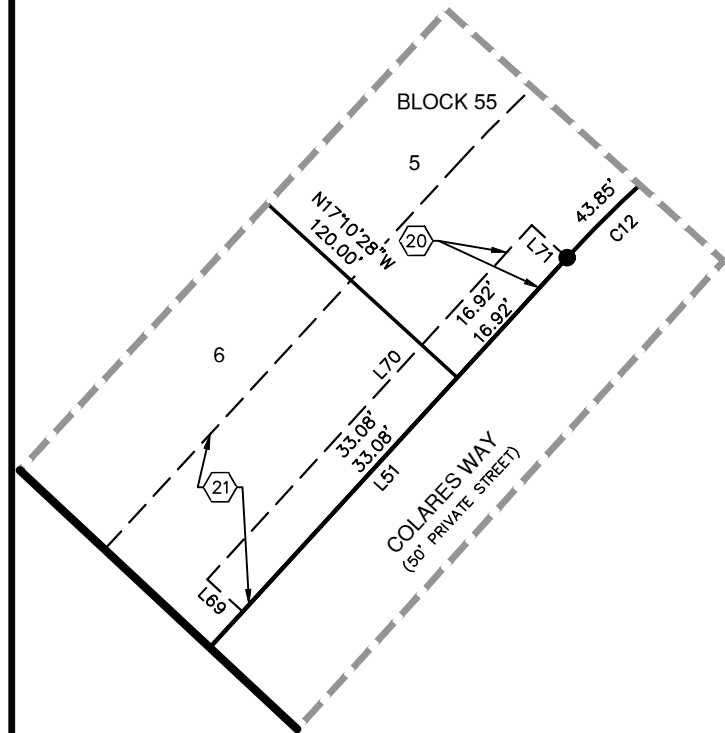


LOCATION MAP
NOT-TO-SCALE

SEE SHEET 4 OF 4 FOR LEGEND, PLAT
NOTES, LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



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.

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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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," "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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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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.

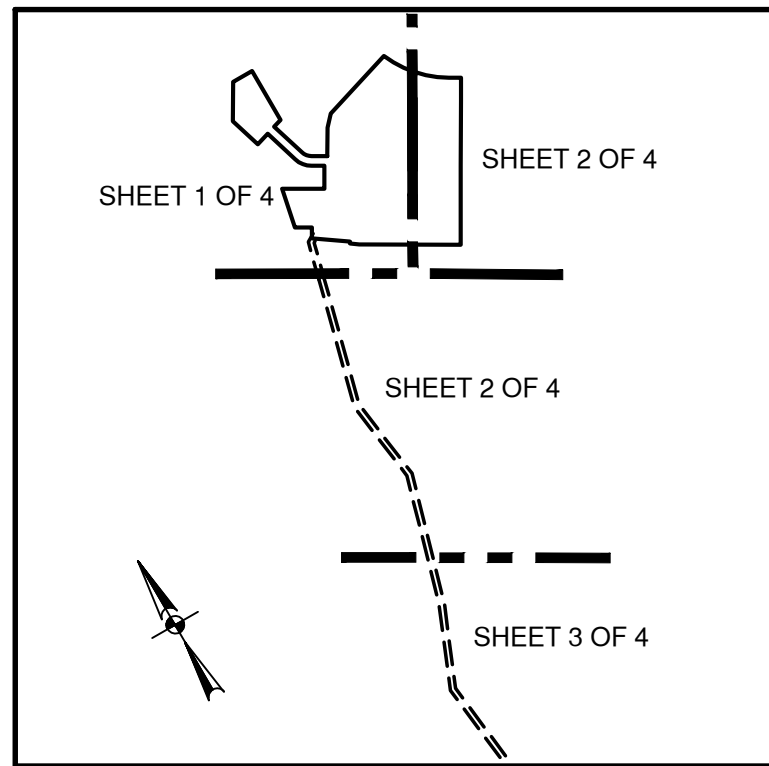
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SAWS IMPACT FEE:

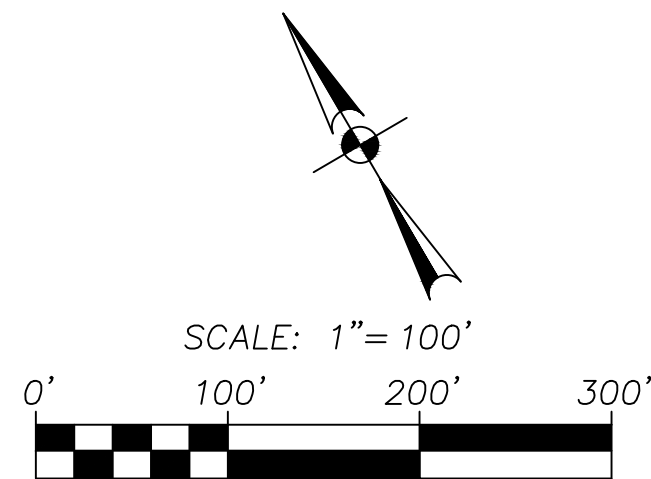
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.



