

REPLAT & SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH PHASE 2 UNIT 10A

BEING A TOTAL OF 47.78 ACRE TRACT OF LAND OUT OF A 100.3 ACRE TRACT OF LAND CONVEYED TO PHSA-NW 315, LLC, RECORDED IN DOCUMENT NUMBER 20190208167 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 OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

3421 Paessanos 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 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: PHSA-NW315, LLC
MICHAEL C. BRISCH
9000 GULF FREEWAY
HOUSTON, TX 77017

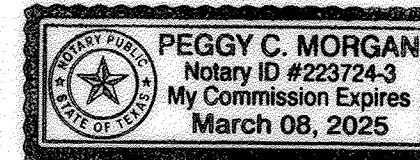
DULY AUTHORIZED AGENT

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 March, A.D. 20 21

Peggy C. Morgan
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

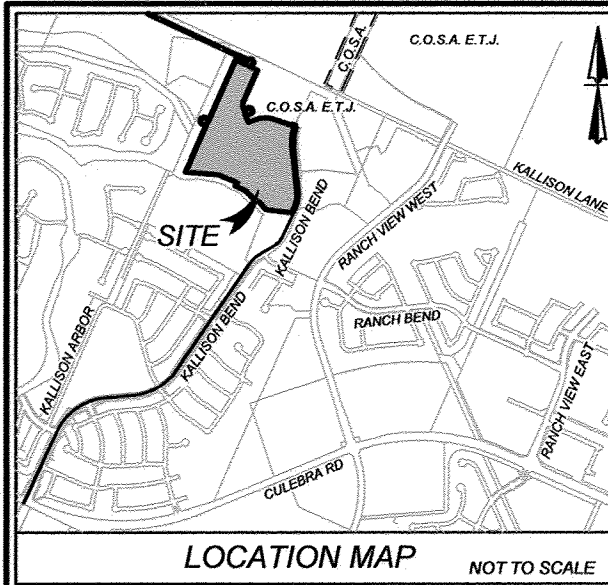
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH PHASE 2 UNIT 10A 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.

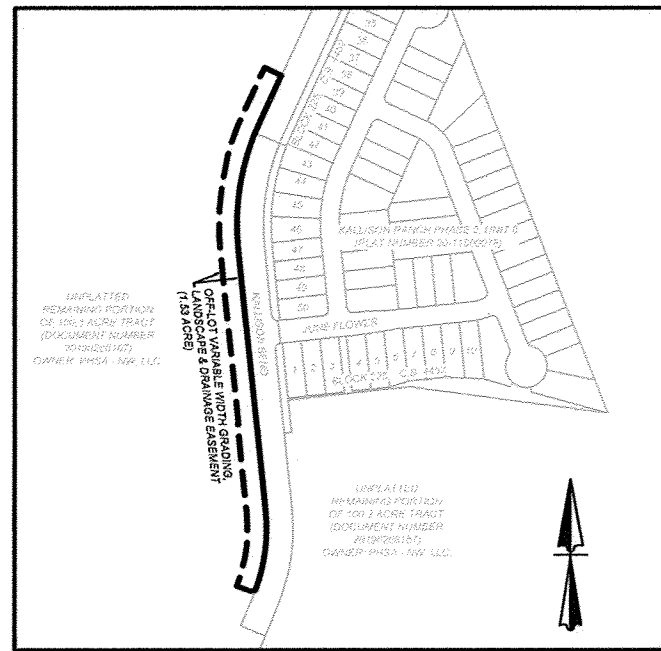
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



- SURVEYOR NOTES:**
- 12" 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 NAVD83 (GEOID03).



AREA BEING REPLATTED THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION
SCALE: 1" = 500'

1.53 ACRE BEING REPLATTED IS VARIABLE WIDTH GRADING, LANDSCAPE & DRAINAGE EASEMENT PLATTED IN KALLISON RANCH PHASE 1 ROAD E WHICH IS RECORDED IN VOLUME 2002, PAGES 34-35 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KALLISON RANCH PHASE 1 ROAD E WHICH IS RECORDED IN VOLUME 2002, PAGES 34-35, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF () 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.

