

SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0590G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

- LEGEND: S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"; F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED; R.O.W. = RIGHT-OF-WAY; O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS; VOL. = VOLUME; PG. = PAGE; N.C.B. = NEW CITY BLOCK; CL = CENTERLINE; 552 = EXISTING CONTOUR; 553 = PROPOSED CONTOUR. KEYNOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 2. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 3. 35' OPEN SPACE & TREE SAVE AREA (PERMEABLE, 1.22 AC.); 4. 16' SANITARY SEWER EASEMENT; 5. 25' x 25' SANITARY SEWER EASEMENT; 6. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (PERMEABLE, 0.55 AC.); 7. 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 8. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 9. 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 10. VARIABLE WIDTH DRAINAGE AND ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 11. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PG. 1239-1240 P.R.); 12. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 20001, PG. 1239-1240 P.R.); 13. 10' WATER EASEMENT (VOL. 20001, PG. 1239-1240 P.R.); 14. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 11B (TIF) (VOL. 20001, PG. 1239-1240 P.R.); 15. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 1304-1306 P.R.); 16. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 1304-1306 P.R.).

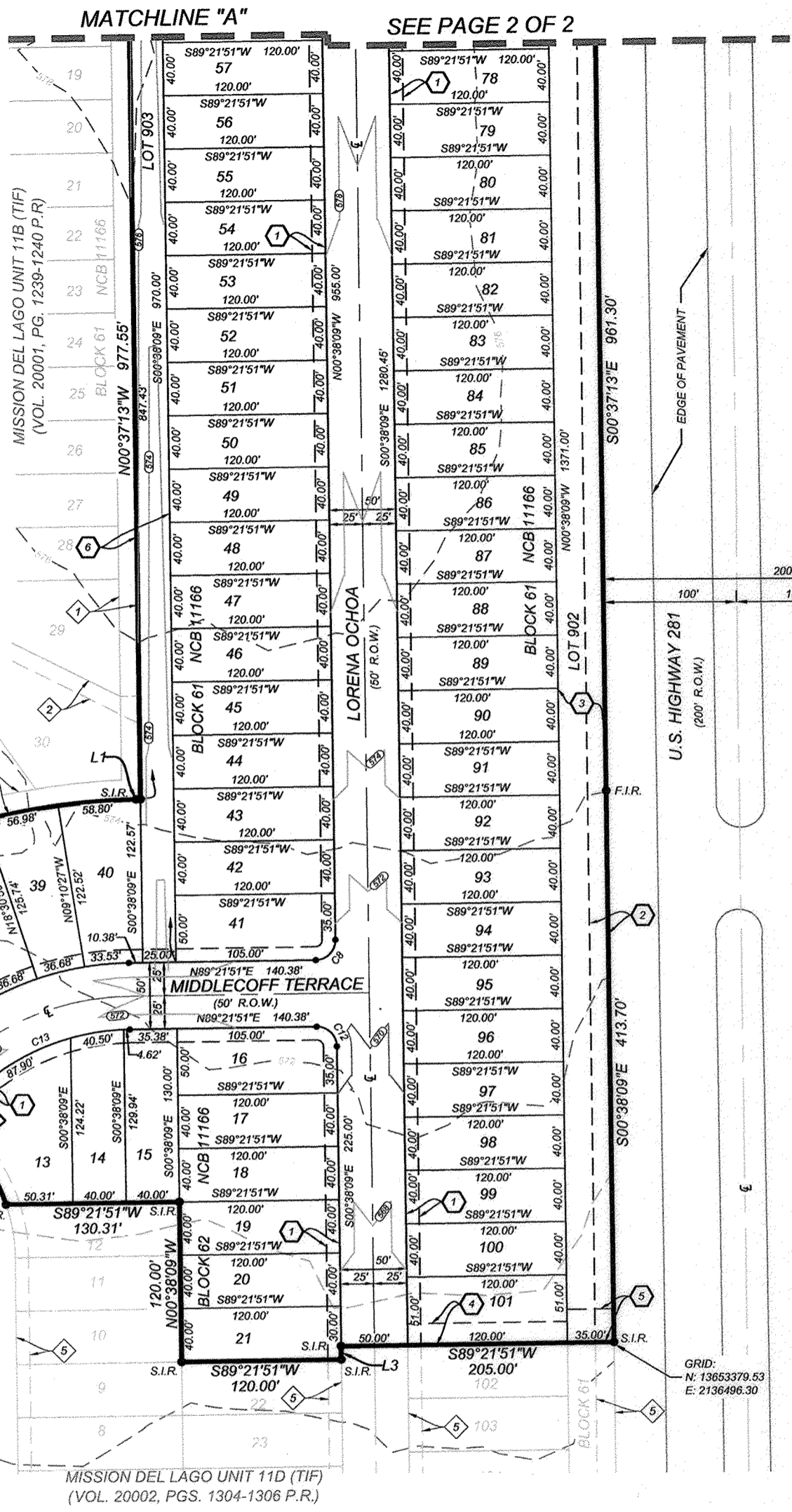
NOTES: 1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 902, 903, & 904 BLOCK 61, N.C.B. 11166, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. 4. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

