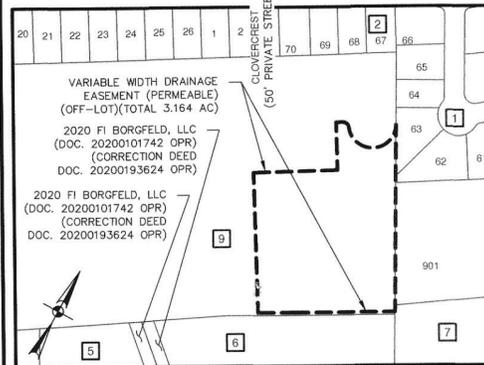


LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
SCALE: 1"= 400'

3.101 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN OFF-LOT DRAINAGE EASEMENT OF THE KINDER RANCH AGI, UNIT 4 (ENCLAVE) RECORDED IN VOLUME 2002, PAGES 2124-2126 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KINDER RANCH AGI, UNIT 4 (ENCLAVE) WHICH IS RECORDED IN VOLUME 2002, PAGES 2124-2126, BEXAR COUNTY PLAT AND DEED RECORDS

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
AGI KINDER RANCH UNIT 1 LTD
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 526-6889

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF August, A.D. 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7-17-2026

STATE OF TEXAS
COUNTY OF BEXAR
DAWN D. FREUDENRICH
Notary Public, State of Texas
Comm. Expires 07-17-2026
NOTARY ID # 13154622-7

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS REPLAT 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

CPS/SAWS/COSA UTILITY:

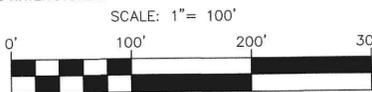
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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 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 BUILDING, STRUCTURE, 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 IMPACT FEE:

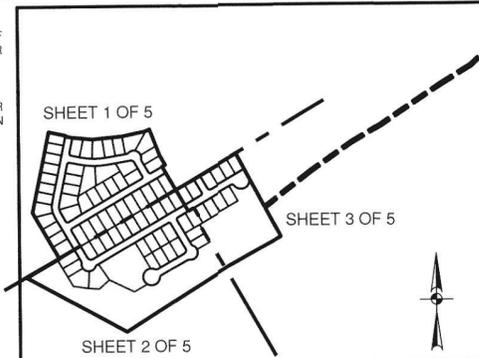
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

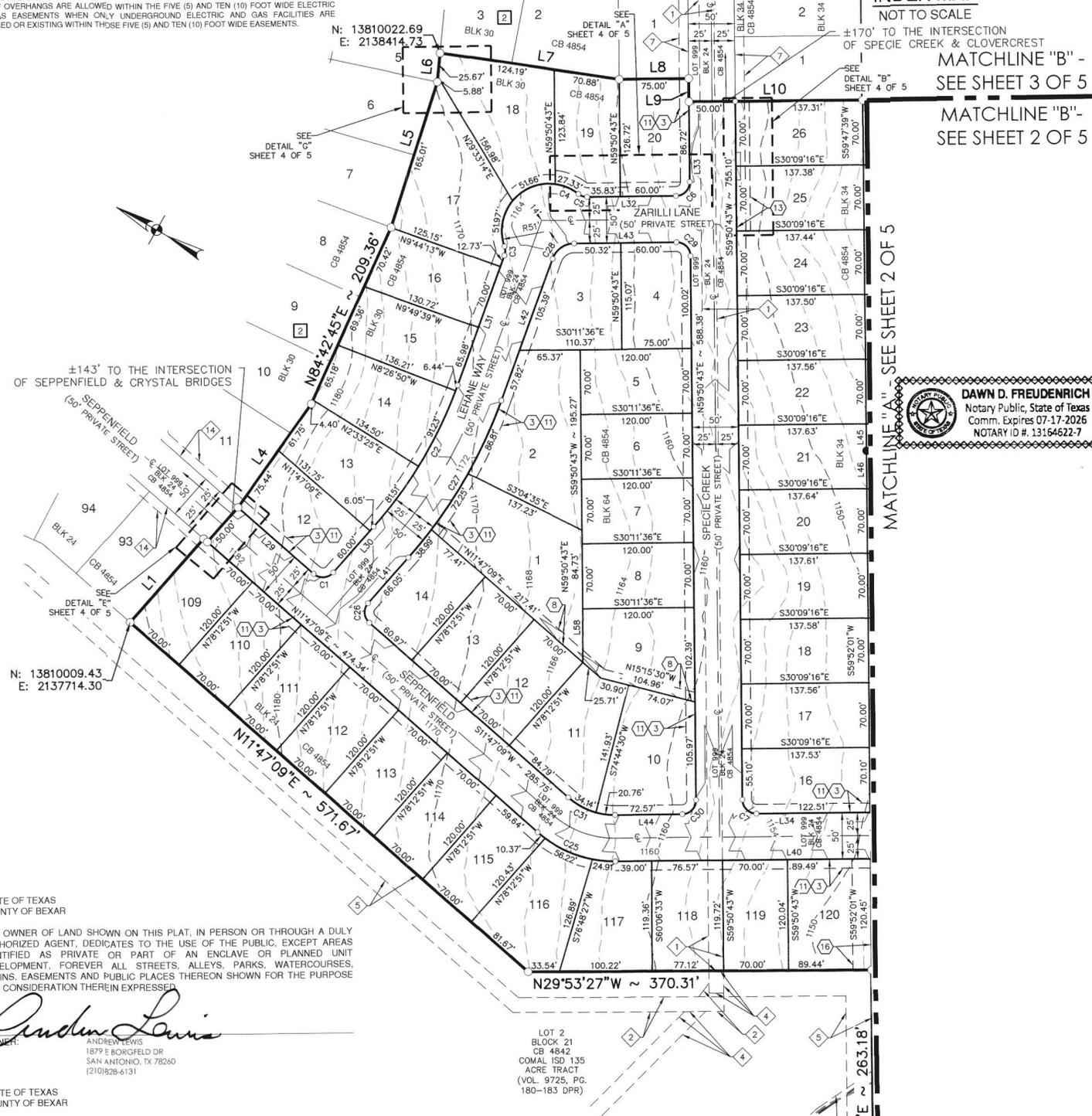
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028900
DATE OF PREPARATION: August 13, 2024



