

SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH 215 PHASE 1 UNIT 12C

BEING A 21.12 ACRE TRACT OF LAND SITUATED IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 OF BEXAR COUNTY, TEXAS AND CONTAINING A PORTION OF THE CALLED 215.03 ACRE TRACT OF LAND AS CONVEYED TO PHSA-NW315, LLC. IN DOCUMENT NUMBER 20190208167 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).

KFW
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: October 23, 2024

STATE OF TEXAS
COUNTY OF HARRIS

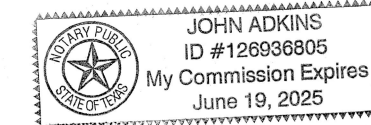
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON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

OWNER/AGENT:
DAVID RITTENHOUSE
PHSA-NW315, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
1-(800)-247-3779

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID RITTENHOUSE 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 24 DAY OF October, A.D. 20 24
John Adkins
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

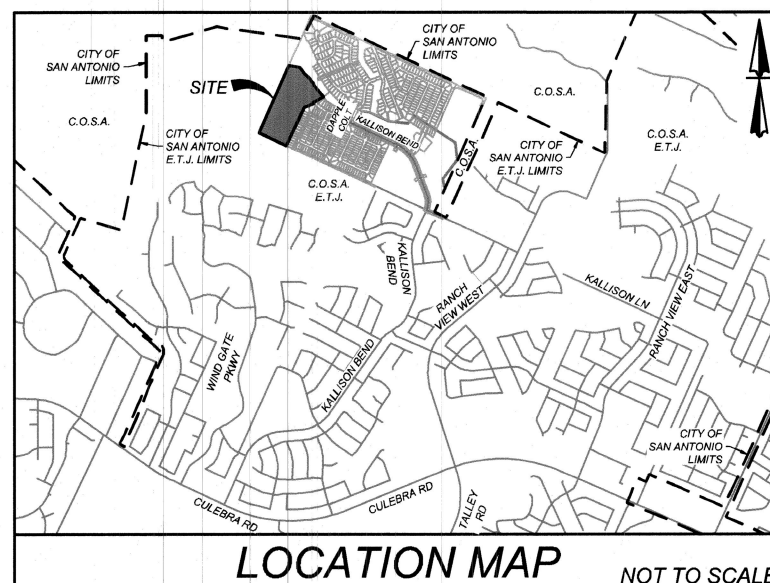
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH 215 PHASE 1 UNIT 12C 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



SURVEY NOTES:

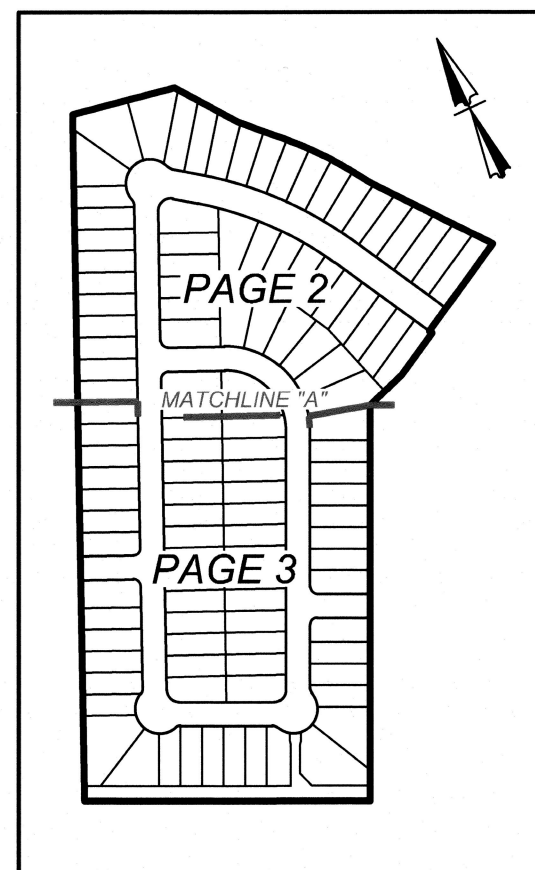
- 1/2" DIAMETER REBAR WITH A BLUE PLAT CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).
- CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- E.T.J. = EXTRATERRITORIAL JURISDICTION
- R.O.W. = RIGHT-OF-WAY
- P.R. = 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
- 100' = EXISTING CONTOURS
- 100' = PROPOSED CONTOURS

KEYNOTES:

- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.2992 OF AN ACRE PERMEABLE) & (0.1840 OF AN ACRE NON-PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 1949-1951 P.R.)
- 15' BUILDING SETBACK LINE (VOLUME 20003, PAGES 1949-1951 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT & 10' BUILDING SETBACK LINE (VOLUME 20003, PAGES 1949-1951 P.R.)
- 16' SANITARY SEWER EASEMENT (VOLUME 20003, PAGES 1949-1951 P.R.)
- 17' ACCESS & ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1952-1954 P.R.)
- 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1947-1952 P.R.)
- 15' DRAIN EASEMENT (VOLUME 20002, PAGES 1947-1952 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT & 10' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1947-1952 P.R.)



PAGE INDEX
SCALE: NOT-TO-SCALE

- CPS/SAWS/COSA UTILITY.**
- 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 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," "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.

- SAWS WASTEWATER EDU.**
- 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 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 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 1000 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 (A/P # 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(H).
- RESIDENTIAL FINISHED FLOOR NOTE.**
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- CLEAR VISION NOTE.**
- 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.

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.

DRAINAGE EASEMENT ENCROACHMENTS NOTE.

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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR 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.

COMMON AREA MAINTENANCE NOTE.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902, BLOCK 241, 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.

OPEN SPACE NOTE.

LOTS 902, BLOCK 241, (0.2992 OF AN ACRE PERMEABLE) & (0.1840 OF AN ACRE NON-PERMEABLE), IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

EASEMENTS FOR FLOODPLAINS 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 48029C0195G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 1% 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.

CLOMR WITH FEMA APPROVAL.

A PORTION OF THIS PLAT LIES WITHIN THE FEMA 1% ANNUAL CHANCE EFFECTIVE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C0195G DATED 09/29/2010. THE 1% ANNUAL CHANCE ULTIMATE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY KFW ENGINEERS AND APPROVED BY FEMA ON 11/15/2022 (CASE NO. 21-06-2469). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE.

THE FOLLOWING NOTE APPLIES TO LOTS 12-28, BLOCK 242, 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.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	312.68'	720.00'	24°52'57"	310.23'	N41°25'16"W
C2	44.51'	25.00'	102°00'44"	38.86'	S75°07'53"W
C3	23.56'	15.00'	90°00'00"	21.21'	S20°52'29"E
C4	277.88'	175.00'	90°58'41"	249.59'	S20°23'08"E
C5	23.56'	15.00'	90°00'00"	21.21'	S19°53'48"E
C6	23.56'	15.00'	90°00'00"	21.21'	S70°06'12"W
C7	10.70'	15.00'	40°52'57"	10.48'	S04°39'44"W
C8	152.89'	51.00'	171°45'54"	101.74'	S70°06'12"W
C9	10.70'	15.00'	40°52'57"	10.48'	N44°27'19"W
C10	10.67'	15.00'	40°46'15"	10.45'	N85°16'55"W
C11	151.82'	51.00'	170°33'49"	101.65'	N20°23'08"W

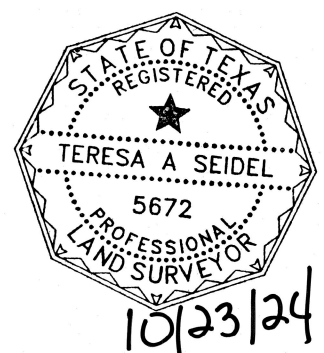
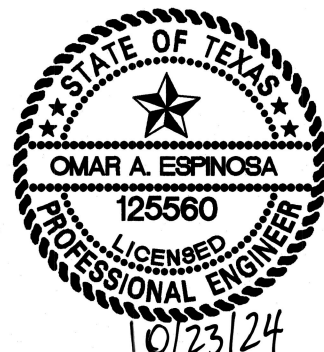
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C12	10.67'	15.00'	40°46'15"	10.45'	N44°30'38"E
C13	23.55'	15.00'	89°57'46"	21.21'	N20°51'22"W
C14	23.57'	15.00'	90°02'14"	21.22'	N89°08'38"E
C15	11.08'	15.00'	42°18'29"	10.83'	N02°58'16"E
C16	159.96'	51.00'	179°42'15"	102.00'	N71°40'09"E
C17	9.26'	15.00'	35°23'01"	9.12'	S36°10'14"E
C18	336.74'	780.00'	24°52'57"	336.09'	S41°25'16"E
C19	198.48'	125.00'	90°58'41"	178.28'	S20°23'08"E
C20	39.27'	25.00'	90°00'00"	35.36'	S70°06'12"W
C21	38.84'	25.00'	89°01'19"	35.05'	N20°23'08"W
C22	23.56'	15.00'	90°00'00"	21.21'	N69°07'31"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	147.24'	S36°48'06"E	L24	74.59'	S17°15'07"E
L2	51.40'	S43°40'17"E	L25	37.09'	N17°15'07"W
L3	51.25'	S45°59'44"E	L26	45.96'	N17°15'07"W
L4	51.22'	S42°44'01"E	L27	45.00'	N28°58'47"W
L5	51.36'	S39°28'05"E	L28	43.52'	N39°07'23"W
L6	51.07'	S36°12'27"E	L29	27.66'	N65°52'29"W
L7	51.07'	S32°57'22"E	L30	35.23'	N19°36'33"W
L8	6.91'	S28°58'47"E	L31	59.25'	N25°06'12"E
L9	106.54'	S61°01'13"W	L32	7.28'	N41°02'54"E
L10	91.61'	S71°00'42"W	L33	18.94'	N25°06'12"E
L11	54.21'	N53°51'45"W	L34	15.81'	S25°06'12"W
L12	118.18'	S65°52'29"E	L35	7.28'	S09°09'28"W
L13	111.00'	S64°53'48"E	L36	86.55'	S25°06'12"W
L14	111.00'	N64°53'48"W	L37	45.00'	S24°07'31"W
L15	131.90'	S25°06'12"W	L38	45.00'	S24°07'31"W
L16	192.13'	N64°53'48"W	L39	45.00'	S24°07'31"W
L17	110.01'	N65°50'15"W	L40	54.38'	S24°07'31"W
L18	109.99'	S65°50'15"E	L41	45.00'	N24°07'31"E
L19	67.93'	S53°51'45"E	L42	45.00'	N24°07'31"E
L20	118.18'	S65°52'29"E	L43	45.00'	N24°07'31"E
L21	198.99'	N64°53'48"W	L44	95.08'	N24°07'31"E
L22	74.63'	S65°52'29"E	L45	7.33'	S40°15'57"W
L23	58.97'	S28°58'47"E			

RESIDENTIAL LOTS = 114

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 1 OF 3



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:

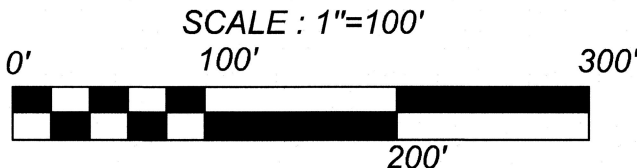
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1817 S. WINTERGATE ST., AUSTIN, TEXAS 78741
PHONE: 512-460-7723; FAX: 512-442-1414; EMAIL: INFO@TBPELS.TEXAS.GOV

PLAT NUMBER 22-11800785

SUBDIVISION PLAT ESTABLISHING KALLISON RANCH 215 PHASE 1 UNIT 12C

BEING A 21.12 ACRE TRACT OF LAND SITUATED IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 OF BEXAR COUNTY, TEXAS AND CONTAINING A PORTION OF THE CALLED 215.03 ACRE TRACT OF LAND AS CONVEYED TO PHSA-NW315, LLC. IN DOCUMENT NUMBER 20190208167 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).



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DATE OF PREPARATION: October 23, 2024

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, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
DAVID RITTENHOUSE
PHSA-NW315, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
1-(800)-247-3779

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COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID RITTENHOUSE, 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 29 DAY OF October, A.D. 2024

NOTARY PUBLIC BEXAR COUNTY, TEXAS

JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

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

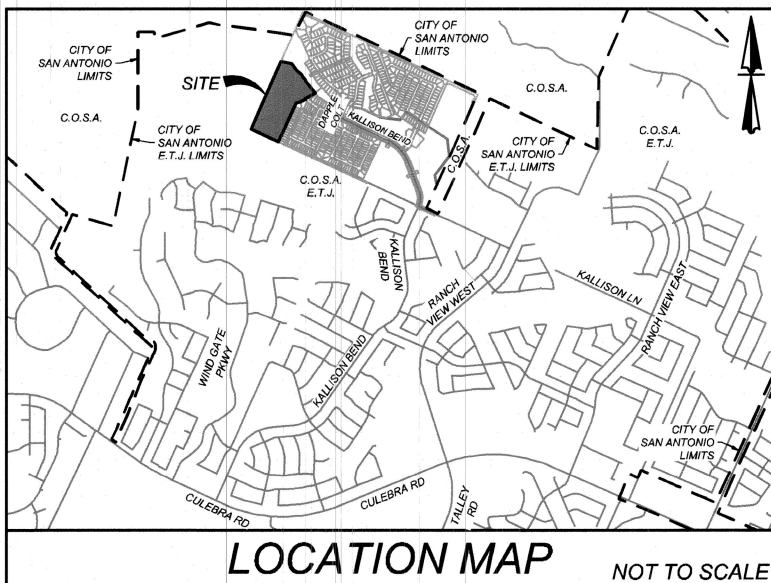
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KALLISON RANCH 215 PHASE 1 UNIT 12C 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 _____

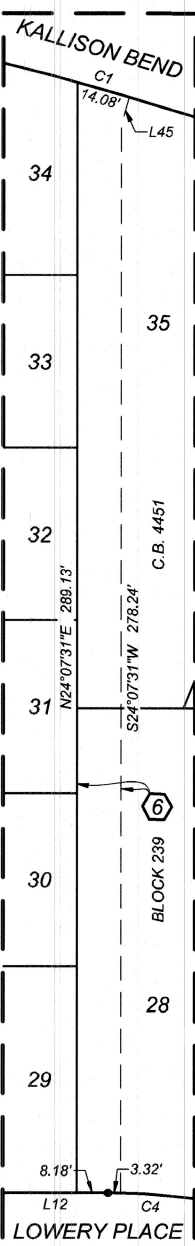
BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- E.T.J. = EXTRATERRITORIAL JURISDICTION
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- LF = LINEAR FEET
- 100— = EXISTING CONTOURS
- 100— = PROPOSED CONTOURS



DETAIL "B"
SCALE: 1" = 50'
SEE THIS PAGE

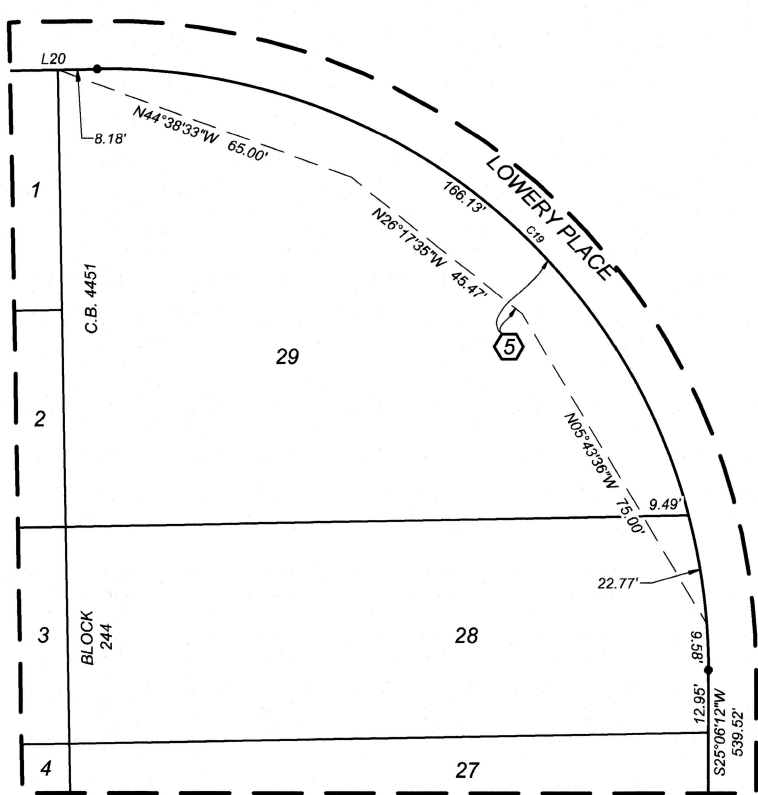
- CPS/SAWS/COSA UTILITY.**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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.

SAWS WASTEWATER EDU.
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.

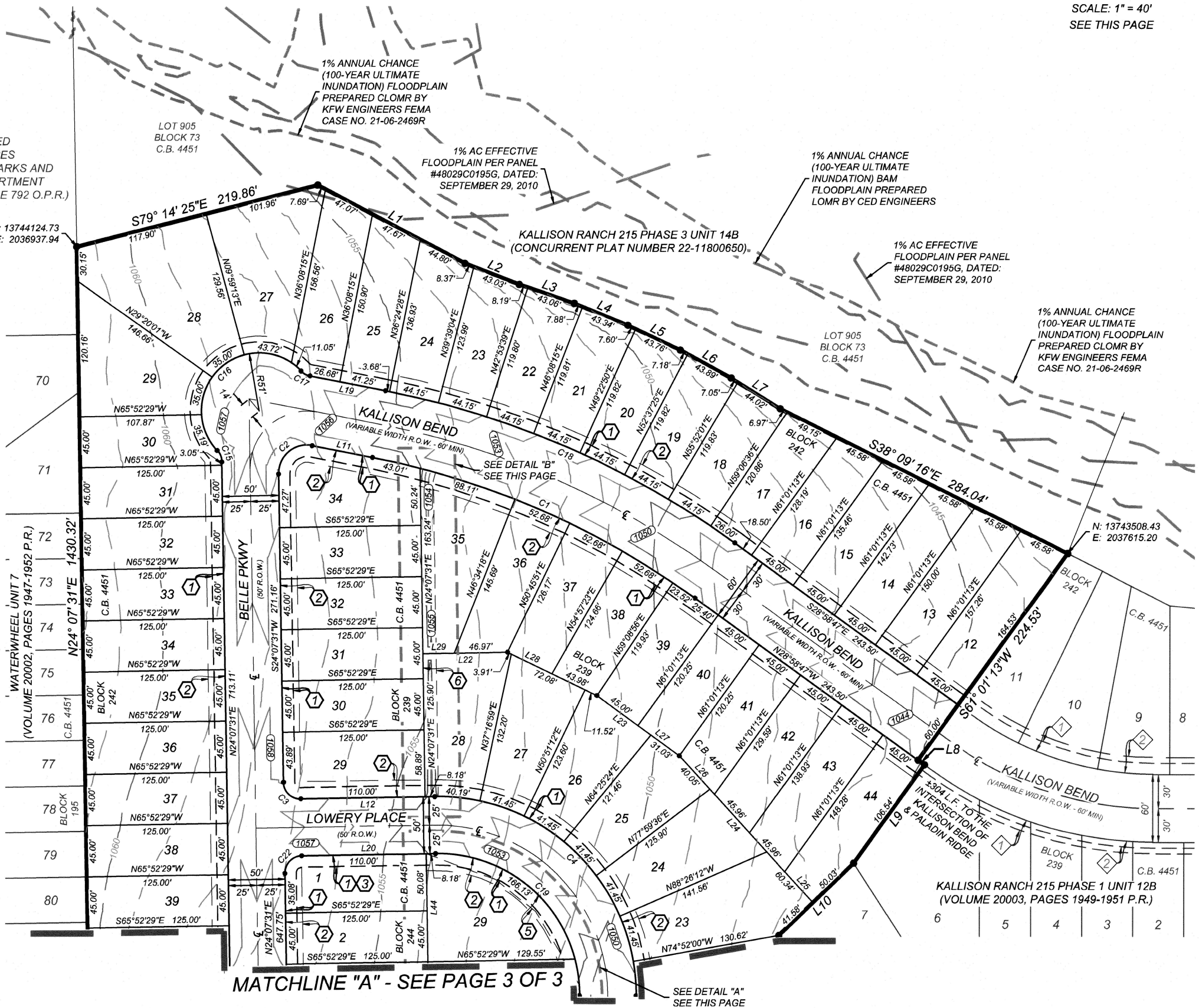
SAWS IMPACT FEE.
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.2992 OF AN ACRE PERMEABLE) & (0.1840 OF AN ACRE NON-PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20003, PAGES 1949-1951 P.R.)
- 15' BUILDING SETBACK LINE (VOLUME 20003, PAGES 1949-1951 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT & 10' BUILDING SETBACK LINE (VOLUME 20003, PAGES 1949-1951 P.R.)
- 16' SANITARY SEWER EASEMENT (VOLUME 20003, PAGES 1949-1951 P.R.)
- 17' ACCESS & ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1952-1954 P.R.)
- 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1947-1952 P.R.)
- 15' DRAIN EASEMENT (VOLUME 20002, PAGES 1947-1952 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT & 10' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1947-1952 P.R.)



DETAIL "A"
SCALE: 1" = 40'
SEE THIS PAGE



MATCHLINE "A" - SEE PAGE 3 OF 3

SEE DETAIL "A"
SEE THIS PAGE

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:

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 (TPELS)
1817 ENTREPRENEUR BLVD., SUITE 100, AUSTIN, TEXAS 78741
PHONE: 512-440-7723, FAX: 512-440-1414, EMAIL: TPELS@TPELS.ORG

RESIDENTIAL LOTS = 114

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

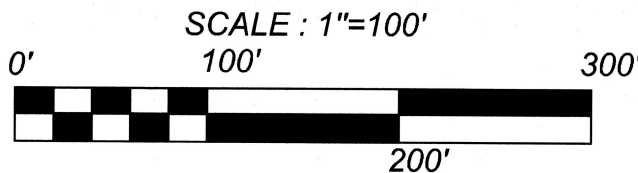
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 2 OF 3



SUBDIVISION PLAT ESTABLISHING
KALLISON RANCH 215 PHASE 1 UNIT 12C

BEING A 21.12 ACRE TRACT OF LAND SITUATED IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 OF BEXAR COUNTY, TEXAS AND CONTAINING A PORTION OF THE CALLED 215.03 ACRE TRACT OF LAND AS CONVEYED TO PHSA-NW315, LLC, IN DOCUMENT NUMBER 20190208167 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.).



KFW
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: October 23, 2024

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 HEREIN EXPRESSED.

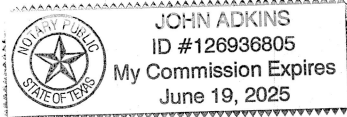
OWNER/AGENT:
DAVID RITTENHOUSE
PHSA-NW315, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
1-(800)-247-3779

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID RITTENHOUSE, 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 24 DAY OF October, A.D. 20 24

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

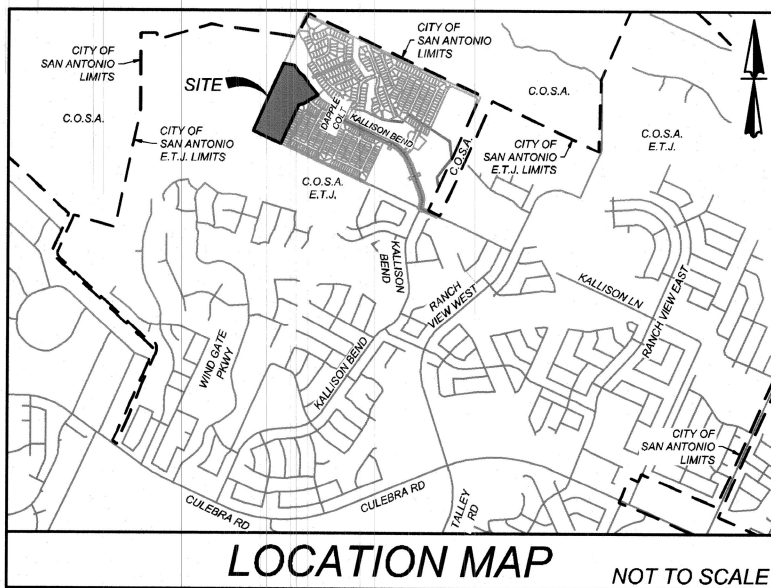
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DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND:

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- ④ 10' SANITARY SEWER EASEMENT
- ⑤ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑥ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- ⑦ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.2902 OF AN ACRE PERMEABLE) & (0.1840 OF AN ACRE NON-PERMEABLE)
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CPS/SAWS/COSA UTILITY.

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," "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.

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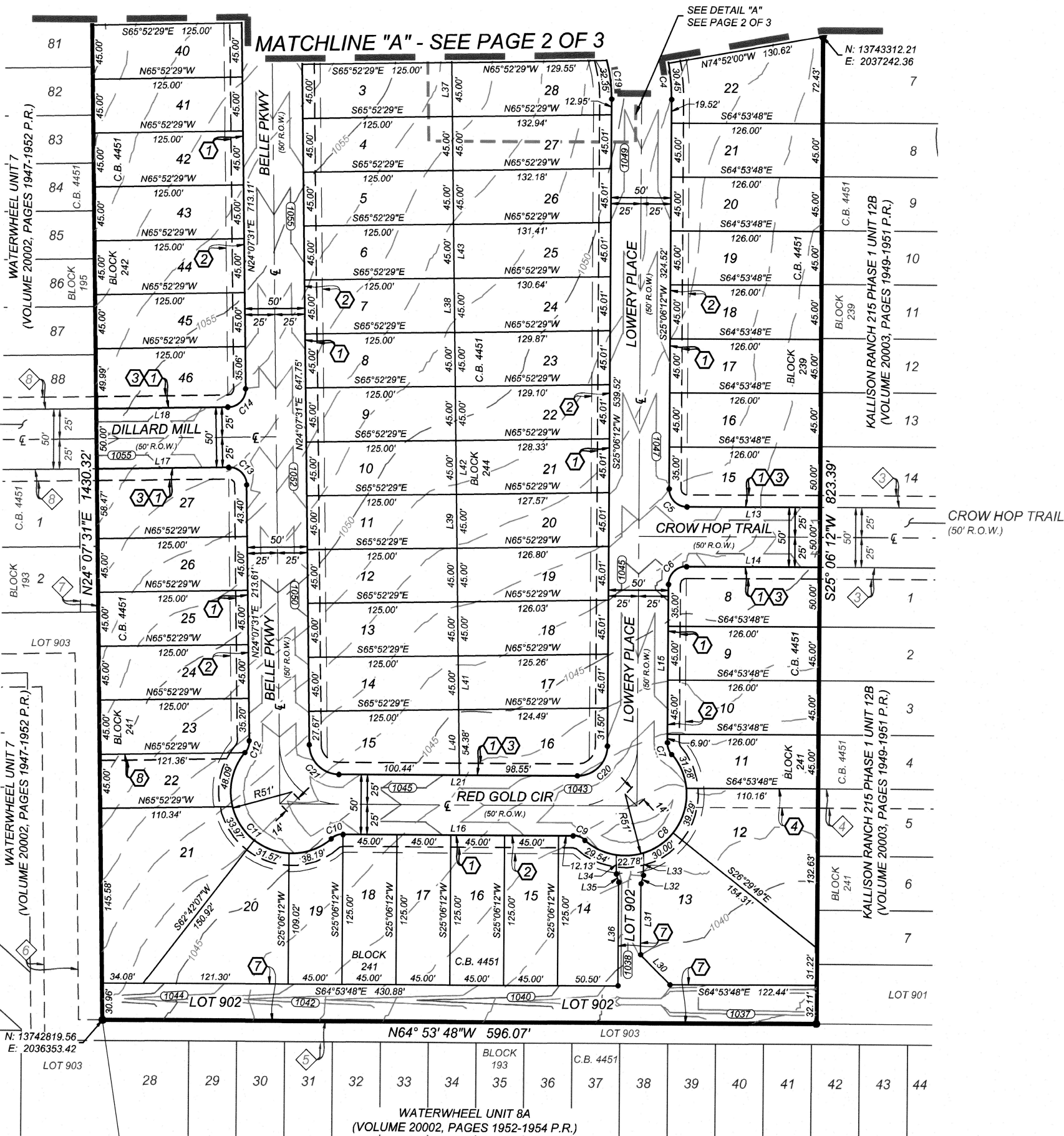
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SAWS IMPACT FEE.

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COUNTY OF BEXAR

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TERESA A. SEIDEL
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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)
1977 S INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-461-7755 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TX.GOV

RESIDENTIAL LOTS = 114

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

