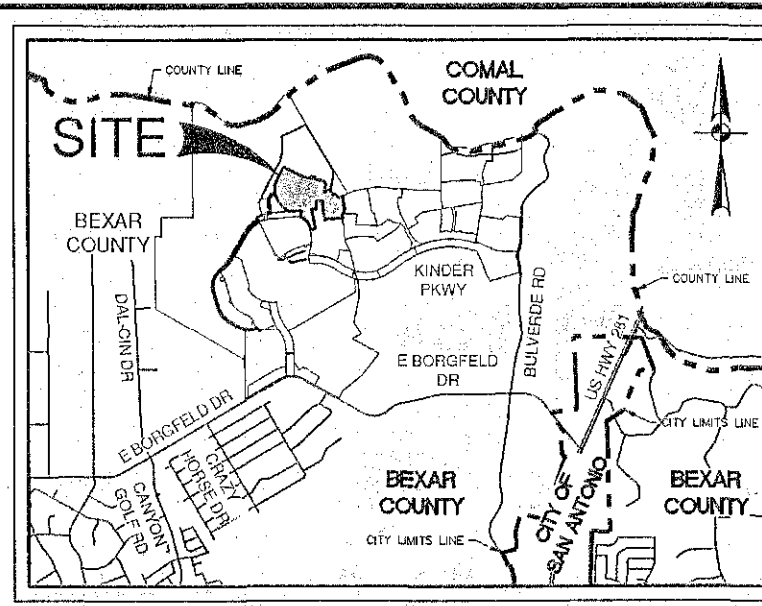
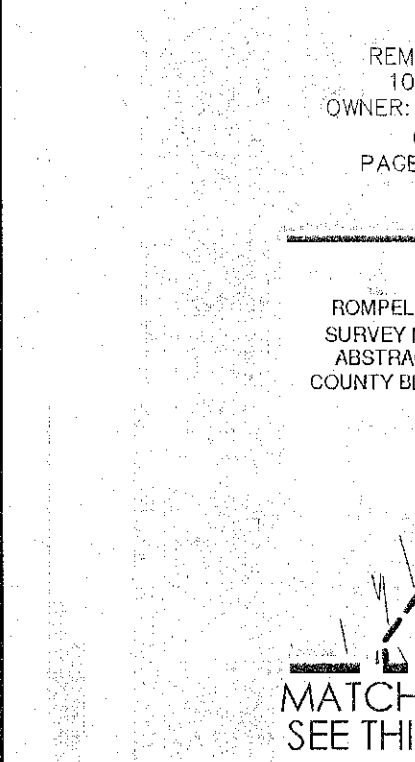
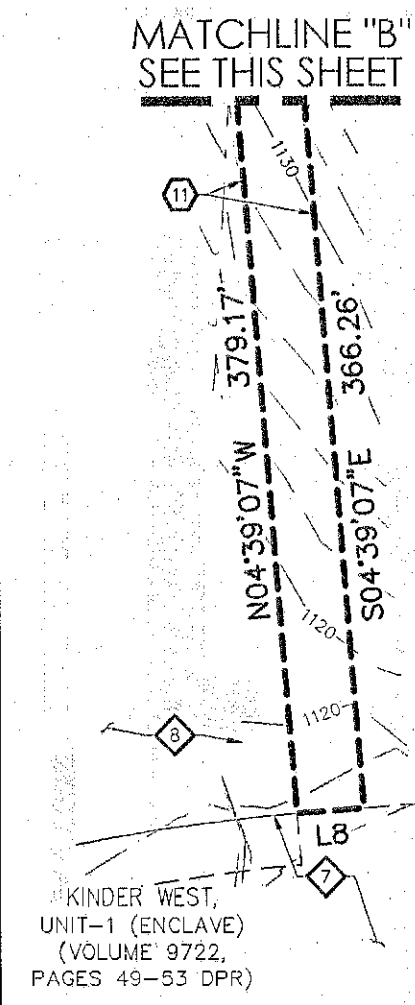


