

## LOCATION MAP

NOT TO SCALE

### LEGEND

- BUILDING SETBACK LINE
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- DEED AND PLAT RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- VAR.
- COUNTY BLOCK
- ACRE(S)
- STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'05".
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOT 39 (COMMERCIAL LOT) AND THE R.O.W. DEDICATION, BETWEEN THE FOUND MONUMENTS SHOWN AND CALLED S24°07'30W AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

### TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINTS ALONG F.M. 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 752.41'.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF KALLISON RANCH PHASE 1, ROAD B, WHICH IS RECORDED IN VOLUME 9572, PAGES 125-127, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 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.

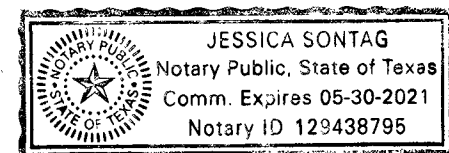
OWNER: *Paul W. Denham*

OWNER'S DULY AUTHORIZED AGENT  
ONE KR VENTURE LTD

SWORN AND SUBSCRIBED BEFORE ME THIS 26 DAY OF

July, 2017.

*Jessica Sontag*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: 5-30-21



### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 60, C.B. 4451 OF THE KALLISON RANCH PHASE 1, ROAD B SUBDIVISION PLAT RECORDED IN VOLUME 9572, PAGES 125-127; A 16' UTILITY EASEMENT AND A 40'x40' SWB TELEPHONE EASEMENT BOTH OF THE WINGATE RANCH SECTION 1 PUD SUBDIVISION RECORDED IN VOLUME 9549, PAGES 151-152, ALL IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.

*Paul W. Denham*  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

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

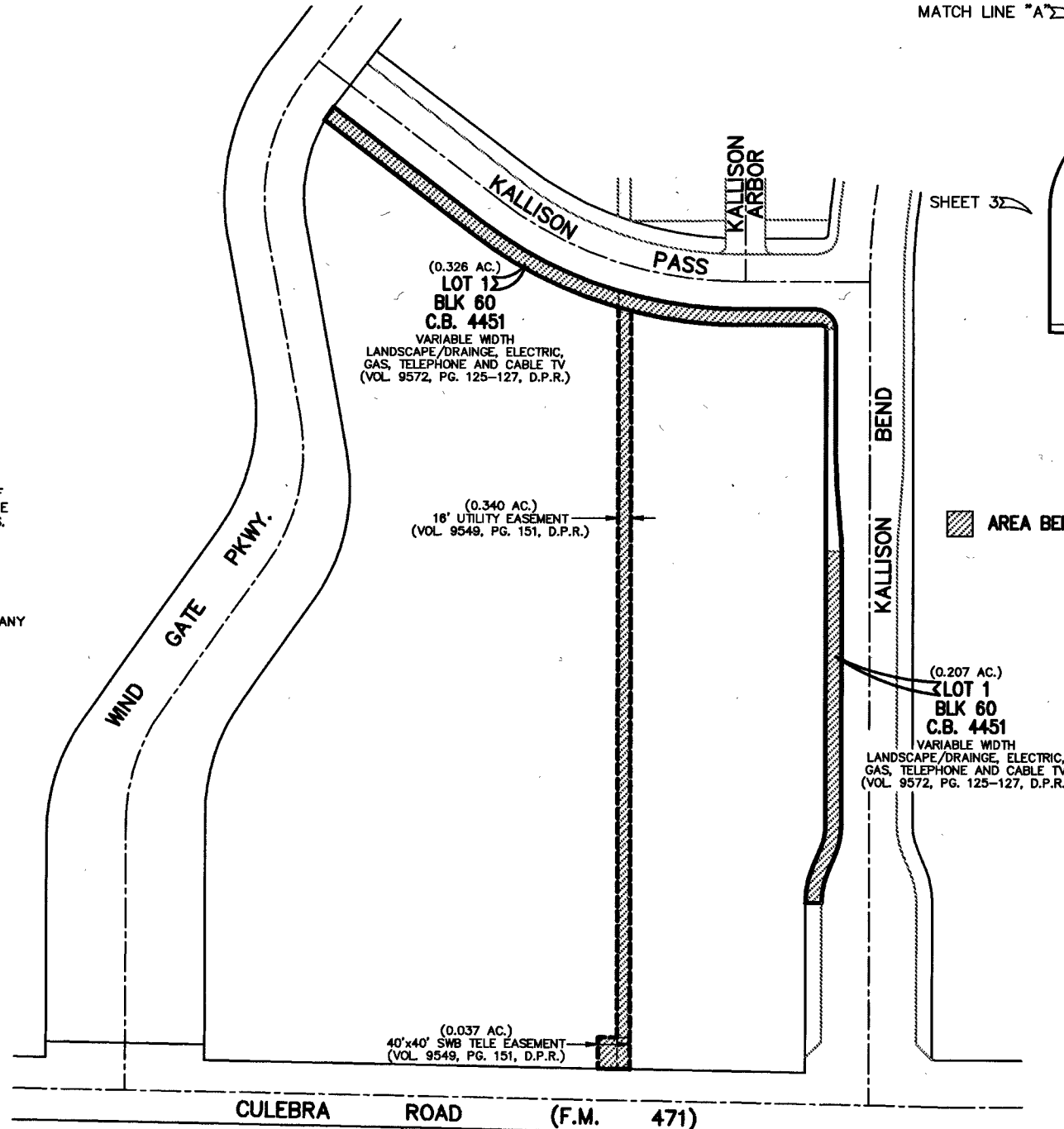
*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

### "C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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 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, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- 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. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE KALLISON WINDGATE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, 902, 903, 904 & 905, BLOCK 171 & LOT 901, BLOCK 172.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAWS 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2243148) 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 35-477(b)(5)(c).
- PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



### WASTEWATER EDU NOTE:

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

### BUILDING SETBACK NOTE:

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

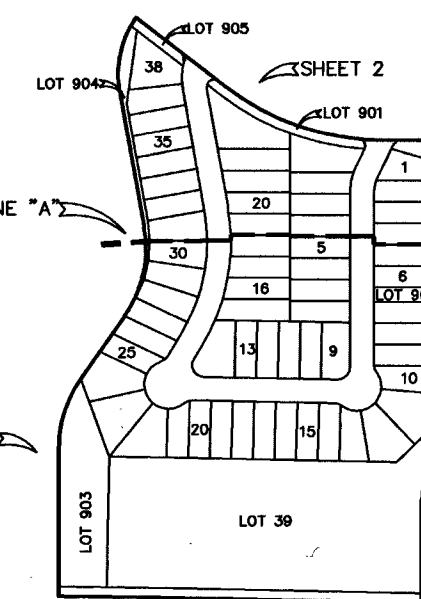
### "CLEAR VISION EASEMENT"

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

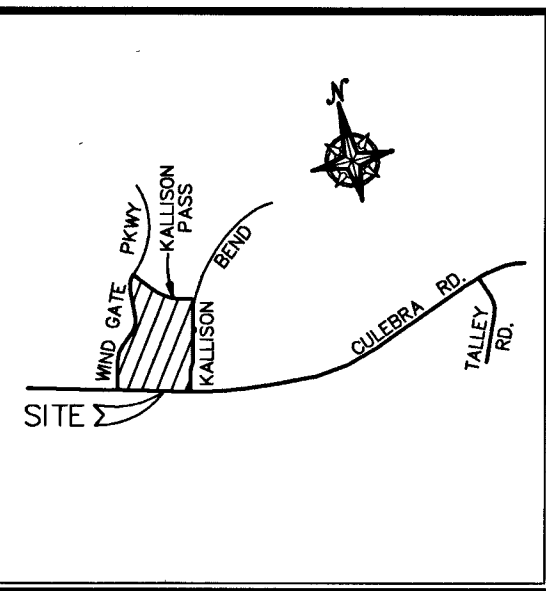
PLAT REFERENCE	
①	KALLISON RANCH PHASE 1, ROAD B (VOLUME 9572, PAGES 125-127 D.P.R.)

### MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- = 1/2" IRON ROD FOUND W/BROWN CAP
- = 1/2" IRON ROD SET W/CEC CAP







LOCATION MAP  
NOT TO SCALE

### LEGEND

- BUILDING SETBACK LINE
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
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- VOLUME
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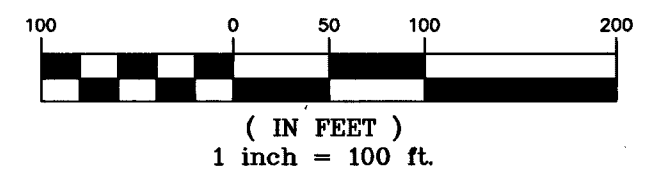
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## PLAT No. 170054 SHEET 2 OF 3 REPLAT & SUBDIVISION PLAT ESTABLISHING KALLISON WINDGATE SUBDIVISION

BEING A TOTAL OF 16.858 ACRES, INCLUSIVE OF A 0.348 ACRE RIGHT OF WAY DEDICATION; AND OUT OF A 0.533 ACRES OUT OF THE KALLISON RANCH PHASE 1, ROAD B SUBDIVISION PLAT RECORDED IN VOLUME 9572, PAGES 125-127, A 0.377 ACRES OUT OF THE WINDGATE SUBDIVISION SECTION 1 PUD SUBDIVISION PLAT RECORDED IN VOLUME 9549, PAGES 151-152; AND A 5.223 ACRES OF LAND OUT OF THE TRACT RECORDED IN VOLUME 10278, PAGE 1479; AND A 10.725 ACRES OF LAND OUT OF THE TRACT RECORDED IN VOLUME 10278, PAGE 1454, ALL BEING OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND ALL BEING OUT OF THE JUAN JOSE SANCHEZ SURVEY No. 83, ABSTRACT No. 666, C.B. 4451, BEAR COUNTY, TEXAS.

### GRAPHIC SCALE



DEVELOPER:  
THREE HALVES DEVELOPMENT, LLC  
30829 MAN O WAR, FAIR OAKS  
SAN ANTONIO, TEXAS 78015  
PHONE: (210) 771-8019

CIVIL ENGINEERING CONSULTANTS  
d.b.a. DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 308  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 841-8888  
FAX: (210) 841-8440  
REGISTRATION #2214

STATE OF TEXAS  
COUNTY OF BEAR

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: C.B. FOSSIL SPRINGS  
30829 MAN O WAR, FAIR OAKS  
SAN ANTONIO, TX 78015

BY: *[Signature]*  
DULY AUTHORIZED AGENT: C. EDWARD BARRON III

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

C. EDWARD BARRON 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 31 DAY OF July, A.D., 2017.

NATALIE RAMONES  
My Notary ID 131216343  
Expires July 20, 2021

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 31 DAY OF July, A.D., 2017.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF KALLISON WINDGATE SUBDIVISION 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 31 DAY OF July, A.D., 2017.

