

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

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, SERVICE EASEMENT, OVERHANG EASEMENT, UTILITY EASEMENT, "GAS EASEMENT, AND "TRANSFORMER EASEMENT" "WATER EASEMENT" "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT—OF—WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2) ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

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.

1.	BUILDING SETBACK LINE —	B.S.L.
2.	VEHICULAR NON-ACCESS EASEMENT -	V.N.E
3.	CLEAR VISION EASEMENT -	C.V.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.
7.	COUNTY BLOCK————————————————————————————————————	C.B.
8.	VARIABLE —	VAR.
9.	VOLUME —	VOL.
10.	PAGE —	PG.
11.	EASEMENT —	ESM'T
12.	RIGHT OF WAY	R.O.W.
13.	STREET CENTERLINE EXISTING CONTOUR	· Œ
	PROPOSED FINISHED CONTOUR —	90
16.	EFFECTIVE FLOODPLAIN —	
17.	1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN	•
	1/2" IRON ROD FOUND W/ CEC CAP	•
19	1/2" IRON ROD SET W/ CEC CAP —	·O*

N=13,695,089.81

E=2.055.594.09

28' ELECTRIC & GAS EASEMENT VOL. 15611. PG.807-812 OPR

LOT 904

CB 4338 (0.124 AC.)

16.29

16' SEWER ESM'T VOL.16783,

PGS.143-151 OPR

RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE

C1 63.12' 170.00'

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.

Curve Length Radius Chord Length Chord Direction Delta Angle

62.76'

S24°15'00"W

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

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).

OPEN SPACE:
LOTS 902, 903 & 905, BLOCK 4 AND LOTS 901 & 902, BLOCK 5, CB 4338,
ARE DESIGNATED AS A DRAINAGE EASEMENT. LOT 904, BLOCK 4 IS DESIGNATED
AS AN OPEN SPACE, DRAINAGE EASEMENT, AND AS A GAS, ELECTRIC,
TELEPHONE & CABLE TV EASEMENT. LOT 906, BLOCK 4 IS DESIGNATED AS A
GREENBELT, OPEN SPACE, AND A GRADING EASEMENT.

BLK 4

CB 4338

-824 - 4

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.

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.

CB 4338

CB 4338

(804)

14' G.E.T.TV.E. (VOL. 20001, PGS. 201-203) D.P.R.

10' PRIVATE DRAINAGE-ESM'T (PERMEABLE)

N=13,694,517,23

E=2,056,129.44

U N P L A T T E D ARCHBISHOP OF SAN ANTONIO VOL. 3811, PG. 1059 O.P.R. 15.028 ACRES

AMBERDEEN COVE

N89°47'41"F 1284 31'

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2544001) 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 APPODISTS OFFICE PER 35477(h). ARBORISTS OFFICE PER 35477(h).

FLOODPLAIN VERIFICATION NOTE:

N89°47'41"E 705.67'

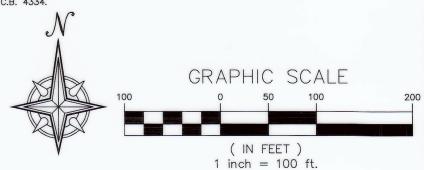
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100—YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

PLAT NO. 19-11800430 SUBDIVISION PLAT

ESTABLISHING

OLSON SUBDIVISION UNIT 7

BEING A TOTAL OF 13.833 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—47, LOTS 902—906, BLOCK 4 C.B. 4334, AND LOTS 1—16, LOT 901, BLOCK 5 C.B. 4334.





CIVIL ENGINEERING CONSULTANTS dba. DON DURDEN, INC. 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 TEL: (210) 641-9999

FAX: (210) 641-6440 REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 12/2020

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

COUNTY OF BEXAR

DATED THIS

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 THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE

THIS 10th DAY OF Deember

_ DAY OF



ROBBIE RUFF Notary Public, State of Texas My Commission expires September 26, 2022 ID #12584001-8

_ A.D., 20___

OLSON SUBDIVISION UNIT 7 THIS PLAT OLSON SUBDIVISION UNIT 7 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

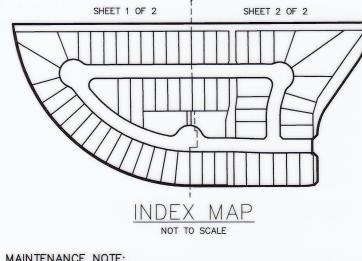
SECRETARY

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 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



MATCHLINE "A"

MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902-906, BLOCK 4; LOTS 901-902, BLOCK 5; CB 4338, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE OLSON SUBDIVISION UNIT 7 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.

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 BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND ECRESS 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.

RESIDENTIAL FIRE FLOW:
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.

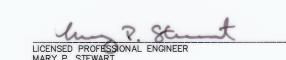
SURVEY NOTES:

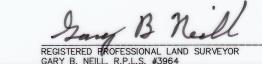
1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) IN FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.

2.) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION. 3.) THE BASIS OF BEARING IN THE NORTH LINE OF THE 185.03 ACRE TRACT BETWEEN FOUND MONUMENTS SHOWN HEREON AND CALLED N89'47'31" AND REFERENCED TO

OTHER NOTES:

STATE OF TEXAS COUNTY OF BEXAR





3.) THE BASIS OF BEARING IN THE NORTH LINE OF THE 185.03 ACRE TRACT BETWEEN THE						
FOUND MONUMENTS SHOWN HEREON AND CALLED N89'47'31" AND REFERENCED TO	C2	104.19'	180.00'	102.74'	S18°18'17"W	33°09'50"
NAD83(2011) DATUM, TEXAS STATE PLANE COORDINATE SYSTEM — SOUTH CENTRAL ZONE.	C3	597.40'	657.00'	577.04'	N64°08'17"W	52°05'55"
4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON	C4	180.42'	51.00'	100.01'	S29°10'56"W	202°41'34"
FEB, 2019.		20.62'	29.00'	20.19'	S69°50'18"E	40°44'02"
OTHER NOTES:	C6	22.49'	225.00'	22.48'	N87°20'30"W	5°43'39"
1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.	C7	15.59'	29.00'	15.40'	N80°07'20"E	30°47'59"
2) THE DEVELOPED DEDICATES THE CANITADY SEIMED AND OR WATER MAINS TO THE SAN	C8	150.72'	51.00'	101.56'	N30°36'54"W	169°19'30"
2.) 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	C9	18.97'	29.00'	18.64'	S35°18'16"W	37°29'09"
SAN ANTONIO WATER SYSTEM.	C10	51.16'	175.00'	50.97'	S08°11'13"W	16°44'56"
3.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.	C11	21.00'	525.00'	21.00'	S89°02'29"E	2°17'31"
	C12	19.00'	475.00'	19.00'	N89°02'29"W	2°17'31"
4.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.	C13	510.38'	532.00'	491.03'	S62°42'13"E	54°58'03"
	C14	18.70'	29.00'	18.38'	N53°41'32"W	36°56'40"
5.) 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	C15	56.40'	25.00'	45.18'	S25°09'53"W	129°15'35"
WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.	C16	9.05'	175.00'	9.05'	N88°43'28"W	2°57'42"
	C17	45.29'	25.00'	39.35'	N35°20'28"W	103°48'18"
STATE OF TEXAS	C18	65.77'	225.00'	65.54'	S08°11'13"W	16°44'56"
COUNTY OF BEXAR	C19	8.79'	475.00'	8.79'	S88°25'31"E	1°03'35"
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	C20	21.00'	525.00'	21.00'	N89°02'29"W	2°17'31"
KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING	C21	32.90'	29.00'	31.16'	S57°41'18"E	64°59'54"
COMMISSION.	C22	110.30'	51.00'	90.02'	N87°08'42"W	123°54'44"
	C23	35.10'	29.00'	33.00'	N65°34'27"E	69°21'02"
	C24	338.90'	482.00'	331.96'	S59°36'28"E	40°17'08"
hung P. Struct	C25	368.08'	657.00'	363.29'	N22°02'20"W	32°06'00"
LICENSED PROFESSIONAL ENGINEER MARY P. STEWART	C26	20.00'	500.00'	20.00'	N89°02'29"W	2°17'31"
	C27	20.00'	500.00'	20.00'	N89°02'29"W	2°17'31"
STATE OF TEXAS COUNTY OF BEXAR	C28	58.46'	200.00'	58.26'	S08°11'13"W	16°44'56"
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET	C29	58.53'	200.00'	58.32'	S81°49'19"E	16°46'00"
FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:	C30	547.13'	507.00'	520.96'	N59°16'20"W	61°49'49"
	C31	929.42'	652.00'	852.70'	S49°21'01"E	81°40'28"
Some B noill	C32	65.94'	657.00'	65.91'	S40°57'51"E	5°45'01"
Lares 12 Cell	C33	97.17'	657.00'	97.09'	S48°04'35"E	8°28'28"
REGISTERED PROFESSIONAL LAND SURVEYOR	C34	434.29'	657.00'	426.43'	S71°15'02"E	37°52'26"
GARY B. NEILL, R.P.L.S. #3964						

Line Table			Line Table			
Line	Length	Direction	Line	Length	Direction	
L1	81.25'	S00°19'02"E	L22	15.00'	N89°47'41"E	
L2	21.28'	S45°00'13"W	L23	97.09'	S48°04'35"E	
L3	3.50'	S89°48'45"W	L24	12.28'	N21°32'12"E	
L4	50.00'	S00°11'15"E	L25	122.72'	S89°48'45"W	
L5	3.50'	N89°48'45"E	L26	25.00'	S89°48'45"W	
L6	21.21'	S45°11'15"E	L27	141.50'	N89°48'45"E	
L7	17.28'	S44°48'45"W	L28	14.21'	S73°26'19"E	
L8	27.92'	S84°06'07"W	L29	100.00'	S16°33'41"V	
L9	41.01'	N16°33'41"E	L30	71.90'	N00°11'15"V	
L10	14.14'	N45°11'15"W	L31	5.05'	N89°47'41"E	
L11	105.02'	S87°53'43"E	L32	15.94'	S51°17'05"E	
L12	45.67'	N16°33'41"E	L33	106.50'	N89°48'45"E	
L13	71.80'	N00°11'15"W	L34	36.77'	S07°12'14"E	
L14	14.29'	N45°25'43"E	L35	122.72'	N89°48'45"E	
L15	63.84'	N89°48'45"E	L36	20.00'	S01°24'25"V	
L16	12.29'	N21°56'51"W	L37	32.00'	N00°11'15"V	
L17	52.06'	S00°00'00"E	L38	6.35'	N45°11'15"V	
L18	45.36'	S06°59'27"W	L39	90.00'	S00°11'15"E	
L19	14.00'	S61°59'10"E	L40	58.51'	N16°33'41"E	
L20	14.00'	N59°11'00"E	L41	55.88'	N14°41'31"E	
L21	52.26'	N00°00'00"E	L42	25.00'	N89°48'45"E	

CLEAR VISION ESM'T SEE DETAIL B SHEET 2 OF 2

86' G.E.T.TV.E., SANITARY ----

SEWER, WATER, &

DRAINAGE ESM'T.

ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.

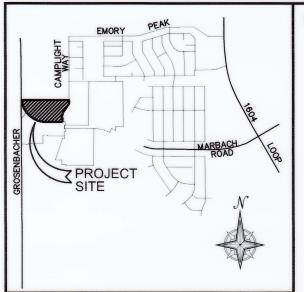
(VOL. 20001, PGS. 201-203) DPR

1' V.N.E. (20001, PGS.

201-203) D.P.R.

SEE LINE & CURVE TABLE ON SHEET 1 OF 2 OF THIS PLAT PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





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

CPS/SAWS/COSA UTILITY GENERAL NOTES:

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AND "TRANSFORMER EASEMENT" "WATER EASEMENT" "SANITARY SEWER EASEMENT"

AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT—OF—WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2) ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID COLLABORATION OF THE PERSON OF THE PERSONS DEEMED RESPONSIBLE FOR SAID COLLABORATION OF THE 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.

	1.	BUILDING SETBACK LINE -	B.S.L.
	2.	VEHICULAR NON-ACCESS EASEMENT -	V.N.E
	3.	CLEAR VISION EASEMENT	C.V.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.
	7.	COUNTY BLOCK—	C.B.
	8.	VARIABLE —	VAR.
	9.	VOLUME —	VOL.
		PAGE ————	
	11.	EASEMENT	ESM'T
		RIGHT OF WAY	
	13.	STREET CENTERLINE	- Ç
		2.11011110	980
	15.	PROPOSED FINISHED CONTOUR	90
	16.	EFFECTIVE FLOODPLAIN —	
		1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN-	
	18.	1/2" IRON ROD FOUND W/ CEC CAP	*
)		1/2" IRON ROD SET W/ CEC CAP	·O*
			_

MONUMENT NOTE:

= 1/2" IRON ROD FOUND W/ D.R.E. CAP, OR CAP SHOWN *= 1/2" IRON ROD FOUND W/ CEC CAP

O* = 1/2" IRON ROD SET W/ CEC CAP

UNPLATTED

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 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:

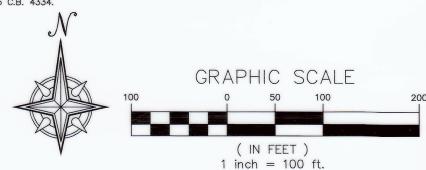
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

PLAT NO. 19-11800430 SUBDIVISION PLAT

ESTABLISHING

OLSON SUBDIVISION UNIT 7

BEING A TOTAL OF 13.833 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 1-47, LOTS 902-906, BLOCK 4 C.B. 4334, AND LOTS 1-16, LOT 901, BLOCK 5 C.B. 4334.





CIVIL ENGINEERING CONSULTANTS dba. DON DURDEN, INC 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 TEL: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 12/2020

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 10th DAY OF December

543 BUSBY DR., SAN ANTONIO, TX 78209 210-541-1413



ROBBIE RUFF ID #12584001-8

OLSON SUBDIVISION UNIT 7

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) DATED THIS _____ DAY OF ___

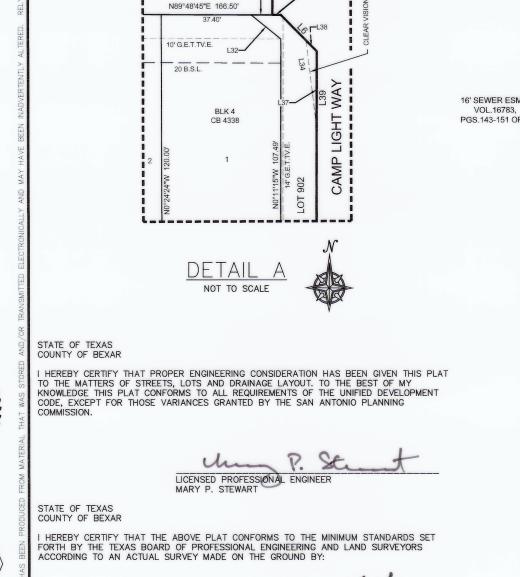
SECRETARY

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 COUNTY 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 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



REGISTERED PROFESSIONAL LAND SURVEYOR

GARY B. NEILL. R.P.L.S. #3964

L_____

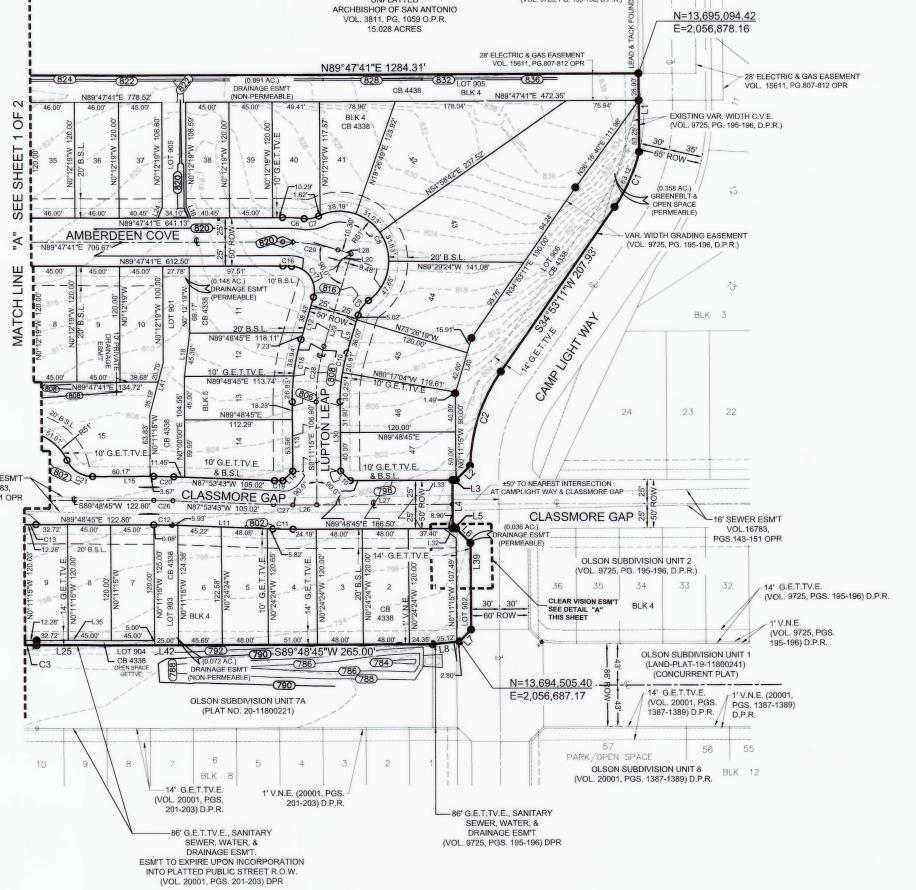
NOT TO SCALE

CLASSMORE GAR

14' G.E.T.TV.E. 19

CLEAR VISION FASEMENT -

-C25



LOT 901 BLK 4 (VOL. 9725, PG. 195-196, D.P.R.)

> SEE LINE & CURVE TABLE ON SHEET 1 OF 2 OF THIS PLAT

OF THIS MULTIPLE PAGE PLAT



3964

PLAT NOTES APPLY TO EVERY PAGE