26'	12°34'32"	16.43'	S7°02'20"W
C26	27.44'	125.00'	13.77'	12°34'32"	27.38'	S7°02'20"W
C27	414.26'	4402.00'	207.28'	5°23'31"	414.10'	N11°13'12"W
C28	146.80'	4498.00'	73.41'	1°52'12"	146.79'	S12°19'49"E
C29	43.98'	50.00'	23.53'	50°23'41"	42.57'	N85°04'09"E
C30	94.43'	50.00'	69.08'	108°12'26"	81.01'	S35°03'37"W
C31	8.47'	15.00'	4.35'	32°22'12"	8.36'	S2°51'30"E
C32	7.28'	435.00'	3.64'	0°57'34"	7.28'	S12°50'49"W
C33	23.81'	15.00'	15.25'	90°56'25"	21.39'	S57°50'15"W
C34	36.50'	62.50'	18.79'	33°27'51"	35.99'	N3°24'19"W
C35	21.90'	37.50'	11.27'	33°27'51"	21.59'	S3°24'19"E

REFER TO PAGE 1 OF 6 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

NO. OF RESIDENTIAL LOTS = 98

PAGE 2 OF 6



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, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

REPLAT & SUBDIVISION PLAT ESTABLISHING

MIRO MEADOWS UNIT 2

BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF

THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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.

RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, STE 1155
SAN ANTONIO, TX 78216

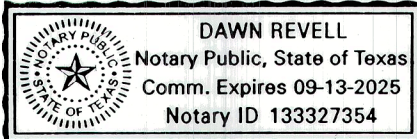
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. 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 21st DAY OF October A.D. 2024

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

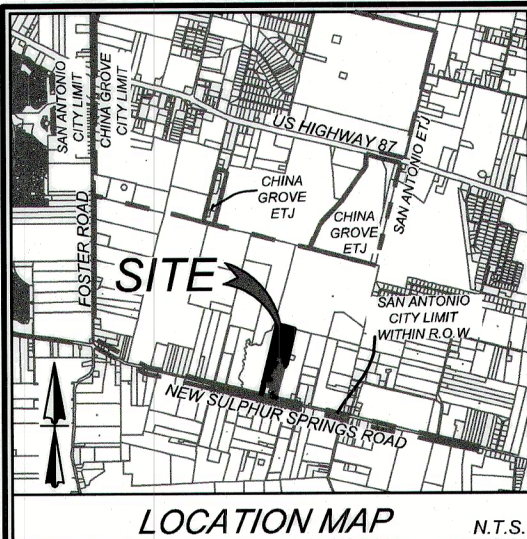
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS UNIT 2 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



LEGEND

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- E. G. T. V. E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- N.T.S. = NOT TO SCALE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 970--- = PROPOSED CONTOURS
- - -970 - - - = EXISTING MAJOR CONTOURS
- - - - - = EXISTING MINOR CONTOURS
- ⬢ = PROPOSED EASEMENT
- ⬢ = EXISTING EASEMENT
- +— = CENTERLINE OF ROAD
- +— = FEMA FLOODPLAIN

KEY NOTES

- 1 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
- 2 15' BUILDING SETBACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
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- 5 96' R.O.W. DEDICATION (0.6134 AC.) (PERMEABLE)
- 6 VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.5461 AC.)
- 7 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.0945 AC.) (PERMEABLE)
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- 9 50' WIDE EASEMENT TO UNITED GAS PIPELINE COMPANY (VOLUME 4183, PAGE 277, D.R.)

STATE OF TEXAS
COUNTY OF BEXAR

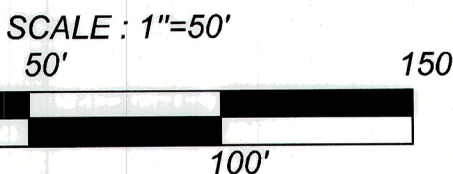
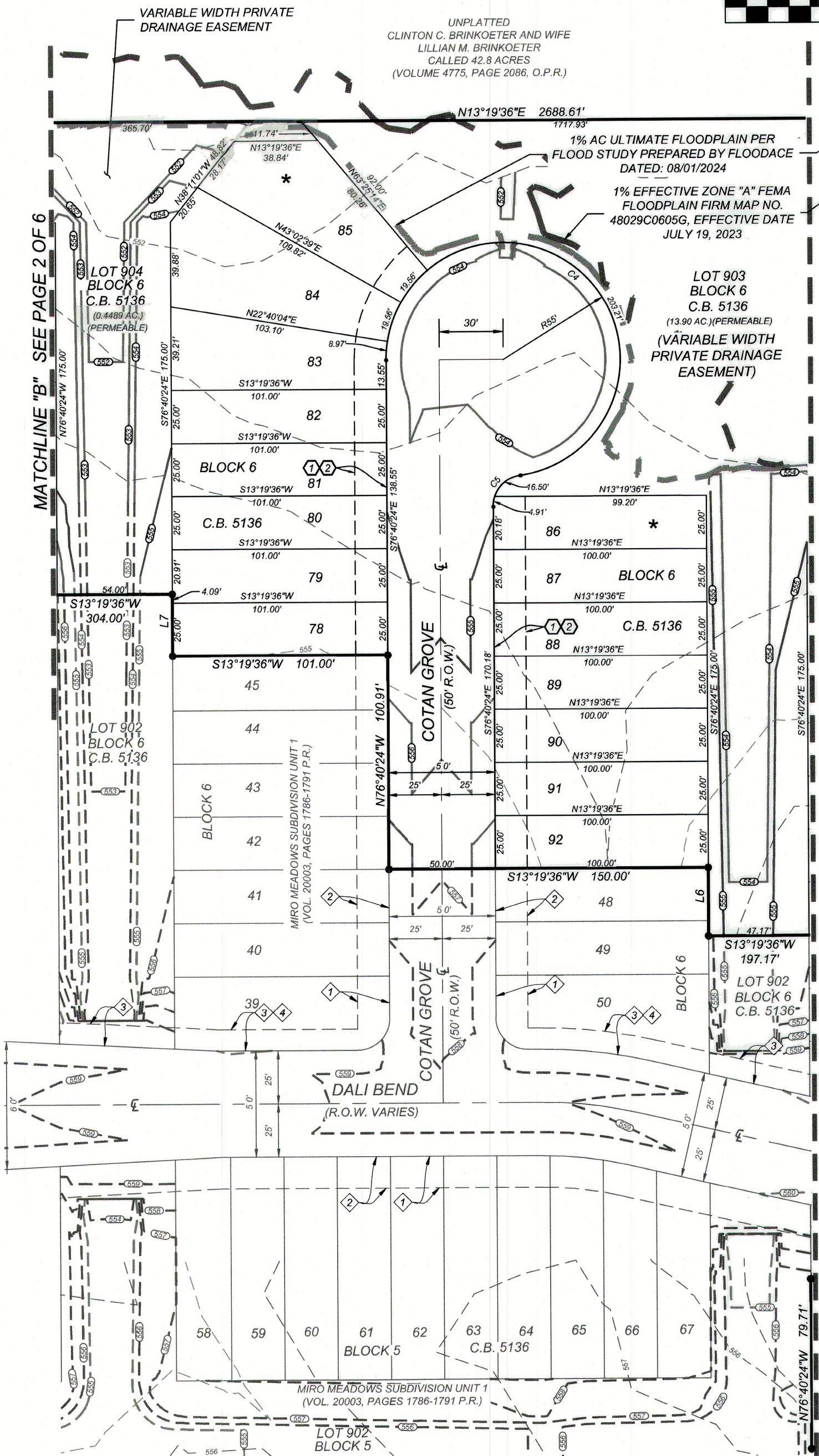
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:


COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441





- KEY NOTES**
- 1 15' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT

- I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STRENGTH AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE

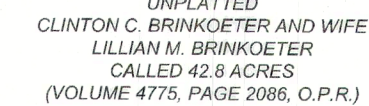

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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

7501 210 010 0447

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE FOLLOWING DESCRIBED LANDS TO THE CITY OF SAN ANTONIO FOR THE PURPOSE OF INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "WASTEWATER EASEMENT," "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 AND TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REMOVE, INSPECT, PATROLL AND ERECT INFRASTRUCTURE AND SERVICE FACILITIES ON THE LANDS DESCRIBED ABOVE. THE CITY OF SAN ANTONIO HAS 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 OBSTACLES OR PARTS OF OBSTACLES THAT WOULD PREVENT OR 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 ENERGY OR SAVES MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAVES 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.
3. THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS OR UTILITIES UNLESS SUCH CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. 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.
5. 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.



717.93'



& MATCHLINE "C" SEE PAGE 3 OF 6

THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.
AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED
TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND
RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS.

ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX
Phone #: (210) 979-8444 • Fax #: (210) 979-8444
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.

RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD.
100 NE LOOP 410, STE 1155

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICHARD MOTT, P.E., 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

21st October 2024

THIS 21 DAY OF October, A.D. 2024
Dawn Revell
 NOTARY PUBLIC BEXAR COUNTY TEXAS

DAWN REVELL
Notary Public, State of Texas
Comm. Expires 09-13-2025
Notary ID 133327354

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS DAY OF A.D. 20

[illegible]

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS UNIT 2 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.

WITNESSED THIS _____ DAY OF _____ A.D. 20 ____.

CHAIRMAN

BY: _____
SECRETARY

PAGE 4 OF 6

PAGE 4 OF 6

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NO. OF RESIDENTIAL LOTS = 98

REFER TO PAGE 2 OF 6 FOR
PAGE INDEX

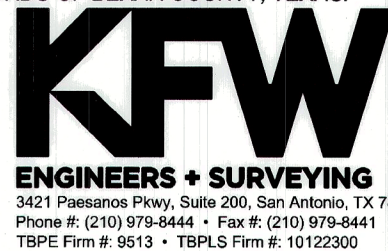
REFER TO PAGE 1 OF 6 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

SEE PAGE 2 OF 6 FOR LINE AND CURVE TABLES

PAGE 4 OF 6

Date: Oct 21, 2024, 9:57am User ID: LMartinez
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REPLAT & SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 2
 BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

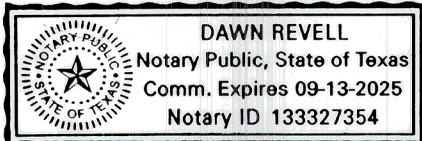


STATE OF TEXAS
 COUNTY OF BEXAR

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 RICHARD MOTT, P.E. 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 21st DAY OF October A.D. 2024
 Dawn Revell
 NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX _____

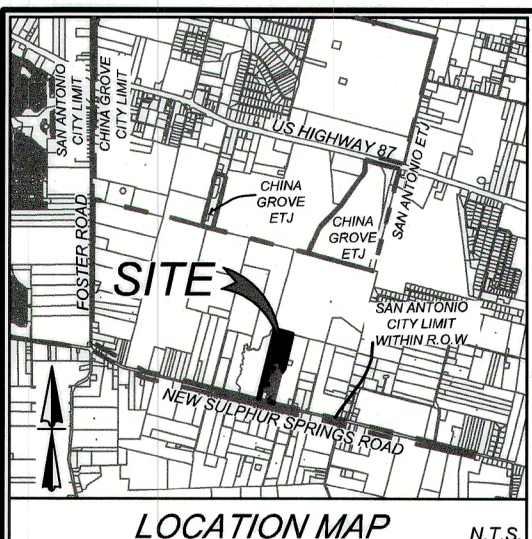
COUNTY CLERK, BEXAR COUNTY, TEXAS _____

THIS PLAT OF MIRO MEADOWS UNIT 2 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



- LEGEND**
- SET "Z" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - ESMT = EASEMENT
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
 - P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
 - E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - N.T.S. = NOT TO SCALE
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 - LF = LINEAR FOOTAGE
 - ETJ = EXTRA-TERRITORIAL JURISDICTION
 - N.T.S. = NOT TO SCALE
 - AC = ACRE
 - VOL. = VOLUME
 - PG. = PAGE
 - * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
 - 372 — = PROPOSED CONTOURS
 - 970 — = EXISTING MAJOR CONTOURS
 - — = EXISTING MINOR CONTOURS
 - ⬢ = PROPOSED EASEMENT
 - ⬢ = EXISTING EASEMENT
 - = CENTERLINE OF ROAD
 - = FEMA FLOODPLAIN

- KEY NOTES**
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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
 TRAVIS R. ELSETH, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 99254
 KFW ENGINEERS & SURVEYING, INC.

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:

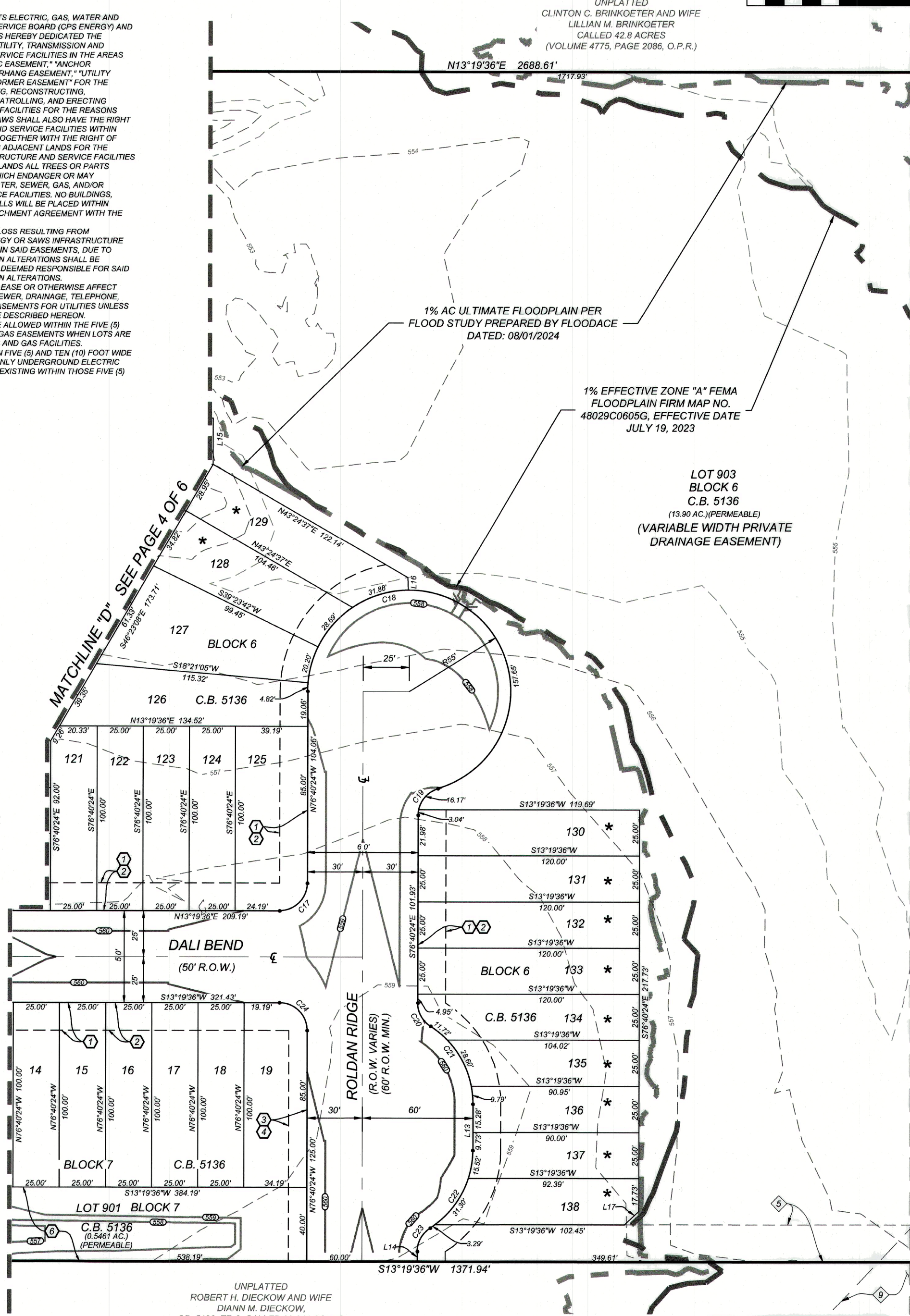
Corey Campbell
 COREY CAMPBELL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
 COLLIER'S ENGINEERING & DESIGN
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

