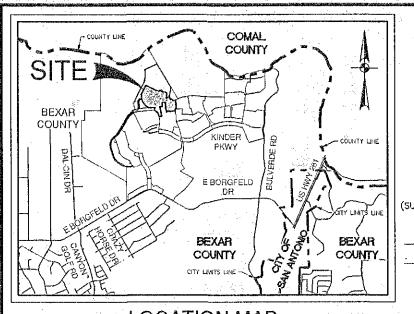
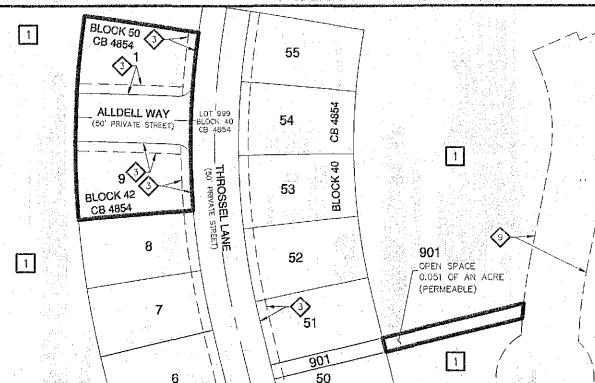
W.R. WOOD



LOCATION MAP

NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 0.600 OF AN ACRE BEING REPLATTED IS PLATTED AS A PORTION OF LOT 901, BLOCK 40, CB 4854, LOT 9, BLOCK 42, CB 4854, LOT 1, BLOCK 50, CB 4854, A PORTION OF LOT 999, BLOCK 40, CB 4854 (ALLDELL WAY), VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DHAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT & A PORTION OF A 10' BUILDING SETABACK, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT OF THE KINDER WEST, UNIT-1 (ENCLAVE) RECORDED IN VOLUME 9722, PAGES 49-53 OF THE DEED AND PLAT

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

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.

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED OF THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG FASEMENT " "LITHITY FASEMENT." "GAS FASEMENT." "TRANSFORMER FASEMENT." "WATER EASEMENT, "SANTARY SEVER EASEMENT" AND OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES NO BUILDINGS STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR MY COMMISSION EXPIRES: 5-18-20

GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED, HEREON. 4, CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) POOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND

GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS 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

STATE OF TEXAS COUNTY OF BEXAR

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.



UNPLATTED

STATE OF TEXAS COUNTY OF BEXAF

LEGEND

DPR

OPR

RÓW

1193.4

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--1140---

DEED AND PLAT RECORDS OF BEXAR

OFFICIAL PUBLIC RECORDS (OFFICIAL

PUBLIC RECORDS OF REAL PROPERTY)
OF BEXAR COUNTY, TEXAS

COUNTY TEXAS

COUNTY BLOCK

CENTERLINE

RIGHT-OF-WAY (PUBLIC)

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD

EXISTING CONTOURS

PROPOSED CONTOURS

FINISHED FLOOR ELEVATION

(UNLESS NOTED OTHERWISE)

PORTION OF 272.092 ACRE TRACT

(VOLUME 17661, PAGES 939-952 OPR)

SA KINDER RANCH NO. 2, LTD.

SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.06 OF AN ACRE) (VOLUME 9722, PAGES 49-53 DPR VARIABLE WIDTH ACCESS, SANITARY SEWER, FORCE MAIN, WATER,

10' GAS, ELECTRIC, TELEPHONE

5 GAS, FLECTRIC, TELEPHONE

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

(OFF-LOT) (PERMEABLE)

15' DRAINAGE EASEMENT

ACCESS, SANITARY SEWER,

TELEPHONE AND CABLE TV

EASEMENT TO EXPIRE UPON

PRIVATE STREET (OFF-LOT)

10' BUILDING SETBACK LINE

INCORPORATION INTO PLATTED

(PERMEABLE) (0.20 OF AN ACRE)

VARIABLE WIDTH ACCESS, SANITARY

28' OVERHEAD ELECTRIC EASEMENT

20' GAS, ELECTRIC, TELEPHONE AND

(VOLUME 9594, PAGES 113-117 DPR)

10' BUILDING SETBACK LINE AND GAS,

ELECTRIC, TELEPHONE AND CABLE TV

(VOLUME 9722, PAGES 49-53 DPR)

16' SANITARY SEWER EASEMENT

(VOLUME 9722, PAGES 49-53 DPR)

(VOLUME 9722, PAGES 49-53 DPR)

VARIABLE WIDTH ACCESS, SANITARY

5 GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

(VOLUME 14166, PAGES 1719-1726 OPFI)

ELECTRIC, TELEPHONE AND CABLE TV

SEWER, WATER, DRAINAGE, GAS,

EASEMENT TO EXPIRE UPON

PRIVATE STREET (OFF-LOT)

(PERMEABLE) (2.21 ACRES)

CABLE TV FASEMENT

EASEMENT

INCORPORATION INTO PLATTED

(0.49 OF AN ACRE)

35' SANITARY SEWER EASEMENT

VARIABLE WIDTH TURN-AROUND,

WATER, DRAINAGE, GAS, ELECTRIC,

DRAINAGE, GAS, ELECTRIC TELEPHONE AND CABLE TV FASEMEN TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (5.74 ACRES) (VOLUME 9722, PAGES 49-53 DPR VARIABLE WIDTH ACCESS, SANITARY SEWER, FORCE MAIN, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV AND LIF

NOTARY PUBLIC - STATE OF TEXAS NOTARY ID# 1146831-5

NOTARY ID# 1146831-5 My Comm. Exp. May 18, 2020

STATION EASEMENT (OFF-LOT) (NON-PERMEABLE 1.92 ACRES) PERMEABLE 0.14 ACRES) (VOLUME 9722, PAGES 49-53 DPR)

EASEMENT (OFF-LOT) (PERMEABLE) (VOLUME 9722, PAGES 49-53 DPR) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.58 OF AN ACRE) (VOLUME 20001, PAGES 446-451 DPR) 16' SANITARY SEWER EASEMENT (VOLUME 20001, PAGES 446-451 DPR) 10' BUILDING SETBACK LINE AND GAS,

CABLE TV EASEMENT (OFF-LOT)

(VOLUME 9727, PAGES 7-12 DPR)

(VOLUME 9727, PAGES 7-12 DPR)

(VOLUME 9727, PAGES 7-12 DPR)

SEWER, WATER, DRAINAGE, GAS,

VARIABLE WIDTH ACCESS, SANITARY

ELECTRIC, TELEPHONE AND CABLE TV

(PERMEABLE) (2.91 ACRES)

(NOT-TO-SCALE)

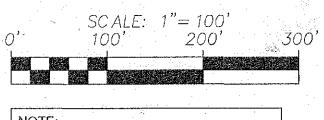
ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 20001, PAGÉS 446-451 DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 20001, PAGES 446-451 DPR)

5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 20001, PAGES 446-451 DPR) 1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE) (VOLUME 20001, PAGES 446-451 DPR) 16' PRIVATE DRAINAGE EASEMENT (VOLUME 20001, PAGES 446-451 DPR)

VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.17 OF AN ACRE) (VOLUME 20001, PAGES 446-451 DPR)

28' GAS. ELECTRIC, TELEPHONE AND 1' VEHICULAR NON-ACCESS EASEMENT 10' BUILDING SETBACK LINE AND GAS, ELECTRIC, TELEPHONE AND CABLE TV



SEE SHEET 5 OF 5 FOR NOTES, CURVE AND LINE TABLE

VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.07 OF AN ACRE) (VOLUME 20001, PAGES 446-451 DPR) VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV

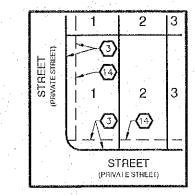
EASEMENT TO EXPIRE UPON

PRIVATE STREET (OFF-LOT)

INCORPORATION INTO PLATTED

(PERMEABLE) (0.06 OF AN ACRE)

(VOLUME 20001, PAGES 446-451 DPR) VARIABLE WIDTH TURN-AROUND, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.22 OF AN ACRE) (VOLUME 2000 I, PAGES 446-451 DPR)



TYPICAL LOT **EASEMENTS & SETBACKS** EXCEPT AS NOTED

IPLAT NUMBER 180262

REPLAT & SUBDIVISION PLAT OF

KINDER WEST, UNIT-4 (ENCLAVE)

BEING A TOTAL OF 36.81 ACRE THACT OF LAND COMPRISED OF 0.051 OF AN ACRE OUT OF LOT 901, BLOCK 40, ALL OF LOT 9, BLOCK 42, ALL OF LOT 1, BLOCK 50 AND A 0,140 OF AN ACRE PORTION OF LOT 999, BLOCK 40, ALSO KNOWN AS ALLDELL WAY, A PRIVATE STREET, ALL OF KINDER WEST UNIT 1 (ENCLAVE) RECORDED IN VOLUME 9722, PAGE 49-53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY. TEXAS. AND ALL OF THAT 34.051 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20180188912 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING A 2.21 ACRE OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 32, COMAL MIDDLE SCHOOL TRACT SUBDIVISION RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 272,092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939-952, A 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGES 1601-1610, A 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.W. OTT SURVEY NO. 429, ABSTRACT, 562, COUTNY BLOCK 4854, THE G. OBST SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4855, THE ROMPEL & OBST SURVEY NO. 1911/2, ABSTRACT 1172, COUNTY BLOCK 5185 AND THE G. OBST SURVEY NO. 460.5, ABSTRACT 566, COUNTY BLOCK 4854, ALL IN BEXAR

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 #10029800 DATE OF PREPARATION: July 30, 2019

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.

LLOYD A. DENTON, JR.

SA KINDER WEST UNIT 4, INC. & SA KINDER RANCH NO. 2, LTD. & LFV PROPOERTIES, LTD. 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218 (210) 828-6131

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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



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.

ATED THIS DAY OF	, A.D. 20
OUNTY JUDGE, BEXAR COUNTY, TEXAS	
OUNTY CLERK, BEXAR COUNTY, TEXAS	
HIS PLAT OF KINDER WEST, UNIT-4 (ENCLY IND CONSIDERED BY THE PLANNING COMMISSI EXAS, IS HEREBY APPROVED BY SUCH COMMIS IR LOCAL LAWS AND REGULATIONS; AI XCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN	ON OF THE CITY OF SAN ANTONIO, SION IN ACCORDANCE WITH STATE ND/OR WHERE ADMINISTRATIVE
DATED THIS DAY OF	, A.D. 20
BY:	
	CHAIRMAN

PLAT NOTES APPLY TO EVERY PAGE

SHEET 1 OF 5

SHEET 4

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KINDER WEST,

<u>UNIT-1 (ENCLAVE) - PLAT NUMBER: 160112</u> WHICH IS RECORDED IN VOLUME <u>972</u>

PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY J. WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS DEPLAT DOES NOT AMEND OR REMOVE ANY

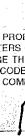
LOYD A. DENTON, JR.

SA KINDER BANCH NO. 2, LTD

SAN ANTONIO, TEXAS 78218 (210) 828-6131

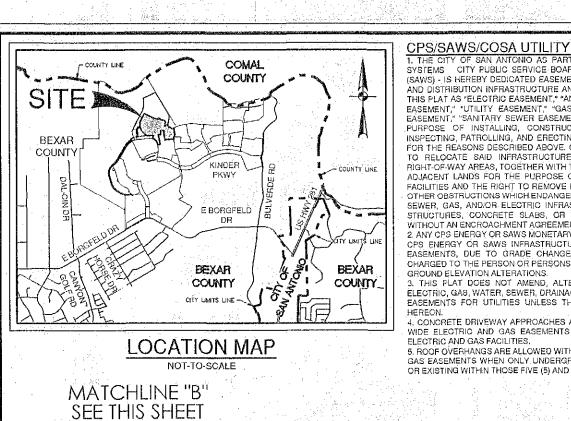
11 LYNN BATTS LANE, SUITE 100

SHEET INDEX



OF THIS MULTIPLE PAGE PLAT

SECRETARY



1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE FASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," ANCHOR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,

INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS,

STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

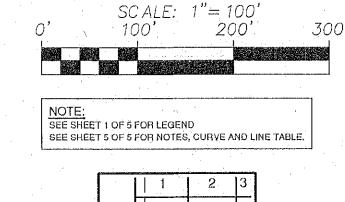
GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

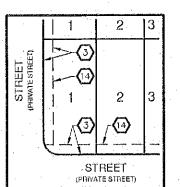
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED

SAWS WASTEWATER EDU

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

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.





TYPICAL LOT **EASEMENTS & SETBACKS EXCEPT AS NOTED**

OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. N: 13813496.96 E: 2135784.40 UNPLATTED. NOT-TO-SCALE PORTION OF 272.092 ACRE TRACT SA KINDER RANCH NO. 2, LTD. PORTION OF (VOLUME 17661, PAGES 939-952 OPR) 272.092 ACRE TRACT SA KINDER RANCH NO. 2, LTD. (VOLUME 17661, PAGES 939-952 OPR) S78'39'37"E GUADALUPE HERRERA SURVEY 192 255.32 ABSTRACT 307 COUNTY BLOCK 4859 KINDER WEST, UNIT-1 (ENCLAVE) (VOLUME 9722, PAGES 49-53 DPR) UNPLATTED REMAINING PORTION OF 104.61 ACRE TRACT N89'09'47"W 146.13' \{ ÖWNER: LEV PROPERTIES, LTD. (VOLUME 12680, 19 PAGES 2236-2243 OPR) 29 28 902 APPROXIMATE OPEN SPACE ORIGINAL SURVEY LINE 0.99 OF AN ACRE 27 ROMPEL & OBST SURVEY NO. 191% ABSTRACT 1172 \$88'42'15"E COUNTY BLOCK 518 133,91

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

W.R. WOOD

65364

DAVID A. CASANOVA

4251

SAN ANTONIO PLANNING COMMISSION.

ROMPEL & OBST SURVEY NO. 191/2 ABSTRACT 1172

COUNTY BLOCK 5185

N: 13812627.06_ E: 2135622.52

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, 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:

SEE THIS SHEET

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

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 5

PLAT NUMBER 180262

REPLAT & SUBDIVISION PLAT OF

KINDER WEST, UNIT-4 (ENCLAVE)

BEING A TOTAL OF 36,81 ACRE TRACT OF LAND COMPRISED OF 0.051 OF AN ACRE OUT OF LOT 901, BLOCK 40, ALL OF LOT 9, BLOCK 42, ALL OF LOT 1, BLOCK 50 AND A 0,140 OF AN ACRE PORTION OF LOT 999, BLOCK 40, ALSO KNOWN AS ALLDELL WAY, A PRIVATE STREET, ALL OF KINDER WEST UNIT 1 (ENCLAVE) RECORDED IN VOLUME 9722, PAGE 49-53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND ALL OF THAT 34.051 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO 20180188912 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING A 2,21 ACRE OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 32, COMAL MIDDLE SCHOOL TRACT SUBDIVISION RECORDED IN VOLUME 96 19, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939-952, A 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGES 1601-1610, A 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.W. OTT SURVEY NO. 429, ABSTRACT, 562, COUTNY BLOCK 4854, THE G. OBST SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4855 THE ROMPEL & OBST SURVEY NO. 191 1/2, ABSTRACT 1172, COUNTY BLOCK 5185 AND THE G. OBST SURVEY NO. 460.5, ABSTRACT 566, COUNTY BLOCK 4854, ALL IN BEXAR



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 1 TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: July 30, 2019

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.

ITOYD A. DENTON, J SA KINDER WEST UNIT 4, INC. & SA KINDER RANCH NO. 2, LTD. & LFV PROPOERTIES, LTD. 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO TEXAS 78218

(210) 828-6131

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME 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 ST DAY OF ALL SUSTINATION A.D. 20

Maria Cal Devino MARIA CONTEZ THE VILLAS MARIA CORTEZ TREVINO NOTARY ID# 1146831-5 My Comm. Exp. May 18, 2020 CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDIN OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREB 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

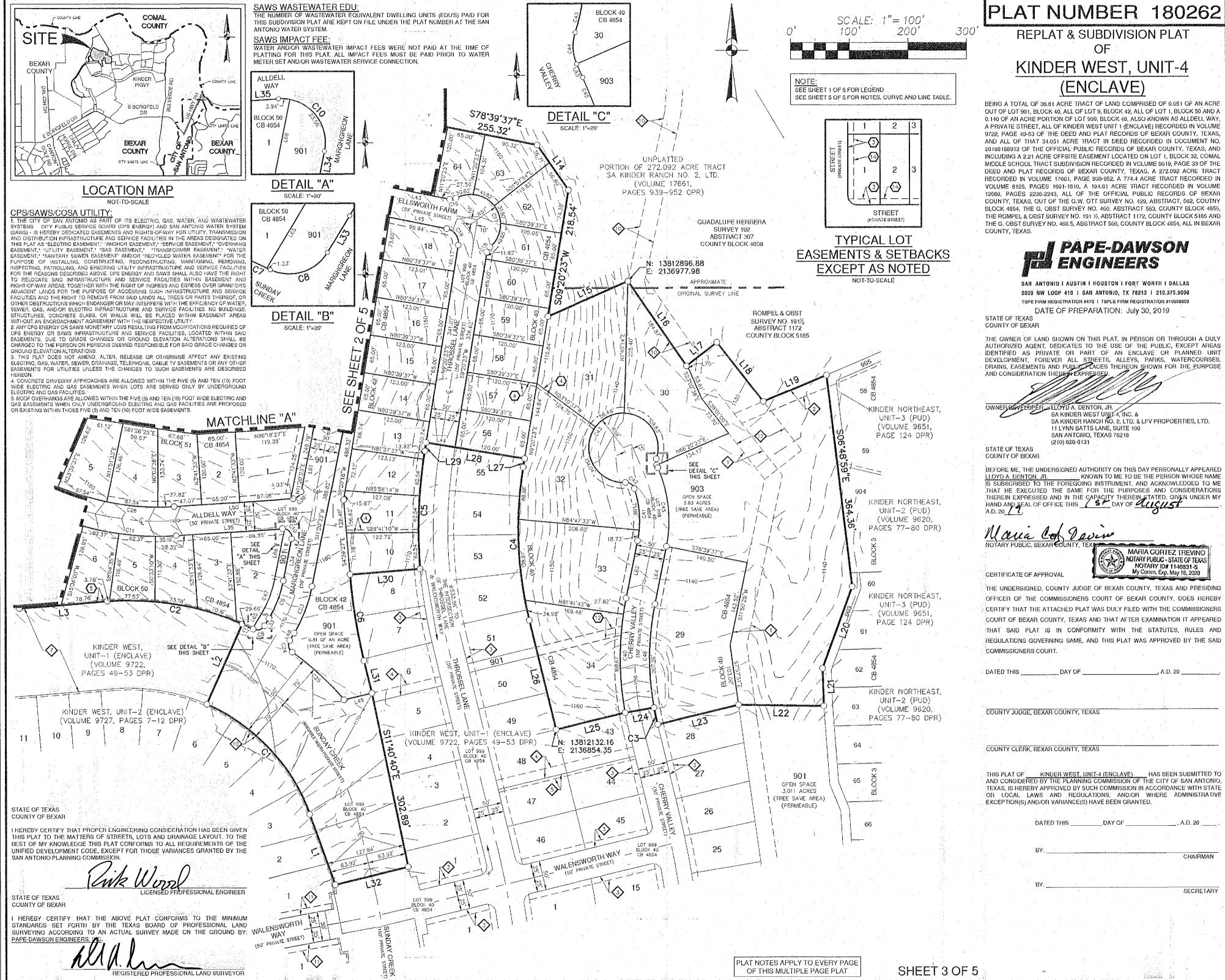
DATED THIS

THIS PLAT OF KINDER WEST, UNIT-4 (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.

DAY OF

Dittes into		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
BY:	· · · · · ·	
• .		CHAIRMAN
BY:		* *
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A D. 20



W.R. WOOD

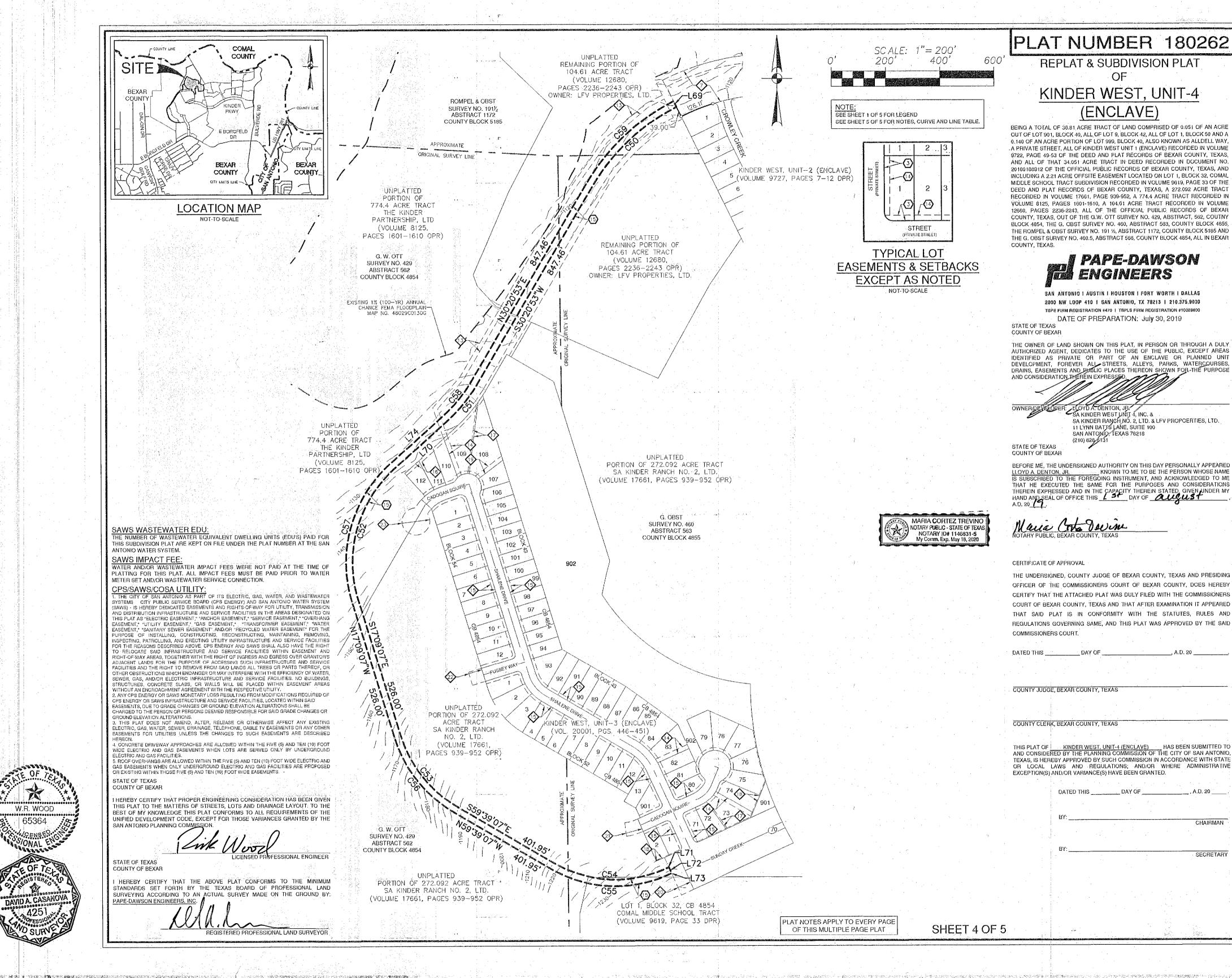
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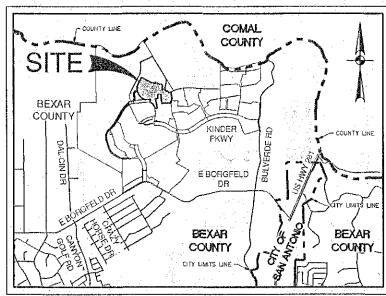
DAVIDA CASANOVA

CHAIRMAN

SECRETARY



SECRETARY



LOCATION MAP

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 PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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) UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE ARBORIST OFFICE PER 35-477(H).

LOT 999, BLOCK 40, CB 4854, (SUNDAY CREEK, MARGHGREON LANE, ALLDELL WAY, ELLSWORTH FARM, THROSSEL LANE, TALDER WAY, & CHERRY VALLEY), IS A STREET LIGHT, TELEPHONE CABLE TV, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

4854, (0.09 OF AN ACRE) (PERMEABLE), LOT 901, BLOCK 42, CB 4854, (0.81 OF AN OF AN ACRE) & LOT 901, BLOCK 51, CB 4854, (0.47 OF AN ACRE) (PERMEABLE), IS

THE DEVELOPER DEDICATES THE SANITARY SEWER AND YOR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND

RESIDENTIAL FIRE FLOW THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW

DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAI

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

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

COMMON AREA MAINTENANCE

IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 903, 904, BLOCK 40, LOT 901, BLOCK 42, LOTS 901-903, BLOCK 50 & LOT 901, BLOCK 51, CB 4854, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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.

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT, "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE, CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT, AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF

CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND 5 BOOF OVERHANGS ARE ALLOWED WITHIN THE SIVE (5) AND TEN (10) FOOT WIDE SLECTBIC AND

GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS

THEREBY 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

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC.

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SUBVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

SOUTH CENTRAL ZONE.

ACRE) (PERMEABLE), LOT 901, BLOCK 50, CB 4854, (0.06 OF AN ACRE) (PERMEABLE), LOT 902, BLOCK 50, CB 4854, (0.99 OF AN ACRE), LOT 903, BLOCK 50, CB 4854, (0.09 DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A ACCESS, DRAINAGE, ELECTRIC, GAS, WATER, SANITARY SEWER, TELEPHONE, CABLE TV AND

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

	Ar e	÷		5-4 -	
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		CUR	VE TABLE	· • • • • • • • • •	V
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	46 30 29"	N42 58 51 W	256.63	263.81
C2	475.00	28'25'02"	N80'26'36"W	233.18′	235.59
C3	475.00	3'33'25"	N11°52'54"W	29.48	29.49
C4	655.00	23'00'00"	N2'09'37"W	261.17	262.93
C5	825.00	13'59'50"	\$2°20'28"W	201.04'	201.55
C6	945.00	9.00,10,	S9'09'32"E	[148.33]	148.49
C7	475.00'	2 28 46"	S64'59'42"E	20.55	,20.56
C8	15,00	8519'03"	N73'35'10"E	20.33	22.34'
C9	200.00	19'35'15"	N21'08'01"E	68.04	68.37'
C10	15.00	105'01'56"	N4110'35"W	23.81	27.50
C11	475.00	118'24'50"	N34'29'08"W	816.07	981.69
C12	15.00	40'44'57"	N4"20"48"E	10.44	10.67
013	51.00	174'08'06"	N71 02 23 E	101.87	155.00
C14	15.00'	40*44′57"	S42'16'02"E	10.44	10.67
C15	275.00'	16 01 06"	S70 39 03 E	76.63	76.88
C16	15.00	40'44'57"	N80'57'55"E	10.44'	10.67
C17	51.00	169'29'53"	\$34'39'37"E	101.57	150.87
C18	15.00	40'44'57"	S29 42 52 W	₁ , 10, 44	10.67
C19	25.00′	88'00'00"	N34'39'37"W	34.73	· 38.40′
C20	15.00	90.00,00,	S56'20'23"W	21.21	23.56
C21	175.00'	15'00'00"	S3'50'23"W	45.68	45.81
C22	225,00'	15'00'00"	S3'50'23"W	58.74	58.90
C23	250.00	19'35'15"	S21'08'01"W	85.05	85.47'
C24	15.00	85'19'03"	S11 43'54"E	20.33	22.34
C25	475.00	14 29 07"	S47'08'52"E	119.77	120.09
C26	425.00	118*24'50"	S34 29 08 E	730.17	878.35
C27	25,00'	92'38'13"	\$71.02,23,W	36.16′	40.42'
C28	15.00	90'00'00"	N17'38'30"W	21.21	23.56

185.00". 106'01'06" 295.53' 342.32' C29 N25'39'03"W Ç30 r 6.041 15.00 23'13'53 N67'02'40"W 6.08 C31 59.00 283'53'57 S17'22'42"E 72.73' 292.34' 80'40'03' N61'00'22"E 19.42 15.00 21.12 C33 S25'39'03"E 135.00 106'01'06 215.66 249.80 C34 15.00 90,00,00, 572 21 30 W 21.21 23.56 325.00' | 16'01'06' N70'39'03"W 90.57 90.86 15.00 90,00,00, N33 39 37"W 21.21 23.56 225.00 15'00'00" 58.74 58.90 15'00'00 N3°50'23"E 45.68 45.81 C38 175.00 N 48'49'25"E 18.26 525.00' 21,26,37 NO'37'07"E 195.34 196.49 175.00 29'39'39' N3'29'26"W 89.59 90.59 C41 C42 15.00 75'01'19 N55'49'55"W 18.27 19.64 C43 66.26 300.35 59.00 291'40'27 N52'29'39"E C44 41'59'30" S2'39'52"E C45 225.00' | 35'00'00' S6 09'37"E 135.32 137.44 475.00 21'26'37 S0'37'07"W. .176.74'. 177.77 185.00 19"35"15," S21 08 01 W 62.94 63.24 C48 160.00 15100'00' N3 50 23 E 41.77 41.89 C49 240.00 15'00'00' \$3'50'23"W 62.65 62.83 C50 429.37 S46'40'06"W 435.24 764.00' 32'38'25 051 536.00 17'30'00" S39'05'53"W 163.08 163.71 464.00' 65'00'00 S15'20'53",W 498.61 526.39 C53 336.34 464.00' 42'30'00 S38'24'07"E 344.18

464.00

488.00

488.00

488.00

512.00

788.00

55'00'00

55'00'00

42'30'00'

65'00'00"

17'30'00'

32'38'25'

S87'09'07"E

N87'09'07"W

N38'24'07"W

N15'20'53"E:

N39'05'53"E

N46'40'06"E

428.50

450.67

524.40"

155.77

442.86

353.74' 361.98'

445.41

468.45

553.62

156.38

C54.

C55

C56

Ç57

C58

C59

HIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2269620) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR

TREE SAVE AREA:
LOT 903, BLOCK 40, CB 4854, (2.83 ACRES) (PERMEABLE), LOT 904, BLOCK 40, CB 4854, (0.09 OF AN ACRE) (PERMEABLE), LOT 901, BLOCK 42, CB 4854, (0.81 OF AN ACRE) (PERMEABLE), LOT 901, BLOCK 50, CB 4854, (0.06 OF AN ACRE) (PERMEABLE), PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE LOT 902, BLOCK 50, CB 4854, (0.99 OF AN ACRE), LOT 903, BLOCK 50, CB 4854, (0.09 INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC. OF AN ACRE) & LOT 90 1, BLOCK 51, CB 4854, (0.47 OF AN ACRE) (PERMEABLE), IS DESIGNATED AS TREE SAVE AREAS.

EGAL INSTRUMENT

OPEN SPACE:
LOT 903, BLOCK 40, CB 4854, (2.83 ACRES) (PERMEABLE), LOT 904, BLOCK 40, CB

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.

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

INGRESS/EGRESS SEWER:

HE 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*

<u>INGRESS/EGRESS WATER:</u>

HE 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"

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

BASIN MAINTENANCE:

THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

139.83

107.79

76.96

33.13

61.49

205.93

~50.00°

· 234.25'

100.03

5.00

100.03

29.70

87.73

50.00

52.41

274.35

2,57

24.00

2.57

274.35

	L	INE TABL	LINE TABLE				
	LINE #	BEARING	LENGTH	Ī	LINE #	BEARING	Γ
	L1	N19"43'36"W	127.75		L51	S24'43'17"W	Γ
: .	L2	N23'45'55"E	150.00	Γ	L52	N62'38'30"W	Γ
	L3	S85°20'53"W	150.15'	Γ	L53	N27°21'30"E	F
	L4	N59'54'28"W	185.52	Γ	L54	N78 39 37 W	Ī
	L5	N19°26'54"W	165.78	Ţ	L55	S78'39'37"E	T
	L6	S75'47'23"W	92.73	T	. L56	527'21'30"W	T
	L7	S35′51′05″₩	119.42	ı	L57	N62'38'30"W	T
	L8	S85°20'53″W	35.00		L58	N78'39'37"W	T
	L9	N35'51'05"E	145.05	Ī	L59	N11'20'23"E	
	L10 .	N75*47'23"E	111.83	Ī	L60	N3:39'37"W	T
	L11	N11'20'23"E	50.00	T	L61	N11'20'23"E	Ť
	L12	S78*39*37*E	50.00	T	L62	N11 20 23 E	T
	L13	511'20'23"W	50.00'	T	L63	S23'39'37"E	T
	L14	\$34'39'37"E	93.51	Ī	L64	S11'20'23"W	T
	L15	N66'20'23"E	149.12' \(^1	r	L65	S30'55'38"W	Ť
	L16	S34'30'35"E	175.50		L66	S11'20'23"W	T
	L17	N51 58'34"E	65.58		L67	S3'39'37"E	t
- :	L18	S38'01'00"E	128.50	┟	^ L68 <	S11°20'23"W	t
	L19	N66'58'57"E	116.84	T	L69	\$27'00'42"E	t
	L20	\$20'05'35"W	147.82	ŀ	L70	\$47.50'53"W	t
	L21	S2'00'38"E	64.52	f	L71 .	N65°20'53"E	t
	L22	N8910'52"W	145.18'	ı	L72	\$24*39'07"E	t
	L23	S76'20'23"W	142.11	┟	L73	S65'20'53"W	t
	L24	S79'53'49"W	50.00		L74	N47°50'53"E	İ
	L25	\$76°20'24"W	121.01	┢	L75	N34 30 35 W	t
	L26	N13'39'37"W	192.23	<u> </u>		<u> </u>	
	L27.	N9'20'23"E	14.84				
1.	L28	N80'39 ¹ 37"W	170.00		•		
	L29	S9'20'23"W	14.84				
	L30	S85°20'33"W	120.00		900		
	L31	S13'39'37"E	57.26				
	L32	S76'20'23"W	127.84				
	.L33	N30'55'38"E	14.65		8 g. 2		
	L34	N11'20'23"E	72.73	٠.		was a second of	
	L35	S8618'27"W	181.67				
,·	L36	N24'43'17"E	138.63			:	
	L37	S78*39'37"E	205.93				-
	L38	N56'20'23"E	21.21		4 1		
	L39	N11'20'23"E	105.00		4 6		
	L40	S78 39'37"E	50.00				
	L41	S11'20'23"W	105.00		4 5		•
	L42	S33'39'37"E	21.21		*V To the	* 1	
	L43	S78'39'37"E	112.56				
	L44	N80'39'37"W	50.00			. 144	,
	L45	N78'39'37"W	117.02		and Arman		
	. L46	S11'20'23"W	87.41			المعلوب ويراهد	
	L47	\$3'39'37"E	50,00'			· · · · · · · · · · · · · · · · · · ·	
	L48	\$30'55'38"W	14.65				
÷	L49	N76'22'51"E	48.97			+ 1	
	 					J.	

L50 N86'18'27"E 203.16'

PLAT NUMBER 180262

REPLAT & SUBDIVISION PLAT OF

KINDER WEST, UNIT-4 (ENCLAVE)

BEING A TOTAL OF 36.81 ACRE TRACT OF LAND COMPRISED OF 0.051 OF AN ACRE OUT OF LOT 901, BLOCK 40, ALL OF LOT 9, BLOCK 42, ALL OF LOT 1, BLOCK 50 AND A 0.140 OF AN ACRE PORTION OF LOT 999, BLOCK 40, ALSO KNOWN AS ALLDELL WAY, A PRIVATE STREET, ALL OF KINDER WEST UNIT 1 (ENCLAVE) RECORDED IN VOLUME 9722, PAGE 49-53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF THAT 34.051 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20180188912 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING A 2.21 ACRE OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 32, COMAL MIDDLE SCHOOL TRACT SUBDIVISION RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939-952, A 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGES 1601-1610, A 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.W. OTT SURVEY NO. 429, ABSTRACT, 562, COUTNY BLOCK 4854, THE G. OBST SURVEY NO. 460, ABSTRACT 563, COUNTY BLOCK 4855, THE ROMPEL & OBST SURVEY NO. 1911/2, ABSTRACT 1172, COUNTY BLOCK 5185 AND THE G. OBST SURVEY NO. 460.5, ABSTRACT 566, COUNTY BLOCK 4854, ALL IN BEXAR

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: July 30, 2019

STATE OF TEXAS COUNTY OF BEXAF

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, EMERGER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

> SA KINDER WEST UNIT 4, INC. & SA KINDER RANCH NO. 2, LTD. & LFV PROPOERTIES, LTD. 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218

(210) 828-6131

STATE OF TEXAS

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

MARIA CORTEZ TREVINO NOTARY PUBLIC - STATE OF TEXAS NOTARY ID# 1146831-5 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.

DAY OF

OUNTY JUDGE	, BEXAR COUN	TY, TEXAS			
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OUNTY CLERK	, BEXAR COUN	ry, TEXAS			
HIS PLAT OF	KINDER WE	ST UNIT-4 (ENCLAVE)	HAS BEEN SI	DRMITTED TO
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SEE SHEET 1 OF 5 FOR LEGEND.

STREET

TYPICAL LOT

EASEMENTS & SETBACKS

EXCEPT AS NOTED

