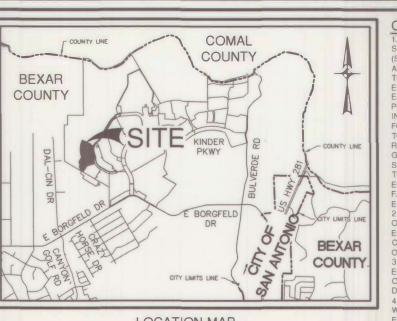
300'

NOTARY PUBLIC, BEXAR COUNTY,



LOCATION MAP NOT-TO-SCALE

Y OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER 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 FOR THE REASONS DESCRIBED ABOVE. OPS 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.

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

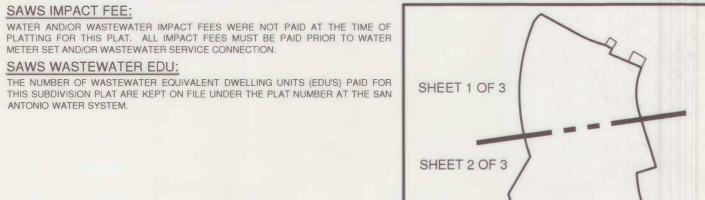
CHARGED TO THE PERSON OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OF GROUND ELEVATION ALTERATIONS.

I. 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 SCRIBED HEREON.

A. 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.



(ENCLAVE)

446-451, DPR)

KINDER WEST, UNIT 6

(ENCLAVE)

(VOL. 20002, PG.

117

(3)

(11)

STREET

TYPICAL LOT **EASEMENTS & SETBACKS**

EXCEPT AS NOTED

SCALE: 1"= 1000'

INDEX MAP

SCALE: 1"= 100'

COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.

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

PLAT NO. 21-11800402

SUBDIVISION PLAT

OF

KINDER WEST UNIT 9 (ENCLAVE)

BEING A TOTAL OF 22.613 ACRE TRACT ESTABLISHING LOTS 10-35, BLOCK 55, LOTS 1-6, BLOCK 59, LOTS 1, 42-65, & 901 BLOCK 62, & LOTS1-30 & 901, BLOCK 63, BEING ALL OF THAT 22.216 ACRE TRACT RECORDED IN DOCUMENT 2021026590, INCLUDING

0.397 OF AN ACRE OFFSITE EASEMENT LOCATED ON THE 142.611 ACRE TRACT RECORDED IN DOCUMENT NO 20210205917, BOTH OF THE OFFICIAL PUBLIC RECORD

OF BEXAR COUNTY, TEXAS, OUT OF THE G.W.OTT SURVEY NO. 429, ABSTRACT 562,

DATE OF PREPARATION: May 20, 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 THERE

KINDER SUNDAY CREEK, INC SA KINDER RANCH NO. 2, LTD 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218

(210) 828-6131

STATE OF TEXAS COUNTY OF BEXAR

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 DAY OF DAY OF DAY OF DAY OF DAY.

NOTARY PUBLIC - STATE OF TEXAS NOTARY ID# 1146831-5 My Comm. Exp. May 18, 2024

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 __

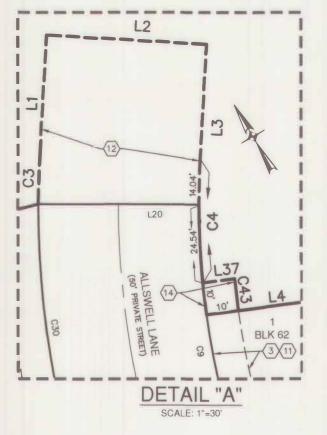
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER WEST UNIT 9 (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 CHAIRMAN SECRETARY

SEE SHEET 3 OF 3 FOR LEGEND, LINE & CURVE TABLES AND PLAT NOTES PLAT NOTES APPLY TO EVERY PAGE SHEET 1 OF 3 OF THIS MULTIPLE PAGE PLAT