INDEX MAP
SCALE: 1"= 1000'



PLAT NO. 21-11800155

SUBDIVISION PLAT OF KINDER WEST, UNIT-8A (ENCLAVE)

BEING A TOTAL OF 19.258 ACRE TRACT OF LAND, BEING COMPRISED OF ALL OF A 5.606 ACRE TRACT RECORDED IN DOCUMENT 20210245634, ALL OF A 9.268 ACRE TRACT RECORDED IN DOCUMENT 20210206590, INCLUDING 1.707 OFFSITE EASEMENTS LOCATED ON A 22.216 ACRE TRACT RECORDED IN SAID DOCUMENT 20210206590, A PORTION OF THE 101.903 ACRE TRACT RECORDED IN DOCUMENT 20210245633 AND A PORTION OF THE 272.092 ACRE TRACT RECORDED IN DOCUMENT 17661, PAGE 939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: June 16, 2022

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: SCOTT TEETER, PRESIDENT
KINDER RANCH GALE INVESTMENT, LP
KINDER RANCH GALE UNIT 8A, LLC
KINDER SUNDAY CREEK, INC.
SA KINDER RANCH NO. 2
11 LYNN BATTS 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 SCOTT TEETER, 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 _____ DAY OF _____, A.D. 20____.

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

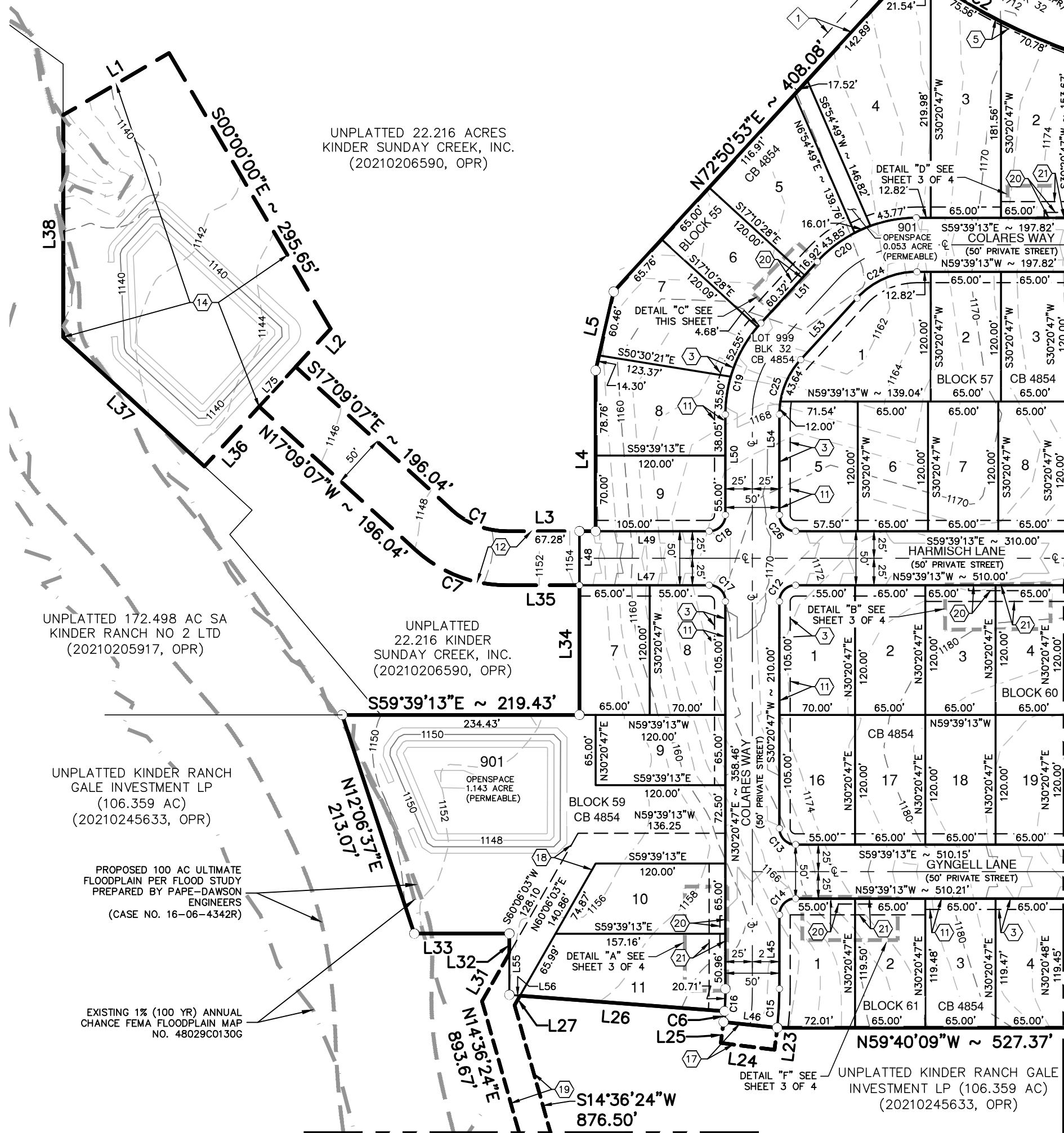
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER WEST, UNIT-8A (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____.

