

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. 4338, AND ESTABLISHING LOTS 1-24, BLOCK 6; LOTS 1-12, BLOCK 7; LOTS 15-29, LOT 90, BLOCK 9; LOTS 1-27, LOT 902, BLOCK 16; LOTS 1-7, BLOCK 18, LOTS 1-20, BLOCK 19, COUNTY BLOCK 4338.



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

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

AMANDA ALYSSA THOMPSON
 Notary Public, State of Texas
 Comm. Expires 06-09-2025
 Notary ID 133147156

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

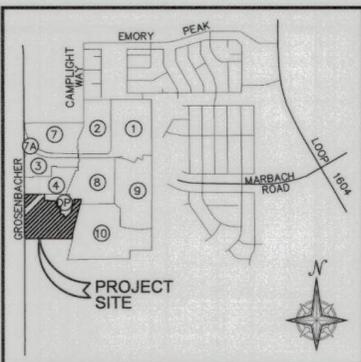
BY: _____ SECRETARY

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



LOCATION MAP
 NTS

LEGEND

- BUILDING SETBACK LINE ——— B.S.L.
- VEHICULAR NON-ACCESS EASEMENT ——— V.N.A.E.
- FINISHED FLOOR ELEVATION ——— F.F.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. ——— O.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ——— D.P.R.
- COUNTY BLOCK ——— C.B.
- VARIABLE ——— VAR.
- VOLUME ——— VOL.
- PAGE ——— PG.
- EASEMENT ——— ESM'T
- RIGHT OF WAY ——— R.O.W.
- ACRES ——— AC
- LINEAR FEET ——— LF
- STREET CENTERLINE ——— C
- EXISTING CONTOUR ——— 980
- PROPOSED FINISHED CONTOUR ——— 920
- EFFECTIVE FLOODPLAIN ———
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN ———
- 1/2" IRON ROD FOUND W/ CEC CAP ———
- 1/2" IRON ROD SET W/ KCI CAP ———

SURVEY NOTES:

- 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.
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- 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.
- THE CONTOURS SHOWN HEREON 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:

- 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.
- 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.
- 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.
- 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.
- 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 SETBACKS 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."

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-APP22-38602210) 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).

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 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 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.

OPEN SPACE NOTE:

LOT 901, BLOCK 9 AND LOT 902, BLOCK 16; CB 4338, ARE DESIGNATED AS GREENBELT / OPEN SPACE, AND DRAINAGE EASEMENT.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

EASEMENTS FOR FLOODPLAINS NOTE:

THE DRAINAGE EASEMENT WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802900365F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATION OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOTS 7-B, & 27 BLK 16, CB 4338)

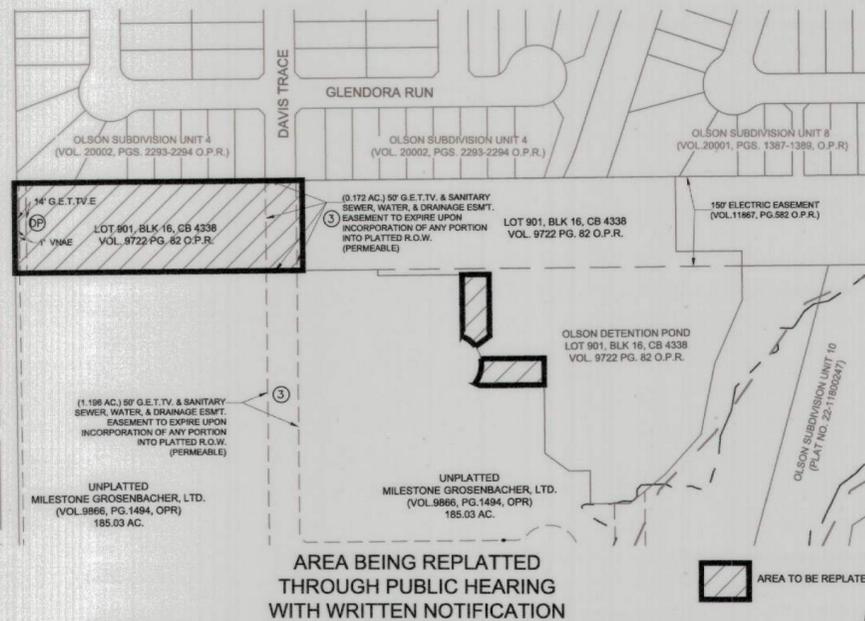
LOMR WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY CIVIL ENGINEERING CONSULTANTS AND APPROVED BY FEMA ON JANUARY 28, 2019 (CASE NO. 18-06-1991P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

| PLAT REFERENCE | DESCRIPTION |
|----------------|---|
| ① | OLSON SUBDIVISION UNIT 1 (VOL.20002, PGS. 528-530, O.P.R.) |
| ② | OLSON SUBDIVISION UNIT 2 (VOL.9725, PGS. 185-186, O.P.R.) |
| ③ | OLSON SUBDIVISION UNIT 3 (VOL.20001, PGS. 201-203, O.P.R.) |
| ④ | OLSON SUBDIVISION UNIT 4 (VOL.20002, PGS. 2293-2294 O.P.R.) |
| ⑤ | OLSON SUBDIVISION UNIT 7 (VOL.20002, PGS. 534-535, O.P.R.) |
| ⑦ | 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.) |



INDEX MAP
 NOT TO SCALE



AREA BEING REPLATED
 THROUGH PUBLIC HEARING
 WITH WRITTEN NOTIFICATION

THE 6.955 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS A 50' G.E.T.V. & SANITARY SEWER, WATER, & DRAINAGE ESM'T. 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 REPLATED 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 THE 20 DAY OF October, 2023.

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

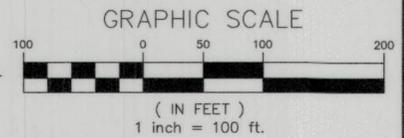
AMANDA ALYSSA THOMPSON
 Notary Public, State of Texas
 Comm. Expires 06-09-2025
 Notary ID 133147156

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.

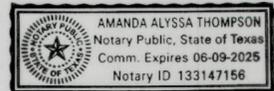
OWNER/DEVELOPER: CHESLEY I. SWANN III, VICE PRESIDENT
 MILESTONE GROSENBACHER DEVELOPMENT, LTD.
 A TEXAS LIMITED PARTNERSHIP
 543 BUSBY DR., SAN ANTONIO, TX 78209
 210-541-1413

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.

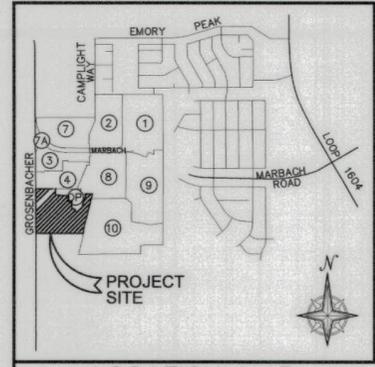
DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

