

LOCATION MAP NOT TO SCALE

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: KALLISON RANCH COMMUNITY, INC.
PHILIP WEYNAND
1921 WEST STATE HIGHWAY 46
NEW BRAUNFELS, TEXAS 78132
(0.04 ACRE OFF-LOT 10' WATER EASEMENT)
(0.02 ACRE OFF-LOT 10' WATER EASEMENT)
(0.05 ACRE OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND SANITARY SEWER EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Michael C. Morgan 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 22nd DAY OF November, A.D. 2019

Peggy C. Morgan
NOTARY PUBLIC
COUNTY TEXAS

- KEYNOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 15' BUILDING SETBACK LINE
 - 10' BUILDING SETBACK LINE
 - 10' OFF-LOT WATER EASEMENT (0.02 ACRE PERMEABLE)
 - 16' OFF-LOT WATER EASEMENT (0.04 ACRE PERMEABLE)
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.08 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.08 ACRE PERMEABLE) (0.03 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.04 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.04 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.13 ACRE PERMEABLE) (0.21 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.01 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.08 ACRE PERMEABLE) (0.03 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., PRIVATE DRAINAGE, WATER & SANITARY SEWER EASEMENT (0.570 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH OFF-LOT ELECTRIC, GAS, TELEPHONE, CABLE T.V. & SANITARY SEWER EASEMENT (0.05 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOLUME 18425, PAGES 2077-2088 O.P.R.)

- 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 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
 - E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

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

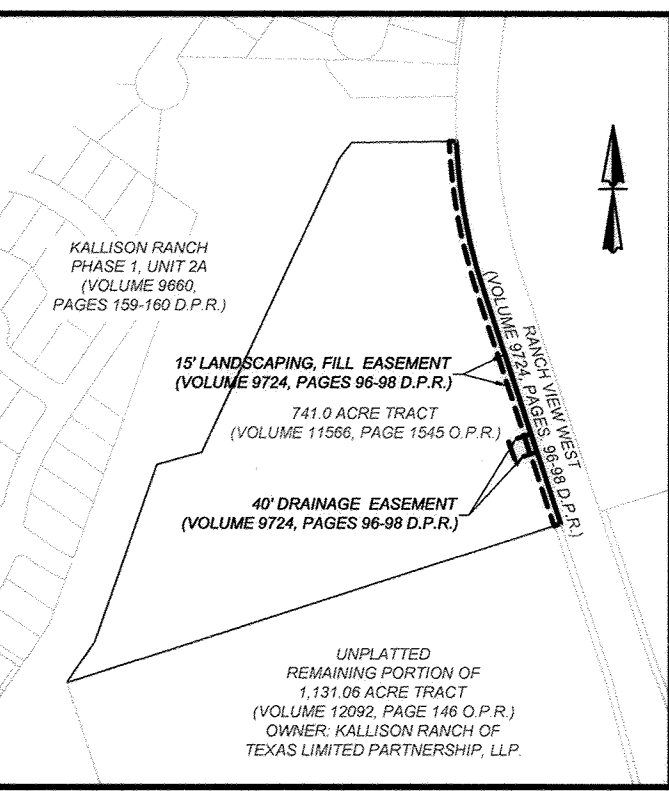
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
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./S.A.W.S./C.O.S.A. UTILITY NOTES:**
1. 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 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-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.
 2. 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.
 3. 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.
 4. 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.
 5. 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.

SAWS 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

- MINIMUM FINISHED FLOOR ELEVATION**
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 1-16 BLOCK 54 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.



AREA TO BE REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 0.32 ACRE 15' LANDSCAPING, FILL EASEMENT & 40' DRAINAGE EASEMENT PREVIOUSLY PLATTED IN RANCH VIEW UNIT 10 WHICH IS RECORDED IN VOLUME 9724, PAGES 96-98 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 RANCH VIEW UNIT 10 WHICH IS RECORDED IN VOLUME 9724, PAGES 96-98, BEXAR COUNTY PLAT, AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING, I, Michael C. Morgan 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. Morgan
OWNER: PERRY HOMES, LLC
9000 GULF FREEWAY
HOUSTON, TX 77017

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 22nd DAY OF November, 2019
Peggy C. Morgan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: March 8, 2021

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

- WASTEWATER EDITION 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.
- 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.
- SAWS DEDICATION NOTE:**
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.
- 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.
- 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.

- NOTES:**
1. 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 EASEMENTS, 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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. 35-304(F)(2)&(3)(b)-(4)
 3. LOT 901 BLOCK 54 IS DESIGNATED AS A LANDSCAPE, PRIVATE DRAINAGE, SANITARY SEWER & WATER EASEMENT. LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907 BLOCK 54 ARE DESIGNATED AS A PRIVATE DRAINAGE EASEMENT. LOT 904 BLOCK 54 IS DESIGNATED AS A LANDSCAPE, PRIVATE DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & PRIVATE DRAINAGE EASEMENT. LOT 905 BLOCK 54 IS DESIGNATED AS A VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT. LOT 906 BLOCK 54 IS DESIGNATED AS A LANDSCAPE, PRIVATE DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER & WATER EASEMENT.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	105.19'	N34° 16' 27"E	L32	96.86'	S74° 22' 34"W
L2	138.41'	N19° 22' 34"E	L33	135.56'	S70° 37' 26"E
L3	101.67'	N70° 37' 26"W	L34	16.24'	N70° 37' 26"W
L4	16.00'	N19° 45' 41"E	L35	37.34'	N64° 22' 34"E
L5	101.56'	S70° 37' 26"E	L36	46.77'	S64° 22' 34"W
L6	97.83'	N74° 22' 34"E	L37	26.97'	N26° 54' 53"E
L7	43.47'	N37° 51' 44"E	L38	10.06'	N33° 39' 43"W
L8	95.00'	N00° 41' 10"W	L39	23.59'	N49° 01' 09"W
L9	32.32'	N89° 18' 50"E	L40	5.46'	N18° 18' 04"W
L12	21.50'	N55° 22' 47"W	L41	9.79'	S71° 41' 56"W
L13	62.82'	S79° 37' 13"W	L42	15.37'	N18° 18' 17"W
L14	28.21'	S17° 51' 57"E	L43	77.95'	S71° 41' 56"W
L15	80.40'	N18° 18' 17"W	L44	12.74'	N83° 35' 12"W
L16	34.64'	N24° 57' 43"E	L45	76.35'	S71° 41' 56"W
L17	110.30'	S18° 18' 17"E	L46	8.63'	S18° 18' 17"E
L18	28.21'	N17° 51' 57"W	L47	18.30'	N14° 16' 16"E
L19	62.81'	N79° 37' 13"E	L48	6.17'	N02° 01' 01"W
L20	21.44'	N34° 37' 13"E	L49	37.87'	S71° 41' 56"W
L21	33.95'	S37° 51' 44"W	L50	40.00'	N18° 18' 40"W
L23	21.57'	N23° 31' 58"W	L51	37.87'	N71° 41' 56"E
L24	21.53'	N86° 41' 45"E	L52	3.49'	S40° 29' 03"W
L25	14.83'	N07° 40' 55"W	L53	65.98'	N18° 18' 04"W
L26	3.21'	N73° 10' 08"W	L55	6.73'	S85° 47' 40"W
L27	16.99'	N24° 57' 43"E	L56	3.08'	S10° 01' 05"E
L28	3.78'	S56° 54' 29"E	L57	5.02'	N66° 25' 25"E
L29	20.80'	N73° 09' 05"E	L58	11.42'	S71° 41' 56"W
L30	42.35'	S24° 57' 43"W			
L31	36.45'	S25° 32' 12"E			

- FIRE FLOW DEMAND NOTE:**
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURE 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 ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, 903, 904, 905, 906, 907 & 908 BLOCK 54, C.B. 4451, 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.
- FLOODPLAIN VERIFICATION:**
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANCE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

- 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. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 195 OF 785, COMMUNITY PANEL NO. 48029C0195 G, DATED SEPTEMBER 29, 2010.
 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

PLAT NUMBER 180147

REPLAT & SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1 UNIT 2D

BEING 13.21 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC. RECORDED IN VOLUME 18288, PAGES 1614 - 1623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF A 741.0 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 11566, PAGE 1545 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451 OF 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 #: 1012300

OWNER/DEVELOPER:
PERRY HOMES, LLC.
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. Morgan
OWNER: PERRY HOMES, LLC
C/O MICHAEL C. BRISCH
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. Morgan 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 22nd DAY OF November, 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

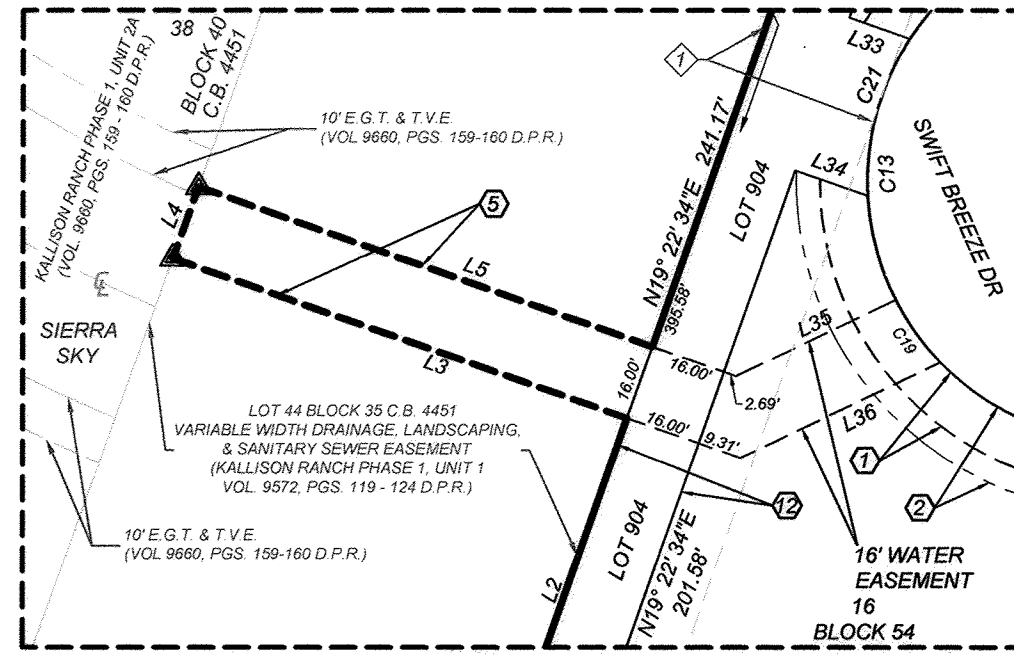
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 1 UNIT 2D 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.

