

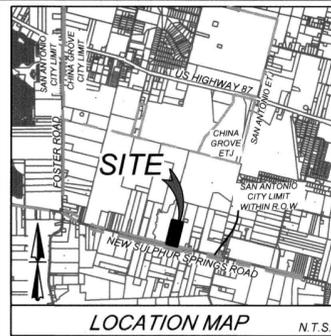
SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 1

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, L.T.D., 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



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



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:

- 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 ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 TD OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO OR 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.

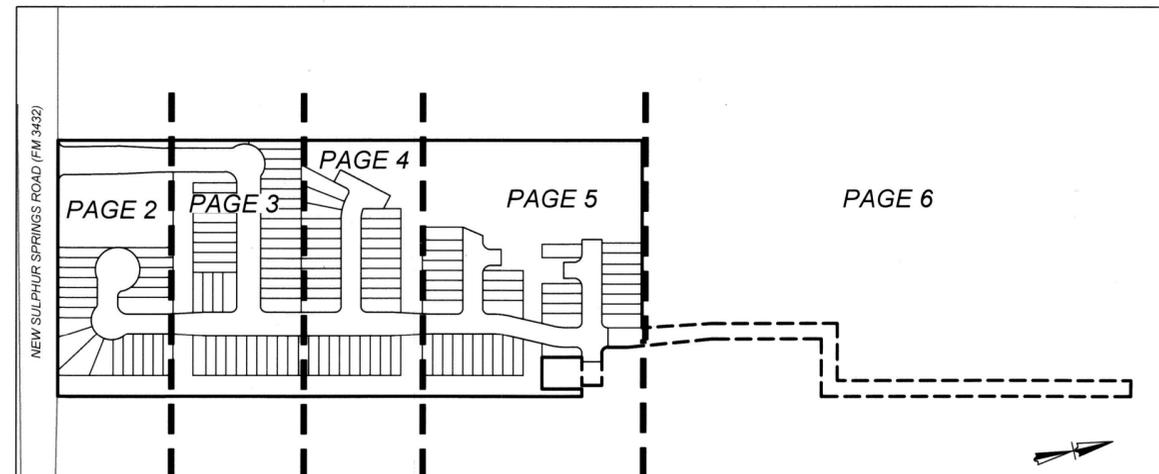
OPEN SPACE NOTE:
LOTS 901, 902 & 903 BLOCK 5 C.B. 5136, LOTS 901 & 902, BLOCK 6 C.B. 5136, IS DESIGNATED AS A VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., & MAINTENANCE ACCESS EASEMENT.

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 DIRM 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:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON 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)(11))



PAGE INDEX
(SCALE= 1"=300')

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

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	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°40'24"E
C2	23.91'	15.00'	15.25'	90°56'28"	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°03'38"	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	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°44'26"	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.

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

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

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 HEREBY 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

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

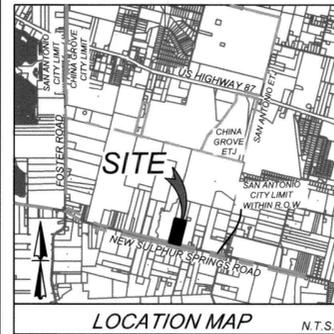
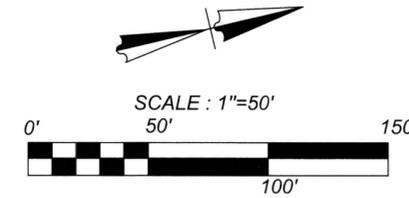
SUBDIVISION PLAT ESTABLISHING MIRO MEADOWS UNIT 1

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

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLES



LEGEND

- Legend items: 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, PROPOSED CONTOURS, EXISTING MAJOR CONTOURS, EXISTING MINOR CONTOURS, PROPOSED EASEMENT, EXISTING EASEMENT, CENTERLINE OF ROAD, FEMA FLOODPLAIN, ATLAS 14 ULTIMATE FLOODPLAIN

CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES...

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

- Key Notes 1-18: 1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 2. 15' BUILDING SET BACK LINE; 3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 4. 10' BUILDING SET BACK LINE; 5. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (1.214 AC.); 6. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (1.852 AC.); 7. OFF-LOT 50'X50' E.G.T.V.E. WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE, (2 NOS. 0.0689 AC. EACH); 8. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.760 AC.) (PERMEABLE); 9. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.1660 AC.); 10. 3' R.O.W. DEDICATION (0.0444 AC.); 11. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 12. 1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE); 13. OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.2568 AC.) (PERMEABLE); 14. OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1100 AC.) (PERMEABLE); 15. OFF-LOT VARIABLE WIDTH CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF MIRO MEADOWS UNIT 1 OFF-LOT SANITARY SEWER CONSTRUCTION) (0.7194 AC.) (PERMEABLE); 16. 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 17. 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

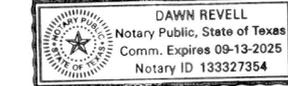
RICHARD MOTT, P.E. AUTHORIZED AGENT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD 101 NE LOOP 410, SUITE 1155 SAN ANTONIO, TX 78216

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



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

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. 20__

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, 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.

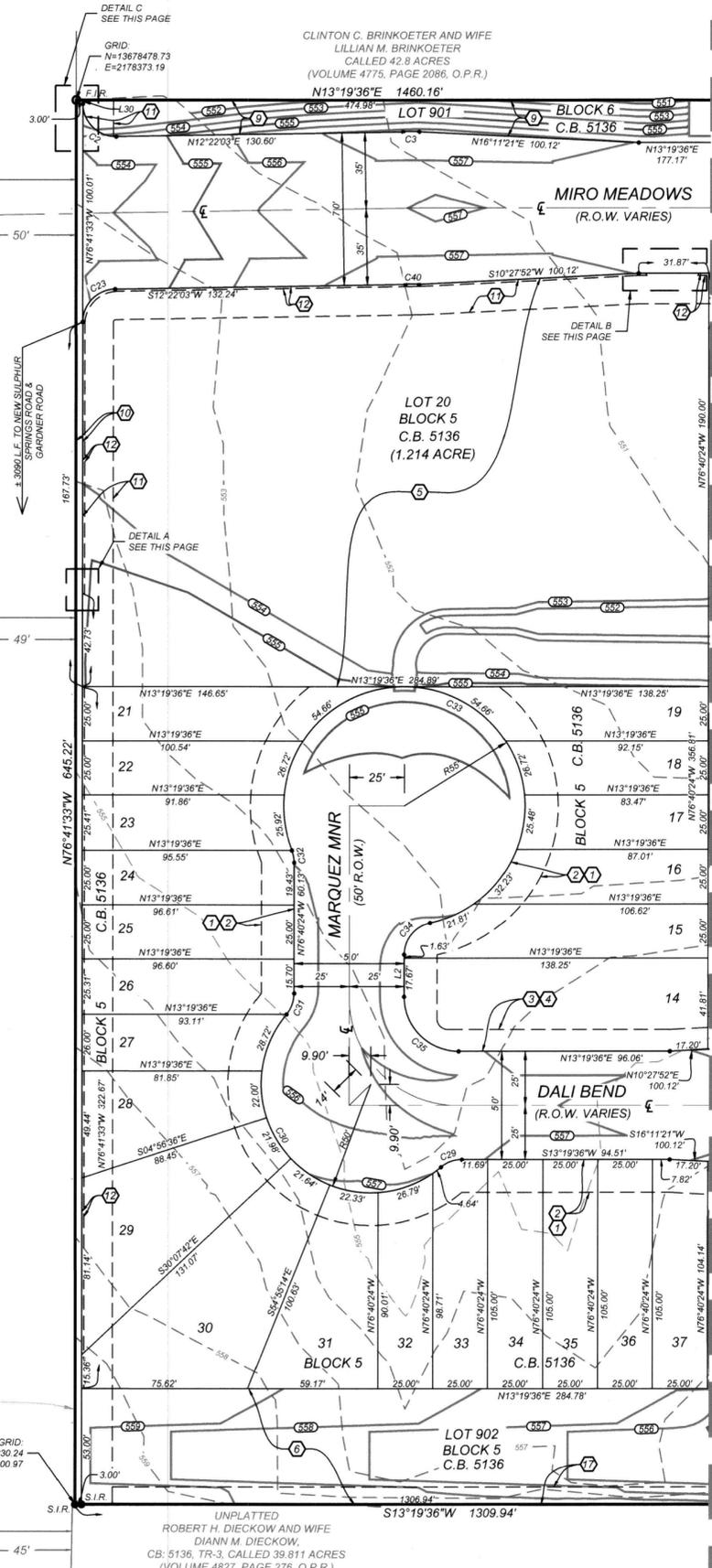
TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