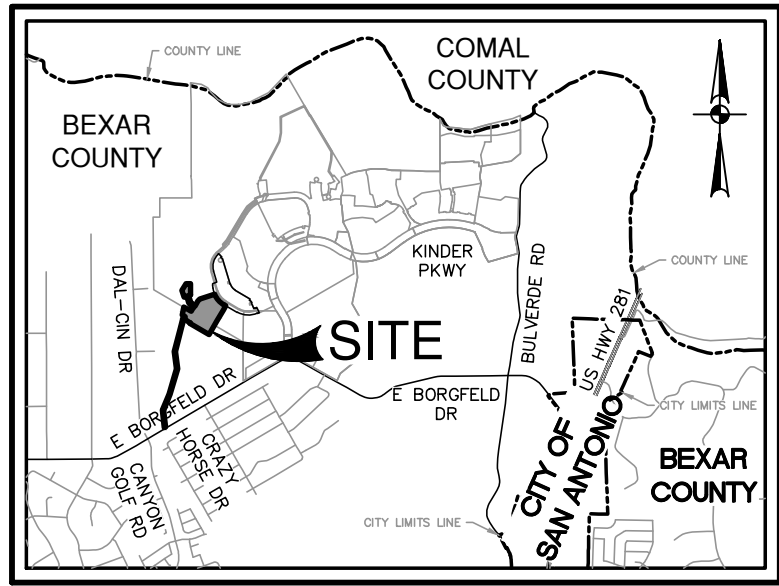
BY: _____ CHAIRMAN

BY: _____ SECRETARY



MATCHLINE "B" - SEE SHEET 2 OF 4

SHEET 1 OF 4



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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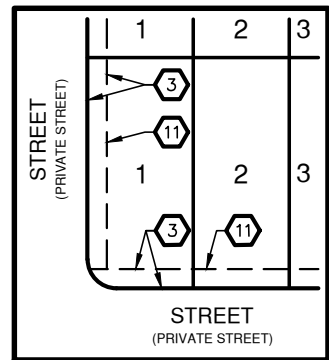
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TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "B"
SEE SHEET 1 OF 4

PROPOSED 100 AC ULTIMATE
FLOODPLAIN PER FLOOD STUDY
PREPARED BY PAPE-DAWSON
ENGINEERS
(CASE NO. 16-06-4342R)

UNPLATTED KINDER
RANCH GALE
INVESTMENT LP
(106.359 AC)
(20210245633, OPR)

EXISTING 1% (100 YR) ANNUAL
CHANCE FEMA FLOODPLAIN MAP
NO. 48029C0130G

UNPLATTED KINDER
RANCH GALE
INVESTMENT LP
(106.359 AC)
(20210245633, OPR)

