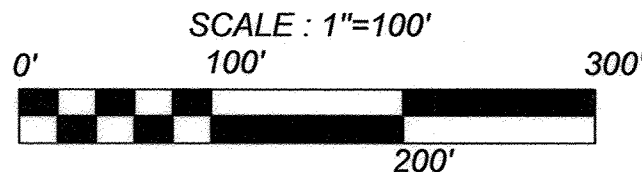


PLAT NUMBER 170329

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

OWNER/DEVELOPER: ONE KR VENTURE, L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Donna R. Lawson 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 24th DAY OF July, A.D. 2018

Donna R. Lawson
NOTARY PUBLIC
BEXAR COUNTY TEXAS
TALCOTT

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 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____

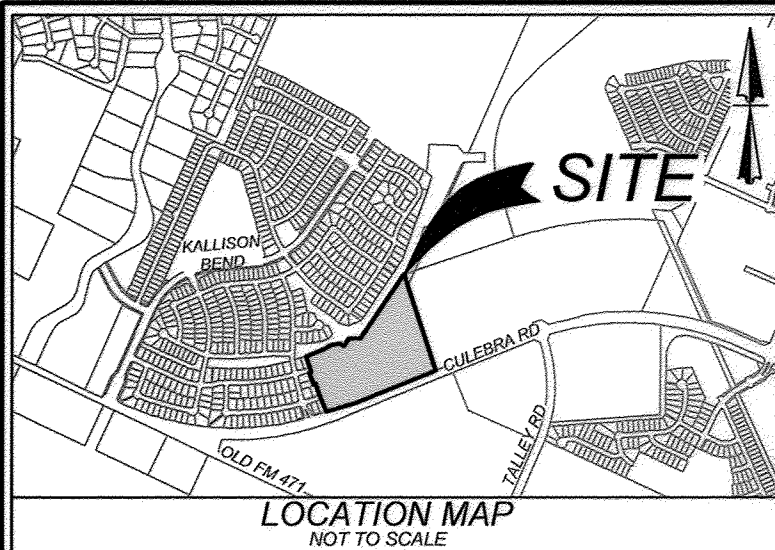
BY: _____
CHAIRMAN

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



TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (WPN 228445) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER PLAN 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 35-47(6)(9)(C).

LEGEND

- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAMP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ☒ TXDOT = TXDOT MONUMENT
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- F.F.M. = MINIMUM FINISHED FLOOR ELEVATION
- 1013--- = EXISTING CONTOUR LINE
- 1015--- = PROPOSED CONTOUR LINE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLATS KALLISON RANCH PHASE 1, UNIT 11A WHICH IS RECORDED IN VOLUME 9862, PAGES 94 - 95, AND KALLISON RANCH PHASE 1, UNIT 11B WHICH IS RECORDED IN VOLUME 9883, PAGES 50 - 51 BOTH IN 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.

Donna R. Lawson
OWNER/DEVELOPER: ONE KR VENTURE, L.P.
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP 10-03-2019
NOTARY ID 11217550

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 24th DAY OF July, 2018

Donna R. Lawson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

KFW SURVEYING, LLC

3421 PAESANOS PKWY, SUITE 101

SAN ANTONIO, TEXAS 78231

PHONE: 210-979-8444

FAX: 210-979-8441

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN KALLISON RANCH PHASE 1, UNIT 11C SUBDIVISION (PLAT #170329) 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 901, LOT 902, LOT 903, LOT 904, BLOCK 32 & LOT 905, 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 ANTONIO.

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 20 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 MARSHAL.

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.