BY: *[Signature]*  
CHAIRMAN

BY: *[Signature]*  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

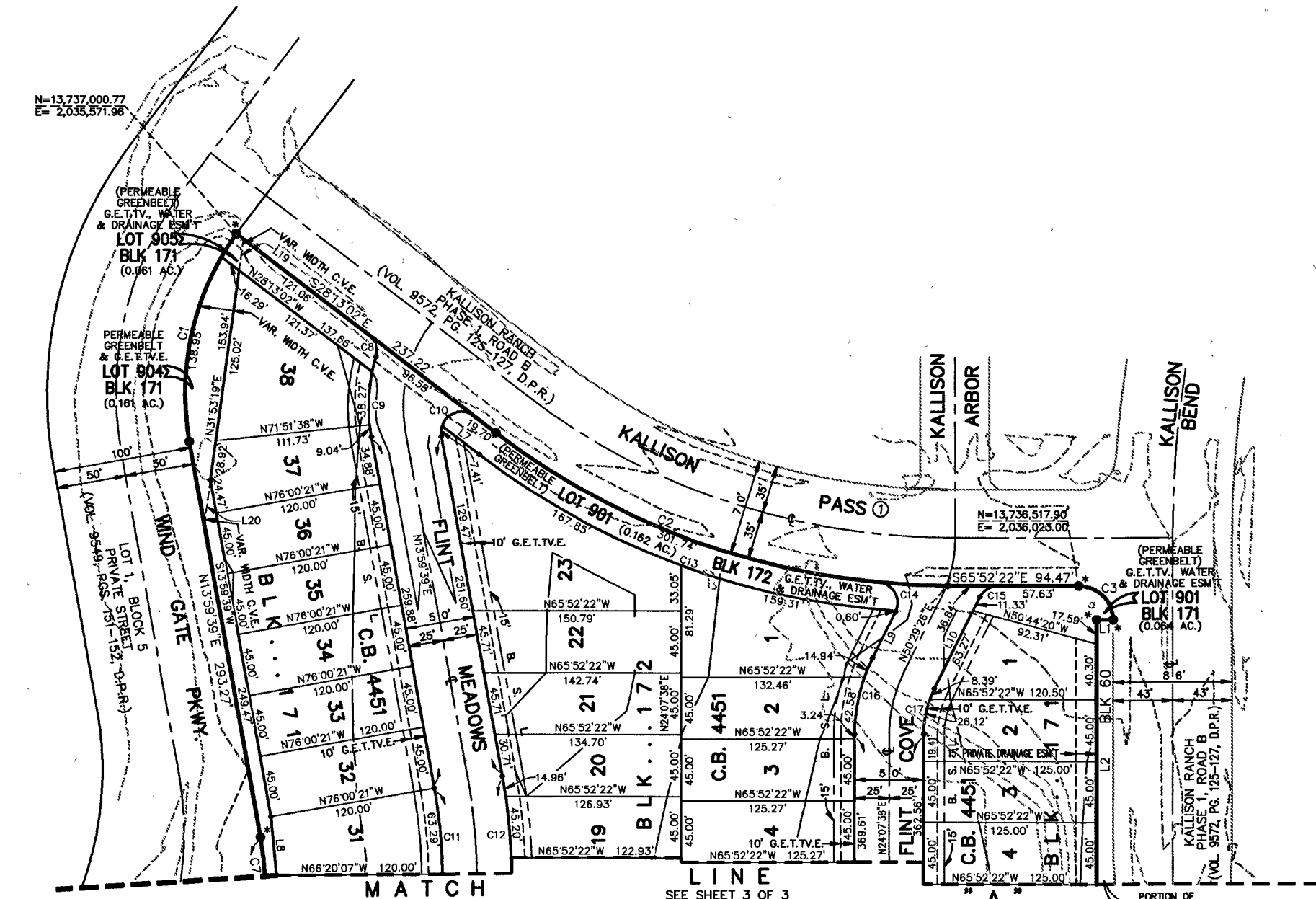
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ OF SAID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

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

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

SUBDIVISION PLAT LINE TABLE			
LINE	BEARING	TANGENT	DISTANCE
L1	N65°52'22"W	12.00'	
L2	S24°07'38"W	282.89'	
L3	S65°52'22"E	19.91'	
L4	S46°37'40"W	25.54'	
L5	N65°52'22"W	20.00'	
L6	S46°37'40"W	25.54'	
L7	S28°13'02"E	33.84'	
L8	N18°49'46"E	42.99'	
L9	S50°28'26"W	37.62'	
L10	S50°28'26"W	74.60'	
L11	N28°16'25"E	40.98'	
L12	N85°14'12"E	15.00'	
L13	N20°19'05"W	15.00'	
L14	N55°14'12"E	53.64'	
L15	N55°14'12"E	31.19'	
L16	N48°30'25"E	41.48'	
L17	N37°26'31"E	40.98'	
L18	N70°14'12"E	89.66'	
L19	S31°53'19"W	23.07'	
L20	S31°53'19"W	32.73'	
L21	N65°52'22"W	21.35'	
L22	S18°17'09"W	49.13'	
L23	N70°14'12"E	82.25'	
L24	S20°52'22"E	6.75'	