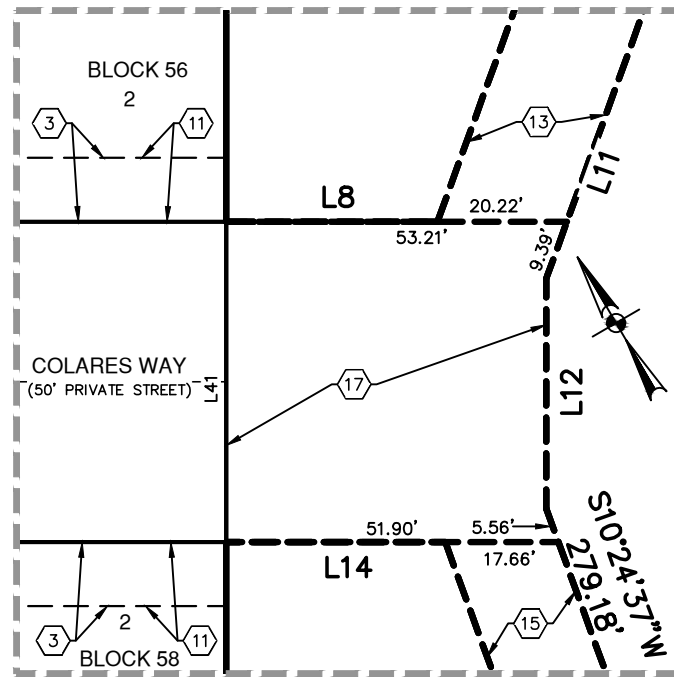
MATCHLINE "C" SEE
THIS SHEET RIGHT

MATCHLINE "C" SEE
THIS SHEET LEFT

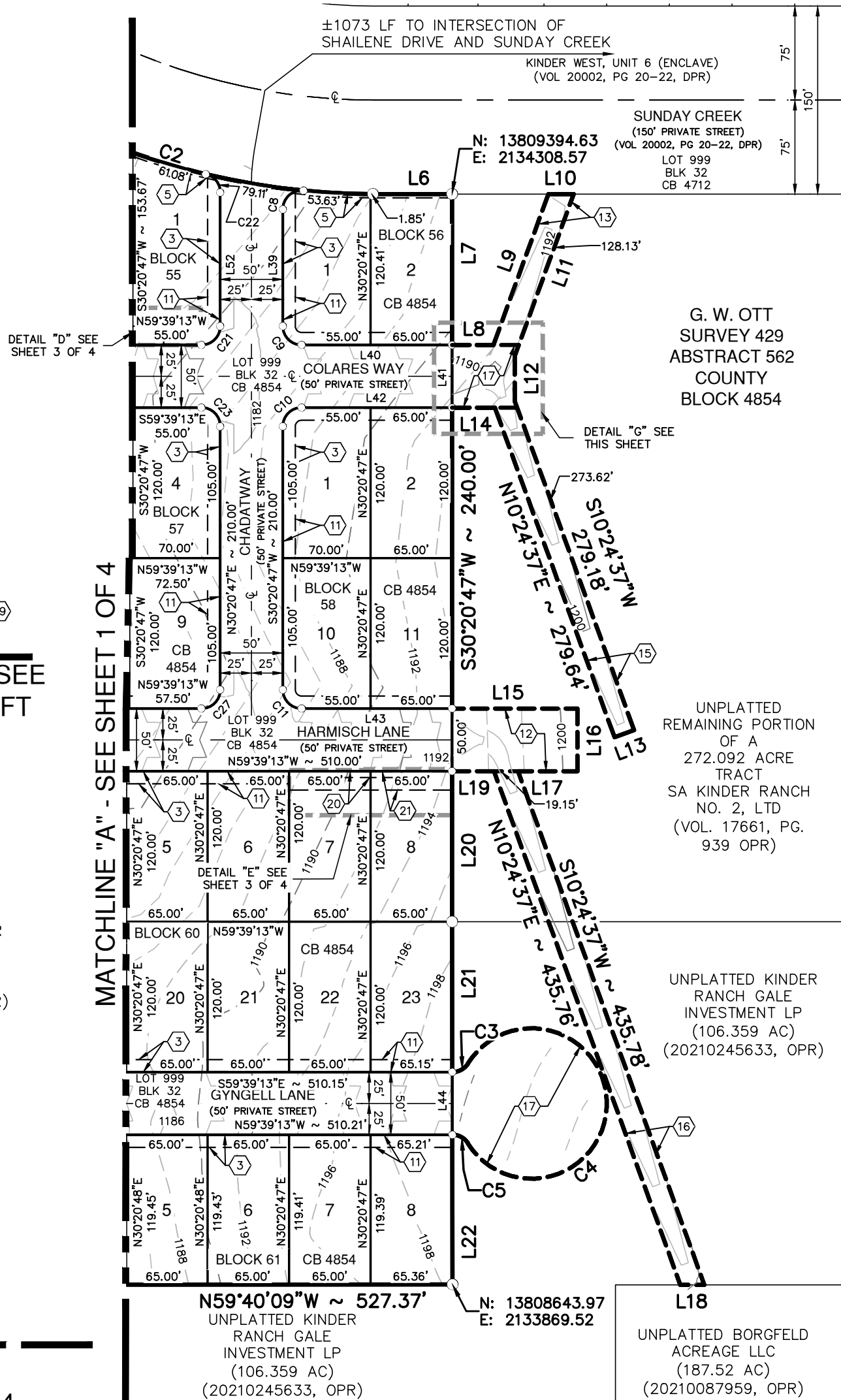
UNPLATTED KINDER
RANCH GALE
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(20210245633, OPR)

UNPLATTED KINDER
RANCH GALE
INVESTMENT LP
(106.359 AC)
(20210245633, OPR)

MATCHLINE "D"
SEE SHEET 3 OF 4



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



SEE SHEET 4 OF 4 FOR LEGEND, PLAT
NOTES, LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NO. 21-11800155

SUBDIVISION PLAT OF
KINDER WEST, UNIT-8A
(ENCLAVE)

BEING A TOTAL OF 19.258 ACRE TRACT OF LAND, BEING COMPRISED OF ALL OF A 5.606 ACRE TRACT RECORDED IN DOCUMENT 20210245634, ALL OF A 9.268 ACRE TRACT RECORDED IN DOCUMENT 20210206590, INCLUDING 1.707 OFFSITE EASEMENTS LOCATED ON A 22.216 ACRE TRACT RECORDED IN SAID DOCUMENT 20210206590, A PORTION OF THE 101.903 ACRE TRACT RECORDED IN DOCUMENT 20210245633 AND A PORTION OF THE 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: June 16, 2022

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.

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KINDER RANCH GALE INVESTMENT, LP
KINDER RANCH GALE UNIT 8A, LLC
KINDER SUNDAY CREEK, INC.
SA KINDER RANCH NO. 2
11 LYNN BATTS 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 SCOTT TEETER 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 _____ DAY OF _____, A.D. 20____.

