

PLAT NUMBER 170259

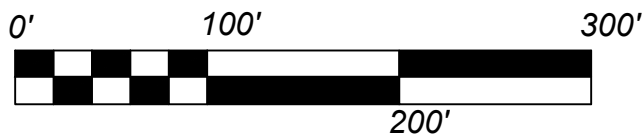
REPLAT AND SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH PHASE 1, UNIT 5A

BEING A TOTAL OF 21.10 ACRE TRACT OF LAND OUT OF A 29.53 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES RECORD IN VOLUME 18288, PAGES 1614 -1623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OUT OF A 741.0 ACRE TRACT OF LAND, CALLED TRACT 2 AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 11566 PAGES 1545-1559 AND OUT OF A 1.916 ACRE TRACT OF LAND, CALLED TRACT F AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 12558 PAGE 408 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, ALL IN BEXAR COUNTY, TEXAS.



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'



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 (19.87 ACRE TRACT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC HARRIS COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

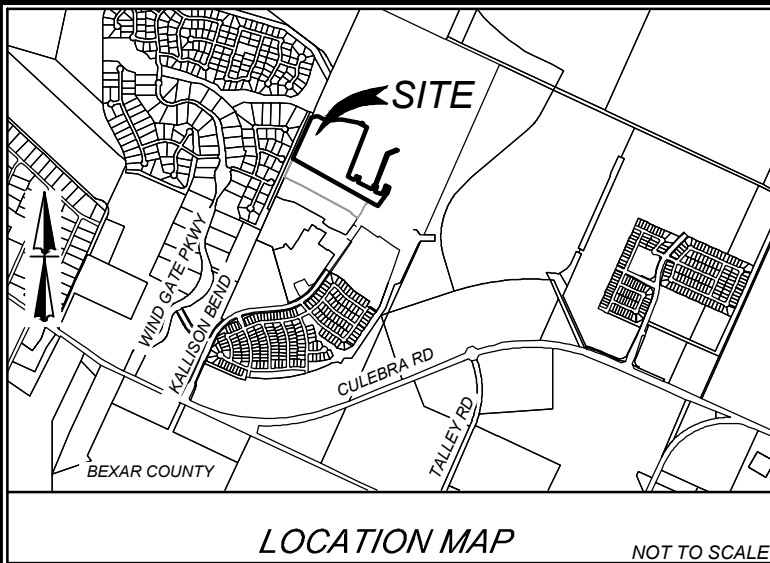
BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20 _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT - OF - WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- AC = ACRE
- — = FLOOD ZONE BOUNDARY
- — — = PROPERTY BOUNDARY
- — — = STREET CENTERLINE
- -1010- - = EXISTING CONTOUR
- 1015— = PROPOSED CONTOUR

STATE OF TEXAS
COUNTY OF TRAVIS

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 KR VENTURE, L.P.
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726
(1.23 ACRES)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC TRAVIS 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.

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 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UNDER 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 AREA.
- 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 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, 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.

NOTES:

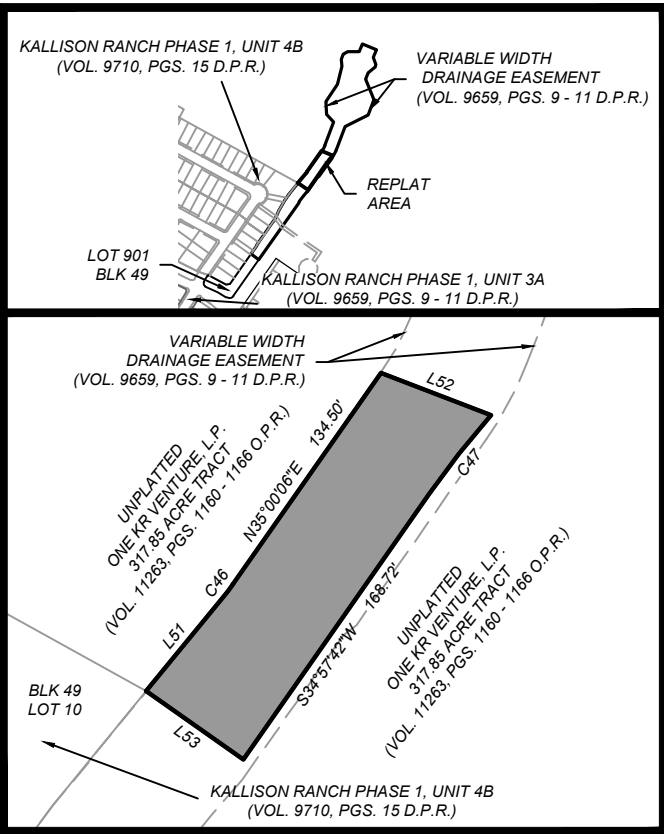
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCO) 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.
- LOT 903 BLOCK 46 IS DESIGNATED AS DRAINAGE, ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT AND OPEN SPACE. LOT 904 BLOCK 46 IS DESIGNATED AS A DRAINAGE AND ACCESS EASEMENT & TREE SAVE AREA. LOT 907 BLOCK 46 IS DESIGNATED AS OPEN SPACE, VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., PRIVATE DRAINAGE AND LANDSCAPE EASEMENT. LOT 905 BLOCK 49 IS DESIGNATED AS OPEN SPACE, VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., PRIVATE DRAINAGE AND LANDSCAPE EASEMENT.

MINIMUM FINISHED FLOOR ELEVATION:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR ROOF PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

THE VARIABLE WIDTH DRAINAGE RIGHT OF WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL #48029C0195G, DATED SEPTEMBER 2010, & LOMR CASE #14-06-4527P, DATED JUNE 6, 2016, AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT COORDINATE WITH THE FLOOD ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 0.28 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT PLATTED IN KALLISON RANCH PHASE 1, UNIT 3A RECORDED IN VOLUME 9659, PAGES 9 - 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TARRANT

THE AREA BEING REPLATTED IS 0.28 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT PLATTED IN KALLISON RANCH PHASE 1, UNIT 3A RECORDED IN VOLUME 9659, PAGES 9 - 11, BEXAR COUNTY PLAT AND DEED RECORDS. 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.

OWNER: ONE KR VENTURE
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU 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 THE DEVELOPMENT SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND AT LOT 903, LOT 904, & LOT 907 BLOCK 46 AND LOT 905 BLOCK 49. 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903, LOT 904, & LOT 907 BLOCK 46 AND LOT 905 BLOCK 49.

BUILDING SETBACK LINE

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.

S.A.W.S. HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

INGRESS AND EGRESS NOTE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P # 2258192) 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).

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, A PORTION OF LOT 904 BLOCK 46 IS WITHIN ZONE A. AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 480035C0195G, DATED SEPTEMBER 29, 2010 AND LETTER OF MAP REVISION CASE # 14-06-4527P, DATED JUNE 6, 2015.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID003).

Parcel Line Table			
Line #	Length	Direction	
L1	61.85'	N54° 59' 23"W	
L2	23.04'	N71° 42' 03"E	
L3	64.69'	N24° 07' 01"E	
L4	80.20'	S66° 53' 30"E	
L5	10.01'	S61° 10' 52"E	
L6	4.81'	N28° 49' 08"E	
L7	5.87'	N21° 07' 05"E	
L8	50.00'	S68° 52' 55"E	
L9	5.87'	S21° 07' 05"W	
L10	4.81'	S28° 49' 08"W	
L11	4.81'	N28° 49' 08"E	
L12	5.88'	N21° 07' 05"E	
L13	17.00'	S68° 52' 55"E	
L14	14.52'	S40° 50' 20"E	
L15	5.05'	S82° 42' 53"E	
L16	17.00'	S68° 52' 55"E	
L17	5.88'	S21° 07' 05"W	
L18	4.81'	S28° 49' 08"W	
L19	105.00'	S28° 49' 08"W	
L20	105.00'	N28° 49' 08"E	
L21	19.61'	N00° 11' 16"W	
L22	76.97'	S80° 12' 55"E	
L23	1.00'	N28° 49' 08"E	
L24	50.00'	S61° 10' 52"E	
L25	1.00'	S28° 49' 08"W	
L26	1.01'	N28° 49' 08"E	
L27	50.00'	S61° 10' 52"E	

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C36	63.84'	475.00'	7°42'03"	63.79' S24°58'06"W
C37	23.56'	15.00'	90°00'00"	21.21' S73°49'08"W
C38	8.66'	116.74'	4°14'58"	8.66' N37°07'14"E
C39	2.45'	15.00'	9°21'16"	2.45' N58°39'57"E
C40	28.31'	55.00'	29°29'36"	28.00' S24°08'23"W
C41	28.31'	55.00'	29°29'36"	28.00' S24°08'23"W
C42	16.40'	15.00'	62°37'33"	15.59' N29°52'06"W
C43	4.75'	435.00'	0°37'31"	4.75' S41°28'26"W
C44	23.56'	15.00'	90°00'00"	21.21' S16°10'52"E
C46	8.71'	117.50'	4°14'50"	8.71' N37°07'38"E
C47	51.82'	435.00'	6°49'29"	51.78' S38°22'27"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	9.97'	100.00'	5°42'38"	9.96' S64°02'11"E
C2	23.56'	15.00'	90°00'00"	21.21' N73°49'08"E
C3	36.96'	275.00'	7°42'03"	36.93' N24°58'06"E
C4	43.68'	325.00'	7°42'03"	43.65' S24°58'06"W
C5	23.56'	15.00'	90°00'00"	21.21' S16°10'52"E
C6	23.56'	15.00'	90°00'00"	21.21' N73°49'08"E
C7	36.96'	275.00'	7°42'03"	36.93' N24°58'06"E
C8	43.68'	325.00'	7°42'03"	43.65' S24°58'06"W
C9	7.17'	15.00'	27°22'27"	7.10' S15°07'54"W
C10	51.82'	435.00'	6°49'29"	51.78' S38°22'27"W
C11	58.73'	35.00'	96°08'35"	52.08' N13°06'35"W
C12	23.56'	15.00'	90°00'00"	21.21' S73°49'08"W
C13	23.56'	15.00'	90°00'00"	21.21' N16°10'52"W
C14	251.30'	55.00'	261°47'12"	83.15' N69°42'44"E
C15	21.41'	15.00'	81°47'12"	19.64' S20°17'16"E
C16	23.56'	15.00'	90°00'00"	21.21' N73°49'08"E
C17	63.84'	475.00'	7°42'03"	63.79' N24°58'06"E
C18	46.48'	125.00'	21°18'21"	46.21' N10°27'54"E
C19	23.56'	15.00'	90°00'00"	21.21' N45°11'16"W
C20	21.41'	15.00'	81°47'12"	19.64' S48°55'08"W
C21	251.30'	55.00'	261°47'12"	83.15' N41°04'52"W
C22	134.89'	775.00'	9°58'21"	134.72' S85°12'05"E
C23	11.05'	15.00'	42°13'30"	10.81' N78°40'20"E
C24	165.37'	51.00'	185°47'00"	101.87' S29°32'55"E
C25	11.05'	15.00'	42°13'30"	10.81' S42°13'50"W
C26	70.56'	525.00'	7°42'03"	70.51' S24°58'06"W
C27	23.56'	15.00'	90°00'00"	21.21' S16°10'52"E
C28	9.97'	100.00'	5°42'38"	9.96' S64°02'11"E
C29	47.44'	35.00'	77°39'27"	43.89' N79°59'24"E
C30	23.56'	15.00'	90°00'00"	21.21' N16°10'52"W
C31	70.56'	525.00'	7°42'03"	70.51' N24°58'06"E
C32	65.07'	175.00'	21°18'21"	64.70' N10°27'54"E
C33	23.56'	15.00'	90°00'00"	21.21' N44°48'44"E
C34	126.19'	725.00'	9°58'21"	126.03' S85°12'05"E
C35	44.21'	25.00'	101°19'59"	38.87' S29°32'55"E

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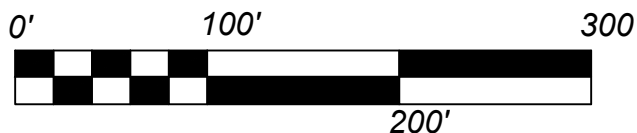
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STATE OF TEXAS
COUNTY OF HARRIS

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 (19.87 ACRE TRACT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

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 AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC HARRIS COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

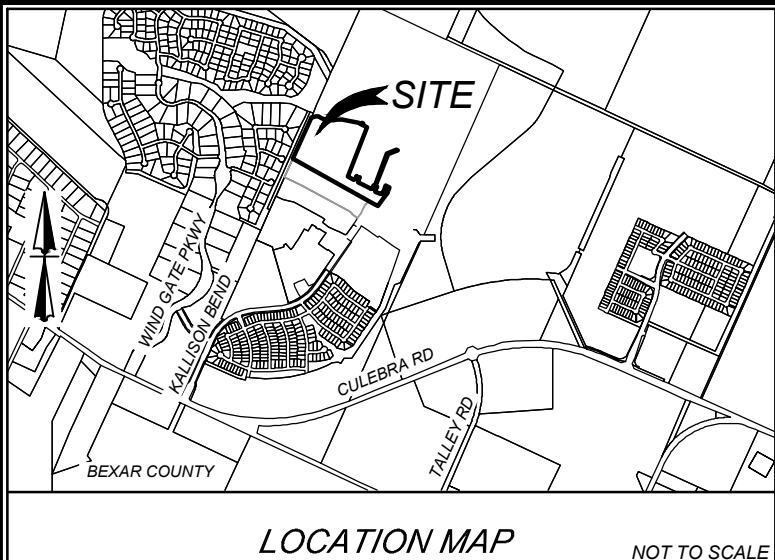
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- OPEN SPACE, LOT 904 BLOCK 46 VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.06 AC PERMEABLE) (0.02 AC NON-PERMEABLE)
- OPEN SPACE, LOT 905 BLOCK 49 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.14 AC PERMEABLE) (0.02 NON-PERMEABLE)
- OPEN SPACE, LOT 903 BLOCK 46 VARIABLE WIDTH PRIVATE DRAINAGE, ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.30 AC PERMEABLE)
- VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT & TREE SAVE AREA (1.23 AC, PERMEABLE)

OWNER/DEVELOPER:
PERRY HOMES
C/O TAYLOR GUNN
900 GULF FREEWAY
HOUSTON, TX 77017
PHONE: (713) 948 - 7783



LEGEND

- 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
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- AC = ACRE
- AC — = FLOOD ZONE BOUNDARY
- — = PROPERTY BOUNDARY
- — = STREET CENTERLINE
- -1010- - = EXISTING CONTOUR
- -1015- - = PROPOSED CONTOUR

OWNER/DEVELOPER:
ONE KR VENTURE, L.P.
C/O MELISSA YOUNGBLOOD, V.P.
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726
PHONE: (512) 657 - 6420

STATE OF TEXAS
COUNTY OF TRAVIS
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 KR VENTURE, L.P.
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726
(1.23 ACRES)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

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 AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC TRAVIS 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.

LICENSED PROFESSIONAL ENGINEER

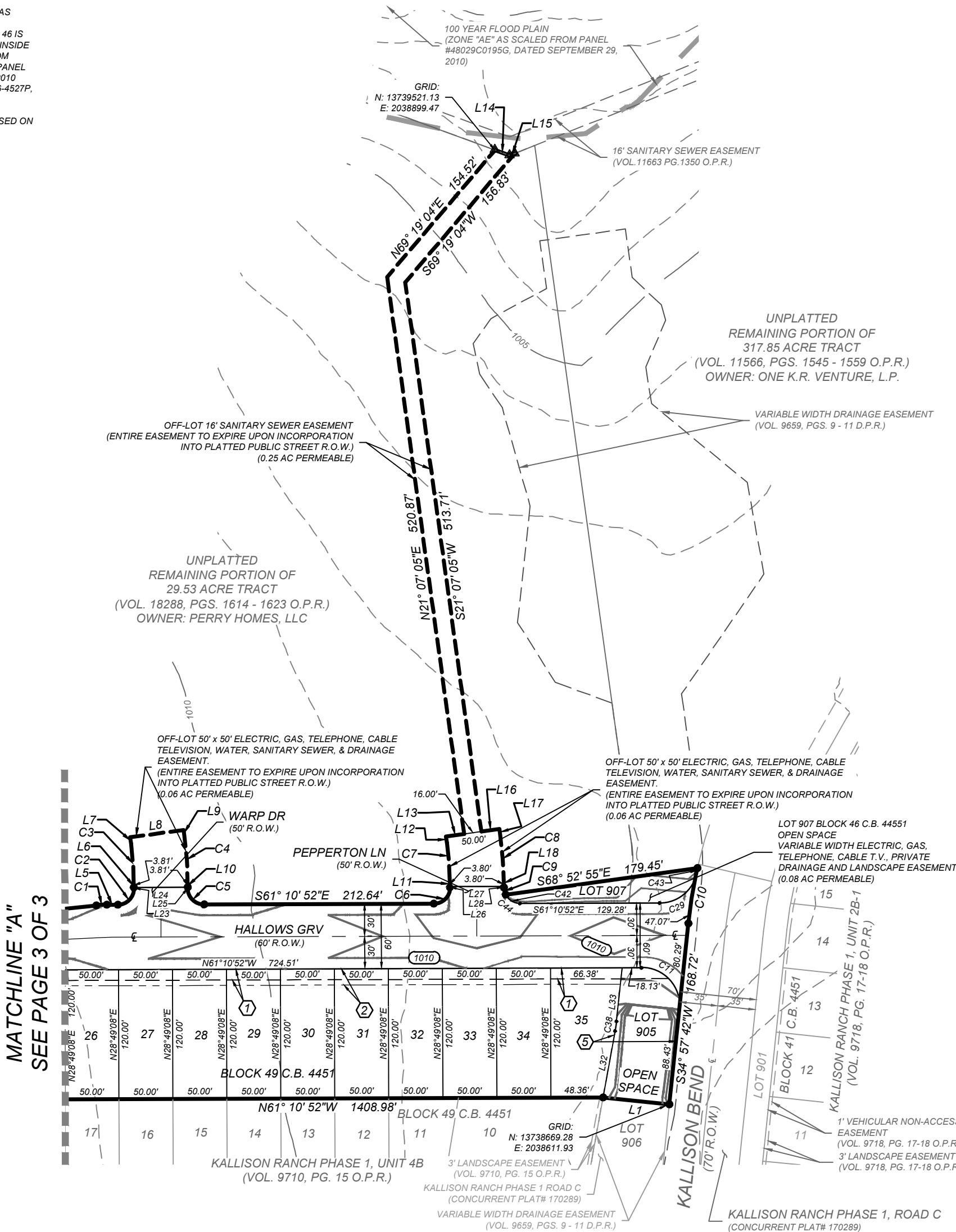
STATE OF TEXAS
COUNTY OF BEXAR

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 PAESANOS PKWY, SUITE 101
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. A PORTION OF LOT 904 BLOCK 46 IS WITHIN ZONE A, AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48003C0195G, DATED SEPTEMBER 29, 2010 AND LETTER OF MAP REVISION CASE # 14-06-4527P, DATED JUNE 6, 2015.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

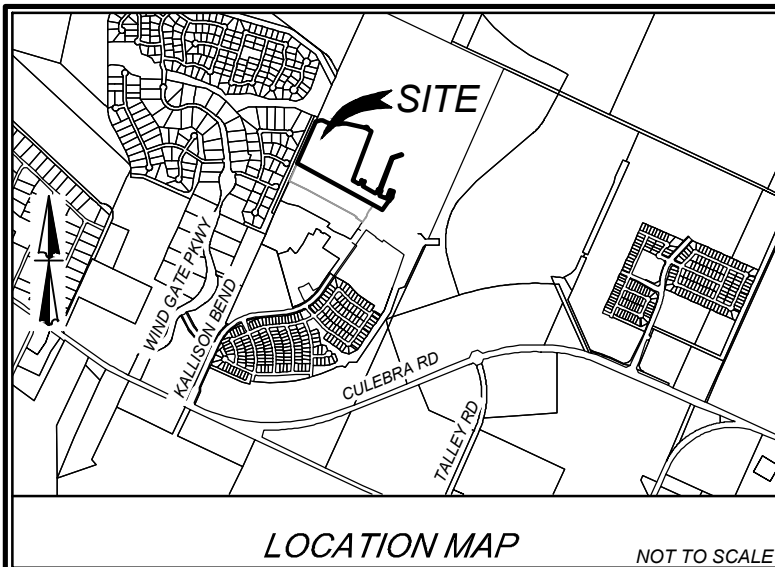


NOTE: SEE PAGE 1 FOR CURVE & LINE DATA.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAMP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- = FLOOD ZONE BOUNDARY
- = PROPERTY BOUNDARY
- = STREET CENTERLINE
- - - = EXISTING CONTOUR
- (1015) = PROPOSED CONTOUR

OWNER/DEVELOPER:
ONE KR VENTURE, L.P.
C/O MELISSA YOUNGBLOOD, V.P.
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726
PHONE: (512) 657 - 6420

STATE OF TEXAS
COUNTY OF TRAVIS

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 KR VENTURE, L.P.
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726
(1.23 ACRES)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

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 AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC _____ TRAVIS 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.

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 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- OPEN SPACE, LOT 904 BLOCK 46
VARIABLE WIDTH PRIVATE DRAINAGE
AND ACCESS EASEMENT
(0.05 AC PERMEABLE)
(0.02 AC NON-PERMEABLE)
- OPEN SPACE, LOT 905 BLOCK 49
VARIABLE WIDTH ELECTRIC, GAS,
TELEPHONE, CABLE T.V., PRIVATE
DRAINAGE & LANDSCAPE EASEMENT
(0.14 AC PERMEABLE)
(0.02 NON-PERMEABLE)
- OPEN SPACE, LOT 903 BLOCK 46
VARIABLE WIDTH PRIVATE DRAINAGE,
ACCESS, ELECTRIC, GAS, TELEPHONE, &
CABLE T.V. EASEMENT
(0.30 AC PERMEABLE)
- VARIABLE WIDTH DRAINAGE AND ACCESS
EASEMENT & TREE SAVE AREA
(1.23 AC PERMEABLE)

UNPLATTED
REMAINING PORTION OF 1.916
ACRE TRACT
OWNER: ONE K.R. VENTURE, L.P.
(VOLUME 12558 PGS 408-432 O.P.R.)

VARIABLE WIDTH DRAINAGE &
ACCESS EASEMENT
(VOL. 9686, PGS. 75-76 O.P.R.)

16' UTILITY EASEMENT
(VOL. 9561, PGS 38 - 40 O.P.R.)
OWNER: WIND GATE RANCH HOME
OWNER'S ASSOCIATION

59' DRAINAGE EASEMENT
(VOL. 9561, PGS 38 - 40 O.P.R.)
OWNER: WIND GATE RANCH HOME
OWNER'S ASSOCIATION

VARIABLE WIDTH DRAINAGE &
ACCESS EASEMENT
(VOL. 9686, PGS. 75-76 O.P.R.)

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. A PORTION OF LOT 904 BLOCK 46 IS WITHIN ZONE A, AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 480335C01956, DATED SEPTEMBER 29, 2010 AND LETTER OF MAP REVISION CASE # 14-06-4327P, DATED JUNE 6, 2015.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

UNPLATTED
REMAINING PORTION OF
317.85 ACRE TRACT
(VOL. 11566, PGS. 1545 - 1559 O.P.R.)
OWNER: ONE K.R. VENTURE, L.P.

25' X 25' DRAINAGE EASEMENT
(VOL. 18288, PG. 1552, O.P.R.)

100 YEAR FLOOD PLAIN
(ZONE "A" AS SCALED FROM
LOMR CASE #14-06-4327P,
DATED JUNE 6, 2016)

16' SANITARY SEWER EASEMENT
(VOL. 11663, PG. 1350 O.P.R.)

100 YEAR FLOOD PLAIN
(ZONE "AE" AS SCALED FROM PANEL
#480335C01956, DATED SEPTEMBER 29,
2010)

OWNER/DEVELOPER:
PERRY HOMES
C/O TAYLOR GUNN
900 GULF FREEWAY
HOUSTON, TX 77017
PHONE: (713) 948 - 7783

UNPLATTED
REMAINING PORTION OF
29.53 ACRE TRACT
(VOL. 18288, PGS. 1614 - 1624 O.P.R.)
OWNER: PERRY HOMES, LLC

PLAT NUMBER 170259

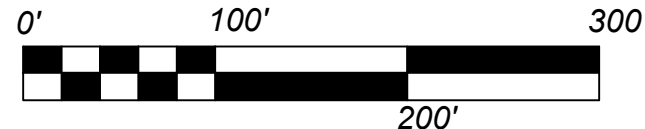
REPLAT AND SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH PHASE 1, UNIT 5A

BEING A TOTAL OF 21.10 ACRE TRACT OF LAND OUT OF A 29.53 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES RECORD IN VOLUME 18288, PAGES 1614 - 1623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OUT OF A 741.0 ACRE TRACT OF LAND, CALLED TRACT 2 AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 11566 PAGES 1545-1559 AND OUT OF A 1.916 ACRE TRACT OF LAND, CALLED TRACT F AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 12558 PAGE 408 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, ALL IN BEXAR COUNTY, TEXAS.

KFW
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'



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 (19.87 ACRE TRACT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

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 AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC _____ HARRIS COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

NOTE: SEE PAGE 1 FOR CURVE & LINE DATA.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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