

PLAT NUMBER 180594

REPLAT & SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 2, UNIT 9A

BEING A TOTAL OF 15.97 ACRE TRACT OF LAND OUT OF A 39.67 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC, RECORDED IN DOC # 20180083733 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451. AREA BEING REPLATTED IS 0.42 ACRE DRAINAGE EASEMENT OF THE RANCH VIEW - UNIT 9B SUBDIVISION PLAT RECORDED IN VOLUME 9724, PAGES 103 - 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:
PERRY HOMES, LLC
C/O MICHAEL C. BRISCH
9000 GULF FREEWAY
HOUSTON, TX 77017
PHONE: (713) 948 - 7783

KFW
ENGINEERS + SURVEYING
3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9515 • TBPLS Firm #: 10122300

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.

Michael C. Brisch
OWNER: PERRY HOMES, LLC
9000 GULF FREEWAY
HOUSTON, TX 77017

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael C. Brisch*, 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 11th DAY OF October, A.D. 2019
Peggy C. Morgan
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

PEGGY C. MORGAN
Notary ID #223724-3
My Commission Expires
March 08, 2021

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

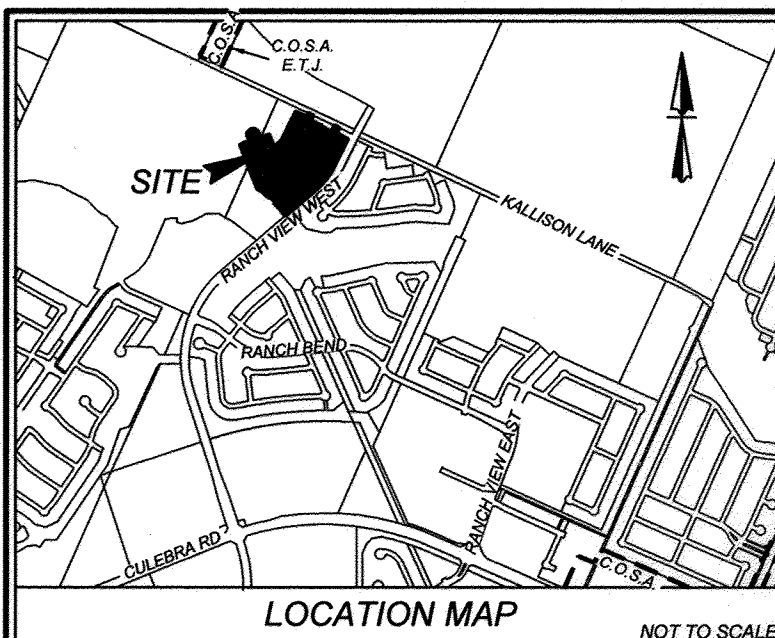
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 2, UNIT 9A 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

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RANCH VIEW - UNIT 9B WHICH IS RECORDED IN VOLUME 9724, PAGES 103 - 104, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING (DATE) 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.

Michael C. Brisch
OWNER: PERRY HOMES, LLC
900 GULF FREEWAY
HOUSTON, TX 77017

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 11th DAY OF October, 20 19

Peggy C. Morgan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-8-21

PEGGY C. MORGAN
Notary ID #223724-3
My Commission Expires
March 08, 2021

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).

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"
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- R.O.W. = RIGHT-OF-WAY
- D.R. = DEED RECORDS
- 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
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- C.B. = COUNTY BLOCK
- 100 YR FEMA FLOODPLAIN FIRM NO. 48029C0195G
- 1% AC ULTIMATE FLOODPLAIN PER STUDY PREPARED BY KFW
- AC = ACRE

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 BY:

Teresa A. Seidel
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./A.W.S./C.O.S.A. UTILITY 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 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.
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING 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," "OVERHANG 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-WAY 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.

NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, 903, & 904, BLOCK 64, AND LOTS 901 & 902, BLOCK 65, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OOL PLATS)
- CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FLOODPLAIN NOTE:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195 G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- OFF-LOT 16' SANITARY SEWER EASEMENT (0.06 AC PERMEABLE)
- 3' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH LANDSCAPE EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.043 AC PERMEABLE) (0.035 AC NON-PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE & SANITARY SEWER EASEMENT (0.043 AC PERMEABLE) (0.014 AC NON-PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.15 AC PERMEABLE)
- OFF-LOT 10' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.09 AC PERMEABLE)

SAWS 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.

