

LOCATION MAP
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK
ROW	RIGHT-OF-WAY (PUBLIC)
CL	CENTERLINE
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD
---	ORIGINAL SURVEY/COUNTY LINE
- - - - -	EXISTING CONTOURS
- - - - -	PROPOSED CONTOURS
5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
11	10' BUILDING SETBACK LINE
12	VARIABLE WIDTH TURN-AROUND, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.07 OF AN ACRE)
13	VARIABLE WIDTH TURN-AROUND, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.12 OF AN ACRE)
14	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.12 OF AN ACRE)
1	FRIEDRICH LEESCH SURVEY 192%, ABSTRACT 459, COUNTY BLOCK 4858

1	20' SANITARY SEWER EASEMENT (VOLUME 5993, PAGES 204-207 DPR)
2	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 5993, PAGES 204-207 DPR)
3	VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 5993, PAGES 204-207 DPR)
4	16' SANITARY SEWER EASEMENT (VOLUME 16019, PAGES 1771-1780 OPR)
5	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOLUME 9660, PAGES 47-50 DPR)
6	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9660, PAGES 47-50 DPR)
7	VARIABLE WIDTH CLEAR VISION EASEMENT (VOLUME 9660, PAGES 47-50 DPR)
8	VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT (VOLUME 16395, PAGES 746-751 OPR)
9	10' BUILDING SETBACK LINE (VOLUME 9660, PAGES 47-50 DPR)

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
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 CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PRIVATE STREET NOTE:

LOT 999, BLOCK 24, COUNTY BLOCK 4854, (KINDER RUN & RUSTY ROOST) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2244857) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

PLAT NUMBER 160489

SUBDIVISION PLAT OF KINDER RANCH AGI, UNIT-1A (ENCLAVE)

BEING A TOTAL OF 5.80 ACRES OF LAND COMPRISED OF 5.75 ACRES OUT OF A 79.2784 ACRE TRACT AND 0.05 OF AN ACRE OUT OF THAT 26.23 ACRE TRACT BOTH CONVEYED TO AGI KINDER RANCH LTD IN DEED RECORDED IN VOLUME 14659, PAGES 1883-1891 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE FRIEDRICH LEESCH SURVEY 192%, ABSTRACT 459, COUNTY BLOCK 4858, OUT OF THE FRIEDRICH LEESCH SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4858, OUT OF THE G OBS SURVEY NO. 4409, ABSTRACT 566, COUNTY BLOCK 4855 AND OUT OF THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT 263, COUNTY BLOCK 4852 ALL OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 8, 2017

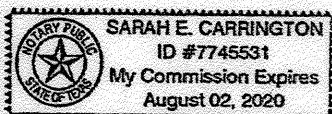
STATE OF TEXAS
COUNTY OF BEXAR

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.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
AGI KINDER RANCH, LTD
11 LYNN BATTIS 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 11 DAY OF December, A.D. 2017.



Sarah E. Carrington
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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT-1A (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. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2



STATE OF TEXAS
COUNTY OF BEXAR

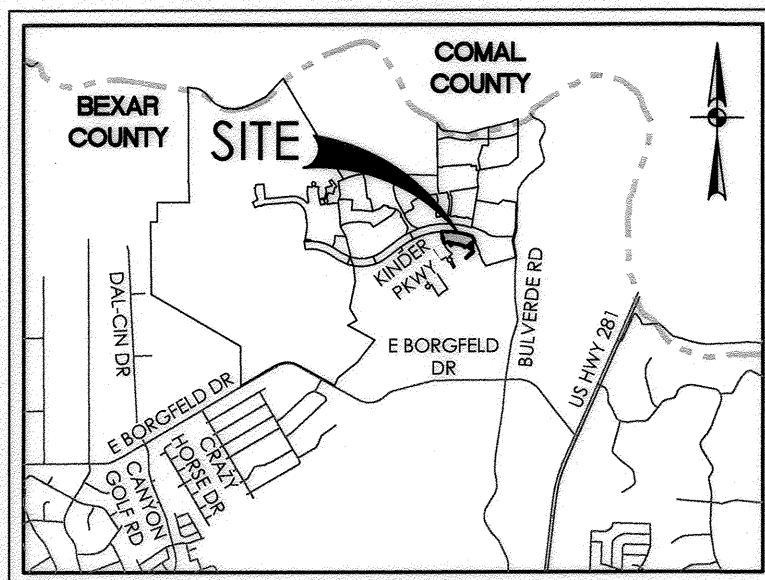
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rich Wood
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: PAPE-DAWSON ENGINEERS, INC.

