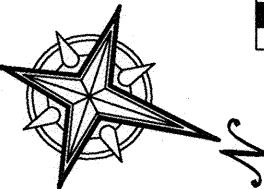
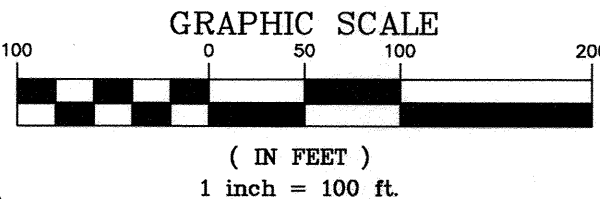


SUBDIVISION PLAT
ESTABLISHING
RANCH VIEW
UNIT 10

BEING 0.274 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916-1932, AND BEING 3.407 ACRES OUT OF A 25.00 ACRE REMAINDER OF A 1131.506 ACRE PART 2, AND OUT OF THE REMAINDER OF A 741.0 ACRE TRACT 2 RECORDED IN VOLUME 12092, PAGE 146, AND BEING 3.375 ACRES OUT OF THE REMAINDER OF A 317.85 ACRE TRACT RECORDED IN VOLUME 11566, PAGES 1545, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, FOR A TOTAL OF 7.056 ACRES, ALL LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.



Denham-Ramones Engineering
and Associates, Inc.
415 Arch Bluff
SAN ANTONIO, TX. 78216
FIRM REGISTRATION NUMBER: T&P.E. F-5161 & T&P.L.S. 100237.00

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P. (0.274 AC. TRACT)

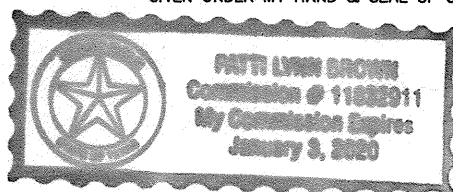
BY: A TEXAS LIMITED PARTNERSHIP
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LESLIE OSTRANDER

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 12th DAY OF September A.D., 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.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

RANCH VIEW UNIT 10

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

DATED THIS _____ DAY OF _____ A.D., 2017.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

WASTEWATER EDU NOTE:

THE NUMBER OF 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 THE DEVELOPMENT SERVICES DEPARTMENT.

"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 SUBDIVISION PHASE 1, UNIT 1 VOL. 9572, PGS. 119-124, D.P.R.
②	VALLEY RANCH UNIT 2B VOL. 9712, PGS. 185-187, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 2A VOL. 8701, PGS. 124-125, D.P.R.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE RANCH VIEW UNIT 10 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 904, BLOCK 80, LOT 901, BLOCK 166, AND LOT 901, BLOCK 167, IN ADDITION THESE AREAS MAY BE USED FOR LANDSCAPING, IRRIGATION, SUBDIVISION SIGN MONUMENTS, PEDESTRIAN ACCESS, FENCES AND MAINTENANCE OF THOSE IMPROVEMENTS.
- 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.
- 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.
- 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.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985.0 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- THE 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.

TEXAS DEPARTMENT OF
TRANSPORTATION NOTES:

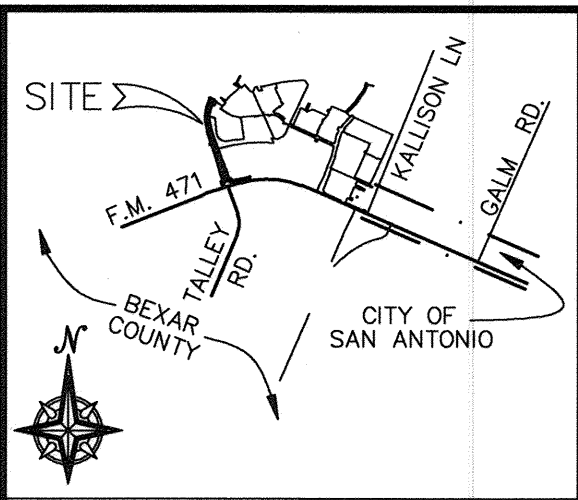
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG CULEBRA ROAD (F.M. 471), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 802.95 L.F.

"C.P.S. NOTES"

- 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, 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.

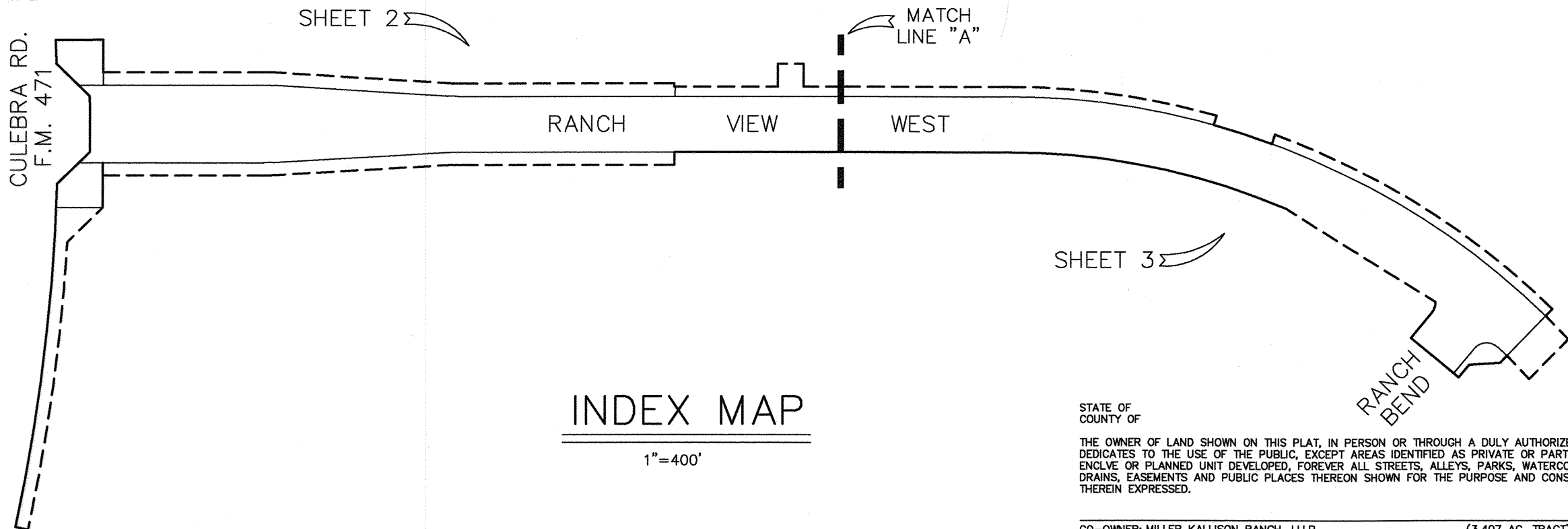
MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- = 1/2" IRON ROD FOUND W/D-R E CAP
- = 1/2" IRON ROD SET W/D-R E CAP



LOCATION MAP LEGEND

- NOT TO SCALE
- BUILDING SETBACK LINE
 - CLEAR VISION EASEMENT
 - ELECTRIC & CABLE TELEVISION EASEMENT
 - TELEPHONE & CABLE TELEVISION EASEMENT
 - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - VARIABLE
 - VOLUME
 - PAGE
 - ACRES
 - EASEMENT
 - RIGHT OF WAY
 - STREET CENTERLINE
 - MINIMUM FINISHED FLOOR ELEVATION
 - 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°00'00".
 - MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
 - BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOT 904, BLOCK 85 OF VALLEY RANCH UNIT 2B (VOL. 9712, PGS 185-187) BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND SHOWN AS S18°18'17"E AS ESTABLISHED BY GPS OBSERVATION ON NAD83(2011) DATUM - TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.



LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
L1	S71°26'16"W	86.00'	C1	10°30'42"	2924.79'	289.05'	536.64'	535.84'
L2	S25°46'34"W	71.54'	C2	0°43'46"	2924.79'	18.82'	37.24'	37.24'
L3	N18°25'18"W	74.04'	C3	3°24'44"	270.00'	8.04'	16.08'	16.08'
L4	N71°41'43"E	50.00'	C4	3°24'44"	230.00'	7.45'	14.89'	14.89'
L5	N71°41'43"E	20.00'	C5	3°24'44"	230.00'	6.85'	13.70'	13.70'
L6	S71°41'43"W	15.00'	C6	3°24'44"	230.00'	7.45'	14.89'	14.89'
L7	S71°41'43"W	35.00'	C7	0°13'17"	3881.19'	7.50'	15.00'	15.00'
L8	N18°18'17"W	40.00'	C8	0°04'26"	3881.19'	2.90'	5.00'	5.00'
L9	N71°41'43"E	35.00'	C9	15°32'30"	1208.00'	164.85'	327.67'	326.67'
L10	N71°41'43"E	15.00'	C10	15°30'54"	1193.00'	162.52'	323.05'	322.06'
L11	N89°21'02"E	15.01'	C11	4°33'50"	1193.00'	47.54'	95.03'	95.00'
L12	S89°21'02"W	15.01'	C12	24°19'26"	1208.00'	260.34'	528.83'	518.83'
L13	S83°50'56"E	15.00'	C13	24°17'37"	1193.00'	256.78'	505.84'	502.06'
L14	S83°50'56"E	15.00'	C14	2°24'07"	1193.00'	25.01'	50.01'	50.01'
L15	S21°43'40"E	47.77'	C15	2°36'20"	1107.00'	26.01'	50.02'	50.01'
L16	S68°36'23"E	58.77'	C16	1°00'42"	1107.00'	9.77'	19.55'	19.55'
L17	S21°23'37"W	57.00'	C17	93°39'45"	25.00'	26.85'	40.87'	36.47'
L18	N68°36'23"W	49.99'	C18	32°40'39"	25.00'	7.33'	14.26'	14.07'
L19	S68°36'23"E	49.85'	C19	60°52'00"	25.00'	14.69'	26.95'	25.33'
L20	S27°39'29"W	35.55'	C20	131°13'59"	1107.00'	128.35'	255.57'	255.00'
L21	N71°41'43"E	20.00'	C21	22°55'37"	1107.00'	224.49'	442.96'	440.02'
L22	N71°41'43"E	50.00'	C22	3°24'44"	230.00'	7.45'	14.89'	14.89'
L23	S82°53'58"E	76.77'	C23	3°24'44"	230.00'	6.85'	13.70'	13.70'
L24	S96°13'21"E	30.00'	C24	3°24'44"	230.00'	7.45'	14.89'	14.89'
L25	N82°54'03"W	71.57'	C25	3°24'44"	270.00'	8.04'	16.08'	16.08'
L26	S18°16'59"E	72.05'	C26	8°45'34"	2844.79'	225.54'	450.20'	449.76'
			C27	0°17'43"	3881.19'	10.00'	20.00'	20.00'

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.

LICENSED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF
COUNTY OF

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CO-OWNER: KALLISON RANCH OF VIRGINIA LIMITED, L.L.P. (3.407 AC. TRACT)

BY: TEXAS REGISTERED LIMITED LIABILITY PARTNERSHIP
KOTZ-KALLISON REALTY, L.L.C.
ITS GENERAL PARTNER
NATHAN K. KOTZ, MANAGER

DULY AUTHORIZED AGENT:
STATE OF
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

NATHAN K. KOTZ
MANAGER OF KOTZ-KALLISON REALTY, L.L.C.
GENERAL PARTNER OF KALLISON RANCH OF VIRGINIA LIMITED PARTNERSHIP, L.L.P., A TEXAS REGISTERED LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2017.

NOTARY PUBLIC

STATE OF
COUNTY OF

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CO-OWNER: MILLER KALLISON RANCH, L.L.P. (3.407 AC. TRACT)

BY: A MARYLAND LIMITED LIABILITY PARTNERSHIP
MKR GP, L.L.C.,
ITS GENERAL PARTNER
MILTON H. MILLER, JR., MANAGER

DULY AUTHORIZED AGENT:
STATE OF
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

MILTON H. MILLER, JR.
MANAGER FOR MKR GP, L.L.C.,
GENERAL PARTNER OF MILLER KALLISON RANCH, L.L.P., A MARYLAND LIMITED LIABILITY PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2017.

STATE OF
COUNTY OF

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ONE KR VENTURE, L.P. (3.375 AC. TRACT)

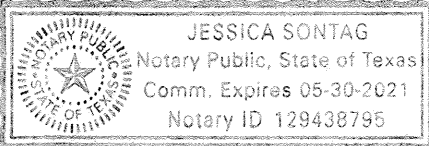
BY: 1301 MUNICIPAL WAY, STE 200
GRAPEVINE, TX 76051

DULY AUTHORIZED AGENT:
STATE OF
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Melissa Youngblood, VP
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 14th DAY OF September A.D., 2017.

