LOCATION MAP 1" = 2,000' (not less than)

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.

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.

**FUTURE LAND USE:** 

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "URBAN LOW DENSITY RESIDENTIAL." ALLOWABLE MINIMUM LOT SIZE FOR SINGLE-FAMILY RESIDENTIAL IS FROM 3,000 SQUARE FEET. THERE ARE NO MINIMUM LOT SIZES FOR MULTI-FAMILY USES AND NON-RESIDENTIAL USES.

## LEGEND

1.	BUILDING SETBACK LINE -	- B.S.L.
2.	VEHICULAR NON-ACCESS EASEMENT -	
3.	FINISHED FLOOR ELEVATION————————————————————————————————————	- F.F.E.
4.	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	- G.E.T.TV.E
5.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	- 0.P.R.
6.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	- D.P.R.
	COUNTY BLOCK	
	VARIABLE ————————————————————————————————————	
	VOLUME	
	PAGE ————————————————————————————————————	
11.	EASEMENT —	-ESM'T
1	RIGHT OF WAY	
	ACRES —	
	LINEAR FEET	
15.	STREET CENTERLINE -	- Ç
	EXISTING CONTOUR —	
	PROPOSED FINISHED CONTOUR	
	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/ CEC 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 TWO MONUMENTS SHOWN HEREON ON THE SOUTH LINE OF OLSON SUBDIVISION UNIT 8 RECORDED IN VOLUME 20001, PGS 1387-1389, O.P.R. AND CALLED N89'48'45"E.

4.) 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 SAVE AREAS, INCLUDING LOTS 902 - 904, BLOCK 20; LOT 901 - 904, BLOCK 21; LOT 902 - 903, BLOCK 22 CB 4338, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE OLSON SUBDIVISION UNIT 10 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

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," "AND "TRANSFORMER EASEMENT" "WATER EASEMENT" "SANITARY SEWER 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. WATER SYSTEMS (SAWS)- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR

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

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.

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER
MARY P. STEWART

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:



	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 4 (VOL. 20002, PGS. 2293-2294, O.P.R)
7	OLSON SUBDIVISION UNIT 7 (VOL.20002, PGS. 534-535, O.P.R)
<b>(A)</b>	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)
_	OLDON DETENTION DOND

Line Table

Line Length Direction

	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)
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9	OLSON SUBDIVISION UNIT 9 (VOL. 20002, PGS. 1660-1662, O.P.R)
(P)	OLSON DETENTION POND (VOL.9722, PGS, 82, O.P.R)

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(P)	OLSON DETENTION POND (VOL.9722, PGS. 82, O.P.R)

INDEX MAP	
NOT TO SCALE	

Line	Lengui	Direction
L1	31.25'	S63°56'53"E
L2	103.24'	S80°05'39"E
L3	8.35'	S00°25'38"W
L4	50.00'	S89°34'22"E
L5	55.44'	S87°16'25"E
L6	13.94'	N15°04'11"E
L7	138.70'	S03°47'22"W
L8	45.28'	S06°46'03"W
L9	14.14'	N44°34'22"W
L10	20.00'	S89°34'22"E
L11	14.14'	N45°25'38"E
L12	46.84'	S89°51'59"W
L13	14.00'	N44°34'22"W
L14	14.14'	N45°25'38"E
L15	14.14'	S44°34'22"E
L16	14.00'	N45°25'38"E
L17	7.01'	S51°11'36"W
L18	14.18'	N45°33'42"E
L19	14.00'	N44°34'22"W
L20	61.06'	N00°25'38"E
L21	67.73'	S00°25'38"W
L22	12.13'	N36°54'53"W
L23	30.50'	N21°09'11"E
L24	46.45'	N40°07'55"E
L25	56.77'	S40°07'55"W
L26	64.60'	N40°07'55"E
L27	56.76'	N40°07'55"E
L28	36.28'	N32°33'14"E
L29	77.44	N10°08'50"E
L30	77.44'	N10°08'27"E
L31	72.15'	S10°08'27"W
L32	5.16'	N56°33'54"W
L33	71.94'	N32°08'48"E
L34	109.10'	N32°08'48"E
L35	51.86'	S32°08'48"W
L36	74.76	N32°26'35"E
L37	25.25'	N53°09'21"E
L38	114.71'	N25°19'26"E
L39	1.66'	N21°14'07"W
L40	84.65'	S74°37'03"E
L41	47.50'	S74°37'03"E
L42	27.41'	N74°37'03"W
L43	62.44'	N89°34'22"W
L44	62.44'	S89°34'22"E
L45	62.44'	S89°34'22"E
L46	10.26'	N03°08'23"W
L47	9.36'	S49°48'22"W