SHEET 1 OF 5

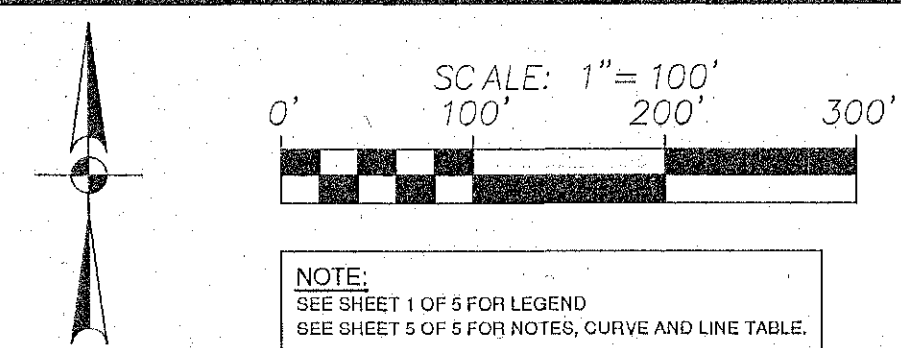


LOCATION MAP
NOT-TO-SCALE

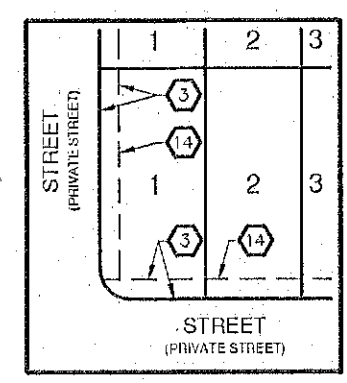


CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSPORTATION 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, 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 HEREIN.
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 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.

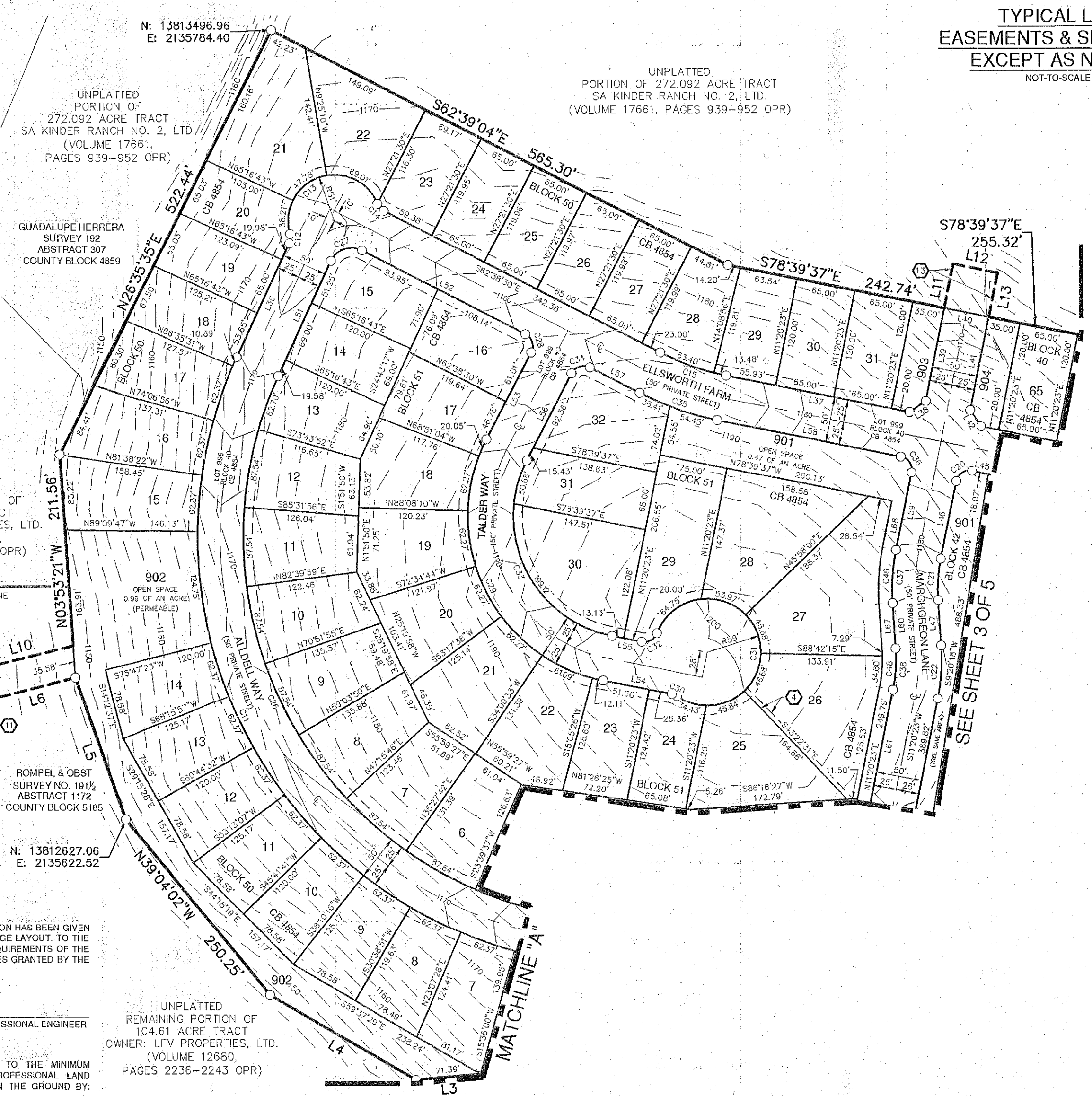
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



NOTE:
SEE SHEET 1 OF 5 FOR LEGEND
SEE SHEET 5 OF 5 FOR NOTES, CURVE AND LINE TABLE.



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



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
W.R. WOOD
65364
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
DAVID A. CASANOVA
425
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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 ALDELL 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, 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, COUNTY 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 COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028900
DATE OF PREPARATION: July 30, 2019

STATE OF TEXAS
COUNTY OF BEXAR

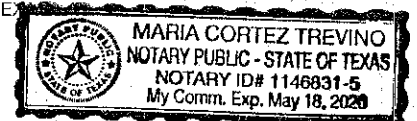
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
SA KINDER WEST UNIT 4, INC. &
SA KINDER RANCH NO. 2, LTD. & LFV PROPERTIES, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 628-6131

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 1st DAY OF August, A.D. 2019.

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

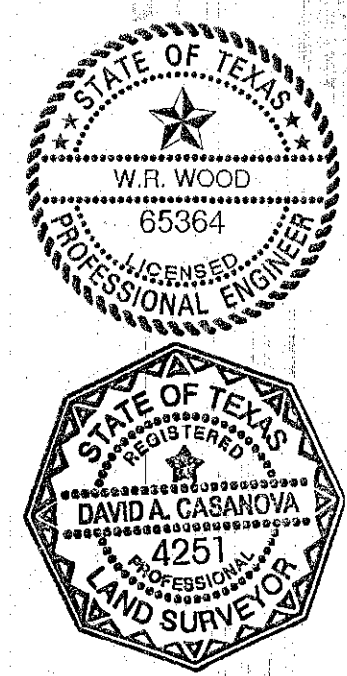
COUNTY CLERK, BEXAR COUNTY, TEXAS

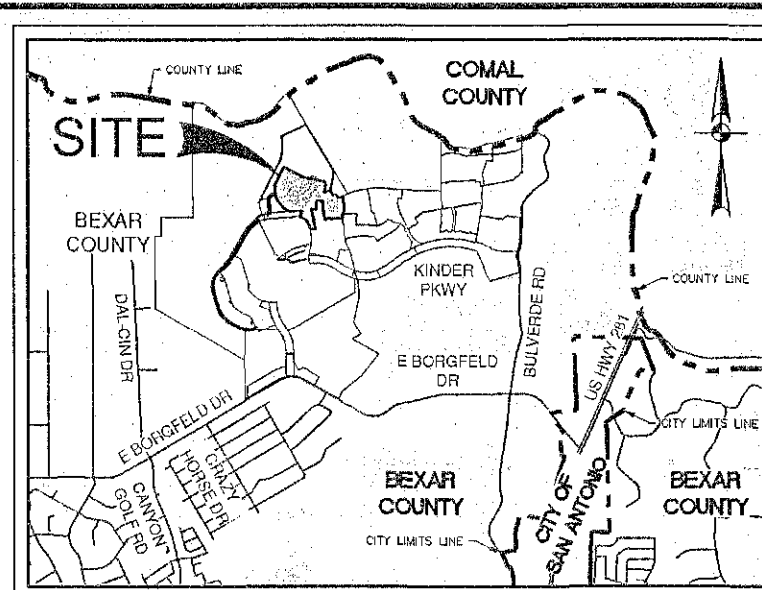
THIS PLAT OF _____ KINDER WEST, UNIT-4 (ENCLAVE) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

