

LOCATION MAP NOT-TO-SCALE

"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

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 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.

SETBACK NOTE

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR 3. DIMENSIONS SHOWN ARE SURFACE. BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: 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.

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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE LOCATIONS. SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN KINDER WEST, UNIT-2 (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE KINDER RANCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 WATER METER SET AND/OR

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY PPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGH APPURIENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND ECRESS OVER GRANIORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURIENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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

INTS ARE DESCRIBED BELOW: 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR XISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS **COUNTY OF BEXAR**

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

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: PAPE-DAWSON ENGINEERS, INC.



LEGEND

OPR

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

COUNTY BLOCK

RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD ----- 1140 ---- EXISTING CONTOURS

—— 1140 —— PROPOSED CONTOURS

10' GAS, ELECTRIC, TELEPHONE 3 AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC FELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.34 OF AN ACRE)

VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION **EASEMENT TO EXPIRE UPON** INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.06 OF AN ACRE)

. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH

CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996).

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT

MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2124659) WHICH

REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE

LOT 901, BLOCK 45, COUNTY BLOCK 4854, (0.08 OF AN ACRE) (PERMEABLE) ARE

DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE)

AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. AREAS OF LOT 901, BLOCK 45, COUNTY BLOCK 4854, IS CONSIDERED AS TREE SAVE AREA. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC

LOT 999, BLOCK 40, COUNTY BLOCK 4854, (WALENSWORTH WAY, WINDLESHAM WAY,

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE

DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND IS PENDING APPROVAL BY FEMA CASE

NO. 16-06-4342R. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF

THE 100-YEAR FLOODPLAIN LIMITS SHOW ON THIS PLAT, AND REFERENCED AS SUCH,

THE FLOODPLAIN LIMITS SHOWN HEREON TO BE CURRENTLY EFFECTIVE FEMA

WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, NO BUILDING PERMITS WILL BE ISSUED WITHIN

TAUBENFELD, CROWLEY CREEK, OLDLYME WAY & MALVERNE HILL) ARE PRIVATE

TELEPHONE, CABLE TV. DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO

STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS,

THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

FLOODPLAIN, UNTIL CLOMR STUDY IS ACCEPTED BY FEMA.

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

FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

BEING RECORDED ON THE SAME DATE AS THIS PLAT.

CITY ARBORIST OFFICE 35-477(b)(5)C

PRIVATE STREET NOTE

AN ANTONIO OR BEXAR COUNTY.

28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (PERMEABLE) (2.91 ACRES

> VARIABLE WIDTH SANITARY SEWER. WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET & ROW (OFF-LOT) (PERMEABLE) (0.86 OF AN ACRE)

VARIABLE WIDTH CLEAR VISION

10' BUILDING SETBACK LINE

28' OVERHEAD ELECTRIC EASEMENT (VOLUME 14166, PAGES 1719-1726 OPR) VARIABLE WIDTH SANITARY SEWER,

WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (5.80 ACRES) (PLAT NUMBER 160112)

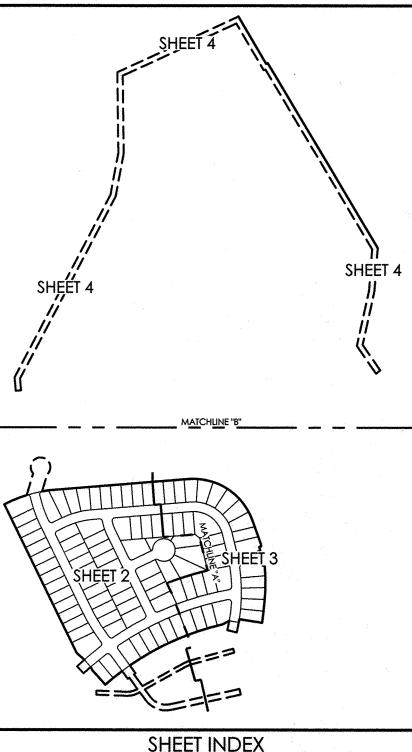
VARIABLE WIDTH SANITARY SEWER, FORCE MAIN, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND LIFT STATION EASEMENT (OFF-LOT) (NON-PERMEABLE, 1.92 ACRES) (PERMEABLE, 0.14 ACRES) (PLAT NUMBER 160112)

VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE LOTS (OFF-LOT) (PERMEABLE) (1.05 ACRES) (PLAT NUMBER 160112)

> VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC TELEPHONE AND CABLE TELEVISION **EASEMENT TO EXPIRE UPON** INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.20 OF AN ACRE) (PLAT NUMBER 160112)

VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED ROW (OFF-LOT) (PERMEABLE) (0.26 OF AN ACRE) (PLAT NUMBER 160100)

UNPLATTED PORTION OF 272.092 ACRE TRACT SA KINDER RANCH NO. 2, LTD. (VOLUME 17661, PAGES 939-952 OPR)



NOTE: SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLE.

