

LOCATION MAP  
NOT TO SCALE

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

- ### "C.P.S. NOTES"
1. THE CITY OF SAN ANTONIO AS A 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 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  2. ANY GPS 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 DRIVEWAY APPROACHES 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.
  5. 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.

- ### LEGEND
- |  |            |
|--|------------|
| 1. BUILDING SETBACK LINE   | B.S.L.     |
| 2. VEHICULAR NON-ACCESS EASEMENT   | V.N.E.     |
| 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT  | G.E.T.V.E. |
| 4. CLEAR VISION EASEMENT   | C.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. EXISTING CONTOUR  | 960        |
| 8. PROPOSED FINISHED CONTOUR   | 950        |
| 9. COUNTY BLOCK  | C.B.       |
| 10. VARIABLE   | VAR        |
| 11. VOLUME   | VOL        |
| 12. PAGE   | PGS.       |
| 13. EASEMENT   | ESMT       |
| 14. RIGHT OF WAY   | R.O.W.     |
| 15. STREET CENTERLINE  | C          |
| 16. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COINED SCALE FACTOR IS 1.00017. ROTATION PLAT TO PLAT IS 0.00000. |            |
| 17. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.                       |            |
| 18. BEARING REFERENCE SOURCE IS THE NORTH LINE OF LOT 901 BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED N89°47'31"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.                      |            |

LINE	BEARING	DISTANCE
L1	N44°48'45"E	17.28'
L2	N00°11'15"W	90.00'
L3	N45°11'15"W	20.42'
L4	S89°48'45"W	50.00'
L5	N00°11'15"W	50.00'
L6	N89°48'45"E	50.00'
L7	N45°00'33"E	21.28'
L8	N45°15'00"W	15.57'
L9	N44°44'52"E	15.54'
L10	S44°48'45"W	14.14'
L11	S89°48'45"W	52.13'
L12	S89°48'45"W	52.13'
L13	S45°11'15"E	14.14'
L14	N44°48'45"E	21.21'
L15	N44°54'33"E	14.22'
L16	S00°11'15"E	90.00'
L17	S89°48'45"W	60.00'
L18	S45°11'15"E	18.57'
L19	N64°08'07"E	27.82'
L20	N89°34'41"W	80.18'
L21	N85°05'12"W	24.85'
L22	N44°48'45"E	15.00'
L23	N45°11'15"W	15.00'
L24	N16°48'40"E	138.27'
L25	N04°55'32"W	50.18'
L26	N54°53'11"E	28.61'
L27	N04°55'32"W	50.18'
L28	N00°12'29"W	89.08'
L29	N16°48'40"E	16.98'
L30	N00°18'02"W	53.22'
L31	N74°46'42"E	16.38'
L32	N20°43'30"E	125.00'
L33	N85°44'29"W	24.11'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	33°00'00"	180.00'	53.93'	104.10'	102.74'
C2	35°12'13"	170.00'	53.93'	104.45'	102.82'
C3	36°08'23"	29.00'	9.46'	18.28'	17.99'
C4	162°18'45"	51.00'	327.18'	144.45'	100.78'
C5	36°08'23"	29.00'	9.46'	18.28'	17.99'
C6	90°00'00"	25.00'	25.00'	39.27'	35.36'
C7	47°32'45"	29.00'	12.77'	24.07'	23.38'
C8	27°05'30"	51.00'	48.88'	244.88'	88.05'
C9	47°32'45"	29.00'	12.77'	24.07'	23.38'
C10	90°00'00"	25.00'	25.00'	39.27'	35.36'
C11	36°08'23"	29.00'	9.46'	18.28'	17.99'
C12	162°18'45"	51.00'	327.18'	144.45'	100.78'
C13	36°08'23"	29.00'	9.46'	18.28'	17.99'
C14	24°31'42"	115.00'	35.74'	69.30'	68.26'
C15	30°12'13"	236.00'	74.55'	144.39'	142.12'
C16	43°38'30"	120.00'	4.83'	9.85'	9.85'
C17	43°38'30"	185.00'	7.24'	14.98'	14.98'
C18	43°38'30"	115.00'	4.83'	9.25'	9.25'
C19	43°38'30"	180.00'	7.24'	14.48'	14.47'
C20	35°12'13"	241.00'	76.48'	148.08'	145.70'

### OTHER NOTES:

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
3. 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.
4. IMPACT FEE 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.
5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMANENT AREAS UNLESS NOTED OTHERWISE.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
7. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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.
8. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE OLSON SUBDIVISION UNIT 2 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 901 & 902, BLOCK 2 & LOT 901, BLOCK 3 AND LOT 901, BLOCK 4.
9. 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 1,000 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.
10. SAYS 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.
11. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
12. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2196137) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.
13. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 901, BLOCK 16, WITHIN THE OLSON DETENTION POND SUBDIVISION PLAT, APPROVED BY PLANNING COMMISSION ON COSA PLAT #2016000612 ON JUNE 28, 2017.

### WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

### BUILDING 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.

### "CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PLAT REFERENCE	
①	SEALE SUBDIVISION UNIT 5 (VOL. 9854, PG. 170 D.P.R.)
②	SEALE SUBDIVISION, UNIT 7A (VOL. 9614, PG. 62 D.P.R.)
③	SEALE SUBDIVISION, UNIT 3 (VOL. 9570, PG. 178-180 D.P.R.)

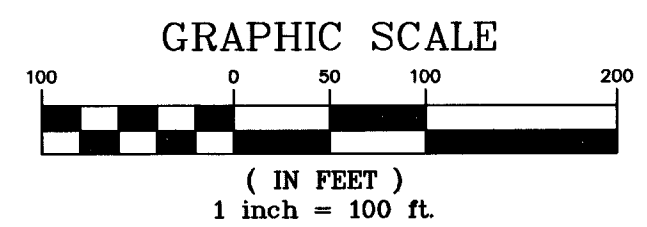
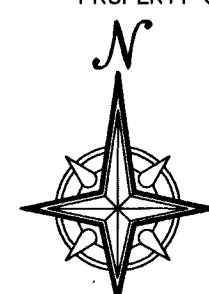
### MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/O CAP, OR CAP SHOWN  
\* = 1/2" IRON ROD FOUND W/D-R E CAP  
○ = 1/2" IRON ROD SET W/D-R E CAP

PLAT No. 160359  
SHEET 1 OF 2

## 60 LOTS SUBDIVISION PLAT ESTABLISHING OLSON SUBDIVISION UNIT 2

BEING 16.808 ACRES OF LAND IN THE WILLIAM PAGE SURVEY NO. 188, ABSTRACT NO. 594, C.B. 4338, AND BEING OUT OF THE 185.03 ACRE TRACT RECORDED IN VOLUME 9866, PAGE 1494, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



**OWNER/DEVELOPER:**  
MILESTONE POTRANCO DEVELOPMENT, LTD.  
543 BUSBY DR.  
SAN ANTONIO, TEXAS 78209  
PHONE: (210) 771-9072

**Denham-Ramones Engineering**  
and Associates, Inc.  
415 ARCH BLUFF  
SAN ANTONIO, TX 78216  
FIRM REGISTRATION NUMBER: T.B.P.E. F-5181 & T.B.P.L.S. 100237.00  
(210) 495-3100 OFFICE

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: MILESTONE POTRANCO DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHESLEY I. SWANN III

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 21<sup>st</sup> DAY OF JULY A.D., 2017.

LUIS M. RAMONES  
Notary Public, State of Texas  
Comm. Expires 07-25-2017  
Notary ID 124446840

*[Signature]*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK 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

THIS PLAT OF \_\_\_\_\_ OLSON SUBDIVISION UNIT 2  
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., 2017.

BY: \_\_\_\_\_ CHAIRMAN

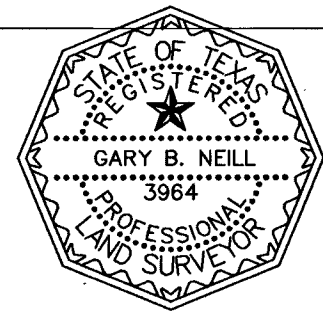
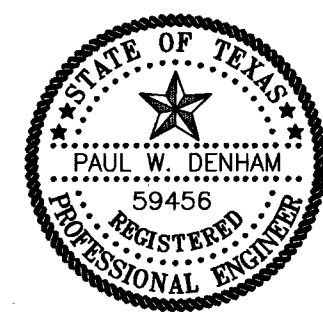
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



STATE OF TEXAS  
COUNTY OF BEXAR

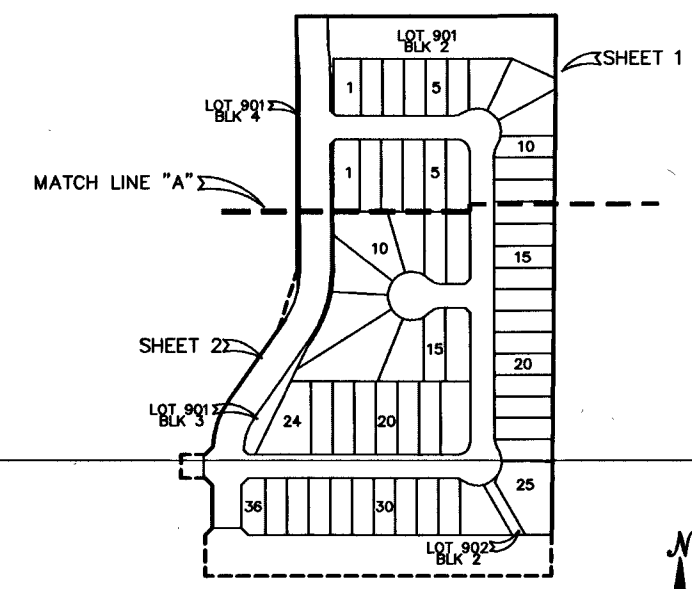
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

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:

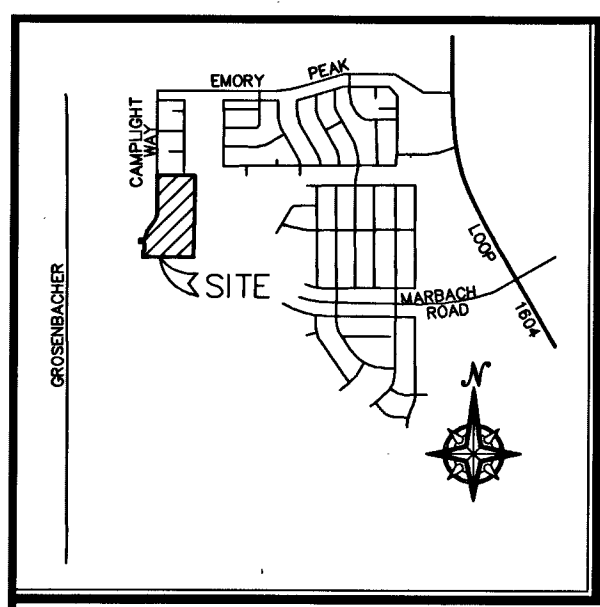
*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL



INDEX MAP  
1"=400'

Date: Jul 20, 2017, 1:44pm User ID: nramones File: L:\Data\DR-LD99\Land Projects\US-0309-U2\img\Olson-U2.dwg

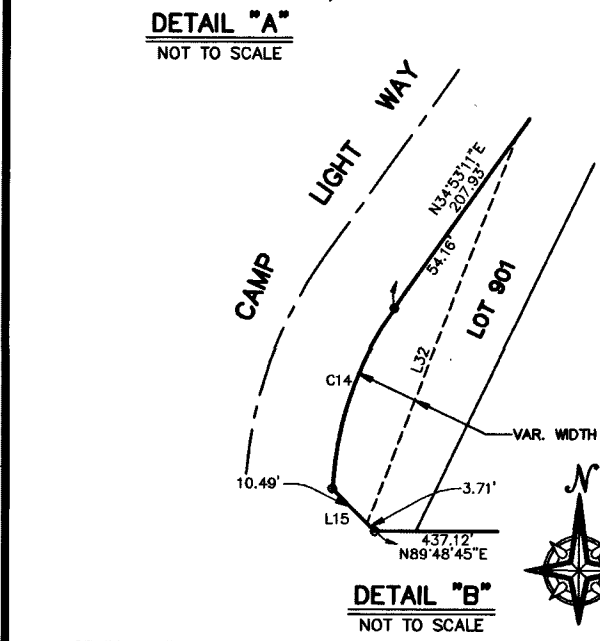
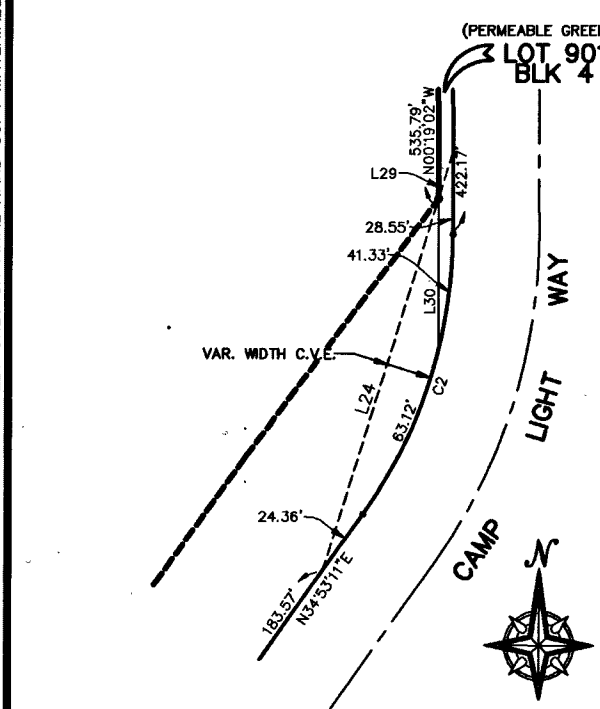
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STATE OF TEXAS  
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*Paul W. Denham*  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

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:

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

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- 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 DRIVEWAY APPROACHES 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.
- 5. 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.

OTHER NOTES:

- 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- 3. 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.
- 4. IMPACT FEE 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.
- 5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. OUTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- 7. 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 MODIFICATIONS OF 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.
- 8. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE OLSON SUBDIVISION UNIT 2 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901 & 902, BLOCK 2 & LOT 901, BLOCK 3 AND LOT 901, BLOCK 4.
- 9. 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 1000 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.
- 10. SANS 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.
- 11. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- 12. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2196137) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE.
- 13. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 901, BLOCK 16, WITHIN THE OLSON DETENTION POND SUBDIVISION PLAT, APPROVED BY PLANNING COMMISSION ON COSA PLAT #2016000612 ON JUNE 28, 2017.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

BUILDING 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.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY). CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PLAT REFERENCE	
①	SEALE SUBDIVISION 5 (VOL. 9654, PG. 170 D.P.R.)
②	SEALE SUBDIVISION, UNIT 7A (VOL. 9614, PG. 62 D.P.R.)
③	SEALE SUBDIVISION, UNIT 3 (VOL. 9570, PG. 178-180 D.P.R.)

MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- ⊙ = 1/2" IRON ROD FOUND W/D-R E CAP
- ⊙ = 1/2" IRON ROD SET W/D-R E CAP

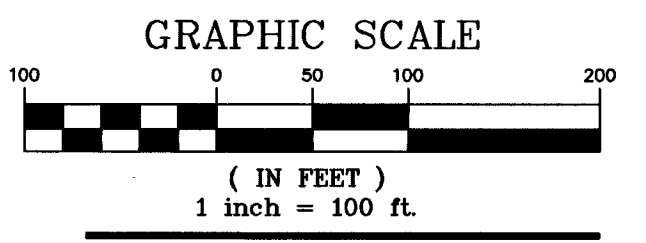
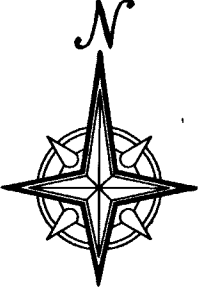
PLAT No. 160359  
SHEET 2 OF 2

60 LOTS

SUBDIVISION PLAT  
ESTABLISHING

OLSON SUBDIVISION  
UNIT 2

BEING 16.808 ACRES OF LAND IN THE WILLIAM PAGE SURVEY NO. 188, ABSTRACT NO. 594, C.B. 4338, AND BEING OUT OF THE 185.03 ACRE TRACT RECORDED IN VOLUME 9866, PAGE 1494, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:  
MILESTONE POTRANCO  
DEVELOPMENT, LTD.  
543 BUSBY DR.  
SAN ANTONIO, TEXAS 78209  
PHONE: (210) 771-8072

**Denham-Ramones Engineering**  
and Associates, Inc.  
415 ARCH BLUFF  
SAN ANTONIO, TX. 78216  
PRM REGISTRATION NUMBER: T&P.E. F-5181 & T&P.L.S. 100237.00  
(210) 495-3100 OFFICE

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: MILESTONE POTRANCO DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHESLEY I. SWANN III

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 21<sup>st</sup> DAY OF JULY A.D., 2017.

*Luis M. Ramones*  
Notary Public, State of Texas  
Comm. Expires 07-25-2017  
Notary ID 124446840

*Luis M. Ramones*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

OLSON SUBDIVISION UNIT 2  
THIS PLAT 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., 2017.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF

\_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

CURVE AND LINE DATA ON SHEET 1 OF 2