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

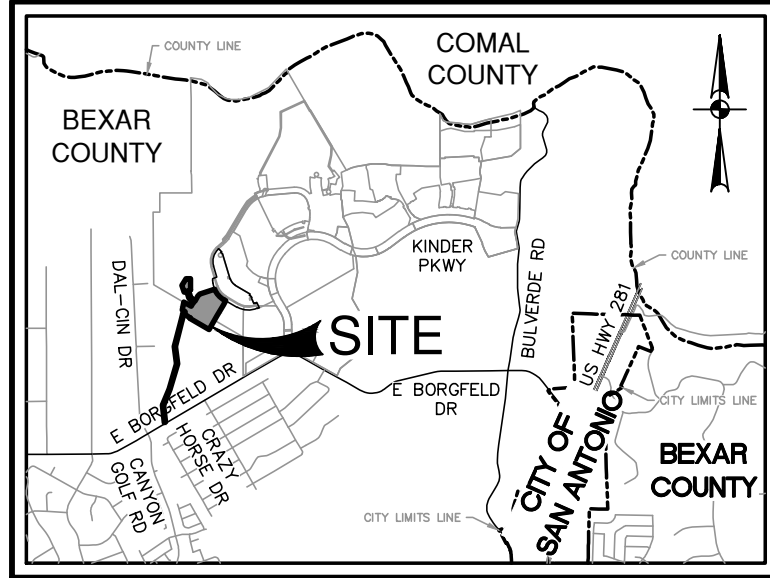
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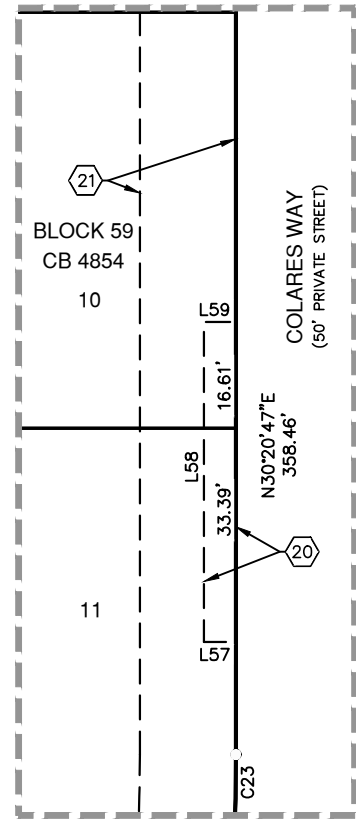
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

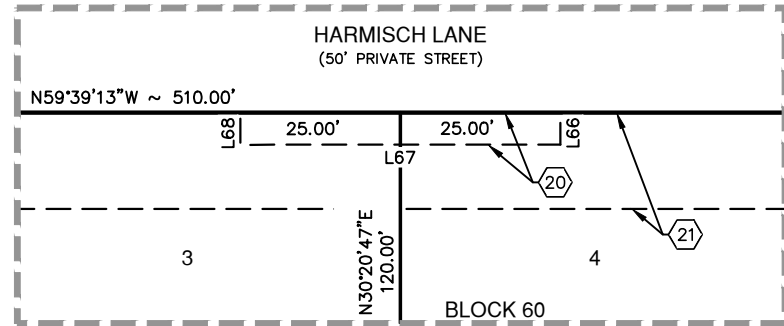
BY: _____ SECRETARY



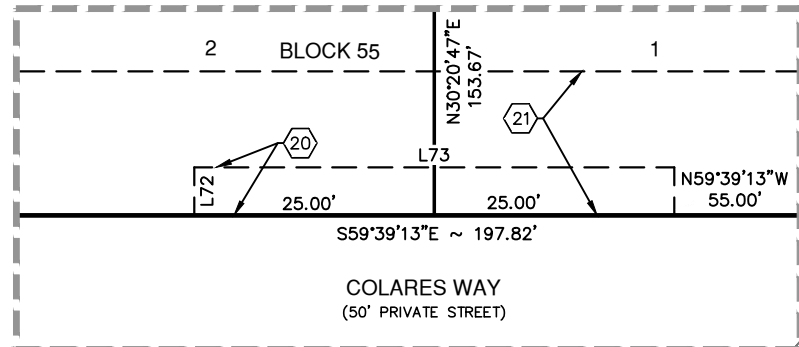
LOCATION MAP
NOT-TO-SCALE



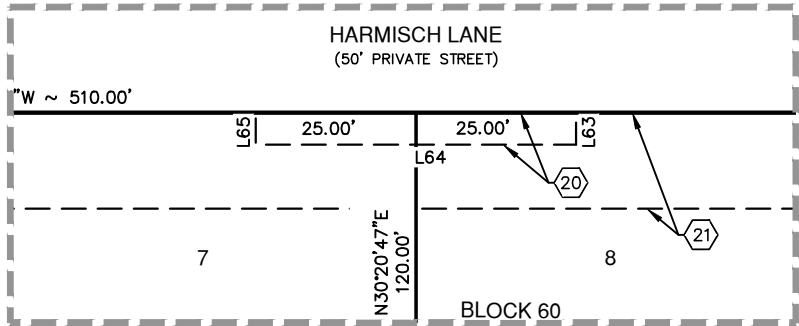
DETAIL "A"
SCALE: 1"=30'
SEE SHEET 1 OF 4



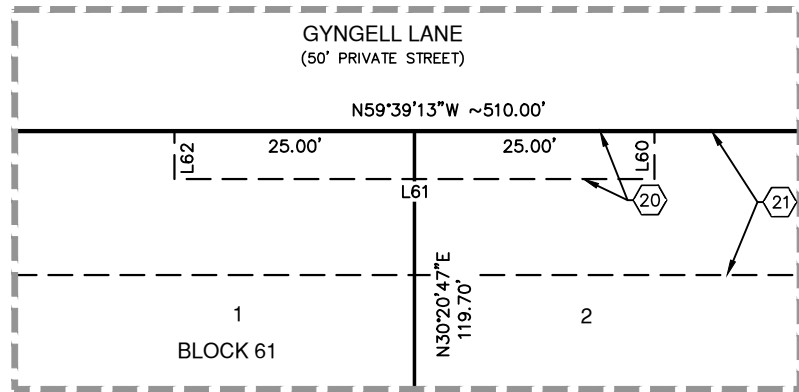
DETAIL "B"
SCALE: 1"=30'
SEE SHEET 1 OF 4



DETAIL "C"
SCALE: 1"=20'
LOT 1 SEE SHEET 2 OF 4
LOT 2 SEE SHEET 1 OF 4



DETAIL "D"
SCALE: 1"=30'
SEE SHEET 2 OF 4



DETAIL "E"
SCALE: 1"=20'
SEE SHEET 1 OF 4

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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MATCHLINE "D"
SEE SHEET 2 OF 4

UNPLATTED KINDER
RANCH GALE
INVESTMENT LP
(106.359 AC)
(20210245633, OPR)

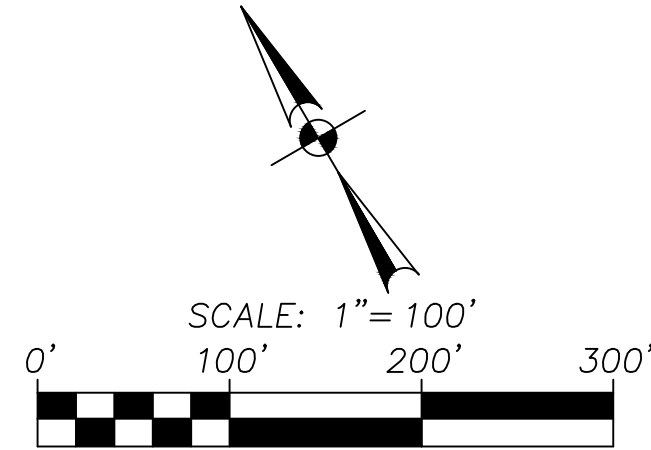
UNPLATTED KINDER
RANCH GALE
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(106.359 AC)
(20210245633, OPR)

UNPLATTED
PATRICIA M
WILLAFORD
(5.0 ACRES)
(202205627, OPR)

UNPLATTED
SIVEK LAZEEMA K
(4.71 ACRES)
(20180112544, OPR)

SEE SHEET 4 OF 4 FOR LEGEND,
PLAT NOTES, LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



PLAT NO. 21-11800155

SUBDIVISION PLAT OF KINDER WEST, UNIT-8A (ENCLAVE)

BEING A TOTAL OF 19.258 ACRE TRACT OF LAND, BEING COMPRISED OF ALL OF A 5.606 ACRE TRACT RECORDED IN DOCUMENT 20210245634, ALL OF A 9.268 ACRE TRACT RECORDED IN DOCUMENT 20210206590, INCLUDING 1.707 OFFSITE EASEMENTS LOCATED ON A 22.216 ACRE TRACT RECORDED IN SAID DOCUMENT 20210206590, A PORTION OF THE 101.903 ACRE TRACT RECORDED IN DOCUMENT 20210245633 AND A PORTION OF THE 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: June 16, 2022

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: SCOTT TEETER, PRESIDENT
KINDER RANCH GALE INVESTMENT, LP
KINDER RANCH GALE UNIT 8A, LLC
KINDER SUNDAY CREEK, INC.
SA KINDER RANCH NO. 2
11 LYNN BATTS 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 SCOTT TEETER, 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 _____ DAY OF _____, A.D. 20_____.

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-8A (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

SHEET 3 OF 4

PLAT NO. 21-11800155

SUBDIVISION PLAT OF
KINDER WEST, UNIT-8A
(ENCLAVE)

BEING A TOTAL OF 19.258 ACRE TRACT OF LAND, BEING COMPRISED OF ALL OF A 5.606 ACRE TRACT RECORDED IN DOCUMENT 20210245634, ALL OF A 9.268 ACRE TRACT RECORDED IN DOCUMENT 20210206590, INCLUDING 1.707 OFFSITE EASEMENTS LOCATED ON A 22.216 ACRE TRACT RECORDED IN SAID DOCUMENT 20210206590, A PORTION OF THE 101.903 ACRE TRACT RECORDED IN DOCUMENT 20210245633 AND PORTION OF THE 272.092 ACRE TRACT RECORDED IN VOLUME 17661, PAGE 939, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE G.W. OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.