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.

CPS/SAWS/COSA 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" 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.
 2. 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.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. 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.
 5. 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.



REPLAT & SUBDIVISION PLAT ESTABLISHING

MIRO MEADOWS UNIT 2

BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF

THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



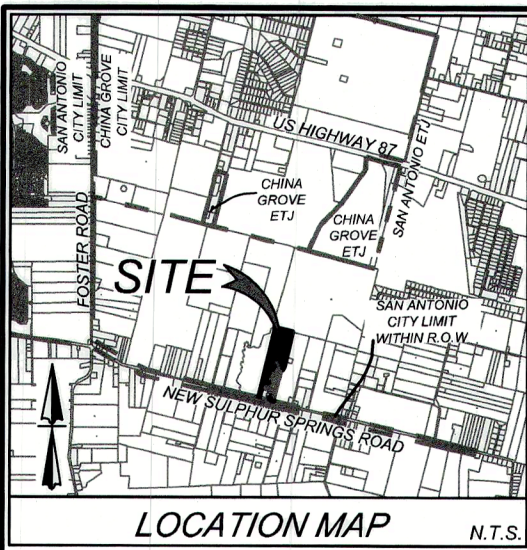
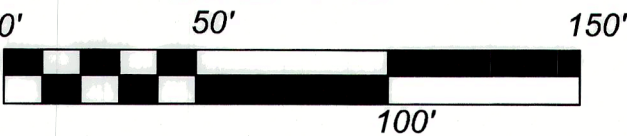
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF 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, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, STE 1155
SAN ANTONIO, TX 78216

SCALE: 1"=50'



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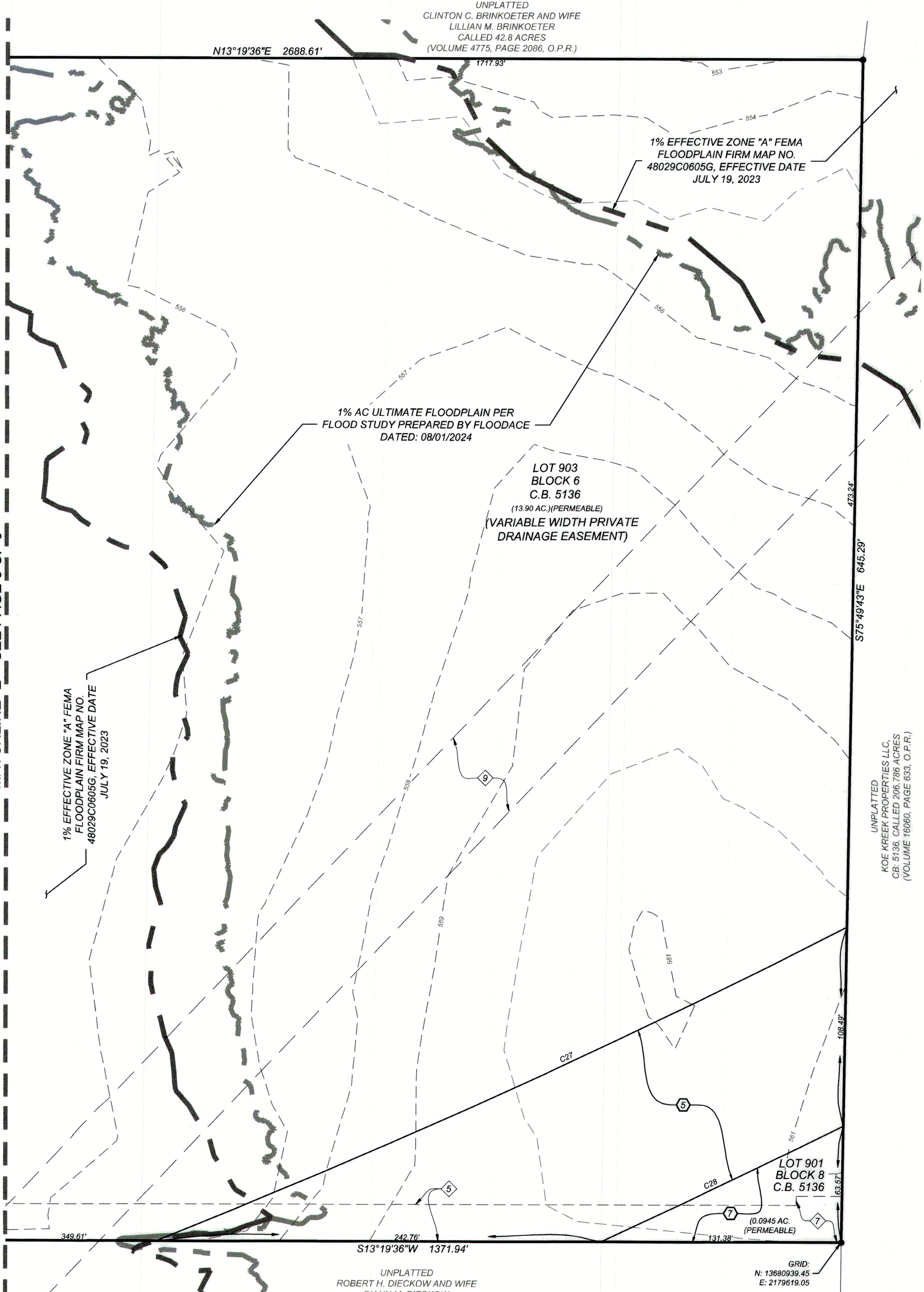
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LEGEND

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS.
- E. G. T. V. E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- N.T.S. = NOT TO SCALE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 972 — = PROPOSED CONTOURS
- 970 — = EXISTING MAJOR CONTOURS
- — = EXISTING MINOR CONTOURS
- ⬢ = PROPOSED EASEMENT
- ⬢ = EXISTING EASEMENT
- C — = CENTERLINE OF ROAD
- F — = FEMA FLOODPLAIN

MATCHLINE "E" SEE PAGE 5 OF 6



KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. 10' BUILDING SETBACK
5. 96' R.O.W. DEDICATION (0.6134 AC.) (PERMEABLE)
6. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.5481 AC.)
7. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.0945 AC.) (PERMEABLE)
8. 25' EMERGENCY SECONDARY ACCESS EASEMENT
9. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
10. 15' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
11. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
12. 10' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
13. OFF-LOT 20' SANITARY SEWER EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
14. 1' VEHICLE NON-ACCESS EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
15. 25'X25' SANITARY SEWER AND TURNAROUND EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
16. 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
17. 50' WIDE EASEMENT TO UNITED GAS PIPELINE COMPANY (VOLUME 4183, PAGE 277, D.R.)

STATE OF TEXAS
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

NO. OF RESIDENTIAL LOTS = 98

REFER TO PAGE 2 OF 6 FOR
PAGE INDEX

REFER TO PAGE 1 OF 6 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

SEE PAGE 2 OF 6 FOR LINE AND CURVE TABLES

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS UNIT 2 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