John Noel Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 2 FOR LEGEND, NOTES,
CURVE AND LINE TABLE.



SCALE: 1" = 100'
0' 100' 200' 300'

PLAT NUMBER 160489

SUBDIVISION PLAT
OF
KINDER RANCH AGI, UNIT-1A (ENCLAVE)

BEING A TOTAL OF 5.80 ACRES OF LAND COMPRISED OF 5.75 ACRES OUT OF A 79.2784 ACRE TRACT AND 0.05 OF AN ACRE OUT OF THAT 26.23 ACRE TRACT BOTH CONVEYED TO AGI KINDER RANCH LTD IN DEED RECORDED IN VOLUME 14659, PAGES 1883-1891 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE FRIEDRICH LEECH SURVEY 1924, ABSTRACT 459, COUNTY BLOCK 4854, OUT OF THE FRIEDRICH LEECH SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4858, OUT OF THE G. OBST SURVEY NO. 460, ABSTRACT 566, COUNTY BLOCK 4855 AND OUT OF THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT 263, COUNTY BLOCK 4852 ALL OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

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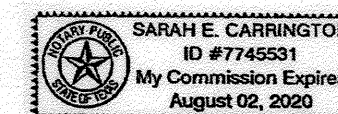
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: LLOYD A. DENTON, JR.
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Sarah E. Carrington
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CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT-1A (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. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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," "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, PIPES 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 APPURTENANCES THEREON. 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, REVERSE 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 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 EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

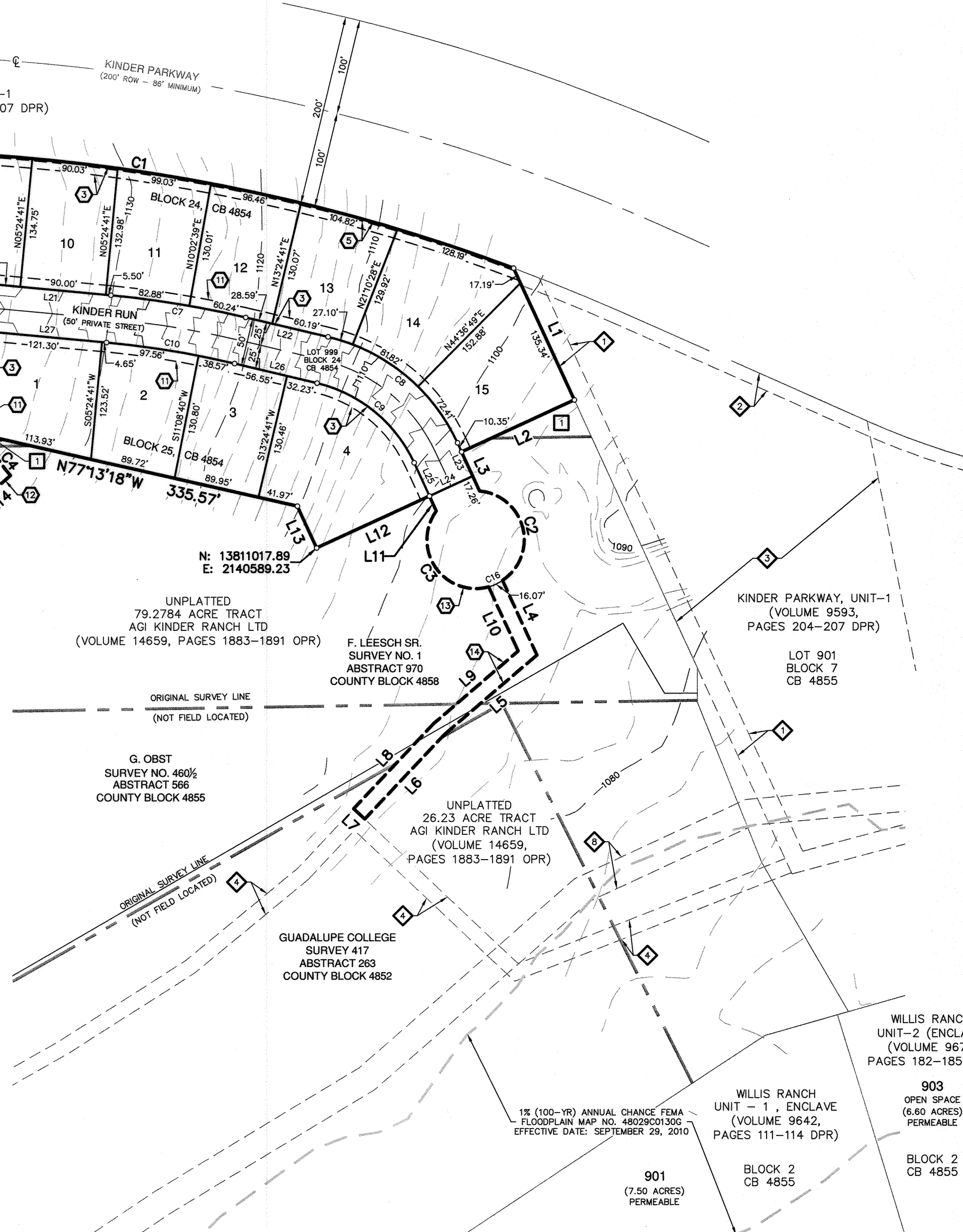
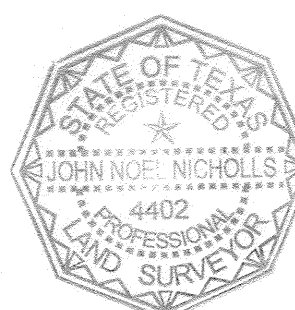
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Rich Wood
LICENSED PROFESSIONAL ENGINEER

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John Noe Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



KINDER PARKWAY, UNIT-1
(VOLUME 9593,
PAGES 204-207 DPR)

LOT 901
BLOCK 7
CB 4855

F. LEECH SR.
SURVEY NO. 1
ABSTRACT 970
COUNTY BLOCK 4858

UNPLATTED
79.2784 ACRE TRACT
AGI KINDER RANCH LTD
(VOLUME 14659, PAGES 1883-1891 OPR)

ORIGINAL SURVEY LINE
(NOT FIELD LOCATED)

G. OBST
SURVEY NO. 460 1/2
ABSTRACT 566
COUNTY BLOCK 4855

ORIGINAL SURVEY LINE
(NOT FIELD LOCATED)

GUADALUPE COLLEGE
SURVEY 417
ABSTRACT 263
COUNTY BLOCK 4852

UNPLATTED
26.23 ACRE TRACT
AGI KINDER RANCH LTD
(VOLUME 14659,
PAGES 1883-1891 OPR)

1% (100-YR) ANNUAL CHANCE FEMA
FLOODPLAIN MAP NO. 48029C0130G
EFFECTIVE DATE: SEPTEMBER 29, 2010

901
(7.50 ACRES)
PERMEABLE

WILLIS RANCH
UNIT - 1, ENCLAVE
(VOLUME 9642,
PAGES 111-114 DPR)

BLOCK 2
CB 4855

WILLIS RANCH,
UNIT-2 (ENCLAVE)
(VOLUME 9675,
PAGES 182-185 DPR)

903
OPEN SPACE
(6.60 ACRES)
PERMEABLE

BLOCK 2
CB 4855

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2