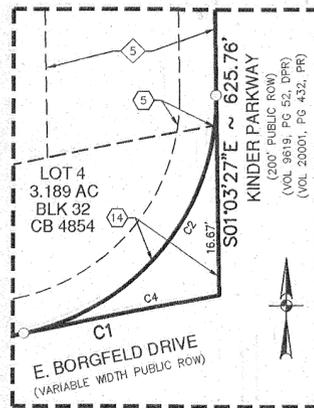


LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
SCALE: 1"=10'
SEE THIS SHEET

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.

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.

STATE OF TEXAS
COUNTY OF HARRIS

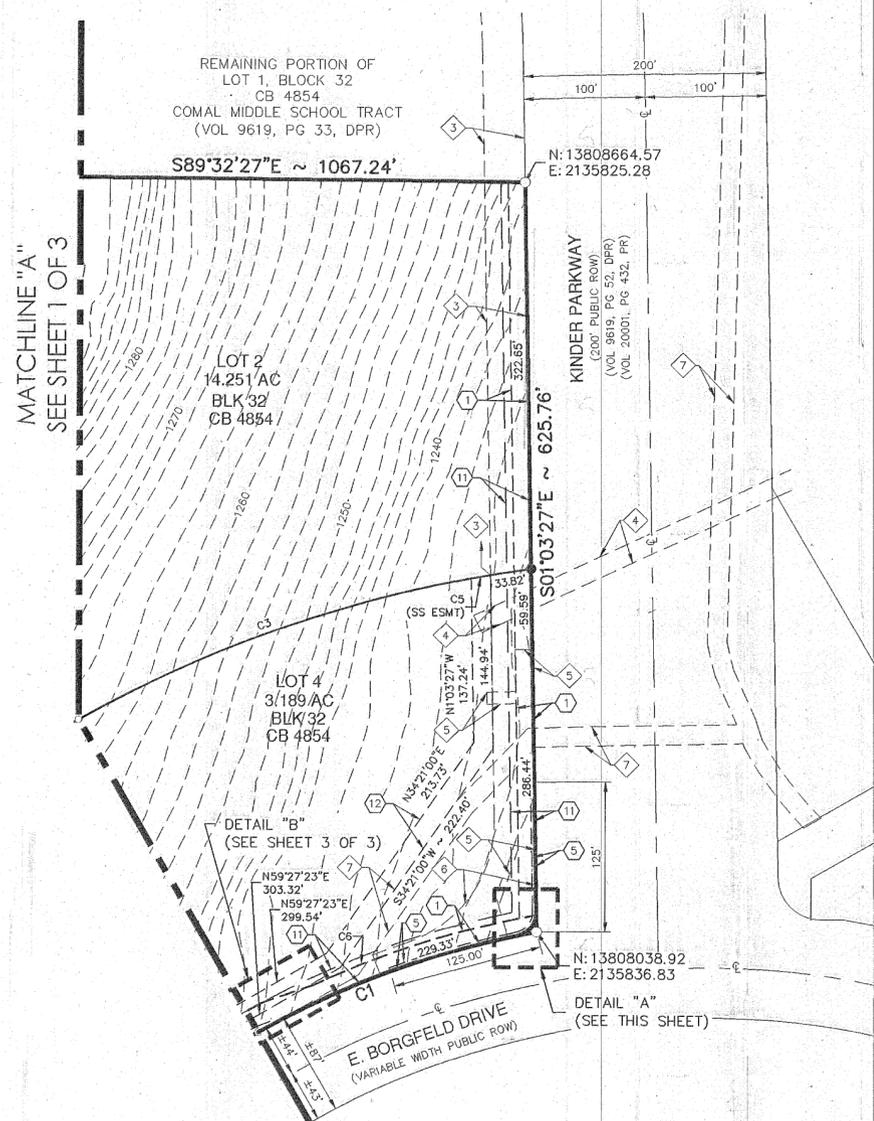
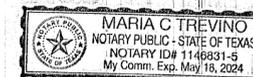
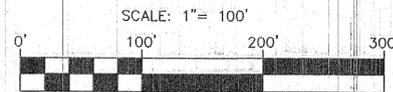
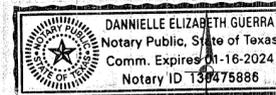
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Taylor Moffatt
OWNER/DEVELOPER: CH-AFH IHOUSTON KINDER RANCH, L.P.
A DELAWARE LIMITED PARTNERSHIP
BY: CH-AFH IHOUSTON KINDER RANCH GP, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
IT'S GENERAL PARTNER
BY: TAYLOR MOFFATT, VICE PRESIDENT
750 TOWN & COUNTRY BOULEVARD, SUITE 520
HOUSTON, TX 77024
(713) 706-1566

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR MOFFATT 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 30 DAY OF September, A.D. 2022

Dannelle E. Guerra
NOTARY PUBLIC, HARRIS COUNTY, TEXAS



MATCHLINE "A"
SEE SHEET 1 OF 3

DETAIL "B"
(SEE SHEET 3 OF 3)

DETAIL "A"
(SEE THIS SHEET)



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:

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 22-11800022
REPLAT & SUBDIVISION PLAT
KINDER TRAMMELL
CROW MULTI-FAMILY

BEING A TOTAL OF 22.008 ACRES, ESTABLISHING LOTS 2-4, BLOCK 32, CB 4854, TOGETHER WITH A 0.001 OF AN ACRE RIGHT-OF-WAY DEDICATION, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 32, COMAL MIDDLE SCHOOL TRACT RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE 0.078 ACRE TRACT RECORDED IN VOLUME 17661, PAGES 939-953 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, OUT OF 3 OBST SURVEY NUMBER 460, ABSTRACT 563, COUNTY BLOCK 4855, NOW ASSIGNED TO COUNTY BLOCK 4854 BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028900
DATE OF PREPARATION: September 29, 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.

Lloyd A. Denton, Jr.
OWNER/DEVELOPER: LLOYD A. DENTON, JR.
SA KINDER RANCH NO 2, LTD
KINDER PARTNERSHIP, LTD
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 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 29 DAY OF September, A.D. 2022

Maria C. Trevino
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER TRAMMELL CROW MULTI-FAMILY 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.

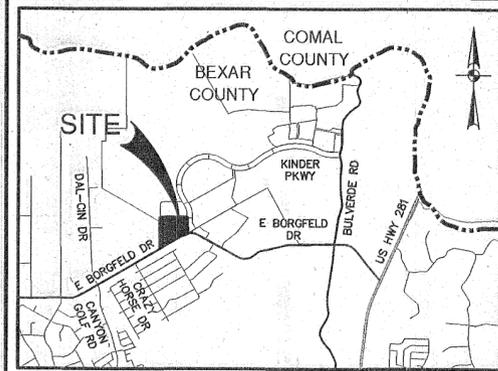
DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SEE SHEET 3 OF 3 FOR PLAT NOTES,
LEGEND, LINE & CURVE TABLE
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SHEET 2 OF 3

KINDER TRAMMELL CROW MULTI-FAMILY
Civil Job No. 8802-42; Survey Job No. 8301-21



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
CB COUNTY BLOCK	ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	LF LINEAR FEET
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)	○ SET 1/2" IRON ROD (PD)-ROW
○ EASEMENT POINT OF INTERSECTION	
--- 1140 EXISTING CONTOURS	
--- 1140 PROPOSED CONTOURS	
— CENTERLINE	
1 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.409 AC)	2 20' BUILDING SETBACK (VOL 9619, PG 33, DPR)
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	3 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9619, PG 33, DPR)
6 VARIABLE WIDTH CLEAR VISION EASEMENT (0.007 ACRES)	4 VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT (VOL 9619, PG 33, DPR)
11 20' BUILDING SETBACK	5 16-FOOT SANITARY SEWER EASEMENT (VOL 14860, PG 542, OPR)
12 16' SANITARY SEWER EASEMENT	6 VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 18468, PG 1941, OPR)
13 25'x25' ACCESS, SANITARY SEWER EASEMENT (PERMEABLE, 0.014 ACRES)	7 VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT (VOL 9619, PG 33, DPR)
14 PUBLIC RIGHT-OF-WAY DEDICATION (0.001 ACRES)	8 VARIABLE WIDTH WATER EASEMENT (VOL 14474, PG 1, OPR)
15 SHARED ACCESS EASEMENT (0.551 ACRES)	9 REMAINING PORTION OF UNPLATTED 187.52 ACRES OWNER: BORGFELD ACREAGE, LLC (DOC. NO. 202910155907, OPR)
16 VARIABLE WIDTH DRAINAGE EASEMENT (0.037 ACRES)	10 REMAINING PORTION OF 272.092 ACRES OWNER: SA KINDER RANCH, NO 2 (VOL 17861, PG 939, OPR)
1 REMAINING PORTION OF UNPLATTED 187.52 ACRES OWNER: BORGFELD ACREAGE, LLC (DOC. NO. 202910155907, OPR)	11 G W OTT SURVEY 429 ABSTRACT 562 COUNTY BLOCK 4854

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 GRANITOR'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.

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

SURVEYOR'S NOTES:
 1. 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.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	018°57'10"	S69°43'32"W	244.66'	245.78'
C2	20.00'	078°59'28"	N38°26'17"E	25.44'	27.57'
C3	1043.00'	021°46'16"	S71°08'05"W	393.94'	396.32'
C4	743.00'	001°18'07"	N78°34'04"E	16.45'	16.45'
C5	1043.00'	000°53'26"	S79°43'02"W	16.21'	16.21'
C6	756.87'	014°38'25"	S72°03'10"W	192.87'	193.40'

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.
LEGAL INSTRUMENT:
 A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
SETBACK:
 THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
COMMON AREA MAINTENANCE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, 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.

FLOODPLAIN VERIFICATION:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0130G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

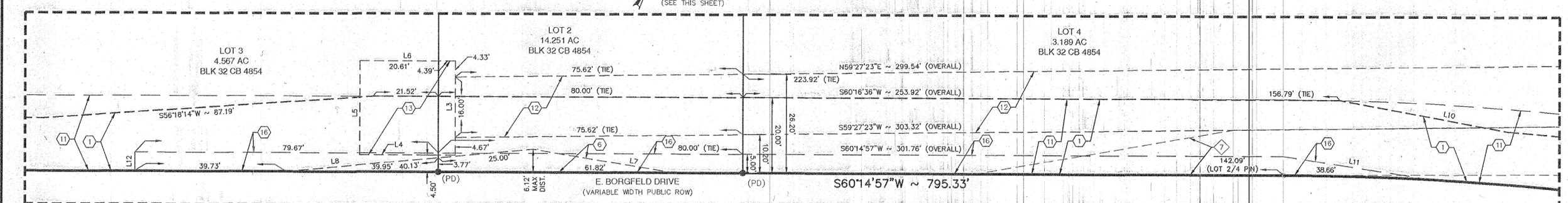
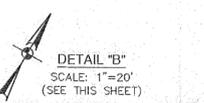
STATE OF TEXAS
 COUNTY OF HARRIS

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.

Taylor Moffatt
 OWNER/DEVELOPER: CH-AFH UHOUSTON KINDER RANCH, L.P.
 A DELAWARE LIMITED PARTNERSHIP
 BY: CH-AFH UHOUSTON KINDER RANCH GP, L.L.C.,
 A DELAWARE LIMITED LIABILITY COMPANY,
 IT'S GENERAL PARTNER
 BY: TAYLOR MOFFATT, VICE PRESIDENT
 750 TOWN & COUNTRY BOULEVARD, SUITE 520
 HOUSTON, TX 77024
 (713) 706-1566

LINE TABLE

LINE #	BEARING	LENGTH
L1	S59°21'49"W	99.35'
L2	S59°27'22"W	75.04'
L3	S29°45'03"E	25.00'
L4	N60°14'57"E	25.00'
L5	S29°45'03"E	25.00'
L6	N60°14'57"E	25.00'
L7	N69°39'08"E	37.43'
L8	N54°51'38"E	65.13'
L9	S60°14'57"W	469.07'
L10	S70°40'53"W	45.24'
L11	S69°05'00"W	39.10'
L12	S29°41'49"E	5.00'
L13	S00°33'42"E	16.18'



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.

David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

FIRE:
 INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.
CLEAR VISION:
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
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.
CROSS ACCESS:
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 2, 3, 4, BLOCK 32, CB 4854, IN ACCORDANCE WITH UDC 35-506(R)(3).
RESIDENTIAL FINISHED FLOOR:
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR MOFFATT 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 30 DAY OF September, A.D. 2022.

Dannelle Elizabeth Guerra
 NOTARY PUBLIC, HARRIS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HARRIS

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 29 DAY OF September, A.D. 2022.

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

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR MOFFATT 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 30 DAY OF September, A.D. 2022.

Dannelle Elizabeth Guerra
 NOTARY PUBLIC, HARRIS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HARRIS

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 NOTARY PUBLIC, HARRIS COUNTY, TEXAS

PLAT NO. 22-11800022
REPLAT & SUBDIVISION PLAT
KINDER TRAMMELL
CROW MULTI-FAMILY

BEING A TOTAL OF 22.008 ACRES, ESTABLISHING LOTS 2-4, BLOCK 32, CB 4854, TOGETHER WITH A 0.001 OF AN ACRE RIGHT-OF-WAY DEDICATION, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 32, COMAL MIDDLE SCHOOL TRACT RECORDED IN VOLUME 9619, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE 6.078 ACRE TRACT RECORDED IN VOLUME 17861, PAGES 939-953 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, OUT OF G OBST SURVEY NUMBER 460, ABSTRACT 563, COUNTY BLOCK 4855, NOW ASSIGNED TO COUNTY BLOCK 4854 BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
 2800 NINO LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10208800
 DATE OF PREPARATION: September 29, 2022

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 29 DAY OF September, A.D. 2022.

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

STATE OF TEXAS
 COUNTY OF BEXAR

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