

<u>TREE NOTE:</u> THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2284459) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER PLAN IS ON FILE AT THE

CITY OF SAN ANTONIO ARBORITSTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION METING 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.

LEGEND

= FOUND IRON PIPE

FOUND 1/2" IRON ROD

SET1/2" IRON ROD WITH S.I.R. BLUE CAMP STAMPED "KFW

SET 1⁄2" IRON ROD WITH YELLOW CAP STAMPED

"KEW FASEMENT" TXDOT MONUMENT **⊠**TXDOT

R.O.W.

DEED AND PLAT RECORDS

OFFICIAL PUBLIC RECORDS

OF BEXAR COUNTY, TEXAS

PAGE

VOL.

C.B. COUNTY BLOCK

PG.

ELECTRIC, GAS,

E.G.T. & TV.E. TELEPHONE, & CABLE TELEVISION EASEMEN

> MINIMUM FINISHED FLOOR F.F.M.

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

STATE OF TEXAS

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLATS KALLISON RANCI PHASE 1, UNIT 114 WHICH IS RECORDED IN VOLUME 9662, PAGES 94 - 95, AND KALLISON RANCH PHASE 1, UNIT 118 WHICH IS RECORDED IN VOLUME 9683, PAGES 50 - 51 BOTH IN BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT TS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER'S DULY AUTHORIZED AGENT

DONNA R. LAWSON COMM. EXP. 10-03-2019 NOTARY ID 11217550

PAYOF 3WY

MY COMMISSION EXPIRES: 10-3-2019

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 PROPESSIONAL 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 SURVEY INDACCORDING TO AWACTUAL SURVEY MADE ON THE GROUND.

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

THE MAINTENANCE OF ALL PRIVATE STREETS OPEN SPACES, GREENBELTS, PARKS, DRAINAGE FASEMENTS AND EASEMENTS OF ANY NATURE WITHIN KALLISON RANCH PHASE 1, UNIT 11C SUBDIVISION (PLAT#170329)
SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, LOT 902, LOT 903, LOT 904, BLOCK 32 & LOT 903, BLOCK 53

BUILDING SETBACK LINE THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND

ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIC

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 OF 1,500 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

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. 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. THE DEVELOPMENT 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

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

INGRESS & EGRESS (WATER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS
THE WATER EASEMENT(S) SHOWN ON T ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS

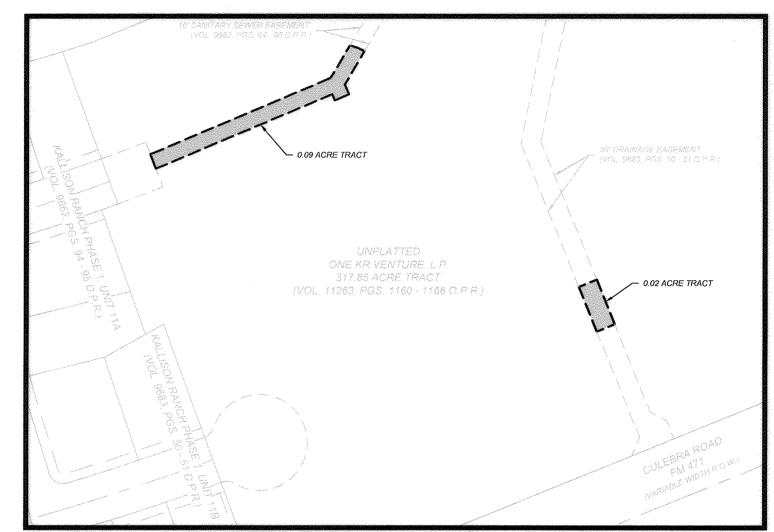
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT
- MEASURES FOR FUTURE NOISE MITIGATION.
 MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG CULEBRA ROAD (FM 471) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1245.43:

C.P.S. NOTES: 1. 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 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 AREA.

 ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASE- MENT, 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:

 4. 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
- 5. 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. NIMUM FINISHED FLOOR ELEVATION RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED
- 2. 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) OR THE REGULATORY FLOODPLAIN.
- 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.
- 2. LOT 901, LOT 902, & LOT 904, BLOCK 32 ARE DESIGNATED AS A PRIVATE DRAINAGE EASEMENT. LOT 903, BLOCK 32 IS DESIGNATED AS A SANITARY SEWER AND PRIVATE DRAINAGE EASEMENT.
 LOT 905, BOCK 32 IS DESIGNATED AS A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT.
 LOT 903, BLOCK 53 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT.



AREA TO BE REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION AREAS BEING REPLATTED IS 0.11 ACRES, 0.09 ACRES BEING A 16' SANITARY SEWER EASEMENT PREVIOUSLY PLATTED IN KALLISON RANCH PHASE 1 UNIT - 11A WHICH IS RECORDED IN VOLUME 9662 , PAGES 94 - 95 AND 0.02 ACRES BEING A 20' DRAINAGE EASEMENT PREVIOUSLY PLATTED IN KALLISON RANCH PHASE 1, UNIT - 11B WHICH IS RECORDED IN VOLUME, 9683, PGS. 50 - 51 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

	Curve Table						Curve Table						
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing		
C1	17.99'	2361.79'	0°26'11"	17.99'	N70°11'06"E	C20	148.72'	51.00'	167°04'42"	101.35'	S24°47'05"W		
C2	99.34'	2804.79'	2°01'46"	99.34'	S68°53'19"W	C21	10.59'	15.00'	40°27'00"	10.37'	S88°05'56"W		
C3	92.83'	2621.08'	2°01'46"	92.83'	N68°53'19"E	C22	94.61'	2671.08'	2°01'46"	94.60'	S68°53'19"W		
C4	23.56'	15.00'	90°00'00"	21.21'	N22°52'26"E	C23	101.94'	175.00'	33°22'34"	100.51'	N05°26′17″W		
C5	40.64'	25.00'	93°09'04"	36.31'	N68°42'06"W	C24	73.73'	175.00'	24°08′17"	73.18'	N23°19'09"E		
C6	216.17'	2361.79'	5°14'39"	216.10'	S67°20'41"W	C25	23.56′	15.00'	90°00'00"	21.21'	N80°23′17"E		
C7	210.21'	2311.79'	5°12'36"	210.14'	N67°21'43"E	C26	110.90'	175.00'	36°18′28"	109.05	S36°27'29"E		
C8	10.99'	15.00'	41°59'18"	10.75'	N43°45'46"E	C27	37.60'	25.00'	86°10'41"	34.16'	S24°47'05"W		
C9	157.04'	51.00'	176°25'40"	101.95'	S69°01'03"E	C28	23.56'	15.00'	90°00'00"	21.21'	N67°07'34"W		
C10	10.82'	15.00'	41°19'22"	10.59'	S01°27'54"E	C29	7.61'	15.00'	29°03′01"	7.52'	S86°12'04"E		
C11	23.56′	15.00'	90°00'00"	21.21'	S67°07'34"E	C30	43.19'	2804.79'	0°52′56″	43.19'	S68°18'54"W		
C12	23.56′	15.00'	90°00'00"	21.21'	N22°52'26"E	C31	56.15'	2804.79'	1°08'49"	56.15'	S69°19'47"W		
C13	131.07'	225.00'	33°22'34"	129.22'	N05°26′17″W	C32	56.92'	2486.79'	1°18'41"	56.92'	S64°55'42"W		
C14	94.79'	225.00'	24°08'17"	94.09'	N23°19'09"E	C33	52.20'	2486.79'	1°12′10"	52.20'	S66°11'07"W		
C15	251.30'	55.00'	261°47'15"	83.15'	S13°43'08"E	C34	52.20'	2486.79'	1°12'10"	52.20'	S67°23'17"W		
C16	21.41'	15.00'	81°47'12"	19.64'	S76°16'54"W	C35	22.50'	2486.79'	0°31′07″	22.50'	S68°14'56"W		
C17	23.56'	15.00'	90°00'00"	21.21'	S09°36'43"E	C36	65.08'	2486.79'	1°29'58"	65.08'	N65°01'20"E		
C18	142.58'	225.00'	36°18′28"	140.21'	S36°27'29"E	C37	60.02'	2486.79'	1°22'58"	60.02'	N66°27'48"E		
C19	10.59'	15.00'	40°27'00"	10.37'	S38°31'45"E	C38	58.73'	2486.79'	1°21'11"	58.73'	N67°49'53"E		