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DATE OF PREPARATION: June 16, 2022

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: SCOTT TEETER, PRESIDENT
KINDER RANCH GALE INVESTMENT, LP
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11 LYNN BATTS LANE, SUITE 100
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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER, 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 _____ DAY OF _____, A.D. 20____.

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

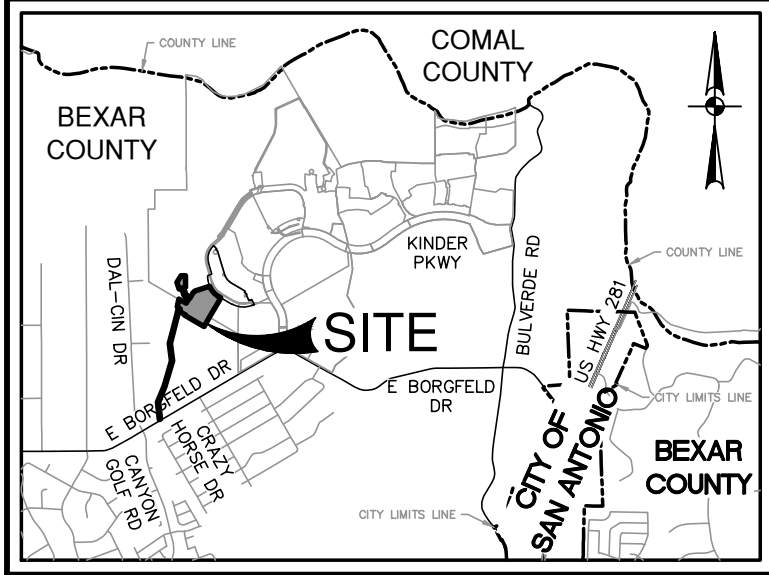
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER WEST, UNIT-8A (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

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	●	FOUND 1/2" IRON ROD
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	○	(UNLESS NOTED OTHERWISE)
LT	LOT NUMBER	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
— 1140 —	EXISTING CONTOURS	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
— 1140 —	PROPOSED CONTOURS	LF	LINEAR FOOT/FEET
— — —	ORIGINAL SURVEY		
— e —	CENTERLINE		
— — —	EXISTING 1% (100 YR) FLOODPLAIN		
— — —	PROPOSED 100 AC ULTIMATE FLOODPLAIN		

③	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	⑩	18' DRAINAGE EASEMENT (OFF-LOT) (0.182 ACRE)
⑤	1' VEHICLE NON ACCESS EASEMENT (NOT-TO-SCALE)	⑪	VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET RIGHT-OF-WAY(OFF-LOT) (0.115 ACRE)(PERMEABLE)
⑪	10' BUILDING SETBACK LINE	⑩	28' ELECTRIC EASEMENT (PERMEABLE)
⑫	50'x100' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET RIGHT-OF-WAY (OFF-LOT) (0.115 ACRE)(PERMEABLE)	⑪	28' ELECTRIC EASEMENT (OFF-LOT) (1.899 ACRE)(PERMEABLE)
⑬	19' DRAINAGE, EASEMENT (PERMEABLE) (OFF-LOT) (TOTAL 0.056 ACRE)	⑫	5' x 50' WATER EASEMENT
⑭	VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (OFF-LOT) (1.320 ACRES)	⑬	15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
⑮	VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (OFF-LOT) (0.106 ACRE)	⑭	16' SANITARY SEWER EASEMENT KINDER WEST, UNIT-6 (ENCLAVE) (VOL 20002, PG 20-22, DPR)

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 ½" 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 IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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

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.

COUNTY FINISHED FLOOR ELEVATION:

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.

SAWS HIGH PRESSURE NOTE:

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

CLOMRS WITH FEMA APPROVAL :

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON OCTOBER 31, 2016 (CASE NO. 16-06-4342R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N90°00'00"E	113.51'
L2	S72°50'53"W	47.81'
L3	S59°39'13"E	82.28'
L4	N30°20'47"E	148.76'
L5	N43°17'48"E	74.76'
L6	S59°39'07"E	63.15'
L7	S30°20'47"W	120.41'
L8	S59°39'13"E	32.99'
L9	N50°20'47"E	128.13'
L10	S59°39'07"E	20.22'
L11	S50°20'47"W	137.52'
L12	S30°20'47"W	35.95'
L13	N79°35'23"W	16.60'
L14	N59°39'13"W	34.24'
L15	S59°39'13"E	100.00'
L16	S30°20'47"W	50.00'
L17	N59°39'13"W	47.38'
L18	N59°36'31"W	19.15'
L19	N59°39'13"W	33.47'
L20	S30°20'47"W	120.00'
L21	S30°16'29"W	120.00'
L22	S30°16'29"W	119.38'
L23	S37°30'27"W	20.51'
L24	N52°22'47"W	50.00'
L25	N37°31'31"E	19.62'
L26	N55°18'36"W	189.67'
L27	S60°06'03"W	10.18'
L28	S6°02'57"E	70.25'
L29	S59°33'37"W	30.74'
L30	N6°02'57"W	82.95'
L31	N60°06'03"E	50.92'
L32	N30°20'47"E	18.34'
L33	N59°39'13"W	87.94'
L34	N30°20'47"E	120.00'
L35	N59°39'13"W	67.28'
L36	S72°50'53"W	75.00'
L37	N17°09'07"W	177.11'
L38	N30°20'53"E	205.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L39	S30°20'47"W	93.18'
L40	S59°39'13"E	120.00'
L41	S30°20'47"W	50.00'
L42	N59°39'13"W	120.00'
L43	S59°39'13"E	120.00'
L44	S30°16'29"W	50.00'
L45	S30°20'47"W	68.46'
L46	N53°24'07"W	50.00'
L47	N59°39'13"W	120.00'
L48	N30°20'47"E	50.00'
L49	S59°39'13"E	120.00'
L50	N30°20'47"E	93.05'
L51	N72°50'53"E	77.24'
L52	N30°20'47"E	106.64'
L53	S72°50'53"W	77.24'
L54	S30°20'47"W	93.05'
L55	N30°20'47"E	38.32'
L56	N55°18'36"W	9.94'
L57	N59°39'13"W	5.00'
L58	N30°20'47"E	50.00'
L59	S59°39'13"E	5.00'
L60	S30°20'47"W	5.00'
L61	N59°39'13"W	50.00'
L62	S30°20'47"W	5.00'
L63	S30°20'47"W	5.00'
L64	N59°39'13"W	50.00'
L65	N30°20'47"E	5.00'
L66	S30°20'47"W	5.00'
L67	N59°39'13"W	50.00'
L68	N30°20'47"E	5.00'
L69	N17°09'07"W	5.00'
L70	N72°50'53"E	50.00'
L71	S17°09'07"E	5.00'
L72	N30°20'47"E	5.00'
L73	S59°39'13"E	50.00'
L74	S30°20'47"W	5.00'
L75	N72°50'53"E	50.00'

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.

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.

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.

OPEN SPACE:

LOT 901, BLOCK 55, AND LOT 901, BLOCK 59, CB 4854, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR

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

DRAINAGE EASEMENT NOTE:

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

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"

PRIVATE STREET NOTE:

LOT 999, BLOCK 32 COUNTY BLOCK 4854, (CHADATWAY, HARMISCH LANE, GYNGELL LANE AND COLARES WAY) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	42°30'06"	S38°24'10"E	54.37'	55.63'
C2	570.00'	36°32'36"	S41°22'49"E	357.41'	363.55'
C3	15.00'	57°11'43"	S88°49'39"E	14.36'	14.97'
C4	60.00'	295°32'17"	S30°20'47"W	64.00'	309.49'
C5	15.00'	56°57'30"	N30°21'20"W	14.31'	14.91'
C6	275.00'	2°04'41"	N35°42'00"E	9.97'	9.97'
C7	125.00'	42°30'06"	N38°24'10"W	90.61'	92.72'
C8	15.00'	95°34'41"	S78°08'08"W	22.22'	25.02'
C9	15.00'	90°00'00"	S14°39'13"E	21.21'	23.56'
C10	15.00'	90°00'00"	S75°20'47"W	21.21'	23.56'
C11	15.00'	90°00'00"	S14°39'13"E	21.21'	23.56'
C12	15.00'	90°00'00"	S75°20'47"W	21.21'	23.56'
C13	15.00'	90°00'00"	S14°39'13"E	21.21'	23.56'
C14	15.00'	90°00'00"	S75°20'47"W	21.21'	23.56'
C15	325.00'	6°22'15"	S33°31'55"W	36.12'	36.14'
C16	275.00'	6°23'33"	N33°32'34"E	30.67'	30.68'
C17	15.00'	90°00'00"	N14°39'13"W	21.21'	23.56'
C18	15.00'	90°00'00"	N75°20'47"E	21.21'	23.56'
C19	125.00'	42°30'06"	N51°35'50"E	90.61'	92.72'
C20	125.00'	47°29'54"	S83°24'10"E	100.68'	103.63'
C21	15.00'	90°00'00"	N75°20'47"E	21.21'	23.56'
C22	15.00'	76°28'12"	N75°31'19"W	18.57'	20.02'
C23	15.00'	90°00'00"	N14°39'13"W	21.21'	23.56'
C24	75.00'	47°29'54"	N83°24'10"W	60.41'	62.18'
C25	75.00'	42°30'06"	S51°35'50"W	54.37'	55.63'
C26	15.00'	90°00'00"	S14°39'13"E	21.21'	23.56'
C27	15.00'	90°00'00"	N75°20'47"E	21.21'	23.56'

SEE THIS SHEET FOR LEGEND, PLAT
NOTES, LINE & CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT