

PLAT NUMBER 150578

SUBDIVISION PLAT  
OF  
SEALE SUBDIVISION UNIT 9

BEING 18.02 ACRES OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9894, PAGES 35-43 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SAN ANTONIO DITCH CO. SURVEY NO. 64, ABSTRACT NO. 871, COUNTY BLOCK 4335, AND INCLUDING A 0.05 OF AN ACRE OFFSITE SANITARY SEWER EASEMENT LOCATED ON THAT CALLED 73.28 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 10170, PAGE 1406 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO VASQUEZ SURVEY NO. 200 1/7, ABSTRACT 1104, COUNTY BLOCK 4351, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: April 8, 2016

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: MILESTONE POTRANCO DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: MILESTONE PROPERTIES, INC.,  
A TEXAS CORPORATION, ITS GENERAL PARTNER  
CHESLEY I. SWANN III  
AGENT: 543 BUSBY DRIVE  
SAN ANTONIO, TX 78209  
PHONE: (210) 541-1413  
FAX: (210) 979-0901

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 AND SEAL OF OFFICE  
THIS 11th DAY OF April, A.D. 2016.

*Nancy EC Willaford*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SEALE SUBDIVISION UNIT 9 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

STATE OF TEXAS  
COUNTY OF BEXAR

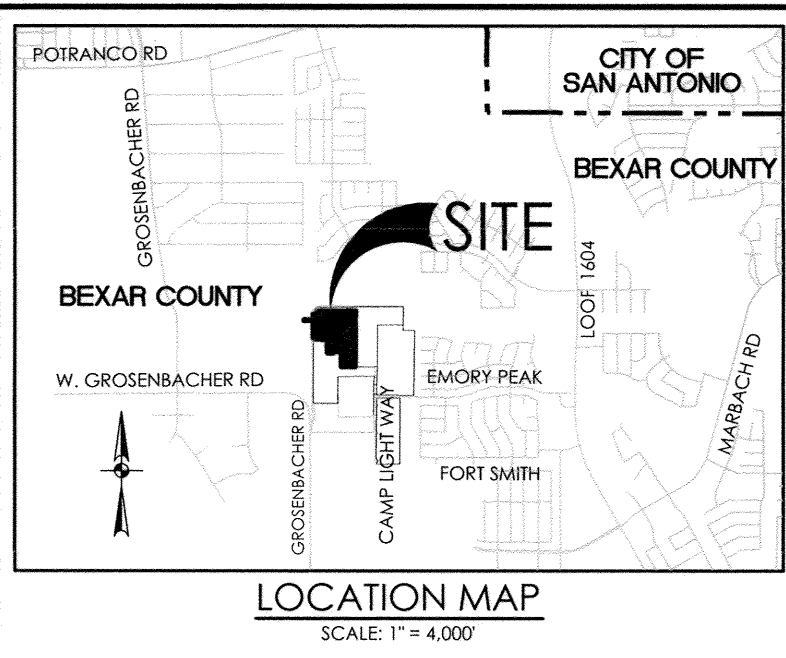
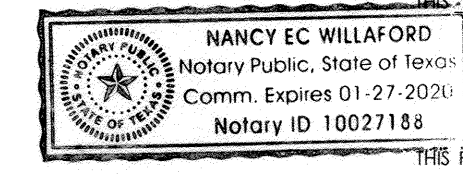
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY  
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY  
OF A.D. 20 AT M. AND DULY RECORDED THE  
DAY OF A.D. 20 AT M. IN THE  
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON  
PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF  
OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

KEYNOTE LEGEND

- 1 14" GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT
- 2 10" GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT
- 3 20' BUILDING SETBACK LINE
- 4 10' BUILDING SETBACK LINE
- 5 12' WATER EASEMENT
- 6 12' SANITARY SEWER EASEMENT
- 7 VARIABLE WIDTH SANITARY  
SEWER EASEMENT  
(OFF-LOT 0.05 AC)
- 8 10" GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT  
(VOL 9689, PG 162 DPR)
- 9 20' BUILDING SETBACK  
(VOL 9689, PG 162 DPR)
- 10 VARIABLE WIDTH DRAINAGE,  
SANITARY SEWER, WATER, GAS,  
ELECTRIC, TELEPHONE AND  
CABLE TV EASEMENT (0.80 AC.)  
(VOL 9695, PG 64 DPR)
- 11 10" GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT  
(PLAT NO. 150304)
- 12 20' BUILDING SETBACK  
(PLAT NO. 150304)
- 13 10' BUILDING SETBACK  
(PLAT NO. 150304)
- 14 12' WATER EASEMENT  
(VOL 16808, PG 126 OPR)
- 15 12' WATER EASEMENT  
(VOL 16808, PG 108 OPR)
- 16 12' WATER EASEMENT  
(NON-PERMEABLE)  
(VOL 9689, PG 162 DPR)
- 17 10' BUILDING SETBACK  
(VOL 9689, PG 162 DPR)
- 18 38' DRAINAGE EASEMENT  
(VOL 17105, PG 450 OPR)
- 19 14" GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT  
(VOL 9689, PG 162 DPR)
- 20 12' SANITARY SEWER EASEMENT  
(VOL 17788, PG 1257 OPR)
- 21 0.416 ACRE TRACT STORM WATER  
DRAINAGE, GAS, ELECTRIC,  
TELEPHONE, CABLE TV, SANITARY  
SEWER, DRAINAGE AND POTABLE  
WATER LINES. (VOL 17086, PG 2406  
OPR)



- LEGEND**
- CB COUNTY BLOCK
  - DPR DEED AND PLAT RECORDS  
OF BEXAR COUNTY, TEXAS
  - ESMT EASEMENT
  - PG PAGE(S)
  - ROW RIGHT-OF-WAY
  - OPR OFFICIAL PUBLIC RECORDS  
(OFFICIAL PUBLIC RECORDS  
OF REAL PROPERTY OF  
BEXAR COUNTY, TEXAS)
  - VOL VOLUME
  - FOUND 1/2" IRON ROD  
(SURVEYOR)
  - SET 1/2" IRON ROD (PD)
  - SET 1/2" IRON ROD (PD)-ROW
  - 860- EXISTING CONTOURS
  - 860- PROPOSED CONTOURS
  - FF=890 FINISHED FLOOR ELEVATION  
FOR SEWER.

UNPLATTED 73.28 ACRE TRACT  
MILESTONE POTRANCO DEVELOPMENT, LTD.  
(VOL 10170, PG 1606 OPR)

ANTONIO VASQUEZ SURVEY NO. 200 1/7  
ABSTRACT 1104  
COUNTY BLOCK 4351

**SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 895 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.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE  
PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN  
DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 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.

**SAWS DEDICATION NOTE:**  
THE DEVELOPER 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.

**EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS  
SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE  
PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT 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.

**C.P.S. NOTES:**

1. 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 BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY  
APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT  
TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM  
SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE  
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,  
CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID  
EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR  
PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. 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.
4. CONCRETE SURVEY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS  
WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED  
"PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH  
CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE  
CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996),  
FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

*Cara C. Tackett*  
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 BY: PAPE-DAWSON ENGINEERS, INC.

*Willard*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,  
DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SEALE UNIT 9  
SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SEALE SUBDIVISION HOMEOWNER'S  
ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF  
SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK  
27 & LOT 903, BLOCK 42, CB 4335.

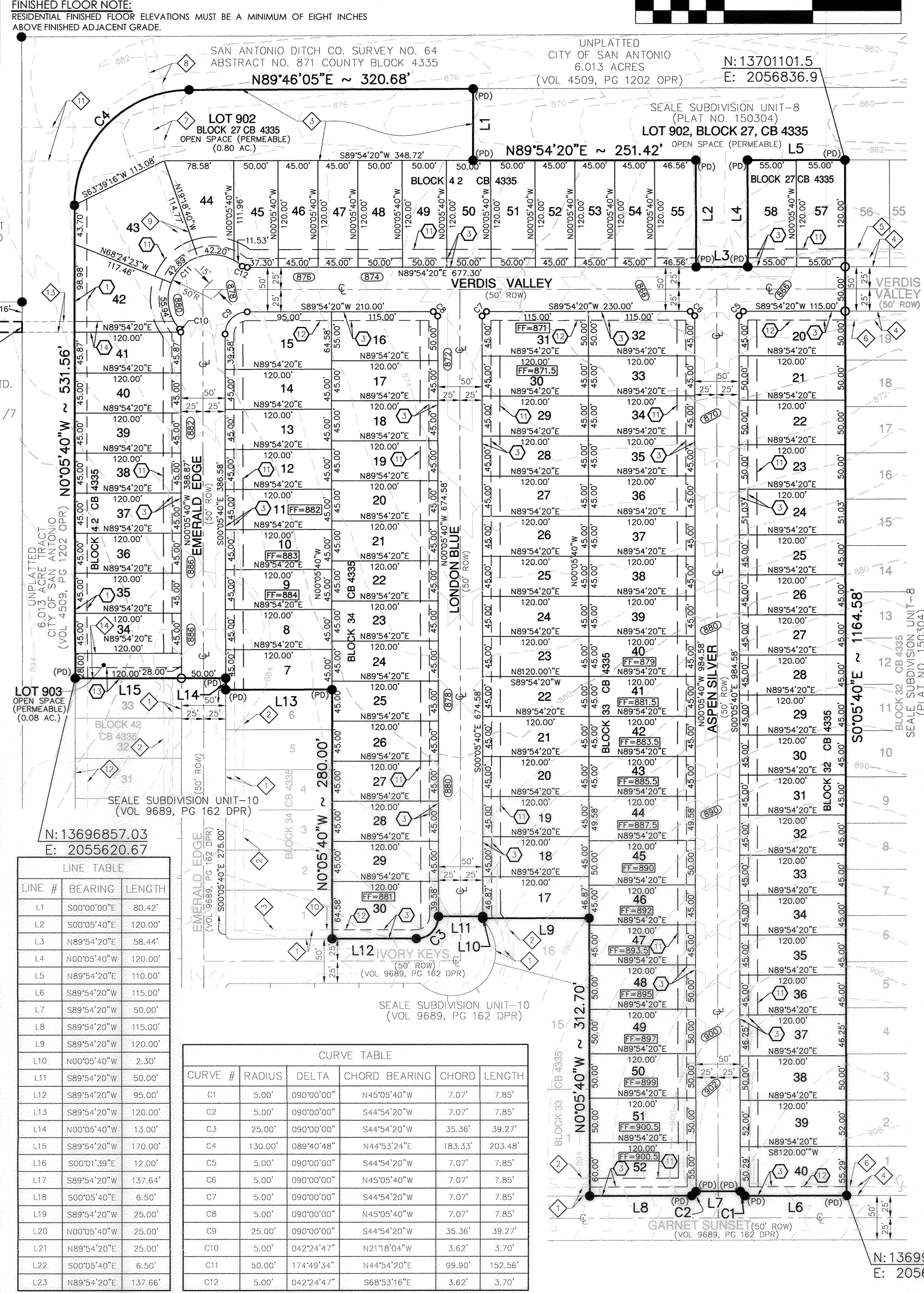
**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE  
SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS  
PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE  
CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED  
WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN  
ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER  
THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS  
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY  
MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**FINISHED FLOOR NOTE:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES  
ABOVE FINISHED ADJACENT GRADE.

**SETBACK NOTE:**  
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.

**OPEN SPACE NOTE:**  
LOT 902, BLOCK 27 & LOT 903, BLOCK 42, CB 4335 ARE DESIGNATED AS OPEN SPACE  
AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND  
CABLE TV EASEMENT.

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



| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L1     | S00°00'00"E | 80.42'  |
| L2     | S00°05'40"E | 120.00' |
| L3     | N89°54'20"E | 58.44'  |
| L4     | N00°05'40"W | 120.00' |
| L5     | N89°54'20"E | 110.00' |
| L6     | S89°54'20"W | 115.00' |
| L7     | S89°54'20"W | 50.00'  |
| L8     | S89°54'20"W | 115.00' |
| L9     | S89°54'20"W | 120.00' |
| L10    | N00°05'40"W | 2.30'   |
| L11    | S89°54'20"W | 50.00'  |
| L12    | S89°54'20"W | 95.00'  |
| L13    | S89°54'20"W | 120.00' |
| L14    | N00°05'40"W | 13.00'  |
| L15    | S89°54'20"W | 170.00' |
| L16    | S00°01'39"E | 12.90'  |
| L17    | S89°54'20"W | 137.64' |
| L18    | S00°05'40"E | 6.50'   |
| L19    | S89°54'20"W | 25.00'  |
| L20    | N00°05'40"W | 25.00'  |
| L21    | N89°54'20"E | 25.00'  |
| L22    | S00°05'40"E | 6.50'   |
| L23    | N89°54'20"E | 137.66' |

| CURVE # | RADIUS  | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|---------|------------|---------------|---------|---------|
| C1      | 5.00'   | 090°00'00" | N45°05'40"W   | 7.07'   | 7.85'   |
| C2      | 5.00'   | 090°00'00" | S44°54'20"W   | 7.07'   | 7.85'   |
| C3      | 25.00'  | 090°00'00" | S44°54'20"W   | 35.36'  | 39.27'  |
| C4      | 130.00' | 089°40'48" | N44°53'24"E   | 183.33' | 203.48' |
| C5      | 5.00'   | 090°00'00" | S44°54'20"W   | 7.07'   | 7.85'   |
| C6      | 5.00'   | 090°00'00" | N45°05'40"W   | 7.07'   | 7.85'   |
| C7      | 5.00'   | 090°00'00" | S44°54'20"W   | 7.07'   | 7.85'   |
| C8      | 5.00'   | 090°00'00" | N45°05'40"W   | 7.07'   | 7.85'   |
| C9      | 25.00'  | 090°00'00" | S44°54'20"W   | 35.36'  | 39.27'  |
| C10     | 5.00'   | 042°24'47" | N21°18'04"W   | 3.62'   | 3.70'   |
| C11     | 50.00'  | 174°49'34" | N44°54'20"E   | 99.90'  | 152.56' |
| C12     | 5.00'   | 042°24'47" | S68°53'16"E   | 3.62'   | 3.70'   |