| Curve | Length | Radius | Chord Length | Chord Direction | Delta Angle |
|-------|---------|---------|--------------|-----------------|-------------|
| C1 | 18.72' | 29.00' | 18.40' | S71°19'03"W | 36°59'23" |
| C2 | 145.96' | 51.00' | 101.00' | N45°11'15"W | 163°58'46" |
| C3 | 18.72' | 29.00' | 18.40' | N18°18'27"E | 36°59'35" |
| C4 | 39.27' | 25.00' | 35.36' | N45°11'15"W | 90°00'00" |
| C5 | 24.06' | 29.00' | 23.38' | S66°02'22"W | 47°32'45" |
| C6 | 244.86' | 51.00' | 68.85' | N00°11'15"W | 275°05'30" |
| C7 | 24.07' | 29.00' | 23.38' | S66°24'52"E | 47°32'45" |
| C8 | 18.72' | 29.00' | 18.40' | S71°19'04"W | 36°59'23" |
| C9 | 145.96' | 51.00' | 101.00' | N45°11'15"W | 163°58'46" |
| C10 | 18.72' | 29.00' | 18.40' | N18°18'27"E | 36°59'23" |
| C11 | 39.27' | 25.00' | 35.36' | S45°11'15"E | 90°00'00" |
| C12 | 18.72' | 29.00' | 18.40' | N71°19'04"E | 36°59'23" |
| C13 | 145.96' | 51.00' | 101.00' | S45°11'15"E | 163°58'46" |
| C14 | 18.72' | 29.00' | 18.40' | S18°18'27"W | 36°59'23" |
| C15 | 39.27' | 25.00' | 35.36' | N45°11'15"W | 90°00'00" |
| C16 | 18.72' | 29.00' | 18.40' | N18°40'56"W | 36°59'23" |
| C17 | 39.27' | 25.00' | 35.36' | N44°48'45"E | 90°00'00" |
| C18 | 145.96' | 51.00' | 101.00' | N44°48'45"E | 163°58'46" |
| C19 | 18.72' | 29.00' | 18.40' | S71°41'33"E | 36°59'23" |
| C20 | 37.22' | 75.00' | 36.83' | S14°01'40"W | 28°25'50" |
| C21 | 62.03' | 125.00' | 61.39' | S14°01'40"W | 28°25'50" |

| Line | Length | Direction |
|------|---------|-------------|
| L1 | 90.00' | N89°48'45"E |
| L2 | 10.00' | S00°11'15"E |
| L3 | 29.16' | S53°52'08"W |
| L4 | 104.75' | N89°48'45"E |
| L5 | 50.05' | S53°14'31"E |
| L6 | 35.00' | N89°48'45"E |
| L7 | 55.03' | S00°11'15"E |
| L8 | 65.00' | N89°48'45"E |
| L9 | 76.29' | N50°56'29"E |
| L10 | 89.45' | N42°17'23"E |
| L11 | 121.37' | N11°26'33"E |
| L12 | 116.15' | N23°49'34"E |
| L13 | 56.28' | N00°11'15"W |
| L14 | 13.94' | S15°04'11"W |
| L15 | 14.14' | N44°48'45"E |
| L16 | 14.14' | S45°11'15"E |
| L17 | 14.14' | S44°48'45"W |
| L18 | 14.14' | N45°11'15"W |
| L19 | 14.00' | N44°48'45"E |
| L20 | 14.14' | N44°48'45"E |
| L21 | 14.14' | N45°11'15"W |
| L22 | 55.97' | S89°48'45"W |
| L23 | 14.14' | S45°11'15"E |
| L24 | 14.14' | N44°48'45"E |
| L25 | 14.14' | S44°48'45"W |
| L26 | 14.14' | N45°11'15"W |
| L27 | 14.00' | N44°48'45"E |
| L28 | 50.11' | S34°01'03"W |
| L29 | 27.53' | N84°09'43"W |
| L30 | 20.00' | S58°27'03"W |
| L31 | 0.79' | S00°11'15"E |
| L32 | 31.52' | S28°14'35"W |
| L33 | 58.50' | S28°14'35"W |
| L34 | 14.00' | N44°48'45"E |
| L35 | 14.14' | S45°11'15"E |
| L36 | 95.69' | N89°48'45"E |
| L37 | 21.18' | N44°42'38"E |
| L38 | 5.00' | N89°48'45"E |
| L39 | 90.00' | N00°23'28"W |
| L40 | 145.80' | N89°48'45"E |
| L41 | 21.25' | S45°17'22"E |
| L42 | 95.91' | N89°48'45"E |
| L43 | 14.14' | N44°48'45"E |
| L44 | 14.00' | N45°11'15"W |
| L45 | 140.00' | S89°48'45"W |
| L46 | 8.83' | S00°11'15"E |



- 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.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 | --- | 990 |
| 18. EFFECTIVE FLOODPLAIN | --- | |
| 19. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | --- | |
| 20. 1/2" IRON ROD FOUND W/ CEC 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 1.00007.

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 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 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 EFFICIENT OPERATION 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



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 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 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT