

PLAT NUMBER 180427

REPLAT AND SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH PHASE 1 UNIT 5B

BEING A TOTAL OF 10.03 ACRES OUT OF A 29.53 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES RECORDED 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 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 #: 10123300

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
9000 GULF FREEWAY
HOUSTON, TX 77017
PHONE: (713) 948 - 7783

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

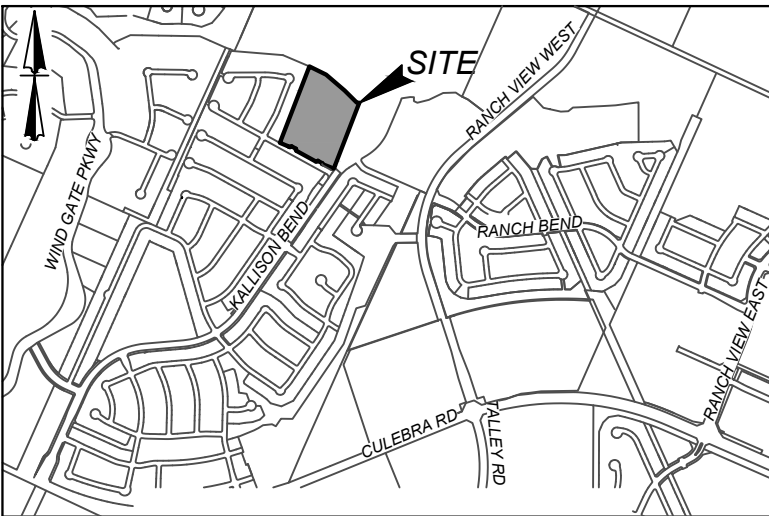
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 1 UNIT 5B 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



BEXAR COUNTY/
SAN ANTONIO ETJ
LOCATION MAP
NOT TO SCALE

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 TOI OR 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.

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.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

STATE OF TEXAS
COUNTY OF TARRANT

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

OWNER: ONE KR VENTURE, L.P.
1301 MUNICIPAL WAY, SUITE 300
GRAPEVINE, TX 76051
PHONE: (817) 835-0650

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC TARRANT 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 BY:

TIM C PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S./SAWS/COSA UTILITY.

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHAND EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-AY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

S.A.W.S. DEDICATION:

THE OWNER 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

S.A.W.S. IMPACT FEE:

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.

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 FIRE MARSHAL.

BUILDING SETBACK LINE

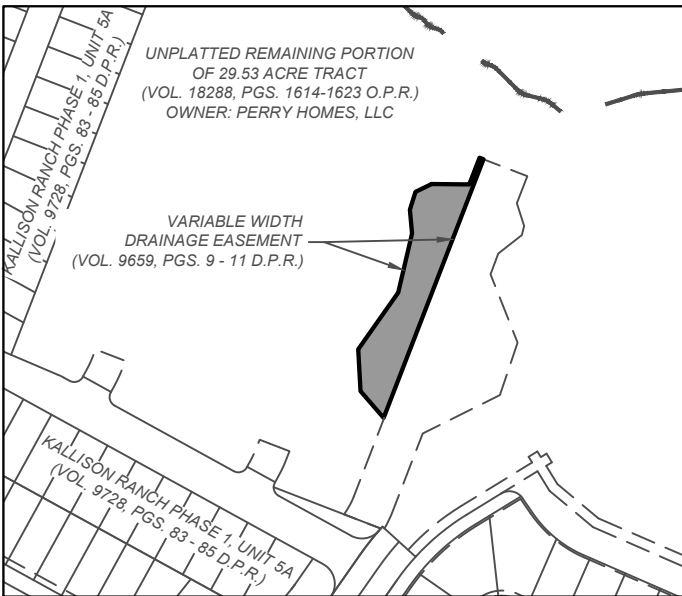
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 905 & LOT 906, BLOCK 46, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

IS A 0.54 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT PREVIOUSLY PLATTED IN KALLISON RANCH PHASE 1, UNIT 3A WHICH IS RECORDED IN VOLUME 9659, PAGES 9 - 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KALLISON RANCH PHASE 1, UNIT 3A WHICH IS 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

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: _____

Parcel Line Table		
Line #	Length	Direction
L1	10.54'	N28° 49' 08"E
L2	10.53'	S28° 49' 08"W
L3	10.53'	N28° 49' 08"E
L4	10.54'	S28° 49' 08"W
L5	1.01'	S28° 49' 08"W
L6	1.00'	N28° 49' 08"E
L7	50.00'	N61° 10' 52"W
L8	1.00'	S28° 49' 08"W
L9	10.01'	N61° 53' 30"W
L10	80.20'	N66° 53' 30"W
L13	19.73'	S78° 07' 40"E
L14	11.96'	S66° 04' 09"E
L15	21.32'	N78° 47' 48"E
L16	5.32'	N78° 47' 48"E
L17	15.50'	N43° 39' 45"E
L18	20.40'	N11° 29' 07"W
L19	8.67'	N75° 04' 28"E
L20	2.10'	N01° 41' 35"E
L21	8.90'	S67° 22' 44"W
L24	50.00'	S54° 09' 09"E

Parcel Line Table		
Line #	Length	Direction
L25	52.30'	S71° 13' 18"E
L27	24.98'	S82° 42' 53"E
L30	3.34'	S34° 59' 16"W
L33	1.01'	N28° 49' 08"E
L34	50.00'	N61° 10' 52"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.52'	175.00'	7°42'03"	23.50'	N24°58'06"E
C2	11.16'	15.00'	42°38'35"	10.91'	N00°12'13"W
C3	169.14'	51.00'	190°00'56"	101.61'	N73°28'58"E
C4	11.16'	15.00'	42°38'35"	10.91'	S32°49'52"E
C5	10.28'	15.00'	39°16'54"	10.08'	S73°47'36"E
C6	136.93'	51.00'	153°50'02"	99.35'	S16°31'02"E
C7	10.28'	15.00'	39°16'54"	10.08'	S40°45'32"W
C8	30.24'	225.00'	7°42'03"	30.22'	S24°58'06"W
C9	23.52'	175.00'	7°42'03"	23.50'	N24°58'06"E
C10	32.84'	25.00'	75°16'14"	30.53'	N16°31'02"W
C11	45.70'	25.00'	104°43'46"	39.60'	S73°28'58"W
C12	30.24'	225.00'	7°42'03"	30.22'	S24°58'06"W
C13	23.56'	15.00'	90°00'00"	21.21'	S73°49'08"W
C14	23.56'	15.00'	90°00'00"	21.21'	N16°10'52"W
C15	23.56'	15.00'	90°00'00"	21.21'	S73°49'08"W
C16	9.97'	100.00'	5°42'38"	9.96'	N64°02'11"W
C17	28.49'	117.73'	13°52'03"	28.42'	S28°03'14"W
C18	7.17'	15.00'	27°22'27"	7.10'	N15°07'54"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 49

PAGE 1 OF 2

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PLAT NUMBER 180427

REPLAT AND SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH PHASE 1 UNIT 5B

BEING A TOTAL OF 10.03 ACRES OUT OF A 29.53 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES RECORDED 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 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.

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OWNER: PERRY HOMES
9000 GULF FREEWAY
HOUSTON, TX 77017
PHONE: (713) 948 - 7783

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.

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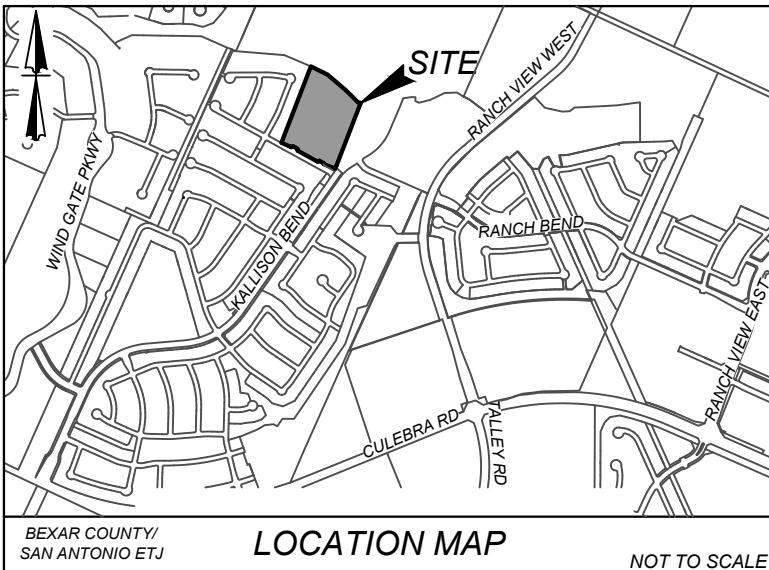
COUNTY CLERK, BEXAR COUNTY, TX

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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.
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STATE OF TEXAS
COUNTY OF TARRANT

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OWNER: ONE KR VENTURE, L.P.
1301 MUNICIPAL WAY, SUITE 300
GRAPEVINE, TX 76051
PHONE: (817) 635-0650

DULY AUTHORIZED AGENT

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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 BY:

TIM C PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- 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
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = OFFSET
- 100 YR FEMA FLOODPLAIN FIRM NO. 48029C0195G
- € = CENTERLINE

KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 20' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 VARIABLE WIDTH PRIVATE DRAINAGE & SANITARY SEWER EASEMENT (0.08 AC PERMEABLE) (0.03 AC NON-PERMEABLE)
- 5 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.03 AC PERMEABLE) (0.02 AC NON-PERMEABLE)
- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9728, PGS 83-85 D.P.R.)

