

PLAT NUMBER 170373

REPLAT & SUBDIVISION PLAT
OF
KINDER WEST, UNIT-3 (ENCLAVE)

BEING A TOTAL OF 27.13 ACRES TRACT OF LAND COMPRISED OF A 0.061 OF AN ACRE TRACT OUT OF LOT 1, BLOCK 32 OF THE COMAL MIDDLE SCHOOL SUBDIVISION RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.070 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID LOT 1, A 24.928 ACRE TRACT BEING THE REMAINING PORTION OF A 24.989 ACRE TRACT RECORDED IN VOLUME 18844, PAGES 348-358, A 0.041 OF AN ACRE OUT OF A 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 939-952, AND 0.111 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 272.092 ACRE TRACT, A 0.160 OF AN ACRE OUT OF SAID 774.4 ACRE TRACT RECORDED IN VOLUME 12680, PAGE 317-325 AND 0.427 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGE 1601-1610 AND 1.112 ACRE OFFSITE-EASEMENT LOCATED ON SAID 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. 0881 SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4854 AND OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: May 21, 2018

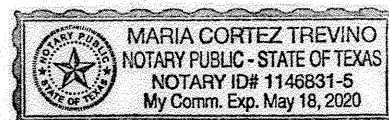
STATE OF TEXAS
COUNTY OF BEXAR

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.
LFV PROPERTIES, LTD., SA KINDER RANCH NO. 2, LTD.,
& SA KINDER WEST UNITS 3, 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 21 DAY OF May, A.D. 20 18.



Maria Cortez Trevino
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 WEST, UNIT-3 (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

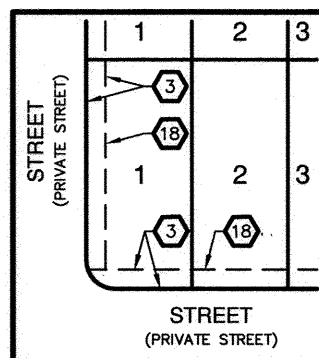
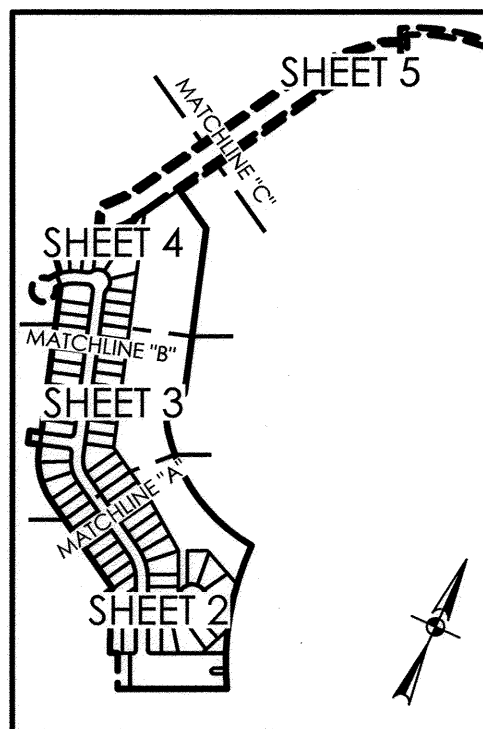
NOTE:
SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLE.

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 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

OPEN SPACE NOTE:
LOT 901, BLOCK 43, COUNTY BLOCK 4854, (0.11 OF AN ACRE) (PERMEABLE), LOT 902, BLOCK 43, COUNTY BLOCK 4854, (8.67 ACRES) & LOT 901, BLOCK 52, COUNTY BLOCK 4854, (0.16 ACRES) (PERMEABLE) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, SEWER AND WATER EASEMENT. AREAS OF LOT 901 & 902 BLOCK 43, & LOT 901, BLOCK 52, COUNTY BLOCK 4854, ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

PRIVATE STREET NOTE:
LOT 999, BLOCK 32, COUNTY BLOCK 4854, (SUNDAY CREEK, FUSSEY WAY, CADOGAN SQUIRE & SHAILENE DRIVE) 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.

LEGAL INSTRUMENT:
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.

TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALESHEET INDEX
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	12
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	13
CB	COUNTY BLOCK	14
ROW	RIGHT-OF-WAY (PUBLIC)	15
CL	CENTERLINE	16
1193.4	FINISHED FLOOR ELEVATION	17
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	18
O	SET 1/2" IRON ROD	1
— 1140 —	EXISTING CONTOURS	2
— 1140 —	PROPOSED CONTOURS	3
Z	LAND TIE/HOOK	
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	
6	VARIABLE WIDTH CLEAR VISION EASEMENT	
9	16' SANITARY SEWER EASEMENT	
11	VARIABLE WIDTH ELECTRIC EASEMENT (OFF-LOT) (0.86 OF AN ACRE)	

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LOT 1, BLOCK 32, CB 4854, COMAL MIDDLE SCHOOL TRACT - PLAT NUMBER: 100206 WHICH IS RECORDED IN VOLUME 9619, PAGE 33, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF () HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

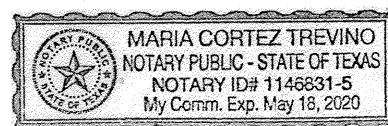
(I/WE, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
SA KINDER RANCH NO. 2, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF May, A.D. 20 18.

Maria Cortez Trevino
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: _____

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2269620) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(d)(5)(C).

DRAINAGE EASEMENT 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR 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.

FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS/EGRESS 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/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 EASEMENT(S) SHOWN ON THIS PLAT"

SAWS HIGH PRESSURE NOTE:

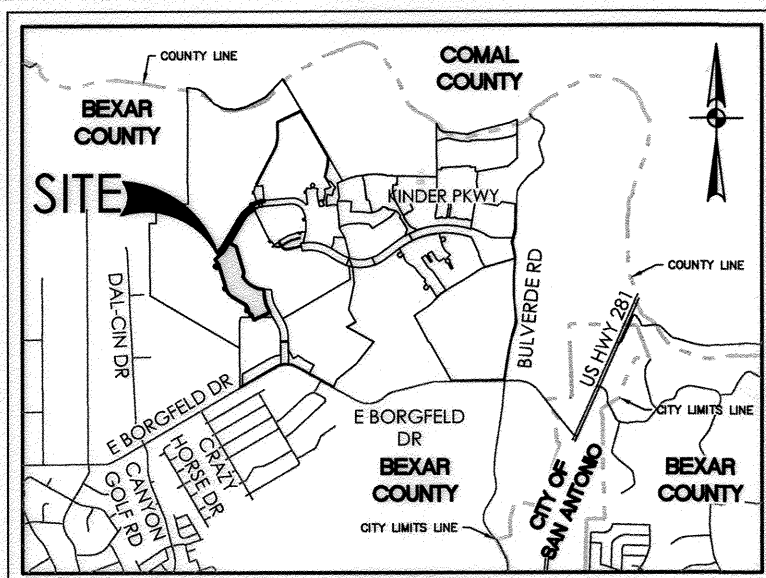
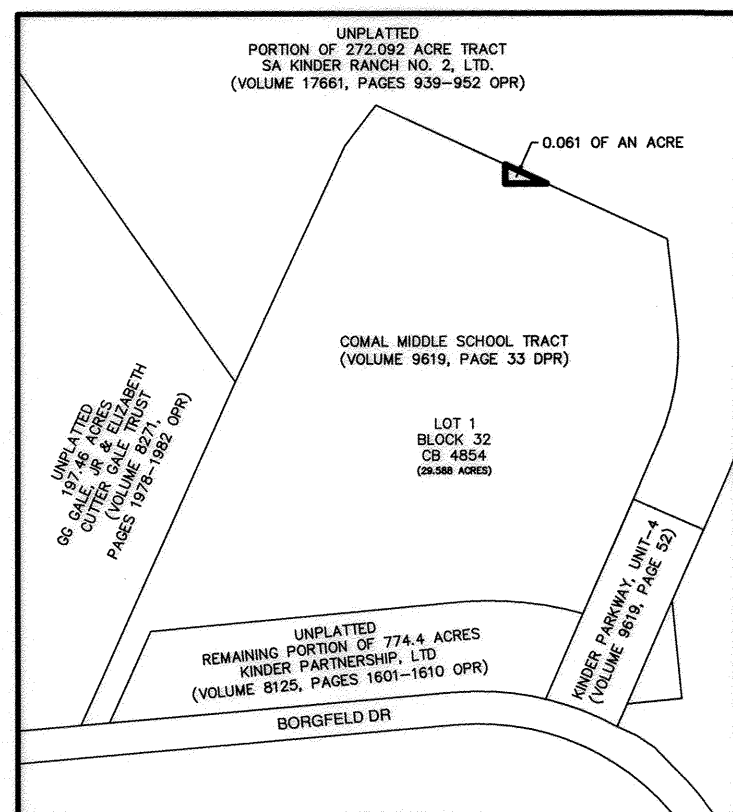
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

LOCATION MAP
NOT-TO-SCALEAREA BEING REPLATTED THROUGH PUBLIC
HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 500'

THE 0.061 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 1, BLOCK 32, CB 4854, OF THE COMAL MIDDLE SCHOOL TRACT RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN KINDER WEST, UNIT-3 (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.

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.

IMPACT FEE 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 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 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, PAROLLING, 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 APPURTENANCES THEREOF. 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

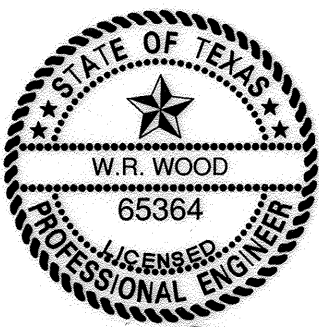
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

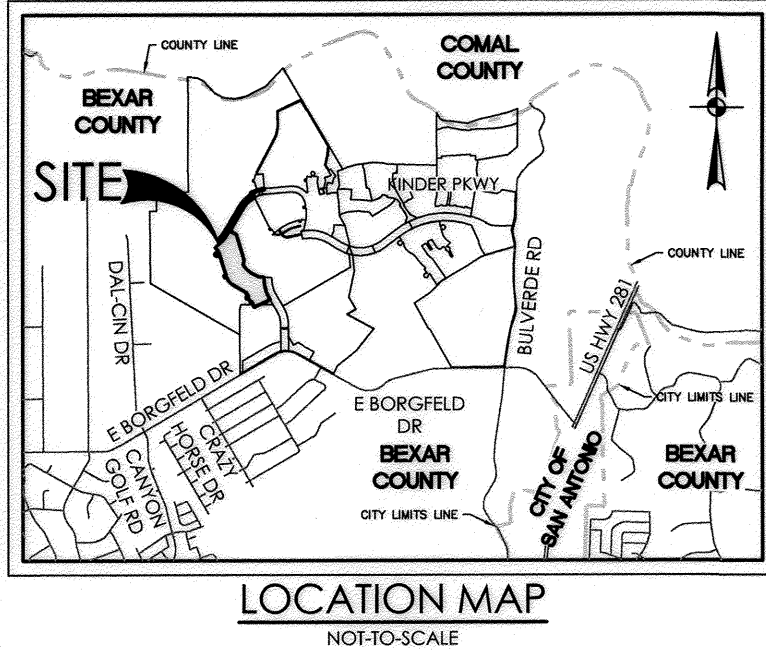
STATE OF TEXAS
COUNTY OF BEXAR

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.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

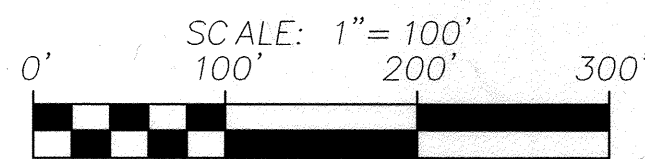
SHEET 1 OF 6



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.

IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.

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



PLAT NUMBER 170373

**REPLAT & SUBDIVISION PLAT
OF
KINDER WEST, UNIT-3 (ENCLAVE)**

BEING A TOTAL OF 27.13 ACRE TRACT OF LAND COMPRISED OF A 0.061 OF AN ACRE TRACT OUT OF LOT 1, BLOCK 32 OF THE COMAL MIDDLE SCHOOL SUBDIVISION RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.070 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID LOT 1, A 24.928 ACRE TRACT BEING THE REMAINING PORTION OF A 24.989 ACRE TRACT RECORDED IN VOLUME 1884, PAGES 346-358, A 0.041 OF AN ACRE OUT OF A 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939-952, AND 0.111 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 272.092 ACRE TRACT, A 0.160 OF AN ACRE OUT OF SAID 774.4 ACRE TRACT RECORDED IN VOLUME 7626, PAGE 317-325 AND 0.427 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGE 1601-1610 AND 1.112 ACRE OFFSITE-EASEMENT LOCATED ON SAID 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4854 AND OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPCE FIRM REGISTRATION #470 | TBPCE FIRM REGISTRATION #100284800

DATE OF PREPARATION: May 21, 2018

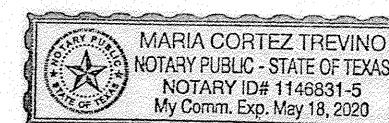
STATE OF TEXAS
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Maria Cortez Trevino
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 WEST, UNIT-3 (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

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 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 DRECTING 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 LANCES, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR WAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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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

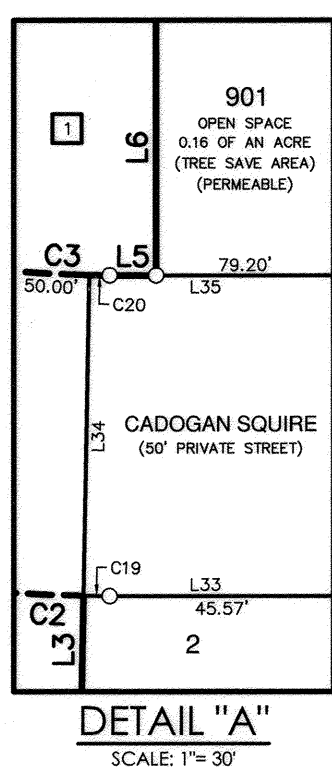
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W.R. Wood
LICENSED PROFESSIONAL ENGINEER

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.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



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

G. OBST
SURVEY NO. 460
ABSTRACT 563
COUNTY BLOCK 4855

N: 13809973.18
E: 2135392.00

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

G. W. OTT
SURVEY NO. 429
ABSTRACT 562
COUNTY BLOCK 4854

G. OBST
SURVEY NO. 460
ABSTRACT 563
COUNTY BLOCK 4855

SEE DETAIL "A"
THIS SHEET

CADOGAN SQUIRE
(90' PRIVATE STREET)
LOT 999, BLOCK 32, CB 4712

LOT 70
BLOCK 43

SUNDAY CREEK
(150' PRIVATE STREET)

REMAINING PORTION OF
COMAL MIDDLE SCHOOL TRACT
(VOLUME 9619, PAGE 33 DPR)

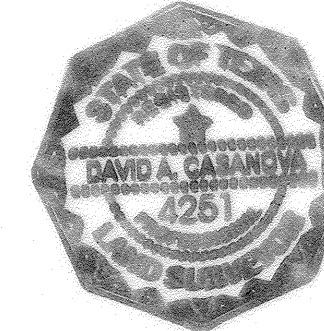
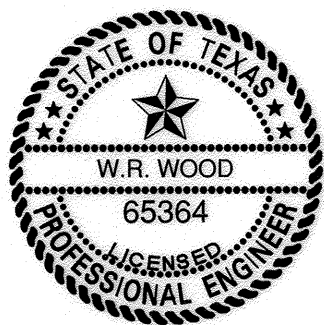
LOT 1
BLOCK 32
CB 4854

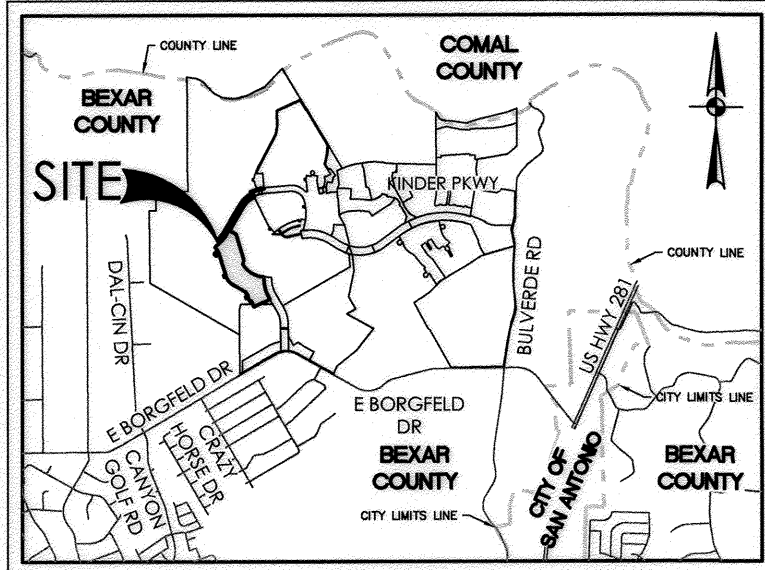
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KINDER PARKWAY, UNIT-6
(PLAT NUMBER 160603)

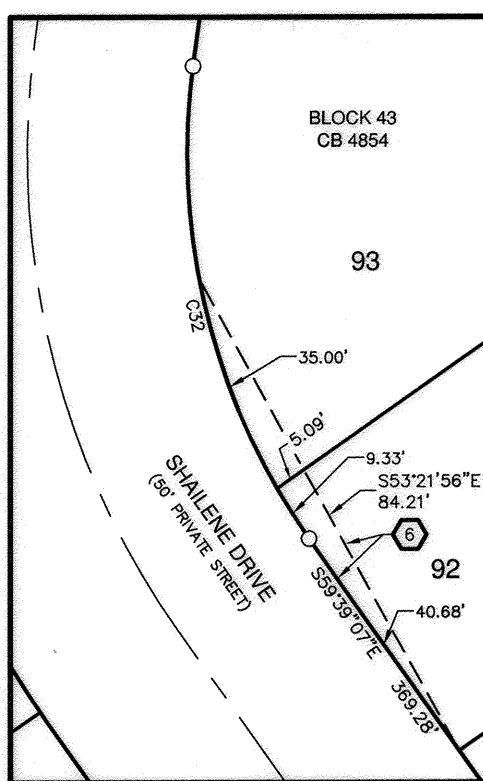
INTERSECTION
OF KINDER PARKWAY
& BORGHELD DRIVE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT





LOCATION MAP
NOT-TO-SCALE

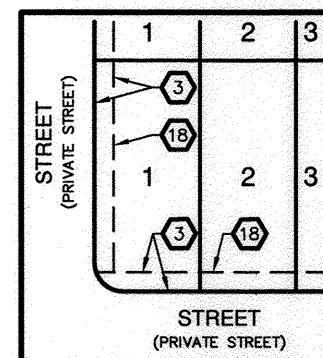
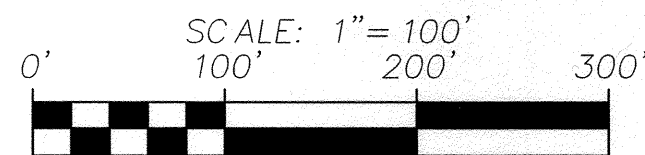
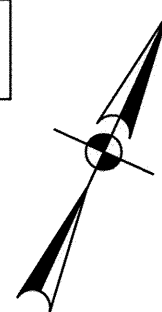


CLEAR VISION DETAIL "B"
SCALE: 1"= 30'

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.

IMPACT FEE NOTE:
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NOTE:
SEE SHEET 1 OF 6 FOR LEGEND AND NOTES.
SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLE.



TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

PLAT NUMBER 170373

REPLAT & SUBDIVISION PLAT
OF
KINDER WEST, UNIT-3 (ENCLAVE)

BEING A TOTAL OF 27.13 ACRE TRACT OF LAND COMPRISED OF A 0.061 OF AN ACRE TRACT OUT OF LOT 1, BLOCK 32 OF THE COMAL MIDDLE SCHOOL SUBDIVISION RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.070 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID LOT 1, A 24.928 ACRE TRACT BEING THE REMAINING PORTION OF A 24.989 ACRE TRACT RECORDED IN VOLUME 1884, PAGES 348-358, A 0.041 OF AN ACRE OUT OF A 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939-952, AND 0.111 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 272.092 ACRE TRACT, A 0.140 OF AN ACRE OUT OF SAID 774.4 ACRE TRACT RECORDED IN VOLUME 7626, PAGE 317-325 AND 0.427 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGE 1601-1610, AND 1.112 ACRE OFFSITE-EASEMENT LOCATED ON SAID 106.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4855 AND OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, 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

DATE OF PREPARATION: May 21, 2018

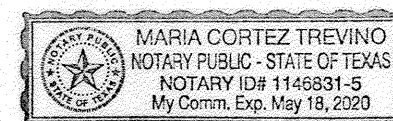
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: LLOYD A. DENTON, JR.
LFV PROPERTIES, LTD., SA KINDER RANCH NO. 2, LTD.,
& SA KINDER WEST UNITS 3, INC.,
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 21 DAY OF May, A.D. 2018.



Maria Cortez Trevino
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 WEST, UNIT-3 (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

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 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 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 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

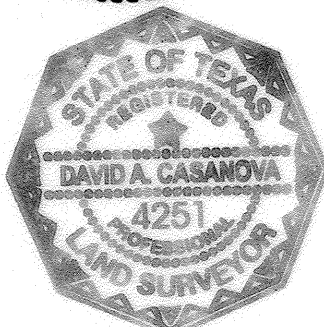
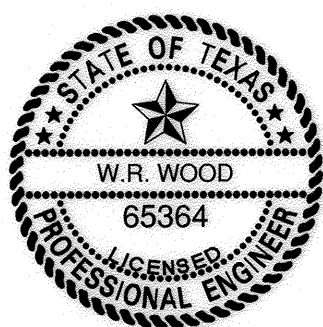
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Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



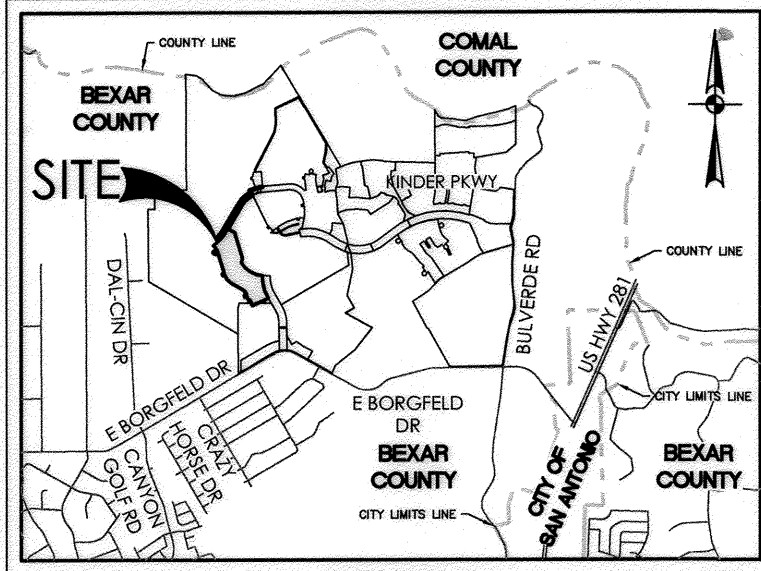
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 6

KINDER WEST, UNIT-3 (ENCLAVE)

Civil Job No. 8802-16; Survey Job No. 8802-00

Date: May 21, 2018, 12:52pm User ID: jrls
File: P:\88\02\16\Design\Civil\Plot\PL880216.dwg



LOCATION MAP
NOT-TO-SCALE

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

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

PLAT NUMBER 170373
REPLAT & SUBDIVISION PLAT
OF
KINDER WEST, UNIT-3 (ENCLAVE)

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PAPE-DAWSON ENGINEERS

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 21, 2018

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY OF BEXAR

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MARIA CORTEZ TREVIÑO
NOTARY PUBLIC - STATE OF TEXAS
NOTARY ID# 1146831-5
My Comm. Exp. May 18, 2020

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.

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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BY: _____ SECRETARY

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STATE OF TEXAS
COUNTY OF BEXAR

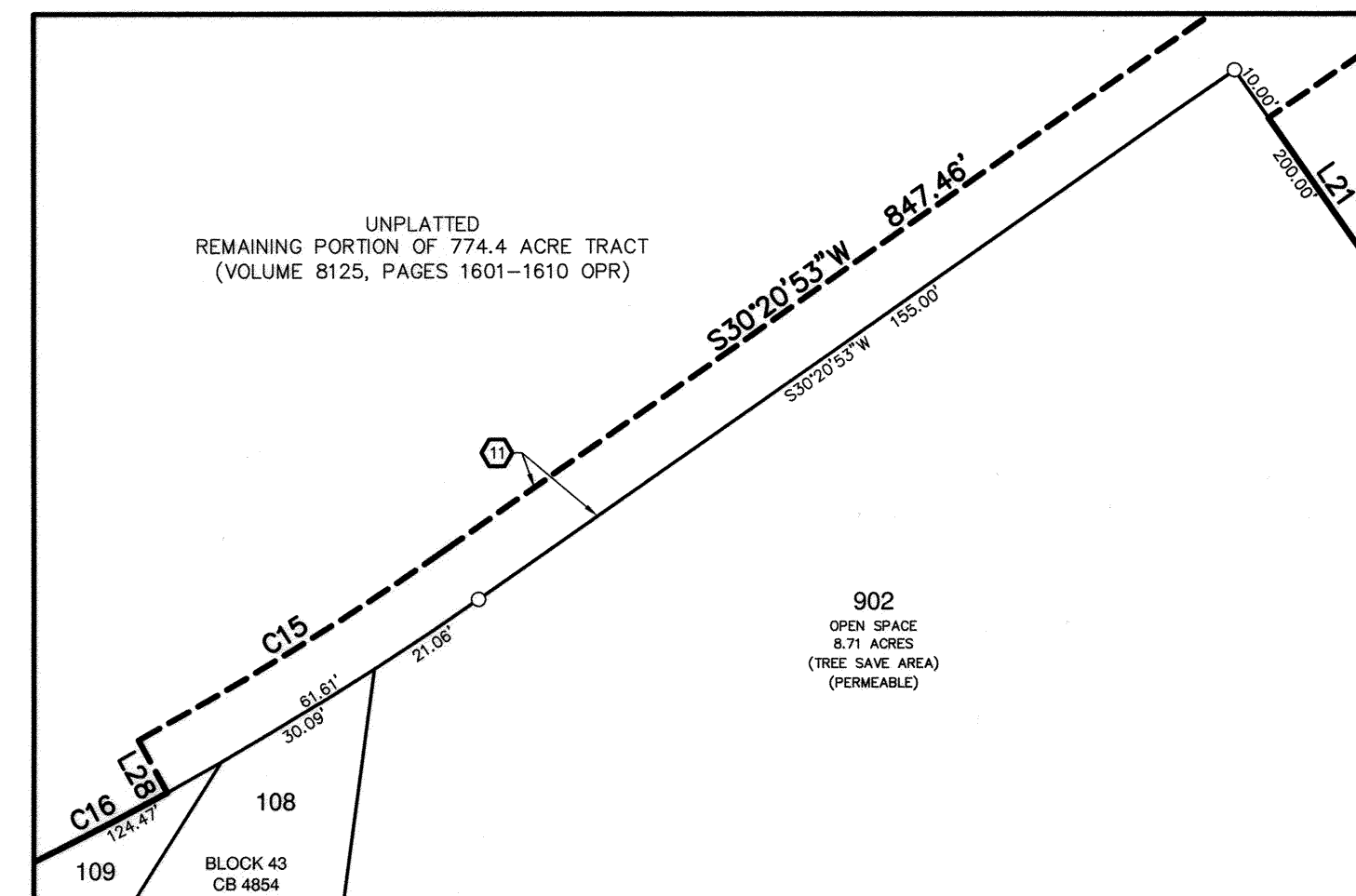
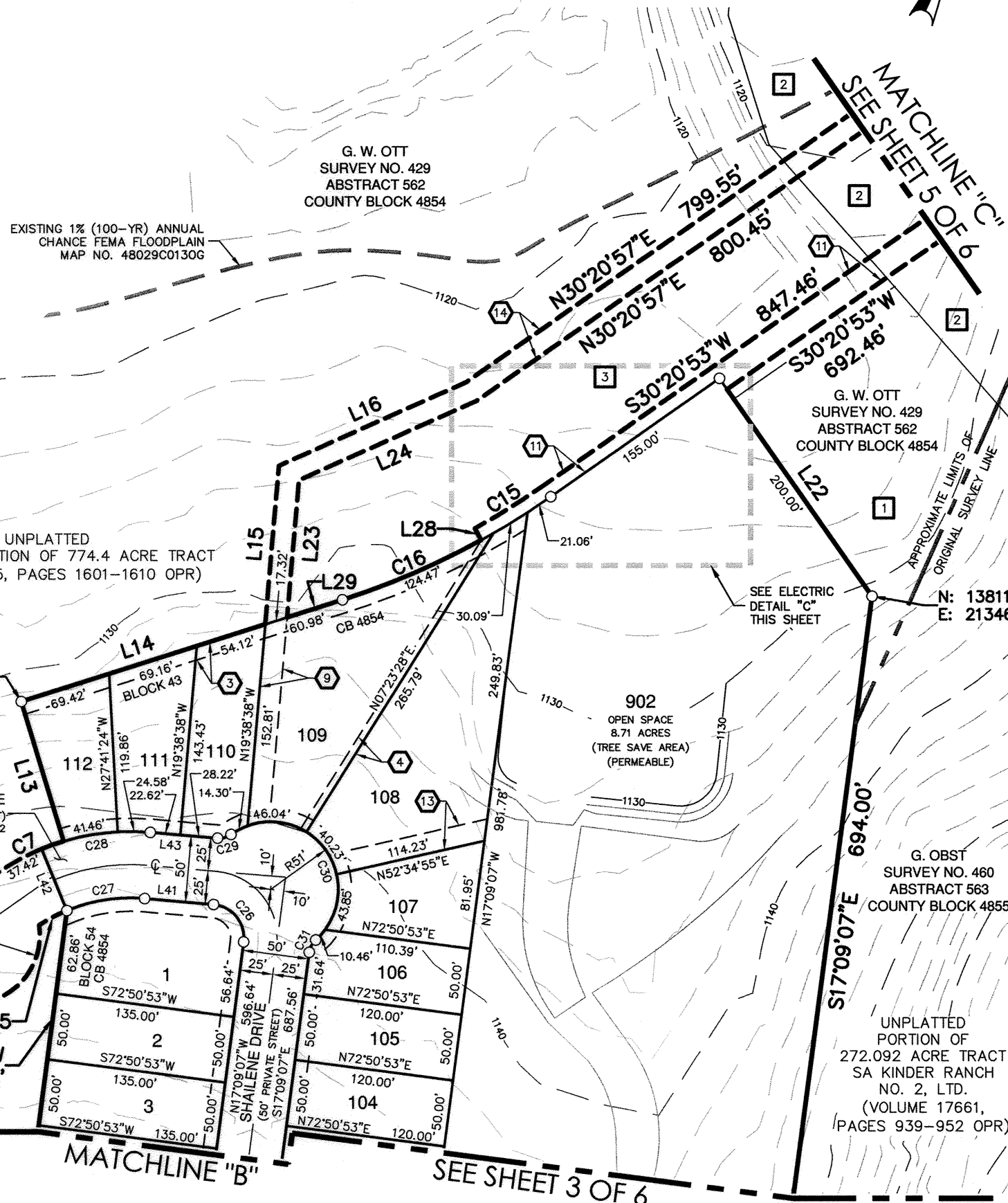
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Rich Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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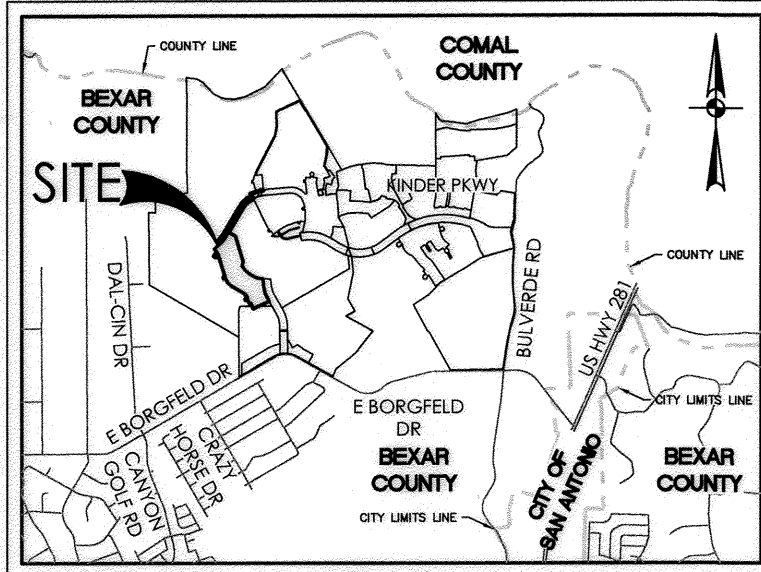
David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



ELECTRIC DETAIL "C"
SCALE: 1" = 30'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

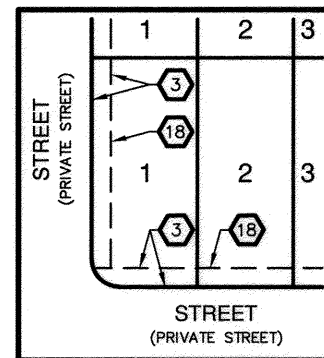




LOCATION MAP
NOT-TO-SCALE

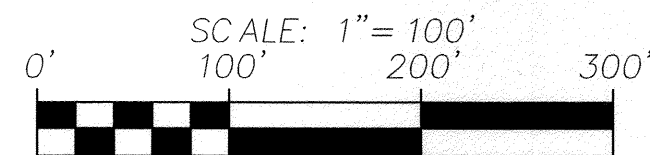
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IMPACT FEE NOTE:
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TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

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



PLAT NUMBER 170373

REPLAT & SUBDIVISION PLAT
OF
KINDER WEST, UNIT-3 (ENCLAVE)

BEING A TOTAL OF 27.13 ACRE TRACT OF LAND COMPRISED OF A 0.061 OF AN ACRE TRACT OUT OF LOT 1, BLOCK 32 OF THE COMAL MIDDLE SCHOOL SUBDIVISION RECORDED IN VOLUME 9819, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.070 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID LOT 1. A 24.928 ACRE TRACT BEING THE REMAINING PORTION OF A 24.989 ACRE TRACT RECORDED IN VOLUME 16844, PAGES 348-358, A 0.041 OF AN ACRE OUT OF A 272.092 ACRE TRACT RECORDED IN VOLUME 17641, PAGES 338-342, AND 0.111 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 272.092 ACRE TRACT. A 0.160 OF AN ACRE OUT OF SAID 774.4 ACRE TRACT RECORDED IN VOLUME 7626, PAGE 317-325 AND 0.427 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGE 1601-1610 AND 1.112 ACRE OFFSITE-EASEMENT LOCATED ON SAID 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4855 AND OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

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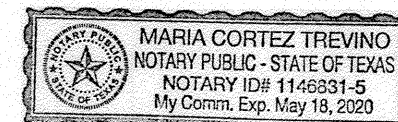
STATE OF TEXAS
COUNTY OF BEXAR

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.
LFV PROPERTIES, LTD., SA KINDER RANCH NO. 2, LTD.,
& SA KINDER WEST UNITS 3, INC.,
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 21 DAY OF May, A.D. 2018.



Maria Cortez Trevino
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 WEST, UNIT-3 (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

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 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 BURNING 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 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, 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 NEAR 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

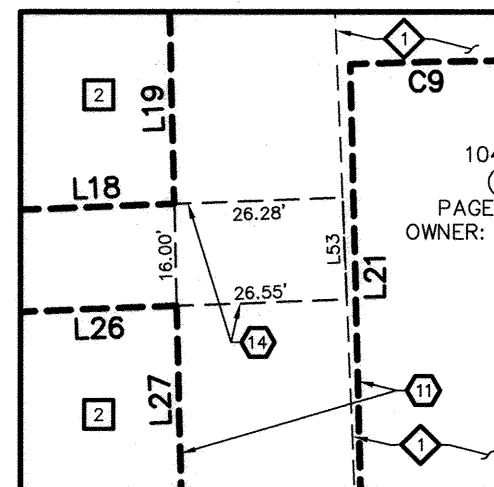
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

W.R. 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.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



SEWER DETAIL "D"
SCALE: 1" = 30'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

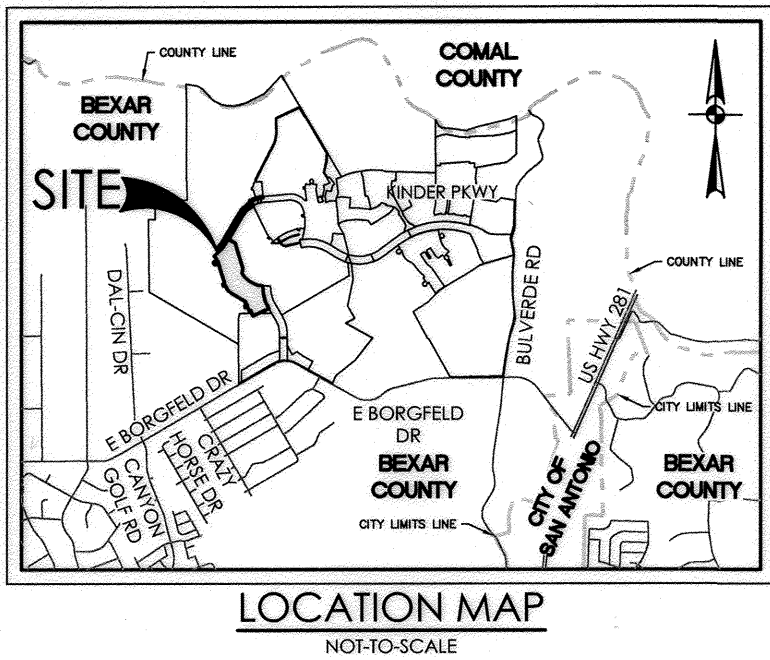
SHEET 5 OF 6



KINDER WEST, UNIT-3 (ENCLAVE)

Civil Job No. 8802-16; Survey Job No. 8802-00

Date: May 21, 2018, 12:52pm User ID: JRIos
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NOTE:
SEE SHEET 1 OF 6 FOR LEGEND AND NOTES.

PLAT NUMBER 170373

REPLAT & SUBDIVISION PLAT
OF
KINDER WEST, UNIT-3 (ENCLAVE)

BEING A TOTAL OF 27.13 ACRE TRACT OF LAND COMPRISED OF A 0.061 OF AN ACRE TRACT OUT OF LOT 1, BLOCK 32 OF THE COMAL MIDDLE SCHOOL SUBDIVISION RECORDED IN VOLUME 9619, PAGE 53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.070 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID LOT 1, A 24.928 ACRE TRACT BEING THE REMAINING PORTION OF A 24.989 ACRE TRACT RECORDED IN VOLUME 18844, PAGES 348-358, A 0.041 OF AN ACRE OUT OF A 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939-952, AND 0.111 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 272.092 ACRE TRACT, A 0.160 OF AN ACRE OUT OF SAID 277.4 ACRE TRACT RECORDED IN VOLUME 7626, PAGE 317-325 AND 0.427 OF AN ACRE OFFSITE-EASEMENT LOCATED ON SAID 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGE 1601-1610 AND 1.112 ACRE OFFSITE-EASEMENT LOCATED ON SAID 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G. CBST SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4855 AND OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, 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: May 21, 2018

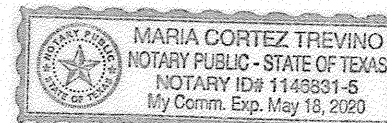
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: LLOYD A. DENTON, JR.,
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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 31 DAY OF May, A.D. 2018.