SUBDIVISION PLAT CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	45°33'40"	200.00'	83.99'
C2	37°39'20"	535.00'	182.42'
C3	90°00'00"	25.00'	25.00'
C4	22°30'02"	80.00'	15.91'
C5	22°30'02"	120.00'	23.87'
C6	35°06'11"	250.00'	79.07'
C7	45°17'06"	249.88'	104.28'
C8	69°04'32"	15.00'	10.32'
C9	26°51'50"	125.00'	28.85'
C10	137°47'18"	15.00'	38.88'
C11	41°14'33"	375.00'	141.11'
C12	41°14'33"	425.00'	159.93'
C13	33°46'28"	555.00'	168.49'
C14	111°00'55"	15.00'	21.83'
C15	63°38'12"	15.00'	9.31'
C16	26°21'48"	125.00'	28.28'
C17	26°21'48"	75.00'	17.57'
C18	11°14'00"	375.00'	4.05'
C19	91°08'34"	25.00'	25.49'
C20	36°15'53"	28.00'	9.50'
C21	184°36'55"	51.00'	377.58'
C22	37°14'27"	25.00'	8.42'
C23	39°45'30"	28.00'	10.49'
C24	199°30'59"	51.00'	296.55'
C25	39°45'30"	28.00'	10.49'
C26	120°00'00"	25.00'	43.30'
C27	22°30'02"	100.00'	19.89'
C28	22°30'02"	100.00'	19.89'



STATE OF TEXAS  
COUNTY OF TARRANT

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: ONE K VENTURE, L.P.  
1301 MUNICIPAL WAY, STE 200  
DALLAS, TEXAS 75201  
(LOT 1, BLOCK 60, CB 4451)

BY:

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 26 DAY OF July, A.D., 2017.

JESSICA SONTAG  
Notary Public, State of Texas  
Comm. Expires 05-30-2021  
Notary ID 129438795

STATE OF TEXAS  
COUNTY OF BEAR

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OWNER: BCK PROPERTIES, LTD.  
30829 MAN O WAR, FAIR OAKS  
SAN ANTONIO, TX 78015

BY:

DULY AUTHORIZED AGENT: C. EDWARD BARRON III

STATE OF TEXAS  
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STATE OF TEXAS  
COUNTY OF BEAR

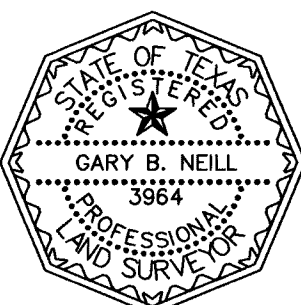
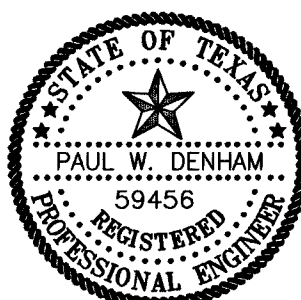
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PAUL W. DENHAM  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

STATE OF TEXAS  
COUNTY OF BEAR

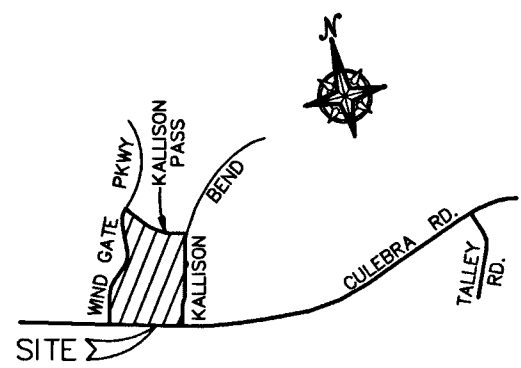
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

GARY B. NEILL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL



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





LOCATION MAP  
NOT TO SCALE

# LEGEND

- BUILDING SETBACK LINE
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- VARIABLE
- COUNTY BLOCK
- ACRE(S)
- STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0.00005°.
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOT 39 (COMMERCIAL LOT) AND THE R.O.W. DEDICATION, BETWEEN THE FOUND MONUMENTS SHOWN AND CALLED S24°07'38"W AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

SEE SHEET 2 FOR LINE & CURVE DATA

## TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINTS ALONG F.M. 471 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 757.41'

PLAT REFERENCE	
①	KALLISON RANCH PHASE 1, ROAD B (VOLUME 9572, PAGES 125-127 D.P.R.)

### MONUMENT NOTE:

- 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- 1/2" IRON ROD FOUND W/BROWN CAP
- 1/2" IRON ROD SET W/CEC CAP

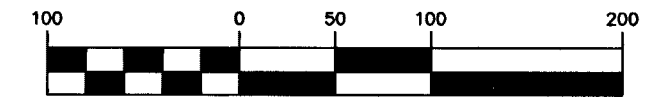
PLAT No. 170054

SHEET 3 OF 3  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING

## KALLISON WINDGATE SUBDIVISION

BEING A TOTAL OF 16.858 ACRES, INCLUSIVE OF A 0.348 ACRE RIGHT OF WAY DEDICATION; AND OUT OF A 0.533 ACRES OUT OF THE KALLISON RANCH PHASE 1, ROAD B SUBDIVISION PLAT RECORDED IN VOLUME 9572, PAGES 125-127, A 0.377 ACRES OUT OF THE WINDGATE SUBDIVISION SECTION 1 PUD SUBDIVISION PLAT RECORDED IN VOLUME 9549, PAGES 151-152; AND A 5.223 ACRES OF LAND OUT OF THE TRACT RECORDED IN VOLUME 10278, PAGE 1479; AND A 10.725 ACRES OF LAND OUT OF THE TRACT RECORDED IN VOLUME 10278, PAGE 1454, ALL BEING OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND ALL BEING OUT OF THE JUAN JOSE SANCHEZ SURVEY No. 83, ABSTRACT No. 666, C.B. 4451, BEAR COUNTY, TEXAS.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

DEVELOPER:  
THREE HALVES DEVELOPMENT, LLC  
30829 MAN O WAR, FAIR OAKS  
SAN ANTONIO, TEXAS 78015  
PHONE: (210) 771-8019



CIVIL ENGINEERING CONSULTANTS  
d/b/a. DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 306  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 841-8888  
FAX: (210) 841-8440  
REGISTRATION #2214

STATE OF TEXAS  
COUNTY OF BEAR

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: C.B. FOSSIL SPRINGS  
30829 MAN O WAR, FAIR OAKS  
SAN ANTONIO, TX 78015

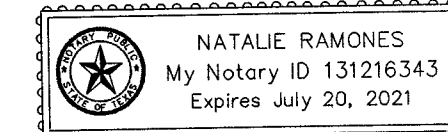
BY: *[Signature]*  
DULY AUTHORIZED AGENT: C. EDWARD BARRON III

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

C. EDWARD BARRON 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 31 DAY OF July A.D., 2017.



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

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF KALLISON WINDGATE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS; IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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

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

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

STATE OF TEXAS  
COUNTY OF BEAR

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

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

STATE OF TEXAS  
COUNTY OF TARRANT

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: ONE VENTURE, L.P.  
1301 MUNICIPAL WAY, STE 200  
GRAPEVINE, TX 76051  
(LOT 1, BLOCK 60, CB 4451)

BY:

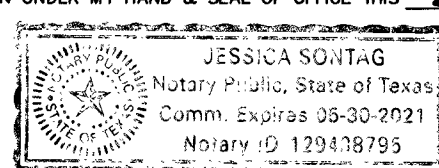
DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 26 DAY OF July A.D., 2017.



STATE OF TEXAS  
COUNTY OF BEAR

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: BCK PROPERTIES, LTD.  
30829 MAN O WAR, FAIR OAKS  
SAN ANTONIO, TX 78015

BY:

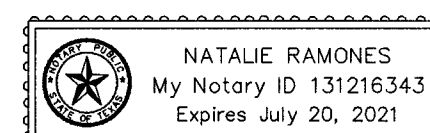
DULY AUTHORIZED AGENT: C. EDWARD BARRON III

STATE OF TEXAS  
COUNTY OF BEAR

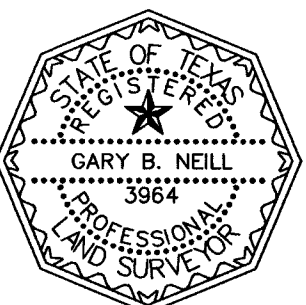
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

C. EDWARD BARRON 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 31 DAY OF July A.D., 2017.



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



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