

PLAT NUMBER 160565

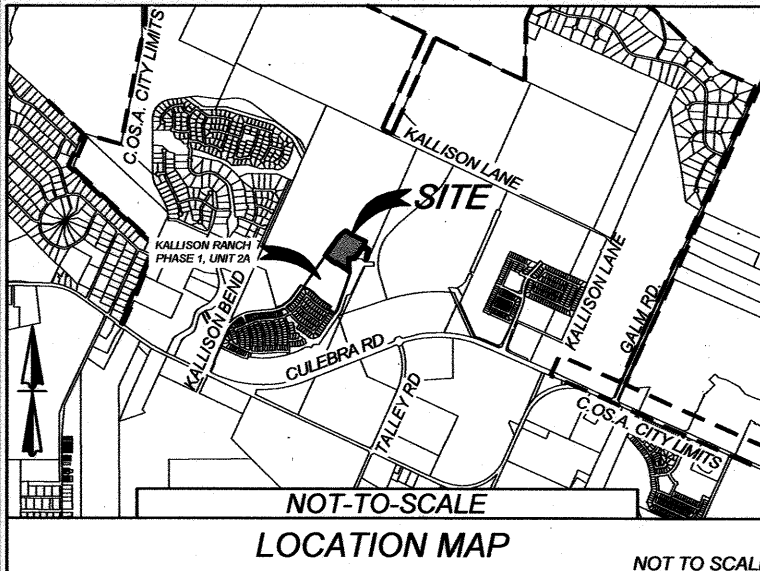
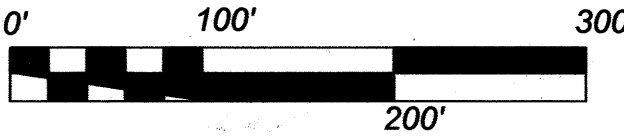
REPLAT AND SUBDIVISION PLAT ESTABLISHING  
KALLISON RANCH PHASE 1, UNIT 2B-1

A 10.16 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC, RECORDED IN VOLUME 18288, PAGES 1614 - 1623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF A 741.0 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 11566, PAGE 1545 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 OF BEXAR COUNTY, TEXAS.



**ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SCALE: 1"=100'



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAMP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAMP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = CITY BLOCK
- AC. = ACRES
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- 998 - = EXISTING CONTOUR
- 998 - = PROPOSED CONTOUR
- F.F. MIN. = FINISHED FLOOR MINIMUM ELEVATION
- [Hatched Area] = AREA BEING REPLATTED

SURVEYOR NOTES:

- 1/2" 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 1985 OF 785, COMMUNITY PANEL NO. 48290195 G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID08).

PRESSURE REDUCING VALVE (PRV) NOTE:  
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV" IS REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- 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.
- CONCRETE DRIVEWAY APPROACHES AND STEPS 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MINIMUM FINISHED FLOOR ELEVATION:

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.

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN KALLISON RANCH PHASE 1, UNIT 2B-1 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903, BLOCK 40 AND LOT 901, BLOCK 41.

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 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 MARSHALL.

SAWS ACCESS NOTE:

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

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 PLANNING AND 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.

SAWS ACCESS NOTE (WATER):

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

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP# 2186265) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-471(b)(5)(C).

STATE OF TEXAS  
COUNTY OF HARRIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF KALLISON RANCH PHASE 1, UNIT 1 (PLAT NO. 060156) WHICH IS RECORDED IN VOLUME 9672, PAGES 119 - 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ON THE SUBDIVISION PLAT OF KALLISON RANCH PHASE 1, UNIT 4A (PLAT NO. 140196) BEING RECORDED IN VOLUME 9686, PAGES 75 - 76 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC 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.

