

- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  2. 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.
  3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 190 OF 785, COMMUNITY PANEL NO. 48029011956, DATED SEPTEMBER 29, 2010.
  5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).
- MAINTENANCE NOTE:**  
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**AREA TO BE RE-PLATTED**  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION

AREA TO BE RE-PLATTED IS 0.76 ACRES BEING A PORTION OF LOT 44, BLOCK 35 PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF KALLISON RANCH PHASE 1, UNIT - 1, BEING RECORDED IN VOLUME 9572, PAGES 119 - 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- C.V.E. = CLEAR VISION EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KALLISON RANCH PHASE 1, UNIT - 1, PLAT# 060156 WHICH IS RECORDED IN VOLUME 9572, PAGES 119 - 124, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER \_\_\_\_\_

OWNER'S DULY AUTHORIZED AGENT \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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, P.E.*  
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:

*Teresa A. Seidel*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

**NOTES:**

1. 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 EASEMENTS, 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 OF INGRESS AND EGRESS 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(F)(2)(4)(3) (p 5-40))
3. LOT 903, BLOCK 41 AND LOT 903 AND LOT 905 BLOCK 40 ARE TO BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, & DRAINAGE EASEMENT.
4. 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.

**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, 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 (8) 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.

**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 1,000 GPM AT 26 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 MARSHALL.

**BUILDING SETBACK LINE:**

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR GRANTOR AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**WASTEWATER EASEMENT NOTE:**

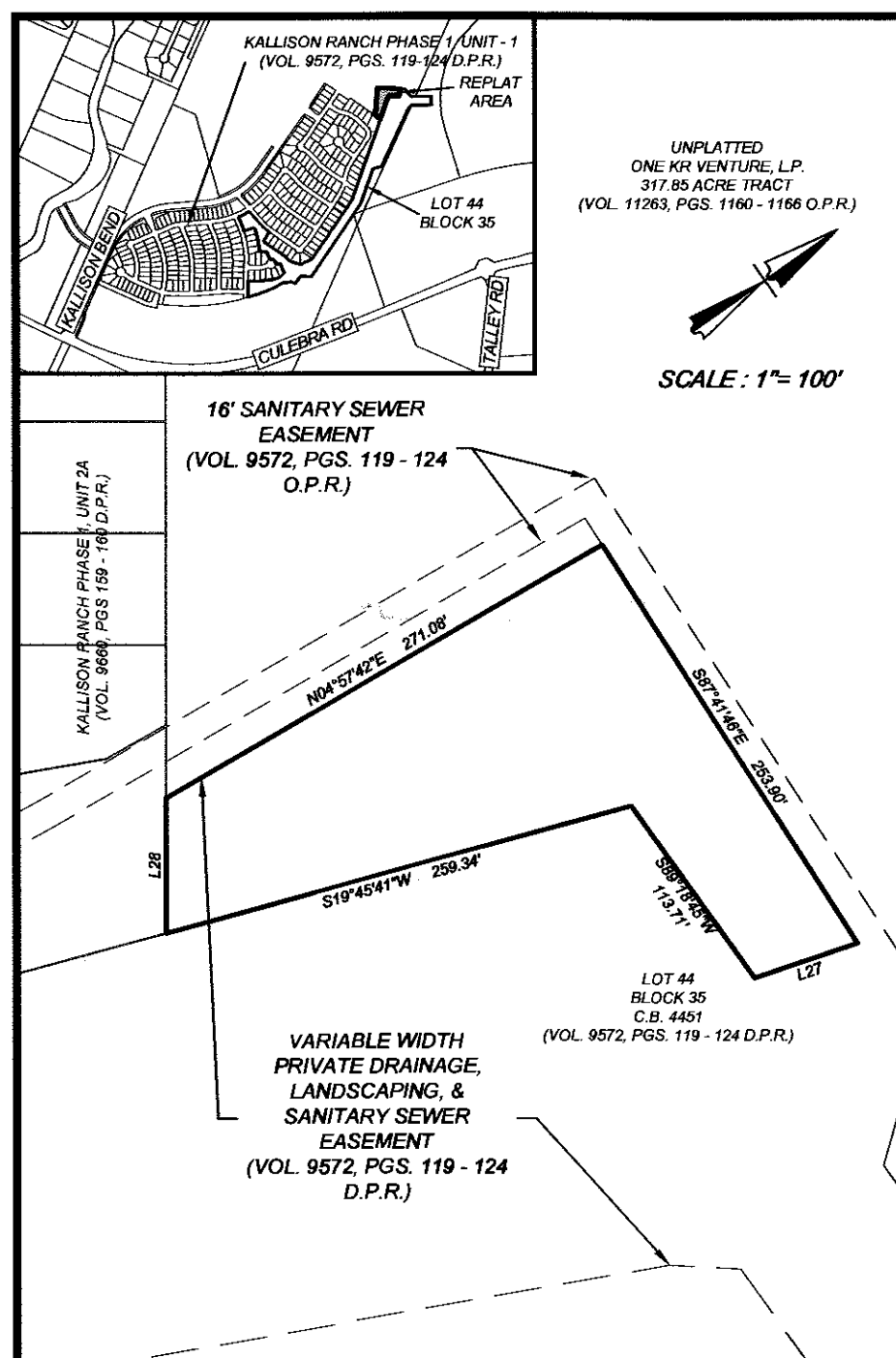
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT DUE:**

