

**LOCATION MAP**

**NOT-TO-SCALE LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	S.F.	SQUARE FEET
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW ELEVATIONS
1140	EXISTING CONTOURS	---	ORIGINAL SURVEY/COUNTY LINE
1140	PROPOSED CONTOURS	---	CENTERLINE
13	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇	OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)
14	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇	0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG 697-717, OPR)
15	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	◇	6.476 AC. VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 339-344, PR)
16	VARIABLE WIDTH CLEAR VISION EASEMENT	◇	2.790 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777, PG 413-433, OPR)
17	16' SANITARY SEWER EASEMENT	◇	7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777, PG 413-433, OPR)
18	10' BUILDING SETBACK	◇	24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777, PG 413-433, OPR)
19	20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	◇	16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY AND LOT
20	16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	◇	23' PRIVATE DRAINAGE EASEMENT (0.162 AC.)
21	ENTIRE OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY AND LOT	◇	50' INGRESS/EGRESS EASEMENT (0.026 AC.)
22	23' PRIVATE DRAINAGE EASEMENT (0.162 AC.)	◇	5X20' WATER EASEMENT
23	50' INGRESS/EGRESS EASEMENT (0.026 AC.)	◇	0.083 AC. VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 339-344, PR)
24	5X20' WATER EASEMENT	◇	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)
25	0.083 AC. VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 339-344, PR)	◇	10' BUILDING SETBACK (VOL. 20001, PG 339-344, PR)
26	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)	◇	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)
27	10' BUILDING SETBACK (VOL. 20001, PG 339-344, PR)	◇	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)
28	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)	◇	
29	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)	◇	

**C.P.S. NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*[Signature]* 1-11-19  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]* 01/10/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**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 TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANOR'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.

**SETBACK NOTE:**

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**OPEN SPACE NOTE:**

LOT 901, BLOCK 5, 901, BLOCK 7, 901, BLOCK 9 AND 901, BLOCK 10 CB 5681 ARE DESIGNATED AS OPEN SPACE AND PEDESTRIAN EASEMENTS. LOT 901, BLOCK 5, LOT 901, BLOCK 7, LOT 901, BLOCK 9 AND LOT 901, BLOCK 10 ARE ALSO DESIGNATED AS VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENTS.

**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.

**FIRE FLOW DEMAND NOTE:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**SAWS HIGH PRESSURE NOTE:**

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 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.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WHISPER FALLS UNIT 4A SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER OR THE WHISPER FALLS HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**INGRESS/EGRESS SEWER:**

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**INGRESS/EGRESS WATER:**

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 227495) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

**FINISHED FLOOR NOTE:**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

**INGRESS/EGRESS NOTE:**

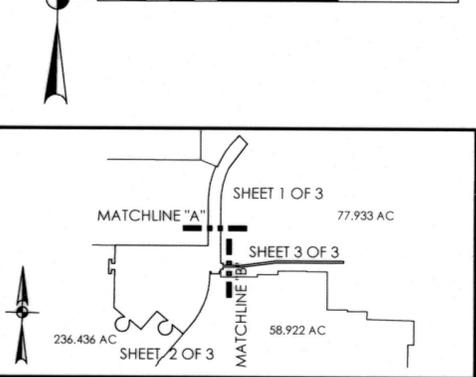
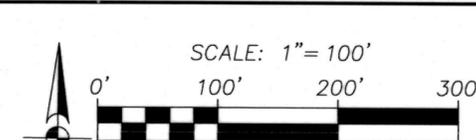
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

