

LOCATION MAP  
NTS

LEGEND

- |  |              |
|--|--------------|
| 1. BUILDING SETBACK LINE   | B.S.L.       |
| 2. VEHICULAR NON-ACCESS EASEMENT                                 | V.N.E.       |
| 3. FINISHED FLOOR ELEVATION                                      | F.F.E.       |
| 4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT          | G.E.T.T.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS | O.P.R.       |
| 6. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS                    | D.P.R.       |
| 7. COUNTY BLOCK  | C.B.         |
| 8. VARIABLE  | VAR.         |
| 9. VOLUME  | VOL.         |
| 10. PAGE   | PG.          |
| 11. EASEMENT   | ESMT.        |
| 12. RIGHT OF WAY   | R.O.W.       |
| 13. ACRES  | AC.          |
| 14. LINEAR FEET  | LF.          |
| 15. STREET CENTERLINE  | CL.          |
| 16. EXISTING CONTOUR   | 980          |
| 17. PROPOSED FINISHED CONTOUR                                    | 920          |
| 18. EFFECTIVE FLOODPLAIN   |              |
| 19. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN                  | ●            |
| 20. 1/2" IRON ROD FOUND W/ OEC CAP                               | ○            |
| 21. 1/2" IRON ROD SET W/ KCI CAP                                 | ○            |

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
2. MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
3. THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED N89°48'45"E. RECORDED IN OLSON SUBDIVISION 8 (VOL.20001, PGS. 1387-1389) O.P.R.
4. THE CONTOURS SHOWN WERE TAKEN FROM A FIELD SURVEY COMPLETED ON FEB. 2022.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING LOT 901, BLOCK 9 AND LOT 902, BLOCK 16, CB 4338, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE OLSON SUBDIVISION UNIT 5 & 6 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS—CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS)—IS HEREBY DEDICATED 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," AND "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 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 SUCH 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 ENERGY OR SAWS 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 ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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.

*Mary P. Stewart*  
LICENSED PROFESSIONAL ENGINEER  
MARY P. STEWART

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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL, R.P.L.S. #3964

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

BUILDING SETBACK NOTE:

THE SETBACK ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 16, CB 4338, OLSON SUBDIVISION DETENTION POND, RECORDED IN VOLUME 9722, PAGE 82-87 (PLAT #160612).

DETENTION (OFFSITE) MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

ETJMPA-1:

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "URBAN MIXED USE." ALLOWABLE LAND USES SHALL BE DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR ANY PROPERTY ZONED "RM-4, RM-5, RM-6, RM, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AND AE-4."

PLAT REFERENCE	
①	OLSON SUBDIVISION UNIT 1 (VOL.20002, PGS. 528-530, O.P.R.)
②	OLSON SUBDIVISION UNIT 2 (VOL.9725, PGS. 195-196, O.P.R.)
③	OLSON SUBDIVISION UNIT 3 (VOL.20001, PGS. 201-203, O.P.R.)
④	OLSON SUBDIVISION UNIT 7 (VOL.20002, PGS. 2293-2294 O.P.R.)
⑦	OLSON SUBDIVISION UNIT 7 (VOL.20002, PGS. 534-535, O.P.R.)
7A	OLSON SUBDIVISION UNIT 7A (VOL.20002, PGS. 914, O.P.R.)
⑧	OLSON SUBDIVISION UNIT 8 (VOL.20001, PGS. 1387-1389, O.P.R.)
⑨	OLSON SUBDIVISION UNIT 9 (VOL.20002, PGS. 1660-1662, O.P.R.)
⑩	OLSON SUBDIVISION UNIT 10 (CONCURRENT DEVELOPMENT) PLAT 22-11800247
DP	OLSON DETENTION POND (VOL.9722, PGS. 82, O.P.R.)

DRAINAGE EASEMENT NOTE:

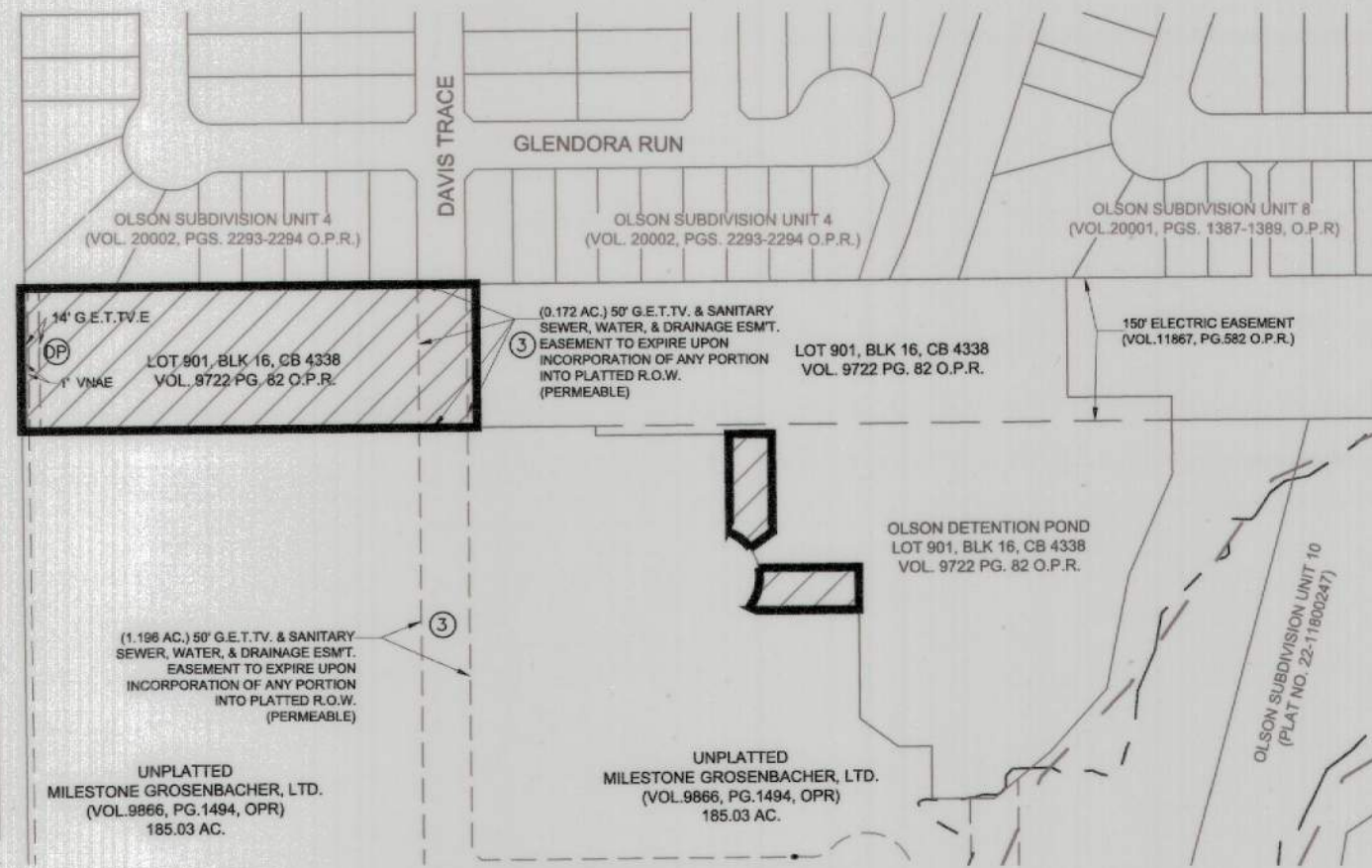
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38802210) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HERE UNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35477(h).



INDEX MAP  
NOT TO SCALE



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING  
WITH WRITTEN NOTIFICATION

THE 6.955 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 50' G.E.T.V. & SANITARY SEWER, WATER, & DRAINAGE ESMT. EASEMENT TO EXPIRE UPON INCORPORATION OF ANY PORTION INTO PLATTED R.O.W. AND AS A 901, BLK 16, (PERMEABLE GREENBELT & DRAINAGE EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 9722, PAGES 82, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE  
1" = 200'



STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF OLSON DETENTION POND, WHICH IS RECORDED IN VOLUME 9722, PAGE 82, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

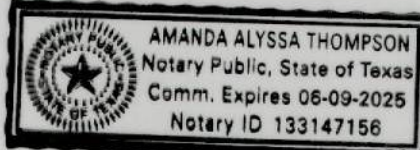
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: CHESLEY I. SWANN III, VICE PRESIDENT  
MILESTONE GROSENBACHER DEVELOPMENT, LTD.

SWORN AND SUBSCRIBED BEFORE ME THIS 20 DAY OF October, 2023.

*A. Thompson*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

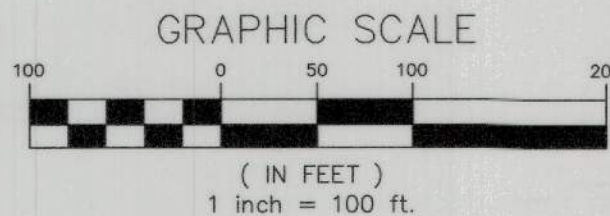
MY COMMISSION EXPIRES: 06-09-25



SEE LINE & CURVE TABLE ON SHEET 3 OF 3 OF THIS PLAT  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LAND-PLAT-22-11800547  
SUBDIVISION REPLAT AND PLAT  
ESTABLISHING  
OLSON SUBDIVISION  
UNIT 5 & 6

BEING A TOTAL OF 24.732 ACRES OF LAND OUT OF THE REMAINDER OF THE 185.03 ACRE TRACT RECORDED IN VOLUME 9866, PAGE 1494, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM PAGE SURVEY NO. 188, ABSTRACT NO. 594, C.B. 4334, AND ESTABLISHING LOTS 1-24, BLOCK 6; LOTS 1-12, BLOCK 7; LOTS 15-29, LOT 901, BLOCK 9; LOTS 1-27, LOT 902, BLOCK 16; LOTS 1-7, BLOCK 18, LOTS 1-20, BLOCK 19, COUNTY BLOCK 4338.



KCI TECHNOLOGIES, INC.

2806 W. BITTERS RD, SUITE 218  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 10/2023

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.

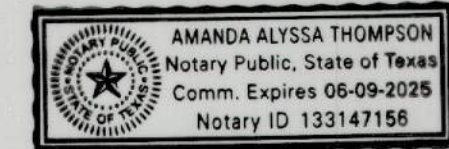
OWNER/ DEVELOPER: CHESLEY I. SWANN III, VICE PRESIDENT  
MILESTONE GROSENBACHER DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP  
543 BUSBY DR., SAN ANTONIO, TX 78209  
210-541-1413

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III, 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 & SEAL OF OFFICE

THIS 20 DAY OF October, A.D., 2023



*A. Thompson*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OLSON SUBDIVISION UNIT 5 & 6 OF 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

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

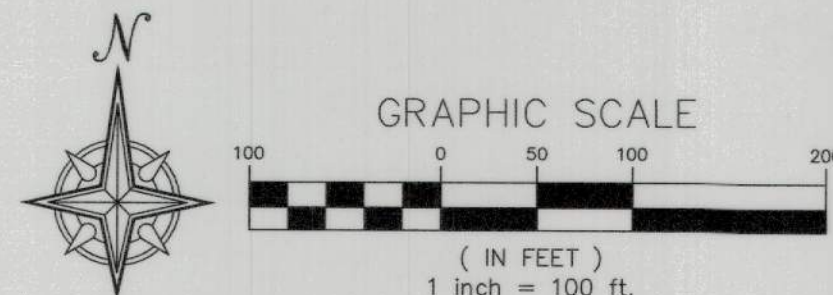
COUNTY CLERK, BEXAR COUNTY, TEXAS





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DATE OF PREPARATION: 10/2023

STATE OF TEXAS  
COUNTY OF BEXAR

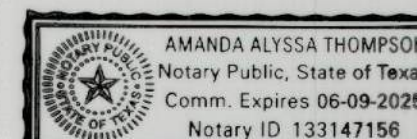
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OWNER/  
DEVELOPER: CHESLEY I. SWANN III, VICE PRESIDENT  
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STATE OF TEXAS  
COUNTY OF BEXAR

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BY: CHAIRMAN

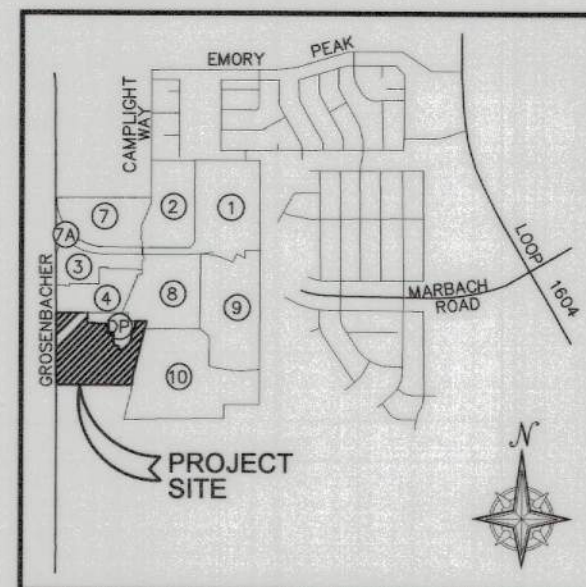
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DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP  
NTS

LEGEND

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1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON  
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4) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD  
SURVEY COMPLETED ON FEB. 2022.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS,  
WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS  
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DEDICATED 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  
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THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE  
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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 ENERGY OR SAWS MONETARY LOSS RESULTING FROM  
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3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE  
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4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5)  
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LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS  
FACILITIES.

5) ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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.

*Mary P. Stewart*  
LICENSED PROFESSIONAL ENGINEER  
MARY P. STEWART

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 ENGINEERING AND LAND SURVEYORS  
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL, R.P.L.S. #3964

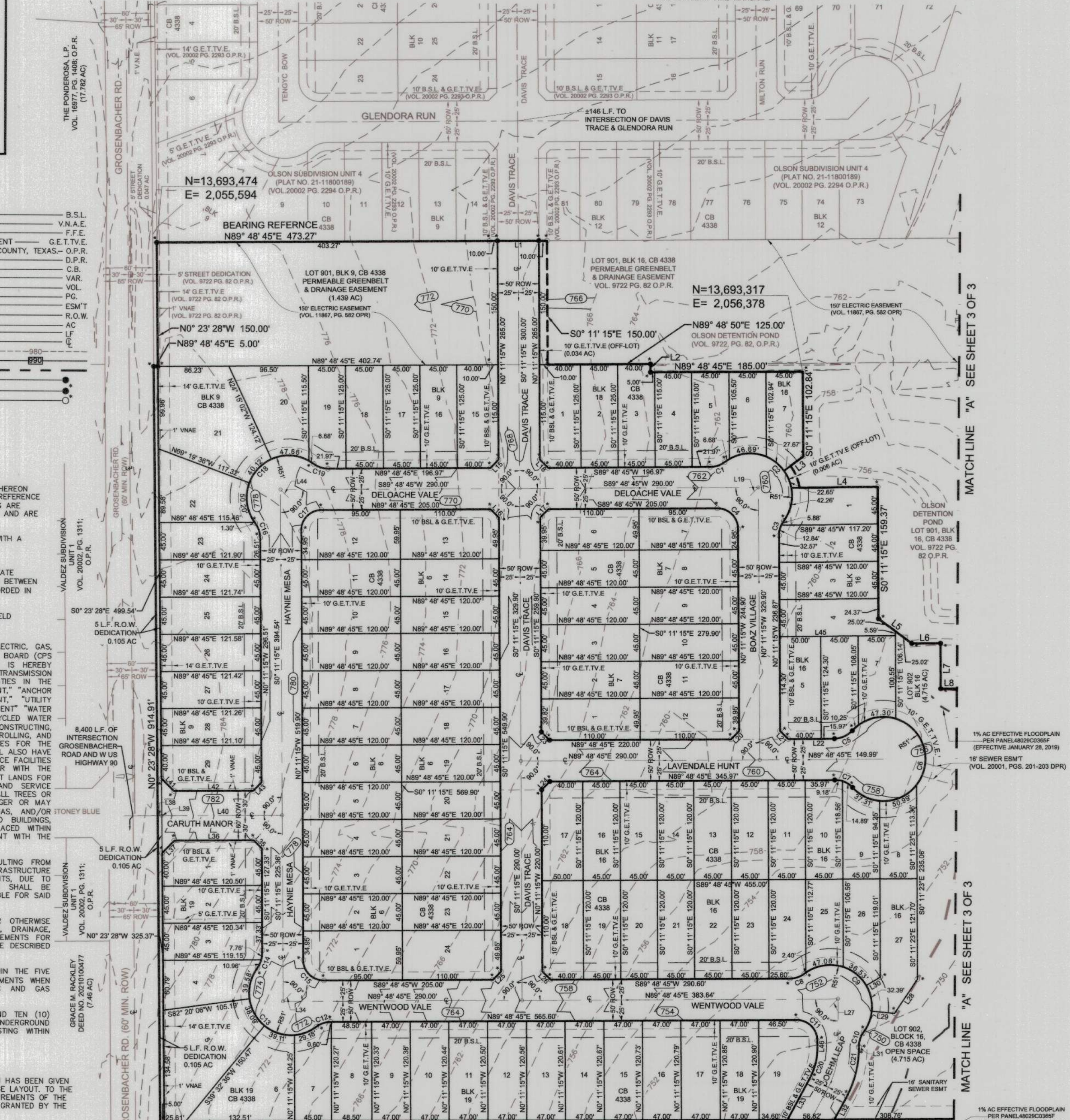
**SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND  
ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE  
WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS,  
THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON  
THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE  
PRESSURE REGULATOR IN CONFORMANCE WITH THE  
PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**SAWS 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.

**SAWS 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 WATER METER SET AND/OR  
WASTEWATER SERVICE CONNECTION.

**SAWS DEDICATION NOTE:**  
THE OWNER 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.

**RESIDENTIAL FIRE FLOW:**  
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.



STATE OF TEXAS  
COUNTY OF BEXAR

WILLIAM J. BORDELON  
AMERICAN LEGION POST 300  
VOL. 17914, PG. 462, D.P.R. (0.6284 AC)

WILLIAM J. BORDELON  
AMERICAN LEGION POST 300  
VOL. 17914, PG. 462, D.P.R.  
(2.00 AC)

1% AC EFFECTIVE FLOODPLAIN  
PER PANEL 4802C0385F  
(EFFECTIVE JANUARY 28, 2019)

1% AC EFFECTIVE FLOODPLAIN  
PER PANEL 4802C0385F  
(EFFECTIVE JANUARY 28, 2019)

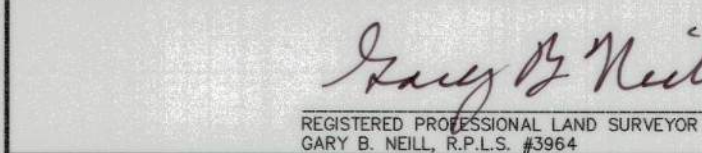
1% AC ULTIMATE FLOODPLAIN PER  
FLOOD STUDY PREPARED BY  
MAESTROS AND KCI TECHNOLOGIES

SEE LINE & CURVE TABLE ON SHEET  
3 OF 3 OF THIS PLAT

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT







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OF THIS MULTIPLE PAGE PLAT