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 4/19/22

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 19 APRIL 2022 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

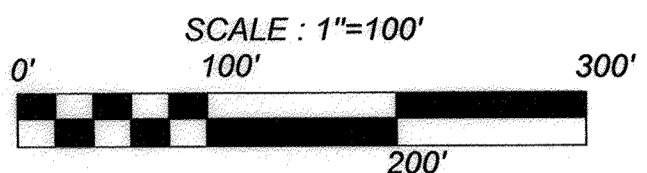
SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. EDU IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. FIRE FLOW DEMAND NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL. S.A.W.S. HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 825 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. INGRESS AND EGRESS NOTE (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT. INGRESS AND EGRESS NOTE (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (# TRE-APP-APP21-38800260) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(N). DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 904, BLOCK 61, NCB 11166 IN MISSION DEL LAGO UNIT 11 D (TIF), RECORDED IN VOLUME 20002 PAGES 1304-1306 D.P.R. (PLAT NO. 20-11800508).

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE TO THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



TXDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG U.S. 281 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 1375.00 FEET. 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

SUBDIVISION PLAT ESTABLISHING MISSION DEL LAGO UNIT 11E (TIF) A 12.45 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK (N.C.B.) 11166 OUT OF THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, AS CONVEYED TO VT MISSION DEL LAGO, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT 20210350659 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.) OF BEXAR COUNTY, TEXAS.



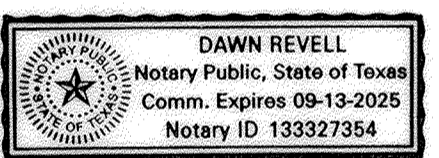
OWNER/DEVELOPER: VT MISSION DEL LAGO, LTD., A TEXAS LIMITED PARTNERSHIP, 3 WOLFWOOD, SAN ANTONIO, TEXAS 78248.

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.

OWNER: PAUL BASALDIA (PRESIDENT) VT MISSION DEL LAGO, LTD., A TEXAS LIMITED PARTNERSHIP, 3 WOLFWOOD, SAN ANTONIO, TEXAS 78248.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Basaldia, 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 20th DAY OF April, A.D. 2022. Dawn Revell, NOTARY PUBLIC, BEXAR COUNTY TEXAS.



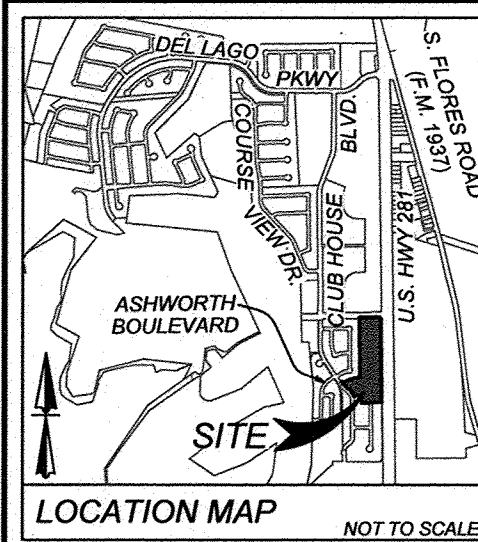
THIS PLAT OF MISSION DEL LAGO UNIT 11E (TIF) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN BY: \_\_\_\_\_ SECRETARY

SEE PAGE 2 OF 2 FOR LINE AND CURVE TABLES PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

SUBDIVISION PLAT ESTABLISHING  
**MISSION DEL LAGO UNIT 11E (TIF)**  
 A 12.45 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK (N.C.B.) 11166 OUT OF THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, AS CONVEYED TO VT MISSION DEL LAGO, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT 20210350659 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.) OF BEXAR COUNTY, TEXAS.



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

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

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

**LEGEND**

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- ℄ = CENTERLINE
- 552 --- = EXISTING CONTOUR
- 332 --- = PROPOSED CONTOUR

**KEYNOTES**

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PG. 1239-1240 P.R.)
- 2 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 20001, PGS. 1239-1240 P.R.)
- 3 10' WATER EASEMENT (VOL. 20001, PGS. 1239-1240 P.R.)
- 4 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (MISSION DEL LAGO UNIT 11B (TIF) (VOL. 20001, PG. 1239-1240 P.R.)
- 5 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 1304-1306 P.R.)
- 6 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 1304-1306 P.R.)

STATE OF TEXAS  
 COUNTY OF BEXAR

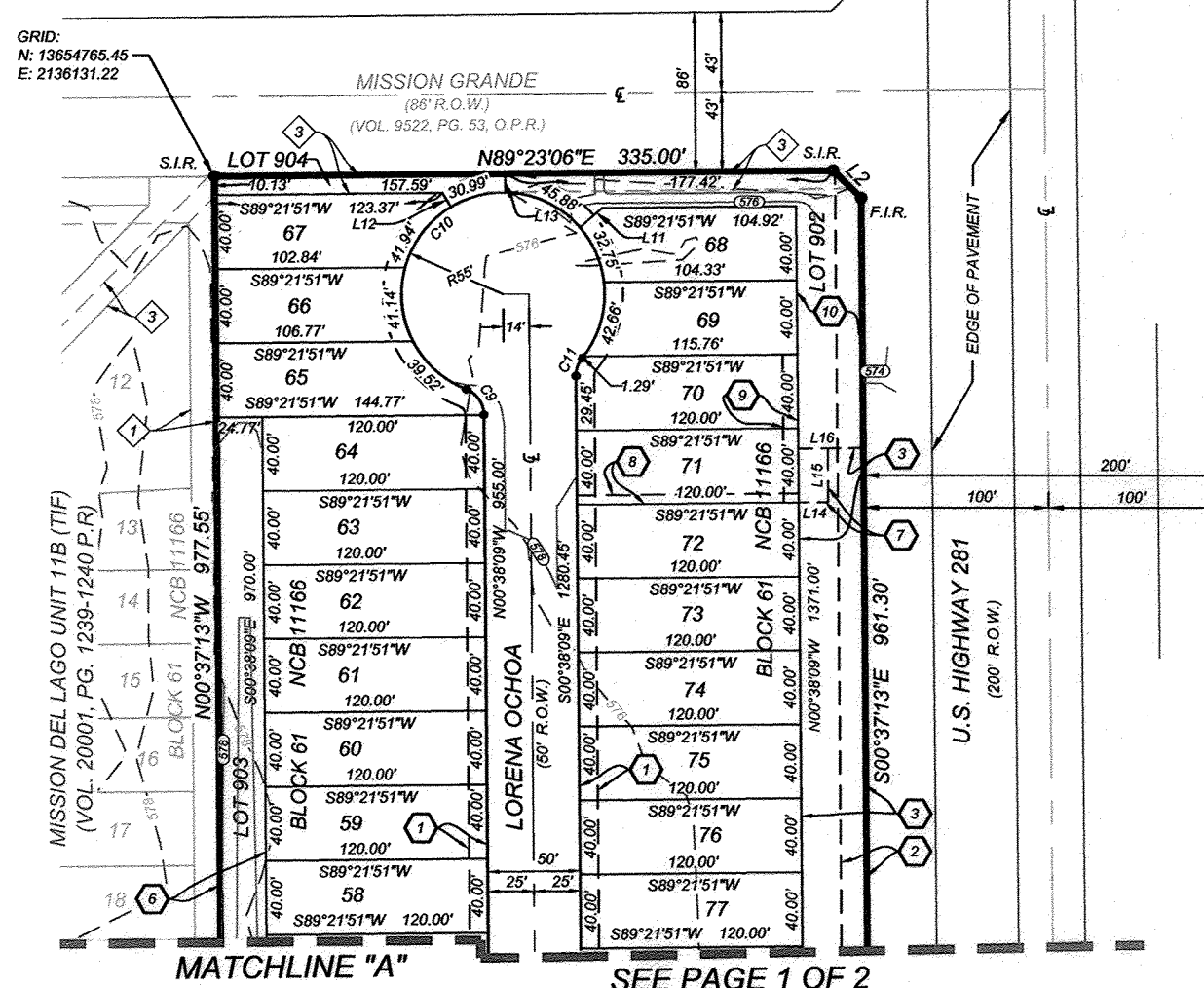
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Tim C. Pappas*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

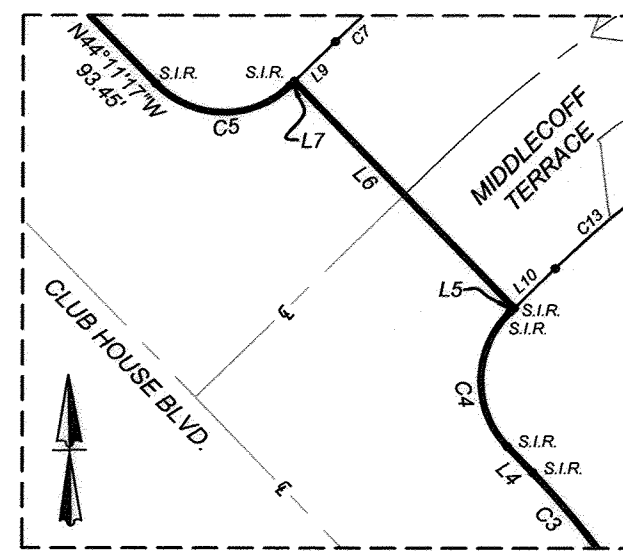
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Tim C. Pappas*  
 19 APRIL 2022  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 KFW SURVEYING, LLC  
 3421 PAESANOS PKWY, SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 PHONE: 210-979-9444  
 FAX: 210-979-9441

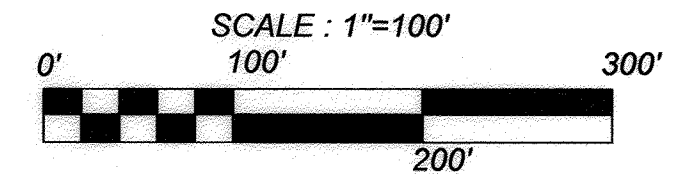


Line #	Length	Direction
L1	3.33'	N88° 44' 06"E
L2	21.21'	S45° 36' 55"E
L3	10.00'	S00° 38' 09"E
L4	5.74'	N44° 11' 17"W
L5	1.00'	N45° 48' 43"E
L6	50.00'	N44° 11' 17"W
L7	1.00'	S45° 48' 43"W
L8	50.00'	N27° 35' 24"W
L9	9.00'	N45° 48' 43"E
L10	9.00'	S45° 48' 43"W
L11	16.00'	S48° 58' 33"W
L12	8.82'	N31° 06' 23"W
L13	10.10'	N00° 00' 00"E
L14	16.00'	N89° 21' 51"E
L15	29.00'	N00° 38' 09"W
L16	35.22'	N89° 21' 51"E

Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	22.20'	15.00'	13.70'	94°48'10"	20.23'	S69°59'29"E
C2	197.28'	535.00'	99.77'	21°07'40"	196.17'	N78°10'16"E
C3	58.16'	130.00'	29.57'	25°37'56"	57.67'	N31°22'19"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N00°48'43"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S89°11'17"E
C6	20.28'	70.00'	10.21'	16°35'53"	20.21'	N35°53'21"W
C7	171.03'	225.00'	89.89'	43°33'08"	166.94'	S67°35'17"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°21'51"E
C9	17.85'	15.00'	10.16'	68°11'47"	16.82'	N34°44'02"W
C10	276.19'	55.00'	40.17'	287°42'50"	64.88'	S75°01'30"W
C11	10.35'	15.00'	5.39'	39°31'04"	10.14'	S19°07'23"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°38'09"W
C13	133.02'	175.00'	69.91'	43°33'08"	129.84'	S67°35'17"W



DETAIL "A"  
 (SEE PAGE 1 OF 2)  
 SCALE: 1"=30'



**KFW**  
 ENGINEERS + SURVEYING  
 3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
 Phone #: (210) 979-9444 • Fax #: (210) 979-9441  
 TBPE Firm #: 9515 • TBPLS Firm #: 1012200

OWNER/DEVELOPER  
 VT MISSION DEL LAGO, LTD., A  
 TEXAS LIMITED PARTNERSHIP  
 3 WOLFWOOD  
 SAN ANTONIO, TEXAS 78248

STATE OF TEXAS  
 COUNTY OF BEXAR

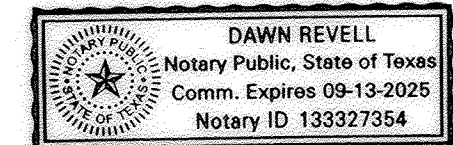
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

*Dawn Revell*  
 OWNER  
 PAUL BASALDUA (PRESIDENT)  
 VT MISSION DEL LAGO, LTD., A TEXAS LIMITED PARTNERSHIP  
 3 WOLFWOOD  
 SAN ANTONIO, TEXAS 78248

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Dawn Revell*, 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 20th DAY OF April A.D. 2022  
*Dawn Revell*  
 NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF MISSION DEL LAGO UNIT 11E (TIF) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_

BY: \_\_\_\_\_  
 CHAIRMAN

BY: \_\_\_\_\_  
 SECRETARY