Curve	Length	Radius	Chord Length	Chord Direction	Delta Angle
C1	23.55'	25.00'	22.69'	S63°26'36"W	53°58'05"
C2	301.53'	60.00'	70.59'	N00°25'38"E	287°56'10"
C3	23.55'	25.00'	22.69'	S62°35'19"E	53°58'05"
C4	39.27'	25.00'	35.36'	S45°25'38"W	90°00'00"
C5	16.58'	25.00'	16.28'	N18°34'17"W	37°59'50"
C6	147.75'	51.00'	101.24'	N45°25'20"E	165°59'03"
C7	16.57'	25.00'	16.27'	S70°34'45"E	37°59'13"
C8	16.57'	25.00'	16.27'	N71°26'02"E	37°59'13"
C9	147.74'	51.00'	101.24'	S44°34'22"E	165°58'26"
C10	16.57'	25.00'	16.27'	S19°25'15"W	37°59'13"
C11	39.27'	25.00'	35.36'	N44°34'22"W	90°00'00"
C12	29.66'	250.00'	29.65'	N03°49'36"E	6°47'54"
C13	16.57	25.00'	16.27'	S70°34'45"E	37°59'13"
C14	147.74'	51.00'	101.24'	N45°25'38"E	165°58'26"
C15	16.57	25.00'	16.27'	N18°33'58"W	37°59'13"
C16	23.55'	25.00'	22.69'	N27°24'41"E	53°58'05"
C17	301.53'	60.00'	70.59'	N89°34'22"W	287°56'10"
C18	23.55'	25.00'	22.69'	S26°33'24"E	53°58'05"
C19	39.27'	25.00'	35.36'	S45°25'38"W	90°00'00"
C20	256.57'	395.00'	252.08'	N22°38'41"E	37°12'56"
C21	198.44'	275.00'	194.16'	S21°03'51"W	41°20'37"
C22	143.58'	250.00'	141.62"	N23°40'44"E	32°54'23"
C23	98.64'	225.00'	97.85'	N29°29'20"E	25°07'07"
C24	65.43'	125.00'	64.69'	S25°08'11"W	29°59'28"
C25	78.52'	150.00'	77.62'	N25°08'11"E	29°59'28"
C26	91.60'	175.00'	90.56'	N25°08'11"E	29°59'28"
C27	14.92'	25.00'	14.70'	S06°57'31"E	34°11'57"
C28	102.27'	51.00'	85.98'	S33°23'27"W	114°53'52"
C29	14.92'	25.00'	14.70'	S73°44'25"W	34°11'57"
C30	60.87'	75.00'	59.21'	N33°23'27"E	46°29'59"
C31	44.88'	225.00'	44.80'	N50°55'37"E	11°25'39"
C32	39.89'	200.00'	39.82'	N50°55'37"E	11°25'39"
C33	34.90'	175.00'	34.85'	S50°55'37"W	11°25'39"
C34	51.31'	225.00'	51.20'	N38°40'48"E	13°03'59"
C35	45.61'	200.00'	45.51'	N38°40'48"E	13°03'59"
C36	39.91'	175.00'	39.82'	S38°40'48"W	13°03'59"
C37	21.32'	25.00'	20.68'	S07°42'59"W	48°51'38"
C38	152.17'	51.00'	101.68'	S68°45'53"W	170°57'24"
C39	31.95'	25.00'	29.82'	N68°45'53"E	73°14'09"
C40	21.32'	25.00'	20.68'	N50°11'14"W	48°51'38"
C41	45.68'	175.00'	45.55'	N82°05'42"W	14°57'18"
C42	52.20'	200.00	52.06'	S82°05'42"E	14°57'18"
C43	58.73'	225.00'	58.56'	S82°05'42"E	14°57'18"

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/ DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEYAR COUNTY SHALL HAVE THE PICHT OF INCESS AND

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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800797) 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

ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT

9

SHEET 3 OF 3

PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35477(h).

MATCHLINE "A" X

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MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 DEVELOPER 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 902 & 904, BLOCK 20; LOTS 901, LOT 903, & LOT 904 BLOCK 21; LOT 903, BLOCK 22 CB 4338, ARE DESIGNATED AS GREENBELT / OPEN SPACE. DRAINAGE. LOT 903, BLOCK 20; LOT 902, BLOCK 21 & 902, BLOCK 22; CB 4338, ARE DESIGNATED AS AN OPEN SPACE AND AS AN ELECTRICAL 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 48029C0365F, 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 21-45, BLK 22, CB 4338)

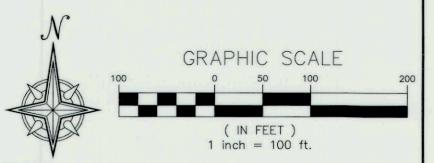
LOMR WITH FEMA APPROVAL:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY CIVIL ENGINEERING CONSULTANTS AND APPROVED BY FEMA ON JANUARY 28, 2019 (CASE NO. 18-06-1991P). FLOODPLAIN INFORMATION IS SUBJECT TO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

PLAT NO. 22-11800247 SUBDIVISION PLAT

**ESTABLISHING** 

# **OLSON SUBDIVISION UNIT 10**

BEING A TOTAL OF 36.517 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 12-41, LOTS 902-904, BLOCK 20; LOTS 8-66, LOTS 901-904, BLOCK 21; LOTS 20-52, LOTS 902-903, BLOCK 22, COUNTY BLOCK 4338.





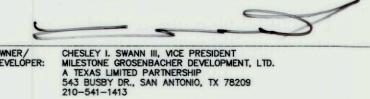
# KCI TECHNOLOGIES, INC.

SAN ANTONIO, TEXAS 78230-1037 PHONE: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 12/2022

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.

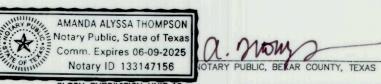


DULY AUTHORIZED AGENT:

STATE OF TEXAS

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 12th DAY OF DECEMber A.D., 20 22



THIS PLAT \_\_\_OLSON SUBDIVISION UNIT 10 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
514	

SECRETARY

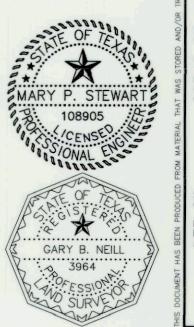
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

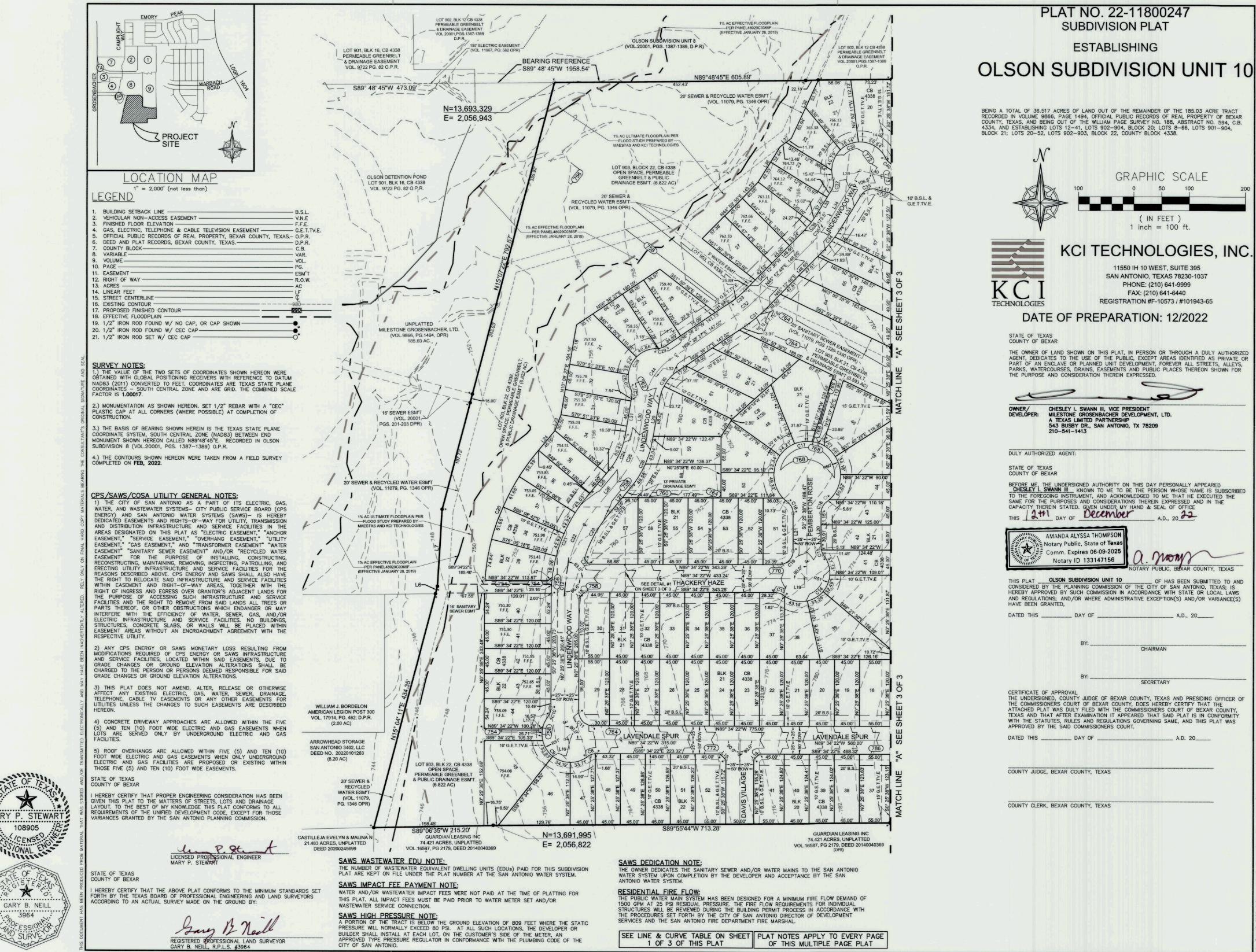
ATED	THIS	 DAY OF	A.D.	20	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE





MARY P. STEWART

108905 CENSE

STEANS

GARY B. NEILL

3964

OCATION MAP 1" = 2,000' (not less than)

### LEGEND

1. BUILDING SETBACK LINE	DCI
2. VEHICULAR NON-ACCESS EASEMENT	
3. FINISHED FLOOR ELEVATION————————————————————————————————————	The state of the s
4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT —	
<ol><li>OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.</li></ol>	0.P.R.
6. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
7. COUNTY BLOCK—	- C.B.
8. VARIABLE —	VAR.
9. VOLUME————————————————————————————————————	
10. PAGE —	
11. EASEMENT	
12. RIGHT OF WAY	
13. ACRES —	
14. LINEAR FEET	. ř.
15. STREET CENTERLINE	
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/ CEC CAP	*
ZI. 1/Z IRON ROD SET W/ CEC CAP	0

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

2.) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" 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:

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 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 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

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

MARY P. STEWART

108905

CENSE ON THE STATE OF THE STATE

ISTEP TO

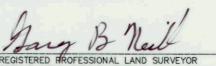
GARY B. NEILL

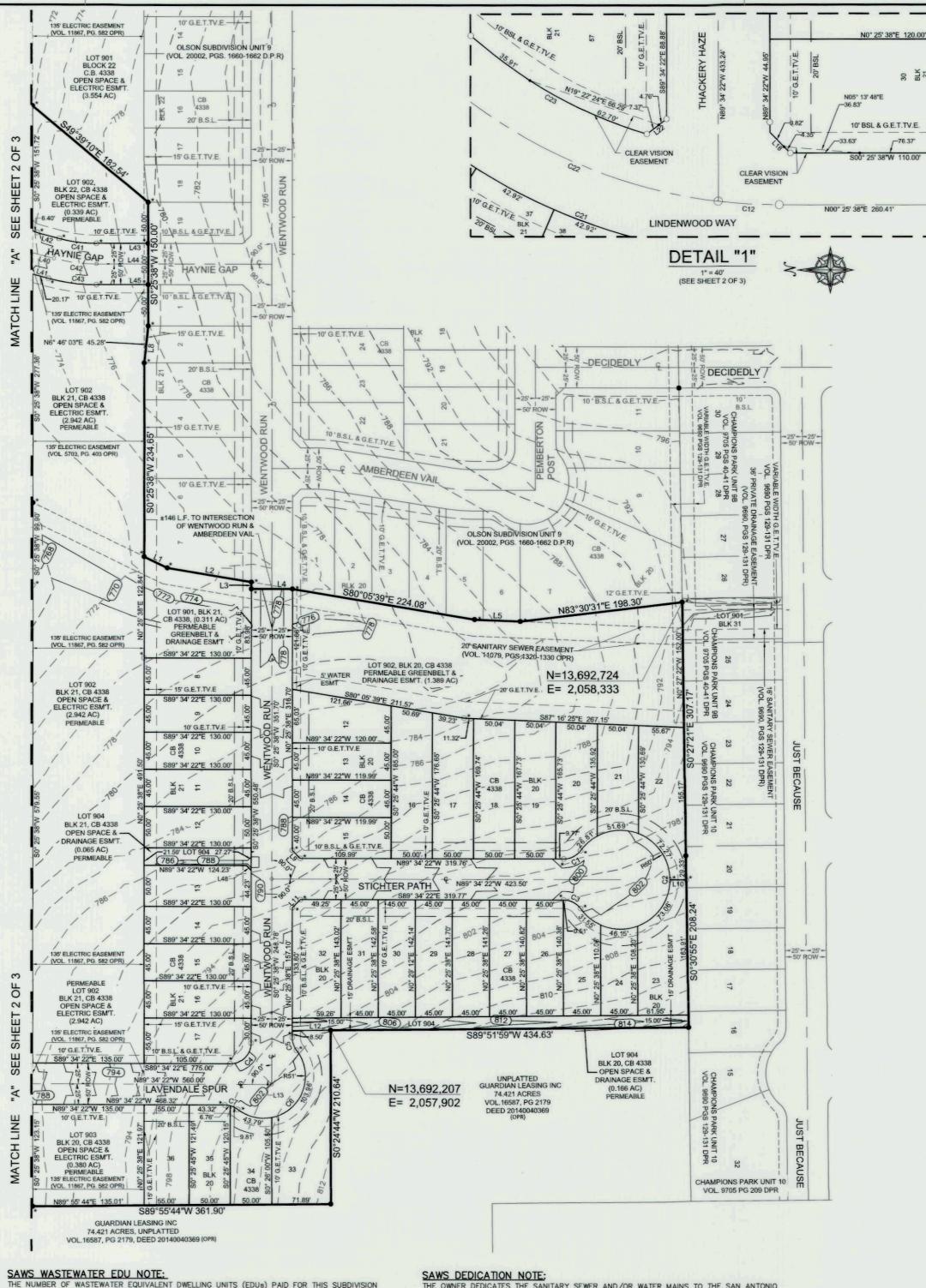
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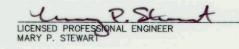
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING



## STATE OF TEXAS







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:



## 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 DEVELOPER 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. CITY OF SAN ANTONIO.

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

RESIDENTIAL FIRE FLOW;
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 CPM 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.

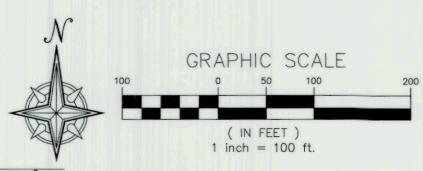
SEE LINE & CURVE TABLE ON SHEET PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT 1 OF 3 OF THIS PLAT

## PLAT NO. 22-11800247 SUBDIVISION PLAT

**ESTABLISHING** 

# **OLSON SUBDIVISION UNIT 10**

BEING A TOTAL OF 36.517 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 12-41, LOTS 902-904, BLOCK 20; LOTS 8-66, LOTS 901-904, BLOCK 21; LOTS 20-52, LOTS 902-903, BLOCK 22, COUNTY BLOCK 4338.



# KCI TECHNOLOGIES, INC.

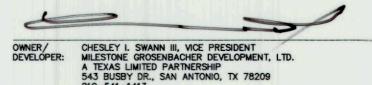
11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 PHONE: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-10573 / #101943-65

## DATE OF PREPARATION: 12/2022

STATE OF TEXAS COUNTY OF BEXAR

30 21

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.

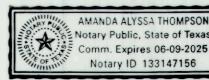


STATE OF TEXAS COUNTY OF BEXAR

DULY AUTHORIZED AGENT:

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 12th DAY OF DECEMber A.D., 20



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DATED	THIS	DAY	OF	A.D.,	20

CHAIRMAN

SECRETARY

CERTIFICATE OF APPROVAL 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.

ATED	THIS	DAY OF	A.D.	20	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS