

PLAT NUMBER 160177

REPLAT ESTABLISHING MTH CALIZA DRIVE SUBDIVISION

BEING A TOTAL OF 9.939 ACRES ESTABLISHING LOTS 1-38, LOTS 901 AND 902, BLOCK 4, NCB 18133, SAID 9.939 ACRES BEING ALL OF THE HUTCHINSON'S DREAM SUBDIVISION AS RECORDED IN VOLUME 9535, PAGE 188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, NOW NEW CITY BLOCK 18133 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: August 11, 2016

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.

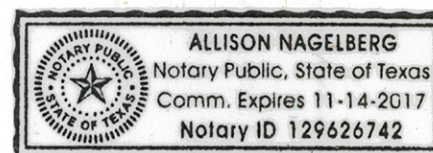
OWNER/DEVELOPER: MCMILLIN TEXAS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: MCMILLIN TEXAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: *NAME: DRAKE THOMPSON*
TITLE: PRESIDENT/COO
21232 GATHERING OAK, STE. 103
SAN ANTONIO, TEXAS 78260
(210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DRAKE THOMPSON, 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 19th DAY OF August, A.D. 2016.



Allison Nagelberg
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF MTH CALIZA DRIVE SUBDIVISION 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

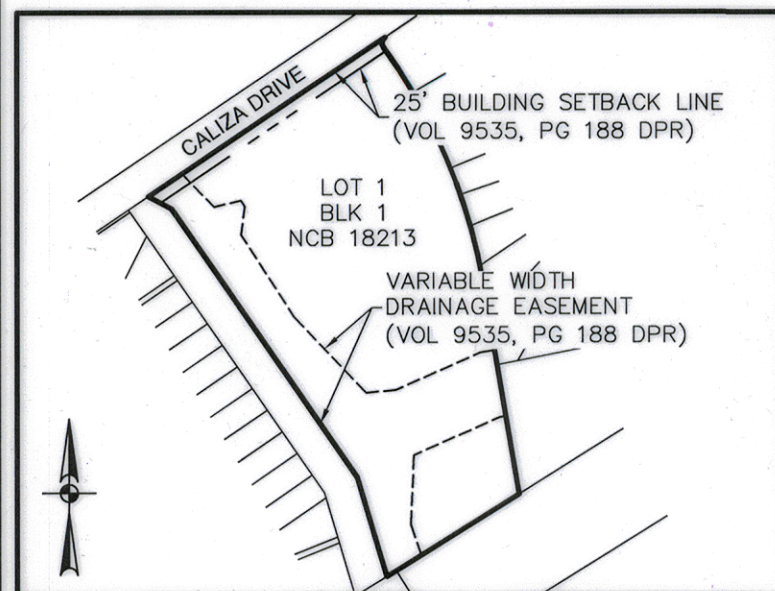
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 2

BY: _____, DEPUTY



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 400'

9.939 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 18213, A VARIABLE WIDTH DRAINAGE EASEMENT AND A 25' BUILDING SETBACK LINE OF THE HUTCHINSON'S DREAM SUBDIVISION RECORDED IN VOLUME 9535, PAGE 188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT HUTCHINSON'S DREAM SUBDIVISION PLAT NO. 940382 WHICH IS RECORDED IN VOLUME 9535, PAGE 188, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

[(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: MCMILLIN TEXAS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: MCMILLIN TEXAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: *NAME: DRAKE THOMPSON*
TITLE: PRESIDENT/COO
21232 GATHERING OAK, STE. 103
SAN ANTONIO, TEXAS 78260
(210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF August, A.D. 2016.

Allison Nagelberg
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/14/17

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.

W.R. Wood
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: PAPE-DAWSON ENGINEERS, INC.

Paul M. Wood
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) 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) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

INGRESS/EGRESS 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"

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

DRAINAGE EASEMENT NOTE:

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.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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 FIRE MARSHAL.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DEIRM PANEL 48029C0145G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MTH CALIZA DRIVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MCMILLIN TEXAS DEVELOPMENT COMPANY OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOTS 901 & 902, BLOCK 4)

OPEN SPACE NOTE:

LOT 901, BLOCK 4, NCB 18133 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE AND ACCESS EASEMENT. LOT 902, BLOCK 4, NCB 18133 IS DESIGNATED AS OPEN SPACE.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N61°43'59"W | 55.14' |
| L2 | S55°56'14"W | 77.00' |
| L3 | S10°55'35"W | 21.22' |
| L4 | S34°05'05"E | 62.02' |
| L5 | S43°30'33"E | 86.05' |
| L6 | N65°25'27"E | 114.29' |
| L7 | S65°25'27"W | 36.41' |
| L8 | N43°30'33"W | 72.66' |
| L9 | N43°34'20"W | 26.02' |
| L10 | S43°34'20"E | 26.02' |
| L11 | S34°05'05"E | 14.49' |
| L12 | N79°04'25"W | 21.21' |
| L13 | N68°21'36"E | 51.05' |
| L14 | N88°23'18"E | 11.20' |
| L15 | N09°33'13"W | 64.95' |
| L16 | S24°34'33"E | 100.66' |
| L17 | S24°34'33"E | 87.03' |
| L18 | S24°34'33"E | 82.00' |
| L19 | S11°32'26"W | 18.16' |
| L20 | N38°54'06"E | 80.46' |
| L21 | N43°37'33"E | 96.00' |
| L22 | N44°41'50"E | 98.04' |
| L23 | N44°41'50"E | 100.22' |
| L24 | S43°30'33"E | 80.04' |
| L25 | S12°09'37"E | 27.85' |
| L26 | S35°56'02"E | 101.56' |
| L27 | S15°56'43"E | 10.36' |
| L28 | N53°45'57"E | 113.78' |
| L29 | S07°24'45"E | 35.25' |
| L30 | S20°33'46"E | 15.95' |
| L31 | S26°33'56"W | 14.61' |
| L32 | S53°45'57"W | 50.13' |
| L33 | N65°41'49"E | 61.18' |
| L34 | S41°16'21"E | 61.63' |
| L35 | S36°12'44"E | 49.17' |
| L36 | S50°15'15"E | 42.66' |
| L37 | S08°08'53"E | 41.79' |
| L38 | S08°08'53"E | 7.84' |
| L39 | S25°21'39"E | 43.08' |
| L40 | S80°26'47"W | 6.14' |
| L41 | S65°25'27"W | 10.09' |
| L42 | N25°21'39"W | 38.07' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 15.00' | 092°25'19" | S09°43'35"W | 21.66' | 24.20' |
| C2 | 1143.00' | 026°55'52" | S23°01'09"E | 532.32' | 537.25' |
| C3 | 75.00' | 007°50'56" | S30°09'37"E | 10.27' | 10.27' |
| C4 | 15.00' | 042°42'29" | S47°35'24"E | 10.92' | 11.18' |
| C5 | 51.00' | 177°34'34" | S19°50'39"W | 101.98' | 158.06' |
| C6 | 15.00' | 052°41'41" | S82°17'05"W | 13.31' | 13.80' |
| C7 | 15.00' | 090°01'19" | S10°55'35"W | 21.22' | 23.57' |
| C8 | 175.00' | 009°25'28" | S38°47'49"E | 28.75' | 28.79' |
| C9 | 25.00' | 071°04'00" | S79°02'33"E | 29.06' | 31.01' |
| C10 | 51.00' | 257°45'12" | S14°18'03"W | 79.41' | 229.43' |
| C11 | 15.00' | 077°45'12" | N75°41'57"W | 18.83' | 20.36' |
| C12 | 15.00' | 037°43'12" | S46°33'51"W | 9.70' | 9.88' |
| C13 | 51.00' | 146°30'24" | N79°02'33"W | 97.67' | 130.41' |
| C14 | 15.00' | 037°43'12" | N24°38'57"W | 9.70' | 9.88' |
| C15 | 225.00' | 009°25'28" | N38°47'49"W | 36.97' | 37.01' |
| C16 | 75.00' | 009°29'15" | N38°49'42"W | 12.40' | 12.42' |
| C17 | 15.00' | 052°41'41" | N69°55'11"W | 13.31' | 13.80' |
| C18 | 51.00' | 285°23'23" | N46°25'40"E | 61.82' | 254.03' |
| C19 | 15.00' | 052°41'41" | S171°3'29"E | 13.31' | 13.80' |
| C20 | 125.00' | 009°29'15" | S38°49'42"E | 20.67' | 20.70' |
| C21 | 15.00' | 089°58'41" | S79°04'25"E | 21.21' | 23.56' |
| C22 | 25.00' | 090°01'19" | N10°55'35"E | 35.36' | 39.28' |

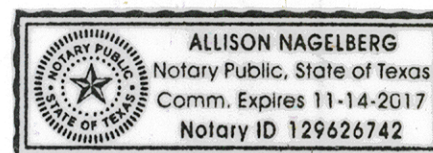
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LEGEND

| | | | |
|-----|--|----------------------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | (PUD) | PLANNED UNIT DEVELOPMENT |
| INT | INTERSECTION | ROW | RIGHT-OF-WAY |
| NCB | NEW CITY BLOCK | ● | FOUND 1/2" IRON ROD |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | (SURVEYOR) ○ ○ | (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW |
| | | 1234.56 | FINISHED FLOOR ELEVATION |

| | |
|----------|--|
| — 1140 — | EXISTING CONTOURS |
| — 1140 — | PROPOSED CONTOURS |
| — — — | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |

- | | |
|---|--|
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑭ 5' ELECTRIC GUY WIRE ANCHOR EASEMENT (VOL 9535, PG 188, DPR) |
| ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑮ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9531, PGS 105-106, DPR) |
| ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑯ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9531, PG 124, DPR) |
| ⑥ 16' SANITARY SEWER EASEMENT | ⑰ 10' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9531, PG 124, DPR) |
| ⑦ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9535, PG 188, DPR) | ⑱ 10' BUILDING SETBACK LINE (VOL 9531, PG 124, DPR) |
| ⑧ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9535, PG 188, DPR) | ⑲ 18' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9526, PG 77, DPR) |
| ⑨ 16' SANITARY SEWER EASEMENT (VOL 3457, PGS 277-287, OPR) | ⑳ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9531, PG 12, DPR) |
| ⑩ 125' CHANNEL EASEMENT (VOL 3267, PGS 1722-1729, OPR) | ㉑ 75' DRAINAGE ROW (VOL 9531, PG 12, DPR) |
| ⑪ FORCE MAIN & SANITARY SEWER EASEMENT (VOL 3506, PGS 2056-2064, OPR) | ㉒ 10' SANITARY SEWER EASEMENT (VOL 9526, PG 77, DPR) |
| ⑫ LIFT STATION EASEMENT (VOL 3506, PGS 2065-2072, OPR) | ㉓ 10' SANITARY SEWER EASEMENT (VOL 3267, PGS 1689-1698, OPR) |
| ⑬ 16' SANITARY SEWER EASEMENT (VOL 3937, PGS 206-213, OPR) | ㉔ 20' SANITARY SEWER FORCE MAIN EASEMENT (VOL 3592, PGS 1692-1698, OPR) |
| ⑭ 16' SANITARY SEWER EASEMENT (VOL 3937, PGS 198-205, OPR) | ㉕ 20' OVERHEAD ELECTRIC EASEMENT (VOL 3267, PGS 1707-1714, OPR) |
| ⑮ 20' ELECTRIC OVERHEAD EASEMENT (VOL 3568, PGS 1618-1625, OPR) | ㉖ 5' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9531, PG 12, DPR) |
| ⑯ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9531, PGS 105-106, DPR) | ㉗ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9535, PG 188, DPR) |
| ⑰ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9531, PGS 105-106, DPR) | ㉘ 30' & 16' ACCESS EASEMENT (VOL 3506, PGS 2073-2080, OPR) |
| ⑱ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9531, PGS 105-106, DPR) | |
| ⑲ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9531, PGS 105-106, DPR) | |



Allison Nagelberg
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF MTH CALIZA DRIVE SUBDIVISION 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN



LOCATION MAP
NOT-TO-SCALE

TERRACES AT ENCINO PARK
SUBDIVISION UNIT 2A
(VOL 9549, PGS 77-78 DPR)

TERRACES AT ENCINO PARK
SUBDIVISION UNIT 1
(VOL 9540, PGS 72-74 DPR)

ENCINO CREEK
PUD
(VOL 9532, PG 124 DPR)

DETAIL "A"
NOT-TO-SCALE

PLAT NUMBER 160177

REPLAT
ESTABLISHING
MTH CALIZA DRIVE
SUBDIVISION

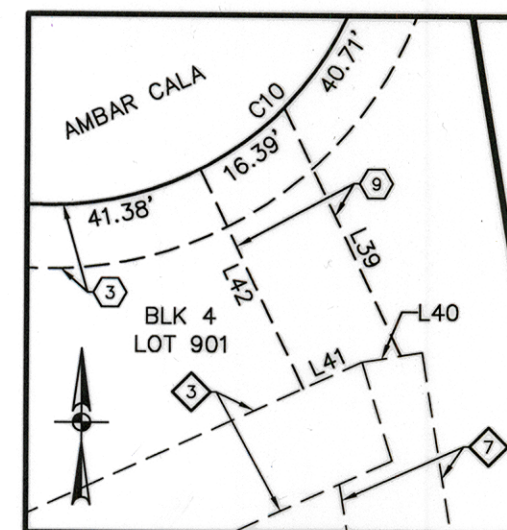
BEING A TOTAL OF 9.939 ACRES ESTABLISHING LOTS 1-38, LOTS 901 AND 902, BLOCK 4, NCB 18133, SAID 9.939 ACRES BEING ALL OF THE HUTCHINSON'S DREAM SUBDIVISION AS RECORDED IN VOLUME 9535, PAGE 188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, NOW NEW CITY BLOCK 18133 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800
DATE OF PREPARATION: August 11, 2016



DETAIL "B"
NOT-TO-SCALE

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.

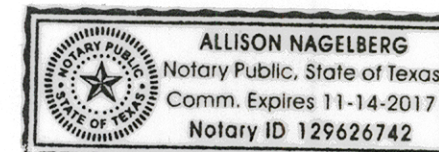
OWNER/DEVELOPER: MCMILLIN TEXAS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: MCMILLIN TEXAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: *Drake Thompson*
NAME: DRAKE THOMPSON
TITLE: PRESIDENT/COO
21232 GATHERING OAK, STE. 103
SAN ANTONIO, TEXAS 78260
(210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DRAKE THOMPSON 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 13th DAY OF August, A.D. 2016.



Allison Nagelberg
ALLISON NAGELBERG
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF MTH CALIZA DRIVE SUBDIVISION 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

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

IMPACT FEE 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) 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) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

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: PAPE-DAWSON ENGINEERS, INC.