DETAIL "B" SCALE: 1"=30"

> 901 BLK 62 CB 4854

UNPLATTED REMAINING

142.611 AC SA KINDER RANCH NO. 2

(20210205917 OPR)

SEE DETAIL "A" THIS SHEET

UNPLATTED REMAINING 142.611 AC SA KINDER RANCH NO. 2 (20210205917 OPR) S61'20'32"E ~ 245.59' 13810872.94 SEE DETAIL "B" E: 2133327.09 THIS SHEET

PROPOSED 1% AC ULTIMATE -FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC (CASE NO. 16-06-4342R)

EXISTING 1% (100 YR) ANNUAL CHANCE FEMA FLOODPLAIN MAP

STATE OF TEXAS COUNTY OF BEXAR

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

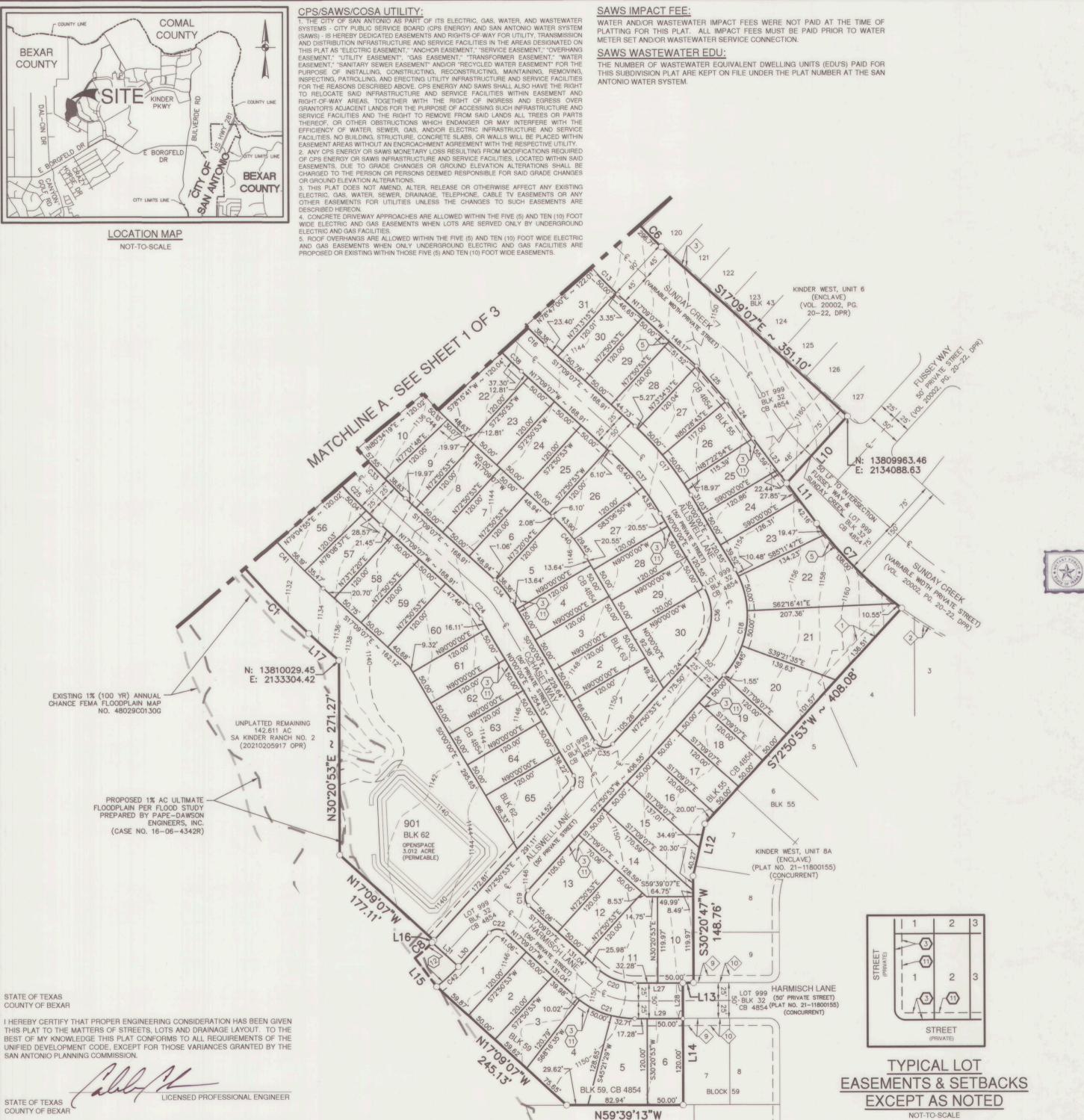
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PAPE-DAWSON ENGINEERS IN REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR







162.56

KINDER WEST, UNIT 8A

(ENCLAVE) (PLAT NO. 21-11800155)

(CONCURRENT)

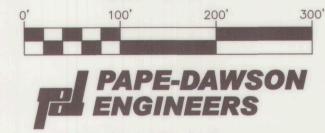
PLAT NO. 21-11800402

SUBDIVISION PLAT

OF

KINDER WEST UNIT 9 (ENCLAVE)

BEING A TOTAL OF 22.613 ACRE TRACT ESTABLISHING LOTS 10-35, BLOCK 55, LOTS 1-6, BLOCK 59, LOTS 1, 42-65, & 901 BLOCK 62, & LOTS1-30 & 901, BLOCK 63, BEING ALL OF THAT 22.216 ACRE TRACT RECORDED IN DOCUMENT 2021026590, INCLUDING 0.397 OF AN ACRE OFFSITE EASEMENT LOCATED ON THE 142.611 ACRE TRACT RECORDED IN DOCUMENT NO 20210205917, BOTH OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE G.W.OTT SURVEY NO. 429, ABSTRACT 562, COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS. SCALE: 1"= 100'



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

DATE OF PREPARATION: May 20, 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 OF 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 THERE EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR. KINDER SUNDAY CREEK, INC.

SA KINDER RANCH NO. 2, LTD 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218 (210) 828-6131

STATE OF TEXAS COUNTY OF BEXAR

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 ______ DAY OF ______, A.D. 20

MARIA C TREVINO
NOTARY PUBLIC - STATE OF TEXAS NOTARY ID# 1146831-5 My Comm. Exp. May 18, 2024

NOTARY PUBLIC, BEXAR COUNTY

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.

TED THIS	DAY	OF		A.D. 20
INTY JUD	GE, BEXAR COUNTY,	TEXAS	dis	
OIVIT SOD	al, beaan ocon 1,	TEAAO		
UNTY CLE	RK, BEXAR COUNTY,	TEXAS	MAN LI	
NSIDERED (AS, IS HEI LOCAL	F KINDER WEST UN BY THE PLANNING REBY APPROVED BY LAWS AND REG S) AND/OR VARIANCE(COMMISSION OF SUCH COMMISSION ULATIONS; AND/O	THE CITY OF SON IN ACCORDANCE OR WHERE ADM	AN ANTONIO. WITH STATE
	DATED THIS	DAY OF		, A.D. 20

SECRETARY

CHAIRMAN

SHEET 2 OF 3

SEE SHEET 3 OF 3 FOR LEGEND, LINE

& CURVE TABLES AND PLAT NOTES

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

CALEB M. CHANCE

98401

A.D. 20

LOCATION MAP NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DOC DOCUMENT NUMBER DPR DEED AND PLAT RECORDS (SURVEYOR)

OF BEXAR COUNTY, TEXAS LT LOT NUMBER OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS - 1140 - EXISTING CONTOURS —1140—— PROPOSED CONTOURS ORIGINAL SURVEY

— € — CENTERLINE

9

10' ELECTRIC, GAS, TELEPHONE (3) & CABLE TV FASEMENT 1' VEHICLE NON ACCESS (5) EASEMENT (NOT-TO-SCALE)

16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.156 ACRE)

10' BUILDING SETBACK LINE VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PRIVATE STREETS (OFF-LOT) (NON-PERMEABLE) (TOTAL 0.419 ACRE)

5' WATER EASEMENT 10' ELECTRIC, GAS, TELEPHONE 14 & CABLE TV EASEMENT (OFF-LOT) (0.002 AC) 15' ELECTRIC, GAS, TELEPHONE 15 & CABLE TV EASEMENT

16' SANITARY SEWER EASEMENT KINDER WEST, UNIT-6 (ENCLAVE) (VOL 20002, PG 20-22, DPR) 1' VEHICLE NON ACCESS EASEMENT (NOT-TO-SCALE) KINDER WEST, UNIT-8A (ENCLAVE)(PLAT #21-11800155)

(VOL 20002, PG 20-22, DPR)

(CONCURRENT) 1' VEHICLE NON ACCESS EASEMENT (NOT-TO-SCALE)

VOL VOLUME PG PAGE(S) RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED

> SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD

LF LINEAR FEET PR PLAT RECORDS OF BEXAR COUNTY, TEXAS

GAS, TELEPHONE AND CABLE

(VOL 20001, PG 446-451, DPR)

VARIABLE WIDTH ACCESS

SANITARY SEWER WATER

DRAINAGE, GAS, ELECTRIC

TELEPHONE AND CABLE TV

FASEMENT TO EXPIRE UPON

PRIVATE STREET (OFF-LOT)

INCORPORATION INTO PLATTED

(VOL 20001, PG 1466-1470, DPR)

16' SANITARY SEWER EASEMENT

INTO PLATTED PRIVATE STREET

(OFF-LOT) (PERMEABLE)

(VOL 20001, PG 446-451, DPR)

5' GAS, ELECTRIC, TELEPHONE

(VOL 20001, PG 446-451, DPR)

(VOL 20001, PG 446-451, DPR)

& CABLE TV EASEMENT

(CONCURRENT)

(CONCURRENT)

KINDER WEST, UNIT-8A

16' SANITARY SEWER EASEMENT

10' ELECTRIC, GAS, TELEPHONE

(ENCLAVE)(PLAT #21-11800155)

(ENCLAVE)(PLAT #21-11800155)

10' BUILDING SETBACK LINE

KINDER WEST, UNIT-8A

AND CABLE TV EASEMENT

TO EXPIRE UPON INCORPORATION

TV EASEMENT

(PERMEABLE)

RESIDENTIAL FINISHED FLOOR

CLOMRS WITH FEMA APPROVAL

SCRIBED HEREON.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) 10' BUILDING SETBACK LINE AND INCHES ABOVE FINAL ADJACENT GRADE.

C1

1155.00'

40°01'08'

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT

WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION

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

(CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY

Y OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER

RIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON

YSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM

SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION

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

HEREOF, 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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

5. 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

SAWS WASTEWATER EDU:

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

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

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

AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS

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 SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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"

PRIVATE STREET NOTE

ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

CURVE TABLE

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGT

N2°51'27"E

S2°32'43"E

350.53' 354.36'

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

EASEMENTS FOR FLOODPLAINS:

790.42' 806.72

THE DRAINAGE FASEMENTS 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 FREEBOARD 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.

DRAINAGE EASEMENT NOTE

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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE

1-6, BLOCK 59, LOTS 1, 42-65, & 901 BLOCK 62, & LOTS1-30 & 901, BLOCK 63, BEING ALL OF THAT 22.216 ACRE TRACT RECORDED IN DOCUMENT 2021026590, INCLUDING THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, 0.397 OF AN ACRE OFFSITE EASEMENT LOCATED ON THE 142.611 ACRE TRACT THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN OF BEXAR COUNTY, TEXAS, OUT OF THE G.W.OTT SURVEY NO. 429, ABSTRACT 562, CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 62, AND LOT 901, BLOCK 63, 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. 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 LOT 999, BLOCK 32 COUNTY BLOCK 4854, (ALLSWELL LANE, COHASET WAY, ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL CHALKSTONE, HARMISCH LANE, SUNDAY CREEK) ARE PRIVATE STREETS AND ARE LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY \$HALL BE THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

AREAS OF LOT 901, BLOCK 62, CB 4854 ARE DESIGNATED AS TREE SAVE AREAS. PLEASE REFER TO TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

LEGAL INSTRUMENT

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREI EXPRESSED. BEING RECORDED ON THE SAME DATE AS THIS PLAT.

LOT 901, BLOCK 62, AND LOT 901, BLOCK 63, CB 4854, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS, (LOT 901, BLOCK 62 AND STATE OF TEXAS LOTS 1-4, BLOCK 59) CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN COUNTY OF BEXAR SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

OWNED DEVELOPER: LLOYD A. DENTON, JR. KINDER SUNDAY CREEK, INC

SA KINDER RANCH NO. 2, LTD 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218 (210) 828-6131

STATE OF TEXAS

COUNTY OF BEXAR

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 ______ DAY OF ______, A.D. 20 22

PLAT NO. 21-11800402

SUBDIVISION PLAT

OF

KINDER WEST UNIT 9 (ENCLAVE)

BEING A TOTAL OF 22,613 ACRE TRACT ESTABLISHING LOTS 10-35, BLOCK 55, LOTS

1-6. BLOCK 59. LOTS 1, 42-65, & 901 BLOCK 62, & LOTS1-30 & 901, BLOCK 63, BEING

RECORDED IN DOCUMENT NO 20210205917, BOTH OF THE OFFICIAL PUBLIC RECORD

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

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

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUL'

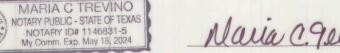
AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS

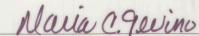
IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMEN

FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS ANI

DATE OF PREPARATION: May 20, 2022

COUNTY BLOCK 4854, BEXAR COUNTY, TEXAS.





NOTARY PUBLIC, BEXAR COUNTY,

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS	

COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS DAY OF ____

THIS PLAT OF KINDER WEST UNIT 9 (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.

, A.D. 20
CHAIRMAN
SECRETARY

TYPICAL LOT **EASEMENTS & SETBACKS**

SEE THIS SHEET FOR LEGEND, LINE & CURVE TABLES AND PLAT NOTES PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT





S72°50'53"W L11 S6°13'10"E S43°17'48"W L12 N59°39'13"W 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 L16 N72°50'53"E I'' IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND L18 N38°34'23"E STREET CONSTRUCTION UNLESS NOTED OTHERWISE COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 L19 N53'38'55"E NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES S59°33'58"E DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. L21 | S12°03'41"W | DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 L22 S67*09'03"E (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED L23 N6°13'10"W FOR THE SOUTH CENTRAL ZONE. L24 N4°38'05"W STATE OF TEXAS L25 N10°15'57"W COUNTY OF BEXAR S12°03'41"W HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS S59*39'13"E 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 L31 LICENSED PROFESSIONAL ENGINEER N12°03'41"E STATE OF TEXAS N12°03'41"E COUNTY OF BEXAR L34 N12°03'41"E 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

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS

S68°11'31"E C2 197.48' 197.98' 803.06' 14'07'30' C3 300.00' 3°13'01' N32°02'33"E 16.84 16.84 C4 250.00' 8.50'28" S29°13'49"W 38.54' 38.58' LINE TABLE C5 515.00' 8'06'57 N26°54'26"E 72.89 72.95 INE # BEARING LENGTH C6 425.00' 48°07'01 S6°54'24"W 346.52 356.92 S14°39'51"E 167.41 168.02 L1 N33°39'03"E 36.03' C7 570.00' | 16°53'22 C8 175.00' 10°33'18" N78'07'32"E 32.19 32.24 L2 S56°20'57"E 50.00 S33°39'03"W 36.03' C9 250.00' 18°22'20" S21°14'52"W 79.82 80.16 S31°56'29"E 20.84 23.04 C10 15.00' 88°00'21 L4 S67°06'46"E 116.65 C11 15.00' 85'40'18" N61"13'11"E 20.40 22.43 L5 S59°02'06"E 3.63 C12 N20°37'00"E 40.12 40.13 N29°48'35"E 52.11 515.00' 4°27'55 239.39' 241.60 C13 515.00' 26°52'45 N3°42'44"W S48°35'13"E 16.00 15 00' 85'40'18' S29°48'35"W 50.34' C14 N33°06'31"W 20.40 22,43 L8 21.58 C15 15.00' 91°59'39' S58°03'31"W 24.08 L9 S59°02'06"E 70.37 C16 525.00' 29°12'48" S2°32'43"E 264.79' 267.68 126.38 C17 17°09'07 S8'34'33"E 123.77 124.23 415.00 70.01 148.44 158.93 74.76 C18 125.00' 72°50'53 S36°25'26"W 21.21 23.56 C19 15.00 S27°50'53"W 90,00,00 C20 75.00' 42°30'06' S38°24'10"E 54.37 55.63 L14 S30°20'47"W 170.00' L15 N6°35'49"W 50.00 125.00' 42'30'06" N38°24'10"W 90.61' 92.72 15.00' 21.21' 23.56' C22 90'00'00" N62°09'07"W 17.81 19.07 L17 N17°09'07"W 56.72' C23 15.00' 72°50'53 C24 75.00 17°09'07 N8°34'34"W 22.37' 22.45' 42.20 C25 865.00' 29°12'48" N2°32'43"W 436.28' 441.04 24.94 15.00' 41°06'45' 10.53 10.76 C26 N8°29'41"W 51.00' 174°13'09' N58'03'31"E 101.87 155.08 C27 13.22 C28 15.00' 41°06'45" S55°23'17"E 10.53' 10.76' 90.00 N58°03'31"E 21.58' 24.08' C29 15.00' 91°59'39 78.03 300.00' 18°22'20" N21°14'52"E 95.79 63.98 C31 15.00' 88'00'21' N31°56'29"W 20.84' 23.04' 64.31 C32 25.00' 91'59'39' S58°03'31"W 35.97 11.20 C33 815.00' 29'12'48" S2'32'43"E 411.06 415.54 S8°34'34"E 37.28 37.42 C34 125.00' 17'09'07 L28 S30°20'47"W 50.00 15.00' 107'09'07" S53°34'34"E 24.14' 28.05' L29 N59°39'13"W 67.28' C35 C36 89.06' 95.36 S72°50'53"W 63.78' 75.00' 72°50′53″ N36°25'26"E 365.00 17'09'07" N8'34'34"W 108.86 109.27 N17°09'07"W | 50.00 575.00' 29'12'48" C38 N2°32'43"W 290.01' 293.18' 9.25 C39 3°57'50" S27°06'05"W 68.13' 68.15 985.00' 10.43 71.01 71.27 245.00' 16°39'56 N8°19'58"W 13.99 528.80' 535.37 L35 S12°03'41"W 10.95' C41 985.00' 31'08'29" S1°34'52"E 41.39 L36 N12°03'41"E 32.65' C42 225.00' 10°33'18" N78°07'32"E 41.45 10.00 10.00 C43 240.00 2°23'16" S23'41'46"W L37 S67*06'46"E

C44

695.00' 29'12'48"

11) 13 **(11)** STREET

EXCEPT AS NOTED

SHEET 3 OF 3