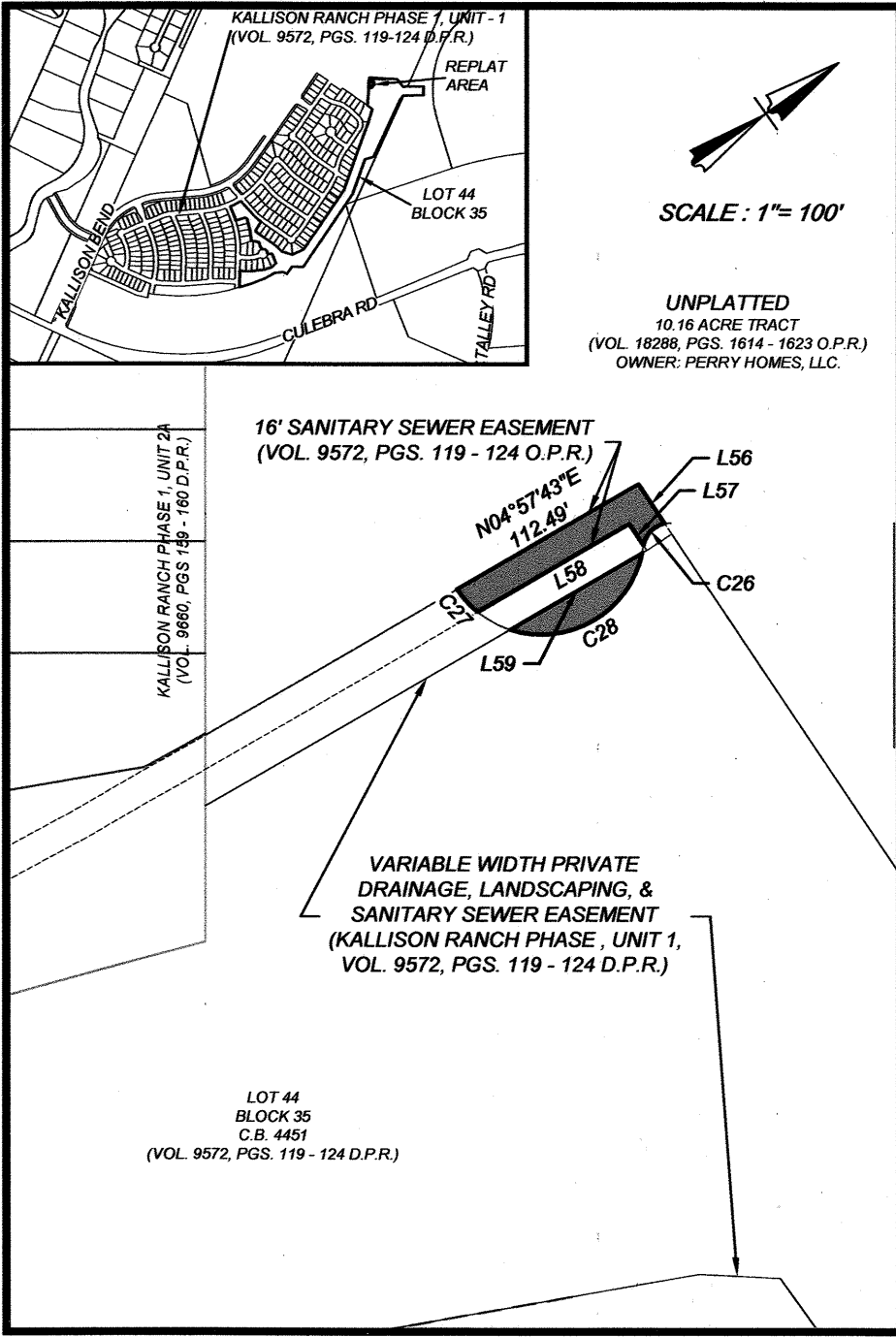
*Michael W. Moore*  
OWNER: PERRY HOMES, LLC.

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 17<sup>th</sup> DAY OF April, 2017

*Myrader*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

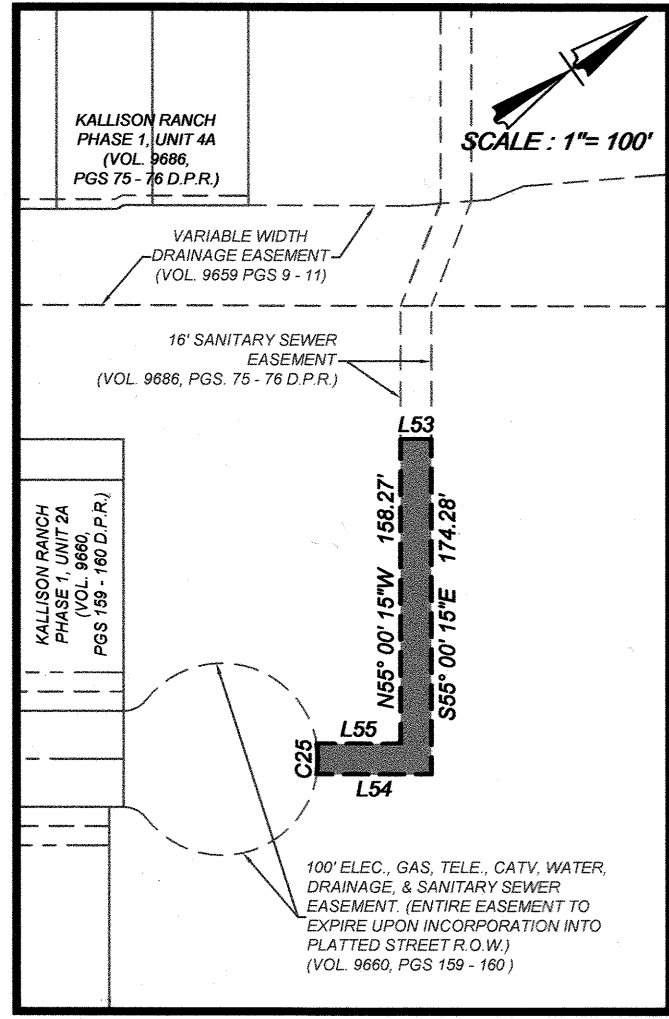
AREA BEING REPLATTED IS 0.07 ACRES BEING A PORTION OF LOT 44, BLOCK 35 AND A 16' SANITARY SEWER EASEMENT PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF KALLISON RANCH PHASE 1, UNIT -1, BEING RECORDED IN VOLUME 9572, PAGES 119 - 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 1' VEHICULAR NON - ACCESS EASEMENT
- 15' PRIVATE DRAINAGE EASEMENT (0.02 AC. PERMEABLE SEE DETAIL "A" PAGE 3 OF 3)
- 3' LANDSCAPE EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT (0.03 AC. NON-PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT (REF. DETAIL "B" PAGE 2 OF 3)

NOTE:  
FOR LINE AND CURVE DATA  
SEE PAGE 2 OF 2

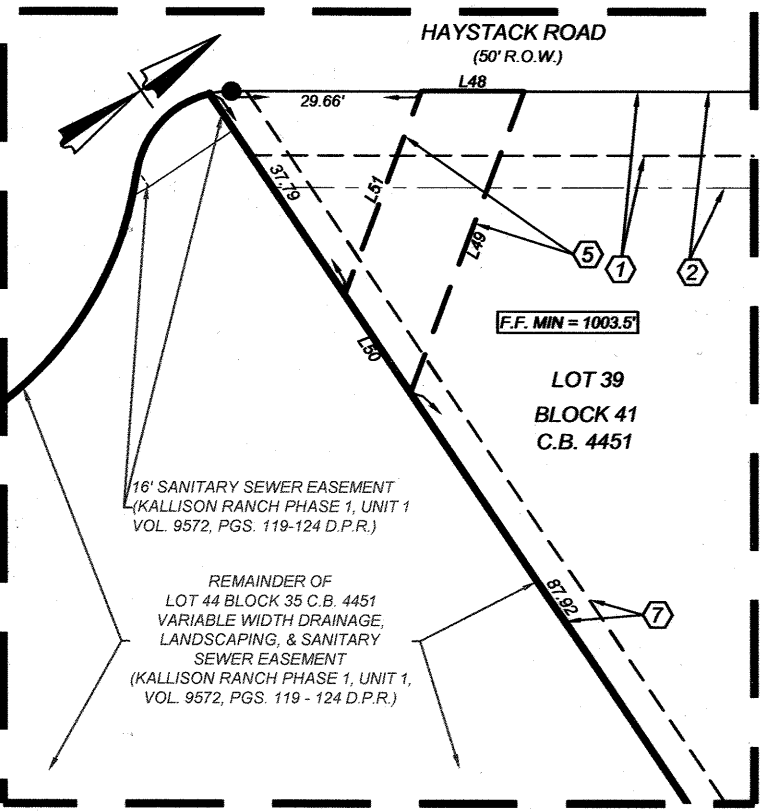
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 0.08 ACRES BEING A PORTION OF A 16' SANITARY SEWER EASEMENT PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF KALLISON RANCH PHASE 1, UNIT -4A, BEING RECORDED IN VOLUME 9686, PAGES 75-76 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "A"

SCALE 1"=30'



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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*Michael W. Moore*  
OWNER: PERRY HOMES, LLC.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael W. Moore* 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 17<sup>th</sup> DAY OF April, A.D. 2017

*Myrader*  
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 ON \_\_\_\_\_ 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 1, UNIT 2B-1 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, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

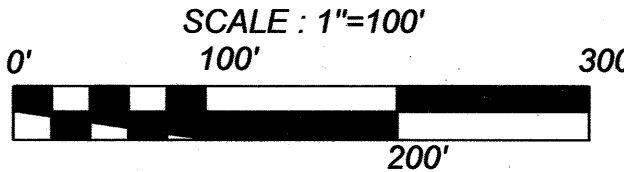
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

PLAT NUMBER 160565

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

A 10.16 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC. RECORDED IN VOLUME 18288, PAGES 1614 - 1623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF A 741.0 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 11566, PAGE 1545 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 OF BEXAR COUNTY, TEXAS.

**KFW**  
ENGINEERS + SURVEYING  
3421 Paenos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP# Firm #: 9513 • TPLS Firm #: 10122300



OWNER/DEVELOPER:  
PERRY HOMES, LLC.  
9000 GULF FREEWAY  
HOUSTON, TX 77017  
PHONE: (713) 948 - 7783

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.

OWNER: PERRY HOMES, LLC.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Michael W. Moore, 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 17th DAY OF April, A.D. 2014

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 ON \_\_\_\_\_ 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 1, UNIT 2B-1 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 WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

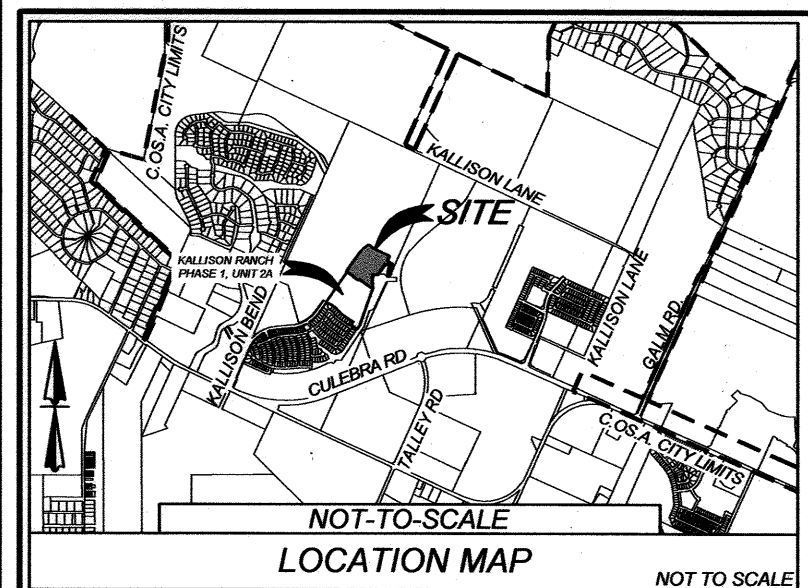
BY: \_\_\_\_\_  
SECRETARY

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



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAMP STAMPED "KFW SURVEYING"
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  - 999 - = PROPOSED CONTOUR
  - F.F. MIN. = FINISHED FLOOR MINIMUM ELEVATION