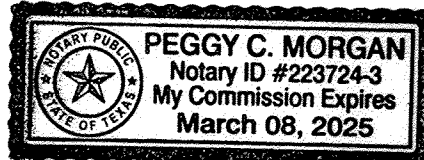
Michael C. Brisch
OWNER/DEVELOPER:
PHSA-NW315, LLC
9000 GULF FREEWAY
HOUSTON, TX 77017

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF March, 20 21

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

MY COMMISSION EXPIRES: 3-8-25



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 PAESSANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 INTERSTATE 38, AUSTIN, TEXAS 78761
PHONE: 512-440-7725; FAX: 512-440-1414; EMAIL: INFO@TBPELS.TX.GOV

C.P.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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "NATURAL GAS 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 TO 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 OR ACROSS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING 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 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 ALTERATION.
3. 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 HEREON.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS. WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

INGRESS AND EGRESS NOTE (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 AND EGRESS NOTE (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.

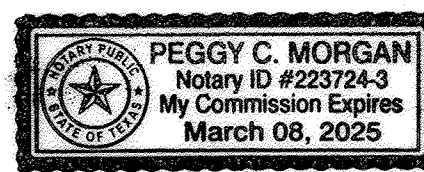
OWNER: CBF FOSSIL SPRINGS, LTD.
C. EDWARD BARRON II
5150 NORTH LOOP 1604 WEST
SAN ANTONIO, TEXAS 78249
(1.33 ACRE OFF-LOT 17" ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE ACCESS EASEMENT)
(0.04 ACRE OFF-LOT 17" ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE ACCESS EASEMENT)

Michael C. Brisch
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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 March, A.D. 20 21
Peggy C. Morgan
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SAWS DEDICATION NOTE:

THE DEVELOPER 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 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION NOTE:

THE DEVELOPER 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.

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 1500 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 MARSHAL.

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.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 2555305) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(0).

EASEMENTS FOR FLOODPLAINS NOTE:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DERM PANEL 48020C01956, 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 FLOODPLAIN 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.

PAGE 5

PAGE 4

PAGE 3

PAGE 2

PAGE INDEX
SCALE: NOT-TO-SCALE

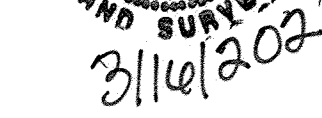
Line Table			Line Table			Line Table			Curve Table					Curve Table						
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
L1	6.59'	S75° 32' 34"W	L26	121.17'	N71° 21' 40"W	L51	24.12'	N22° 42' 15"W	C1	265.05'	55.00'	276°06'50"	73.52'	N31°15'16"E	C26	248.16'	575.00'	24°43'40"	246.24'	N06°16'30"E
L2	52.30'	N71° 13' 18"W	L27	28.28'	S63° 38' 20"W	L52	60.00'	S65° 52' 22"E	C2	202.45'	55.00'	210°54'06"	106.02'	S24°22'46"E	C27	266.98'	370.00'	41°20'34"	261.23'	S87°58'02"W
L3	50.00'	N54° 09' 09"W	L28	25.66'	S18° 38' 20"W	L53	46.94'	S22° 42' 15"E	C3	293.67'	55.00'	305°55'43"	50.00'	S22°42'15"E	C28	361.97'	330.00'	62°59'45"	344.09'	N81°16'52"W
L4	57.23'	N21° 07' 05"E	L29	29.04'	N06° 05' 20"W	L54	125.00'	N87° 17' 45"E	C4	310.27'	430.00'	41°20'34"	303.59'	N87°58'02"E	C29	296.15'	270.00'	62°59'45"	281.53'	S81°16'52"E
L5	21.55'	N27° 56' 39"W	L30	14.23'	S83° 54' 40"W	L55	50.00'	S22° 42' 15"E	C5	323.98'	635.00'	29°13'58"	320.48'	S08°31'39"W	C30	23.56'	15.00'	90°00'00"	21.21'	N22°17'45"E
L6	96.00'	N24° 07' 38"E	L31	121.85'	N58° 59' 29"W	L56	125.00'	S87° 17' 45"W	C6	235.22'	465.00'	28°58'59"	232.72'	S08°24'09"W	C31	19.01'	15.00'	72°36'04"	17.76'	N59°00'17"W
L7	9.49'	N49° 51' 29"W	L32	94.91'	N37° 58' 08"W	L57	100.00'	S22° 42' 15"E	C7	50.89'	55.00'	53°00'38"	49.09'	S06°18'42"E	C32	77.05'	150.00'	29°25'56"	76.21'	N80°35'20"W
L8	29.00'	N24° 07' 31"E	L33	47.53'	N67° 17' 45"E	L58	61.64'	S72° 13' 52"E	C8	22.52'	15.00'	86°01'49"	20.47'	N26°20'46"W	C33	14.44'	15.00'	55°09'00"	13.89'	S86°33'08"W
L9	17.40'	S78° 11' 07"E	L34	33.29'	S67° 17' 45"W	L59	143.35'	S67° 16' 48"E	C9	226.58'	525.00'	24°43'40"	224.83'	S06°16'30"W	C34	278.67'	55.00'	290°18'01"	62.86'	N24°07'38"E
L10	15.42'	S24° 07' 38"W	L35	80.67'	S37° 58' 08"E	L60	85.32'	S72° 50' 58"E	C10	10.03'	15.00'	36°18'54"	9.84'	S25°14'47"E	C35	14.44'	15.00'	55°09'00"	13.89'	S38°17'52"E
L11	125.00'	S65° 52' 22"E	L36	121.85'	S58° 59' 29"E	L61	79.34'	S77° 49' 51"E	C11	245.93'	50.00'	281°49'04"	63.06'	N83°29'42"W	C36	51.37'	100.00'	29°25'56"	50.81'	S80°35'20"E
L12	69.79'	S00° 31' 31"E	L37	14.23'	N83° 54' 40"E	L62	13.49'	N41° 22' 20"E	C12	16.62'	15.00'	63°30'10"	15.79'	N25°39'45"E	C37	37.49'	20.00'	107°23'56"	32.24'	N30°59'43"E
L13	65.87'	S22° 42' 15"E	L38	88.00'	N06° 05' 20"W	L63	25.36'	S11° 49' 25"E	C13	23.56'	15.00'	90°00'00"	21.21'	N51°05'20"W	C38	187.99'	230.00'	46°49'53"	182.80'	N00°42'42"E
L14	8.46'	N67° 17' 45"E	L39	25.66'	N18° 38' 20"E	L64	3.61'	S65° 52' 22"E	C14	161.87'	250.00'	37°05'51"	159.06'	N77°32'25"W	C39	138.95'	170.00'	46°49'53"	135.12'	S00°42'42"W
L15	19.41'	S67° 17' 45"W	L40	28.28'	N26° 21' 40"W	L65	106.40'	S09° 36' 50"W	C15	82.56'	225.00'	21°07'12"	82.09'	N48°28'49"W	C40	23.56'	15.00'	90°00'00"	21.21'	S67°42'15"E
L16	130.00'	S22° 42' 15"E	L41	102.86'	N71° 21' 40"W	L66	37.24'	S45° 49' 02"W	C16	13.62'	15.00'	52°01'12"	13.16'	N63°58'44"W	C41	23.56'	15.00'	90°00'00"	21.21'	S22°17'45"W
L17	91.60'	N67° 17' 45"E	L42	93.32'	N49° 51' 29"W	L67	76.73'	S39° 24' 06"W	C17	182.65'	50.00'	209°18'18"	96.75'	N14°39'49"E	C42	23.56'	15.00'	90°00'00"	21.21'	S67°42'15"E
L18	20.00'	N25° 00' 11"E	L43	62.42'	N24° 07' 38"E	L68	72.11'	N09° 36' 50"E	C18	13.62'	15.00'	52°01'12"	13.16'	N86°41'38"E	C43	22.52'	15.00'	86°01'51"	20.47'	N85°37'25"E
L19	39.58'	S71° 21' 40"E	L44	110.55'	S49° 51' 29"E	L69	56.64'	N44° 52' 31"W	C19	13.62'	15.00'	52°01'12"	13.16'	N41°17'09"E	C44	87.99'	635.00'	7°58'23"	87.92'	S18°38'20"W
L20	100.51'	S22° 53' 39"W	L45	58.16'	N67° 17' 45"E	L70	110.39'	S80° 35' 39"E	C20	247.87'	50.00'	284°02'25"	61.54'	S22°42'15"E	C45	260.01'	672.00'	22°10'08"	258.39'	N04°59'44"E
L21	133.61'	N65° 52' 22"W	L46	112.18'	N22° 42' 15"W	L71	101.02'	S80° 35' 39"E	C21	13.62'	15.00'	52°01'12"	13.16'	N86°41'38"W	C46	282.11'	55.00'	293°53'19"	60.00'	N40°08'31"E
L22	5.37'	N24° 07' 38"E	L47	53.71'	S84° 41' 42"W	L72	188.09'	N74° 27' 06"E	C22	45.93'	25.00'	105°15'54"	39.74'	S14°39'47"W	C47	282.11'	55.00'	293°53'19"	60.00'	S65°52'22"E
L23	51.82'	N31° 53' 25"E	L48	35.78'	N65° 52' 22"W	L73	9.96'	S49° 51' 29"E	C23	64.21'	175.00'	21°07'21"	63.85'	S48°28'49"E	C48	17.06'	55.00'	17°46'29"	16.99'	N01°48'04"W
L24	101.76'	S64° 59' 49"E	L49	35.78'	S65° 52' 22"E	L74	27.18'	N49° 51' 29"W	C24	129.49'	200.00'	37°05'51"	127.24'	S77°32'25"E						
L25	12.83'	S24° 07' 38"W	L50	21.84'	N04° 41' 42"E	L75	53.64'	S64° 59' 49"E	C25	23.56'	15.00'	90°00'00"	21.21'	N38°54'40"E						

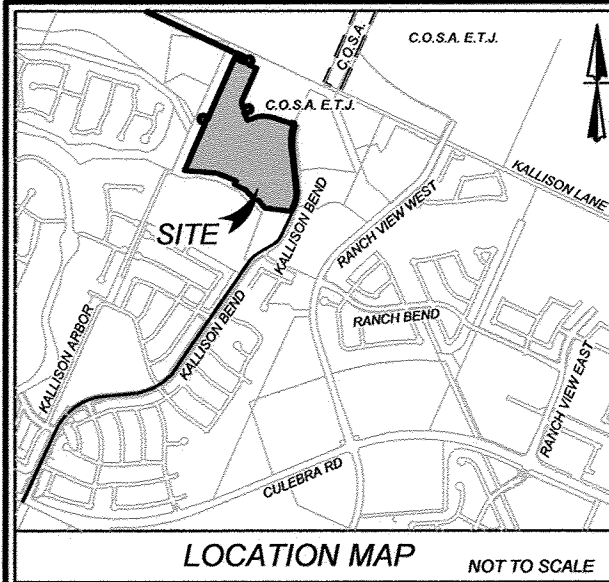
SCALE : 1"=100'

A horizontal scale bar with alternating black and white segments. The total length is 300 feet. The first 100 feet are divided into four 25-foot segments (black, white, black, white). The remaining 200 feet are divided into two 100-foot segments (black, white). Labels '0'', '100'', and '300'' are at the top. A label '200'' is at the bottom under the second white segment.

BY: SECRETARY

PAGE 3 OF 5





- C.P.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 DEDICATING THE 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 TO 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 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 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 ALTERATION.
 3. 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 HEREON.
 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

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.

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.

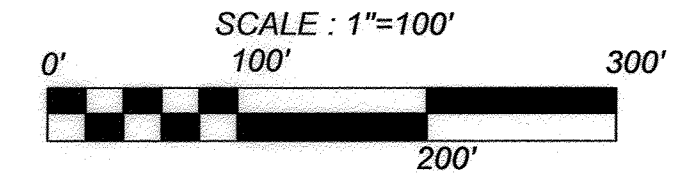
- LEGEND:**
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - F.I.R. = FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - CL = CENTERLINE
 - L.F. = LINEAR FEET
 - AC = ANNUAL CHANGE

- KEYNOTES:**
1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 2. 15' BUILDING SETBACK LINE
 3. 10' BUILDING SETBACK LINE
 4. VARIABLE WIDTH CLEAR VISION EASEMENT
 5. 5' LANDSCAPE & VEHICULAR NON ACCESS EASEMENT
 6. 16' SANITARY SEWER EASEMENT
 7. VARIABLE WIDTH LANDSCAPE, GAS, TELEPHONE, CABLE TV, WATER & DRAINAGE EASEMENT (0.05 ACRE PERMEABLE)
 8. 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 9. OFF-LOT VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.73 ACRE PERMEABLE)
 10. OFF-LOT 17' ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE ACCESS EASEMENT (1.33 ACRE PERMEABLE)
 11. OFF-LOT 17' ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE ACCESS EASEMENT (0.04 ACRE PERMEABLE)
 12. 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 13. 16' SANITARY SEWER EASEMENT (PLAT NUMBER 20-11800078)
 14. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 34-35 D.P.R.)
 15. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT & TREE SAVE AREA (VOLUME 20002, PAGES 34-35 D.P.R.)
 16. UNPLATTED REMAINING PORTION OF 215.03 ACRE TRACT OWNER: PHSA - NW 315, LLC. (DOCUMENT NUMBER 20190208167)

PLAT NUMBER 20-11800219

**REPLAT & SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH PHASE 2 UNIT 10A**

BEING A TOTAL OF 47.78 ACRE TRACT OF LAND OUT OF A 100.3 ACRE TRACT OF LAND CONVEYED TO PHSA-NW 315, LLC. RECORDED IN DOCUMENT NUMBER 20190208167 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 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

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: PHSA-NW315, LLC.
MICHAEL C. BRISCH
9000 GULF FREEWAY
HOUSTON, TX 77017

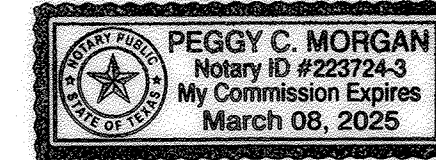
DULY AUTHORIZED AGENT

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 21st DAY OF March, A.D. 20 21

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 10A 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

MATCHLINE "D" - SEE THIS PAGE

STATE OF TEXAS
COUNTY OF BEXAR Harris pcm

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: CB FOSSIL SPRINGS, LTD.
C. EDWARD BARRON III
5150 NORTH LOOP 1604 WEST
SAN ANTONIO, TEXAS 78249
(1.33 ACRE OFF-LOT 17' ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE ACCESS EASEMENT)
(0.04 ACRE OFF-LOT 17' ELECTRIC, GAS, TELEPHONE, CABLE TV & DRAINAGE ACCESS EASEMENT)

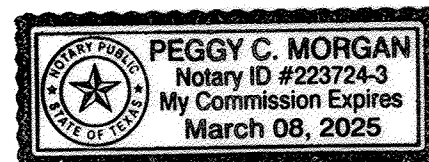
Michael C. Brisch
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR Harris pcm

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 21st DAY OF March, A.D. 20 21

Peggy C. Morgan
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Harris pcm



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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1912 N. BRISTOL ST., AUSTIN, TEXAS, 78741
PHONE: 512-460-7725, FAX: 512-460-1414, EMAIL: INFO@TBPELS.TEXAS.GOV

RESIDENTIAL LOTS = 65

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 5 OF 5