**IMPACT FEE NOTE:**

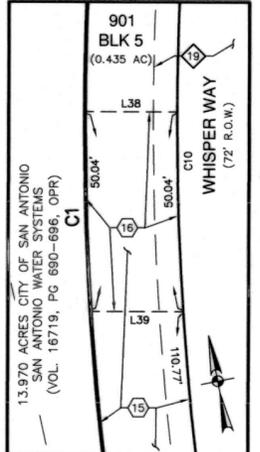
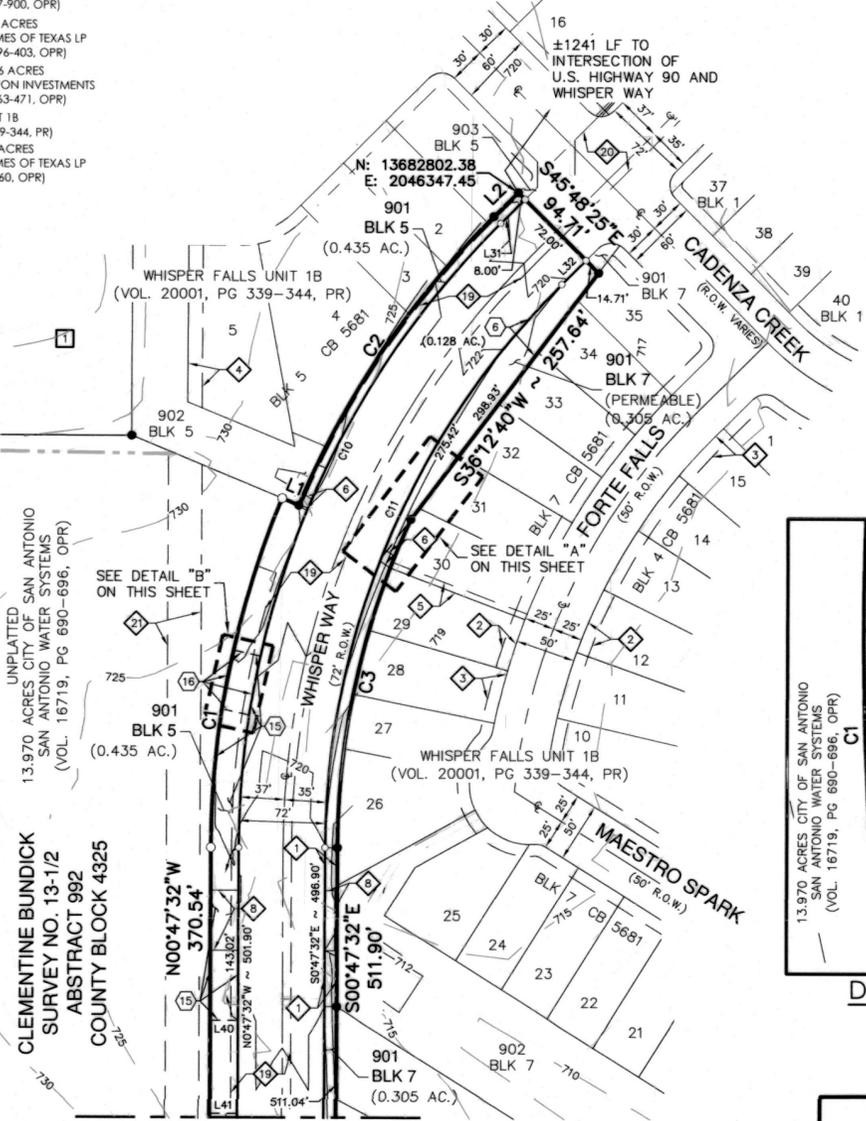
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**TCI DETENTION & MAINTENANCE:**

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



**DETAIL "A"**  
1" = 30'  
SEE THIS SHEET



**DETAIL "B"**  
1" = 30'  
SEE THIS SHEET

CURVE AND LINE DATA ON SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**PLAT NUMBER 180196**  
SUBDIVISION PLAT ESTABLISHING  
OF  
**WHISPER FALLS UNIT 4A**

BEING A TOTAL OF 14.901 ACRE TRACT OF LAND, COMPRISED OF 14.364 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403, 0.504 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 463-471 AND 0.033 ACRES OUT OF A 58.922 ACRE TRACT RECORDED IN DOCUMENT # 20180243058, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTINE BUNDECK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325 AND OUT OF THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN 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# FIRM REGISTRATION #1028800

DATE OF PREPARATION: January 10, 2019  
STATE OF TEXAS  
COUNTY OF BEXAR

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

*Leslie K. Ostrand*  
OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY BY: CHIEF OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1604 E. SUITE 130 SAN ANTONIO, TEXAS 78202 (210) 494-2668 DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER OWNER/DEVELOPER: 236 COPPER CANYON INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY ZEMEL ASSOCIATES, INC. GENERAL PARTNER BY GREAT AMERICA ASSOCIATES, INC. GENERAL PARTNER 10003 N.W. MILITARY HWY, SUITE 2201 SAN ANTONIO, TX 78231 (210) 344-9200 ENTIRE OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY AND LOT (0.094 AC.)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 10th DAY OF January, A.D. 2019.

*Connie R. McHugh-Yett*  
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, TEXAS AND PRESIDING OFFICER OF 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

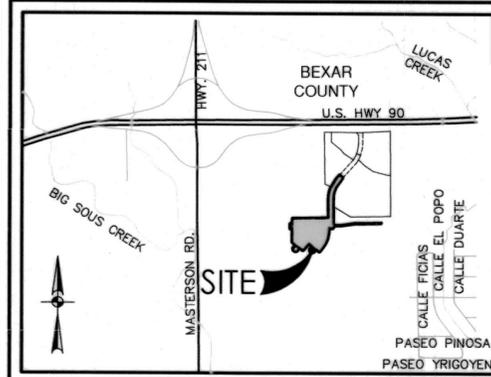
COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 4A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



WHISPER FALLS UNIT 4A  
CIVIL JOB NO. 11336-04; SURVEY JOB NO. 11336-02



- |      |  |            |   |
|------|--|------------|---|
| AC   | ACRE(S)  | VOL        | VOLUME  |
| BLK  | BLOCK  | PG         | PAGE(S)   |
| CB   | COUNTY BLOCK   | ROW        | RIGHT-OF-WAY  |
| PR   | PLAT RECORDS OF BEXAR COUNTY, TEXAS  | S.F.       | SQUARE FEET   |
| OPR  | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) MINIMUM FINISHED FLOOR ELEVATIONS   |
| 1140 | EXISTING CONTOURS  | 1234.56    | ORIGINAL SURVEY/COUNTY LINE   |
| 1140 | PROPOSED CONTOURS  |            |   |
| 1    | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 6          | OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)   |
| 4    | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 8          | 0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG 697-717, OPR)  |
| 5    | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | 9          | 6.476 AC. VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 339-344, PR) |
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| 9    | 16' SANITARY SEWER EASEMENT  | 11         | 7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)   |
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| 14   | ENTIRE OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY | 15         | 23' PRIVATE DRAINAGE EASEMENT (0.162 AC.)   |
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**C.P.S. NOTES:**

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- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
1-11-19  
LICENSED PROFESSIONAL ENGINEER

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

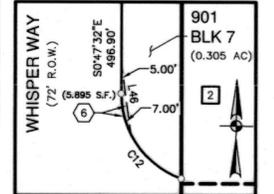
STATE OF TEXAS  
COUNTY OF BEXAR  
01/10/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

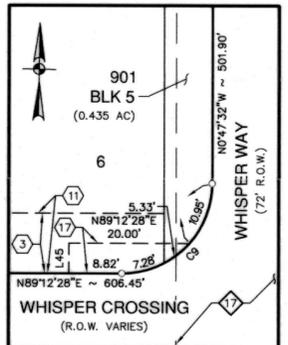
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN 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.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

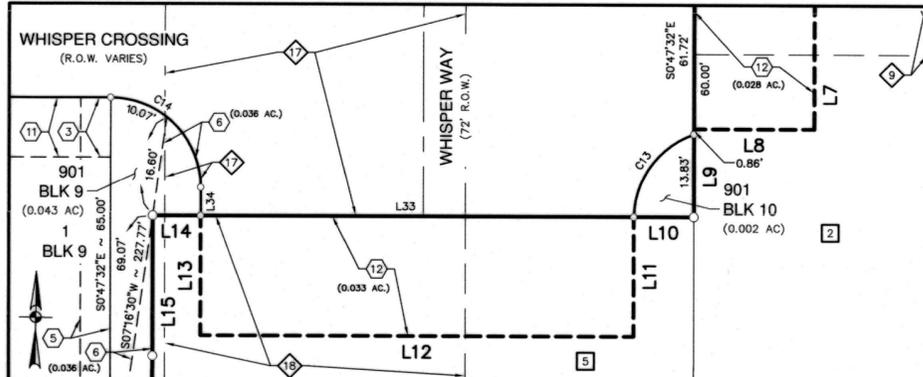
**IMPACT FEE NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.



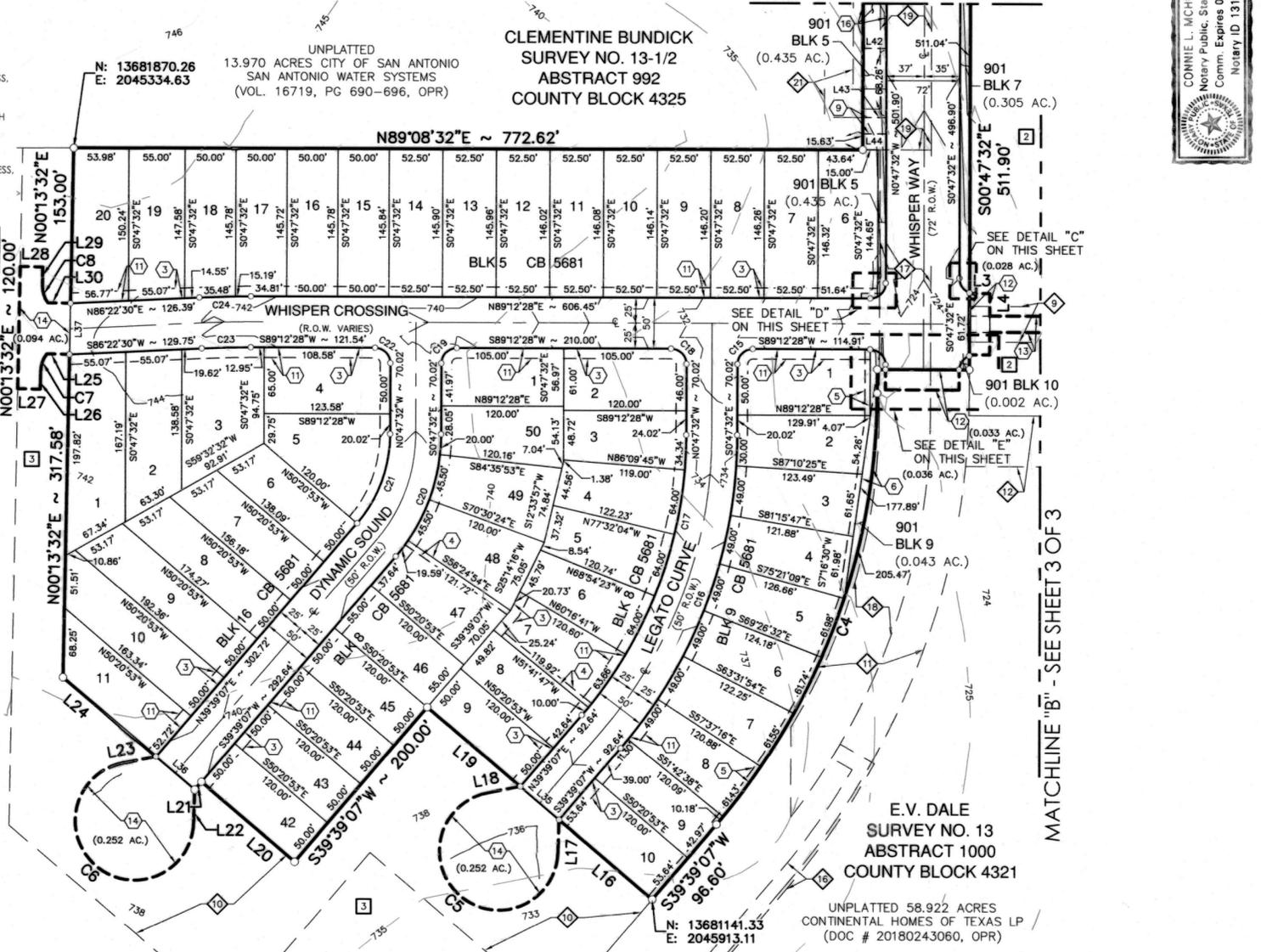
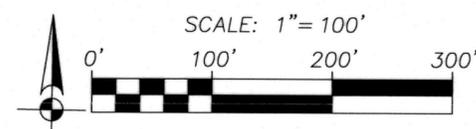
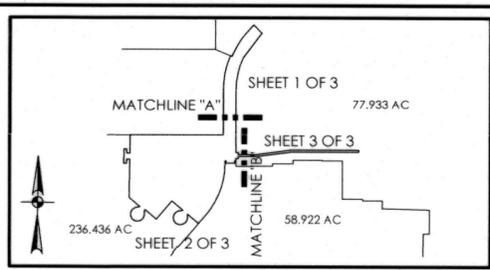
DETAIL "C"  
1" = 20'  
SEE THIS SHEET