**KEYNOTES**

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- ② 15' BUILDING SETBACK LINE
- ③ 10' BUILDING SETBACK LINE
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- ⑥ 3' LANDSCAPE EASEMENT
- ⑦ 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑧ VARIABLE WIDTH DRAINAGE EASEMENT (0.03 AC. NON-PERMEABLE) (0.07 AC. PERMEABLE)
- ⑨ VARIABLE WIDTH CLEAR VISION EASEMENT (REF. DETAIL "B" PAGE 2 OF 3)

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

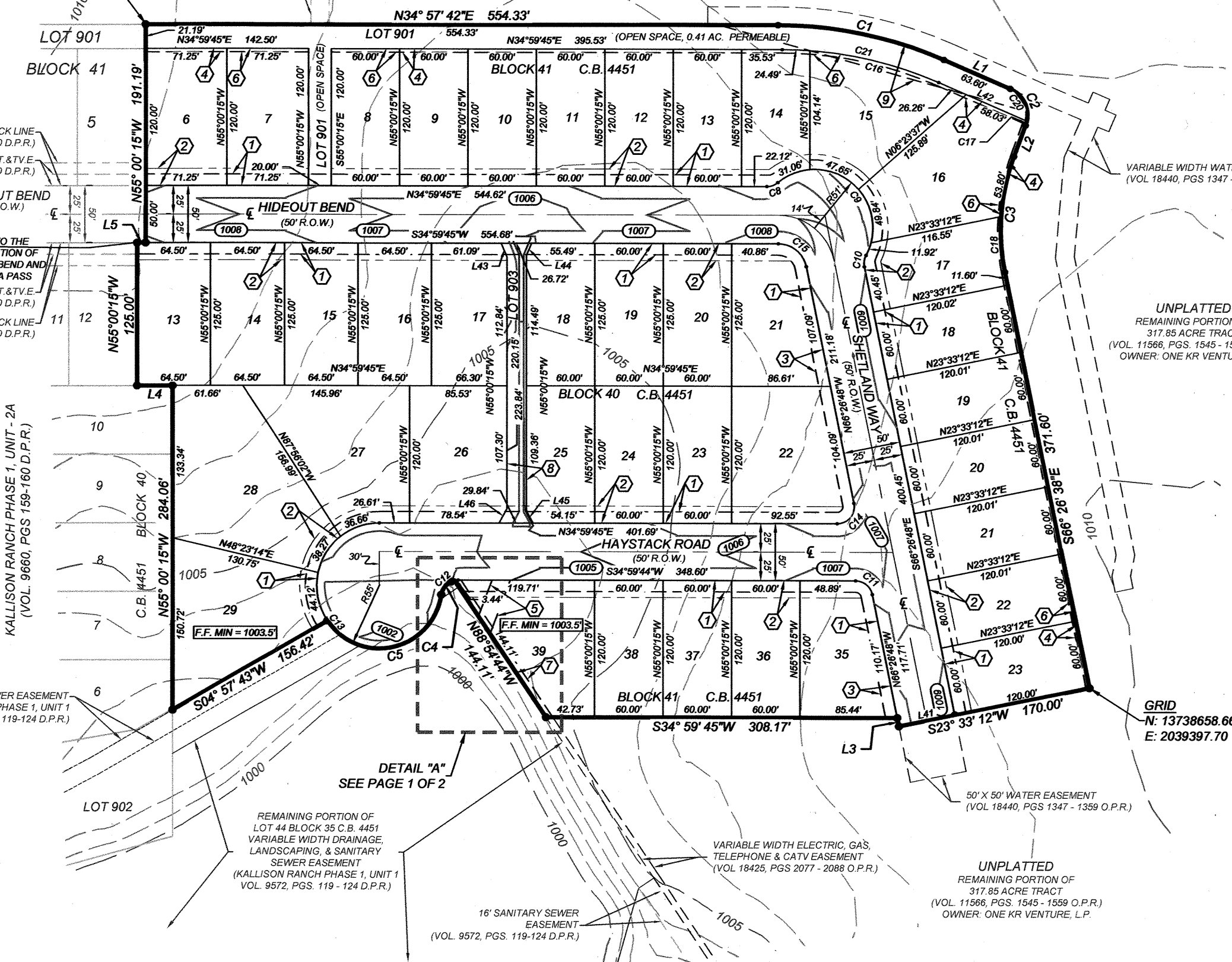
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAENOS PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

**SURVEYOR NOTES:**

- 1/2" 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 785, COMMUNITY PANEL NO. 480200195 G, DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

GRID  
N: 13738313.61  
E: 2038448.41



Parcel Line Table		
Line #	Length	Direction
L1	63.60'	N58° 28' 02"E
L2	29.18'	S34° 36' 55"E
L3	7.54'	N66° 26' 48"W
L4	31.16'	S34° 59' 45"W
L5	7.48'	N34° 59' 45"E
L41	50.00'	S23° 33' 12"W
L42	84.29'	S58° 28' 02"W
L43	13.22'	S78° 12' 10"E
L44	11.44'	N31° 48' 20"W
L45	12.15'	N83° 49' 00"W
L46	14.49'	S26° 11' 30"E
L47	52.15'	N34° 57' 42"E
L48	16.03'	N34° 59' 44"E
L49	50.27'	S34° 19' 29"E
L50	18.40'	N88° 54' 44"W

Parcel Line Table		
Line #	Length	Direction
L51	33.95'	N34° 19' 29"W
L53	16.00'	N34° 57' 42"E
L54	59.91'	S34° 59' 37"W
L55	43.91'	N34° 59' 37"E
L56	25.22'	S88° 54' 44"E
L57	13.77'	N88° 54' 44"W
L58	93.98'	S04° 57' 43"W
L59	81.71'	N04° 57' 42"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	149.74'	365.00'	23°30'19"	148.69'	N46°42'52"E
C2	38.24'	25.00'	87°38'57"	34.62'	S77°42'30"E
C3	102.77'	185.00'	31°49'48"	101.46'	S50°31'49"E
C4	17.97'	15.00'	68°37'53"	16.91'	S12°28'30"E
C5	132.25'	55.00'	137°46'08"	102.61'	S22°05'41"W
C8	10.37'	15.00'	39°37'22"	10.17'	N15°11'04"E
C9	140.46'	51.00'	157°48'12"	100.09'	N74°16'28"E
C10	10.37'	15.00'	39°37'22"	10.17'	S46°38'07"E
C11	20.57'	15.00'	78°33'27"	18.99'	S74°16'28"W
C12	21.41'	15.00'	81°47'03"	19.64'	S05°53'51"E
C13	251.29'	55.00'	261°47'01"	83.15'	S84°06'09"W
C14	26.56'	15.00'	101°26'33"	23.22'	N15°43'32"W
C15	34.28'	25.00'	78°33'26"	31.65'	S74°16'29"W
C16	116.84'	345.00'	19°24'17"	116.29'	N48°45'53"E
C17	4.01'	25.00'	9°11'10"	4.00'	S38°28'37"E
C18	48.97'	185.00'	15°10'03"	48.83'	S58°51'41"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C19	149.74'	365.00'	23°30'19"	148.69'	N46°42'52"E
C20	34.24'	25.00'	78°27'47"	31.62'	S82°18'05"E
C21	141.33'	345.00'	23°28'17"	140.34'	S46°43'53"W
C22	25.99'	25.00'	59°33'52"	24.84'	N88°14'58"E
C25	16.07'	50.00'	18°24'50"	16.00'	N55°00'07"W
C26	17.33'	15.00'	66°10'32"	16.38'	S11°14'53"E
C27	16.45'	55.00'	17°08'12"	16.39'	S82°24'39"W
C28	92.11'	55.00'	95°57'14"	81.71'	S04°57'42"W

SEE PAGE 1 OF 2 FOR PLAT NOTES