

SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 1

BEING A 22.39 ACRE TRACT OF LAND SITUATED IN THE
E. NAVARRO SURVEY NO. 2, ABSTRACT 545, 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.

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT



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.

EXECUTED THIS 2nd DAY OF January, 2024

MEH HOLDING COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP, ITS AUTHORIZED AGENT

[Signature]
RICHARD MONTPELIER
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD.
100 NE LOOP 410, STE 1155
SAN ANTONIO, TX 78216

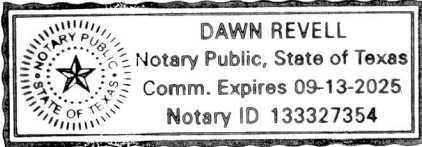
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICHARD MONTPELIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 2nd DAY OF January, A.D. 2024

[Signature]
Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF MIRO MEADOWS UNIT 1 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 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

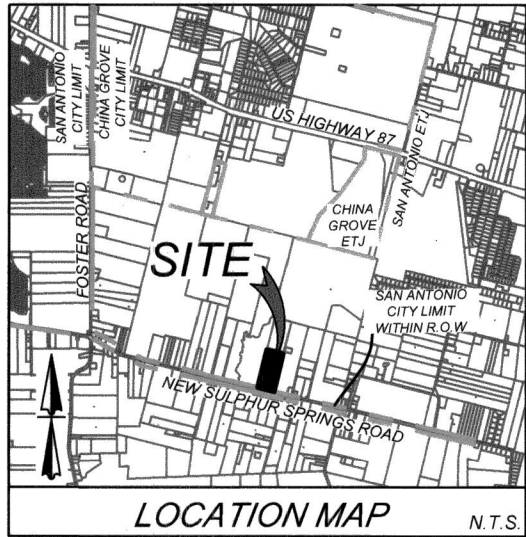
CERTIFICATE OF APPROVAL

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



IMPACT FEE PAYMENT DUE:
WATER AND 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:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER
SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER
SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR
UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES
IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR
EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS
EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING,
CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING,
PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR
THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE
RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN
EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND
EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH
INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID
LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER
OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC
INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE
SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN
ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS
REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES
LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION
ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED
RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING
ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR
ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS
ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10)
FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY
UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC
AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE
PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00'	S13°19'36"W
L2	19.29'	S76°40'24"E
L3	16.51'	S13°19'36"W
L4	5.50'	S76°40'24"E
L5	37.30'	N76°40'24"W
L6	40.00'	S75°49'43"E
L7	50.00'	N13°19'36"E
L8	50.00'	S13°19'36"W
L9	20.75'	S76°40'24"E
L10	16.51'	N13°19'36"E
L11	9.97'	N76°40'24"W
L12	50.00'	S13°19'36"W
L13	10.44'	N76°40'24"W
L14	31.64'	N13°19'36"E
L15	10.78'	N76°40'24"W
L16	19.32'	S76°40'24"E
L17	6.81'	N13°19'36"E
L18	8.21'	N49°04'52"W
L19	35.75'	S40°55'08"W
L20	34.50'	N49°04'52"W
L21	36.73'	S49°04'52"E
L22	54.42'	N36°34'47"E
L23	14.47'	S76°40'24"E

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 TDI 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
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)
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 35-477(i).

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE
AREAS, DRAINAGE EASEMENT AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS
SUBDIVISION, INCLUDING LOTS 901, 902 & 903 BLOCK 5 C.B. 5136, LOTS 901 & 902, BLOCK 6 C.B.
5136, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS'
ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF
SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:
LOTS 901, 902 & 903 BLOCK 5 C.B. 5136, LOTS 901 & 902, BLOCK 6 C.B. 5136, IS DESIGNATED AS A
VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V.,
& MAINTENANCE ACCESS EASEMENT.

EASEMENTS FOR FLOODPLAINS 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 48029C0605G,
DATED 7/19/2023, 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.

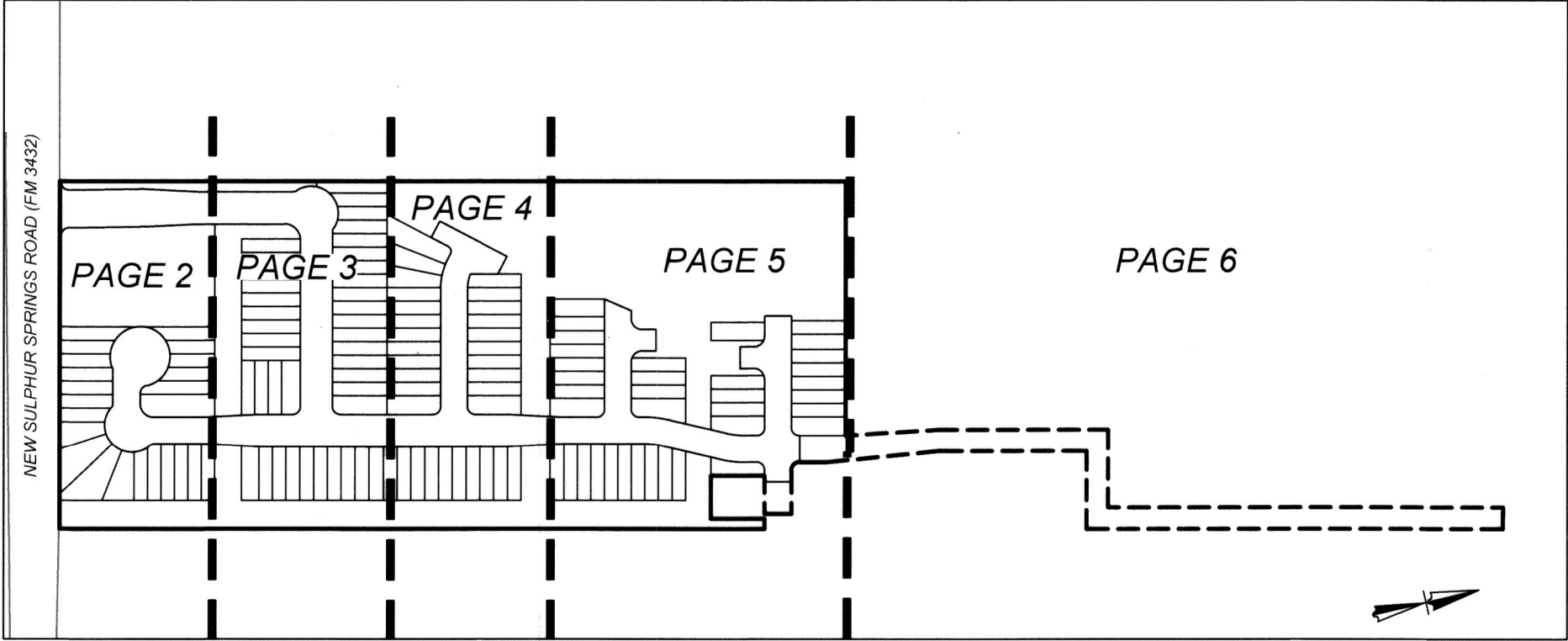
SURVEYOR NOTES:
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT
ALL CORNERS UNLESS NOTED OTHERWISE.

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 12A)

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR
ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN *) SHALL BE IN COMPLIANCE WITH
THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT
BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142(a) & (b)(1))



PAGE INDEX
(SCALE= 1"=300')

LINE TABLE		
LINE	LENGTH	BEARING
L24	25.75'	N13°19'36"E
L25	40.00'	S76°40'24"E
L26	25.75'	S13°19'36"W
L27	25.75'	S13°19'36"W
L28	40.00'	N76°40'24"W
L29	25.75'	N13°19'36"E
L30	1.81'	N76°41'33"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°40'24"E
C2	23.81'	15.00'	15.25'	90°56'25"	21.39'	N57°50'15"E
C3	7.28'	435.00'	3.64'	0°57'34"	7.28'	N12°50'49"E
C4	8.47'	15.00'	4.35'	32°22'12"	8.36'	N2°51'30"W
C5	135.04'	50.00'	223.14'	154°44'25"	97.58'	N58°19'36"E
C6	8.47'	15.00'	4.35'	32°22'12"	8.36'	S60°29'18"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°19'36"E
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C9	60.20'	125.00'	30.69'	27°35'32"	59.62'	N62°52'38"W
C10	15.71'	10.00'	10.00'	90°00'00"	14.14'	S85°55'08"W
C11	28.38'	75.00'	14.36'	21°40'46"	28.21'	S65°50'01"E
C12	47.28'	4498.00'	23.64'	0°36'08"	47.28'	N11°41'48"W
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°19'36"E
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C15	31.42'	20.00'	20.00'	90°00'00"	28.28'	N58°19'36"E
C16	31.42'	20.00'	20.00'	90°00'00"	28.28'	S31°40'24"E
C17	31.42'	20.00'	20.00'	90°00'00"	28.28'	S58°19'36"W
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°19'36"E
C19	50.58'	225.00'	25.40'	12°52'46"	50.47'	N19°45'59"E
C20	39.34'	175.00'	19.75'	12°52'46"	39.25'	N19°45'59"E
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C22	31.42'	20.00'	20.00'	90°00'00"	28.28'	N31°40'24"W
C23	23.32'	15.00'	14.76'	89°03'35"	21.04'	S32°09'45"E
C24	52.94'	4402.00'	26.47'	0°41'21"	52.94'	N8°52'07"W
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°19'36"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°19'36"W
C27	50.58'	225.00'	25.40'	12°52'46"	50.47'	S19°45'59"W
C28	39.34'	175.00'	19.75'	12°52'46"	39.25'	S19°45'59"W
C29	10.43'	15.00'	5.44'	39°51'13"	10.22'	S6°36'00"E
C30	148.10'	50.00'	555.16'	169°42'26"	99.60'	S58°19'36"W
C31	10.43'	15.00'	5.44'	39°51'13"	10.22'	N56°44'47"W
C32	5.70'	15.00'	2.89'	21°47'13"	5.67'	N87°34'00"W
C33	268.22'	55.00'	46.63'	279°24'47"	71.14'	N41°14'47"E
C34	20.32'	15.00'	12.07'	77°37'35"	18.80'	S37°51'36"E
C35	39.27'	25.00'	25.00'	90°00'00"	35.36'	N58°19'36"E
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C37	3.29'	50.00'	1.65'	3°46'12"	3.29'	N21°08'14"W
C38	15.03'	15.00'	8.22'	57°25'16"	14.41'	S47°57'46"E
C39	47.12'	30.00'	30.00'	90°00'00"	42.43'	S58°19'36"W
C40	6.11'	365.00'	3.06'	0°57'34"	6.11'	S12°50'49"W



STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
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

[Signature]
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

RESIDENTIAL LOTS = 129

DATE OF PREPARATION: 1/2/2024

DEVELOPER
LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD.
100 NE LOOP 410, STE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6200

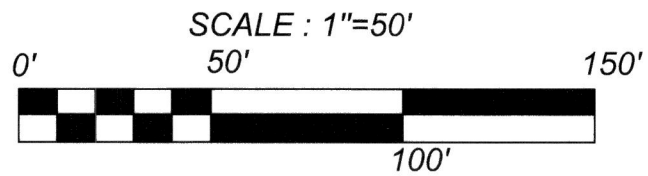
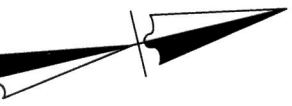
SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 1

BEING A 22.39 ACRE TRACT OF LAND SITUATED IN THE
E. NAVARRO SURVEY NO. 2, ABSTRACT 545, 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.



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

SEE PAGE 1 OF 6 FOR
LINE AND CURVE TABLES



KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (1.214 AC.)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (1.852 AC.)
- OFF-LOT 50'x50' E.G.T.V. WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE, (2 NOS. 0.0889 AC. EACH)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.780 AC.) (PERMEABLE)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.1860 AC.)
- 3' R.O.W. DEDICATION (0.0444 AC.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.2568 AC.) (PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1100 AC.) (PERMEABLE)
- OFF-LOT VARIABLE WIDTH CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF MIRO MEADOWS UNIT 1 OFF-LOT SANITARY SEWER CONSTRUCTION) (0.7194 AC.) (PERMEABLE)
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 25'x25' SANITARY SEWER AND TURNAROUND EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

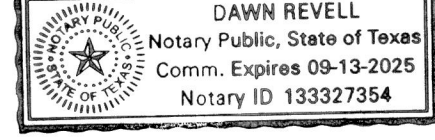
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 2nd DAY OF January, 2024

MEH HOLDING COMPANY, LTD
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ITS AUTHORIZED AGENT

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



THIS PLAT OF MIRO MEADOWS UNIT 1 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

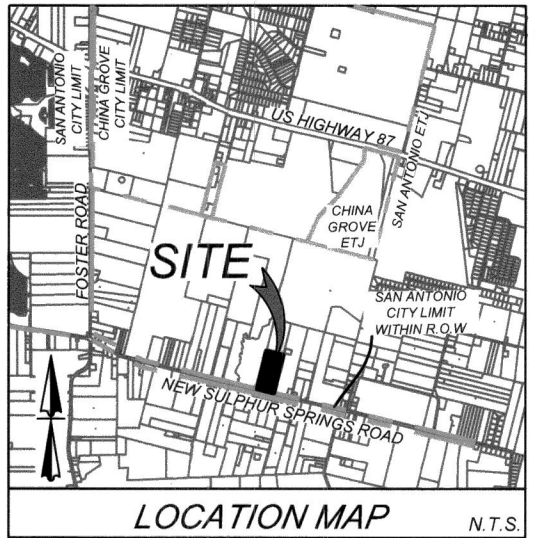
CERTIFICATE OF APPROVAL

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



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = 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
 - 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
 - AC. = ACRE
 - VOL. = VOLUME
 - PG. = PAGE
 - 972 = PROPOSED CONTOURS
 - 970 = EXISTING MAJOR CONTOURS
 - 970 = EXISTING MINOR CONTOURS
 - # = PROPOSED EASEMENT
 - # = EXISTING EASEMENT
 - = CENTERLINE OF ROAD
 - = FEMA FLOODPLAIN
 - = ATLAS 14 ULTIMATE FLOODPLAIN

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.

EXECUTED THIS _____ DAY OF _____, 2023.

CLINTON C BRINKOETER JR.
143 BARILLA PLACE
SAN ANTONIO, TX 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CLINTON C BRINKOETER JR., 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

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

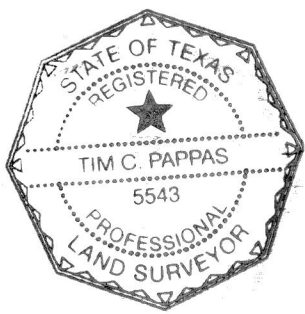
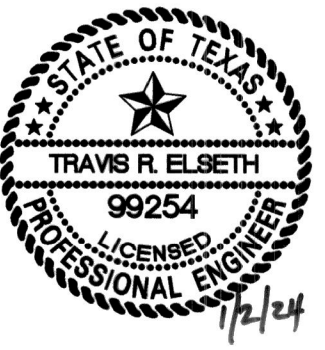
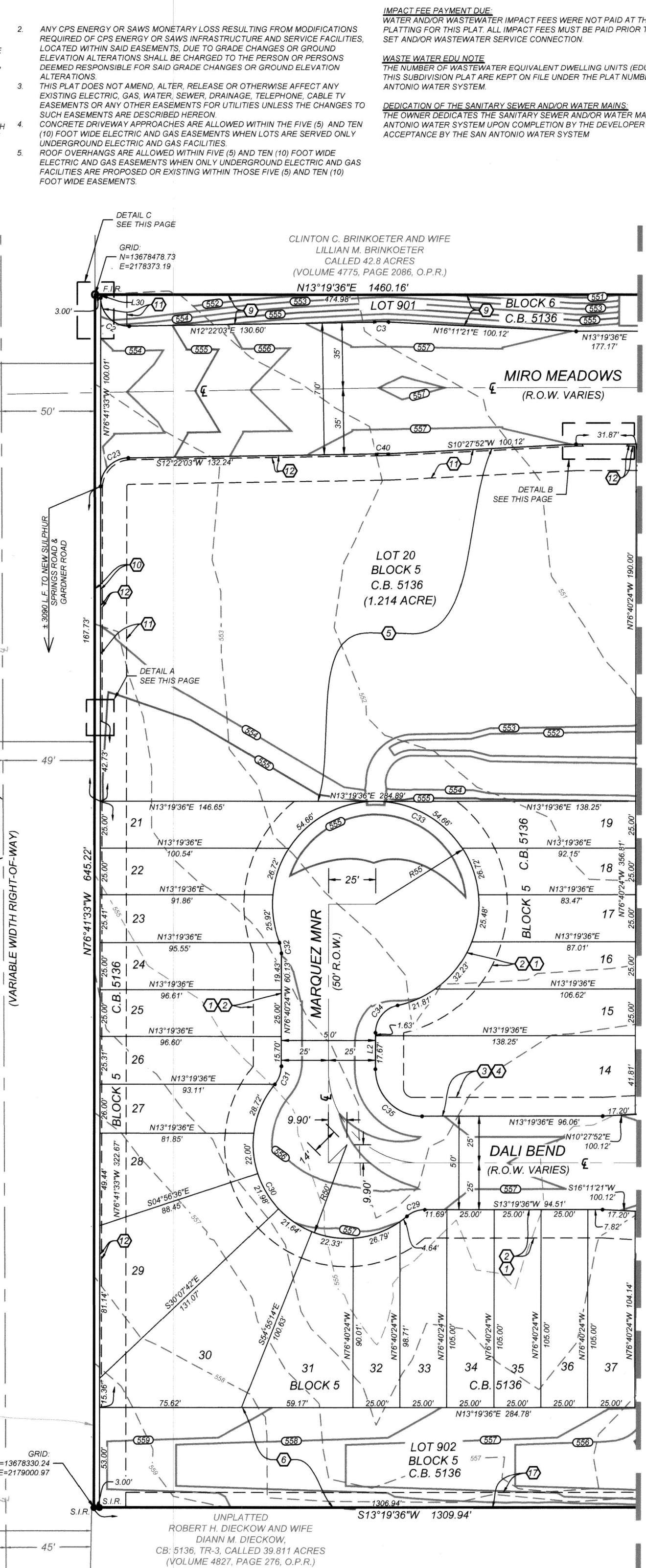
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Tim C. Pappas

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

RESIDENTIAL LOTS = 129

DATE OF PREPARATION: 1/2/2024



SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 1

BEING A 22.39 ACRE TRACT OF LAND SITUATED IN THE E. NAVARRO SURVEY NO. 2, ABSTRACT 545, 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

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.

EXECUTED THIS 2nd DAY OF January 2024

MEH HOLDING COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP, ITS AUTHORIZED AGENT

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

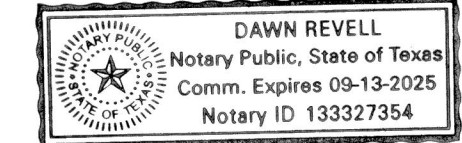
STATE OF TEXAS
COUNTY OF BEXAR

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 2nd DAY OF January A.D. 2024

DAWN REVELL
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF MIRO MEADOWS UNIT 1 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

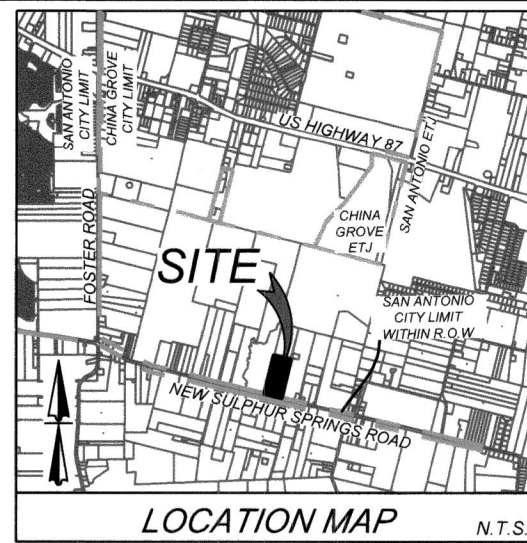
CERTIFICATE OF APPROVAL

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



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
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- 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
- AC = ACRE
- VOL. = VOLUME
- PG. = PAGE

- 972 — = PROPOSED CONTOURS
- 970 — = EXISTING MAJOR CONTOURS
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- = CENTERLINE OF ROAD
- = FEMA FLOODPLAIN
- = ATLAS 14 ULTIMATE FLOODPLAIN

- CPS/SAWS/COSA UTILITY NOTES:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTE WATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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

KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (1.214 AC.)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (1.852 AC.)
- OFF-LOT 50'x50' E.G.T.V. WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE, (2 NOS. 0.0689 AC. EACH)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.760 AC.) (PERMEABLE)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.1860 AC.)
- 3' R.O.W. DEDICATION (0.0444 AC.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.2566 AC.) (PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (0.2214 AC.) (PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1100 AC.) (PERMEABLE)
- OFF-LOT VARIABLE WIDTH CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF MIRO MEADOWS UNIT 1 OFF-LOT SANITARY SEWER CONSTRUCTION) (0.7194 AC.) (PERMEABLE)
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 25'x25' SANITARY SEWER AND TURNAROUND EASEMENT

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.

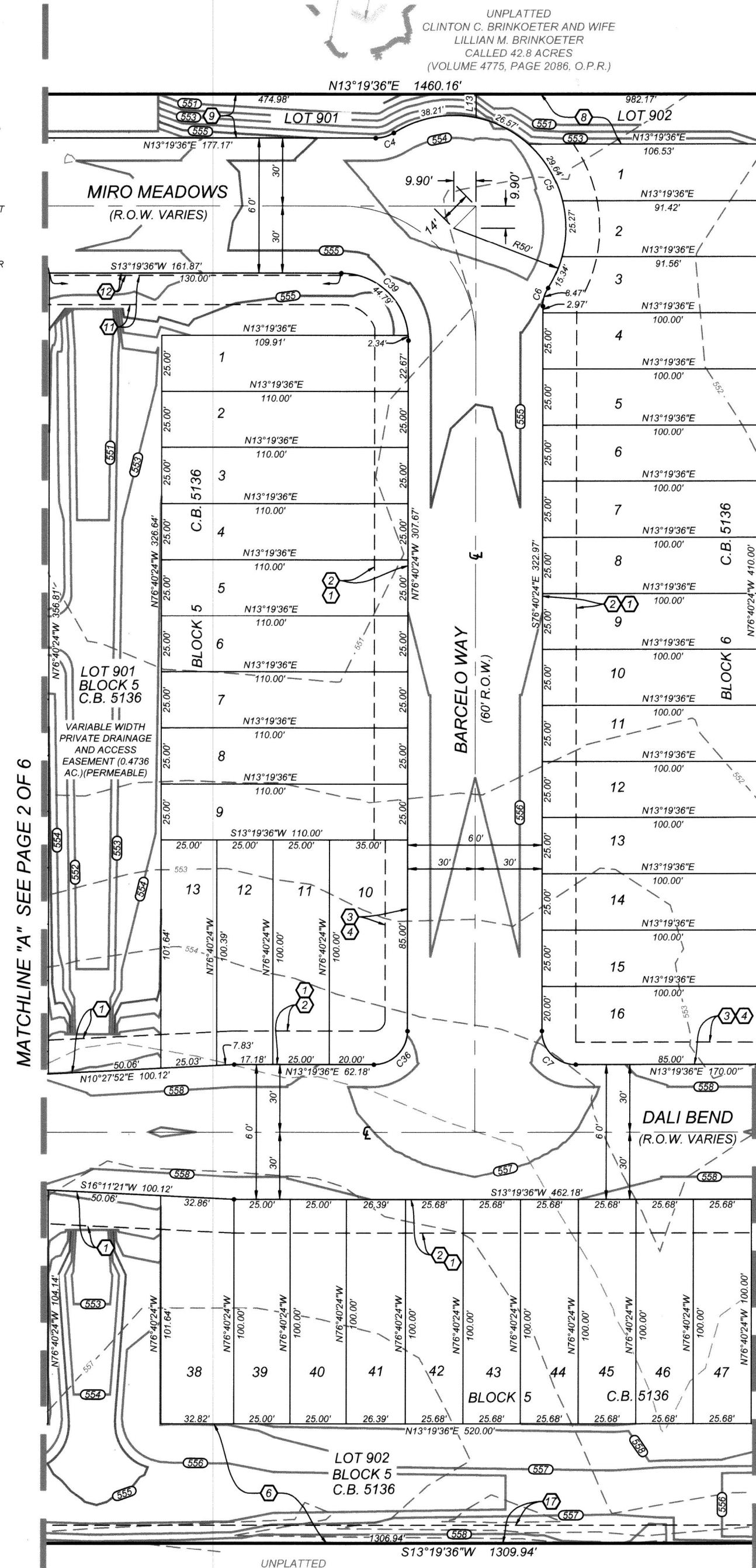
STATE OF TEXAS
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JIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 129

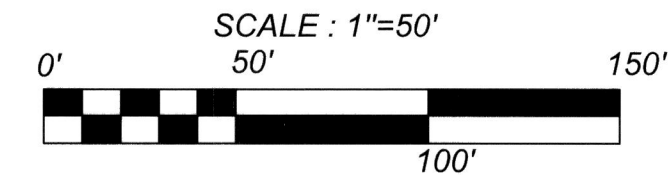
DATE OF PREPARATION: 1/2/2024



UNPLATTED
ROBERT H. DIECKOW AND WIFE
DIANN M. DIECKOW,
CB: 5136, TR-3, CALLED 39.811 ACRES
(VOLUME 4827, PAGE 276, O.P.R.)

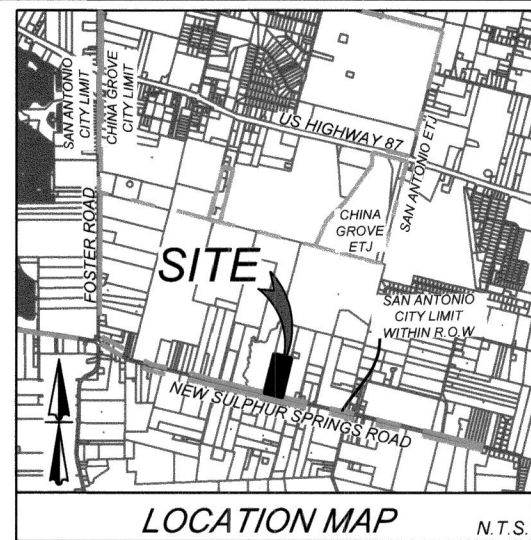
REFER TO PAGE 1 OF 6 FOR
ALL OTHER ENGINEERING
AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 6 FOR
LINE AND CURVE TABLES



MATCHLINE "B" SEE PAGE 4 OF 6





LEGEND

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KEY NOTES

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- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 25'X25' SANITARY SEWER AND TURNAROUND EASEMENT

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 22-11800695)
- 15' BUILDING SET BACK LINE (PLAT NO. 22-11800695)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 22-11800695)
- 10' BUILDING SET BACK LINE (PLAT NO. 22-11800695)
- 96' R.O.W. DEDICATION (PLAT NO. 22-11800695)

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.

2 JAN 2024

JIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
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RESIDENTIAL LOTS = 129

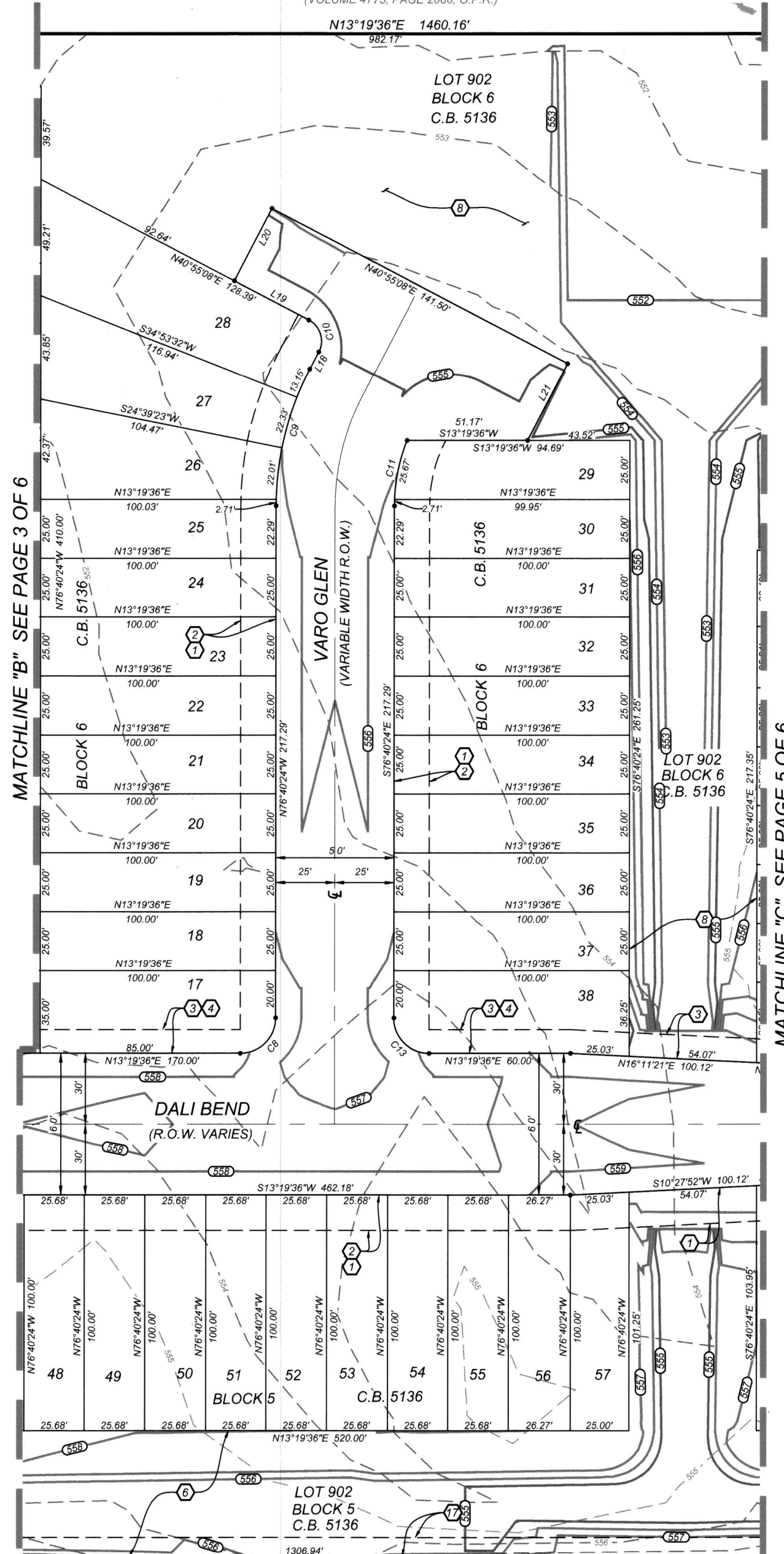
DATE OF PREPARATION: 1/2/2024

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.

UNPLATTED
CLINTON C. BRINKOETER AND WIFE
LILLIAN M. BRINKOETER
CALLED 42.8 ACRES
(VOLUME 4775, PAGE 2086, O.P.R.)



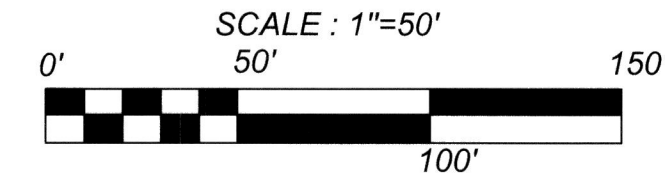
MATCHLINE "B" SEE PAGE 3 OF 6

MATCHLINE "C" SEE PAGE 5 OF 6

UNPLATTED
ROBERT H. DIECKOW AND WIFE
DIANN M. DIECKOW
CB: 5136, TR-3, CALLED 39.811 ACRES
(VOLUME 4827, PAGE 276, O.P.R.)

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

SEE PAGE 1 OF 6 FOR
LINE AND CURVE TABLES



PLAT NUMBER 22-11800054

SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 1

BEING A 22.39 ACRE TRACT OF LAND SITUATED IN THE E. NAVARRO SURVEY NO. 2, ABSTRACT 545, 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
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.

EXECUTED THIS 2nd DAY OF January 2024

MEH HOLDING COMPANY, LTD
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ITS AUTHORIZED AGENT

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

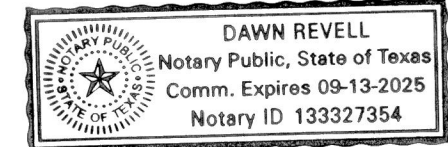
STATE OF TEXAS
COUNTY OF BEXAR

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 2nd DAY OF January A.D. 2024

DAWN REVELL
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF MIRO MEADOWS UNIT 1 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

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.

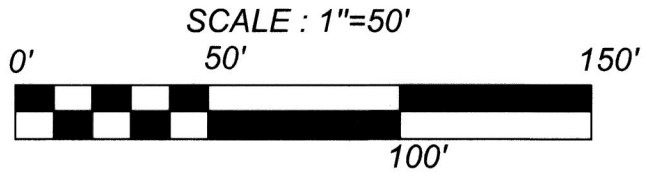
ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 1

BEING A 22.39 ACRE TRACT OF LAND SITUATED IN THE
E. NAVARRO SURVEY NO. 2, ABSTRACT 545, 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

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.

EXECUTED THIS 2nd DAY OF January 2024

MEH HOLDING COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION, LTD., A TEXAS LIMITED
PARTNERSHIP, ITS AUTHORIZED AGENT

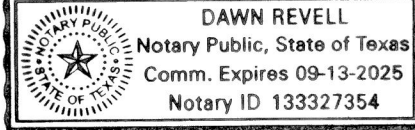
Richard Motil
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 2nd DAY OF January A.D. 2024

Dawn Revell
NOTARY PUBLIC
BEXAR COUNTY TEXAS



THIS PLAT OF MIRO MEADOWS UNIT 1 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

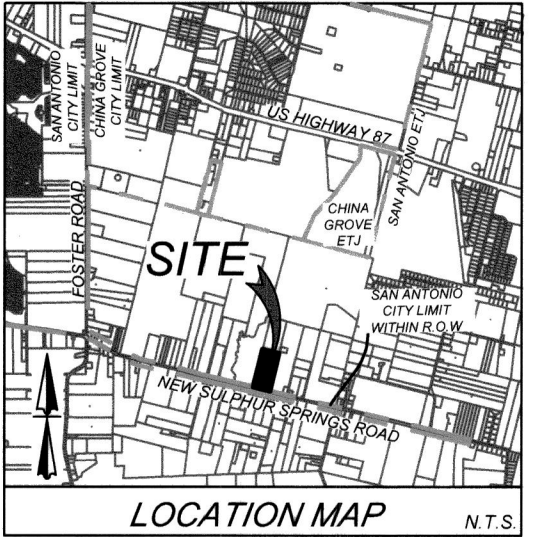
CERTIFICATE OF APPROVAL

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



KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (1.214 AC.)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (1.852 AC.)
- OFF-LOT 50'x50' E.G.T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE, (2 NOS. 0.0689 AC. EACH)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.760 AC.) (PERMEABLE)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.1860 AC.)
- 3' R.O.W. DEDICATION (0.0444 AC.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.2566 AC.) (PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (0.2214 AC.) (PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1100 AC.) (PERMEABLE)
- OFF-LOT VARIABLE WIDTH CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF MIRO MEADOWS UNIT 1 OFF-LOT SANITARY SEWER CONSTRUCTION) (0.7194 AC.) (PERMEABLE)
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 25'x25' SANITARY SEWER AND TURNAROUND EASEMENT

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = 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
- 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
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- 97.0 = PROPOSED CONTOURS
- 97.0 = EXISTING MAJOR CONTOURS
- 97.0 = EXISTING MINOR CONTOURS
- # = PROPOSED EASEMENT
- # = EXISTING EASEMENT
- CL = CENTERLINE OF ROAD
- CL = FEMA FLOODPLAIN
- CL = ATLAS 14 ULTIMATE FLOODPLAIN

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

SEE PAGE 1 OF 6 FOR
LINE AND CURVE TABLES



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

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.

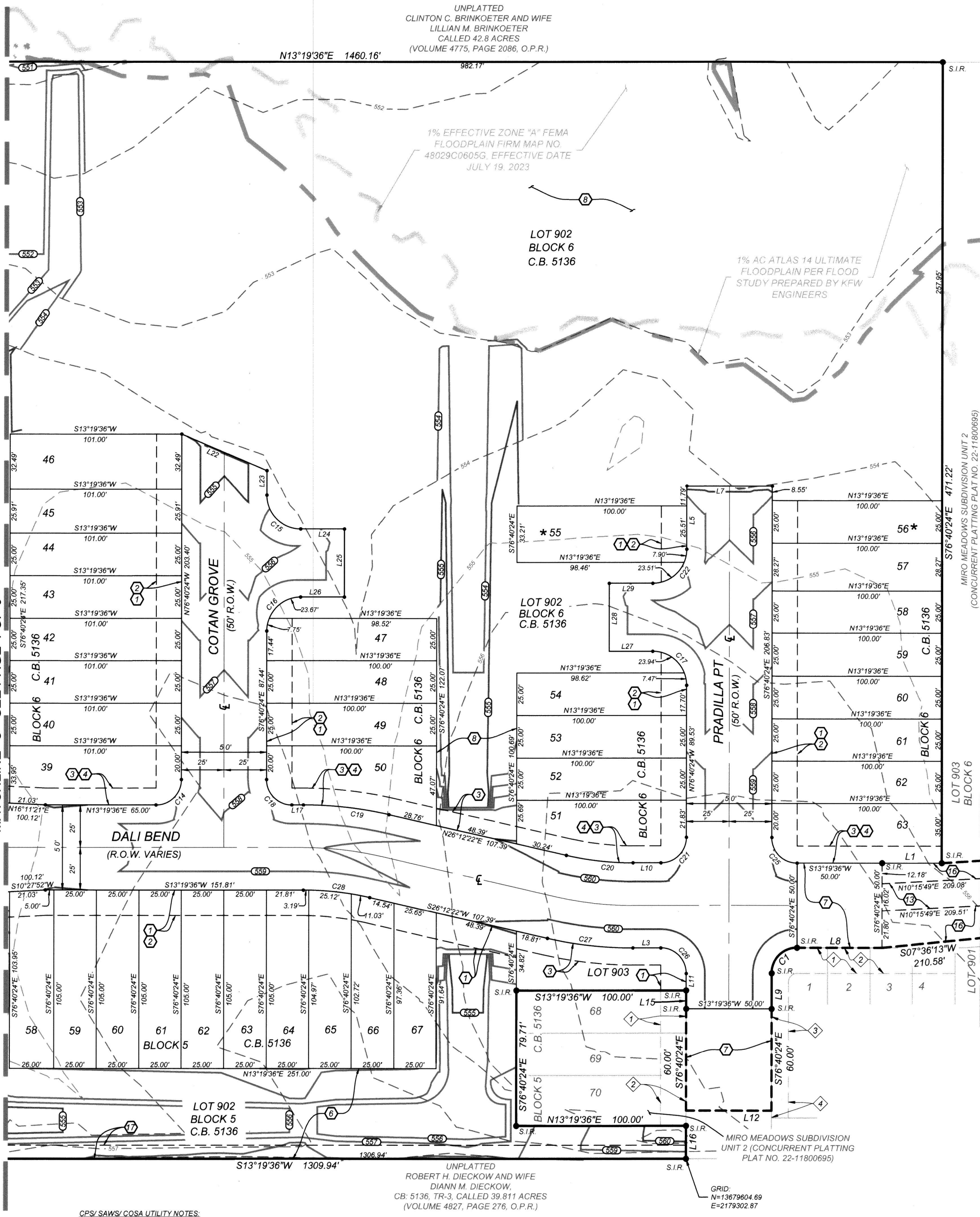
STATE OF TEXAS
COUNTY OF BEXAR

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.

Tim C. Pappas
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

RESIDENTIAL LOTS = 129

DATE OF PREPARATION: 1/2/2024



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 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.

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.

SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 1

BEING A 22.39 ACRE TRACT OF LAND SITUATED IN THE E. NAVARRO SURVEY NO. 2, ABSTRACT 545, 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

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.

EXECUTED THIS 14 DAY OF January 2024

MEH HOLDING COMPANY, LTD
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ITS AUTHORIZED AGENT

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

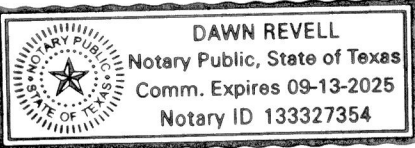
STATE OF TEXAS
COUNTY OF BEXAR

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 2nd DAY OF January A.D. 2024

DAWN REVELL
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF MIRO MEADOWS UNIT 1 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

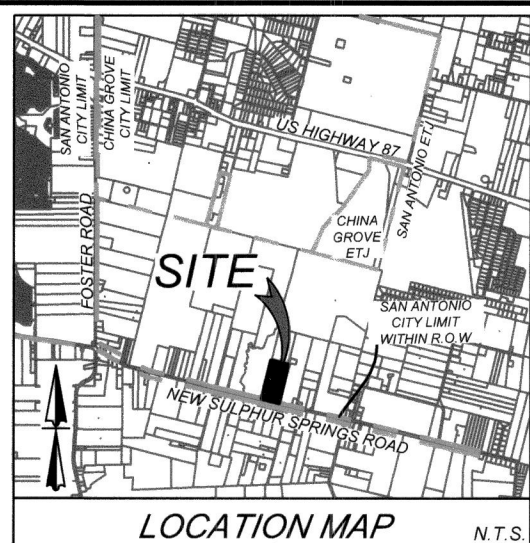
CERTIFICATE OF APPROVAL

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



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = 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
 - 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
 - AC = ACRE
 - VOL. = VOLUME
 - PG. = PAGE

- 972 — = PROPOSED CONTOURS
- 970 — = EXISTING MAJOR CONTOURS
- — = EXISTING MINOR CONTOURS
- ⬢ = PROPOSED EASEMENT
- ⬢ = EXISTING EASEMENT
- = CENTERLINE OF ROAD
- = FEMA FLOODPLAIN
- = ATLAS 14 ULTIMATE FLOODPLAIN

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

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES

CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' BUILDING SET BACK LINE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (1.214 AC.)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (1.852 AC.)
- OFF-LOT 50'x50' E.G.T.V. WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE, (2 NOS. 0.0889 AC. EACH)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.760 AC.) (PERMEABLE)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.1860 AC.)
- 3' R.O.W. DEDICATION (0.0444 AC.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.2566 AC.) (PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (0.2214 AC.) (PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1100 AC.) (PERMEABLE)
- OFF-LOT VARIABLE WIDTH CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF MIRO MEADOWS UNIT 1 OFF-LOT SANITARY SEWER CONSTRUCTION) (0.7194 AC.) (PERMEABLE)
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 25'x25' SANITARY SEWER AND TURNAROUND EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 22-11800695)
- 15' BUILDING SET BACK LINE (PLAT NO. 22-11800695)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 22-11800695)
- 10' BUILDING SET BACK LINE (PLAT NO. 22-11800695)
- 96' R.O.W. DEDICATION (PLAT NO. 22-11800695)

IMPACT FEE PAYMENT DUE:

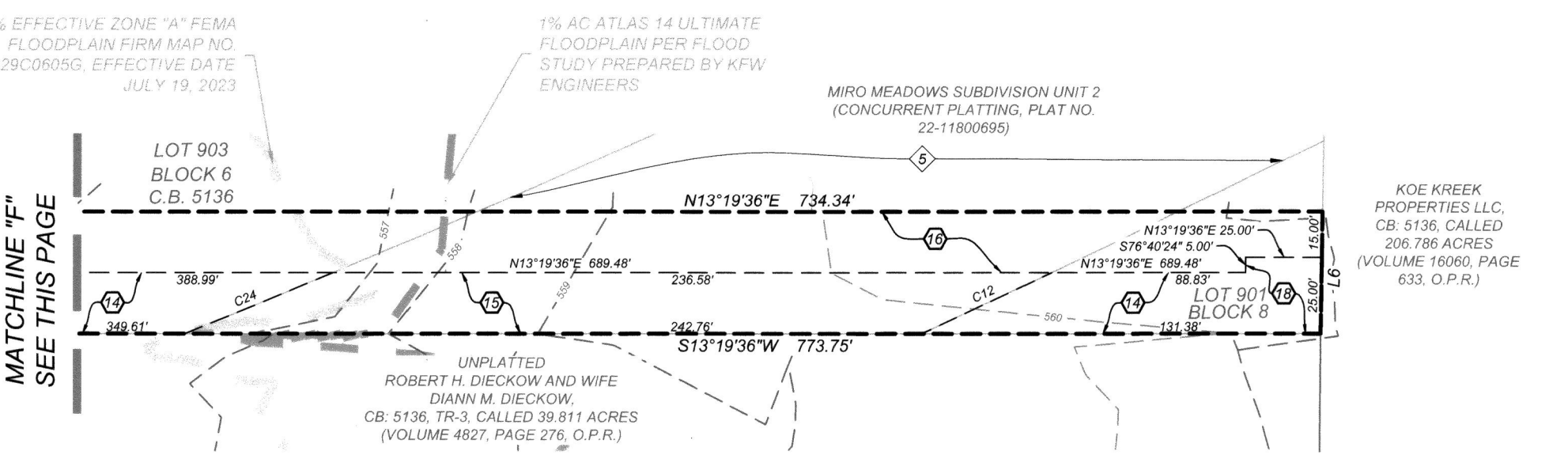
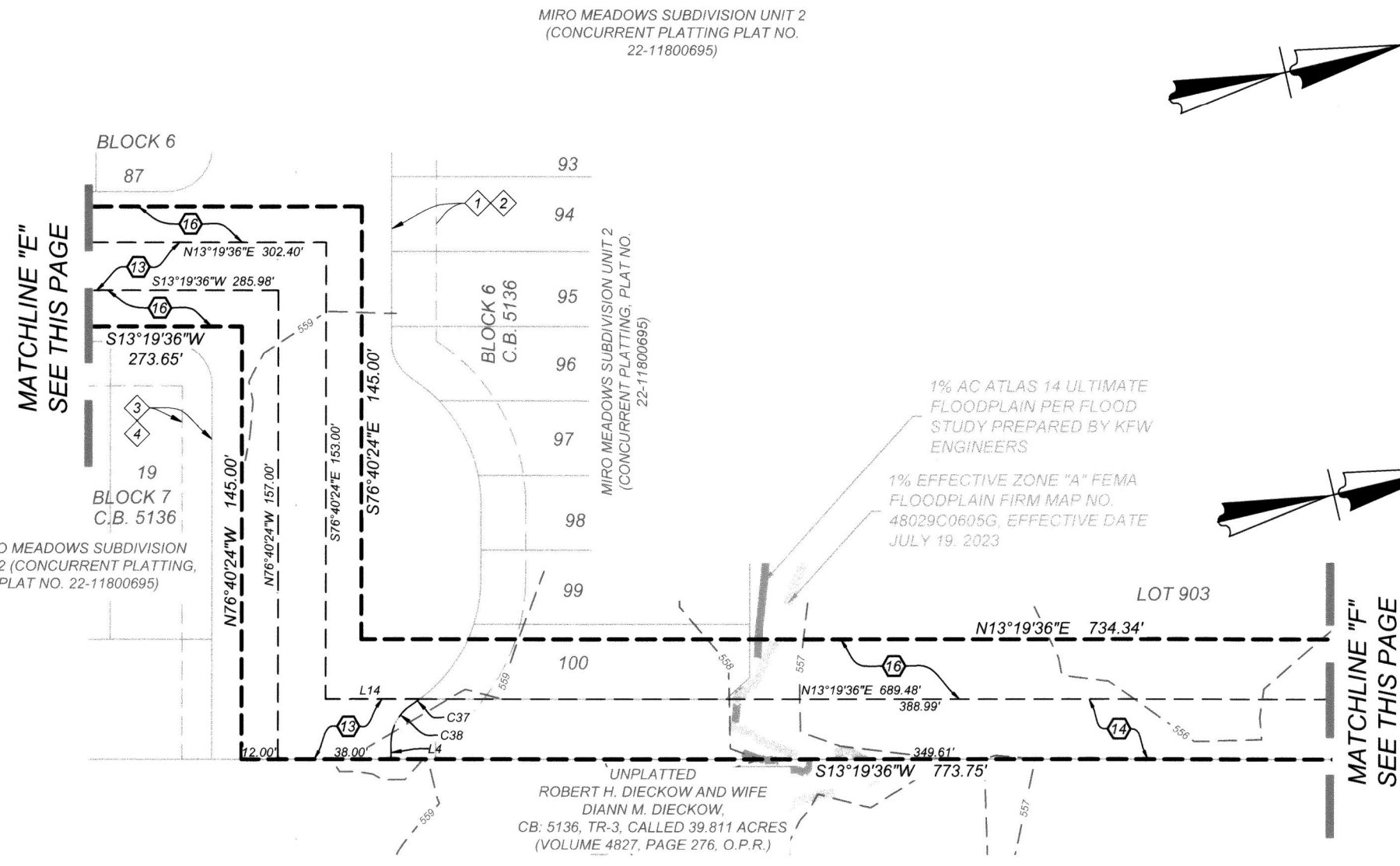
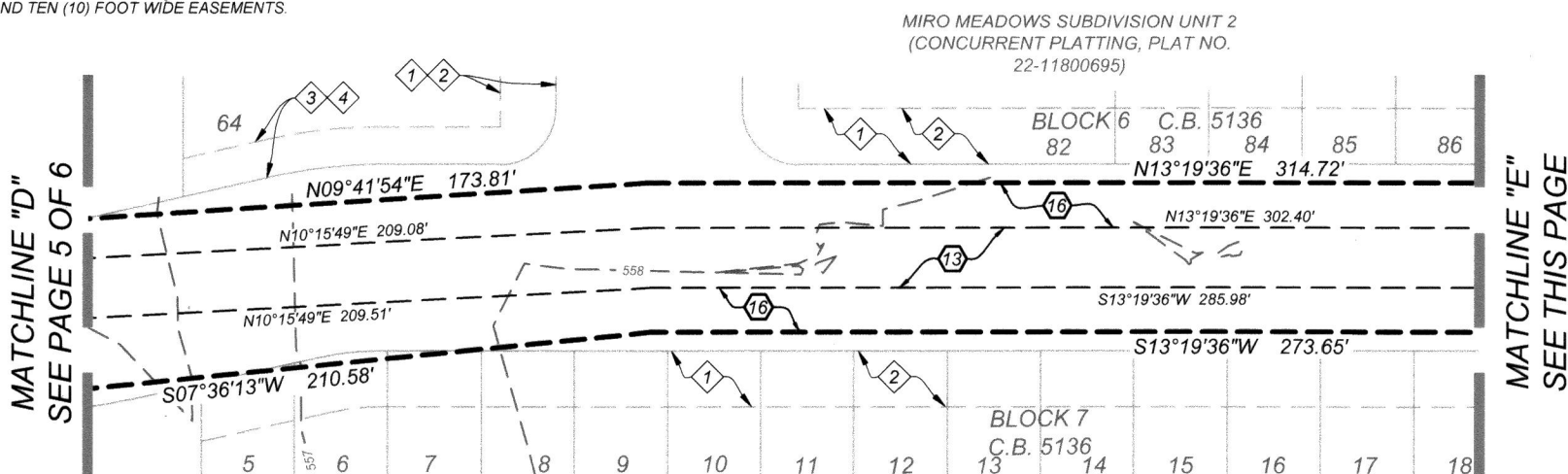
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.



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.

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESSANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 129

DATE OF PREPARATION: 1/2/2024