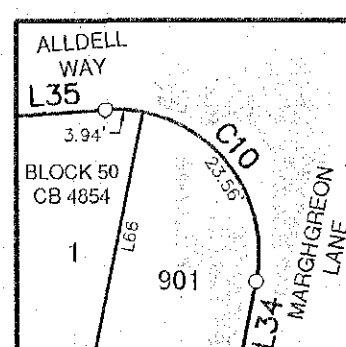


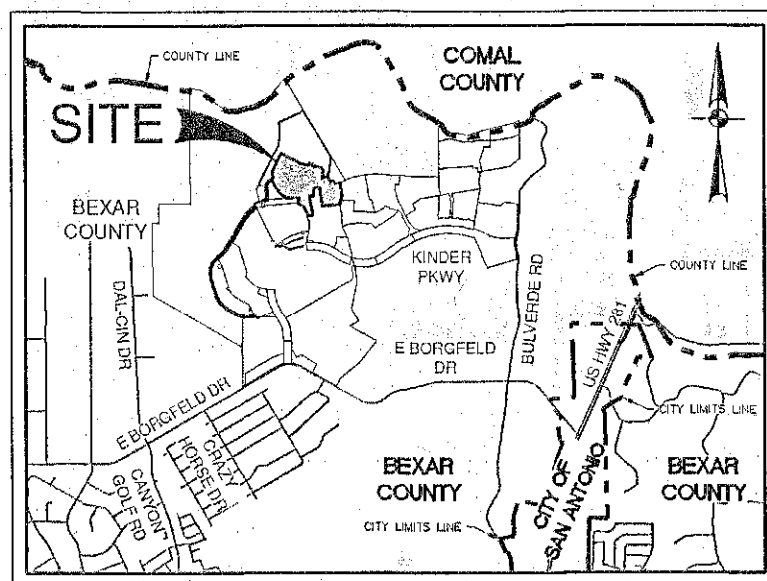


LOCATION MAP
NOT-TO-SCALE

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 DEDICATING 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," "TRANSMISSION 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, 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 HEREON.
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 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.

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.
SAWS IMPACT FEE:
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.





LOCATION MAP
NOT TO SCALE

UNPLATTED
PORTION OF
774.4 ACRE TRACT
THE KINDER
PARTNERSHIP, LTD.
(VOLUME 8125,
PAGES 1601-1610 OPR)

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

EXISTING 1% (100-YR) ANNUAL
CHANCE FEMA FLOODPLAIN
MAP NO. 48029001306

UNPLATTED
PORTION OF
774.4 ACRE TRACT
THE KINDER
PARTNERSHIP, LTD.
(VOLUME 8125,
PAGES 1601-1610 OPR)

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

ROMPEL & OBST
SURVEY NO. 191 1/2
ABSTRACT 1172
COUNTY BLOCK 5185

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

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

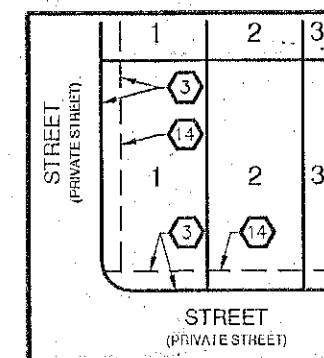
G. OBST
SURVEY NO. 460
ABSTRACT 563
COUNTY BLOCK 4855

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

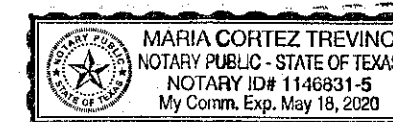
LOT 1, BLOCK 32, CB 4854
COMAL MIDDLE SCHOOL TRACT
(VOLUME 9619, PAGE 33 DPR)

SCALE: 1" = 200'
0' 200' 400' 600'

NOTE:
SEE SHEET 1 OF 5 FOR LEGEND
SEE SHEET 5 OF 5 FOR NOTES, CURVE AND LINE TABLE.



TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT TO SCALE



PLAT NUMBER 180262

REPLAT & SUBDIVISION PLAT
OF
KINDER WEST, UNIT-4
(ENCLAVE)

BEING A TOTAL OF 36.81 ACRE TRACT OF LAND COMPRISED OF 0.951 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 ALDELL 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.
20180189912 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, COUNTY
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
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 #479 | TBPLS FIRM REGISTRATION #10028900

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.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
SA KINDER WEST UNIT 4, INC. &
SA KINDER RANCH NO. 2, LTD. & LFV PROPERTIES, 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 1st DAY OF August
A.D. 2019.

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-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.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.

SAWS IMPACT FEE:
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,
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 LOSSES 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
HEREON.
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
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.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

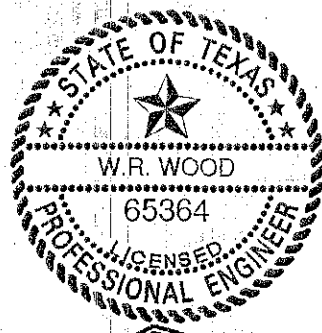
STATE OF TEXAS
COUNTY OF BEXAR

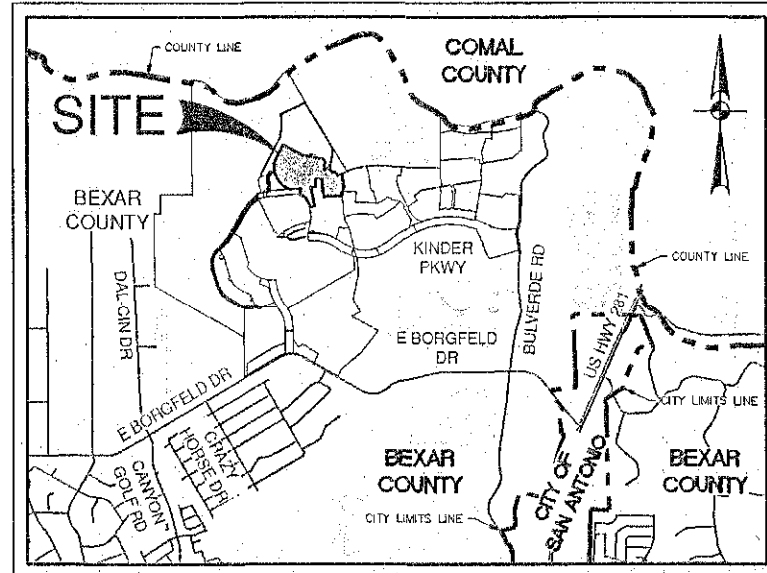
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 5





LOCATION MAP
NOT-TO-SCALE

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 MARSHAL.

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'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COMMON AREA MAINTENANCE:

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

SAWS IMPACT FEE:

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, 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 HEREON.

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 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

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.

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 CORIS 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.

PRIVATE STREET NOTE:

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), LOT 902, BLOCK 50, CB 4854, (0.99 OF AN ACRE) (PERMEABLE), LOT 903, BLOCK 50, CB 4854, (0.09 OF AN ACRE) (PERMEABLE), LOT 901, BLOCK 51, CB 4854, (0.47 OF AN ACRE) (PERMEABLE), IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND ACCESS, DRAINAGE, ELECTRIC, GAS, WATER, SANITARY SEWER, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT.

OPEN SPACE:

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), LOT 902, BLOCK 50, CB 4854, (0.99 OF AN ACRE) (PERMEABLE), LOT 903, BLOCK 50, CB 4854, (0.09 OF AN ACRE) (PERMEABLE), LOT 901, BLOCK 51, CB 4854, (0.47 OF AN ACRE) (PERMEABLE), IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND ACCESS, DRAINAGE, ELECTRIC, GAS, WATER, SANITARY SEWER, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2269620) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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), LOT 902, BLOCK 50, CB 4854, (0.99 OF AN ACRE) (PERMEABLE), LOT 903, BLOCK 50, CB 4854, (0.09 OF AN ACRE) (PERMEABLE), LOT 901, BLOCK 51, CB 4854, (0.47 OF AN ACRE) (PERMEABLE), IS DESIGNATED AS TREE SAVE AREAS.

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.

SETBACK:

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 ANTONIO.

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:

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.

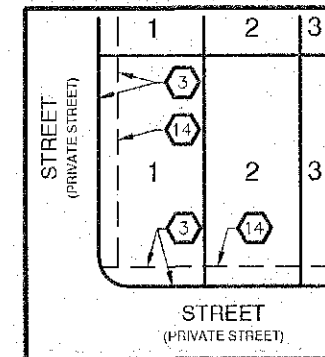
LINE #	BEARING	LENGTH
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L1	N19°43'36"W	127.75'
L2	N23°45'55"E	150.00'
L3	S85°20'53"W	150.15'
L4	N59°54'28"W	185.52'
L5	N19°26'54"W	165.78'
L6	S75°47'23"W	92.73'
L7	S35°51'05"W	119.42'
L8	S85°20'53"W	35.00'
L9	N35°51'05"E	145.05'
L10	N75°47'23"E	111.83'
L11	N11°20'23"E	50.00'
L12	S78°39'37"E	50.00'
L13	S11°20'23"W	50.00'
L14	S34°38'37"E	93.51'
L15	N66°20'23"E	149.12'
L16	S34°30'35"E	175.50'
L17	N61°58'34"E	65.58'
L18	S38°01'00"E	128.50'
L19	N66°58'57"E	116.84'
L20	S20°05'35"W	147.82'
L21	S2°00'38"E	64.52'
L22	N89°10'52"W	145.18'
L23	S78°20'23"W	142.11'
L24	S79°53'49"W	50.00'
L25	S76°20'24"W	121.01'
L26	N13°39'37"W	192.23'
L27	N9°20'23"E	14.84'
L28	N80°39'37"W	170.00'
L29	S9°20'23"W	14.84'
L30	S85°20'33"W	120.00'
L31	S13°39'37"E	57.26'
L32	S76°20'23"W	127.84'
L33	N30°55'38"E	14.65'
L34	N11°20'23"E	72.73'
L35	S86°18'27"W	181.67'
L36	N24°43'17"E	138.63'
L37	S78°39'37"E	205.93'
L38	N56°20'23"E	21.21'
L39	N11°20'23"E	105.00'
L40	S78°39'37"E	50.00'
L41	S11°20'23"W	105.00'
L42	S33°39'37"E	21.21'
L43	S78°39'37"E	112.56'
L44	N80°39'37"W	50.00'
L45	N78°39'37"W	117.02'
L46	S11°20'23"W	87.41'
L47	S3°39'37"E	50.00'
L48	S30°55'38"W	14.65'
L49	N76°22'51"E	48.97'
L50	N86°18'27"E	203.16'

LINE #	BEARING	LENGTH
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L51	S24°43'17"W	139.83'
L52	N62°38'30"W	202.09'
L53	N27°21'30"E	107.79'
L54	N78°39'37"W	76.96'
L55	S78°39'37"E	33.13'
L56	S27°21'30"W	107.79'
L57	N62°38'30"W	61.49'
L58	N78°39'37"W	205.93'
L59	N11°20'23"E	87.41'
L60	N3°39'37"W	50.00'
L61	N11°20'23"E	234.25'
L62	N11°20'23"E	100.03'
L63	S23°39'37"E	5.00'
L64	S11°20'23"W	100.03'
L65	S30°55'38"W	29.70'
L66	S11°20'23"W	87.73'
L67	S3°39'37"E	50.00'
L68	S11°20'23"W	52.41'
L69	S27°00'42"E	24.00'
L70	S47°50'53"W	274.35'
L71	N65°20'53"E	2.57'
L72	S24°39'07"E	24.00'
L73	S65°20'53"W	2.57'
L74	N47°50'53"E	274.35'
L75	N34°30'35"W	9.37'

NOTE:
SEE SHEET 1 OF 5 FOR LEGEND.



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

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 ALLEDGE 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. 2018018912 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 17681, PAGE 939-952, A 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGES 1601-1610, A 104.61 ACRE TRACT RECORDED IN VOLUME 12660, PAGES 2236-2243, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G.W. OTT SURVEY NO. 423, ABSTRACT, 562, COUNTY 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 COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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

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

OWNED DEVELOPER: LLOYD A. DENTON, JR.
SA KINDER WEST UNIT 4, INC. &
SA KINDER HATCH NO. 2, LTD. & LFV PROPERTIES, 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 15th DAY OF August, A.D. 20 19.

Maria Cortez Trevino
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MARIA CORTES TREVINO
NOTARY PUBLIC - STATE OF TEXAS
NOTARY ID# 1146931-5
My Comm. Exp. May 18, 2020

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-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.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 5 OF 5