PLAT NUMBER 160104

SUBDIVISION PLAT OF

KINDER WEST, UNIT-2 (ENCLAVE)

A 26.24 ACRE TRACT OF LAND ALL OF THE 8.053 ACRE TRACT RECORDED IN VOLUME 17661 PAGES 974-982 AND ALL OF THE 13.895 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 994-1018, AND OFF-LOT EASEMENT LOCATED ON THAT 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243 AND THAT 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 939-952 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4856 AND OUT OF THE ROMPEL & OBST SURVEY NO. 1911/2, ABSTRACT 1172, COUNTY BLOCK 5185 NOW ALL IN

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 6, 2017

STATE OF TEXAS

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 RUPPOSE AND CONSIDERATION THEREIN EXPRESSED.

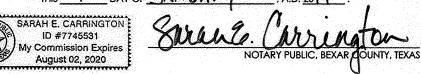
OWNER/DEVELOPER: LLOYD A. DENTON, JR. LFV PROPERTIES, LTD., SA KINDER RANCH NO. 2, LTD., & SA KINDER WEST UNITS 1 & 2, INC. 11 LYNN BATTS LANE, SUITE 100

SAN ANTONIO, TEXAS 78218

(210) 828-6131

STATE OF TEXAS **COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, 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 ______ DAY OF ______, A.D. 20 _____.



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.

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COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER WEST, UNIT-2 (ENCLAVE) 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. <u>20</u>	•
	-		× .		
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				CHAIRMAN
BY:				
	***************************************	 		SECRETARY

STATE OF TEXAS	
COUNTY OF BEXAR	

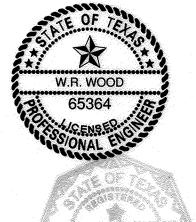
COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. <u>20</u> AT__ M. AND DULY RECORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF__

COUNTY CLERK, BEXAR COUNTY, TEXAS

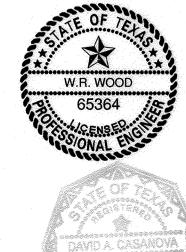
SHEET 1 OF 6 BY: _

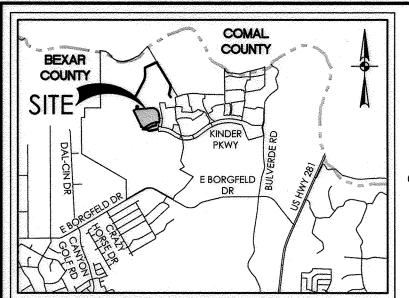


REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT







LOCATION MAP

UNPLATTED REMAINING PORTION OF 104.61 ACRE TRACT (VOLUME 12680, PAGES 2236-2243 OPR) OWNER: LFV PROPERTIES, LTD.

UNPLATTED PORTION OF 272.092 ACRE TRACT SA KINDER RANCH NO. 2, LTD. VOLUME 17661, PAGES 939-952 OPR)

NOTE: SEE SHEET 1 OF 6 FOR LEGEND AND NOTES.

SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLE.

N85'20'53"E 690.37 KINDER WEST, UNIT-1 (ENCLAVE) (PLAT NUMBER 160112) N: 13811988.33 E: 2136434.65

__128.16'__ 2 BLOCK 43 3 S88'34'43"W 125.16 KINDER WEST, UNIT-1 (ENCLAVE) 122.14' (5) (PLAT NUMBER 160112) N88'00'53"W

N84'36'28"W CB 4854 13811457.06 E: 2136485.65

4L14 G. OBST SEE DETAIL "F" SHEET 5 OF 6 SURVEY NO. 460 ABSTRACT 563 **COUNTY BLOCK 4855**

UNPLATTED REMAINING PORTION OF

272.092 ACRE TRACT SA KINDER RANCH NO. 2, LTD. (VOLUME 17661, PAGES 939-952 OPR)

KINDER PARKWAY-(200' ROW (86' MINIMUM))

KINDER PARKWAY, UNIT-5 (PLAT NUMBER 160100)

G. OBST

SURVEY 460 1/2

COUNTY BLOCK 4856

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

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

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

T. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE

ASSMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF

INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM

TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAT AREAS, 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 SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE TLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR

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 BELOW:

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS. WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

HEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT NOTE:

PRIOR TO THE WASTEWATER SERVICE CONNECTION.

ICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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: PAPE-DAWSON ENGINEERS, INC.



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

COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS.

STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WNER/DEVELOPER: LLOYD A, DENTON, JR LFV PROPERTIES, LJD., SA KINDER RANCH NO. 2, LTD.,

PLAT NUMBER 160104

SUBDIVISION PLAT

OF KINDER WEST, UNIT-2 (ENCLAVE)

VOLUME 12680, PAGES 2236-2243 AND THAT 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 939-952 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460 ½, ABSTRACT 566, COUNTY BLOCK 4856 AND OUT OF

THE ROMPEL & OBST SURVEY NO. 1911/2, ABSTRACT 1172, COUNTY BLOCK 5185 NOW ALL IN

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 6, 2017

PAPE-DAWSON

SAN ANTONIO, TEXAS 78218 (210) 828-6131 STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, 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 DAY OF JANUARY , A.D. 20 .

& SA KINDER WEST UNITS 1 & 2, INC. 11 LYNN BATTS LANE, SUITE 100



SCALE: 1"= 100'

200'

300

100'

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 JU	IDGE, BEXAR COUNTY, TEXAS	
COUNTY	LEDY DEVAD COUNTY TEVAC	
COUNTY C	LERK, BEXAR COUNTY, TEXAS	

THIS PLAT OF KINDER WEST, UNIT-2 (ENCLAVE) 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

	BY:		
			CHAIRM
٠			
	BY:		100

STATE OF TEXAS			
COUNTY OF BEXAR			
l,	, col	JNTY CLE	RK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT	WAS FILED FOR RE	CORD IN	MY OFFICE, ON THE DAY
OF	A.D. 20	ΑT	M. AND DULY RECORDED THE

OF	, A.D. <u>20</u>	AT	_M. AND DULY	RECORDED THE
DAY OF		A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT RECORDS	OF BEXAR COUNT	Y, IN BOOI	K/ VOLUME	ON

_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF PAGE OFFICE, THIS ____ ___ DAY OF__ COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY

SHEET 3 OF 6 BY:





SECRETARY

DEPUTY

_, COUNTY CLERK OF BEXAR COUNTY, DO HERESY

, A.D. <u>20</u> . COUNTY CLERK, BEXAR COUNTY, TEXAS

_, A.D. 20 AT _____M. AND DULY RECORDES

__, A.D. <u>20</u>___AT___

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _

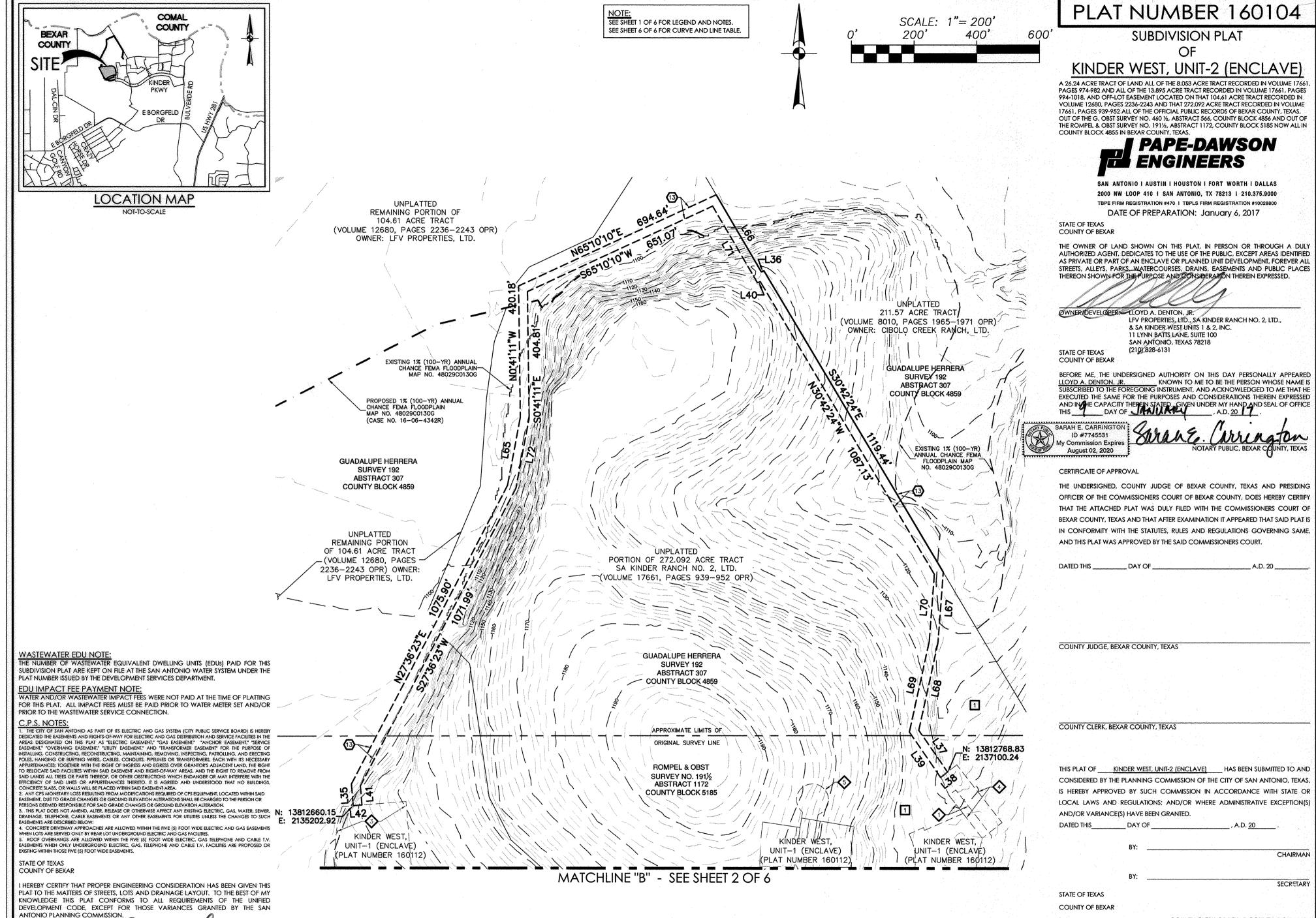
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _

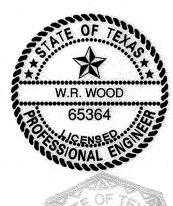
PAGE ______IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEA

____ DAY OF ____

SHEET 4 OF 6 BY: ____

OFFICE, THIS _____ DAY OF___







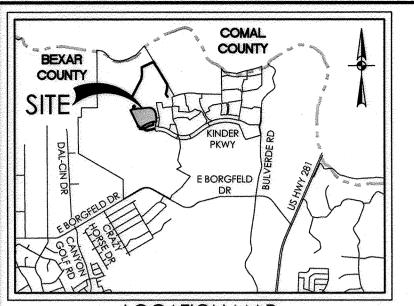
STATE OF TEXAS

COUNTY OF BEXAR

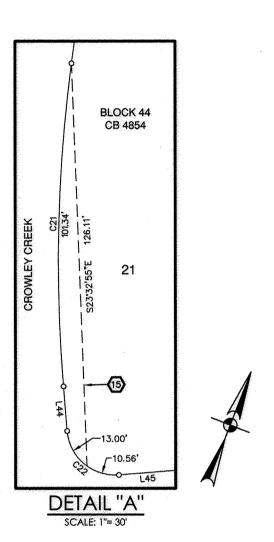
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET

FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP NOT-TO-SCALE



WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THEIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,

EFFICIENCY OF SAID LINES OR APPURIENANCES THEREIO, III S. AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 CONTROLLED BY THE CHANGES TO SUCH EASEMENTS ARE CONTROLLED BY THE CHANGES TO SUCH EASEMENTS ARE CONTROLLED BY THE CHANGES TO SUCH

DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANT OTHER EASEMENTS FOR OUTLINES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW!

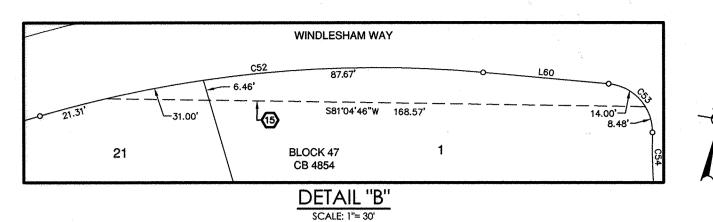
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

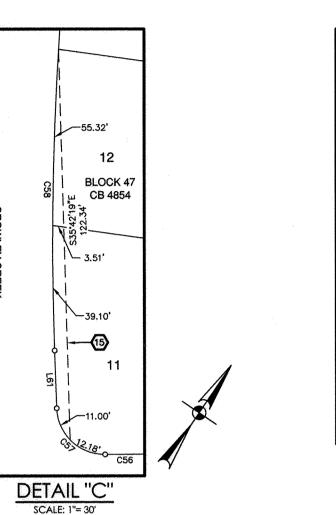
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR

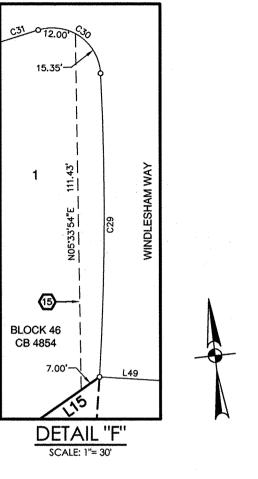
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

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: PAPE-DAWSON ENGINEERS, INC.









11

43.72'-

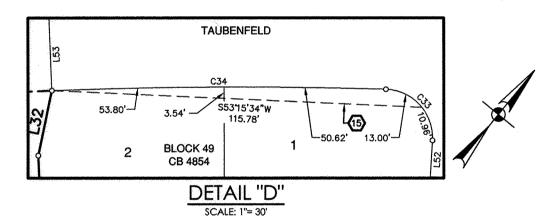
4.99' —

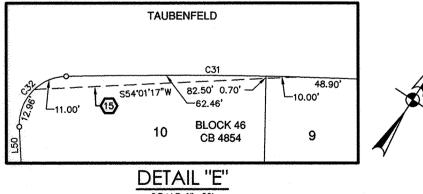
BLOCK 45 CB 4854

12

6.00'¬

DETAIL "G"





SEE SHEET 1 OF 6 FOR LEGEND AND NOTES. SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLE.

PLAT NUMBER 160104

SUBDIVISION PLAT OF

KINDER WEST, UNIT-2 (ENCLAVE)

A 26.24 ACRE TRACT OF LAND ALL OF THE 8.053 ACRE TRACT RECORDED IN VOLUME 17661 PAGES 974-982 AND ALL OF THE 13.895 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 994-1018, AND OFF-LOT EASEMENT LOCATED ON THAT 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243 AND THAT 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 939-952 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4856 AND OUT OF THE ROMPEL & OBST SURVEY NO. 1911/2, ABSTRACT 1172, COUNTY BLOCK 5185 NOW ALL IN

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS. 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 6, 2017

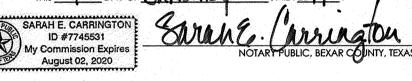
STATE OF TEXAS

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/DEVELOPER LLOYD A. DENTON, JR. LFV PROPERTIES, LTD., SA KINDER RANCH NO. 2, LTD., & SA KINDER WEST UNITS 1 & 2, INC. 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218 (210) 828-6184

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS LLOYD A. DENTON, 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



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	UU	GE,	REXAK	CO	UNI	Υ,	IEXA

COUNTY CLERK, BEXAR COUNTY, TEXAS

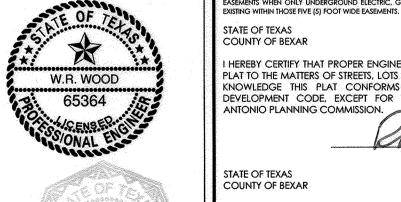
THIS PLAT OF KINDER WEST, UNIT-2 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

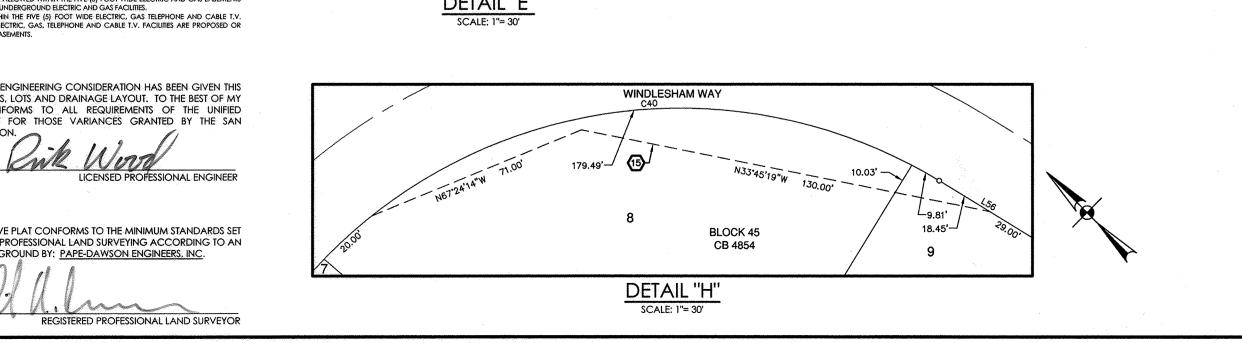
DATED THIS	DAY (OF, A.D. <u>20</u>	
	BY:		
	J		CHAIRMAN

BY:		
, DI.		SECRETARY
STATE OF TEXAS		
COUNTY OF BEXAR		
l,	, COUNTY CLERK OF BEX	AR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED	FOR RECORD IN MY OFFIC	E, ON THE DAY
OF, A.	D. <u>20</u> ATM. A	ND DULY RECORDED THE
DAY OF	, A.D. <u>20</u> A	.TM. IN THE
DEED AND PLAT RECORDS OF BEX		
PAGE IN TESTIMONY V	WHEREOF, WITNESS MY HAN	D AND OFFICIAL SEAL OF
OFFICE, THIS DAY OF		A.D. <u>20</u>
	1.4.94	

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 5 OF 6 BY: _ DEPUTY





LOCATION MAP

LINE TABLE			LINE TABLE			LINE TABLE			
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	
ហ	N16"11'05"E	117.68'	L21	S12'34'45"E	30.00'	L41	S04'39'07"E	61.76'	
L2	S16"11'05"W	91.43'	L22	N36'02'20"W	51.67'	L42	S85'20'53"W	28.00'	
L3	S19'43'36"E	127.75'	L23	S60'56'02"W	10.98'	L43	S13'48'55"E	28.62'	
L4	S10'36'41"E	14.88'	L24	N88'01'26"W	159.38'	L44	S26'02'20"E	13.99'	
L5	S79'23'19"W	10.00'	L25	N01'58'34"E	21.00'	L45	N63'57'40"E	52.86'	
L6	S10'36'41"E	25.00'	L26	S88'01'26"E	159.38'	L46	S13'39'37"E	102.45	
L7	S79'23'19"W	15.49'	L27	N60°56'02"E	8.41'	L47	N79'23'19"E	90.08'	
L8	S10'36'41"E	50.00'	L28	N36°02'20"W	71.95'	L48	S79'23'19"W	90.08'	
L9	N79'23'19"E	15.49'	L29	S53'57'40"W	10.00'	L49	N80°07'23"W	50.00'	
L10	S10'36'41"E	25.00'	L30	N36'02'20"W	50.00'	L50	S36'02'20"E	104.69'	
L11	N79°23'19"E	9.90'	L31	N41'43'41"W	100.00'	L51	S53'57'40"W	50.00'	
L12	S05*48'45"W	50.44'	L32	N27'24'32"W	20.63'	L52	N36'02'20"W	104.69	
L13	N8112'04"W	120.00'	L33	N43'25'53"W	50.00'	L53	N41'32'04"W	50.00'	
L14	N76*46'21"W	50.00'	L34	N48'22'16"W	52.53'	L54	N36'02'20"W	18.02'	
L15	S61'07'28"W	37.94'	L35	N04'39'07"W	69.85'	L55	N13*48'55"W	28.62'	
L16	S36'02'20"E	50.00'	L36	N69"18'54"E	9.29'	L56	S13'39'37"E	102.45'	
L17	\$53'57'40"W	10.00'	L37	S34'30'35"E	161.65'	L57	N63*57'40"E	105.00'	
L18	S36'02'20"E	75.62'	L38	S51*58'34"W	28.05'	L58	S63'57'40"W	105.00'	
L19	S15'29'36"E	21.00'	L39	N34'30'35"W	175.50'	L59	N63*57'40"E	52.86'	
L20	S36'02'20"E	48.00'	L40	S6918'54"W	9.45'	L60	N85°20'53"E	39.35	