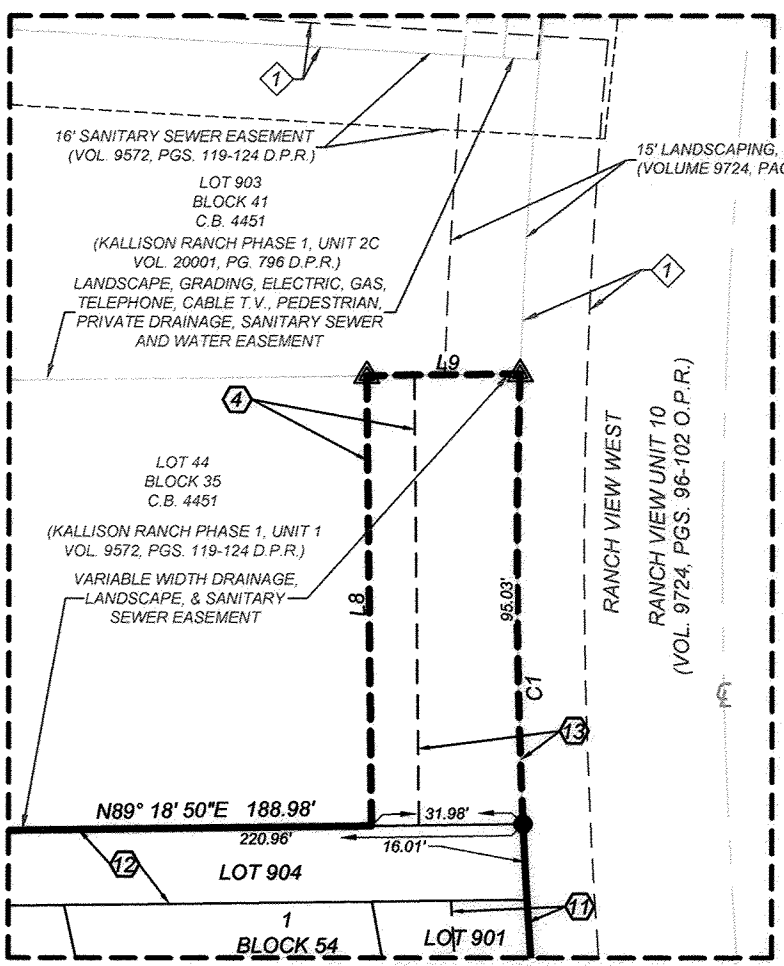
DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



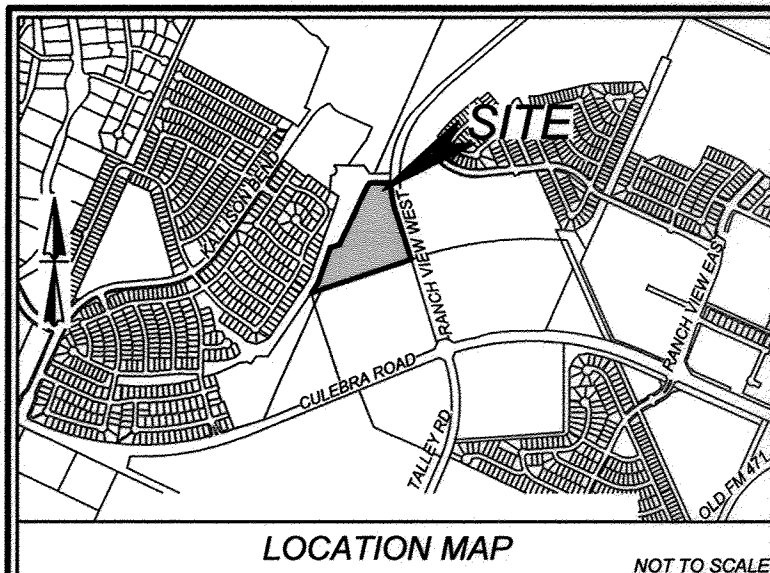
DETAIL "B"
SCALE: 1" = 40'



DETAIL "A"
SCALE: 1" = 40'

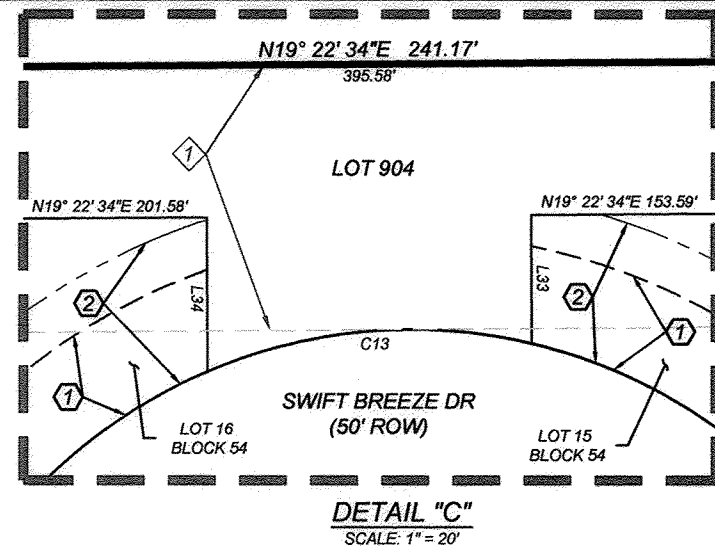
RESIDENTIAL LOTS = 45

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



SURVEYOR NOTES:

1. 12" DIAMETER NEAR 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.
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5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).



10' E.G.T. & T.V.E.
(VOL. 20001, PGS. 796 D.P.R.)

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

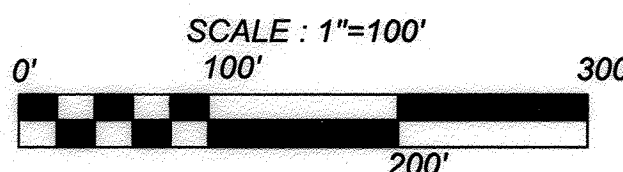
PLAT NUMBER 180147

REPLAT & SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1 UNIT 2D

BEING 13.21 ACRE TRACT OF LAND CONVEYED TO PERRY HOMES, LLC, RECORDED IN VOLUME 18288, PAGES 1614 - 1623 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF A 741.0 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO ONE KR VENTURE, L.P. OF RECORD IN VOLUME 11566, PAGE 1545 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451 OF BEXAR COUNTY, TEXAS.



3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
PHONE: (210) 979-8444 • FAX: (210) 979-8441
TBPLS Firm #: 9513 • 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
C/O MICHAEL C. BRISCH
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 22ND DAY OF November, A.D. 2019

Peggy C. Morgan
NOTARY PUBLIC
HARRIS COUNTY TEXAS

PEGGY C. MORGAN
Notary ID #23724-3
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 1 UNIT 2D 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 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.

Philip Weynand
OWNER: KALLISON RANCH COMMUNITY, INC.
1921 WEST STATE HIGHWAY 46
NEW BRAUNFELS, TEXAS 78132
(0.04 ACRE OFF-LOT 16 WATER EASEMENT)
(0.02 ACRE OFF-LOT 10 WATER EASEMENT)
(0.05 ACRE OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND SANITARY SEWER EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Philip Weynand*, 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 November, A.D. 2019

Gretchen H. Sellard
NOTARY PUBLIC
BEXAR COUNTY TEXAS

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 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
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

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
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

Curve Table					Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius
C1	418.81'	1193.00'	20°06'50"	416.66'	S08°15'15"E	C8	167.34'	55.00'	174°56'44"	109.89'	S67°33'52"E	C15	23.56'	15.00'
C2	119.25'	125.00'	54°39'30"	114.78'	S52°17'28"W	C9	130.81'	175.00'	42°49'40"	127.79'	N03°32'53"E	C16	166.94'	175.00'
C3	93.44'	125.00'	42°49'40"	91.28'	S03°32'53"W	C10	10.72'	15.00'	40°55'58"	10.49'	S38°46'17"E	C17	22.53'	175.00'
C4	23.56'	15.00'	90°00'00"	21.21'	S62°51'57"E	C11	153.37'	51.00'	172°18'17"	101.77'	S26°54'53"W	C18	16.30'	55.00'
C5	39.46'	25.00'	90°26'20"	35.49'	N26°54'53"E	C12	10.72'	15.00'	40°55'58"	10.49'	N87°23'58"W	C19	24.40'	51.00'
C6	18.79'	15.00'	71°47'24"	17.59'	N54°11'59"W	C13	251.30'	55.00'	261°47'12"	83.15'	N23°01'39"E	C20	34.86'	55.00'
C7	93.99'	65.00'	82°51'09"	86.02'	N48°40'07"W	C14	21.41'	15.00'	81°47'12"	19.64'	S66°58'21"E	C21	34.86'	55.00'

RESIDENTIAL LOTS = 45

SEE PAGE 1 OF 2 FOR LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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