SAWS WASTEWATER EDU NOTE:

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

SAWS 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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

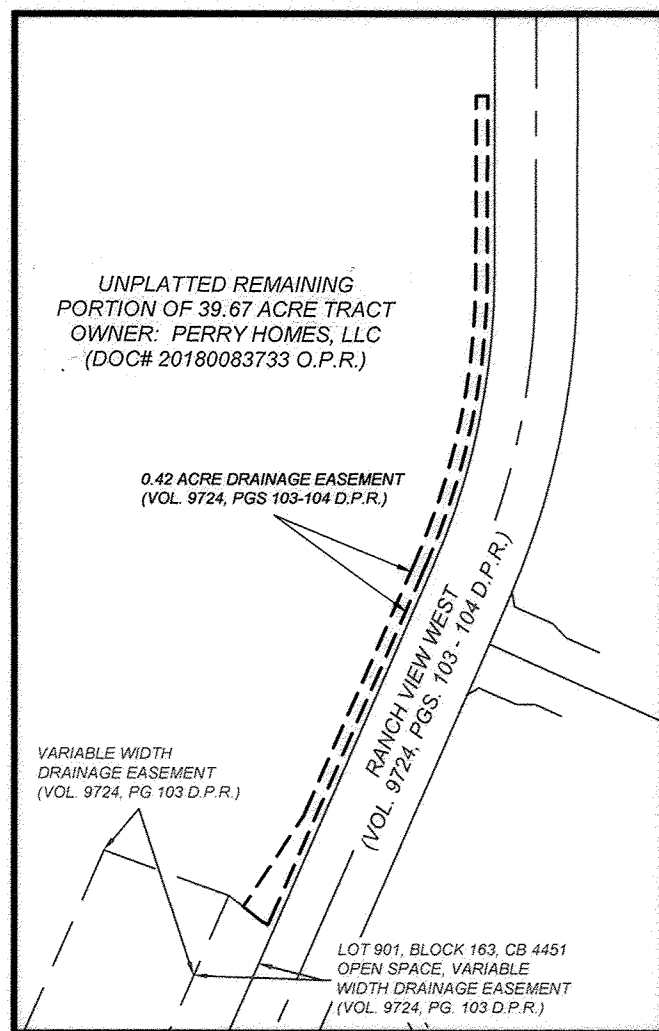
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE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

BUILDING SETBACK LINE:

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

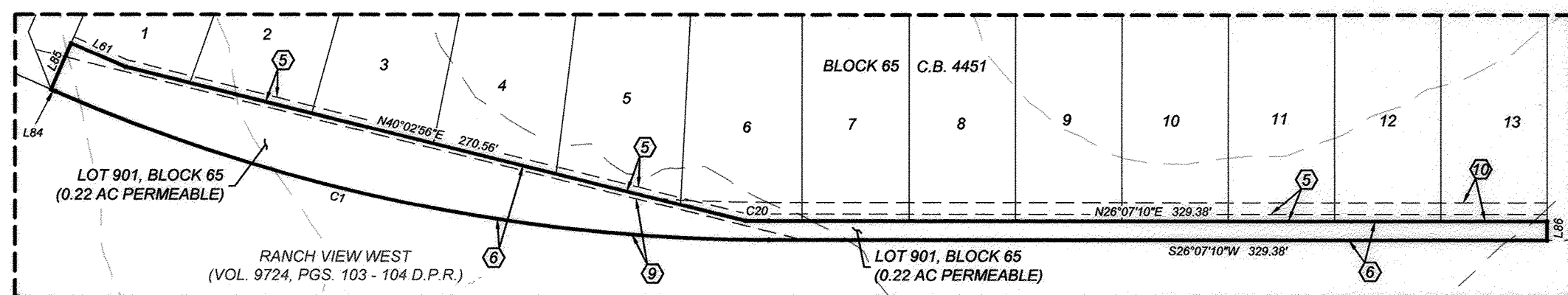
INGRESS/EGRESS NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

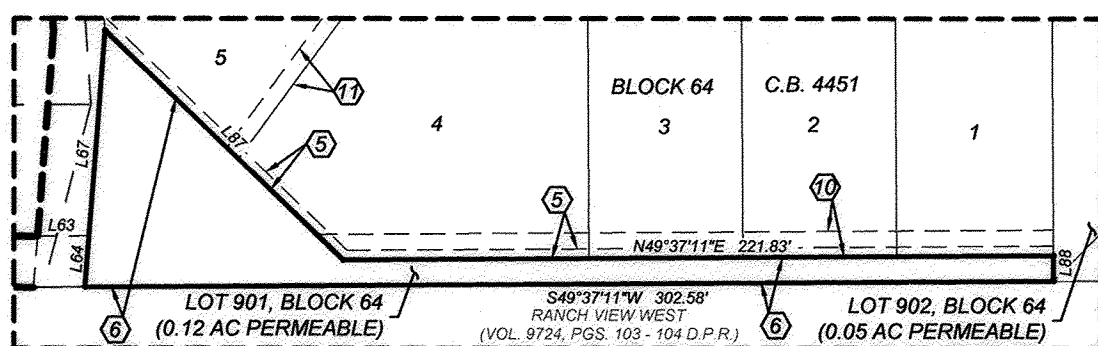


AREA TO BE REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

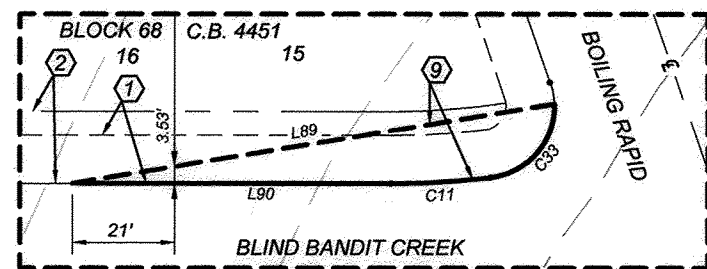
AREA BEING REPLATTED IS 0.42 ACRE DRAINAGE EASEMENT PREVIOUSLY PLATTED IN RANCH VIEW - UNIT 9B WHICH IS RECORDED IN VOLUME 9724, PAGES 103 - 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "C"
SCALE: 1" = 60'



DETAIL "A"
SCALE: 1" = 60'



DETAIL "B"
SCALE: 1" = 40'

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 79

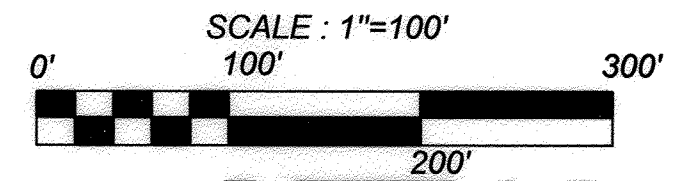
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PLAT NUMBER 180594

REPLAT & SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 2, UNIT 9A

BEING A TOTAL OF 15.97 ACRE TRACT OF LAND OUT OF A 39.67 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC. RECORDED IN DOC # 20180083733 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451. AREA BEING REPLATTED IS 0.42 ACRE DRAINAGE EASEMENT OF THE RANCH VIEW - UNIT 9B SUBDIVISION PLAT RECORDED IN VOLUME 9724, PAGES 103 - 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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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.

Michael C. Brisch
OWNER: PERRY HOMES, LLC
9000 GULF FREEWAY
HOUSTON, TX 77017

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael C. Brisch* 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 17th DAY OF October, 2019