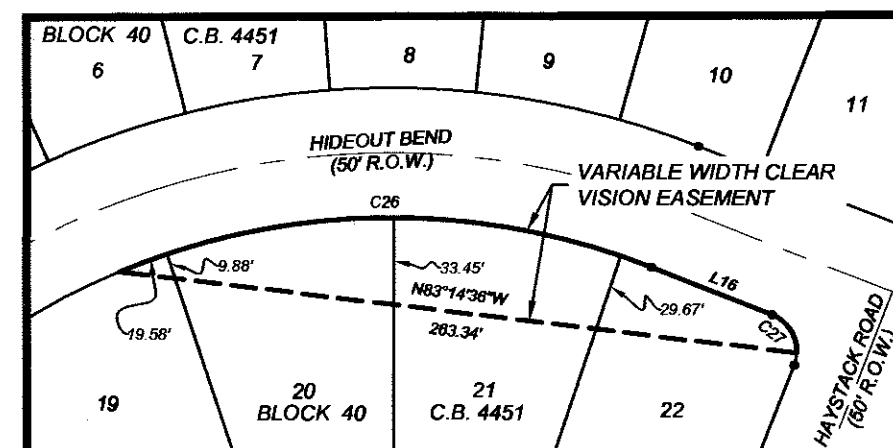
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2021022) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. 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(0).



SCALE: 1"= 100'



