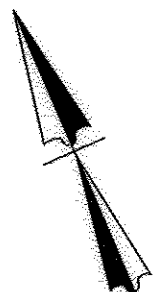
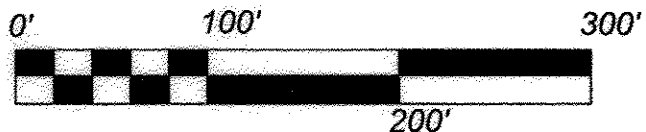


PLAT NUMBER: 21-11800103

SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 17A (TIF)
BEING A 32.44 ACRE TRACT OF LAND SITUATED IN THE
JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3,
NEW CITY BLOCK 11166, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,
AND BEING A PORTION OF THAT CALLED 382.74 ACRE TRACT OF LAND
AS CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC
AND RECORDED IN VOLUME 17107, PAGE 1426, OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING

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

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, STE. 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
RICHARD MOTT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6200

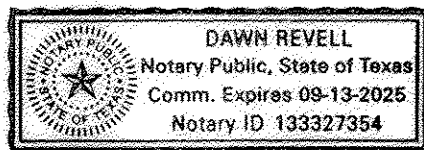
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 3rd DAY OF November, A.D. 2021

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS

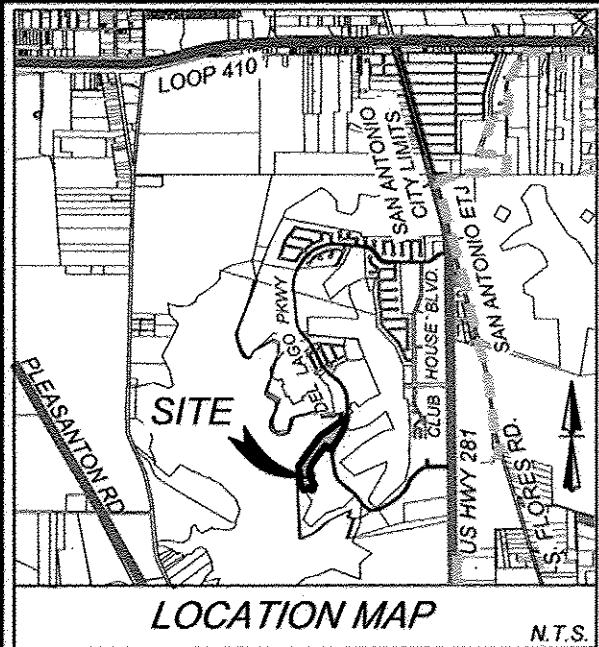


THIS PLAT OF **MISSION DEL LAGO UNIT 17A (TIF)** HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSIONER IN
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE
ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 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
- 552 --- = PROPOSED CONTOUR

KEYNOTES

- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF LOT 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16" SANITARY SEWER EASEMENT
- 1" VEHICULAR NON ACCESS EASEMENT
- 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 80" SEWER EASEMENT (VOL. 18758, PGS. 1525-1543 O.P.R.)
- 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2B (TIF), (VOL. 20002, PGS. 586-590 P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2B (TIF), (VOL. 20002, PGS. 586-590 P.R.)

100 YR FLOODPLAIN ZONE "A"
PER FIRM MAP NO. 48029C0590G
DATED: SEPTEMBER 29, 2010

NOTES:

- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 902, 903 & 904, BLOCK 63, 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
- 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.

1% AC ULTIMATE
FLOODPLAIN PER FLOOD
STUDY PREPARED BY
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

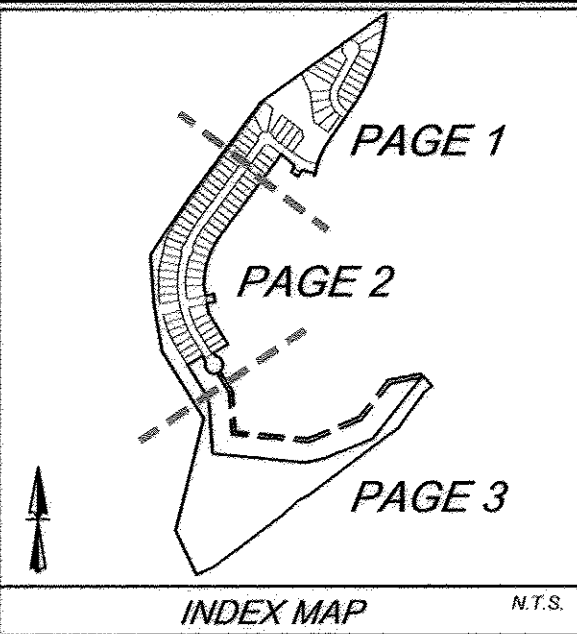
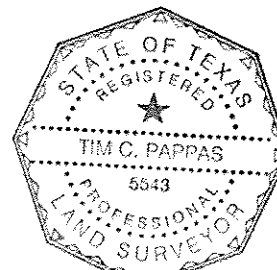
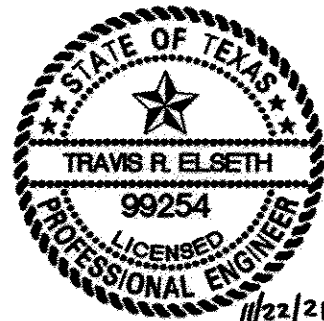
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIMPROVED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Tim C. Pappas
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

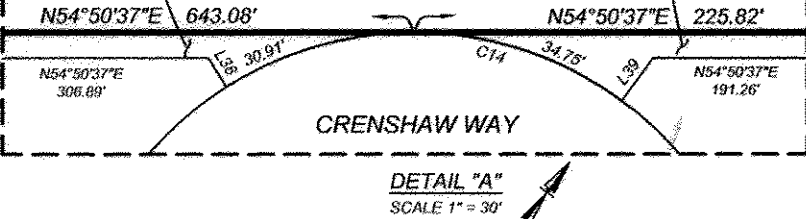
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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



LOT 902, BLOCK 63
VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT
(PERMEABLE, 16.05 ACRES)

LOT 903, BLOCK 63
DRAINAGE EASEMENT
(PERMEABLE, 0.07 ACRES)



OFF LOT VARIABLE WIDTH
DRAINAGE EASEMENT
(DEL LAGO PARKWAY SOUTH
PHASE 2B (TIF)
(VOL. 20002, PGS. 586-590 P.R.)

LOT 903 BLOCK 40
MISSION DEL LAGO
UNIT 14A PUD (TIF)
(PLAT # 20-11800017)

LOT 903
DRAINAGE EASEMENT
(PERMEABLE, 0.07 ACRES)

GRID:
N: 13653906.42
E: 2133464.83

UNPLATTED
15.311 ACRES
OWNER: CITY OF SAN ANTONIO
(VOLUME 18236 PAGE 1698 O.P.R.)

LOT 902
BLOCK 63
N.C.B. 11166
VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT
(PERMEABLE, 16.05 ACRES)

OPEN SPACE
(PERMEABLE,
0.11 ACRES)

MISSION DEL LAGO
UNIT 16A
(PLAT # 20-11800524)

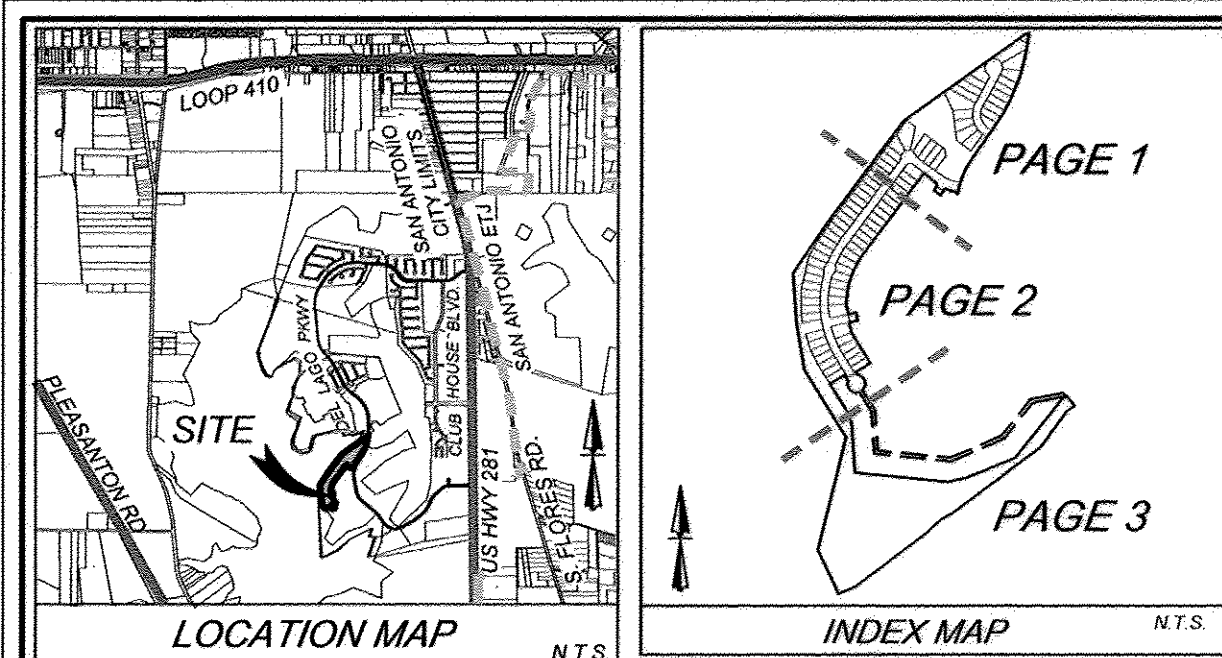
MATCHLINE "A"

SEE PAGE 2 OF 3

SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 1 OF 3



- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:**
- THE CITY OF SAN ANTONIO (CPS) AND THE 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," "WATER EASEMENT," "SEWER EASEMENT," "GAS 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 (EDUs) 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
 - Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
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 - 80' SEWER EASEMENT (VOL. 18765, PGS. 1525-1543 O.P.R.)
 - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2B (TIF), VOL. 20002, PGS. 586-590 P.R.)
 - VARIABLE WIDTH DRAINAGE EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2B (TIF), VOL. 20002, PGS. 596-599 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

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Tim C. Pappas
23 Nov 2021

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

100 YR FLOODPLAIN ZONE "A"
PER FIRM MAP NO. 48029C0590G
DATED: SEPTEMBER 29, 2010

UNPLATTED
15.311 ACRES
OWNER: CITY OF SAN ANTONIO
(VOLUME 18236 PAGE 1698 O.P.R.)

Line #	Length	Direction
L1	31.85'	N75° 58' 21"W
L2	3.51'	S30° 01' 39"W
L3	17.54'	S30° 01' 39"W
L4	50.00'	N52° 58' 21"W
L5	50.00'	N59° 58' 21"W
L6	3.28'	S30° 01' 39"W
L7	43.93'	N11° 05' 19"E
L8	62.98'	N11° 39' 52"W
L9	50.00'	S78° 20' 08"W
L10	50.00'	N11° 39' 52"W
L11	50.00'	N78° 20' 08"E
L12	63.88'	N11° 39' 52"W
L13	8.22'	N10° 55' 38"W
L14	17.54'	S30° 01' 39"W
L15	15.12'	N79° 03' 22"E
L16	16.19'	S36° 27' 09"E
L17	88.45'	N52° 58' 21"W
L18	5.89'	S31° 52' 51"E
L19	43.85'	S31° 52' 51"E
L20	14.20'	N67° 42' 13"E
L21	65.25'	N54° 52' 47"E
L22	18.10'	N54° 45' 18"W
L23	18.10'	S54° 45' 18"E
L24	50.00'	N11° 39' 52"W
L25	50.00'	N58° 07' 09"E
L26	10.10'	N52° 58' 21"W
L27	31.85'	N75° 58' 21"W
L28	4.85'	N78° 20' 06"E
L29	10.00'	N58° 07' 09"E
L30	5.89'	S31° 52' 51"E
L31	15.78'	N10° 55' 38"W
L32	15.39'	S79° 03' 22"W
L33	104.04'	S78° 20' 08"W
L34	104.04'	S78° 20' 08"W
L35	90.00'	N52° 58' 21"W
L36	20.91'	N31° 52' 51"W
L37	10.00'	S59° 07' 09"W
L38	5.27'	S67° 21' 36"E
L39	8.20'	S01° 02' 52"W
L40	55.34'	S15° 52' 10"E
L43	62.74'	N53° 32' 51"E

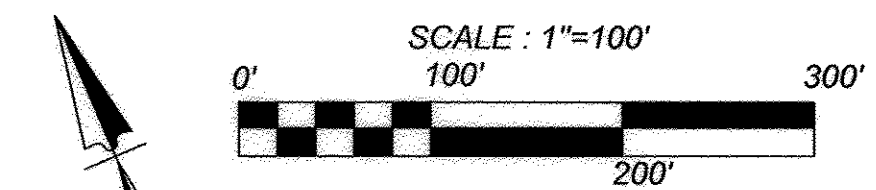
100 YR FLOODPLAIN ZONE "A"
PER FIRM MAP NO. 48029C0590G
DATED: SEPTEMBER 29, 2010

1% AC ULTIMATE
FLOODPLAIN PER FLOOD
STUDY PREPARED BY
KFW ENGINEERS

UNPLATTED
15.311 ACRES
OWNER: CITY OF SAN ANTONIO
(VOLUME 18236 PAGE 1698 O.P.R.)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	64.89'	1220.00'	32.43'	3°02'44"	64.84'	N07°00'53"E
C2	588.68'	1220.00'	289.60'	26°42'27"	583.55'	N21°53'28"E
C3	15.27'	125.00'	7.66'	7°00'00"	15.26'	N03°31'39"E
C4	240.08'	530.00'	122.13'	25°57'13"	238.03'	S22°16'05"W
C5	22.32'	15.00'	13.81'	85°15'50"	20.32'	N33°20'27"W
C6	26.51'	230.00'	13.27'	6°38'13"	26.49'	S72°40'15"E
C7	21.10'	15.00'	12.72'	80°36'13"	19.40'	S70°19'45"W
C8	20.96'	15.00'	12.60'	80°02'59"	19.29'	N09°59'51"W
C9	14.44'	15.00'	7.83'	55°09'00"	13.89'	S59°27'21"E
C10	123.78'	55.00'	115.16'	128°56'31"	99.26'	S46°52'23"E
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N08°45'18"W
C12	128.67'	150.00'	133.94'	83°31'26"	196.81'	S12°59'35"E
C13	21.41'	15.00'	12.89'	81°47'12"	19.64'	N12°07'28"W
C14	251.30'	55.00'	63.51'	261°47'12"	83.15'	S77°52'32"W
C15	145.78'	100.00'	89.29'	83°31'26"	133.21'	S12°59'35"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N08°45'18"E
C17	39.27'	25.00'	25.00'	90°00'00"	35.36'	S82°01'39"W
C18	24.68'	15.00'	16.05'	93°53'15"	21.92'	S54°43'15"E
C19	24.58'	15.00'	16.05'	93°53'15"	21.92'	S31°23'31"W
C20	172.42'	605.00'	86.80'	16°19'44"	171.84'	S23°42'59"E
C21	163.63'	655.00'	82.24'	14°18'48"	163.20'	S29°52'15"W
C22	10.43'	15.00'	5.44'	39°51'13"	10.22'	N17°06'02"E
C23	148.10'	50.00'	555.16'	169°42'26"	99.60'	S82°01'39"W
C24	10.43'	15.00'	5.44'	39°51'13"	10.22'	S33°02'45"E
C25	68.24'	170.00'	34.59'	23°00'00"	67.79'	S64°28'21"E
C26	22.32'	15.00'	13.81'	85°15'50"	20.32'	N61°23'44"E
C27	14.44'	15.00'	7.83'	55°09'00"	13.89'	N04°18'21"W
C28	4.48'	55.00'	2.24'	4°40'17"	4.48'	S20°56'01"W
C29	9.16'	75.00'	4.59'	7°00'00"	9.16'	N33°31'59"E
C30	123.78'	55.00'	115.16'	128°56'31"	99.26'	N17°53'19"W
C31	60.51'	470.00'	30.30'	7°22'36"	60.47'	N40°08'27"W
C32	29.18'	470.00'	14.60'	3°33'28"	29.18'	N45°36'28"W
C33	538.30'	655.00'	285.40'	47°05'14"	523.26'	S08°20'14"E
C34	21.01'	45.00'	10.70'	26°44'41"	20.82'	N01°50'03"E
C35	48.23'	45.30'	26.68'	80°59'50"	45.98'	S18°57'37"W
C36	21.01'	45.00'	10.70'	26°44'41"	20.82'	N36°05'11"E
C37	147.11'	605.00'	73.92'	13°55'54"	146.74'	S30°03'42"W
C38	24.11'	45.00'	12.35'	30°42'05"	23.83'	S07°44'42"W
C39	42.01'	45.30'	22.65'	83°07'55"	40.52'	N18°57'37"E
C40	24.11'	45.00'	12.35'	30°42'05"	23.83'	S30°10'32"W
C41	238.60'	605.00'	120.80'	22°36'06"	237.11'	S03°31'26"W
C42	4.48'	55.00'	2.24'	4°40'17"	4.48'	N84°41'43"W



KFW
ENGINEERS + SURVEYING
3421 Passeanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP# Firm #: 9513 • TBPLS Firm #: 10123300

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, STE. 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

STATE OF TEXAS
COUNTY OF BEXAR

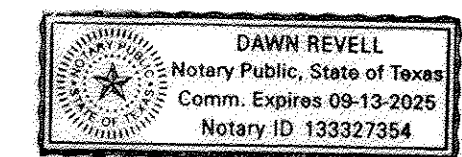
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER
RICHARD MOTT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6280

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 23rd DAY OF November A.D. 2021
Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF MISSION DEL LAGO UNIT 17A (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.

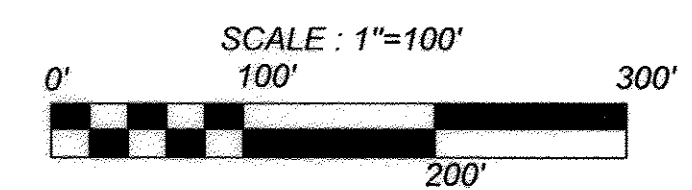
DATED THIS _____ DAY OF _____ A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAT NUMBER: 21-11800103

SUBDIVISION PLAT ESTABLISHING
MISSION DEL LAGO UNIT 17A (TIF)
BEING A 32.44 ACRE TRACT OF LAND SITUATED IN THE
JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3,
NEW CITY BLOCK 11166, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,
AND BEING A PORTION OF THAT CALLED 382.74 ACRE TRACT OF LAND
AS CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC
AND RECORDED IN VOLUME 17107, PAGE 1426, OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS



KFW
ENGINEERS + SURVEYING
3421 Pacesan Pkwy, Suite 200, San Antonio, TX 78231
Phone # (210) 979-8444 • Fax # (210) 979-8441
TBP# Firm #: 9513 • TBPLS Firm #: 10122303

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, STE. 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

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/DEVELOPER
RICHARD MOTT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6200

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FORGOING 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 23rd DAY OF November, A.D. 2021
Sam Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS

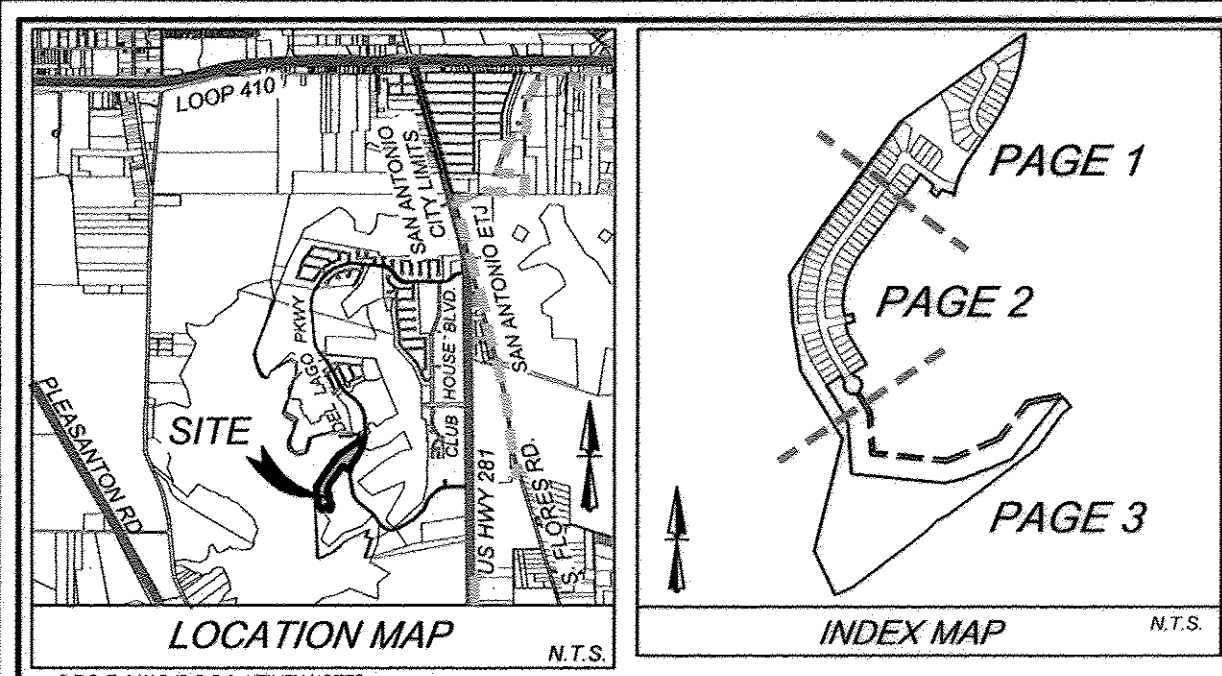
DAWN REVELL
Notary Public, State of Texas
Comm. Expires 09-13-2025
Notary ID 133327354

THIS PLAT OF MISSION DEL LAGO UNIT 17A (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



C.P.S.A.W.S./C.O.S.A. UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND
WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN
ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND
RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC
EASEMENT," "WATER EASEMENT," "GAS 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.

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
 - Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - 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
 - 502 --- = EXISTING CONTOUR
 - 502 --- = PROPOSED CONTOUR
- KEYNOTES**
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ② OFF LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ③ VARIABLE WIDTH CLEAR VISION EASEMENT
 - ④ 16' SANITARY SEWER EASEMENT
 - ⑤ 1' VEHICULAR NON ACCESS EASEMENT
 - ⑥ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ⑦ 80' SEWER EASEMENT (VOL. 18755, PGS. 1525-1543 O.P.R.)
 - ⑧ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2B (TIF), (VOL. 20002, PGS. 586-590 P.R.)
 - ⑨ VARIABLE WIDTH DRAINAGE EASEMENT (DEL LAGO PARKWAY SOUTH PHASE 2B (TIF), (VOL. 20002, PGS. 586-590 P.R.)

STATE OF TEXAS
COUNTY OF BEXAR

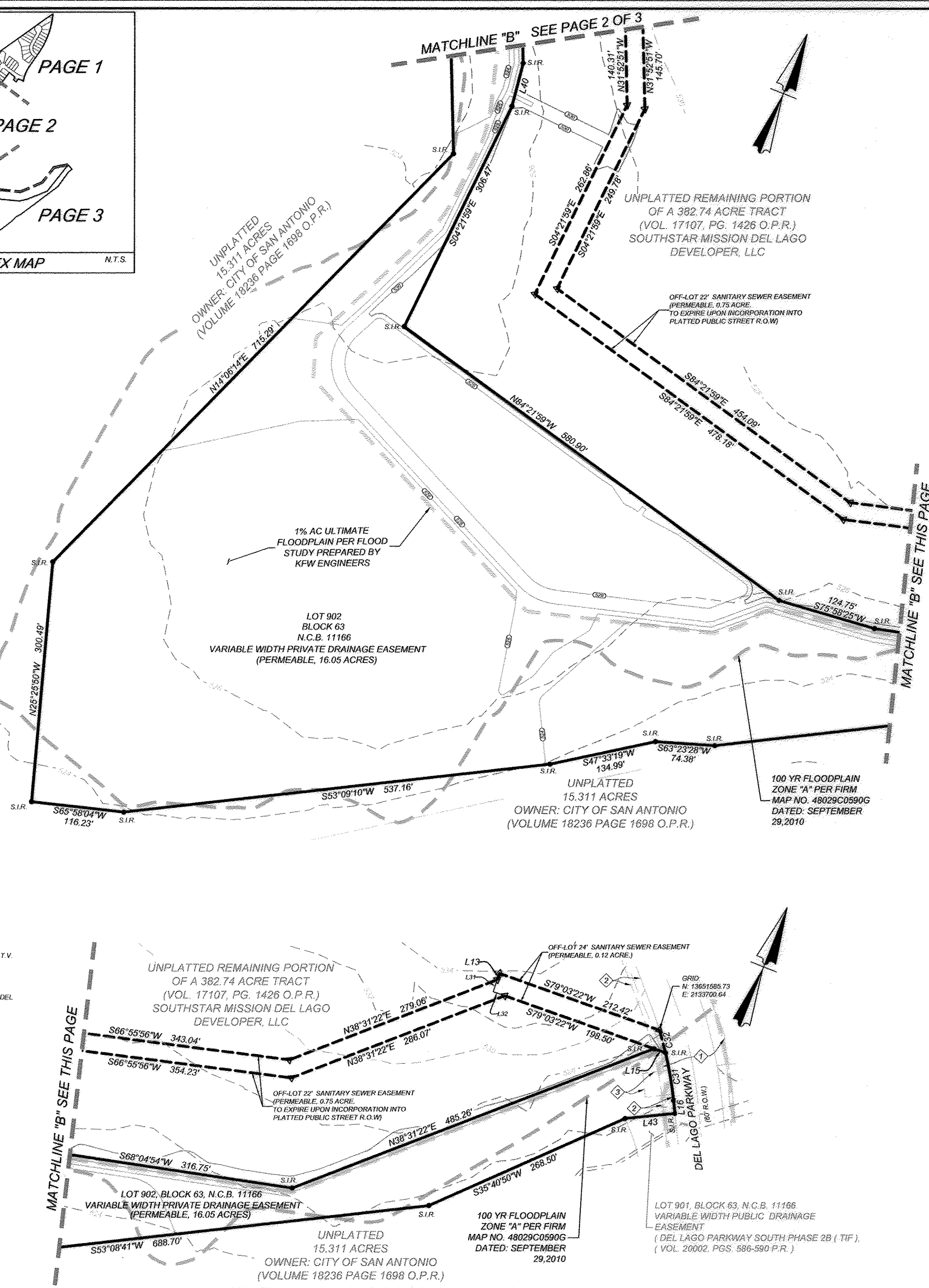
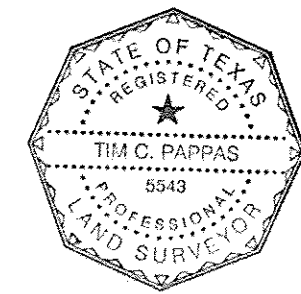
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE
LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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:

23 NOV 2021
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 Pacesan Pkwy, Suite 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT