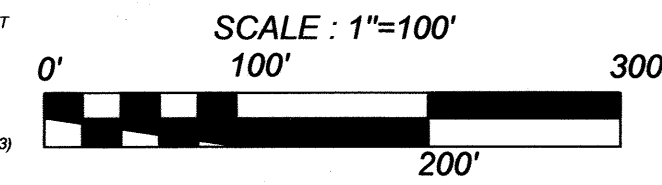


PLAT ESTABLISHING
MTD BARTHOLOMEW SUBDIVISION

BEING 6.982 ACRES MORE OR LESS TRACT OF LAND OUT OF THE J. GOLL SURVEY NO. 354, ABSTRACT 281, NICHOLAS SANCHEZ SURVEY NO. 355, ABSTRACT 688, JUAN ESCAMIA SURVEY NO. 365.5, ABSTRACT 218, NEW CITY BLOCK 15675, SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS BEING THE REMAINING PORTION OF THE 5.863 ACRE TRACT OF LAND, AS CONVEYED TO MCMILLIN TEXAS DEVELOPMENT, LLC, OF RECORDED IN VOLUME 18160, PAGES 677 - 685 AND THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

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



STATE OF TEXAS
COUNTY OF TRAVIS

THE FIRST LIENHOLDER SHOWN ON THIS PLAT, THROUGH A DULY AUTHORIZED OFFICER, 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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: LARRY MAYWALD, SENIOR VICE PRESIDENT
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Maywald, AS THE Senior Vice President OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A FEDERALLY CHARTERED BANKING CORPORATION, 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 16th DAY OF March, A.D. 2017
Blanca Vallejo Velaz
NOTARY PUBLIC TRAVIS COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MCMILLIN TEXAS DEVELOPMENT, LLC.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

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 17th DAY OF June, A.D. 2017
John Adkins
NOTARY PUBLIC BEAR COUNTY TEXAS

THIS PLAT OF MTD BARTHOLOMEW 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____

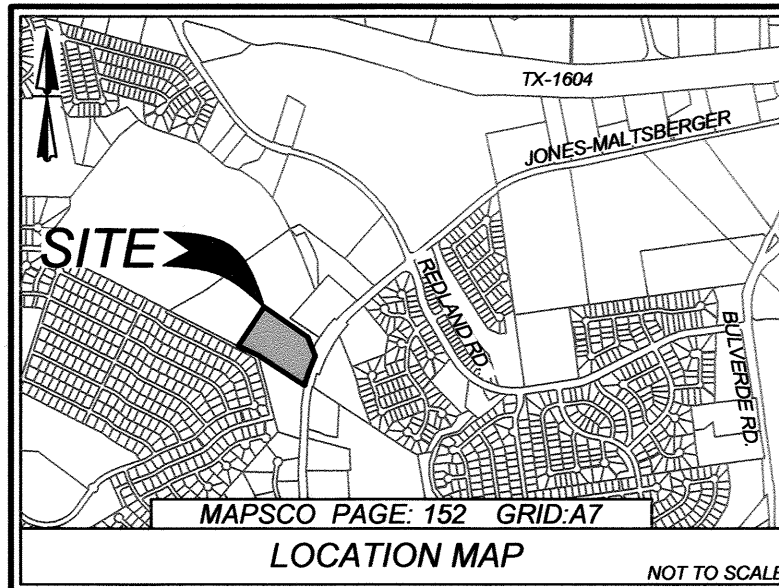
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR 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 BEAR 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, BEAR COUNTY, TEXAS
BY: _____, DEPUTY



LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAMP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

Line #	Length	Direction
L1	47.54'	S41° 40' 03"W
L2	7.81'	N21° 36' 03"W
L3	12.18'	S68° 23' 57"W
L4	9.15'	N68° 23' 57"E
L5	47.50'	S34° 15' 54"W
L6	44.41'	N34° 15' 54"E
L7	30.18'	S68° 23' 57"W
L8	30.18'	N68° 23' 57"E
L9	26.00'	S21° 36' 03"E
L10	31.86'	S18° 57' 57"E
L11	42.36'	N27° 46' 15"W
L12	81.44'	N55° 44' 06"W
L13	75.91'	N00° 52' 37"E
L14	13.61'	S66° 07' 11"W
L15	44.40'	S52° 30' 24"W
L16	80.11'	S42° 52' 04"W
L17	33.18'	N52° 30' 24"E
L18	70.20'	N60° 54' 28"E
L19	26.78'	N88° 23' 09"E
L20	24.89'	S72° 18' 43"W
L21	58.74'	N56° 10' 36"W
L22	20.00'	S56° 10' 36"E
L23	20.00'	N56° 10' 36"W
L24	15.00'	N34° 15' 07"E
L25	42.47'	S55° 44' 06"E
L26	4.23'	S68° 23' 57"W
L27	74.84'	N32° 46' 08"W

Line #	Length	Direction
L28	17.75'	N68° 23' 57"E
L29	10.65'	S68° 23' 57"W
L30	36.69'	N32° 46' 08"W
L31	15.00'	N35° 09' 21"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	335.08'	1605.00'	11°57'43"	334.47'	S20°05'26"W
C2	75.43'	125.00'	34°34'33"	74.29'	N38°53'20"W
C3	23.56'	15.00'	90°00'00"	21.21'	N66°36'03"W
C4	175.93'	56.00'	180°00'00"	112.00'	N21°36'03"W
C5	28.35'	15.00'	108°16'39"	24.31'	N14°15'37"E
C6	20.76'	75.00'	15°51'23"	20.69'	N47°48'24"W
C7	39.27'	25.00'	90°00'00"	35.36'	S79°15'54"W
C8	13.80'	15.00'	52°41'41"	13.31'	S07°55'04"W
C9	254.03'	51.00'	285°23'23"	61.82'	N55°44'06"W
C10	13.80'	15.00'	52°41'41"	13.31'	N60°36'45"E
C11	10.70'	15.00'	40°52'57"	10.48'	N13°49'26"E
C12	152.89'	51.00'	171°45'54"	101.74'	N79°15'54"E
C13	10.70'	15.00'	40°52'57"	10.48'	S35°17'37"E
C14	74.47'	125.00'	34°08'02"	73.37'	S38°40'04"E
C15	45.26'	75.00'	34°34'33"	44.58'	S38°53'20"E
C16	56.55'	18.00'	180°00'00"	36.00'	N21°36'03"W
C17	7.85'	5.00'	90°00'00"	7.07'	S66°36'03"E
C18	7.85'	5.00'	90°00'00"	7.07'	S23°25'57"W
C19	15.10'	125.00'	6°55'21"	15.09'	N43°52'38"W
C20	20.00'	1605.00'	0°42'50"	20.00'	S18°14'41"W
C21	20.00'	1605.00'	0°42'50"	20.00'	S20°48'03"W

C.P.S. NOTES:

- 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 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.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 BELOW.
- CONCRETE DRIVEWAY APPROACHES AND STEPS 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- LOT 901, BLOCK 2 IS DESIGNATED AS A VARIABLE WIDTH DRAINAGE, TCEQ WATER QUALITY, AND ACCESS EASEMENT. LOT 902, BLOCK 1 IS DESIGNATED AS A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND LANDSCAPE EASEMENT. LOT 903 AND LOT 904, BLOCK 2 ARE DESIGNATED AS VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER, PEDESTRIAN, AND LANDSCAPE EASEMENT.

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' BUILDING SET BACK LINE
- 5' WATER EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (REF. DETAIL "B" & "C" THIS SHEET)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' TCEQ WATER QUALITY AND TREE SAVE EASEMENT

NOTES:

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDS 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 BEAR 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, AND EASEMENTS OF ANY NATURE WITHIN MTD BARTHOLOMEW SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MTD BARTHOLOMEW SUBDIVISION HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901 BLK 1, LOT 902 BLK 1, LOT 903 BLK 1 AND LOT 904 BLK 1.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF THE DETENTION POND/WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

SAWS INGRESS & EGRESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

SAWS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM.

WASTE WATER 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 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.

FIRE FLOW 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 1,000 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.

BUILDING SETBACK LINE:

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

EDWARDS AQUIFER NOTES:

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 FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP# 2174483) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

FIRST LIENHOLDER:
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
98 SAN JACINTO, SUITE 200
AUSTIN, TX 78701
PHONE: (512) 305 - 4088

GRID:
N= 13763791.89
E= 2146435.172

BLANCA VALLEJO VELAZ
Notary Public, State of Texas
Comm. Expires 10-28-2019
Notary ID 12626790-2

Notary Public, State of Texas
Comm. Expires 10-28-2019
Notary ID 12626790-2

OWNER/DEVELOPER:
MCMILLIN TEXAS DEVELOPMENT, LLC.
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TX 78260
PHONE: (210) 490 - 1798

UNPLATTED
0.726 ACRE TRACT
(VOL. 4729, PG. 836 O.P.R.)
OWNER: SAN ANTONIO RIVER AUTHORITY

UNPLATTED
5.066 ACRE TRACT
(VOL. 16389, PG. 1687 O.P.R.)
OWNER: MICHAEL B. & ALICIA D. NYMAN
EXCEPT: 0.350 ACRE TRACT
(VOL. 14546, PG. 846)
OWNER: CITY OF SAN ANTONIO

JOHN ADKINS
Notary Public, State of Texas
My Commission Expires
June 19, 2017



STATE OF TEXAS
COUNTY OF BEAR

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.

Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

