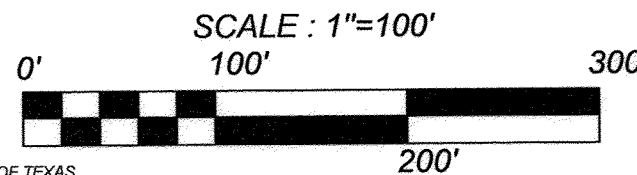


# PLAT NUMBER 180078

## SUBDIVISION PLAT ESTABLISHING MILLICAN GROVE PHASE 1, UNIT 1

BEING 21.28 ACRE TRACT OF LAND OUT OF A 107.6 ACRE TRACT OF LAND OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, BEXAR COUNTY, TEXAS AND BEING A PORTION CALLED 107.6 ACRE TRACT OF LAND CONVEYED TO ALBERT LLOYD PAPE III AND CAROL R. DE WESE OF RECORD IN VOLUME 5212, PAGE 1634 AND A PORTION OF A 86.74 ACRE TRACT CONVEYED TO II SOUTHFORK DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 18653, PAGE 342 ALL IN THE OF THE OFFICIAL PUBLIC RECORDS OF BEXAR 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 • TBPIS Firm #: 10122300



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: CENTURY LAND HOLDINGS II, LLC.  
A COLORADO LIMITED LIABILITY COMPANY D.B.A. CENTURY LAND HOLDINGS II, LLC.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John A. Adams, 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 23 DAY OF July, A.D. 2018

John A. Adams  
NOTARY PUBLIC 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.

OWNER: II SOUTHFORK DEVELOPMENT, LTD.  
(0.15 AC. 16' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT)  
(0.03 AC. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT)  
(0.03 AC. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John A. Adams, 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 23 DAY OF July, A.D. 2018

John A. Adams  
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF MILLICAN GROVE PHASE 1 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 8 DAY OF Aug, A.D. 2018

BY: CHAIRMAN

BY: SECRETARY



OWNER/DEVELOPER:  
CENTURY LAND HOLDINGS II, LLC.  
3619 PAESANOS PARKWAY, SUITE 304  
SAN ANTONIO, TX 78231

DEDICATION OF THE WATER MAINS.  
THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.  
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 1,500 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.

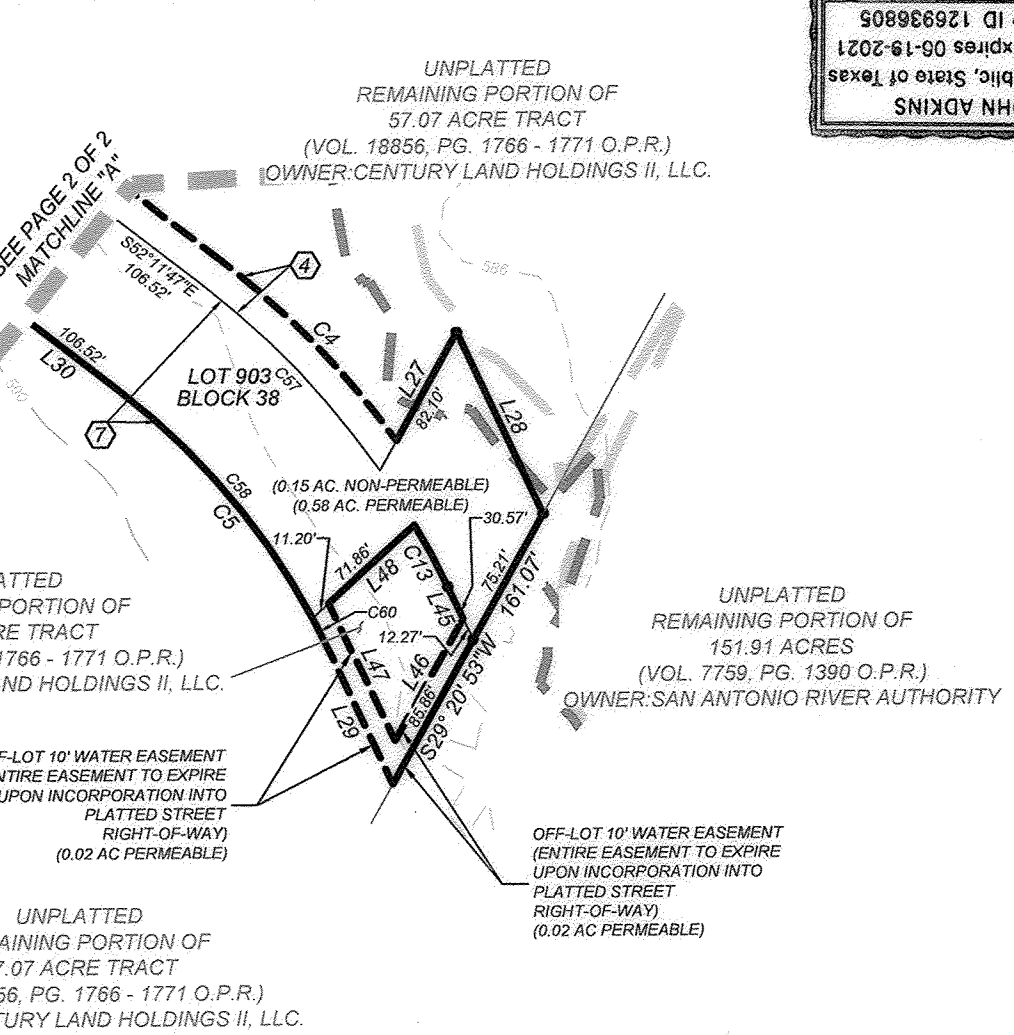
### KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- OFF - LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16' BUILDING SETBACK LINE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER, DRAINAGE & ACCESS EASEMENT