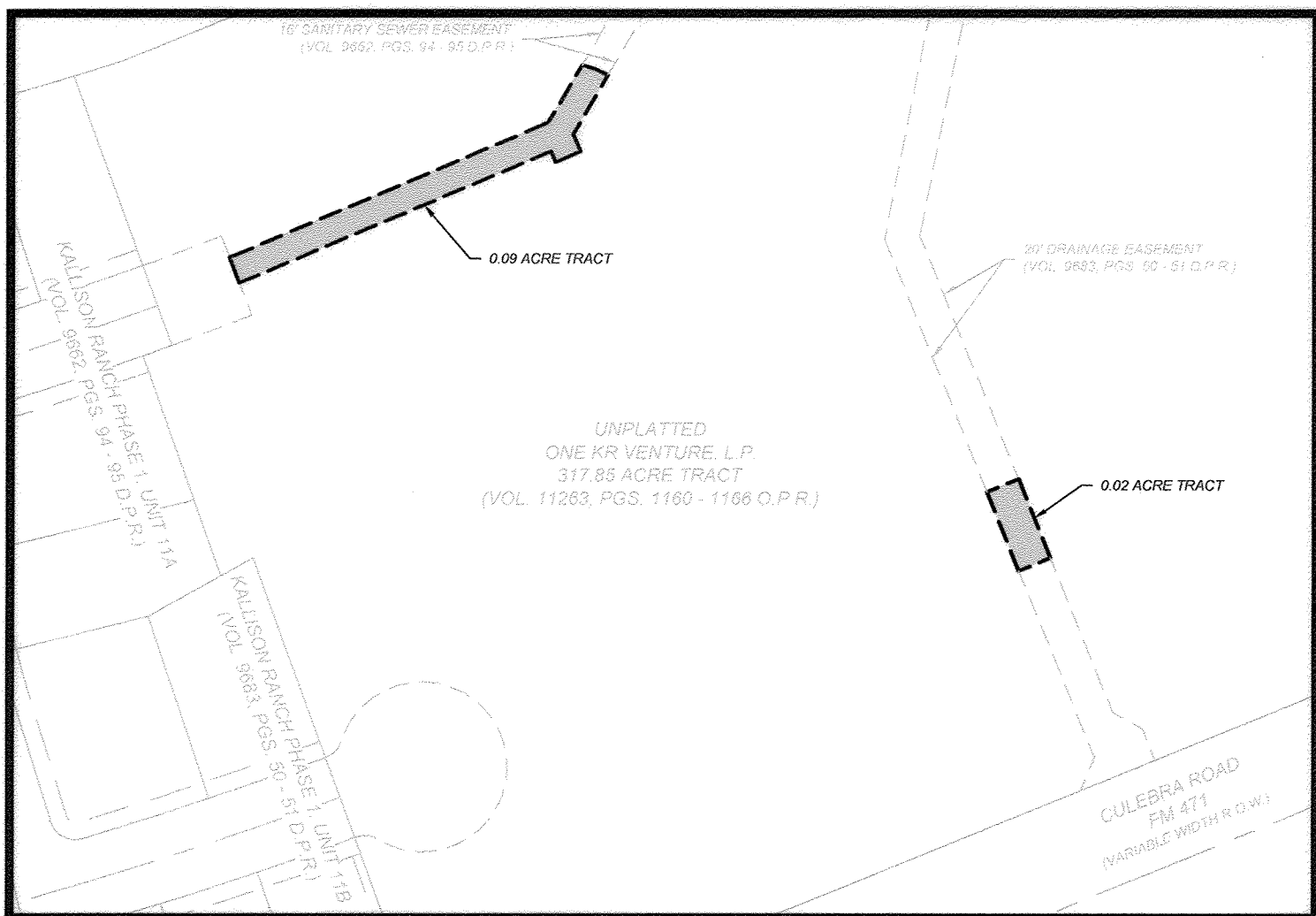
WASTEWATER EDDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 THIS PLAT.

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

TXDOT 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 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'.



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 9862, 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, 9883, PGS. 50 - 51 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

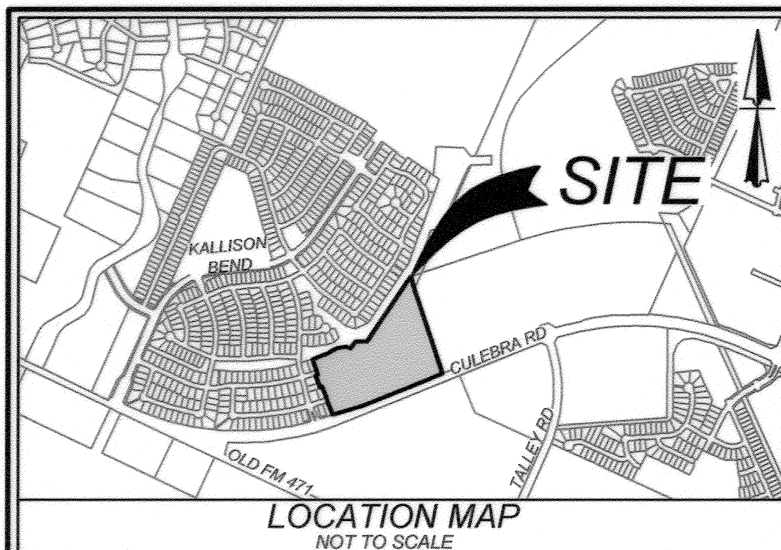
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	17.99'	2361.79'	0°26'11"	17.99'	N70°11'06"E
C2	99.34'	2804.79'	2°01'46"	99.34'	S68°53'19"W
C3	92.83'	2621.08'	2°01'46"	92.83'	N68°53'19"E
C4	23.56'	15.00'	90°00'00"	21.21'	N22°52'26"E
C5	40.64'	25.00'	93°09'04"	36.31'	N68°42'06"W
C6	216.17'	2361.79'	5°14'39"	216.10'	S67°20'41"W
C7	210.21'	2311.79'	5°12'36"	210.14'	N67°21'43"E
C8	10.99'	15.00'	41°59'18"	10.75'	N43°45'46"E
C9	157.04'	51.00'	176°25'40"	101.95'	S69°01'03"E
C10	10.82'	15.00'	41°19'22"	10.59'	S01°27'54"E
C11	23.56'	15.00'	90°00'00"	21.21'	S67°07'34"E
C12	23.56'	15.00'	90°00'00"	21.21'	N22°52'26"E
C13	131.07'	225.00'	33°22'34"	129.22'	N05°26'17"W
C14	94.79'	225.00'	24°08'17"	94.09'	N23°19'09"E
C15	251.30'	55.00'	261°47'15"	83.15'	S13°43'08"E
C16	21.41'	15.00'	81°47'12"	19.64'	S76°16'54"W
C17	23.56'	15.00'	90°00'00"	21.21'	S09°36'43"E
C18	142.58'	225.00'	36°18'28"	140.21'	S36°27'29"E
C19	10.59'	15.00'	40°27'00"	10.37'	S38°33'45"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C20	148.72'	51.00'	167°04'42"	101.35'	S24°47'05"W
C21	10.59'	15.00'	40°27'00"	10.37'	S88°05'56"W
C22	94.61'	2671.08'	2°01'46"	94.60'	S68°53'19"W
C23	101.94'	175.00'	33°22'34"	100.51'	N05°26'17"W
C24	73.73'	175.00'	24°08'17"	73.18'	N23°19'09"E
C25	23.56'	15.00'	90°00'00"	21.21'	N80°23'17"E
C26	110.90'	175.00'	36°18'28"	109.05'	S36°27'29"E
C27	37.60'	25.00'	86°10'41"	34.16'	S24°47'05"W
C28	23.56'	15.00'	90°00'00"	21.21'	N67°07'34"W
C29	7.61'	15.00'	29°03'01"	7.52'	S86°12'04"E
C30	43.19'	2804.79'	0°52'56"	43.19'	S68°18'54"W
C31	56.15'	2804.79'	1°08'49"	56.15'	S69°19'47"W
C32	56.92'	2486.79'	1°18'41"	56.92'	S64°55'42"W
C33	52.20'	2486.79'	1°12'10"	52.20'	S66°11'07"W
C34	52.20'	2486.79'	1°12'10"	52.20'	S67°23'17"W
C35	22.50'	2486.79'	0°31'07"	22.50'	S68°14'56"W
C36	65.08'	2486.79'	1°29'58"	65.08'	N65°01'20"E
C37	60.02'	2486.79'	1°22'58"	60.02'	N66°27'48"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

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LEGEND

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- 1013- = EXISTING CONTOUR LINE
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KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 15' BUILDING SETBACK LINE
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- ⑤ 1' VEHICULAR NON-ACCESS EASEMENT
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- ⑦ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
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- ⑨ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. & PEDESTRIAN EASEMENT

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 195 OF 900, COMMUNITY PANEL NO. 480290195 G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