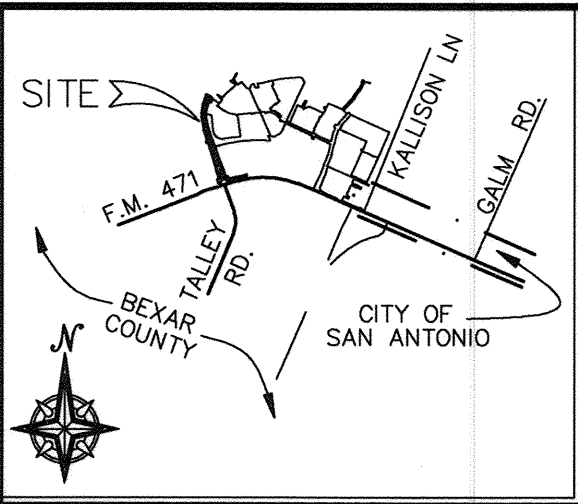


Jessica Sontag
NOTARY PUBLIC



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.

Date: Sep 06, 2017, 10:38am User ID: ramones File: L:\Data\DR-LD95(Land Projects)\COC-Ranch View\U10\Lang Ranch-View-U10.dwg



LOCATION MAP LEGEND

- NOT TO SCALE
- BUILDING SETBACK LINE
 - B.S.L.
 - CLEAR VISION EASEMENT
 - C.V.E.
 - ELECTRIC & CABLE TELEVISION EASEMENT
 - E.T.V.E.
 - TELEPHONE & CABLE TELEVISION EASEMENT
 - T.V.E.
 - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - G.E.T.V.E.
 - VEHICULAR NON-ACCESS EASEMENT
 - V.N.E.
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
 - O.P.R.
 - DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
 - D.P.R.
 - VARIABLE
 - VOL.
 - PAGE
 - PG.
 - ACRES
 - AC.
 - EASEMENT
 - ESMT
 - RIGHT OF WAY
 - R.O.W.
 - STREET CENTERLINE
 - C
 - MINIMUM FINISHED FLOOR ELEVATION
 - F.F.E. - 930.0
 - EXISTING CONTOUR
 - 980 -
 - PROPOSED FINISHED CONTOUR
 - 980 -
 - 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°00'00".
 - MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
 - BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOT 904, BLOCK 85 OF VALLEY RANCH UNIT 2B (VOL. 9712, PGS 185-187) BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND SHOWN AS S18°18'17"E AS ESTABLISHED BY GPS OBSERVATION ON NAD83(2011) DATUM - TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

"C.P.S. NOTES"

- 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, 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 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 ALTERATIONS.
- 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.

MONUMENT NOTE:

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

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. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE RANCH VIEW UNIT 10 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 BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 85, LOT 901, BLOCK 166, AND LOT 901, BLOCK 167. IN ADDITION THESE AREAS MAY BE USED FOR LANDSCAPING, IRRIGATION, SUBDIVISION SIGN MONUMENTS, PEDESTRIAN ACCESS, FENCES AND MAINTENANCE OF THOSE IMPROVEMENTS.
- 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.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.
- 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.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985.0 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- THE 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.

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 ONE (1) ACCESS POINT ALONG CULEBRA ROAD (F.M. 471), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 802.95 L.F.

WASTEWATER EDU NOTE:

THE NUMBER OF 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.

"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 SUBDIVISION PHASE 1, UNIT 1 VOL. 9572, PGS. 119-124, D.P.R.
②	VALLEY RANCH UNIT 2B VOL. 9712, PGS. 185-187, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 2A VOL. 9701, PGS. 124-125, D.P.R.

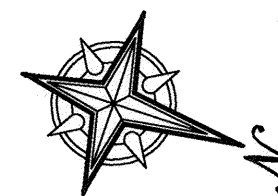
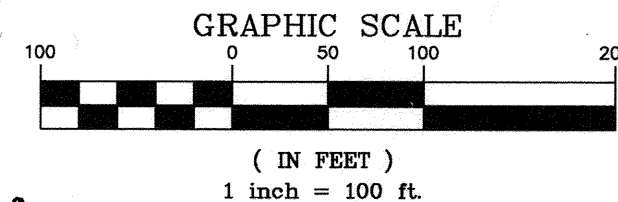
DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

PLAT No. 160469

SHEET 2 OF 3

SUBDIVISION PLAT ESTABLISHING RANCH VIEW UNIT 10

BEING 0.274 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916-1932, AND BEING 3.407 ACRES OUT OF A 25.00 ACRE REMAINDER OF A 1131.506 ACRE PART 2, AND OUT OF THE REMAINDER OF A 741.0 ACRE TRACT 2 RECORDED IN VOLUME 12092, PAGE 146, AND BEING 3.375 ACRES OUT OF THE REMAINDER OF A 317.85 ACRE TRACT RECORDED IN VOLUME 11566, PAGES 1545, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, FOR A TOTAL OF 7.056 ACRES, ALL LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEAR COUNTY, TEXAS.