RESIDENTIAL LOTS = 129

DATE OF PREPARATION: 1/2/2024

NEW SULPHUR SPRINGS ROAD (FM 3432) (VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE "A" SEE PAGE 3 OF 6



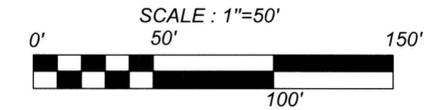
SUBDIVISION PLAT ESTABLISHING MIRO MEADOWS UNIT 1

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



STATE OF TEXAS COUNTY OF BEJAR

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

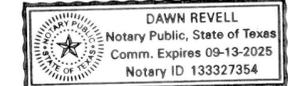
STATE OF TEXAS COUNTY OF BEJAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 2nd DAY OF January A.D. 2024

Dawn Revell Notary Public BEJAR 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 2nd DAY OF January A.D. 2024

BY: CHAIRMAN

BY: SECRETARY

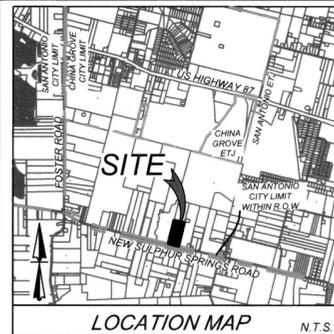
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR 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 2nd DAY OF January A.D. 2024

COUNTY JUDGE, BEJAR COUNTY, TX

COUNTY CLERK, BEJAR 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 BEJAR COUNTY TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEJAR 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

- PROPOSED CONTOURS
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED EASEMENT
EXISTING EASEMENT
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... ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 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.

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.

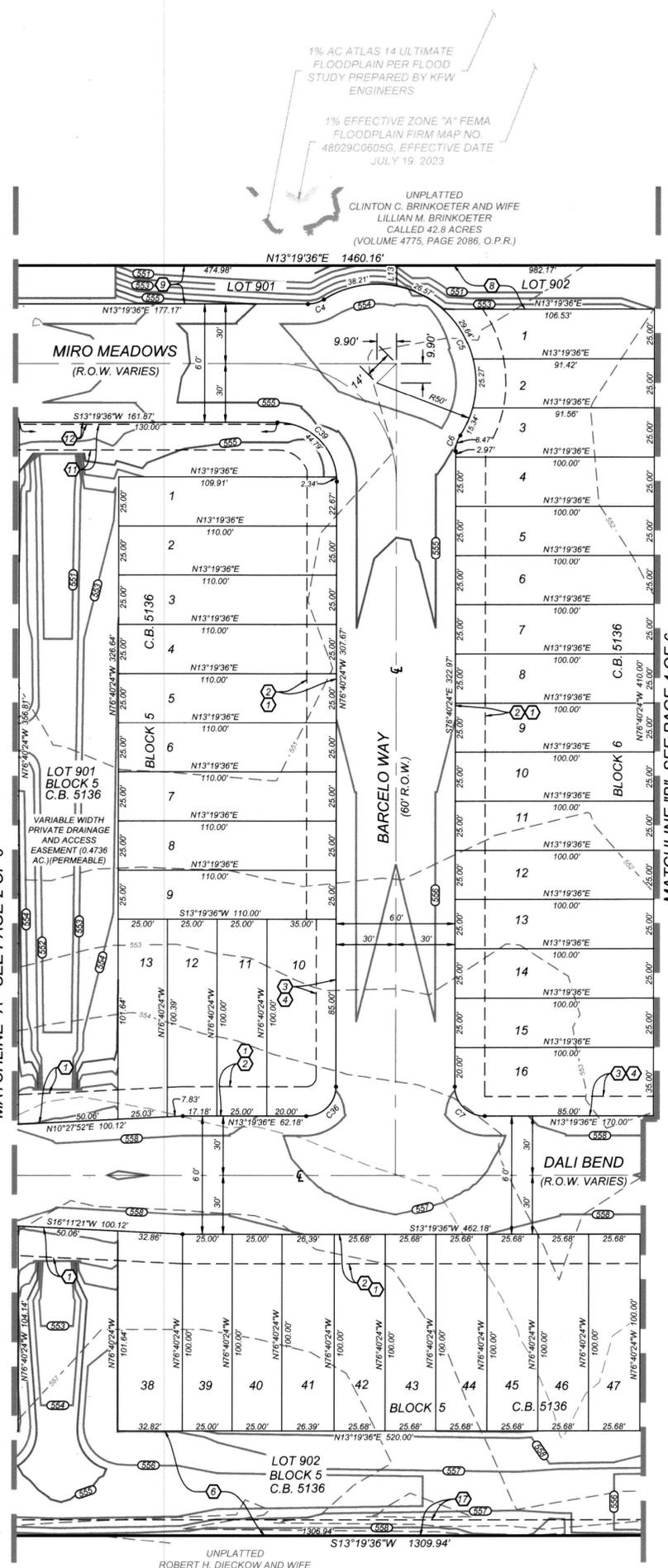
DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 R.O.W. (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 R.O.W. (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

MATCHLINE "A" SEE PAGE 2 OF 6

MATCHLINE "B" SEE PAGE 4 OF 6



STATE OF TEXAS COUNTY OF BEJAR

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 BEJAR

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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, CALLED 39.81 ACRES (VOLUME 4827, PAGE 276, O.P.R.)



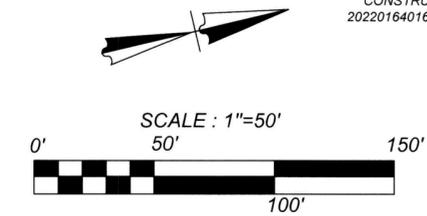
SUBDIVISION PLAT ESTABLISHING MIRO MEADOWS UNIT 1

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



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

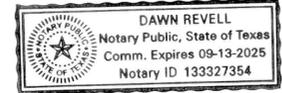
STATE OF TEXAS COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 2nd DAY OF January A.D. 2024

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



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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

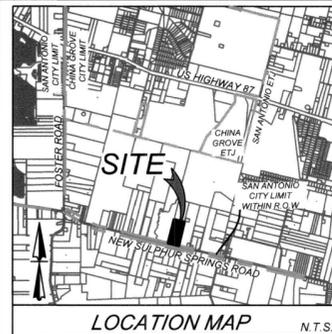
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY 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



LOCATION MAP N.T.S.

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
Proposed contours, existing major contours, existing minor contours, proposed easement, existing easement, 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...
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS...
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES...
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...
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

KEY NOTES

- 1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SET BACK LINE
3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. 10' BUILDING SET BACK LINE
5. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (1.214 AC.)
6. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (1.852 AC.)
7. OFF-LOT 50'x50' E.G.T.V.E., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE, (2 NOS. 0.0689 AC. EACH)
8. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.760 AC.) (PERMEABLE)
9. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.1860 AC.)
10. 3' R.O.W. DEDICATION (0.0444 AC.)
11. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
12. 1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)
13. OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.2566 AC.) (PERMEABLE)
14. OFF-LOT 20' SANITARY SEWER EASEMENT (0.2214 AC.) (PERMEABLE)
15. OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1100 AC.) (PERMEABLE)
16. OFF-LOT VARIABLE WIDTH CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF MIRO MEADOWS UNIT 1 OFF-LOT SANITARY SEWER CONSTRUCTION) (0.7194 AC.) (PERMEABLE)
17. 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
18. OFF-LOT 25'x25' SANITARY SEWER AND TURNAROUND EASEMENT

- 1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 22-11800695)
2. 15' BUILDING SET BACK LINE (PLAT NO. 22-11800695)
3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 22-11800695)
4. 10' BUILDING SET BACK LINE (PLAT NO. 22-11800695)
5. 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.

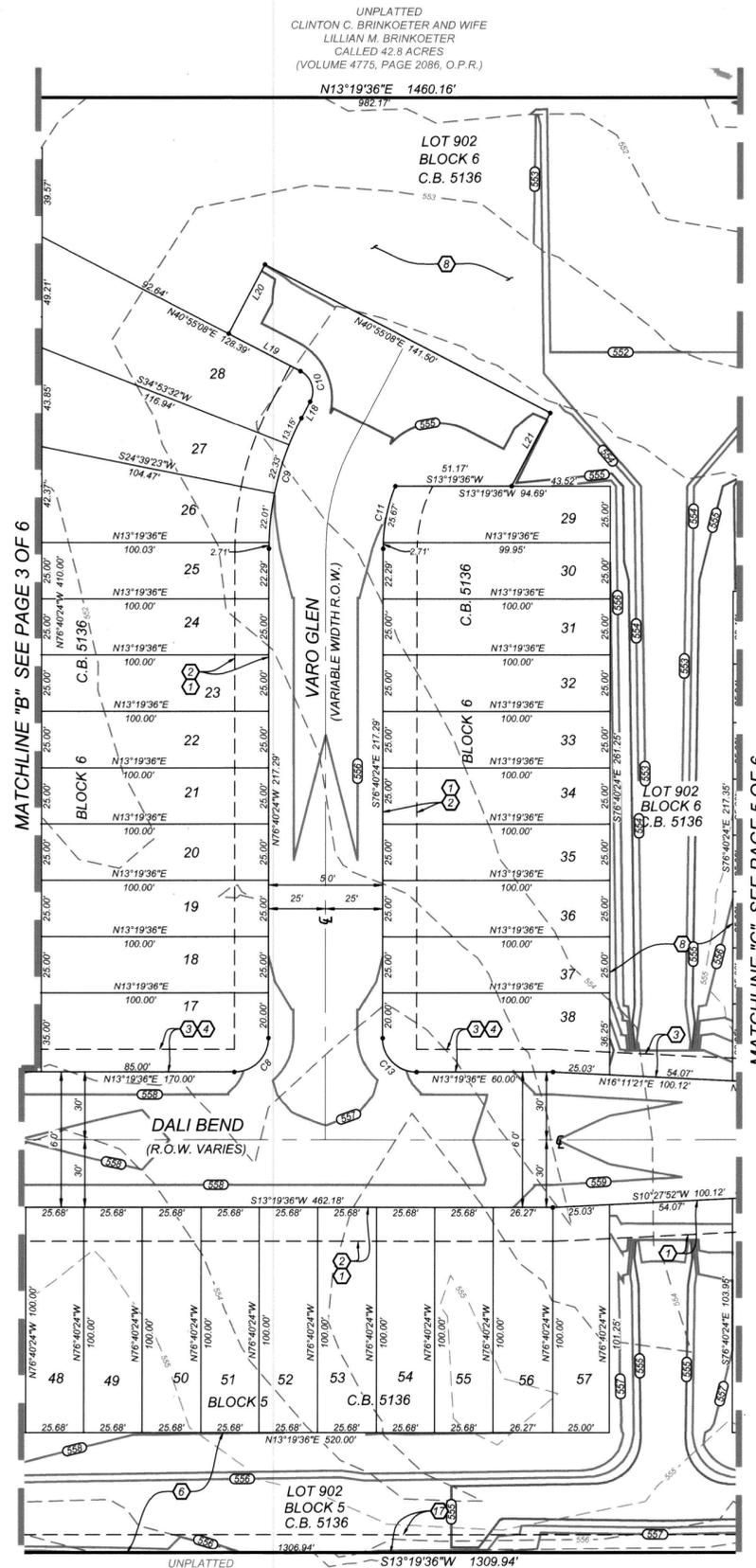
STATE OF TEXAS COUNTY OF BEXAR

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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



MATCHLINE "B" SEE PAGE 3 OF 6

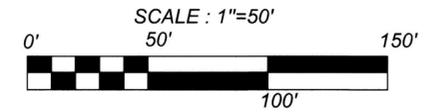
MATCHLINE "C" SEE PAGE 5 OF 6

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



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, BEJAR 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 BEJAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEJAR

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

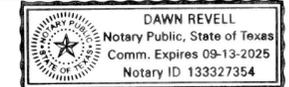
STATE OF TEXAS
COUNTY OF BEJAR

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 BEJAR 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

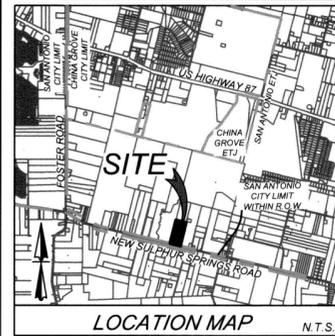
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR 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, BEJAR COUNTY, TX

COUNTY CLERK, BEJAR 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
- 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)

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 BEJAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEJAR 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
- 97.2 = PROPOSED CONTOURS
- 97.0 = EXISTING MAJOR CONTOURS
- 97.1 = EXISTING MINOR CONTOURS
- # = EXISTING EASEMENT
- € = CENTERLINE OF ROAD
- F = FEMA FLOODPLAIN
- A = 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 BEJAR

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.

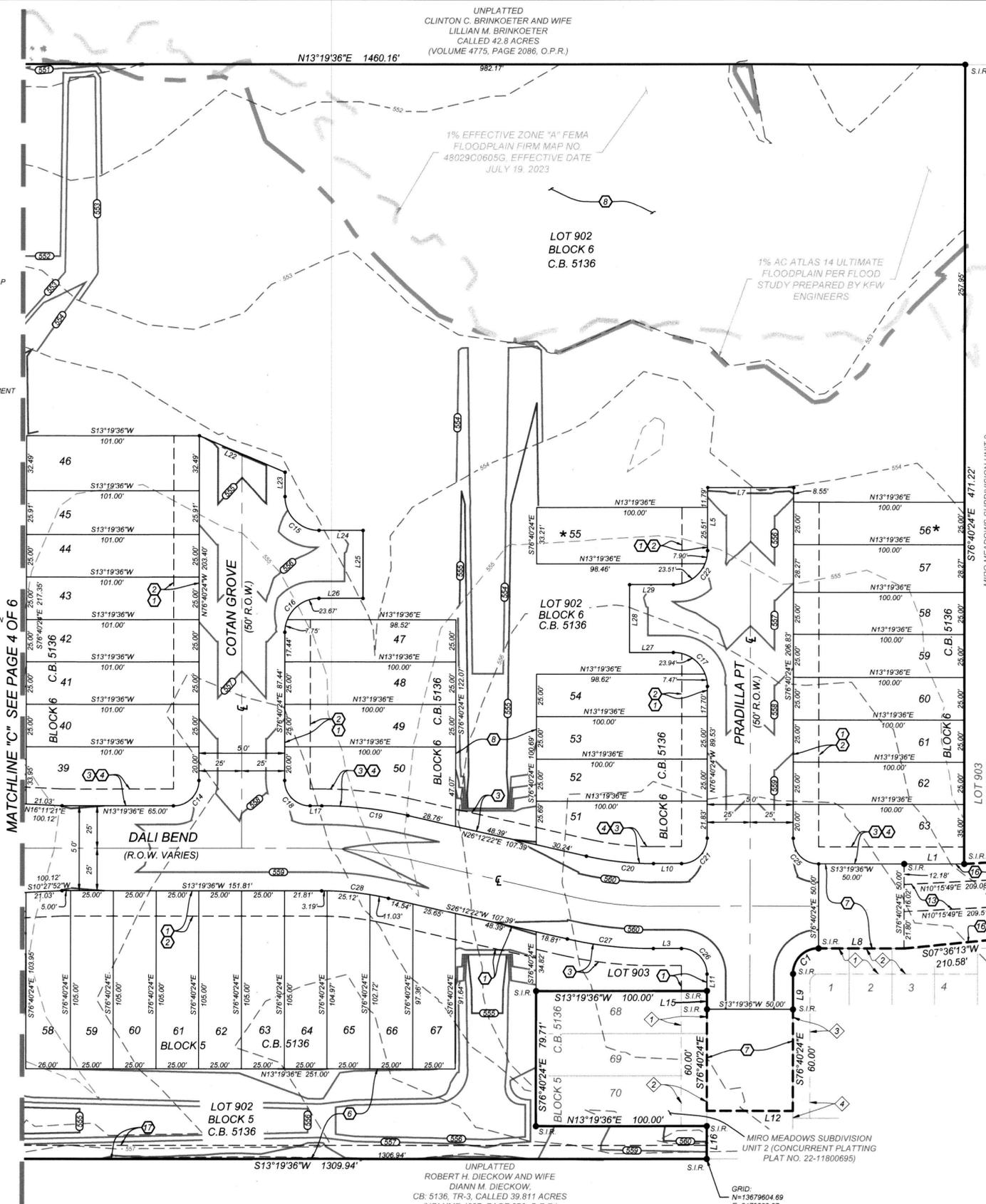
STATE OF TEXAS
COUNTY OF BEJAR

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, L.L.C.
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 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.

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 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

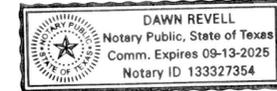
STATE OF TEXAS COUNTY OF BEXAR

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 BEAR 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

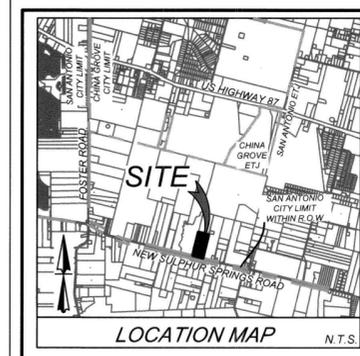
BY: SECRETARY

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



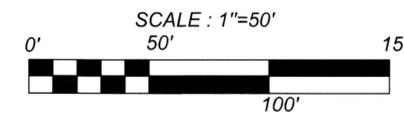
- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. = RIGHT-OF-WAY, ESMT = EASEMENT, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT, N.T.S. = NOT TO SCALE, C.B. = COUNTY BLOCK, LF = LINEAR FOOTAGE, AC = ACRE, VOL. = VOLUME, PG. = PAGE, PROPOSED CONTOURS, 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

