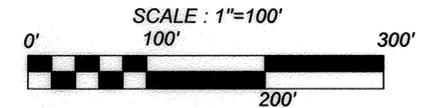


SUBDIVISION PLAT ESTABLISHING  
KALLISON RANCH PHASE 2, UNIT 9C

BEING A TOTAL OF 17.28 ACRES TRACT OF LAND OUT OF A 39.67 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC. RECORDED IN DOCUMENT NUMBER 20180083733 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 63, ABSTRACT NO. 666, COUNTY BLOCK 4451.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 1012300

STATE OF TEXAS  
COUNTY OF HARRIS  
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.

*Michael C. Brisch*  
OWNER/DEVELOPER:  
MICHAEL C. BRISCH  
PERRY HOMES, LLC  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77071  
(800) 247-3779

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF HARRIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL C. BRISCH 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 20th DAY OF April, A.D. 2021  
*Peggy C. Morgan*  
NOTARY PUBLIC, HARRIS 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, TX

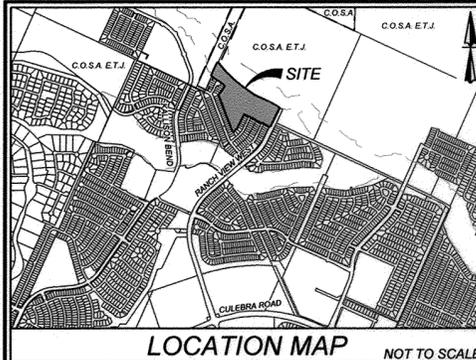
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 2, UNIT 9C 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



- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD89 (GEOID09).
  - LOT CORNERS (1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY") WILL BE SET UPON COMPLETION OF FINAL GRADINGS.

- LEGEND:**
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - C.B. = COUNTY BLOCK
  - CL. = CENTERLINE
  - L.F. = LINEAR FEET
  - = EXISTING CONTOURS
  - - - = PROPOSED CONTOURS
  - - - = CITY OF SAN ANTONIO LIMITS

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 3' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
  - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.08 ACRE PERMEABLE)
  - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.01 ACRE PERMEABLE)
  - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
  - VARIABLE WIDTH OPEN SPACE & PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE) (0.02 ACRE NON-PERMEABLE)
  - VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (3.89 ACRE PERMEABLE)
  - VARIABLE WIDTH CLEAR VISION EASEMENT
  - 15' BUILDING SETBACK LINE
  - 10' BUILDING SETBACK LINE

Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing	Curve #	Length	Radius	Delta	Chord Bearing
C1	57.01'	139.00'	23°30'01"	S66°13'10"W	C16	10.53'	15.00'	40°14'05"	N06°00'07"E
C2	23.56'	15.00'	90°00'05"	S71°07'12"W	C17	146.61'	51.00'	164°42'15"	N68°14'13"E
C3	39.12'	25.00'	89°39'42"	N18°42'41"W	C18	10.53'	15.00'	40°14'05"	S49°31'42"E
C4	23.65'	15.00'	90°20'18"	S71°17'19"W	C19	55.93'	525.00'	6°06'12"	S96°35'38"E
C5	23.47'	15.00'	89°39'42"	N18°42'41"W	C20	13.80'	15.00'	52°41'41"	S89°53'23"E
C6	90.60'	475.00'	6°06'12"	S05°51'00"E	C21	157.95'	51.00'	177°27'13"	S27°30'37"E
C7	22.05'	15.00'	84°14'08"	S68°14'13"W	C22	9.19'	15.00'	35°05'50"	S43°40'05"W
C8	14.44'	15.00'	55°09'00"	S01°27'20"E	C23	23.56'	15.00'	89°59'55"	S18°52'48"E
C9	278.67'	55.00'	290°18'01"	S62°52'50"W					
C10	14.44'	15.00'	55°09'00"	N53°41'40"E					
C11	25.07'	15.00'	95°45'54"	N21°45'47"W					
C12	36.75'	25.00'	84°14'06"	S68°14'13"W					
C13	8.79'	15.00'	33°33'26"	S09°20'27"W					
C14	250.39'	51.00'	281°17'55"	N46°47'19"W					
C15	17.73'	15.00'	67°44'29"	N59°59'24"E					

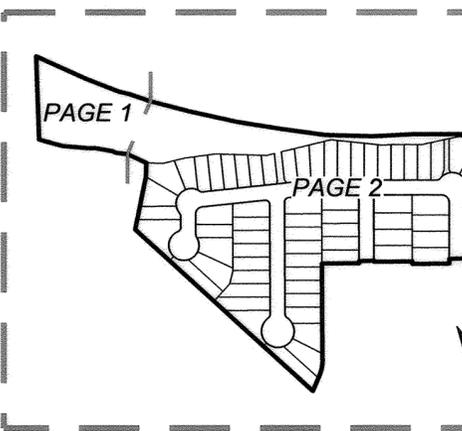
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
*Blaine P. Lopez*  
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:  
*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441  
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) 1917 INTERSTATE BLVD, AUSTIN, TEXAS 78741 PHONE: 512-440-7772 FAX: 512-442-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

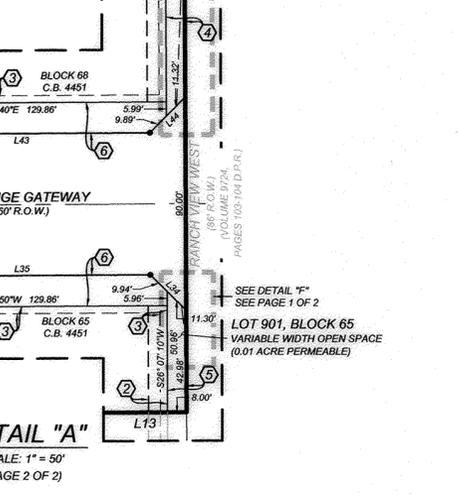
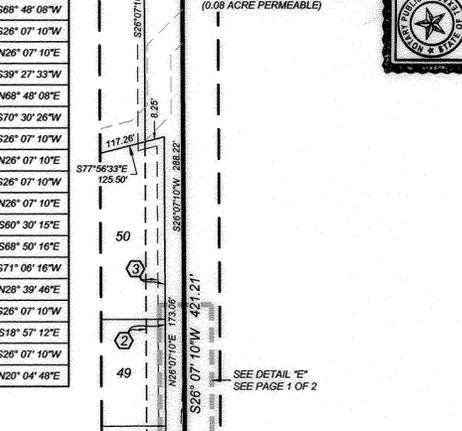
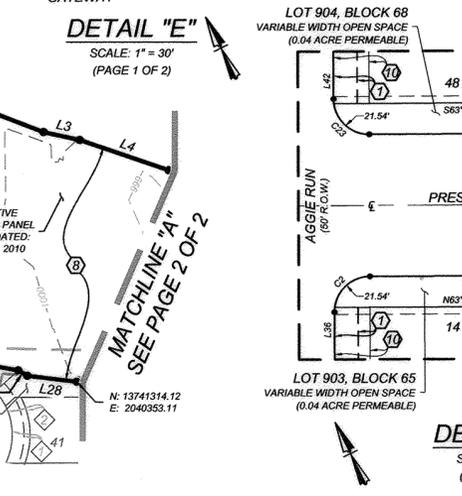
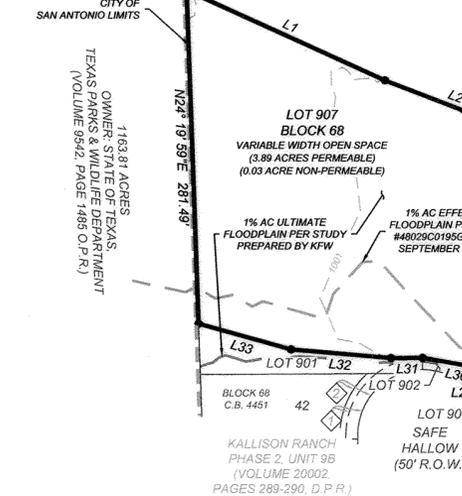
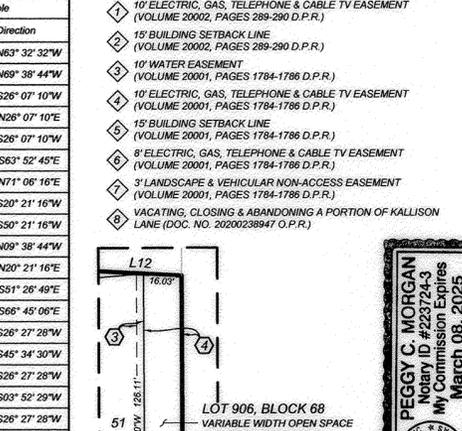
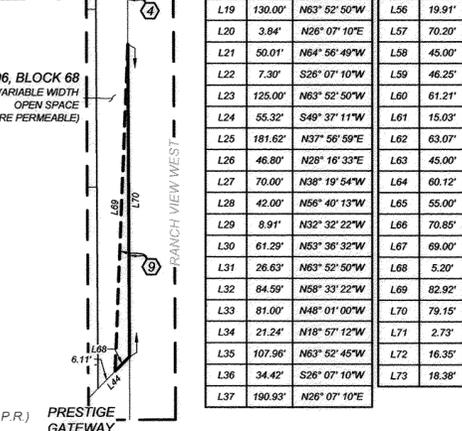
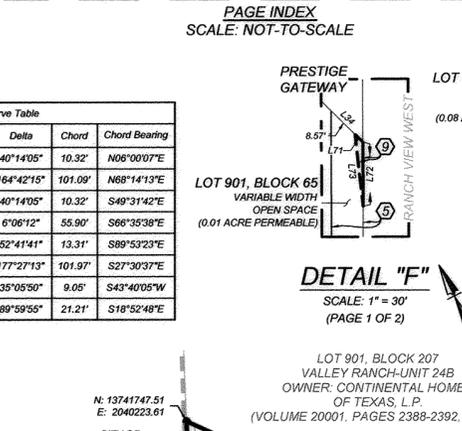
- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "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 TO 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING 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 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 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 HEREON.
  4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) 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 THE 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.
- CLEAR VISION NOTE:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

- SAWS WASTEWATER EDU:**  
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:**  
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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- 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.
- FIRE FLOW DEMAND 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 MARSHAL.
- S.A.W.S. HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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 OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- BUILDING SETBACK LINE:**  
THE 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.
- TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 2555305) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(II).
- LOMIS WITH FEMA APPROVAL NOTE:**  
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 PARE-DANSON ENGINEERS, INC. AND APPROVED BY FEMA ON AUGUST 11, 2020 (CASE NO. 20-06-246SP). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMAP MAP REVISIONS AND/OR AMENDMENTS.

- INGRESS AND EGRESS NOTE (SEWER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTORS' ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- INGRESS AND EGRESS NOTE (WATER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTORS' ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- DRAINAGE EASEMENT ENCROACHMENTS NOTE:**  
NO STREET CURB, 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 APPLIED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 & 903, BLOCK 65 & 904-907, BLOCK 68, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION 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.
- RESIDENTIAL FINISHED FLOOR NOTE:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN 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.
- OPEN SPACE NOTE:**  
LOTS 901, BLOCK 65, (0.01 ACRE PERMEABLE), 903, BLOCK 65, (0.04 ACRE PERMEABLE), 904, BLOCK 65, (0.03 ACRE PERMEABLE), 906, BLOCK 68, (0.08 ACRE PERMEABLE), 907, BLOCK 68 (3.89 ACRE PERMEABLE) (0.03 ACRE NON-PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT. LOT 905, BLOCK 68, (0.03 ACRE PERMEABLE) (0.02 ACRE NON-PERMEABLE), IS DESIGNATED AS OPEN SPACE & PRIVATE DRAINAGE EASEMENT.



Line Table				Line Table			
Line #	Length	Direction	Line #	Length	Direction	Line #	Length
L1	183.76'	S39° 09' 04"E	L38	113.91'	N63° 32' 32"W	L1	183.76'
L2	121.51'	S42° 27' 43"E	L39	57.46'	N69° 38' 44"W	L2	121.51'
L3	31.14'	S51° 14' 21"E	L40	68.31'	S26° 07' 10"W	L3	31.14'
L4	79.38'	S44° 42' 41"E	L41	38.90'	N26° 07' 10"E	L4	79.38'
L5	133.45'	S48° 40' 21"E	L42	77.43'	S26° 07' 10"W	L5	133.45'
L6	169.69'	S51° 06' 19"E	L43	108.01'	S63° 52' 45"E	L6	169.69'
L7	145.41'	S54° 31' 17"E	L44	21.21'	N71° 06' 16"E	L7	145.41'
L8	152.49'	S55° 44' 48"E	L45	95.13'	S20° 21' 16"W	L8	152.49'
L9	158.10'	S62° 08' 51"E	L46	9.15'	S50° 21' 16"W	L9	158.10'
L10	142.90'	S66° 04' 52"E	L47	13.18'	N09° 38' 44"W	L10	142.90'
L11	184.50'	S63° 32' 32"E	L48	94.90'	N20° 21' 16"E	L11	184.50'
L12	119.12'	S80° 30' 15"E	L49	9.54'	S51° 26' 49"E	L12	119.12'
L13	138.00'	N63° 52' 50"W	L50	35.72'	S66° 45' 06"E	L13	138.00'
L14	8.57'	N26° 07' 10"E	L51	100.14'	S26° 27' 28"W	L14	8.57'
L15	50.01'	N64° 56' 49"W	L52	18.08'	S45° 34' 30"W	L15	50.01'
L16	16.69'	S26° 07' 10"W	L53	5.50'	S26° 27' 28"W	L16	16.69'
L17	125.00'	N63° 52' 50"W	L54	10.35'	S03° 52' 29"W	L17	125.00'
L18	8.10'	N26° 07' 10"E	L55	105.17'	S26° 27' 28"W	L18	8.10'
L19	130.00'	N63° 52' 50"W	L56	19.91'	S68° 48' 08"W	L19	130.00'
L20	3.84'	N26° 07' 10"E	L57	70.20'	S26° 07' 10"W	L20	3.84'
L21	50.01'	N64° 56' 49"W	L58	45.00'	N26° 07' 10"E	L21	50.01'
L22	7.30'	S26° 07' 10"W	L59	46.25'	S39° 27' 33"W	L22	7.30'
L23	125.00'	N63° 52' 50"W	L60	61.21'	N68° 48' 08"E	L23	125.00'
L24	55.32'	S49° 37' 11"W	L61	15.03'	S70° 30' 26"W	L24	55.32'
L25	181.62'	N37° 56' 59"E	L62	63.07'	S26° 07' 10"W	L25	181.62'
L26	46.80'	N26° 16' 33"E	L63	45.00'	N26° 07' 10"E	L26	46.80'
L27	70.00'	N38° 19' 54"W	L64	60.12'	S26° 07' 10"W	L27	70.00'
L28	42.00'	N56° 40' 13"W	L65	55.00'	N26° 07' 10"E	L28	42.00'
L29	8.91'	N32° 32' 22"W	L66	70.85'	S60° 30' 15"E	L29	8.91'
L30	61.29'	N53° 36' 32"W	L67	69.00'	S68° 50' 16"E	L30	61.29'
L31	26.63'	N63° 52' 50"W	L68	5.20'	S71° 06' 16"W	L31	26.63'
L32	84.59'	N58° 33' 22"W	L69	82.92'	N28° 39' 46"E	L32	84.59'
L33	81.00'	N48° 01' 00"W	L70	79.15'	S26° 07' 10"W	L33	81.00'
L34	21.24'	N18° 57' 12"W	L71	2.73'	S18° 57' 12"E	L34	21.24'
L35	107.96'	N63° 52' 45"W	L72	16.35'	S26° 07' 10"W	L35	107.96'
L36	34.42'	S26° 07' 10"W	L73	18.38'	N20° 04' 48"E	L36	34.42'
L37	190.93'	N26° 07' 10"E				L37	190.93'



RESIDENTIAL LOTS = 68

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

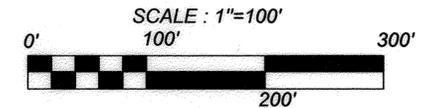
SCALE: 1" = 50'



Date: Apr 19, 2021, 10:22am User ID: jmls File: \\f:\gis\120\design\mwf\PLAT11800331.dwg

SUBDIVISION PLAT ESTABLISHING  
KALLISON RANCH PHASE 2, UNIT 9C

BEING A TOTAL OF 17.28 ACRE TRACT OF LAND OUT OF A 39.67 ACRE TRACT OF LAND CONVEYED TO FERRY HOMES, LLC. RECORDED IN DOCUMENT NUMBER 2018003733 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451.



ENGINEERS + SURVEYING  
3421 Paeasanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10123000

STATE OF TEXAS  
COUNTY OF HARRIS

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.

*Michael C. Brisch*  
OWNER/DEVELOPER:

MICHAEL C. BRISCH  
FERRY HOMES, LLC  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77071  
(1-800)-247-3779

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL C. BRISCH 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 10th DAY OF April, A.D. 2021

*Peggy C. Morgan*  
NOTARY PUBLIC, HARRIS 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, TX

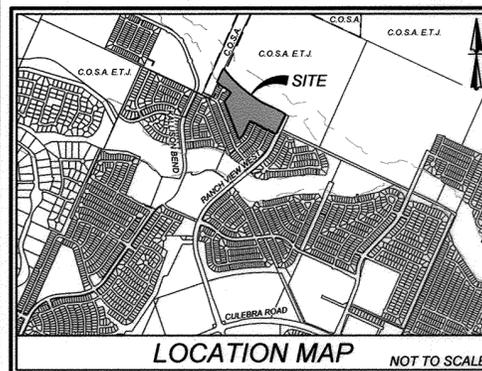
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 2, UNIT 9C 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



C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE 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," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE TO 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING 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 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 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 HEREON.
- 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) 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 THE 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.

SAWS WASTEWATER EDU:

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:

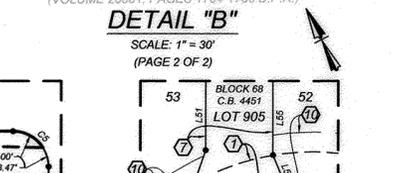
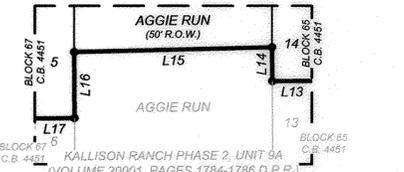
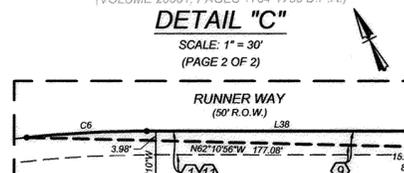
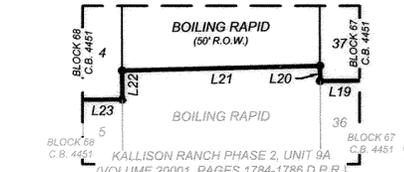
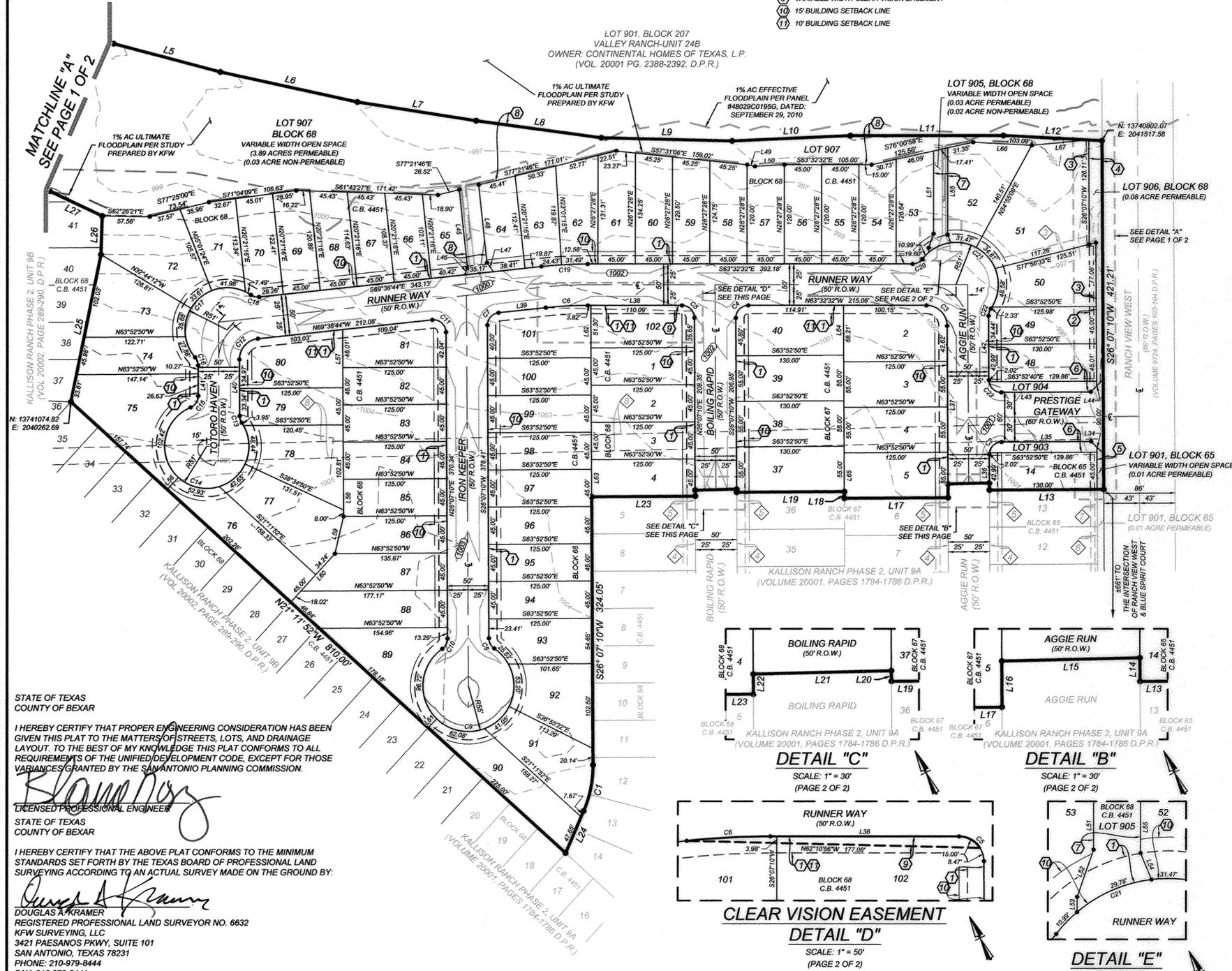
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

LEGEND:

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- C.E. = CENTERLINE
- L.F. = LINEAR FEET
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS
- --- = CITY OF SAN ANTONIO LIMITS

KEYNOTES:

- ① 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 289-290 D.P.R.)
- ② 8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 289-290 D.P.R.)
- ③ 3' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (VOLUME 20002, PAGES 289-290 D.P.R.)
- ④ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.08 ACRE PERMEABLE)
- ⑤ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.01 ACRE PERMEABLE)
- ⑥ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
- ⑦ VARIABLE WIDTH OPEN SPACE & PRIVATE DRAINAGE EASEMENT (0.03 ACRE PERMEABLE) (0.03 ACRE NON-PERMEABLE)
- ⑧ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (3.89 ACRE PERMEABLE) (0.03 ACRE NON-PERMEABLE)
- ⑨ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑩ 15' BUILDING SETBACK LINE
- ⑪ 10' BUILDING SETBACK LINE
- ⑫ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 289-290 D.P.R.)
- ⑬ 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 289-290 D.P.R.)
- ⑭ 10' WATER EASEMENT (VOLUME 20001, PAGES 1784-1786 D.P.R.)
- ⑮ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1784-1786 D.P.R.)
- ⑯ 15' BUILDING SETBACK LINE (VOLUME 20001, PAGES 1784-1786 D.P.R.)
- ⑰ 8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20001, PAGES 1784-1786 D.P.R.)
- ⑱ 3' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT (VOLUME 20001, PAGES 1784-1786 D.P.R.)
- ⑲ VACATING, CLOSING & ABANDONING A PORTION OF KALLISON LANE (DOC. NO. 2020238947 O.P.R.)



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.

*Blaine P. Lopez*  
BLAINE P. LOPEZ  
92685  
LICENSED PROFESSIONAL ENGINEER  
4/23/2021

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:

*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PEAASANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS)  
1912 W. INTERSTATE 35, AUSTIN, TEXAS 78741  
PHONE: 512-440-7775 FAX: 512-440-1414 - EMAIL: INFO@TPELS.ORG

RESIDENTIAL LOTS = 68

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



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