Maria Cortez Trevino
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 WEST, UNIT-3 (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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	425.00'	004°03'43"	S67°22'45"W	30.12'	30.13'
C2	225.00'	016°22'13"	S74°34'07"W	64.07'	64.29'
C3	175.00'	017°24'20"	N74°03'03"E	52.96'	53.16'
C4	290.00'	042°30'00"	N38°24'07"W	210.21'	215.11'
C5	125.00'	010°52'34"	S37°32'17"W	23.69'	23.73'
C6	51.00'	301°07'52"	N62°42'06"W	50.13'	268.04'
C7	175.00'	018°00'32"	N39°43'50"E	54.78'	55.00'
C8	875.00'	024°01'38"	N73°20'04"E	364.25'	366.94'
C9	847.00'	022°13'10"	S74°14'18"W	326.42'	328.47'
C10	715.00'	032°37'36"	S46°39'41"W	401.67'	407.15'
C11	1730.00'	004°12'20"	S13°24'55"W	126.96'	126.99'
C12	720.00'	052°43'34"	S58°42'22"E	639.44'	662.58'
C13	1150.00'	030°36'04"	S14°56'29"E	606.93'	614.21'
C14	735.00'	030°28'10"	S45°34'58"W	386.28'	390.87'
C15	565.00'	006°08'20"	S33°25'03"W	60.51'	60.54'
C16	575.00'	011°21'40"	S42°10'03"W	113.83'	114.02'
C17	15.00'	090°00'00"	N20°20'53"E	21.21'	23.56'
C18	15.00'	090°00'00"	N69°39'07"W	21.21'	23.56'
C19	225.00'	001°02'07"	S65°51'57"W	4.07'	4.07'
C20	175.00'	001°02'07"	N65°51'57"E	3.16'	3.16'
C21	15.00'	090°00'00"	N20°20'53"E	21.21'	23.56'
C22	175.00'	035°00'00"	N42°09'07"W	105.25'	106.90'
C23	155.00'	042°30'00"	N38°24'07"W	112.36'	114.97'
C24	15.00'	090°00'00"	N62°09'07"W	21.21'	23.56'
C25	15.00'	090°00'00"	N27°50'53"E	21.21'	23.56'
C26	25.00'	092°29'31"	N63°23'52"W	36.12'	40.36'
C27	125.00'	027°22'48"	S56°39'58"W	59.17'	59.73'
C28	175.00'	027°22'48"	N56°39'58"E	82.83'	83.63'
C29	15.00'	040°44'57"	N49°58'54"E	10.44'	10.67'
C30	51.00'	173°59'24"	S63°23'52"E	101.86'	154.87'
C31	15.00'	040°44'57"	S03°13'21"W	10.44'	10.67'
C32	105.00'	042°30'00"	S38°24'07"E	76.11'	77.89'
C33	225.00'	035°00'00"	S42°09'07"E	135.32'	137.44'
C34	15.00'	090°00'00"	S69°39'07"E	21.21'	23.56'
C35	100.00'	035°09'14"	N47°46'16"E	60.40'	61.35'
C36	15.00'	077°17'04"	N08°26'53"W	18.73'	20.23'
C37	59.00'	291°37'20"	S81°16'45"E	66.31'	300.30'
C38	15.00'	041°59'30"	S43°32'10"W	10.75'	10.99'
C39	125.00'	042°48'28"	S43°56'39"W	91.23'	93.39'
C40	15.00'	090°00'00"	S20°20'53"W	21.21'	23.56'
C41	15.00'	090°00'00"	S69°39'07"E	21.21'	23.56'
C42	1150.00'	003°08'21"	S24°19'44"E	63.00'	63.01'
C43	12.00'	180°00'04"	S24°39'09"E	24.00'	37.70'
C44	1150.00'	003°08'49"	S28°40'06"E	63.16'	63.16'
C45	1150.00'	001°11'47"	S26°29'49"E	24.01'	24.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N24°39'07"W	150.00'
L2	S65°20'53"W	2.57'
L3	N23°37'00"W	118.99'
L4	N07°14'47"W	50.00'
L5	N65°20'53"E	7.25'
L6	N24°39'07"W	40.03'
L7	N59°39'07"W	50.00'
L8	N30°20'53"E	31.47'
L9	N17°09'07"W	27.22'
L10	S72°50'53"W	50.00'
L11	N17°09'07"W	50.00'
L12	N72°50'53"E	50.00'
L13	N41°22'07"W	110.55'
L14	N47°50'53"E	192.70'
L15	N19°38'38"W	119.60'
L16	N41°24'47"E	153.94'
L17	N49°25'59"E	201.97'
L18	N63°09'54"E	69.15'
L19	N26°02'20"W	48.28'
L20	S04°39'07"E	28.00'
L21	S26°02'20"E	132.02'
L22	S59°39'07"E	190.00'
L23	N19°38'38"W	103.54'
L24	N41°24'47"E	146.06'
L25	N49°25'59"E	198.03'
L26	N63°09'54"E	67.00'
L27	S26°02'20"E	75.89'
L28	S53°30'47"E	10.00'
L29	S47°50'53"W	43.66'
L30	N24°39'07"W	150.00'
L31	N65°20'53"E	10.00'
L32	N24°39'07"W	90.00'
L33	S65°20'53"W	86.46'
L34	N23°37'00"W	50.00'
L35	N65°20'53"E	86.46'
L36	N24°39'07"W	125.56'
L37	N17°09'07"W	12.22'
L38	S72°50'53"W	120.00'
L39	N17°09'07"W	50.00'
L40	N72°50'53"E	120.00'
L41	S70°21'22"W	52.14'
L42	N47°01'26"W	50.00'
L43	N70°21'22"E	50.84'
L44	S24°39'07"E	125.56'
L45	N65°20'53"E	52.64'
L46	S22°32'25"W	18.34'
L47	S65°20'53"W	62.44'
L48	S24°39'07"E	90.00'
L49	S65°20'53"W	49.68'
L50	N65°20'53"E	50.45'
L51	N22°32'25"E	146.73'
L52	S65°20'53"W	84.74'
L53	S27°00'42"E	16.00'

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.

IMPACT FEE 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 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 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, 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 APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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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.

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LICENSED PROFESSIONAL ENGINEER

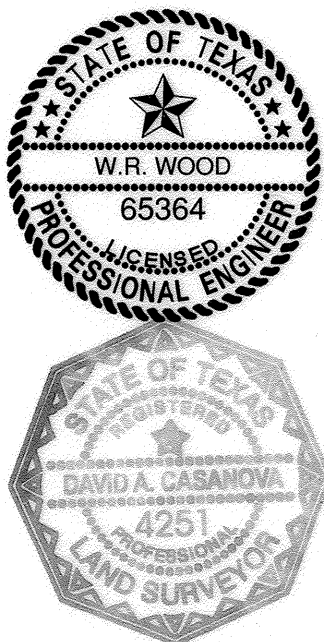
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David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 6



KINDER WEST, UNIT-3 (ENCLAVE)

Civil Job No. 8802-16; Survey Job No. 8802-00

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