DETAIL "D"  
1" = 20'  
SEE THIS SHEET



DETAIL "E"  
1" = 20'  
SEE THIS SHEET



CURVE AND LINE DATA ON SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SHEET 2 OF 3

**PLAT NUMBER 180196**  
**SUBDIVISION PLAT ESTABLISHING**  
**OF**  
**WHISPER FALLS UNIT 4A**

BEING A TOTAL OF 14.901 ACRE TRACT OF LAND, COMPRISED OF 14.364 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403, 0.504 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 463-471 AND 0.033 ACRES OUT OF A 58.922 ACRE TRACT RECORDED IN DOCUMENT # 20180243058, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTINE BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325 AND OUT OF THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN 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 #10208800

DATE OF PREPARATION: January 10, 2019  
STATE OF TEXAS  
COUNTY OF BEXAR

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

*Leslie K. Ostrander*

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY BY: CITEK OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TEXAS 78222 (210) 496-2668 DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER OWNER/DEVELOPER - 236 COPPER CANYON INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY ZEMEL ASSOCIATES, INC. GENERAL PARTNER BY GREAT AMERICA ASSOCIATES, INC. GENERAL PARTNER 10003 N.W. MILITARY HWY, SUITE 2201 SAN ANTONIO, TX, 78211 (210) 344-9200 ENTIRE OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY AND LOT (0.094 AC.)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 10th DAY OF January, A.D. 2019.

*Connie L. McHugh-Yett*  
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, TEXAS 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\_\_\_\_

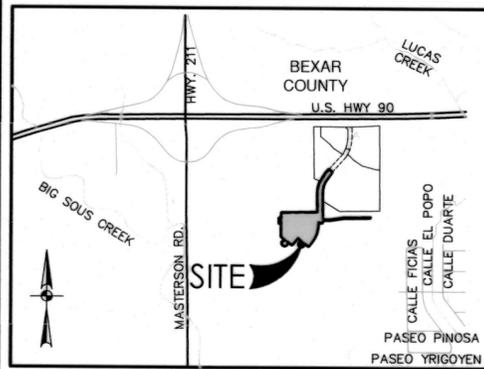
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF \_\_\_\_\_ 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            | PG                         | PAGE(S)                           |
| BLK | BLOCK   | ROW        | RIGHT-OF-WAY      | S.F.                       | SQUARE FEET                       |
| CB  | COUNTY BLOCK  | ROW        | RIGHT-OF-WAY      | FOUND 1/2" IRON ROD        | (UNLESS NOTED OTHERWISE)          |
| PR  | PLAT RECORDS OF BEXAR COUNTY, TEXAS   | S.F.       | SQUARE FEET       | SET 1/2" IRON ROD (PD)     | MINIMUM FINISHED FLOOR ELEVATIONS |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | (SURVEYOR) |                   | SET 1/2" IRON ROD (PD)-ROW | MINIMUM FINISHED FLOOR ELEVATIONS |
|     |   | 1140       | EXISTING CONTOURS |                            |                                   |
|     |   | 1140       | PROPOSED CONTOURS |                            |                                   |
|     |   |            | CENTERLINE        |                            |                                   |
- 
- |    |  |    |   |
|----|--|----|---|
| 3  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 6  | OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 339-344, PR)   |
| 4  | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 7  | 0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG 697-717, OPR)  |
| 5  | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | 8  | 6.476 AC. VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 339-344, PR) |
| 6  | VARIABLE WIDTH CLEAR VISION EASEMENT   | 9  | 2.790 AC. VARIABLE WIDTH ACCESS UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 7  | 16' SANITARY SEWER EASEMENT  | 10 | 7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)   |
| 8  | 10' BUILDING SETBACK   | 11 | 24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 9  | 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY | 12 | 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY  |
| 10 | 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY               | 13 | 2.790 AC. VARIABLE WIDTH ACCESS UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 11 | 23' PRIVATE DRAINAGE EASEMENT (0.162 AC.)  | 14 | 24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 12 | 50' INGRESS/EGRESS EASEMENT (0.026 AC.)  | 15 | 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY  |
| 13 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 16 | 2.790 AC. VARIABLE WIDTH ACCESS UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 14 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 17 | 24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 15 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 18 | 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY  |
| 16 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 19 | 2.790 AC. VARIABLE WIDTH ACCESS UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 17 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 20 | 24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 18 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |    |   |
| 19 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |    |   |
| 20 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |    |   |

**C.P.S. NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADICALLY ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREON, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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*[Signature]*  
1-11-19  
LICENSED PROFESSIONAL ENGINEER

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*[Signature]*  
01/10/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

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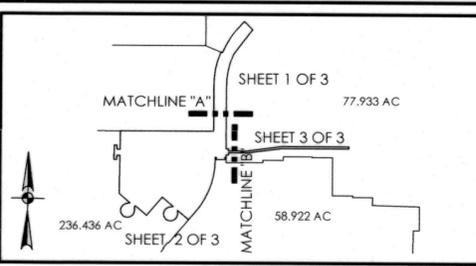
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**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	760.00'	22°31'25"	N10°28'10"E	296.85'	298.77'
C2	745.00'	22°27'42"	N32°57'44"E	290.19'	292.06'
C3	655.00'	24°44'01"	S11°34'28"W	280.56'	282.75'
C4	655.00'	40°26'39"	S19°25'47"W	452.81'	462.35'
C5	58.00'	257°04'13"	N50°20'53"W	90.74'	260.23'
C6	58.00'	257°04'13"	N50°20'53"W	90.74'	260.23'
C7	28.00'	37°19'09"	S18°53'06"W	17.92'	18.24'
C8	28.00'	37°19'09"	S18°26'03"E	17.92'	18.24'
C9	15.00'	90°00'00"	N44°12'28"E	21.21'	23.56'
C10	737.00'	44°59'07"	N21°42'01"E	563.90'	578.65'
C11	665.00'	44°59'07"	S21°42'01"W	508.81'	522.12'
C12	15.00'	70°31'44"	S36°03'24"E	17.32'	18.46'
C13	15.00'	69°19'37"	S35°04'23"W	17.06'	18.15'
C14	15.00'	90°00'00"	N45°47'29"W	21.21'	23.56'
C15	15.00'	90°00'00"	S44°12'28"W	21.21'	23.56'



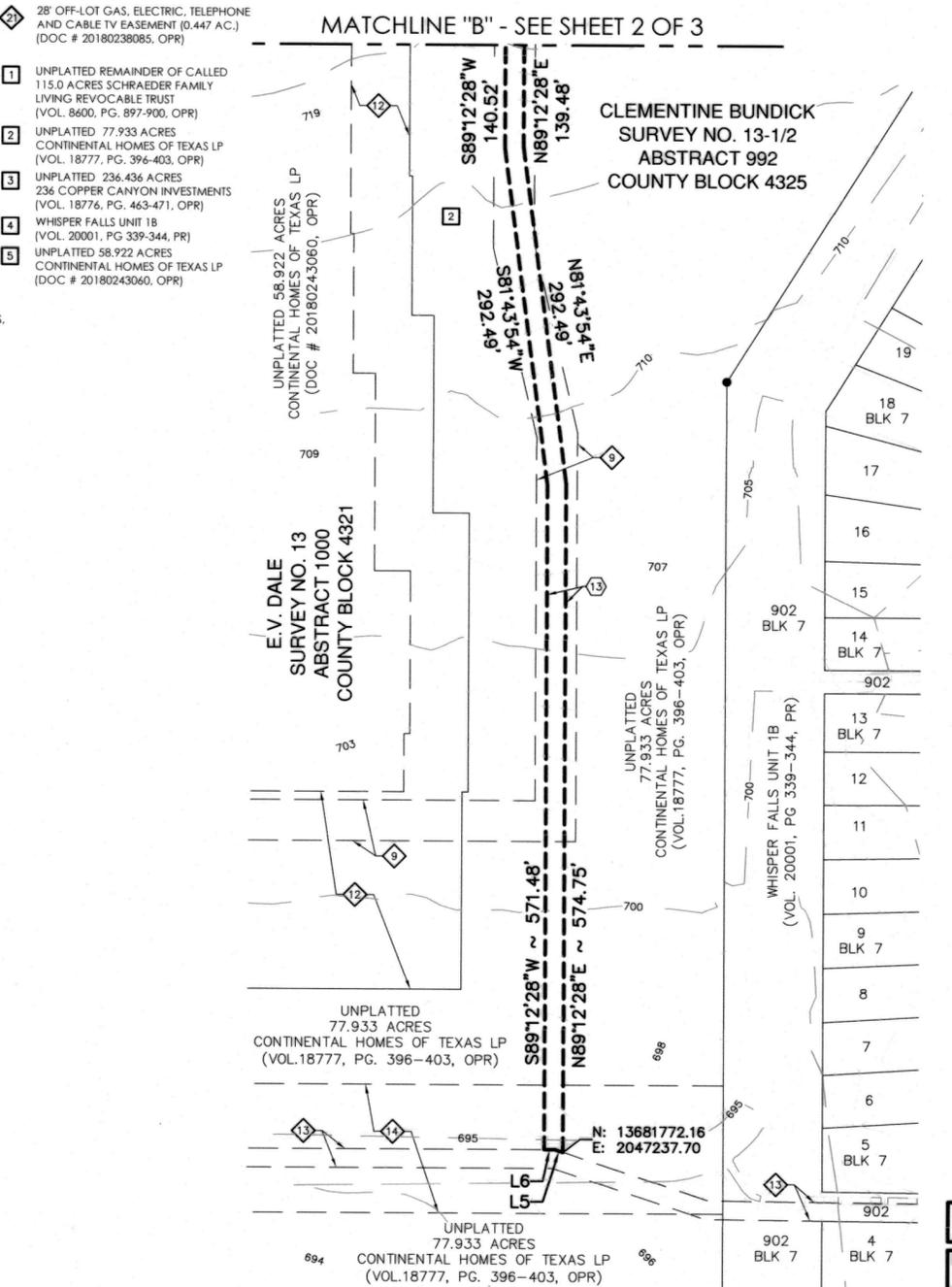
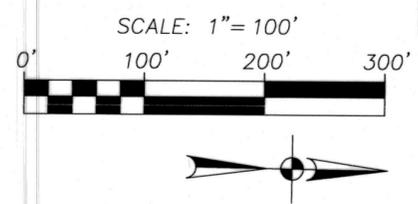
**INDEX MAP**  
SCALE: 1"=1000'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	475.00'	40°26'39"	S19°25'47"W	328.38'	335.30'
C17	425.00'	40°26'39"	N19°25'47"E	293.81'	300.00'
C18	15.00'	90°00'00"	N45°47'32"W	21.21'	23.56'
C19	15.00'	90°00'00"	S44°12'28"W	21.21'	23.56'
C20	185.00'	40°26'39"	S19°25'47"W	127.89'	130.59'
C21	135.00'	40°26'39"	N19°25'47"E	93.33'	95.29'
C22	15.00'	90°00'00"	N45°47'32"W	21.21'	23.56'
C23	975.00'	2°49'58"	S87°47'29"W	48.20'	48.20'
C24	1025.00'	2°49'58"	N87°47'29"E	50.67'	50.68'

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S88°16'07"E	15.00'
L2	N44°11'35"E	28.42'
L3	N89°12'28"E	20.00'
L4	S0°47'32"E	22.00'
L5	S17°32'39"W	7.07'
L6	S0°47'32"E	9.29'
L7	S0°47'32"E	22.00'
L8	S89°12'28"W	20.00'
L9	S0°47'32"E	14.69'
L10	S89°12'28"W	10.00'
L11	S0°47'32"E	20.00'
L12	S89°12'28"W	72.00'
L13	N0°47'32"W	20.00'
L14	S89°12'28"W	8.00'
L15	S0°47'32"E	23.40'
L16	N50°20'53"W	120.00'
L17	S10°07'00"W	32.70'
L18	N78°11'13"E	32.70'
L19	N50°20'53"W	120.00'
L20	N50°20'53"W	120.00'
L21	S39°39'07"W	10.08'
L22	S10°07'00"W	32.70'
L23	N78°11'13"E	32.70'
L24	N50°20'53"W	120.00'
L25	N89°46'28"W	22.27'
L26	S0°13'32"W	17.97'
L27	N89°46'28"W	22.00'
L28	S89°46'28"E	22.00'
L29	S0°13'32"W	17.97'
L30	S89°46'28"E	22.27'
L31	N44°11'35"E	28.42'
L32	S44°11'35"W	28.42'
L33	S89°12'28"W	72.00'
L34	N0°47'32"W	4.69'
L35	N50°20'53"W	50.00'
L36	N50°20'53"W	50.00'
L37	N0°13'32"E	50.11'
L38	S78°17'26"E	23.00'
L39	S78°17'26"E	23.05'
L40	N89°12'28"E	23.00'
L41	S89°12'28"W	23.00'
L42	S89°12'28"W	23.00'
L43	S89°12'28"W	23.00'
L44	S89°12'28"W	23.00'
L45	N0°47'32"W	5.00'
L46	S8°33'58"E	11.86'



**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S88°16'07"E	15.00'
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L13	N0°47'32"W	20.00'
L14	S89°12'28"W	8.00'
L15	S0°47'32"E	23.40'
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L27	N89°46'28"W	22.00'
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L31	N44°11'35"E	28.42'
L32	S44°11'35"W	28.42'
L33	S89°12'28"W	72.00'
L34	N0°47'32"W	4.69'
L35	N50°20'53"W	50.00'
L36	N50°20'53"W	50.00'
L37	N0°13'32"E	50.11'
L38	S78°17'26"E	23.00'
L39	S78°17'26"E	23.05'
L40	N89°12'28"E	23.00'
L41	S89°12'28"W	23.00'
L42	S89°12'28"W	23.00'
L43	S89°12'28"W	23.00'
L44	S89°12'28"W	23.00'
L45	N0°47'32"W	5.00'
L46	S8°33'58"E	11.86'

**CONNIE L. MCHUGH-YETT**  
Notary Public, State of Texas  
Comm. Expires 01-10-2022  
Notary ID 131403042

**PLAT NUMBER 180196**  
SUBDIVISION PLAT ESTABLISHING  
OF  
**WHISPER FALLS UNIT 4A**

BEING A TOTAL OF 14,901 ACRE TRACT OF LAND, COMPRISED OF 14,364 ACRES OUT OF A 77,933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403, 0.504 ACRES OUT OF A 236,436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 463-471 AND 0.033 ACRES OUT OF A 58,922 ACRE TRACT RECORDED IN DOCUMENT # 20180243058, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTINE BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325 AND OUT OF THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #1028800

DATE OF PREPARATION: January 10, 2019

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
LESLIE K. OSTRANDER, ASSISTANT SECRETARY

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BY: CHIEF OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668  
DULY AUTHORIZED AGENT - LESLIE K. OSTRANDER  
OWNER/DEVELOPER - 236 COPPER CANYON INVESTMENTS, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
BY ZEMEL ASSOCIATES, INC. GENERAL PARTNER  
BY GREAT AMERICA ASSOCIATES, INC. GENERAL PARTNER  
10003 N.W. MILITARY HWY, SUITE 2201  
SAN ANTONIO, TX 78251  
(210) 344-9200  
ENTIRE OFF-LOT VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY AND LOT (0.094 AC.)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 10<sup>th</sup> DAY OF January, A.D. 2019.

*[Signature]*  
CONNIE L. MCHUGH-YETT  
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 \_\_\_\_\_ 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



CURVE AND LINE DATA ON THIS SHEET  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

WHISPER FALLS UNIT 4A  
CIVIL JOB NO. 11336-04; SURVEY JOB NO. 11336-02  
Date: Jan 10, 2019, 1:22pm User: bh  
File: P:\11336\04\Design\Civil\Plot\PA-1133604.dwg