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGT
C1	725.00'	009'58'00"	N67'58'18"E	125.96'	126.11'	C31	1510.00'	023'33'42"	S67'16'30"W	616.59'	620.96
C2	51.00	269'49'28"	S85'28'15"E	72.24'	240.18'	C32	15.00'	091'31'59"	S09'43'40"W	21.50'	23.96'
C3	725.00'	005*56'01"	N82°22'52"E	75.05	75.08'	C33	15.00'	091'31'59"	N81°48'20"W	21.50'	23.96
C4	325.00'	074*55'31"	S57"11'22"E	395.36'	425.00'	C34	1510.00'	003*57'44"	S50°26'48"W	104.40'	104.42
C5	1025.00'	010*53'51"	S00'21'49"W	194.66'	194.95'	C35	1560.00	004'02'24"	N50°29'09"E	109.98'	110.00
C6	1025.00'	003*00*21*	S07"17'45"W	53.77'	53.77	C36	15.00'	088*32*41"	N0814'00"E	20.94'	23.18
C7	905.00'	004'25'43"	S11'00'48"W	69.93'	69.95'	C37	1025.00'	010'00'00"	N31°02'20"W	178.67'	178.90
С8	855.00'	003'21'02"	N11°33'08"E	49.99'	50.00'	C38	525.00'	01273'25"	N19*55'38"W	111.79'	112.00
C9	1390.00'	021'59'20"	S65'59'10"W	530.18'	533.45'	C39	15.00	09313'47"	N60°25'49"W	21.80'	24.41
C10	110,50'	013'34'22"	N67'43'13"E	26.12'	26.18'	C40	155.00'	080'59'30"	S54*09'22*E	201.31'	219.10
C11	89.50'	013'34'22"	S67°43'13"W	21.15'	21.20'	C41	855.00'	011'36'10"	S07°51'32"E	172.85'	173.14
C12	100.00'	066'32'25"	S6918'33"E	109.72	116.13'	C42	15.00'	081'42'50"	\$38 * 47 * 58 * W	19.63'	21.39
C13	130.00'	066'32'25"	N69"18"33"W	142.63	150.97'	C43	1560.00	01478'11"	S72'30'18"W	388.42	389.43
C14	110.50'	031'02'32"	S76°27'18"W	59.14'	59.87'	C44	15.00'	088'36'27"	N70'20'34"W	20.95'	23.20
C15	89.50'	031'02'32"	N76'27'18"E	47.90'	48.49'	C45	15.00'	090.00,00	N18*57'40"E	21.21'	23.56
C16	1390.00'	004*39'30"	S50*36'05"W	112.98'	113.01'	C46	15.00'	05716'46"	S87*23'57"E	14.38'	15.00
C17	1510.00'	001*53*50"	S47*31'02"W	50.00'	50.00'	C47	59.00'	294'33'33"	N26'02'20"W	63.78'	303.32
C18	1560.00'	001'53'50"	N47'31'02"E	51.65'	51.66'	C48	15.00'	05716'46"	S3519'17"W	14.38'	15.00
C19	725.00'	006'27'33"	N7641'05"E	81.69'	81.73'	C49	15.00'	090,00,00	N71*02'20"W	21.21'	23.56
C20	15.00'	093"13'47"	S32*47'58"W	21.80'	24.41'	C50	175.00'	015'09'20"	N18'27'40"W	46.16'	46.29
C21	475.00'	01273'25"	S19*55'38"E	101.15'	101.34	C51	15.00'	09673'53"	N3773'56"E	22.33'	25.19
C22	15.00'	090'00'00"	S71*02'20"E	21.21'	23.56'	C52	375.00'	021'23'13"	N74'39'16"E	139.17	139.98
C23	425.00'	021'23'13"	N74'39'16"E	157.72'	158.64'	C53	15.00'	085*51'01"	S51°43'37"E	20.43'	22.48
C24	205.00'	080'59'30"	S54*09'22"E	266.25	289.78'	C54	225.00'	017"14'14"	S17*25'13"E	67.44'	67.69
C25	905.00'	000'33'25"	S13'22'54"E	8.80'	8.80'	C55	15.00'	088'28'54"	S18"12'07"W	20.93'	23.16
C26	15.00'	087'30'29"	S56*51'27"E	20.75	22.91	C56	1560.00'	007*01*35"	S58'55'47"W	191.19'	191.31
C27	15.00'	087'30'29"	S35'38'04"W	20.75'	22.91	C57	15.00'	088'32'41"	N8018'41"W	20.94'	23.18
C28	905.00'	017'59'47"	S00'52'43"W	283.09'	284.26'	C58	975.00'	010'00'00"	N31'02'20"W	169.95'	170.17
C29	855.00'	006*21*58"	N06*41'38"E	94.95'	95.00'	C59	15.00'	090.00,00	N18'57'40"E	21.21'	23.56
C30	15.00'	104'27'17"	N48'43'00"W	23.71'	27.35'	C60	1680.00'	011'36'31"	S74'39'27"W	339.80'	340.38

LINE TABLE

LINE # | BEARING | LENGTH

N36°02'20"W

S26'02'20"E

S35*49'38"W

N54'09'22"W

N10'36'23"E

S3018'22"E

S0417'48"W

S1279'19"W

N121919"E

N0417'48"E

N3078'22"W

L72 S10'36'23"W 228.42'

L63

L65

L67

L68

18.02

71.83'

29.69'

30.55'

221.46

285.02

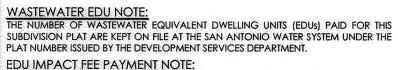
225,76

286.09"

296.26

214.97

283.23'



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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE REAGEMENT, "OVERHANG EASEMENT," "UTILITY EASEMENT," AND TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR A PPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 BELOW: 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERCROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

W.R. WOOD

65364

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.

STATE OF TEXAS

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: PAPE-DAWSON ENGINEERS, INC.



NOTE: SEE SHEET 1 OF 6 FOR LEGEND AND NOTES.

PLAT NUMBER 160104

SUBDIVISION PLAT

OF

KINDER WEST, UNIT-2 (ENCLAVE)

A 26.24 ACRE TRACT OF LAND ALL OF THE 8.053 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 974-982 AND ALL OF THE 13.895 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 994-1018, AND OFF-LOT EASEMENT LOCATED ON THAT 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243 AND THAT 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 939-952 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4856 AND OUT OF THE ROMPEL & OBST SURVEY NO. 191½, ABSTRACT 1172, COUNTY BLOCK 5185 NOW ALL IN COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 6, 2017

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.

NER/DEVELOPER: LOYD A. DENTON, JR. LFV PROPERTIES, LTD., SA KINDER RANCH NO. 2, LTD., & SA KINDER WEST UNITS 1 & 2, INC. 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, 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 DAY OF AND VALUE AND AND SEAL OF OFFICE THIS DAY OF AND VALUE AND AND SEAL OF OFFICE THIS DAY OF AND VALUE AND AND SEAL OF OFFICE THIS DAY OF AND VALUE AND AND SEAL OF OFFICE THIS DAY OF AND VALUE AND AND SEAL OF OFFICE THIS DAY OF AND VALUE AN

SARAH E. CARRINGTON ID #7745531 My Commission Expires August 02, 2020

(210) 828-6131

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
	The state of the s	
		11 Sept. 18
COUNTY JUDGE	, BEXAR COUNTY, TEXAS	(
N.		
COUNTY CLERK	, BEXAR COUNTY, TEXAS	
COOM CLERIC	, DETAIL COOKER, LEVIO	
THIS PLAT OF	KINDER WEST, UNIT-2 (ENCLAVE) HA	S BEEN SUBMITTED TO A
	THE PLANNING COMMISSION OF THE CITY	
	ROVED BY SUCH COMMISSION IN ACCO	
IS DEKEDI AFFR		
	ND REGULATIONS: AND/OR WHERE ADM	MININIKATIVE EXCEPTION
LOCAL LAWS A	AND REGULATIONS; AND/OR WHERE ADM	MINISTRATIVE EXCEPTION
LOCAL LAWS A AND/OR VARIAN	NCE(S) HAVE BEEN GRANTED.	
LOCAL LAWS A AND/OR VARIAN		

				O. D. B. B. C. C.		
	BY:					
				SECRETARY		
STATE OF TEXAS						
COUNTY OF BEXAR						
l,	, cc	UNTY CLERK	OF BEXAR COUNT	Y, DO HEREBY		
CERTIFY THAT THIS PLAT	WAS FILED FOR RE	CORD IN MY	OFFICE, ON THE_	DAY		
OF	, A.D. <u>20</u>	AT	M. AND DULY RE	CORDED THE		
DAYOF		A D 20	ΤA	M INTHE		

OF		.D. <u>20</u>	. T	_M. AND DUL	Y RECC	RDED THE
	DAY OF		A.D. <u>20</u>	AT	<u> </u>	_M. IN THE
DEED A	ND PLAT RECORDS OF BE	KAR COUNTY	, IN BOOK	/VOLUME_		ON
PAGE	IN TESTIMONY	WHEREOF W	ITNIESS NAV	HAND AND	OFFICIA	L SEAL-OF

DAY OF_ COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF	
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PAGE

OFFICE, THIS