Denham-Ramones Engineering
and Associates, Inc.
415 Arch Bluff
SAN ANTONIO, TX. 78216
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00
(210) 495-3100 OFFICE

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P. (0.274 AC. TRACT)

BY: A TEXAS LIMITED PARTNERSHIP
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY

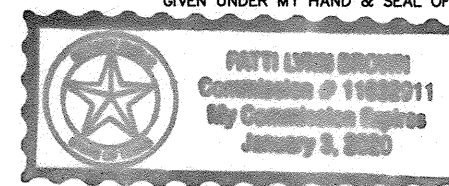
Leslie Ostrander

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LESLIE OSTRANDER 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 12 DAY OF September, 2017.



Paul W. Denham
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 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 _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS
RANCH VIEW UNIT 10

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

DATED THIS _____ DAY OF _____ A.D., 2017.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

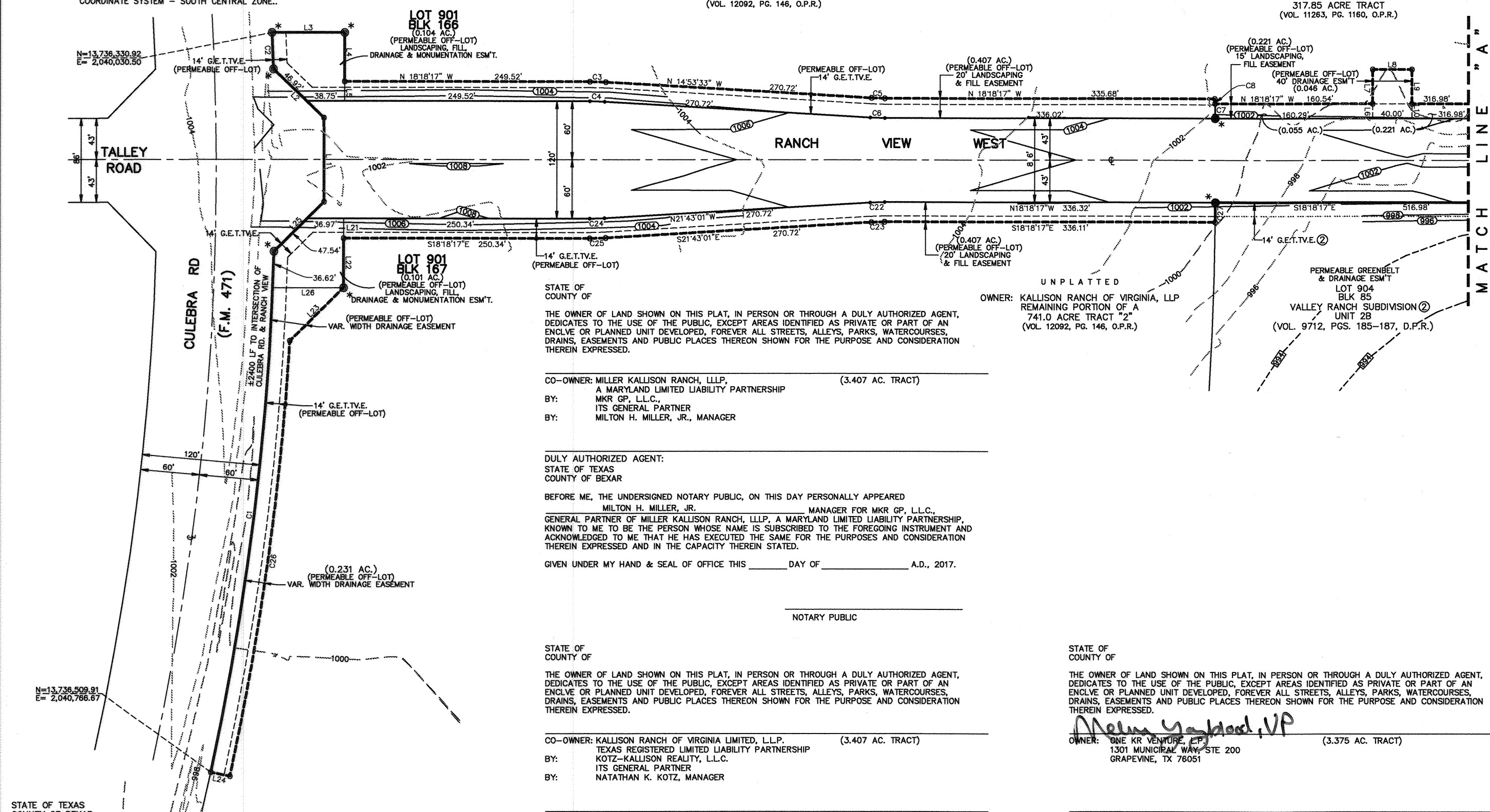
STATE OF TEXAS
COUNTY OF BEAR

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

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF
COUNTY OF

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CO-OWNER: KALLISON RANCH OF VIRGINIA LIMITED, L.L.P. (3.407 AC. TRACT)

BY: KOTZ-KALLISON REALTY, L.L.C.
ITS GENERAL PARTNER
NATHAN K. KOTZ, MANAGER

DULY AUTHORIZED AGENT:
STATE OF
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
NATHAN K. KOTZ, MANAGER OF KOTZ-KALLISON REALTY, L.L.C.,
GENERAL PARTNER OF KALLISON RANCH OF VIRGINIA LIMITED PARTNERSHIP, L.L.P., A TEXAS REGISTERED LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2017.

NOTARY PUBLIC

STATE OF
COUNTY OF

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

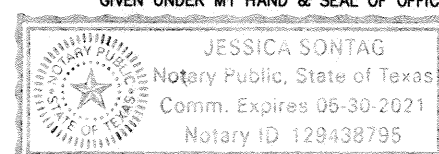
OWNER: ONE KR VENTURE, L.P. (3.375 AC. TRACT)

1301 MUNDOZ WAY, STE 200
GRAPEVINE, TX 76051

DULY AUTHORIZED AGENT:
STATE OF
COUNTY OF

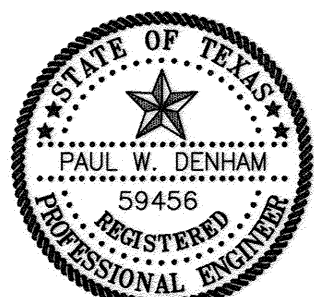
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Melissa Sontag, known to me to be the person
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 19th DAY OF September, A.D., 2017.



Jessica Sontag
NOTARY PUBLIC

CURVE AND LINE DATA ON SHEET 1 OF 3

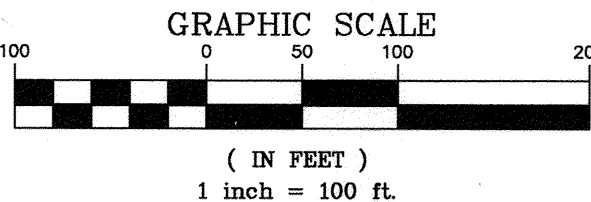


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Date: Sep 06, 2017, 10:39am User ID: nramones File: L:\nramones\Land Projects\CD-C-Ranch View Unit 10.dwg Ranch View Unit 10.dwg

SUBDIVISION PLAT
ESTABLISHING
RANCH VIEW
UNIT 10

BEING 0.274 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916-1932, AND BEING 3.407 ACRES OUT OF A 25.00 ACRE REMAINDER OF A 1131.506 ACRE PART 2, AND OUT OF THE REMAINDER OF A 741.0 ACRE TRACT 2 RECORDED IN VOLUME 12092, PAGE 146, AND BEING 3.375 ACRES OUT OF THE REMAINDER OF A 317.85 ACRE TRACT RECORDED IN VOLUME 11566, PAGES 1545, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, FOR A TOTAL OF 7.056 ACRES, ALL LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEAR COUNTY, TEXAS.



Denham-Ramones Engineering
and Associates, Inc.

415 Arch Bluff
SAN ANTONIO, TX. 78216
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

STATE OF TEXAS
COUNTY OF BEAR

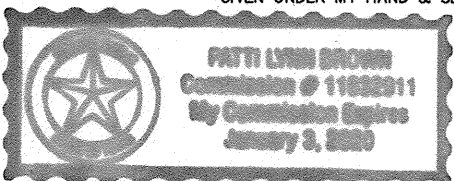
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P. (0.274 AC. TRACT)
BY: A TEXAS LIMITED PARTNERSHIP
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LESLIE OSTRANDER
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 12th DAY OF September A.D., 2017.



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, 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 _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

RANCH VIEW UNIT 10
THIS PLAT 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

WASTEWATER EDU NOTE:

THE NUMBER OF 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.

"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 SUBDIVISION PHASE 1, UNIT 1 VOL. 9572, PGS. 119-124, D.P.R.
②	VALLEY RANCH UNIT 2B VOL. 9712, PGS. 185-187, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 2A VOL. 9701, PGS. 124-125, D.P.R.

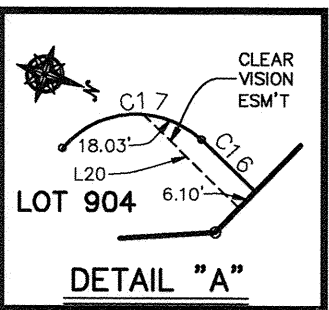
DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE RANCH VIEW UNIT 10 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 BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 80, LOT 901, BLOCK 166, AND LOT 901, BLOCK 167. IN ADDITION THESE AREAS MAY BE USED FOR LANDSCAPING, IRRIGATION, SUBDIVISION SIGN MONUMENTS, PEDESTRIAN ACCESS, FENCES AND MAINTENANCE OF THOSE IMPROVEMENTS.
- 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.
- 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 BEAR 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.
- 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.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985.0 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- THE 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.

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 ONE (1) ACCESS POINT ALONG CULEBRA ROAD (F.M. 471), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 802.95 L.F.



SEE SHEET 3 OF 3

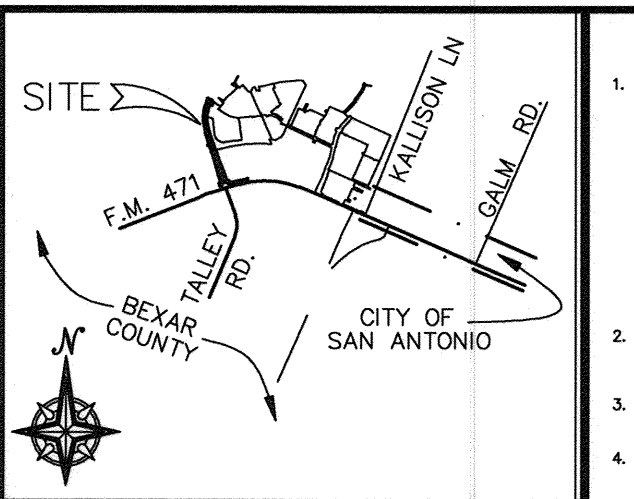
"C.P.S. NOTES"

- 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, 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.

MONUMENT NOTE:

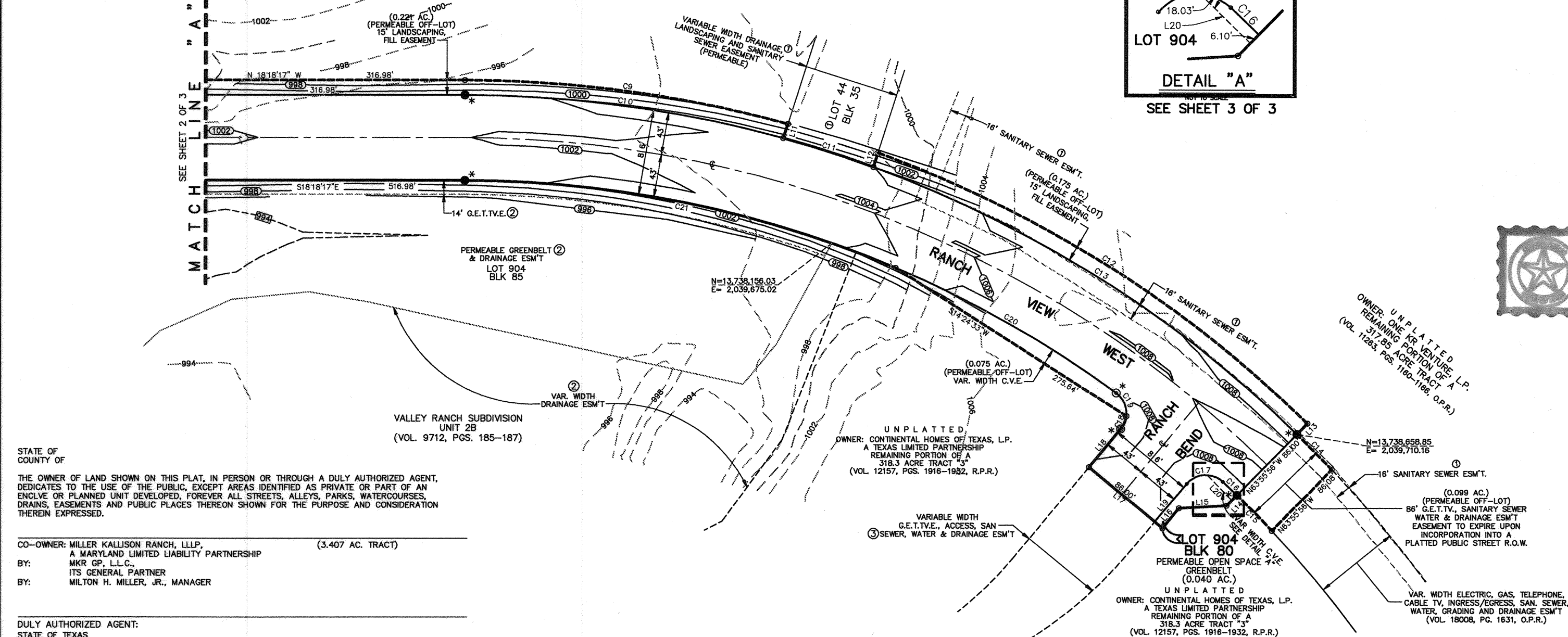
- = 1/2" IRON ROD FOUND W/O CAP, OR CAP SHOWN
- = 1/2" IRON ROD FOUND W/D-R E CAP
- = 1/2" IRON ROD SET W/D-R E CAP

UNPLATTED
OWNER: ONE KR VENTURE, L.P.
REMAINING PORTION OF A
317.85 ACRE TRACT
(VOL. 11566, PGS. 1545, R.P.R.)



LOCATION MAP LEGEND

- BUILDING SETBACK LINE
- CLEAR VISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- TELEPHONE & CABLE TELEVISION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- VARIABLE
- VOLUME
- PAGE
- ACRES
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- MINIMUM FINISHED FLOOR ELEVATION
- 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°00'00".
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOT 904, BLOCK 85 OF VALLEY RANCH UNIT 2B (VOL. 9712, PGS. 185-187) BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND SHOWN AS S18°18'17"E AS ESTABLISHED BY GPS OBSERVATION ON NAD83(2011) DATUM - TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.



STATE OF
COUNTY OF

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CO-OWNER: MILLER KALLISON RANCH, LLP. (3.407 AC. TRACT)
BY: MKR GP, L.L.C.,
ITS GENERAL PARTNER
MILTON H. MILLER, JR., MANAGER

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
MILTON H. MILLER, JR.,
MANAGER OF MKR GP, L.L.C.,
GENERAL PARTNER OF MILLER KALLISON RANCH, LLP, A MARYLAND LIMITED LIABILITY PARTNERSHIP,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2017.

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.

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF
COUNTY OF

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CO-OWNER: KALLISON RANCH OF VIRGINIA LIMITED, L.L.P. (3.407 AC. TRACT)
BY: TEXAS REGISTERED LIMITED LIABILITY PARTNERSHIP
KOTZ-KALLISON REALTY, L.L.C.
ITS GENERAL PARTNER
NATHAN K. KOTZ, MANAGER

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
NATHAN K. KOTZ,
MANAGER OF KOTZ-KALLISON REALTY, L.L.C.,
GENERAL PARTNER OF KALLISON RANCH OF VIRGINIA LIMITED PARTNERSHIP, L.L.P., A TEXAS REGISTERED LIMITED
PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2017.

NOTARY PUBLIC

STATE OF
COUNTY OF

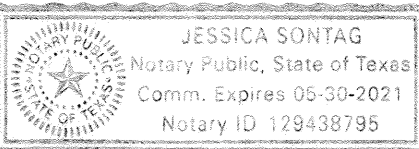
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ONE KR VENTURE, L.P. (3.375 AC. TRACT)
1301 MUNICIPAL WAY, STE 200
GRAPEVINE, TX 76051

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Melissa J. Jorgensen, VP
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 19th DAY OF September A.D., 2017.



Jessica Sontag
Notary Public, State of Texas
Comm. Expires 05-30-2021
Notary ID 129438795