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

PLAT NUMBER 170329

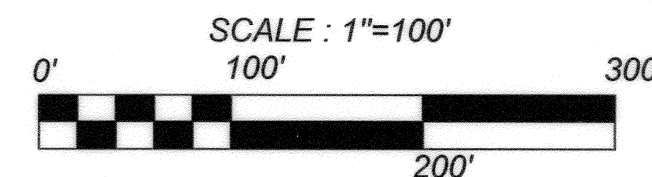
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BEING A TOTAL OF 20.37 ACRES OR 896,882 SQUARE FEET MORE OR LESS TRACT OF LAND OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOLUME 11263, PAGES 1160 - 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451 IN BEXAR COUNTY, TEXAS.

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

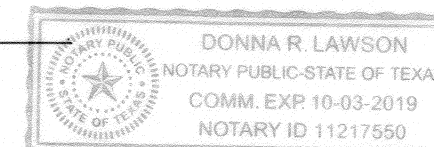


STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: ONE KR VENTURE, L.P.

DULY AUTHORIZED AGENT



STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Donna R. Lawson, 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 20th DAY OF July, A.D. 2018

NOTARY PUBLIC BEXAR 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 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____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

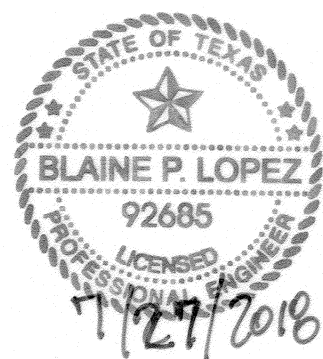
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

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Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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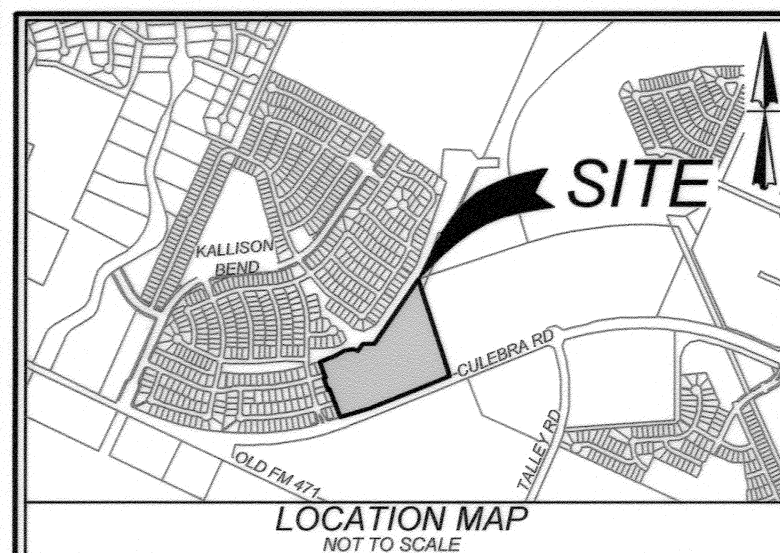
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PHONE: 210-979-8444
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SEE PAGE 1 OF 3 FOR LINE & CURVE DATA

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 195 OF 900, COMMUNITY PANEL NO. 48029C0195 G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

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

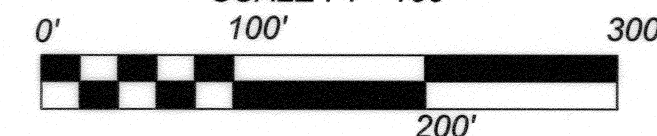
PLAT NUMBER 170329

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.

KFW
ENGINEERS + SURVEYING
3421 PASSEANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
PHONE #: (210) 979-8444 • FAX #: (210) 979-8441
TBPLS Firm #: 9513 • TBPLS Firm #: 1012300

SCALE: 1"=100'



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

OWNER/DEVELOPER: ONE KR VENTURE, L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Donna R. Lawson, 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 20th DAY OF July, A.D. 2018

NOTARY PUBLIC
BEXAR COUNTY, TEXAS
FACED OUT

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 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 ____

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASSEANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SEE PAGE 1 OF 3 FOR LINE & CURVE DATA

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT