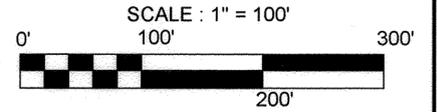


SUBDIVISION PLAT OF KINDER NORTHEAST, UNIT-5B (PUD)

A 7.693 ACRE TRACT OF LAND OUT OF A 18.36 ACRE TRACT CONVEYED TO SITTERLE HOMES, LTD., IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 15247, PAGE 1822-1827 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, FURTHER DESCRIBED AS BEING OUT OF A 372 ACRE TRACT, A 190.357 ACRE TRACT AND A 212.95 ACRE TRACT IN DEED OF TRUST RECORDED IN VOLUME 11693, PAGES 45-65 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/2, ABSTRACT 459, COUNTY BLOCK 4858, OUT OF THE F. SEESCH SR. SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4858, AND OUT OF THE C. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4855, ALL OF BEXAR COUNTY, TEXAS



STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DIRECTS 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 / DEVELOPER: FRANK SITTERLE, JR. SITTERLE HOMES 2015 EVANS ROAD, SUITE 100 SAN ANTONIO, TEXAS 78258 (210) 494-9192

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK SITTERLE, JR., 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 13 DAY OF OCTOBER, A.D. 2020



DEBORAH L. BASHISTON Notary Public, State of Texas CERTIFICATE OF APPROVAL February 8, 2022

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__

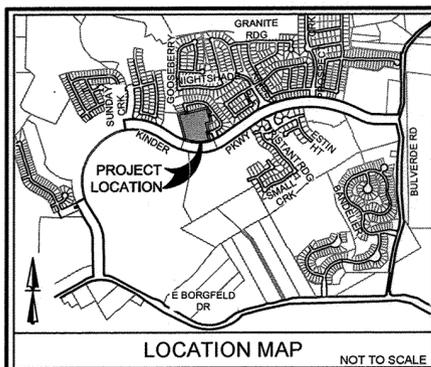
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF KINDER NORTHEAST UNIT-5B PUD 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

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- ℄ = CENTERLINE
- ◀ = ZERO LOT LINE
- LF = LINEAR FOOT

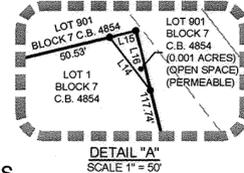
CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND 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 GRANITOR'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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

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-SECTIONS 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 GRANITOR'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.

SETBACK NOTE:
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.

SA KINDER WEST UNITS 1 & 2, INC. REMAINDER OF CALLED 19.692 ACRE TRACT VOL. 17661, PAGE 994, O.P.R. RECORDED 01/25/2016



KEY NOTES

- ① 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9699, PG. 180, DPR)
- ② 5' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9699, PG. 180, DPR)
- ③ 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9699, PG. 180, DPR)
- ④ 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ⑥ 20' FRONT BUILDING SETBACK
- ⑦ 10' SIDE BUILDING SETBACK



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 (NAD) 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 NAVD88 (GEOID12A).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Bobby J. Torres
BOBBY J. TORRES
LICENSED PROFESSIONAL ENGINEER NO. 91195
KFW ENGINEERS, LLC.
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

12 OCT 2020

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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	64.41'	N05°43'02"E
L2	16.74'	S13°44'18"E
L3	50.00'	N76°16'01"E
L4	127.93'	S13°43'59"E
L5	50.00'	S15°22'13"E
L6	128.50'	S13°43'59"E
L7	96.58'	S76°16'01"W
L8	162.79'	S13°43'59"E
L9	50.00'	S15°00'39"E
L10	130.34'	S15°00'39"E
L11	41.55'	N86°48'43"E
L12	41.55'	S13°43'59"E
L13	14.00'	N36°32'22"E
L14	11.12'	N37°23'40"W
L15	4.46'	N76°16'39"E
L16	10.19'	S13°43'59"E
L17	115.67'	N86°48'43"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	530.41'	899.81'	33°46'28"	N88°06'47"W	522.77'
C2	8.58'	225.00'	2°11'09"	N73°32'14"E	8.58'
C3	25.44'	725.00'	2°00'37"	S73°59'01"W	25.44'
C4	159.93'	775.00'	11°49'26"	S80°54'00"W	159.65'
C5	16.08'	26.00'	35°26'35"	S68°21'23"W	15.83'
C6	136.43'	51.00'	153°16'37"	N53°27'38"W	99.24'
C7	16.08'	26.00'	35°26'35"	N04°43'21"E	15.83'
C8	23.56'	15.00'	90°00'00"	S58°43'59"E	21.21'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C9	5.00'	175.00'	1°38'14"	N75°26'54"E	5.00'
C10	6.43'	225.00'	1°38'14"	S75°26'54"W	6.43'
C11	23.56'	15.00'	90°00'00"	S31°16'01"W	21.21'
C12	34.67'	25.00'	79°27'18"	S53°27'38"E	31.96'
C13	149.61'	725.00'	11°49'26"	N80°54'00"E	149.35'
C14	69.34'	50.00'	79°27'18"	S53°27'38"E	63.91'
C15	154.77'	750.00'	11°49'26"	N80°54'00"E	154.50'