**DETAIL "A"**  
NOT - TO - SCALE

Parcel Line Table				Parcel Line Table				Parcel Line Table			
Line #	Length	Direction		Line #	Length	Direction		Line #	Length	Direction	
L10	70.00'	S55° 02' 18"E		L28	72.50'	N55° 00' 15"W		L53	39.52'	N70° 57' 56"W	
L11	16.84'	S34° 57' 42"W		L29	111.26'	N55° 00' 15"W		L54	62.13'	N72° 08' 03"E	
L12	21.22'	S10° 01' 16"E		L30	111.29'	S55° 00' 15"E		L55	59.57'	N34° 16' 27"E	
L13	50.00'	S21° 23' 26"W		L31	7.49'	N10° 01' 16"W		L56	60.96'	N74° 22' 34"E	
L14	89.39'	S21° 23' 26"W		L40	70.00'	S55° 02' 18"E		L57	142.18'	N56° 24' 20"E	
L15	89.39'	N21° 23' 26"E		L41	19.39'	N34° 57' 42"E		L58	8.12'	N85° 57' 28"W	
L16	49.98'	N68° 36' 34"W		L42	9.60'	S68° 36' 34"E		L59	3.30'	S09° 48' 39"W	
L17	107.50'	N34° 59' 45"E		L43	7.47'	S85° 57' 28"E		L60	9.53'	S89° 48' 39"W	
L18	21.21'	S78° 58' 44"W		L44	39.16'	S89° 11' 51"E		L61	6.67'	N87° 37' 52"W	
L19	106.23'	N34° 57' 42"E		L45	10.00'	N00° 48' 09"E		L62	4.20'	N09° 48' 39"E	
L20	3.58'	N79° 59' 45"E		L46	10.00'	S89° 11' 51"E		L63	83.73'	S16° 17' 21"W	
L21	3.59'	N10° 00' 15"W		L47	10.00'	S00° 48' 09"W		L64	31.16'	S34° 59' 45"W	
L22	71.28'	N68° 36' 34"W		L48	126.03'	S56° 24' 20"W		L65	7.48'	N34° 59' 45"E	
L23	49.79'	N81° 08' 39"W		L49	59.27'	S74° 22' 34"W		L66	70.00'	N55° 02' 18"W	
L24	12.85'	N81° 25' 20"W		L50	72.84'	S34° 16' 27"W		L67	23.31'	S68° 36' 34"E	
L25	10.86'	S28° 40' 56"E		L51	45.09'	S72° 08' 03"W					
L27	58.35'	S16° 17' 21"W		L52	6.55'	N31° 24' 04"E					

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N79°59'45"E
C7	433.34'	325.00'	255.73'	76°23'41"	401.94'	N73°11'35"E
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S66°23'26"W
C9	72.78'	225.00'	36.71'	18°32'00"	72.46'	S30°39'26"W
C10	251.30'	55.00'	63.51'	261°47'12"	83.15'	N09°10'58"W
C11	21.41'	15.00'	12.99'	81°47'12"	19.64'	N80°49'02"E
C12	433.33'	175.00'	28.55'	18°32'00"	56.36'	N30°39'26"E
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	N23°36'34"W
C14	366.00'	275.00'	215.84'	76°15'17"	339.58'	S73°15'47"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	N10°00'15"W
C16	593.34'	445.00'	350.15'	76°23'41"	550.35'	S73°09'33"W
C17	8.35'	445.00'	4.18'	1°04'32"	8.35'	N35°29'58"E
C18	77.62'	445.00'	38.91'	9°59'38"	77.52'	N41°02'04"E
C19	77.60'	445.00'	38.90'	9°59'30"	77.50'	N51°01'38"E
C20	77.58'	445.00'	38.89'	9°59'18"	77.48'	N61°01'01"E

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C21	77.54'	445.00'	38.87'	9°59'03"	77.45'	N71°00'12"E
C22	77.51'	445.00'	38.85'	9°58'47"	77.41'	N80°59'07"E
C23	77.47'	445.00'	38.83'	9°58'29"	77.37'	S89°02'15"E
C24	77.43'	445.00'	38.81'	9°58'09"	77.33'	S79°03'56"E
C25	42.23'	445.00'	21.13'	5°26'15"	42.22'	S71°21'44"E
C26	210.58'	275.00'	110.76'	43°52'27"	205.47'	N89°27'12"E
C27	77.55'	15.00'	10.79'	71°27'44"	17.52'	S32°52'42"E
C28	223.04'	465.00'	113.71'	27°28'58"	220.91'	N48°42'11"E
C40	620.00'	465.00'	365.88'	76°23'41"	575.09'	N73°09'33"E
C41	13.62'	15.00'	7.32'	52°01'12"	13.16'	N85°22'49"E
C42	115.90'	50.00'	114.48'	132°48'48"	91.64'	S54°13'23"E
C43	192.80'	1118.00'	96.64'	9°52'50"	192.56'	S01°14'57"W
C45	13.62'	15.00'	7.32'	52°01'12"	13.16'	S42°35'58"E
C46	107.98'	50.00'	93.51'	123°43'59"	88.19'	S78°27'21"E
C47	160.12'	1132.00'	80.19'	8°06'15"	159.98'	N01°49'00"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

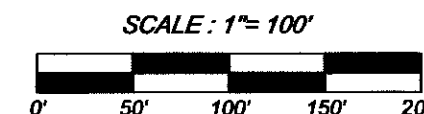


**OWNER/DEVELOPER:**  
ONE KR VENTURE, L.P.  
12306 WATERTON  
PARKE CIRCLE  
AUSTIN, TX 78726  
PHONE: 512-657-6420

**PLAT NUMBER: 130357**

**REPLAT AND SUBDIVISION PLAT ESTABLISHING  
KALLISON RANCH PHASE 1 UNIT 2B**

BEING 13.08 ACRES OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P. RECORDED IN VOLUME 11263, PAGE 1160 - 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451 IN BEXAR COUNTY, TEXAS.



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.

*Melissa Youngblood*  
OWNER: ONE KR VENTURE, L.P.  
*Melissa Youngblood*, Vice President

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Melissa Youngblood* 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 *26th* DAY OF *January*, A.D. *2015*

*Mary Ashley Price*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
MARY ASHLEY PRICE  
Notary Public, State of Texas  
My Commission Expires  
September 26, 2017

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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 2B 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

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

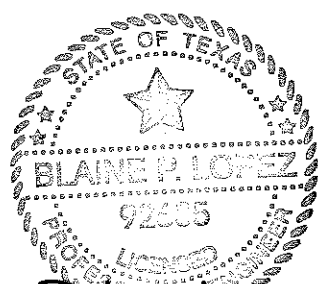
BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

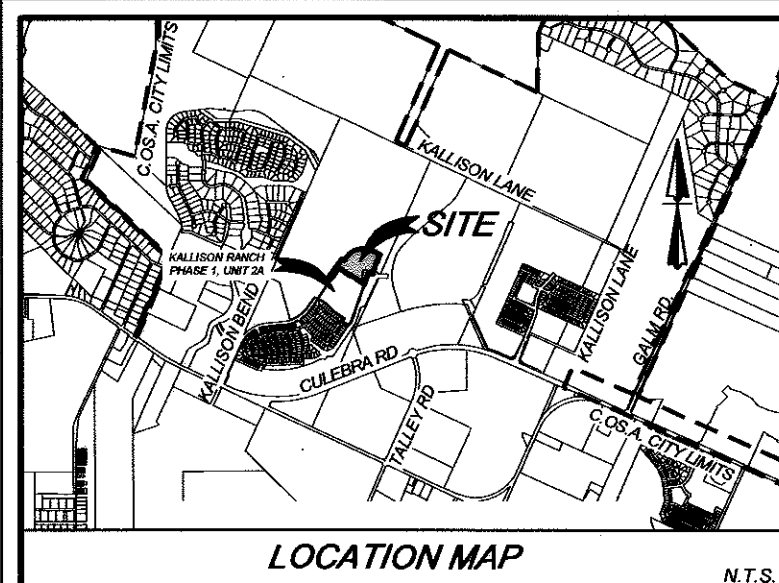
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

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





#### SURVEYOR NOTES:

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" 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.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 198 OF 198, COMMUNITY PANEL NO. 48029C0195G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

#### KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (REF. DETAIL "A" PAGE 1 OF 2)
- 10' BUILDING SET BACK LINE
- 20' BUILDING SET BACK LINE
- VARIABLE WIDTH CLEAR VISION EASEMENT (REF. DETAIL "B" PAGE 2 OF 2)
- 10' LANDSCAPE EASEMENT
- 5' ELEC., GAS, TELEPHONE, & CABLE T.V. EASEMENT

#### LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- C.V.E. = CLEAR VISION EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

KALLISON RANCH PHASE 1, UNIT - 3A  
(VOL. 9659, PGS 9-11 D.P.R.)  
OWNER: ONE KR VENTURE, L.P.

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 Lopez, P.E.*  
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:

*Teresa A. Seidel*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

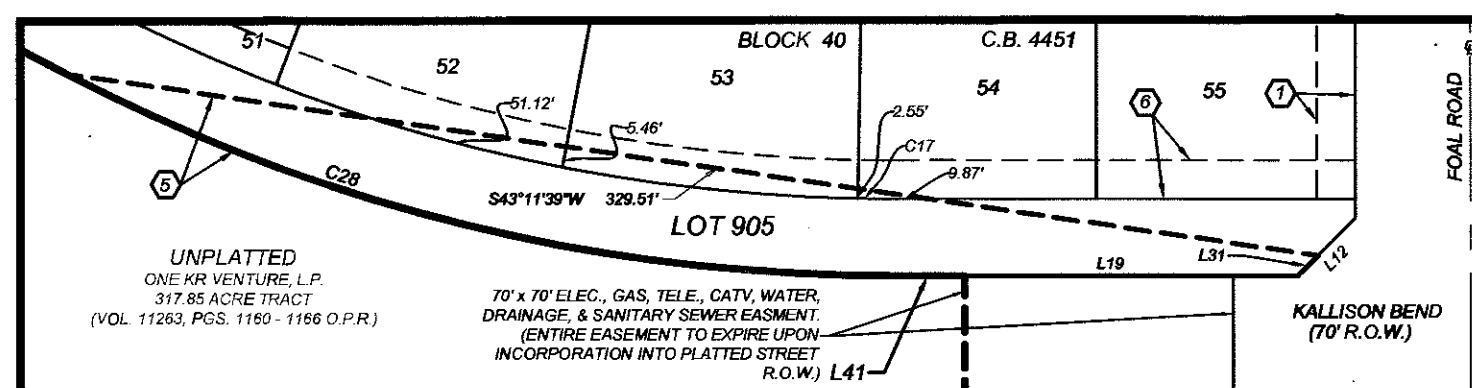
UNPLATTED  
ONE KR VENTURE, L.P.  
317.85 ACRE TRACT  
(VOL. 11263, PGS. 1160 - 1166 O.P.R.)

70' x 70' ELEC., GAS, TELE., CATV, WATER, DRAINAGE, & SANITARY SEWER EASEMENT. (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.11 AC. PERMEABLE)

LOT 903 BLOCK 41  
(0.06 AC. PERMEABLE)

LOT 905  
(0.45 AC. PERMEABLE)

4 VARIABLE WIDTH LANDSCAPE, DRAINAGE, ELEC., GAS, TELE., CATV EASEMENT (0.06 AC. PERMEABLE)



DETAIL "B"

SCALE 1" = 50'

**KFW**  
ENGINEERS & SURVEYING  
FIRM 9513 FIRM 10122300  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441

OWNER/DEVELOPER:  
ONE KR VENTURE, L.P.  
12306 WATERTON  
PARKE CIRCLE  
AUSTIN, TX 78726  
PHONE: 512-657-6420

PLAT NUMBER: 130357

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
KALLISON RANCH PHASE 1 UNIT 2B

BEING 13.08 ACRES OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P. RECORDED IN VOLUME 11263, PAGE 1160 - 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451 IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, INDICATES 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.

*Melissa Youngblood*  
OWNER: ONE KR VENTURE, L.P.  
Melissa Youngblood, Vice President

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Melissa Youngblood*, 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 21<sup>st</sup> DAY OF January, A.D. 2015

*Mary Ashley Price*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
MARY ASHLEY PRICE  
Notary Public, State of Texas  
My Commission Expires  
September 26, 2017

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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 2B 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

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