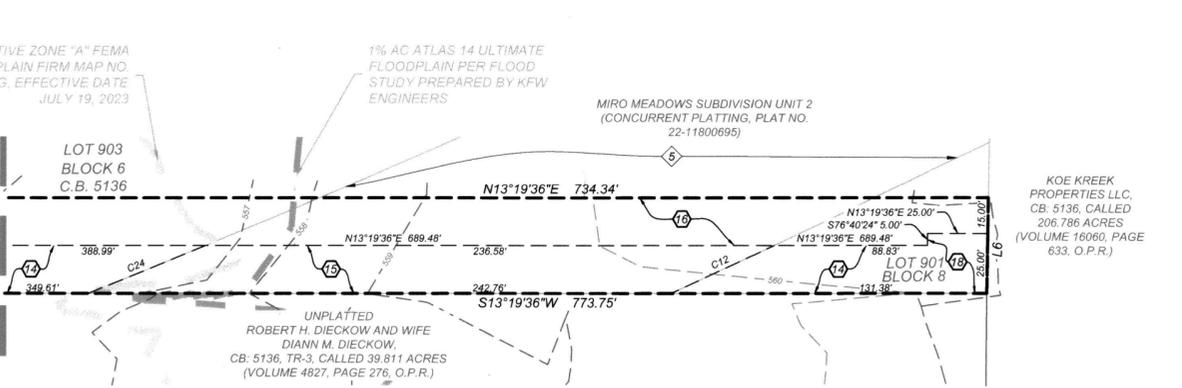
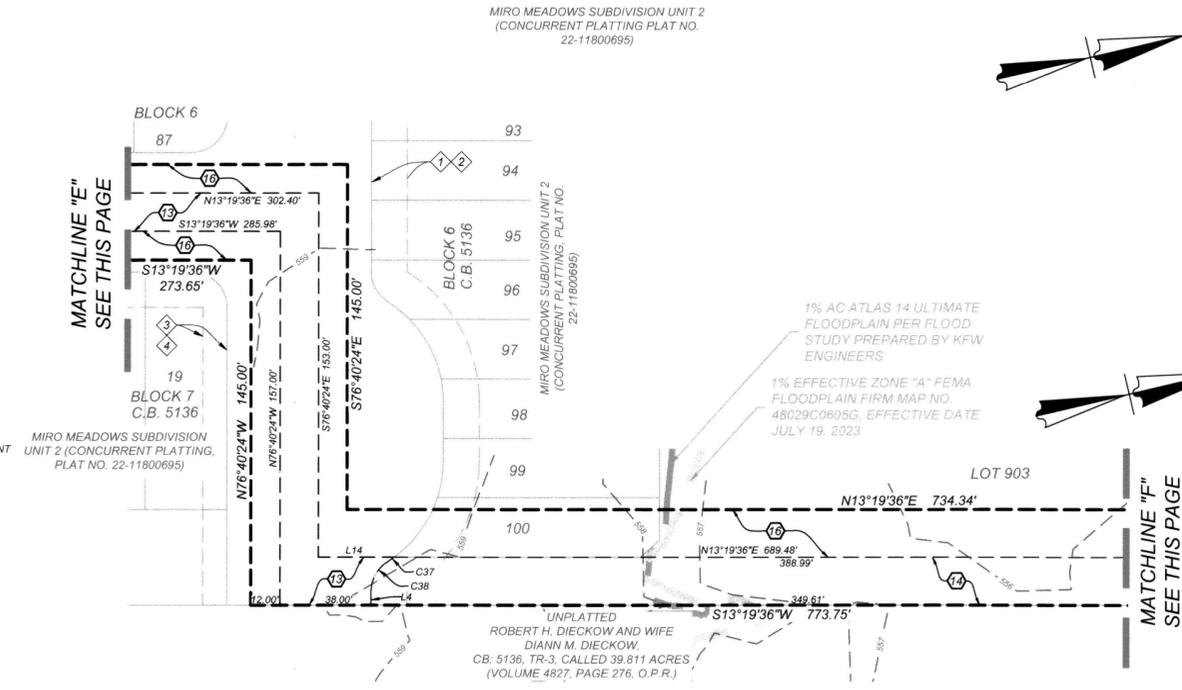
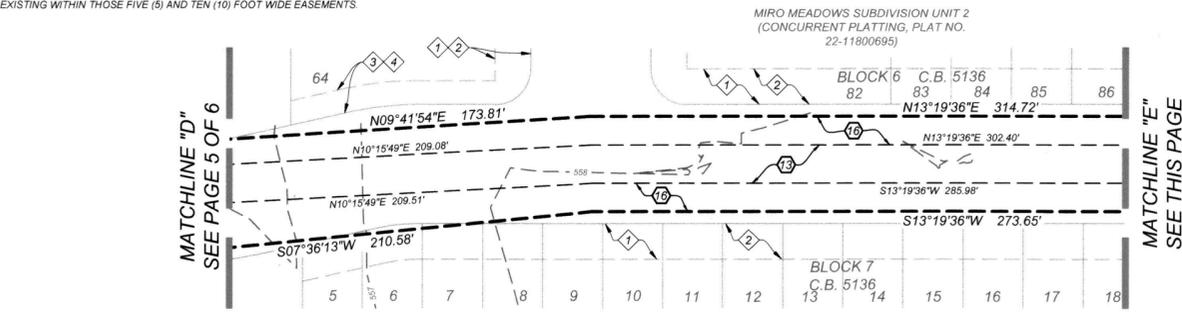
CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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. 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 (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.



KEY NOTES

- 1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SET BACK LINE
3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. 10' BUILDING SET BACK LINE
5. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (1.214 AC)
6. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (1.852 AC)
7. 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)
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16. OFF-LOT VARIABLE WIDTH CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF MIRO MEADOWS UNIT 1 OFF-LOT SANITARY SEWER CONSTRUCTION) (0.7194 AC.) (PERMEABLE)
17. 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
18. OFF-LOT 25'x25' SANITARY SEWER AND TURNAROUND EASEMENT
19. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PLAT NO. 22-11800695)
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23. 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 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 PEAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

RESIDENTIAL LOTS = 129

DATE OF PREPARATION: 1/2/2024