INDEX MAP
NOT TO SCALE



DAWN D. FREUDENRICH
Notary Public, State of Texas
Comm. Expires 07-17-2026
NOTARY ID # 13154622-7

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.

Andrew Lewis
1879 E BORGFIELD DR
SAN ANTONIO, TX 78260
(210) 288-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW LEWIS 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 15 DAY OF August, A.D. 2024

DAWN D. FREUDENRICH
Notary Public, State of Texas
Comm. Expires 07-17-2026
NOTARY ID # 13154622-7

EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN MAP NO. 48029C0130G

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE SHEET 5 OF 5 FOR PLAT NOTES, LINE AND CURVE TABLE

PLAT NO. 23-11800208
REPLAT & SUBDIVISION PLAT
ESTABLISHING
KINDER RANCH AGI, UNIT 7A
(ENCLAVE)

BEING A TOTAL OF 36.151 ACRE TRACT, COMPRISED OF THE REMAINING PORTION OF AN 80.03 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20100174339, 9.819 ACRES OUT OF THAT 12.313 ACRE TRACT AND 11.221 OF THAT 12.357 ACRE TRACT BOTH IN DEED RECORDED IN DOCUMENT NO. 20200193624, ALL OF THAT 1.359 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20200102463, OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A 0.791 ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 2 RECORDED IN VOLUME 9708, PAGE 5-6, ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 1 RECORDED IN VOLUME 9660, PAGE 47-50, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOCATED ON LOT 905, BLOCK, 24, KINDER RANCH AGI UNIT 1C RECORDED IN VOLUME 20003, PAGE 1187, LOCATED ON LOT 903, BLOCK 24, KINDER RANCH AGI, UNIT 1B RECORDED IN VOLUME 20002, PAGE 2112-2113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
AGI KINDER RANCH, LTD
2020 FI BORGFIELD, LLC
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

OWNER: HASTINGS RIDGE AT KINDER RANCH
HOMEOWNERS ASSN INC
2112 ESTIN CREEK
SAN ANTONIO, TEXAS 78218

OWNER: KINDER RANCH UNIT 1 LTD
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF August, A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

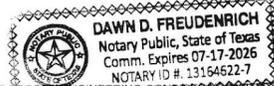
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT 7A (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____

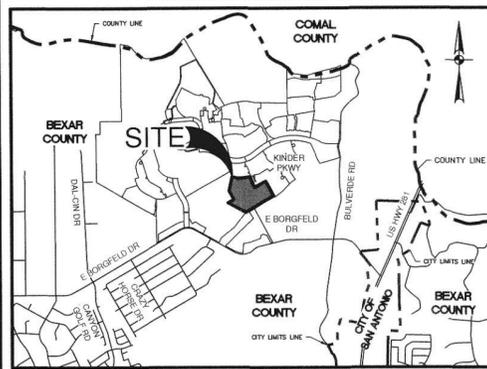
BY: _____ CHAIRMAN

BY: _____ SECRETARY



TOM H. MILO
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. 8802-67; Survey Job No. 8802-67; KINDER RANCH AGI, UNIT 7A (ENCLAVE)



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," "GAS EASEMENT," "SEWER EASEMENT," "OVERHEAD 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, STRUCTURE, 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.

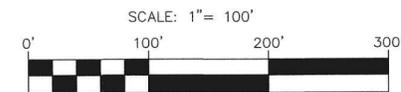
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS 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.

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.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 13, 2024

STATE OF TEXAS
COUNTY OF BEXAR

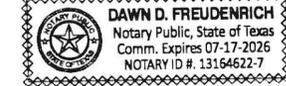
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Andrew Lewis
OWNER:
ANDREW LEWIS
1879 E BORGFELD DR
SAN ANTONIO, TX 78260
(210)828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW LEWIS 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 15 DAY OF August, A.D. 2024

Andrew Lewis
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 23-11800208
REPLAT & SUBDIVISION PLAT
ESTABLISHING
KINDER RANCH AGI, UNIT 7A
(ENCLAVE)

BEING A TOTAL OF 36.151 ACRE TRACT, COMPRISED OF THE REMAINING PORTION OF AN 80.03 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20100174359, 9.819 ACRES OUT OF THAT 12.313 ACRE TRACT AND 11.221 OF THAT 12.357 ACRE TRACT BOTH IN DEED RECORDED IN DOCUMENT NO. 20200193624, ALL OF THAT 1.359 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20200102463, OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A 0.791 ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 2 RECORDED IN VOLUME 9709, PAGE 5-6, ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 1 RECORDED IN VOLUME 9860, PAGE 47-50, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOCATED ON LOT 905, BLOCK, 24, KINDER RANCH AGI UNIT 1C RECORDED IN VOLUME 20003, PAGE 1187, LOCATED ON LOT 903, BLOCK 24, KINDER RANCH AGI, UNIT 1B RECORDED IN VOLUME 20002, PAGE 2112-2113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. DENTON JR.
AGI KINDER RANCH, LTD
2020 FI BORGFELD, LLC
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

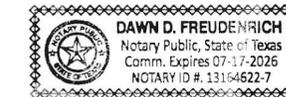
OWNER: HASTINGS RIDGE AT KINDER RANCH
HOMEOWNERS ASSN INC
2112 ESTIN CREEK
SAN ANTONIO, TEXAS 78218

OWNER: KINDER RANCH UNIT 1 LTD
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF August, A.D. 2024

Lloyd A. Denton Jr.
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

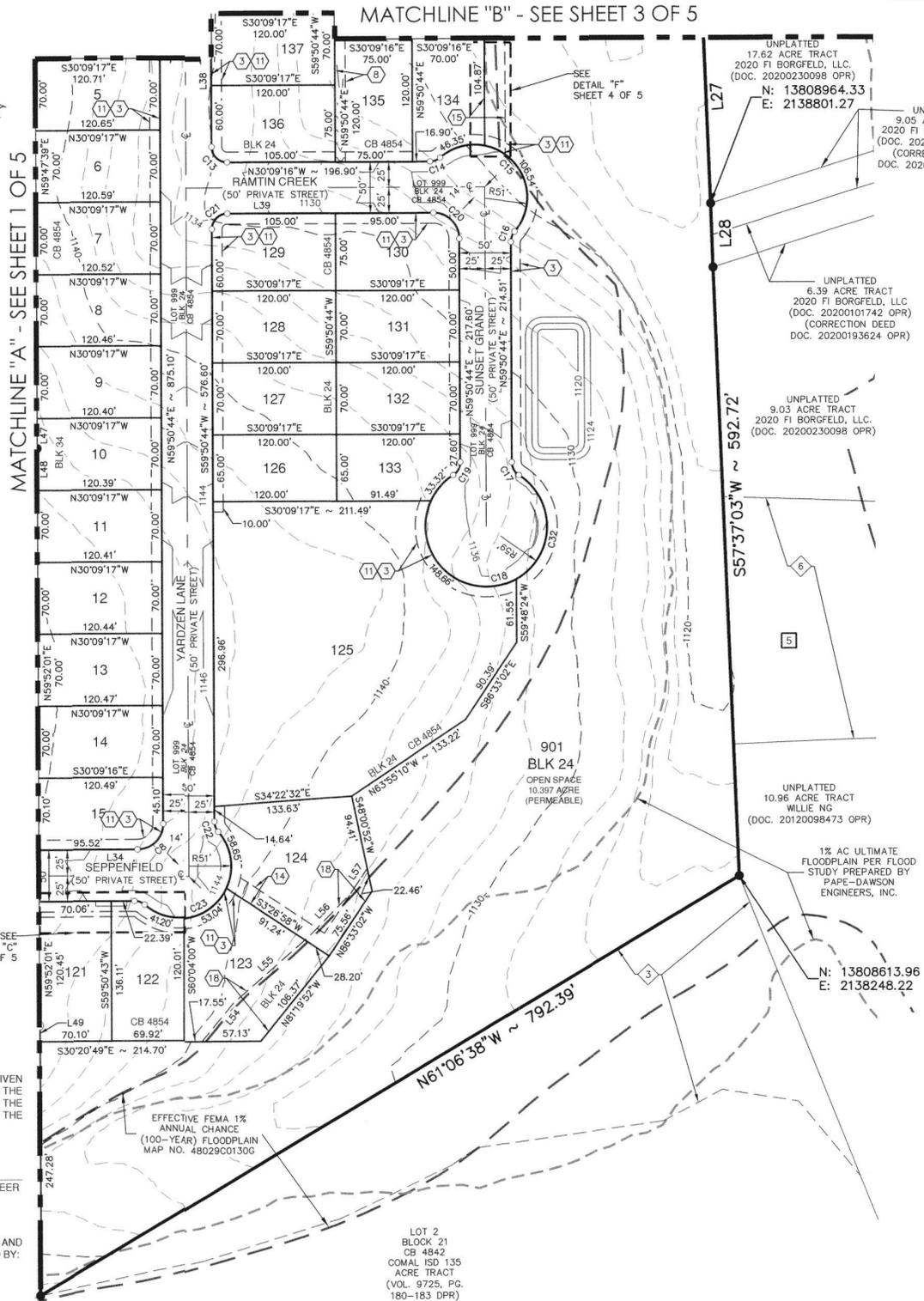
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT 7A (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



SEE
DETAIL "C"
SHEET 4 OF 5

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.

Caleb M. Chance
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

LOT 2
BLOCK 21
CB 4842
COMAL SD 135
ACRE TRACT
(VOL. 9725, PG.
180-183 DPR)

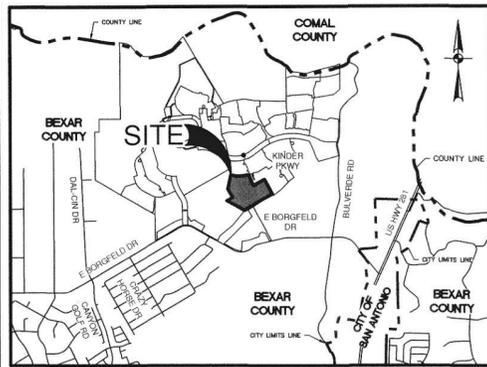
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 5 OF 5 FOR PLAT NOTES,
LINE AND CURVE TABLE



KINDER RANCH AGI, UNIT 7A (ENCLAVE)

Civil Job No. 8802-67; Survey Job No. 8802-67

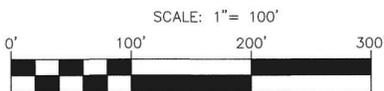
Date: Aug 13, 2024, 4:47pm, User: D. Williams, File: P:\24\2407\Design\Comal\Plat\PLAT0208.dwg



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," "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 GRANTEE'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 BUILDING, STRUCTURE, 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 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.
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.



PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
 DATE OF PREPARATION: August 13, 2024

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: *Andrew Lewis*
 ANDREW LEWIS
 1879 E BORGFELD DR
 SAN ANTONIO, TX 78260
 (210)828-6131

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW LEWIS 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 16 DAY OF August, A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DAWN D. FREUDENRICH
 Notary Public, State of Texas
 Comm. Expires 07-17-2026
 NOTARY ID # 13164622-7

PLAT NO. 23-11800208
REPLAT & SUBDIVISION PLAT
ESTABLISHING
KINDER RANCH AGI, UNIT 7A
(ENCLAVE)

BEING A TOTAL OF 36.151 ACRE TRACT, COMPRISED OF THE REMAINING PORTION OF AN 80.03 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20100174339, 9.819 ACRES OUT OF THAT 12.313 ACRE TRACT AND 11.221 OF THAT 12.357 ACRE TRACT BOTH IN DEED RECORDED IN DOCUMENT NO. 20200193624, ALL OF THAT 1.359 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20200102463, OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A 0.791 ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 2 RECORDED IN VOLUME 9708, PAGE 5-8, ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 1 RECORDED IN VOLUME 9860, PAGE 47-50, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOCATED ON LOT 905, BLOCK 24, KINDER RANCH AGI UNIT 1C RECORDED IN VOLUME 20003, PAGE 1187, LOCATED ON LOT 903, BLOCK 24, KINDER RANCH AGI UNIT 1B RECORDED IN VOLUME 20002, PAGE 2112-2113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. DENTON JR.
 AGI KINDER RANCH, LTD
 2020 FI BORGFELD, LLC
 11 LYNN BATTS LANE, SUITE 100
 SAN ANTONIO, TEXAS 78218
 (210) 828-6131

OWNER: HASTINGS RIDGE AT KINDER RANCH
 HOMEOWNERS ASSN INC
 2112 ESTIN CREEK
 SAN ANTONIO, TEXAS 78218

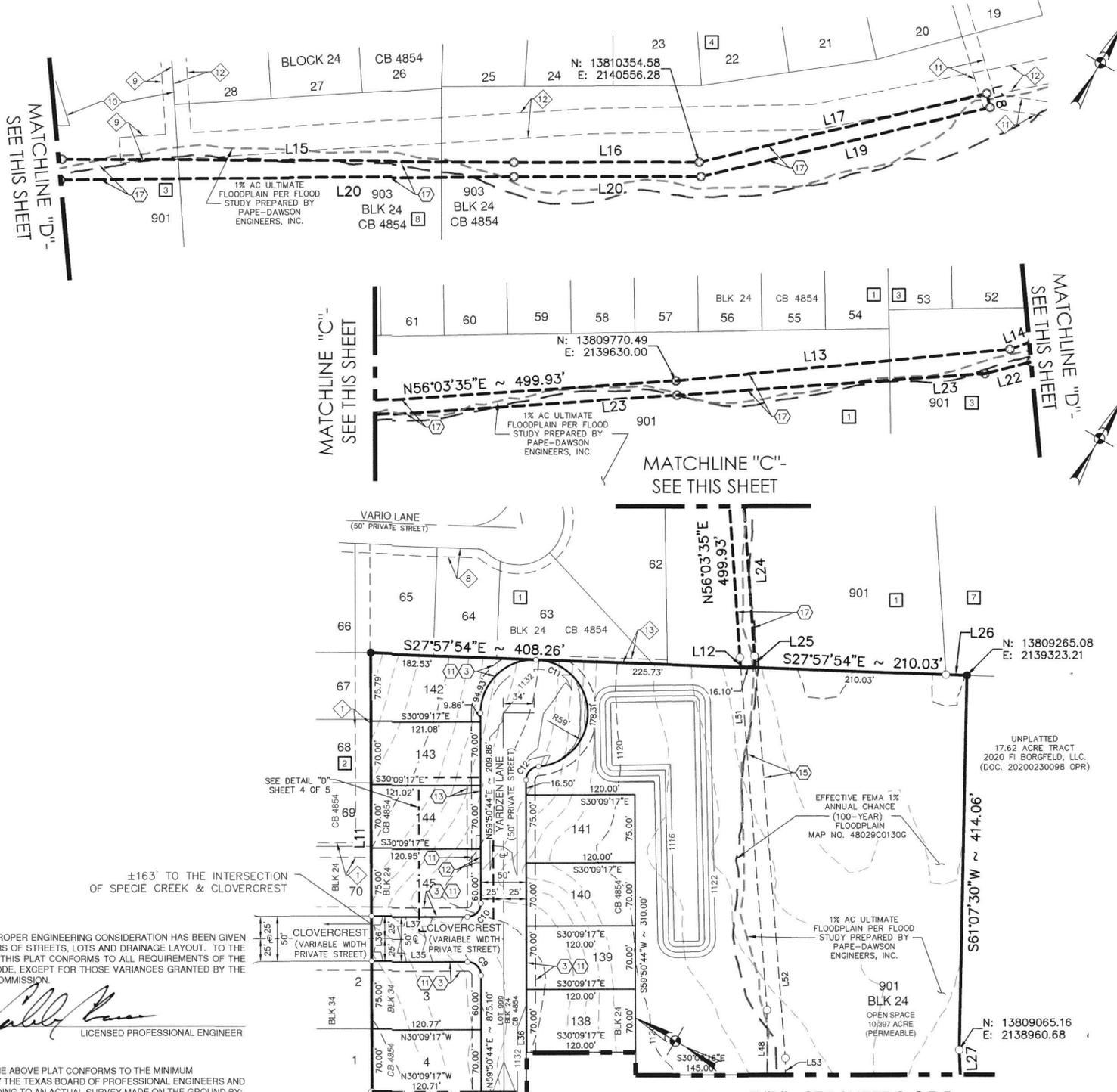
OWNER: KINDER RANCH UNIT 1 LTD
 11 LYNN BATTS LANE, SUITE 100
 SAN ANTONIO, TEXAS 78218

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF August, A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DAWN D. FREUDENRICH
 Notary Public, State of Texas
 Comm. Expires 07-17-2026
 NOTARY ID # 13164622-7



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.

Caleb M. Chance
 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Tom H. Milo
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

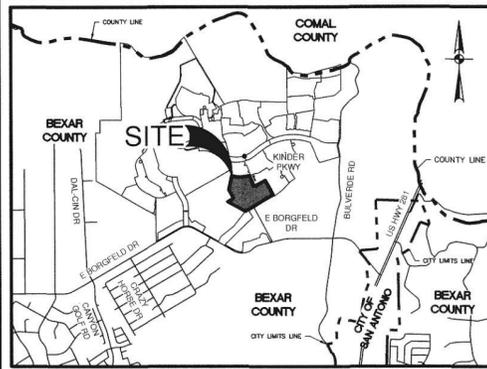
SEE SHEET 5 OF 5 FOR PLAT NOTES, LINE AND CURVE TABLE

SHEET 3 OF 5

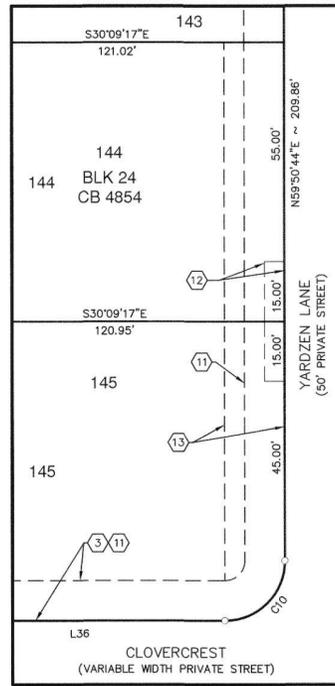


KINDER RANCH AGI, UNIT 7A (ENCLAVE) Civil Job No. 8802-67; Survey Job No. 8802-67

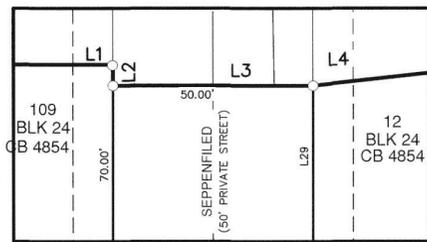
Date: Aug 13, 2024, 4:47pm User: d.egones File: P:\8802\8802\Design\Civil\Plat\PE_880267.dwg



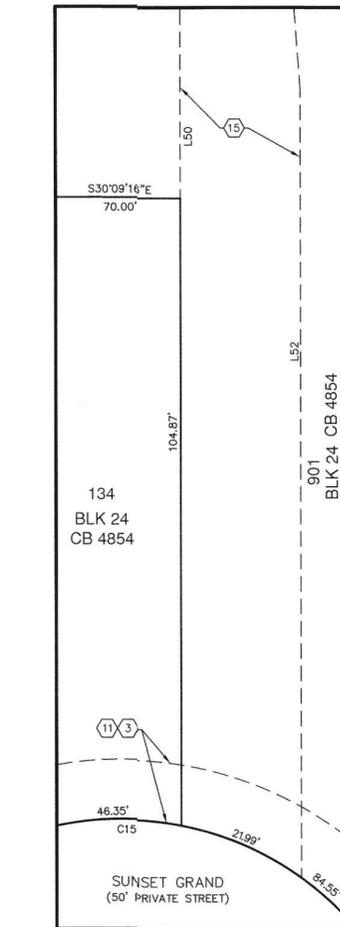
LOCATION MAP
NOT-TO-SCALE



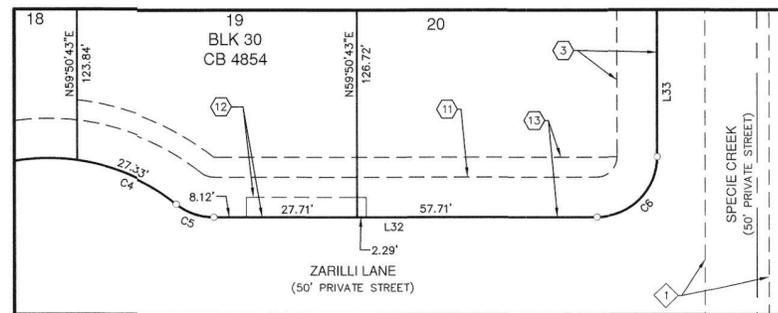
DETAIL "D" - SEE SHEET 3
SCALE: 1" = 30'



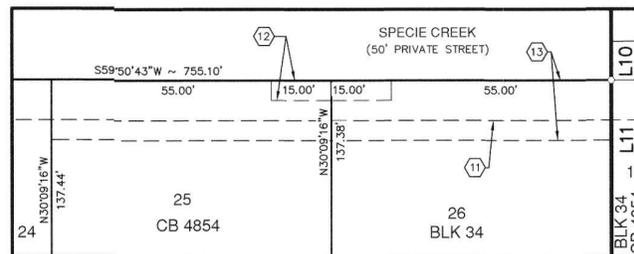
DETAIL "E" - SEE SHEET 1
SCALE: 1" = 30'



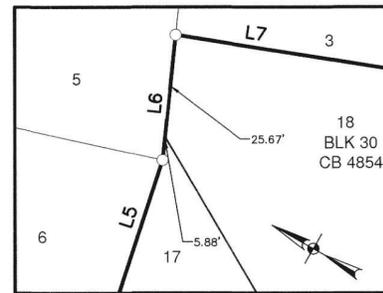
DETAIL "F" - SEE SHEET 2
SCALE: 1" = 30'



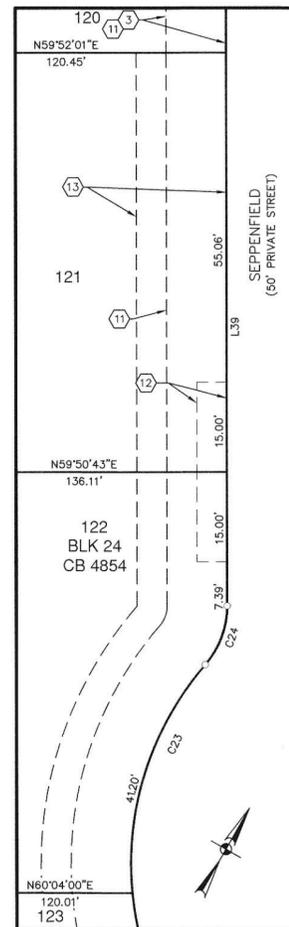
DETAIL "A" - SEE SHEET 1
SCALE: 1" = 30'



DETAIL "B" - SEE SHEET 1
SCALE: 1" = 30'



DETAIL "G" - SEE SHEET 1
SCALE: 1" = 30'



DETAIL "C" - SEE SHEET 2
SCALE: 1" = 30'

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.

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.

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," "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 GRANTORS 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 BUILDING, STRUCTURE, 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.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 13, 2024

STATE OF TEXAS
COUNTY OF BEXAR

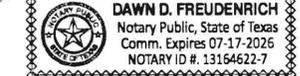
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER: *Andrew Lewis*
ANDREW LEWIS
1879 E BORGFIELD DR
SAN ANTONIO, TX 78220
(210)828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW LEWIS 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 15 DAY OF August, A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 23-11800208
REPLAT & SUBDIVISION PLAT
ESTABLISHING
KINDER RANCH AGI, UNIT 7A
(ENCLAVE)

BEING A TOTAL OF 38.151 ACRE TRACT, COMPRISED OF THE REMAINING PORTION OF AN 80.03 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20100174339, 9.819 ACRES OUT OF THAT 12.313 ACRE TRACT AND 11.221 OF THAT 12.357 ACRE TRACT BOTH IN DEED RECORDED IN DOCUMENT NO. 20200193624, ALL OF THAT 1.359 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20200102463, OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A 0.791 ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 2 RECORDED IN VOLUME 9708, PAGE 5-6, ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 1 RECORDED IN VOLUME 9660, PAGE 47-50, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOCATED ON LOT 905, BLOCK 24, KINDER RANCH AGI UNIT 1C RECORDED IN VOLUME 20003, PAGE 1187, LOCATED ON LOT 903, BLOCK 24, KINDER RANCH AGI UNIT 1B RECORDED IN VOLUME 20002, PAGE 2112-2113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.*
LLOYD A. DENTON JR.
AGI KINDER RANCH, LTD
2020 FI BORGFIELD, LLC
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

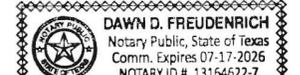
OWNER: *Hastings Ridge at Kinder Ranch Homeowners Assn Inc*
HASTINGS RIDGE AT KINDER RANCH
HOMEOWNERS ASSN INC
2112 ESTIN CREEK
SAN ANTONIO, TEXAS 78218

OWNER: *Kinder Ranch Unit 1 Ltd*
KINDER RANCH UNIT 1 LTD
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF August, A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT 7A (ENCLAVE), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I 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.

Caleb Chance
CALEB CHANCE
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

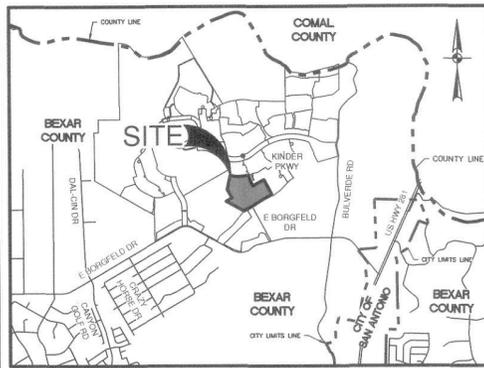
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Tom H. Milo
TOM H. MILO
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

KINDER RANCH AGI, UNIT 7A (ENCLAVE) Civil Job No. 8802-67; Survey Job No. 8802-67



LOCATION MAP
NOT-TO-SCALE
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER (SURVEYOR)	○	SET 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT	○	EASEMENT POINT OF INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS

1146	EXISTING CONTOURS
1140	PROPOSED CONTOURS
—C—	CENTERLINE
—	DEED LINE

- ① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ③ 10' PRIVATE DRAINAGE EASEMENT
- ④ 10' BUILDING SETBACK
- ⑤ 5' WATER EASEMENT (0.006 AC)
- ⑥ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑦ 16' DRAINAGE EASEMENT
- ⑧ VARIABLE WIDTH SANITARY SEWER EASEMENT
- ⑨ 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑩ 16' SANITARY SEWER EASEMENT (OFF-LOT) (TOTAL 0.930 OF AN ACRE) (PERMEABLE)
- ⑪ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑫ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑬ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑭ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑮ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑯ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑰ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑱ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

- ① 16' SANITARY SEWER EASEMENT (VOL. 16019, PGS. 1771-1780, OPR)
- ② VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 9721, PGS. 141-142, DPR)
- ③ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9725, PGS. 180-183, DPR)
- ④ 16' SANITARY SEWER EASEMENT (VOL. 9725, PGS. 180-183, DPR)
- ① KINDER RANCH AGI, UNIT-2 (ENCLAVE) (VOL. 9708, PGS. 5-6, DPR)
- ② KINDER RANCH AGI, UNIT-4 (ENCLAVE) (VOL. 20002, PGS. 2124-2126, PR)
- ③ KINDER RANCH AGI, UNIT-1 (ENCLAVE) (VOL. 9660, PGS. 47-50, DPR)
- ④ KINDER RANCH AGI, UNIT-1B (ENCLAVE) (VOL. 20002, PGS. 2112 & 2113, PR)

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- 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 U.S. SURVEY FEET, IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- 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.

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.

Caleb M. Chance
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

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", "SEWER 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 GRANTORS' ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID 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 BUILDING, STRUCTURE, 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.

- ⑤ 28' OVERHEAD ELECTRIC EASEMENT (VOL. 14166, PGS. 1719-1726, OPR)
- ⑥ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (KINDER BORGFELD ELEMENTARY) (VOL. 20003, PG. 716-717, PR)
- ⑤ KINDER BORGFELD ELEMENTARY (VOL. 20003, PG. 716-717, PR)
- ⑥ 2020 FI BORGFIELD, L.L.C. (DOC. 20200230098 OPR)
- ⑦ WILLIS RANCH UNIT 5B (ENCLAVE) (VOL. 20003, PG. 160-161 PR)
- ⑧ KINDER RANCH AGI, UNIT 1C (ENCLAVE) (PLAT NO. 21-11800548) (CONCURRENT)

COUNTY FINISHED FLOOR ELEVATION:-(RELATIVE TO FLOODPLAIN)
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. LOTS 119-125, 133-130, 134, AND LOTS 138-141, BLK 24 WILL HAVE A FINISHED FLOOR ELEVATION.

OPEN SPACE:

LOT 901, BLOCK 24, IS DESIGNATED AS OPEN SPACE. A COMMON AREA, A DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND MAINTENANCE ACCESS EASEMENT.

RESIDENTIAL FINISHED FLOOR

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

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SAWS DEDICATION:

THE OWNER 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.

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.

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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S78°12'51"E	120.01'
L2	S11°47'09"W	5.30'
L3	S78°12'51"E	50.00'
L4	S84°25'54"E	137.19'
L5	N77°59'37"E	165.01'
L6	N65°55'22"E	31.55'
L7	S21°07'08"E	195.07'
L8	S30°09'17"E	75.00'
L9	S59°50'43"W	25.00'
L10	S30°09'16"E	187.31'
L11	N59°47'39"E	485.79'
L12	N55°35'34"E	10.93'
L13	N54°33'35"E	369.51'
L14	N40°08'39"E	26.59'
L15	N60°13'11"E	497.31'
L16	N59°50'44"E	204.24'
L17	N46°29'47"E	325.77'
L18	S43°30'13"E	16.00'
L19	S46°29'47"W	327.64'
L20	S59°50'43"W	206.08'
L21	S59°25'26"W	498.98'
L22	S45°45'25"W	52.49'
L23	S55°55'22"W	339.95'
L24	S56°03'35"W	500.05'
L25	S55°35'34"W	12.70'
L26	S27°58'24"E	23.18'
L27	S57°41'08"W	188.65'
L28	S57°54'41"W	82.09'
L29	S11°47'09"W	108.58'
L30	S78°12'51"E	66.05'

LINE TABLE

LINE #	BEARING	LENGTH
L31	N80°10'21"E	148.72'
L32	S30°09'17"E	95.83'
L33	N59°50'43"E	86.72'
L34	S30°09'17"E	218.02'
L35	N30°09'16"W	105.84'
L36	N59°47'39"E	50.00'
L37	S30°09'16"E	105.89'
L38	S59°50'44"W	431.50'
L39	N30°09'16"W	200.00'
L40	N30°09'17"W	367.50'
L41	N78°12'51"W	66.05'
L42	S80°10'21"W	163.21'
L43	N30°09'17"W	110.32'
L44	S30°09'17"E	72.57'
L45	S59°47'39"W	29.19'
L46	S59°52'01"W	40.81'
L47	N59°47'39"E	29.19'
L48	N59°52'01"E	40.81'
L49	N59°50'28"E	15.90'
L50	N59°50'44"E	176.48'
L51	N55°35'34"E	380.02'
L52	S55°35'34"W	432.74'
L53	S59°50'44"W	132.00'
L54	S80°47'21"E	48.91'
L55	S71°26'20"E	98.53'
L56	S75°51'45"E	56.90'
L57	S86°33'02"E	29.32'
L58	N60°24'06"E	58.15'

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.

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.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 24, CB 4854, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

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.

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 GRANTORS' 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.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38900720 & TRE-APP-APP21-38900628) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S33°12'51"E	21.21'	23.56'
C2	475.00'	21°36'48"	S89°01'15"E	178.12'	179.18'
C3	15.00'	38°43'27"	N60°48'37"E	9.95'	10.14'
C4	51.00'	147°07'17"	S64°59'28"E	97.83'	130.96'
C5	15.00'	38°43'27"	S10°47'33"E	9.95'	10.14'
C6	15.00'	90°00'00"	S75°09'17"E	21.21'	23.56'
C7	15.00'	90°00'00"	S14°50'43"W	21.21'	23.56'
C8	25.00'	90°00'00"	S75°09'16"E	35.36'	39.27'
C9	15.00'	90°00'00"	N14°50'44"E	21.21'	23.56'
C10	15.00'	90°00'00"	S75°09'16"E	21.21'	23.56'
C11	59.00'	265°20'57"	S12°31'13"W	86.76'	273.24'
C12	15.00'	85°20'57"	N77°28'47"W	20.34'	22.34'
C13	15.00'	90°00'00"	S14°50'44"W	21.21'	23.56'
C14	15.00'	40°52'57"	S50°35'45"E	10.48'	10.70'
C15	51.00'	171°45'54"	S14°50'44"W	101.74'	152.89'
C16	15.00'	40°52'57"	S80°17'12"W	10.48'	10.70'
C17	15.00'	57°16'46"	S31°12'21"W	14.38'	15.00'
C18	59.00'	294°33'33"	N30°09'16"W	63.78'	303.32'
C19	15.00'	57°16'46"	N88°29'07"E	14.38'	15.00'
C20	25.00'	90°00'00"	N14°50'44"E	35.36'	39.27'
C21	15.00'	90°00'00"	N75°09'16"W	21.21'	23.56'
C22	15.00'	40°52'57"	S39°24'15"W	10.48'	10.70'
C23	51.00'	171°45'54"	N75°09'16"W	101.74'	152.89'
C24	15.00'	40°52'57"	N9°42'48"W	10.48'	10.70'
C25	125.00'	41°56'26"	N9°11'04"W	89.47'	91.50'
C26	15.00'	90°00'00"	S56°47'09"W	21.21'	23.56'
C27	525.00'	21°36'48"	N89°01'15"W	196.87'	198.04'
C28	25.00'	69°40'23"	N64°59'28"W	28.56'	30.40'
C29	15.00'	90°00'00"	N14°50'43"E	21.21'	23.56'
C30	15.00'	90°00'00"	S75°09'17"E	21.21'	23.56'
C31	75.00'	41°56'26"	S9°11'04"E	53.68'	54.90'
C32	59.00'	117°50'18"	S61°29'06"W	101.06'	121.34'

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 24, CB 4854, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS 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.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0130G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FLOODPLAIN CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

STATE OF TEXAS
COUNTY OF BEXAR

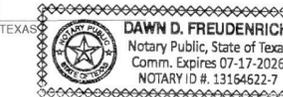
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Andrew Lewis
OWNER: ANDREW LEWIS
1879 E BORGFIELD DR
SAN ANTONIO, TX 78260
(210)828-6131

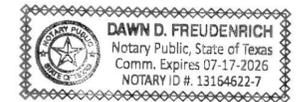
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW LEWIS 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 15 DAY OF August, A.D. 2024

Dawn D. Freudenrich
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: August 13, 2024



PLAT NO. 23-11800208
REPLAT & SUBDIVISION PLAT
ESTABLISHING
KINDER RANCH AGI, UNIT 7A
(ENCLAVE)

BEING A TOTAL OF 36.151 ACRE TRACT, COMPRISED OF THE REMAINING PORTION OF AN 80.03 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20100174339, 9.819 ACRES OUT OF THAT 12.313 ACRE TRACT AND 11.221 OF THAT 12.357 ACRE TRACT BOTH IN DEED RECORDED IN DOCUMENT NO. 20200193624, ALL OF THAT 1.359 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20200102463, OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A 0.791 ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 2 RECORDED IN VOLUME 9708, PAGE 5-6, ON LOT 901, BLOCK 24, KINDER RANCH AGI UNIT 1 RECORDED IN VOLUME 9660, PAGE 47-50, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOCATED ON LOT 905, BLOCK 24, KINDER RANCH AGI UNIT 1C RECORDED IN VOLUME