Peggy C. Morgan
NOTARY PUBLIC
HARRIS COUNTY TEXAS

PEGGY C. MORGAN
Notary ID #223724-3
My Commission Expires
March 08, 2021

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

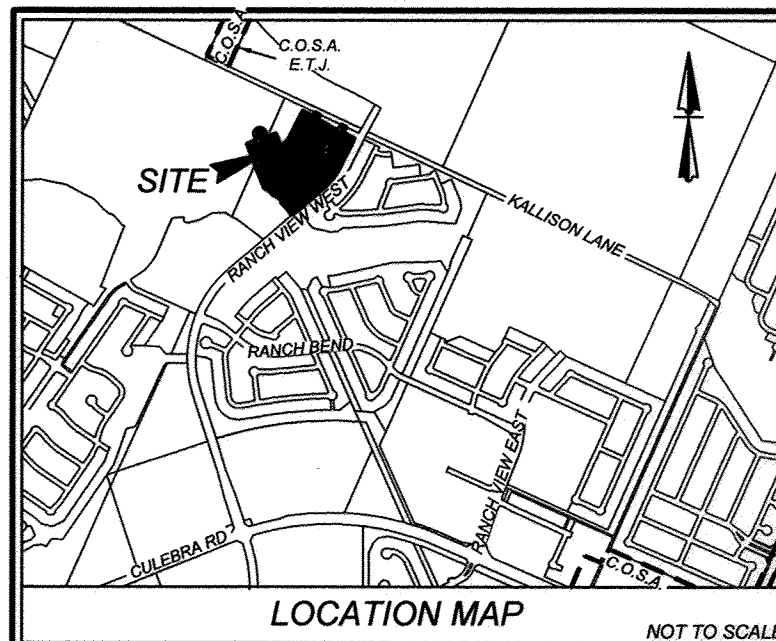
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DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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 SURVEYING"
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- 1% AC ULTIMATE FLOODPLAIN PER STUDY PREPARED BY KFW
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KEYNOTES

1. 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. OFF-LOT 16" SANITARY SEWER EASEMENT (0.05 AC PERMEABLE)
5. 3' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
6. VARIABLE WIDTH LANDSCAPE EASEMENT
7. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.043 AC PERMEABLE) (0.035 AC NON-PERMEABLE)
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11. 5" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
12. OFF-LOT 16" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.15 AC PERMEABLE)
13. OFF-LOT 10" WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.09 AC PERMEABLE)

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. 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.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

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Blaine P. Lopez
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Teresa A. Seidel
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RESIDENTIAL LOTS = 79

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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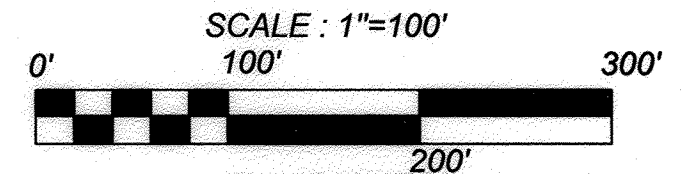
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PAGE 2 OF 3

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BEING A TOTAL OF 15.97 ACRE TRACT OF LAND OUT OF A 39.67 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC, RECORDED IN DOC # 20180083733 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451. AREA BEING REPLATTED IS 0.42 ACRE DRAINAGE EASEMENT OF THE RANCH VIEW - UNIT 9B SUBDIVISION PLAT RECORDED IN VOLUME 9724, PAGES 103 - 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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3421 Paasanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
PERRY HOMES, LLC
C/O MICHAEL C. BRISCH
9000 GULF FREEWAY
HOUSTON, TX 77017
PHONE: (713) 948-7783

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.

Michael C. Brisch
OWNER: PERRY HOMES, LLC
9000 GULF FREEWAY
HOUSTON, TX 77017

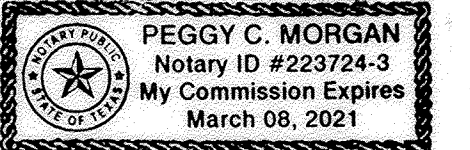
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael C. Brisch* 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 11th DAY OF October, A.D. 2019

Peggy C. Morgan
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

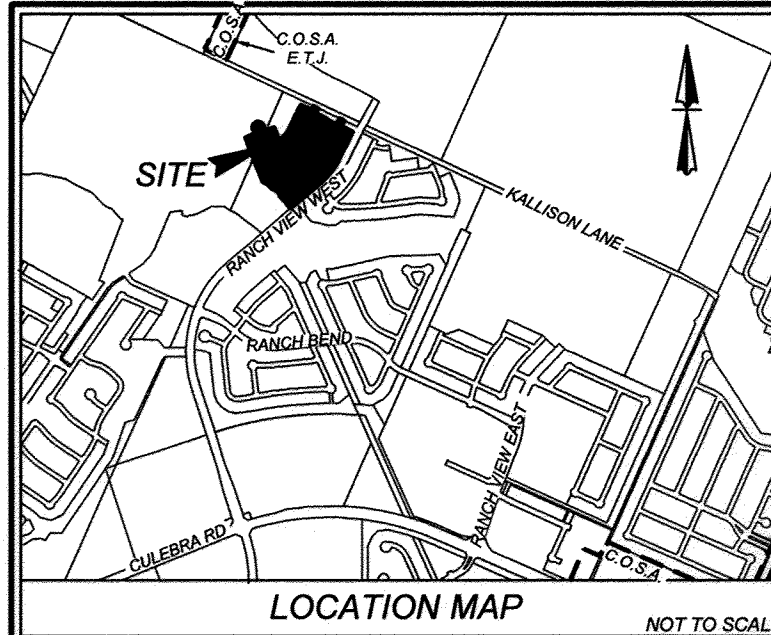
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 2, UNIT 9A 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



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"
- V.N.A.E. = VEHICULAR NON - ACCESS EASEMENT
- R.O.W. = RIGHT-OF-WAY
- D.R. = DEED RECORDS
- 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
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- C.B. = COUNTY BLOCK

- 100 YR FEMA FLOODPLAIN FIRM NO. 48029C0195G
- 1% AC ULMATE FLOODPLAIN PER STUDY PREPARED BY KFW
- AC = ACRE

KEYNOTES

- ① 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 15' BUILDING SETBACK LINE
- ③ 10' BUILDING SETBACK LINE
- ④ OFF-LOT 16' SANITARY SEWER EASEMENT (0.08 AC PERMEABLE)
- ⑤ 3' LANDSCAPE & VEHICULAR NON-ACCESS EASEMENT
- ⑥ VARIABLE WIDTH LANDSCAPE EASEMENT
- ⑦ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.048 AC PERMEABLE) (0.035 AC NON-PERMEABLE)
- ⑧ VARIABLE WIDTH PRIVATE DRAINAGE & SANITARY SEWER EASEMENT (0.043 AC PERMEABLE) (0.014 AC NON-PERMEABLE)
- ⑨ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑩ 8" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑪ 5" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ⑫ OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.16 AC PERMEABLE)
- ⑬ OFF-LOT 10' WATER EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.09 AC PERMEABLE)

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

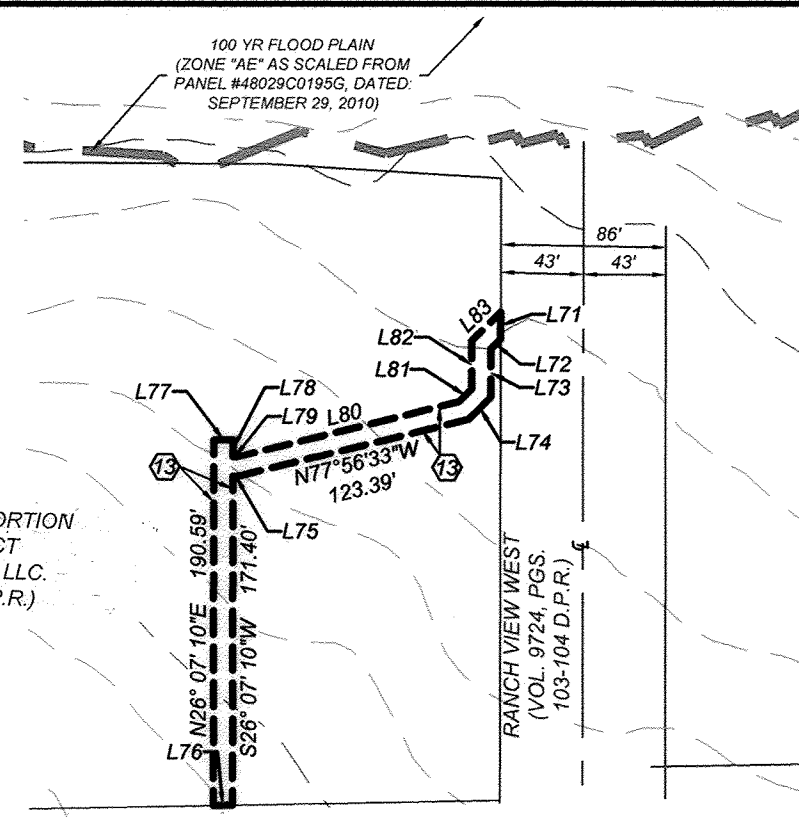
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Teresa A. Seidel
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. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
2. 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.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

UNPLATTED REMAINING PORTION
OF A 39.67 ACRE TRACT
OWNER: PERRY HOMES, LLC.
(DOC # 20180083733 O.P.R.)



MATCHLINE "A"
SEE PAGE 2 OF 3

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	16.47'	N53° 01' 55"W	L23	20.64'	S26° 07' 10"W	L45	10.00'	S26° 07' 10"W	L67	80.39'	S35° 34' 20"E	L89	101.56'	S30° 35' 58"E
L2	1.19'	N49° 37' 11"E	L24	130.00'	S63° 52' 50"E	L46	5.67'	S49° 37' 11"W	L68	80.46'	N35° 34' 20"W	L90	66.29'	N21° 11' 52"W
L3	64.40'	N35° 34' 20"W	L25	8.10'	S26° 07' 10"W	L47	99.51'	S40° 22' 49"E	L69	18.92'	S21° 11' 52"E			
L4	94.51'	N44° 44' 18"W	L26	125.00'	S63° 52' 50"E	L48	26.15'	S85° 22' 49"E	L70	18.92'	S21° 11' 52"E			
L5	16.05'	N49° 37' 58"E	L27	34.41'	N26° 07' 10"E	L49	95.26'	N49° 37' 58"E	L71	14.14'	S26° 07' 10"W			
L6	68.24'	N44° 44' 18"W	L28	50.00'	N63° 52' 50"W	L50	10.98'	N57° 46' 17"E	L72	7.07'	S71° 07' 28"W			
L7	46.07'	N70° 08' 02"W	L29	42.00'	N26° 07' 10"E	L51	12.67'	N73° 24' 36"E	L73	25.16'	S26° 07' 10"W			
L8	70.44'	N42° 35' 34"W	L30	89.00'	S63° 52' 50"E	L52	82.17'	N49° 37' 58"E	L74	16.17'	S71° 07' 28"W			
L9	55.99'	N64° 30' 17"W	L31	6.99'	N26° 07' 10"E	L53	6.20'	N52° 50' 36"E	L75	2.87'	N63° 52' 50"W			
L10	44.20'	N21° 11' 52"W	L32	10.00'	S65° 00' 21"E	L54	10.85'	N07° 50' 36"E	L76	10.00'	N65° 00' 21"W			
L11	113.88'	N68° 48' 08"E	L33	7.18'	S26° 07' 10"W	L55	31.20'	N25° 51' 20"E	L77	10.00'	S63° 52' 50"E			
L12	50.01'	S64° 56' 49"E	L34	51.00'	S63° 52' 50"E	L56	92.66'	N49° 37' 58"E	L78	9.00'	S26° 07' 10"W			
L13	130.63'	S68° 48' 08"W	L35	42.00'	S26° 07' 10"W	L57	31.75'	N74° 09' 05"E	L79	1.63'	S63° 52' 50"E			
L14	20.08'	S21° 11' 52"E	L36	50.00'	N63° 52' 50"W	L58	30.95'	N59° 54' 10"E	L80	119.39'	S77° 56' 33"E			
L15	125.00'	N68° 48' 08"E	L37	25.36'	S26° 07' 10"W	L59	73.33'	N49° 37' 58"E	L81	9.26'	N71° 07' 28"E			
L16	55.32'	N49° 37' 11"E	L38	26.14'	N04° 37' 11"E	L60	34.86'	N36° 54' 45"E	L82	25.16'	N26° 07' 10"E			
L17	125.00'	S63° 52' 50"E	L39	99.52'	N40° 22' 49"W	L61	25.04'	S49° 37' 11"W	L83	21.21'	N71° 07' 28"E			
L18	25.02'	N26° 07' 10"E	L40	117.01'	S49° 37' 11"W	L62	13.44'	S26° 07' 10"W	L84	2.03'	S49° 37' 11"W			
L19	50.00'	N63° 52' 50"W	L41	60.00'	N68° 48' 08"E	L63	17.25'	N49° 37' 11"E	L85	21.29'	N40° 22' 49"W			
L20	42.00'	N26° 07' 10"E	L42	50.01'	S64° 56' 49"E	L64	16.06'	S35° 34' 20"E	L86	8.00'	S63° 52' 50"E			
L21	42.00'	S26° 07' 10"W	L43	10.00'	N26° 07' 10"E	L65	16.06'	S49° 37' 11"W	L87	103.33'	S86° 07' 30"E			
L22	50.00'	N63° 52' 50"W	L44	50.01'	S64° 56' 49"E	L66	94.57'	S44° 44' 18"E	L88	8.00'	S40° 22' 49"E			

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	310.65'	757.01'	23°30'42"	308.47'	S37°52'31"W
C2	221.58'	50.00'	253°54'33"	79.91'	N52°37'37"E
C3	2.98'	4.00'	42°40'59"	2.91'	N47°27'39"E
C4	40.23'	54.00'	42°40'59"	39.30'	S47°27'39"W
C5	57.01'	139.00'	23°30'01"	56.61'	N37°52'10"E
C6	23.56'	15.00'	90°00'00"	21.21'	N85°22'49"W
C7	8.47'	15.00'	32°22'19"	8.36'	S33°26'01"W
C8	135.05'	50.00'	154°45'25"	97.58'	N85°22'26"W
C9	8.47'	15.00'	32°22'19"	8.36'	N24°10'52"W
C10	76.95'	230.00'	19°10'10"	76.59'	N30°46'57"W
C11	20.79'	170.00'	7°00'31"	20.78'	S24°42'07"E
C12	26.75'	15.00'	102°10'27"	23.34'	S79°17'36"E
C13	108.28'	264.00'	23°30'01"	107.52'	N37°52'10"E
C14	128.79'	314.00'	23°30'01"	127.89'	S37°52'10"W
C15	23.56'	15.00'	89°59'13"	21.21'	S04°37'34"W
C16	39.28'	25.00'	90°00'47"	35.36'	S85°22'26"E
C17	231.33'	564.00'	23°30'01"	229.71'	N37°52'10"E
C18	255.94'	624.00'	23°30'01"	254.15'	S37°52'10"W
C19	23.56'	15.00'	90°00'00"	21.21'	S04°37'11"W
C20	9.81'	749.43'	0°44'58"	9.81'	S26°29'39"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C21	39.21'	439.00'	5°07'05"	39.20'	N28°40'42"E
C22	44.49'	439.00'	5°48'26"	44.48'	N34°08'28"E
C23	44.49'	439.00'	5°48'26"	44.48'	N39°56'54"E
C24	44.49'	439.00'	5°48'26"	44.48'	N45°45'20"E
C25	7.36'	439.00'	0°57'38"	7.36'	N49°08'22"E
C26	17.72'	439.00'	2°18'48"	17.72'	S48°27'47"W
C27	60.03'	439.00'	7°50'03"	59.98'	S43°23'21"W
C28	60.29'	439.00'	7°52'07"	60.24'	S35°32'16"W
C29	42.02'	439.00'	5°29'03"	42.00'	S28°51'41"W
C30	35.95'	139.00'	14°49'07"	35.85'	N33°31'43"E
C31	21.06'	139.00'	8°40'54"	21.04'	N45°16'44"E
C32	249.81'	50.00'	286°15'37"	60.00'	N68°48'08"E
C33	22.16'	15.00'	84°38'45"	20.20'	N70°31'45"W

RESIDENTIAL LOTS = 79

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 3 OF 3

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