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 195 OF 900, COMMUNITY PANEL NO. 48029C0195 G, DATED
- 5. THE ELEVATIONS FOR THIS SURVEY ARE

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

Line # | Length | Direction

S60° 56' 55"W

N73° 09' 02"E

N62° 51' 44"E

N57° 55' 36"E

N83° 50' 31"E

S61° 45' 10"E

N34° 24' 33"E

S84° 32' 27"E

N72° 08' 03"E

N22° 07' 34"W

N11° 15' 00"E

S35° 23' 17"W

S54° 36' 43"E

N22° 07' 34"W

N11° 15' 00"E

S54° 36' 43"E

S01° 03' 54"E

N87° 02' 41"E

S16° 16' 07"E

S71° 41' 45"W

S71° 41' 45"W

S35° 23' 17"W

N71° 41' 45"E

N71° 41' 45"E

N22° 52' 26"E

N60° 56' 55"E

S18° 18' 15"E

S22° 07' 34"E

N15° 16' 42"E

21.82'

28.18'

50.19

57.96'

94.28'

45.15'

33.25'

109.90'

0.53'

32.66'

98.25'

70.21'

50.49

32.66'

98.25'

50.49'

10.55'

2.55'

13.50'

1.03'

20.18'

54.58'

92.83'

15.00'

7.07'

61.55'

80.00'

64.15'

70.31'

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L23

L24

L25

L28

L29

L30

SCALE: 1"=100' 300' STATE OF TEXAS 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 OF 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 DONNA R. LAWSON DULY AUTHORIZED AGENT TARY PUBLIC-STATE OF TEXA COMM, EXP. 10-03-2019 STATE OF TEXAS NOTARY ID 11217550

PLAT NUMBER 170329

REPLAT AND SUBDIVISION PLAT ESTABLISHING

KALLISON RANCH PHASE 1, UNIT - 11C

CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOLUME 11263,

COUNTY, TEXAS, AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83,

TBPE Firm #: 9513 • TBPLS Firm #: 10122300

BEING A TOTAL OF 20.37 ACRES OR 886,882 SQUARE FEET MORE OR

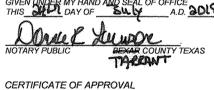
LESS TRACT OF LAND OUT OF A 317.85 ACRE TRACT DESCRIBED IN

PAGES 1160 - 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR

ABSTRACT 666, COUNTY BLOCK 4451 IN BEXAR COUNTY, TEXAS.

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



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 11C 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
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SECRETAR

STATE OF TEXAS COUNTY OF BEXAR

_. 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, ___DAY OF ____ A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

PAGE 1 OF 3

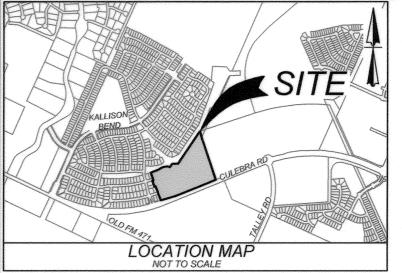


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BLAINE P. LOPEZ

92685



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
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM PANEL NO. 48029C0195 G, DATED SEPTEMBER 29, 2010.
- 5 THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

1' VEHICUI AR NON-ACCESS FASEMEN

LEGEND

- Ø F.I.P. = FOUND IRON PIPE = FOUND ½" IRON ROD
- SET 1/2" IRON ROD WITH
- BLUE CAMP STAMPED "KFW
- SET ½" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- **⊠**TXDOT = TXDOT MONUMENT
- R.O.W.
- DEED AND PLAT RECORDS
- OFFICIAL PUBLIC RECORDS
- VOL.
- PG. PAGE
- C.B. = COUNTY BLOCK
- TELEPHONE & CABLE
- E.G.T. & TV.E. = TELEVISION EASEMEN
 - MINIMUM FINISHED FLOOR F.F.M. =ELEVATION
- 1013- = EXISTING CONTOUR LINE

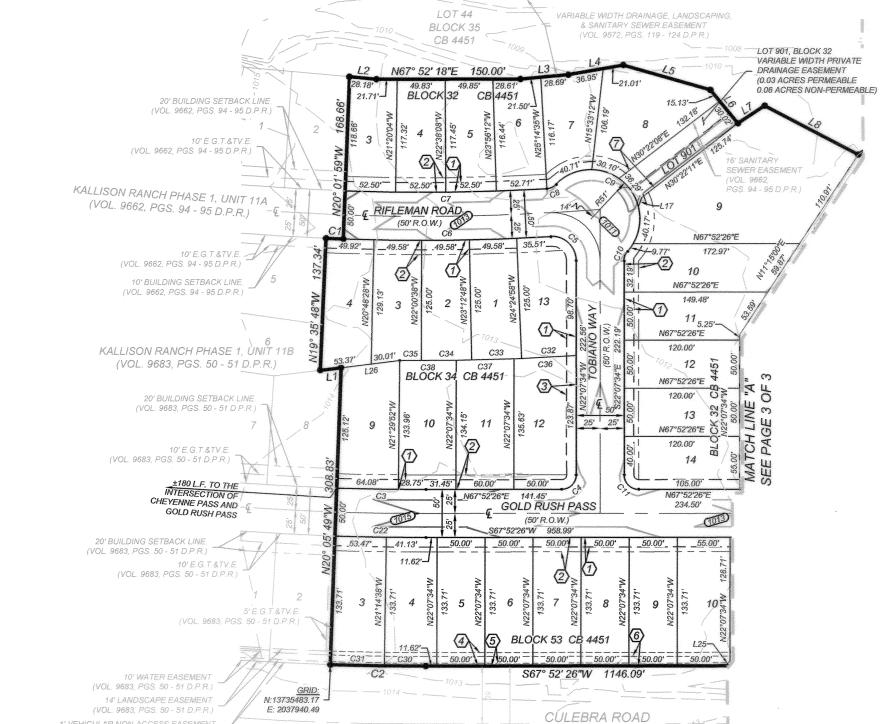
= PROPOSED CONTOUR LINE KEYNOTES

- 10'ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, CABLE T.V., & LANDSCAPE
- 5 1' VEHICULAR NON-ACCESS EASEMENT
- 6 10' WATER EASEMENT VARIABLE WIDTH PRIVATE
- DRAINAGE EASEMENT
- SEWER & PRIVATE DRAINAGE
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT

(VOL. 9572, PGS. 119 - 124 D.P.R.)

KALLISON RANCH PHASE 1, UNIT 1

FM 471 (VARIABLE WIDTH R.O.W.)



BLAINE P. LOPEZ 92685 CENSE!



STATE OF TEXAS

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.

STATE OF TEXAS COUNTY OF BEXAR

PHONE: 210-979-8444 FAX: 210-979-8441

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231

SEE PAGE 1 OF 3 FOR LINE & CURVE DATA

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

OWNER/DEVELOPER: ONE KR VENTURE, L.P. 12306 WATERTON PARKE CIRCLE AUSTIN TX 78726

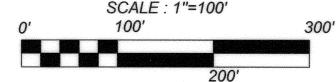
PHONE: (512) 657 - 6420

PLAT NUMBER 170329

REPLAT AND SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT - 11C

BEING A TOTAL OF 20.37 ACRES OR 886,882 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOLUME 11263. PAGES 1160 - 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451 IN BEXAR COUNTY, TEXAS.





STATE OF TEXAS

STATE OF TEXAS

THE OWNER OF LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULLY 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

DULY AUTHORIZED AGENT

DONNA R. LAWSON OTARY PUBLIC-STATE OF TEXAS COMM. EXP. 10-03-2019 NOTARY ID 11217550

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

AND COMMON 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

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.

TED	THIS	 DAY OF	<u> </u>	 A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 11C 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	

SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

____ 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, DAY OF ____ A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

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PHONE: 210-979-8444

FAX: 210-979-8441

BLAINE P. LOPEZ

92685

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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