INGRESS & EGRESS (WATER).  
THE EAST CENTRAL SPECIAL UTILITY DISTRICT IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.  
BUILDING SETBACK LINE.  
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG I-10 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 110.00'.
- 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 DIRECTED BY TxDOT.

MAINTENANCE NOTE.  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN MILLICAN GROVE PHASE 1, UNIT 1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO:  
LOT 901 & 902 BLOCK 28, LOT 901 BLOCK 31, LOT 901 & LOT 902, & 903, BLOCK 38.



UNPLATTED REMAINING PORTION OF 57.07 ACRE TRACT (VOL. 18856, PG. 1766 - 1771 O.P.R.)  
OWNER: CENTURY LAND HOLDINGS II, LLC.

UNPLATTED REMAINING PORTION OF 57.07 ACRE TRACT (VOL. 18856, PG. 1766 - 1771 O.P.R.)  
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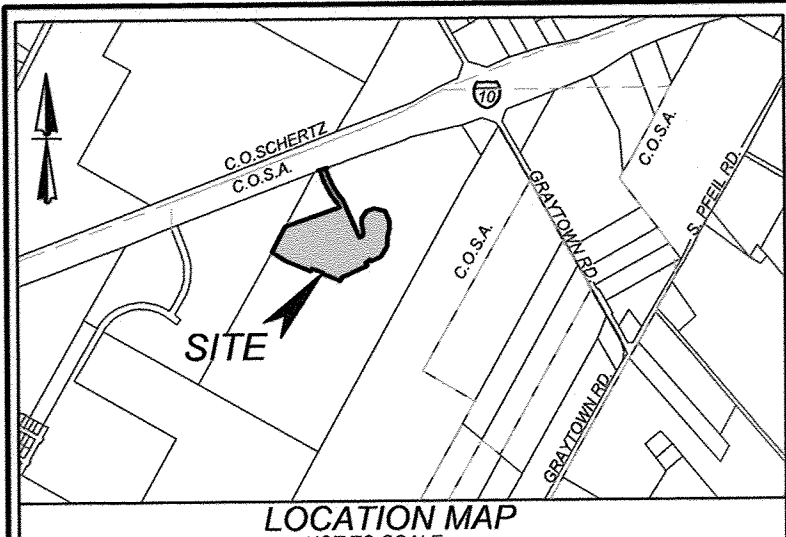
- C.P.S. NOTES:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCE PROPERTY TO REMOVE ANY IMPEDING OR 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 AREAS.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT AREAS, AND/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, 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.

SARA NOTE:  
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING, AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	106.56'	340.00'	17°29'37"	106.14'	S29°22'48"E	C26	86.60'	365.00'	13°35'39"	86.40'	S32°03'47"E
C2	43.57'	451.00'	5°32'08"	43.58'	S35°21'33"E	C27	100.57'	435.00'	13°14'48"	100.35'	N32°14'12"W
C3	27.52'	451.00'	3°28'47"	27.52'	S27°00'51"E	C28	23.47'	15.00'	89°39'09"	21.15'	N70°26'23"W
C4	131.58'	451.00'	16°42'56"	131.11'	S43°50'19"E	C29	230.75'	430.00'	30°44'46"	227.99'	S80°06'26"W
C5	171.56'	365.00'	26°55'50"	169.98'	N38°43'52"W	C30	22.21'	15.00'	84°50'34"	20.24'	S53°03'32"W
C6	63.74'	435.00'	8°23'45"	63.69'	N47°59'54"W	C31	47.32'	325.00'	8°20'31"	47.28'	S14°49'30"W
C7	43.80'	325.00'	7°43'20"	43.77'	S25°18'34"W	C32	40.04'	275.00'	8°20'31"	40.00'	N14°48'30"E
C8	102.10'	65.00'	90°00'00"	91.92'	S74°10'13"W	C33	22.23'	15.00'	84°53'49"	20.25'	N31°48'40"W
C9	108.96'	70.00'	90°00'00"	98.99'	N15°49'47"W	C34	39.85'	470.00'	4°51'28"	39.84'	N76°41'18"W
C10	21.21'	365.00'	3°19'44"	21.20'	N27°55'23"W	C35	25.03'	20.00'	71°42'44"	23.43'	S65°01'35"W
C11	24.19'	365.00'	3°47'47"	24.18'	N36°13'43"W	C36	9.24'	15.00'	35°18'02"	9.10'	N11°31'12"E
C12	132.82'	435.00'	17°29'37"	132.30'	N29°22'48"W	C37	149.03'	60.00'	142°18'49"	113.57'	N65°01'35"E
C13	36.55'	435.00'	4°48'52"	36.54'	S27°40'23"E	C38	9.24'	15.00'	35°18'02"	9.10'	S61°28'01"E
C14	58.09'	275.00'	12°06'08"	57.98'	S23°07'10"W	C39	44.94'	530.00'	4°51'28"	44.92'	S76°41'18"E
C15	23.55'	15.00'	90°00'00"	21.21'	S74°10'13"W	C40	264.81'	370.00'	41°00'23"	259.19'	N85°14'14"E
C16	23.56'	15.00'	90°00'00"	21.21'	N15°49'47"W	C41	23.55'	15.00'	90°00'00"	21.21'	N19°44'03"E
C17	111.44'	385.00'	17°29'37"	111.01'	S29°22'48"E	C42	23.55'	15.00'	90°00'00"	21.21'	N70°15'57"W
C18	97.64'	435.00'	12°51'39"	97.44'	S31°41'47"E	C43	77.17'	175.00'	25°15'57"	76.55'	S77°22'01"W
C19	23.56'	15.00'	90°00'00"	21.21'	S70°15'57"E	C44	65.45'	125.00'	30°00'00"	64.70'	S75°00'00"W
C20	150.31'	135.00'	63°47'33"	142.66'	N32°50'16"E	C45	14.44'	15.00'	55°09'00"	13.89'	S72°29'30"W
C21	14.44'	15.00'	55°09'00"	13.89'	N26°38'00"W	C46	278.67'	55.00'	290°18'01"	62.86'	N30°00'00"W
C22	278.67'	55.00'	290°18'01"	62.86'	S89°03'30"E	C47	14.44'	15.00'	55°09'00"	13.89'	N87°34'30"E
C23	14.44'	15.00'	55°09'00"	13.89'	S28°31'00"W	C48	91.63'	175.00'	30°00'00"	90.58'	N78°00'00"E
C24	205.98'	165.00'	63°47'33"	195.50'	S32°50'16"W	C49	55.12'	125.00'	25°15'57"	54.68'	N77°22'01"E
C25	23.56'	15.00'	90°00'00"	21.21'	S19°44'03"E	C50	23.56'	15.00'	90°00'00"	21.21'	N19°44'03"E

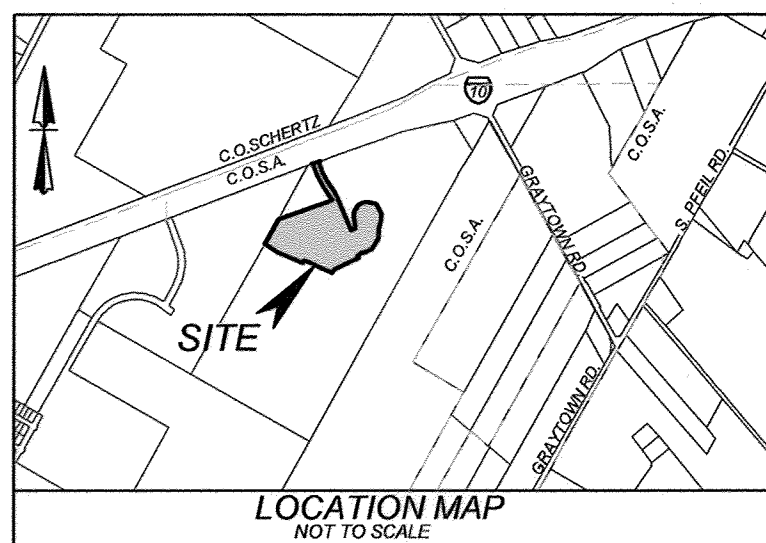
Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	5.66'	S24°22'01"W	L33	23.16'	N37°48'13"E	L65	5.85'	N60°00'00"E
L2	26.81'	N64°44'03"E	L34	28.05'	N52°11'47"W	L66	59.92'	N90°00'00"E
L3	30.00'	S25°15'57"E	L35	67.56'	S85°11'55"W	L67	111.33'	N64°44'03"E
L4	23.97'	S64°44'03"W	L36	34.91'	S56°49'35"W	L68	95.00'	S64°44'03"W
L5	0.68'	S25°15'57"E	L37	41.82'	N60°49'47"W	L69	11.56'	S55°33'42"W
L6	104.34'	N60°23'34"E	L38	77.90'	N29°10'13"E	L70	55.91'	N64°55'25"W
L7	110.00'	S25°15'57"E	L39	79.71'	N29°10'13"E	L71	47.56'	S83°36'51"W
L8	104.00'	S64°44'03"W	L40	115.00'	N60°49'47"W	L72	112.78'	N74°15'34"W
L9	9.43'	S25°15'57"E	L41	42.62'	S64°44'03"W	L73	22.95'	N35°18'51"W
L10	69.10'	N90°00'00"E	L42	30.00'	N25°15'57"W	L74	58.00'	S85°25'34"E
L11	59.80'	N65°51'42"E	L43	39.10'	N64°44'03"E	L75	90.19'	N68°29'36"E
L12	53.63'	N70°48'43"E	L44	28.28'	N65°37'59"W	L76	100.46'	N59°14'44"E
L13	94.39'	N66°15'44"E	L45	18.30'	S25°15'57"E	L77	70.47'	N72°50'13"E
L14	62.01'	S81°13'43"E	L46	72.52'	S29°20'53"W	L78	85.64'	N89°11'53"W
L15	56.92'	S67°22'15"E	L47	79.30'	N25°37'18"W	L79	110.09'	S12°57'24"W
L16	19.62'	N41°51'00"E	L48	60.66'	N47°57'38"E	L80	10.75'	S10°55'32"E
L17	31.34'	S48°09'00"E	L49	31.71'	N29°10'13"E	L81	12.63'	N36°41'27"E
L18	8.69'	S41°51'00"W	L50	103.71'	N29°10'13"E	L82	108.30'	N12°57'24"E
L19	28.37'	S67°22'15"E	L51	12.70'	N64°44'03"E	L83	113.85'	S10°55'32"E
L20	57.67'	S09°48'56"E	L52	86.51'	N00°56'30"E	L84	106.94'	N10°52'58"E
L21	117.73'	S00°50'36"W	L53	56.51'	S00°56'30"E	L85	88.88'	S08°36'48"E
L22	49.22'	S24°50'33"W	L54	12.70'	S64°44'03"W	L86	49.43'	S06°47'42"E
L23	64.96'	N64°44'03"E	L55	2.27'	S25°15'57"E	L87	48.22'	S29°10'13"W
L24	41.00'	S25°15'57"E	L56	70.00'	S10°08'24"W	L88	67.00'	S64°30'39"W
L25	13.37'	S06°03'12"W	L57	86.37'	S10°38'15"W	L89	42.11'	N60°39'07"W
L26	104.59'	S22°11'47"E	L58	50.00'	N71°01'14"W	L90	110.04'	N41°51'00"E
L27	64.35'	N29°20'53"E	L59	86.37'	N10°38'15"E	L91	106.84'	N41°51'00"E
L28	104.26'	S25°15'57"E	L60	105.23'	S29°10'13"W	L92	60.38'	N02°49'06"E
L29	80.29'	N25°15'57"W	L61	88.31'	N29°10'13"E	L93	27.57'	N64°44'03"E
L30	68.46'	N52°11'47"W	L62	111.33'	S64°44'03"W	L94	57.02'	S25°15'57"E
L31	23.16'	S37°48'13"W	L63	58.92'	N90°00'00"W	L95	72.70'	N34°44'19"W
L32	10.00'	N52°11'47"W	L64	5.85'	S80°00'00"W			

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



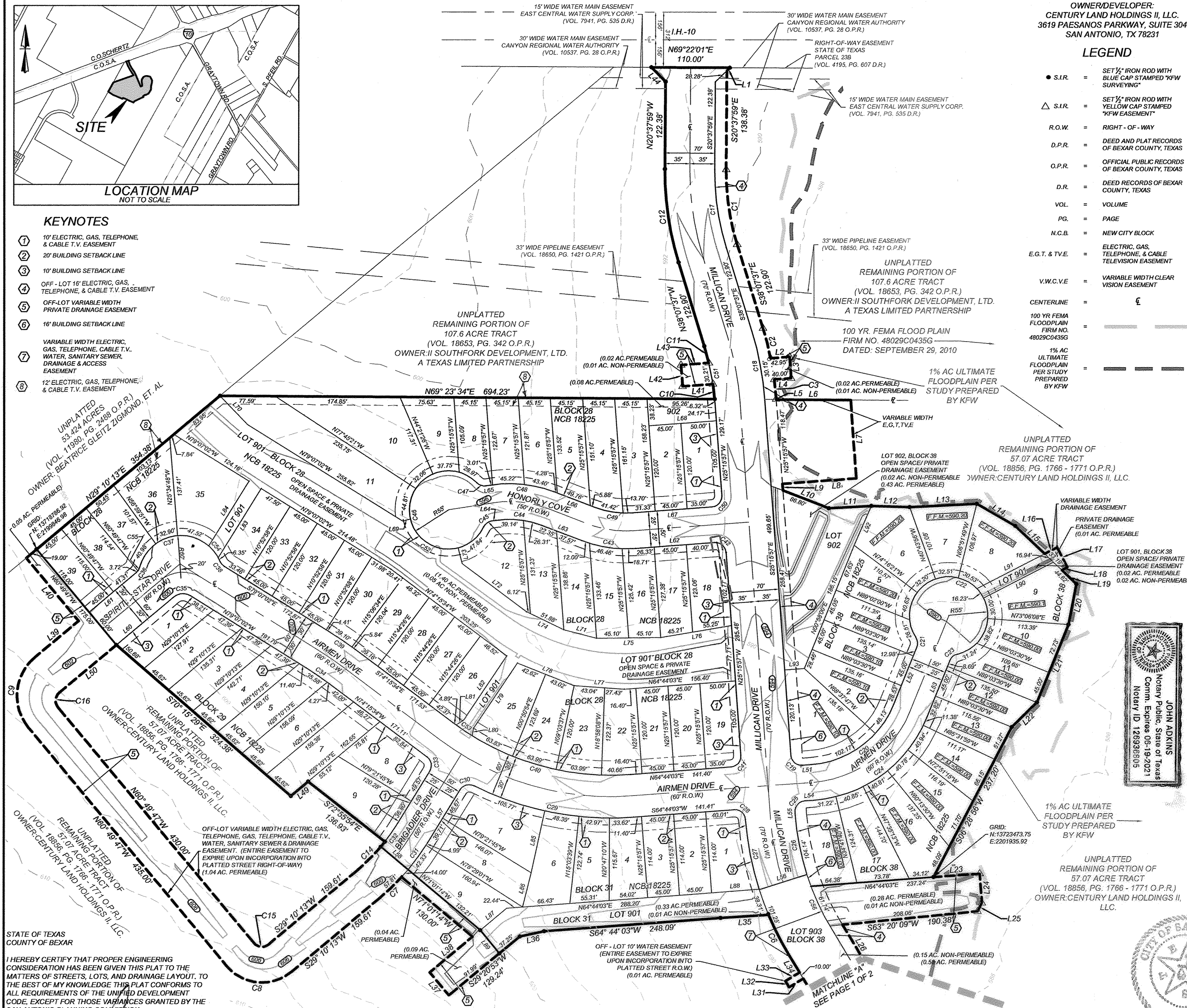
- LEGEND
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - S.I.R. =





### KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16' BUILDING SETBACK LINE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER, DRAINAGE & ACCESS EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



OWNER/DEVELOPER:  
CENTURY LAND HOLDINGS II, LLC.  
3619 PAESANOS PARKWAY, SUITE 304  
SAN ANTONIO, TX 78231

### LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ S.I.R. = 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 BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- CENTERLINE =
- 100 YR FEMA FLOODPLAIN FIRM NO. 48028C0435G
- 1% AC ULTIMATE FLOODPLAIN PER STUDY PREPARED BY KFW

## PLAT NUMBER 180078

### SUBDIVISION PLAT ESTABLISHING MILLICAN GROVE PHASE 1, UNIT 1

BEING 21.28 ACRE TRACT OF LAND OUT OF A 107.6 ACRE TRACT OF LAND OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, BEXAR COUNTY, TEXAS AND BEING A PORTION CALLED 107.6 ACRE TRACT OF LAND CONVEYED TO ALBERT LLOYD PAPE III AND CAROL R. DE WESE OF RECORD IN VOLUME 5212, PAGE 1634 AND A PORTION OF A 86.74 ACRE TRACT CONVEYED TO II SOUTHFORK DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 18653, PAGE 342 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

# KFW

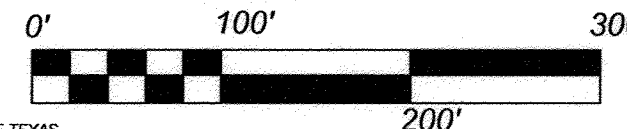
ENGINEERS + SURVEYING

3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231

Phone #: (210) 979-8444 • Fax #: (210) 979-8441

TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SCALE: 1"=100'



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: CENTURY LAND HOLDINGS II, LLC.  
A COLORADO LIMITED LIABILITY COMPANY D.B.A. CENTURY LAND HOLDINGS II, LLC.

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Justin Cox, 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 13 DAY OF July, A.D. 2018

Notary Public, State of Texas  
Notary ID: 126936605  
Comm. Expires: 05-19-2021

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: II SOUTHFORK DEVELOPMENT, LTD.  
(0.15 AC. 16' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT)  
(0.03 AC. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT)  
(0.03 AC. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Justin Cox, 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 13 DAY OF July, A.D. 2018

Notary Public, State of Texas  
Notary ID: 126936605  
Comm. Expires: 05-19-2021

THIS PLAT OF MILLICAN GROVE PHASE 1 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 8 DAY OF Aug, A.D. 2018

BY: Chairman

BY: Secretary

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.

Blaine P. Lopez  
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.

James Lee Janisse  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

DRAWN BY: JA

Date: Jul 19, 2018, 2:01pm User ID: jenkins  
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