

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 (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR ELEVATIONS
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE # 17-06-412SR
---	---	---	CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN
---	---	---	CENTERLINE
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	15	16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.575 AC)
2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	1.170 AC. 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG 718-728, OPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG 697-717, OPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	20' PERMANENT WATER EASEMENT (DOC NO. 20170196705, OPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 59-61, PR)
7	VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY	5	10' BUILDING SETBACK (VOL 20001, PG 59-61, PR)
9	16' SANITARY SEWER EASEMENT	6	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PG 59-61, PR)
11	10' BUILDING SETBACK	7	20' SANITARY SEWER EASEMENT (VOL 20001, PG 59-61, PR)
12	20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.033 AC)	8	16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (2.754 AC)
13	PRIVATE PERMEABLE OFF-LOT 110' DRAINAGE EASEMENT (2.754 AC)	9	20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
14	VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (6.476 AC)	10	10' PRIVATE DRAINAGE EASEMENT (VOL 20001, PG 59-61, PR)
15	VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT	11	VARIABLE WIDTH DRAINAGE EASEMENT (PLAT #170476)
16	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.265 AC)	12	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 20001, PG 59-61, PR)
17	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	13	VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL. 9562, PG 203-204, OPR)
18	OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.020 AC)	14	VARIABLE WIDTH UTILITY AND INGRESS/EGRESS EASEMENT (DOC NO. 20170196706, OPR)
		15	VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT #170476)
		16	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #170476)

C.P.S. NOTES:

1. 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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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.

3. 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.

4. 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.

5. ROOF OVERHANGS ARE ALLOWED WITHIN 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

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.

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 CORRS 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:

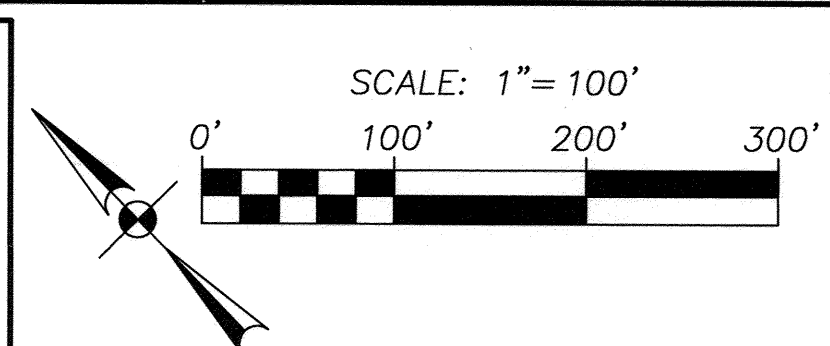
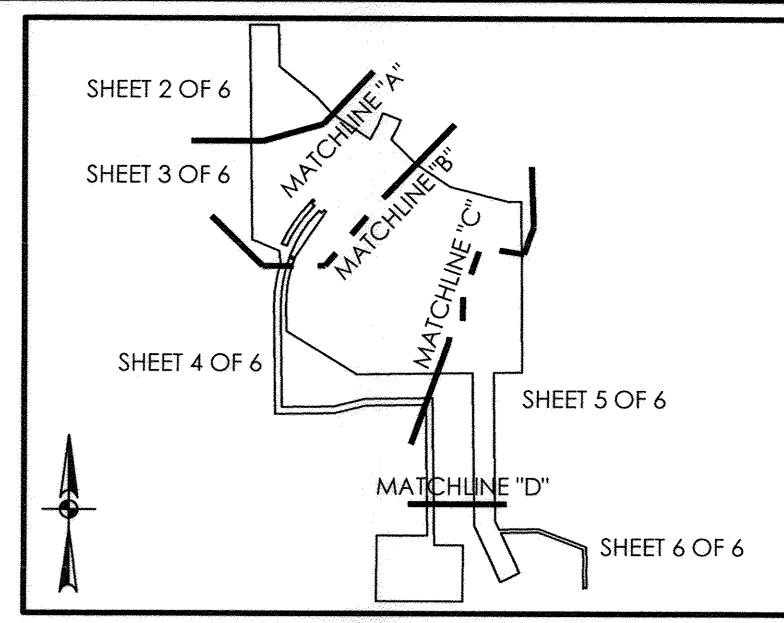
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG US HIGHWAY 90, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 150.03'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



PLAT NUMBER 170540
REPLAT & SUBDIVISION PLAT
OF
WHISPER FALLS UNIT 1B

BEING A TOTAL OF 45.077 ACRE TRACT OF LAND ESTABLISHING LOTS 37-58, 902 & 906, BLOCK 1, LOTS 1-23, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-5, 902 & 903, BLOCK 5, LOTS 1-9, 11-17 & 901, BLOCK 6, LOTS 1-35, 901 & 902, BLOCK 7, COMPRISED OF 40.448 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 5.977 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH 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 THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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 #10028900
DATE OF PREPARATION: April 16, 2018

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: 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 78222
(210) 496-2668

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 16 DAY OF April, A.D. 2018.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

Meghan J. Grace
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 WHISPER FALLS UNIT 1B 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

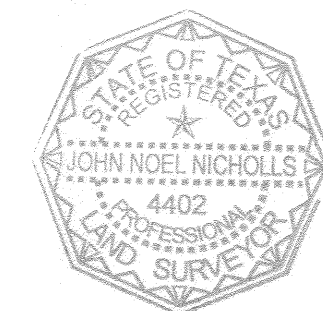
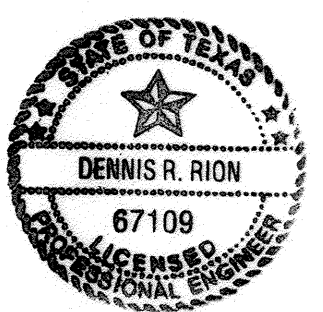
BY: _____
SECRETARY

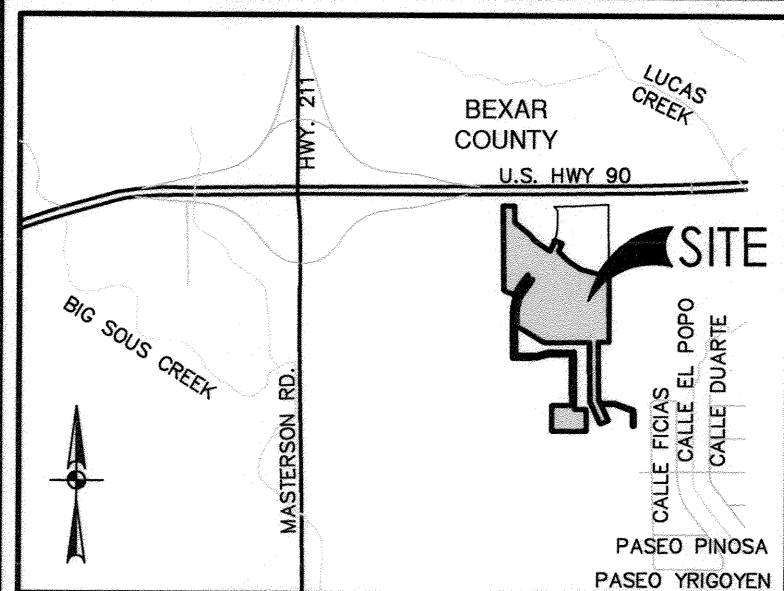
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
CURVE AND LINE DATA
ON SHEET 6 OF 6

SHEET 2 OF 6





LOCATION MAP

NOT-TO-SCALE LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR ELEVATIONS

1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
1140	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
1140	1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOM CASE # 17-06-4125R
1140	CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY
- 16' SANITARY SEWER EASEMENT
- 10' BUILDING SETBACK
- 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.033 AC)
- PRIVATE PERMEABLE OFF-LOT DRAINAGE EASEMENT (2.754 AC)
- VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (6.476 AC)
- VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.265 AC)
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- OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.020 AC)
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- 0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG 697-717, OPR)
- 20' PERMANENT WATER EASEMENT (DOC NO. 20170196705, OPR)
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- 10' BUILDING SETBACK (VOL. 20001, PG 59-61, PR)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 59-61, PR)
- 20' SANITARY SEWER EASEMENT (VOL. 20001, PG 59-61, PR)
- 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 59-61, PR)
- 20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
- 10' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG 59-61, PR)
- VARIABLE WIDTH DRAINAGE EASEMENT (PLAT #170476)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PG 59-61, PR)
- VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL. 9562, PG 203-204, OPR)
- VARIABLE WIDTH UTILITY AND INGRESS/EGRESS EASEMENT (DOC NO. 20170196706, OPR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT #170476)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #170476)

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," "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 GRANTOR'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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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.
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- 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 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.

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

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.

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 (NAD2011) 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.
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- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

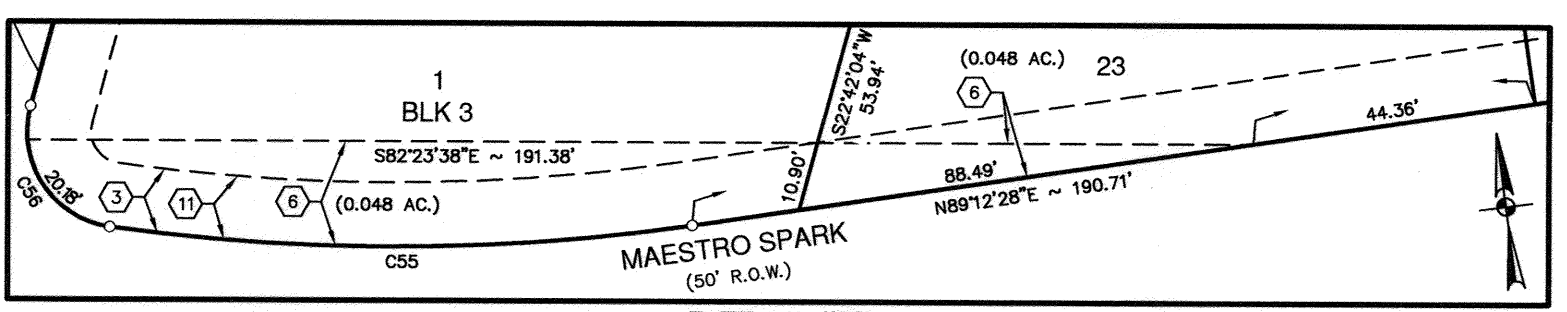
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG US HIGHWAY 90, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 150.03'.
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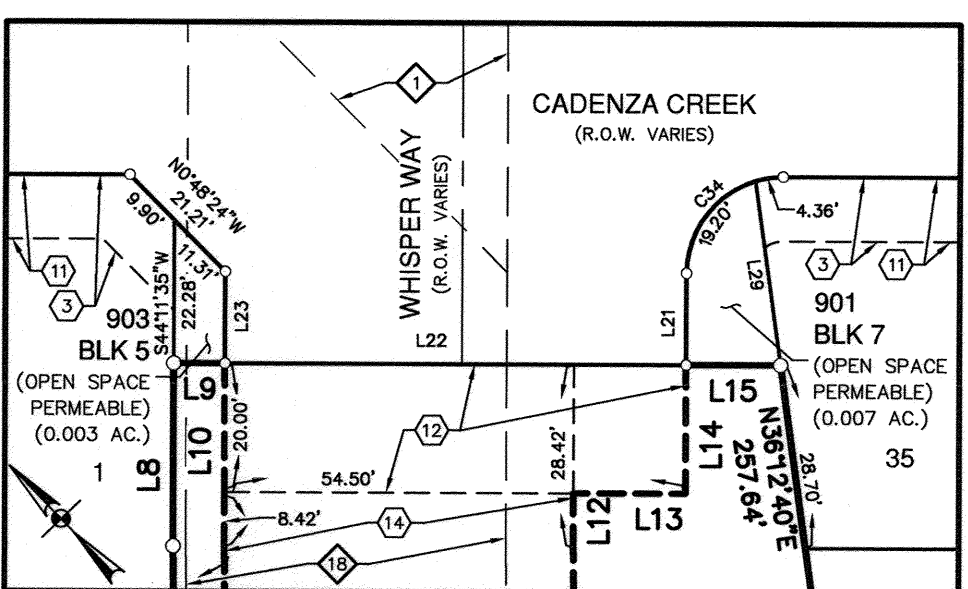
IMPACT FEE NOTE:

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



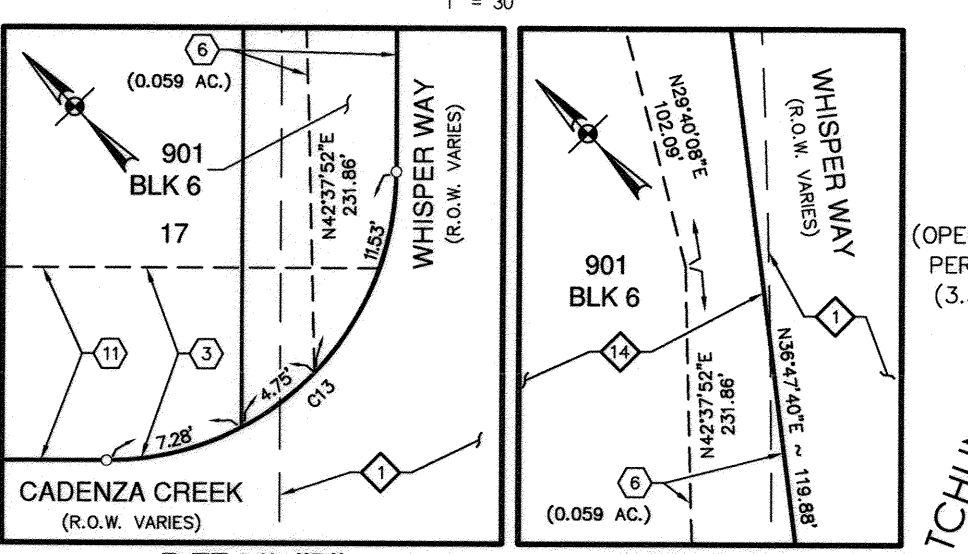
DETAIL "E"

1" = 30'



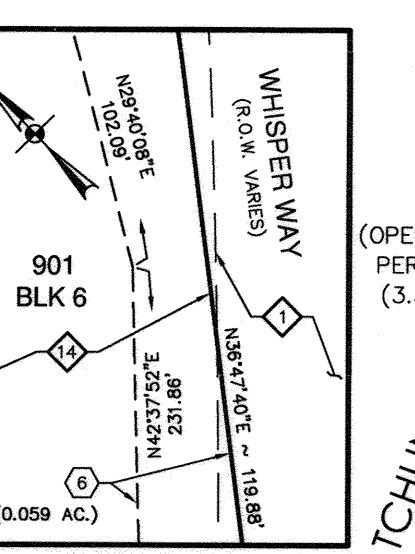
DETAIL "A"

1" = 30'



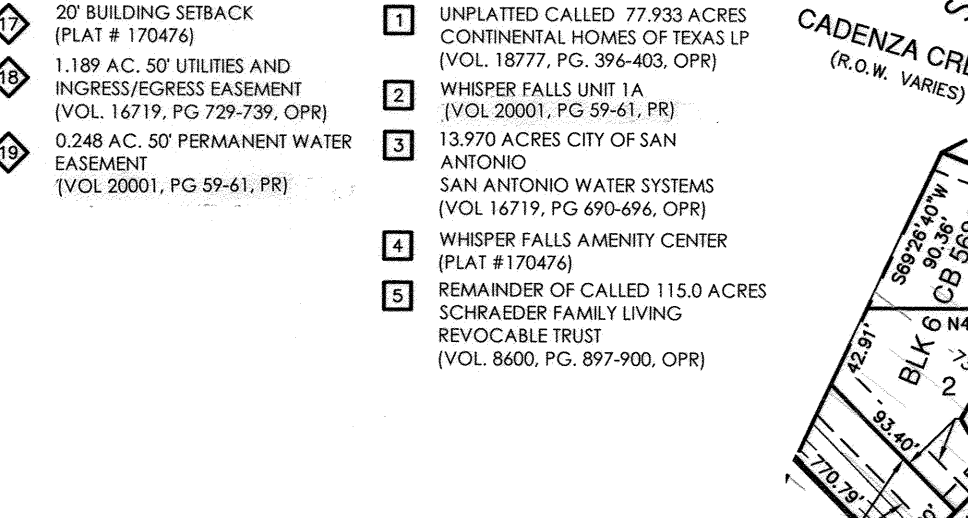
DETAIL "B"

1" = 10'



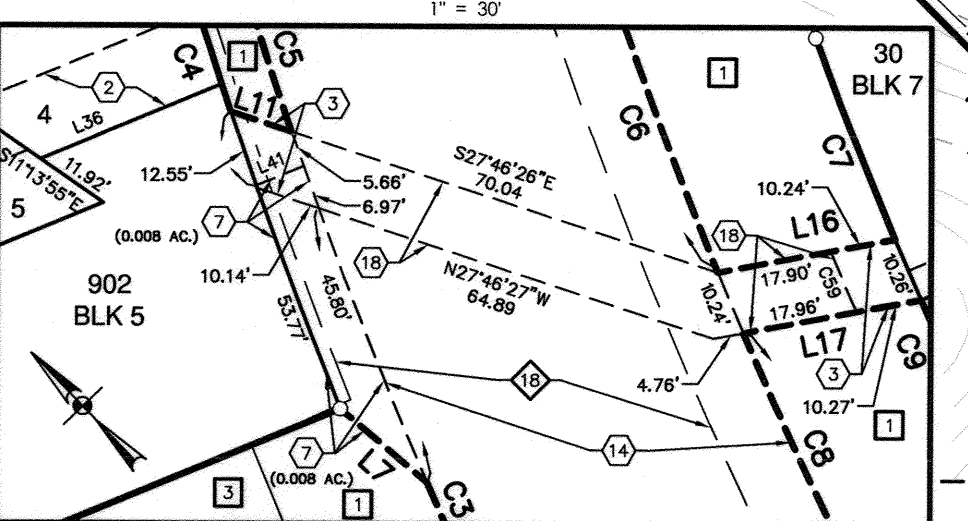
DETAIL "H"

1" = 10'



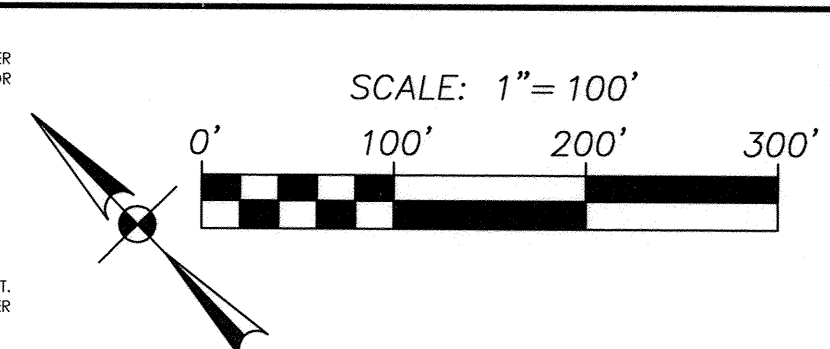
DETAIL "F"

1" = 30'



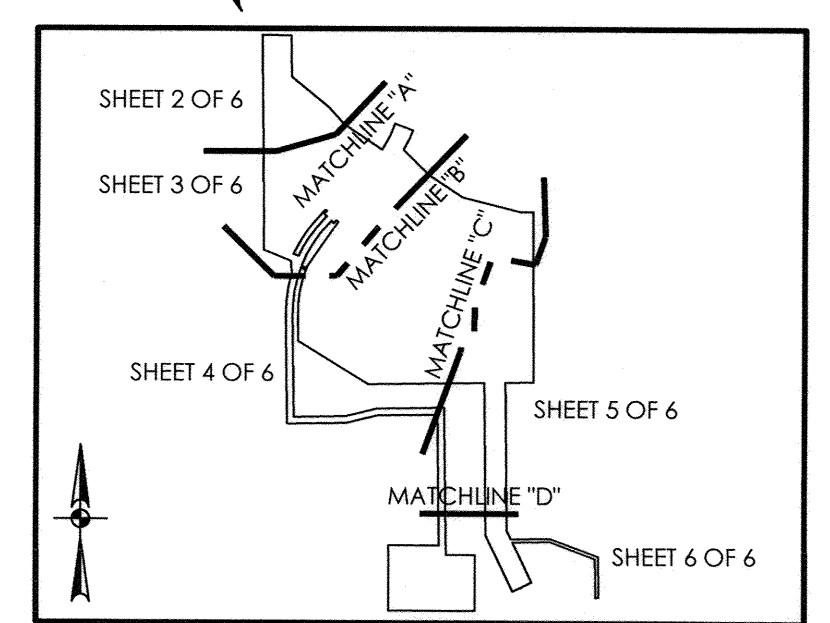
DETAIL "G"

1" = 30'



INDEX MAP

SCALE: 1" = 1000'



INDEX MAP

SCALE: 1" = 1000'

PLAT NUMBER 170540

REPLAT & SUBDIVISION PLAT

OF WHISPER FALLS UNIT 1B

BEING A TOTAL OF 45.077 ACRE TRACT OF LAND ESTABLISHING LOTS 37-58, 902 & 906, BLOCK 1, LOTS 1-23, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-5, 902 & 903, BLOCK 5, LOTS 1-9, 11-17 & 901, BLOCK 6, LOTS 1-35, 901 & 902, BLOCK 7, COMPRISED OF 40.648 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 5.977 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH 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 THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

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 #10028900

DATE OF PREPARATION: April 16, 2018

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: 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 78222 (210) 496-2668

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 HE EXECUTED THE SAME FOR THE PURPOSES, AND CONSIDERATIONS THEREIN SET FORTH AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF April, A.D. 2018.

MEGHAN JANE GRADY, Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891

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 WHISPER FALLS UNIT 1B 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

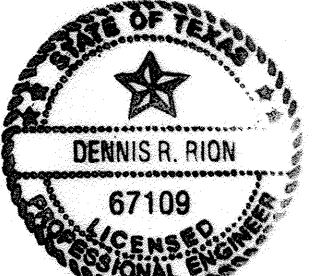
BY: CHAIRMAN

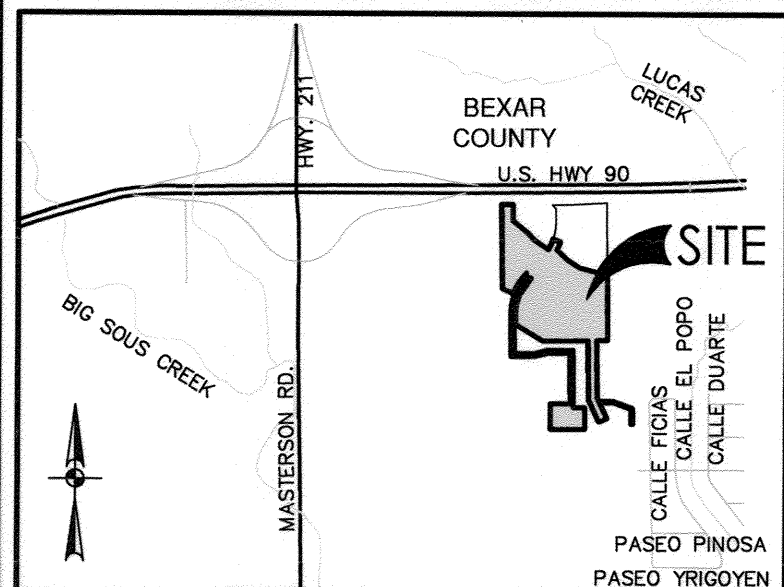
BY: SECRETARY

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED IN THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY





LOCATION MAP

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	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR ELEVATIONS

---	1140	EXISTING CONTOURS
---	1140	PROPOSED CONTOURS
---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE # 17-06-4125R
---	---	CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN
---	---	CENTERLINE

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.033 AC)
- 16' SANITARY SEWER EASEMENT
- 10' BUILDING SETBACK
- 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.033 AC)
- PRIVATE PERMEABLE OFF-LOT DRAINAGE EASEMENT (2.754 AC)
- VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (6.476 AC)
- VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.265 AC)
- 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.020 AC)
- 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.575 AC)
- 1.170 AC. 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG. 718-728, OPR)
- 0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG. 697-717, OPR)
- 20' PERMANENT WATER EASEMENT (DOC NO. 20170196705, OPR)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 59-61, PR)
- 10' BUILDING SETBACK (VOL. 20001, PG. 59-61, PR)
- 20' SANITARY SEWER EASEMENT (VOL. 20001, PG. 59-61, PR)
- 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG. 59-61, PR)
- 20' WATER EASEMENT (VOL. 9562, PG. 203-204, OPR)
- 10' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 59-61, PR)
- VARIABLE WIDTH DRAINAGE EASEMENT (PLAT # 170476)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PG. 59-61, PR)
- VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL. 9562, PG. 203-204, OPR)
- VARIABLE WIDTH UTILITY AND INGRESS/EGRESS EASEMENT (DOC NO. 20170196706, OPR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT # 170476)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 170476)

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," "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 GRANTOR'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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 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 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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

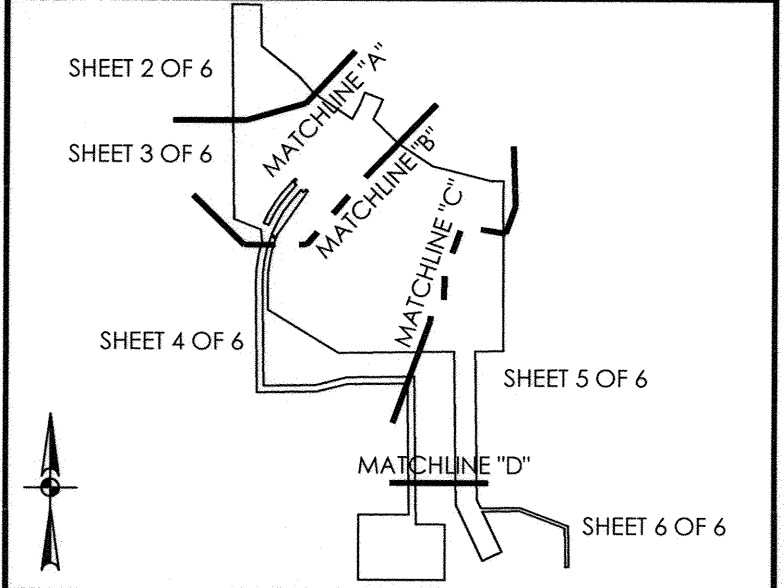
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

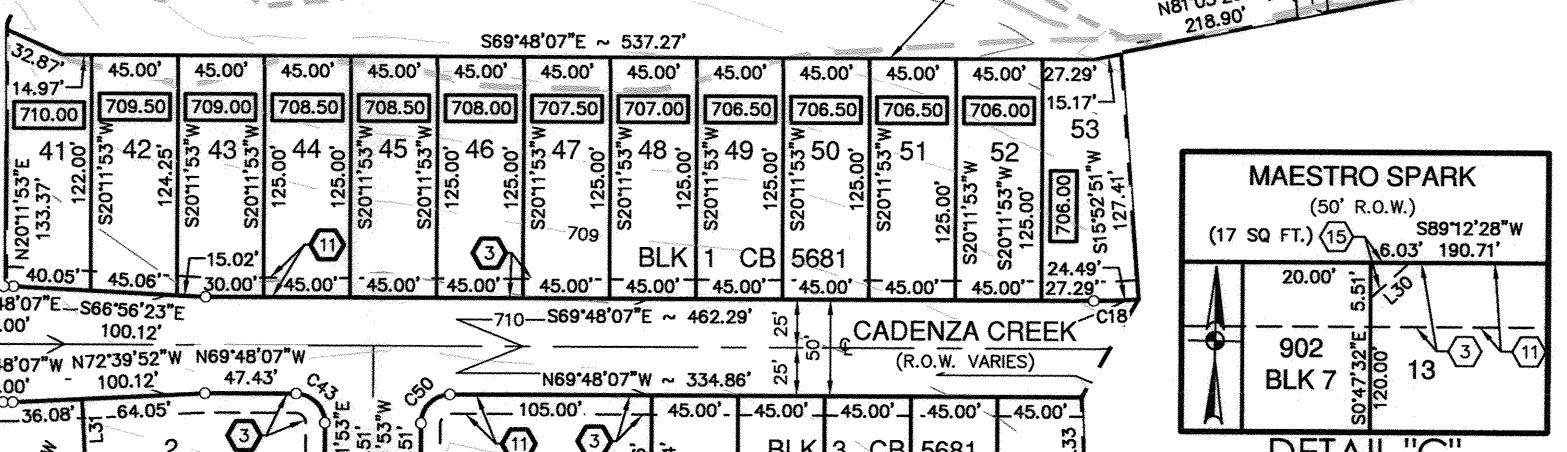
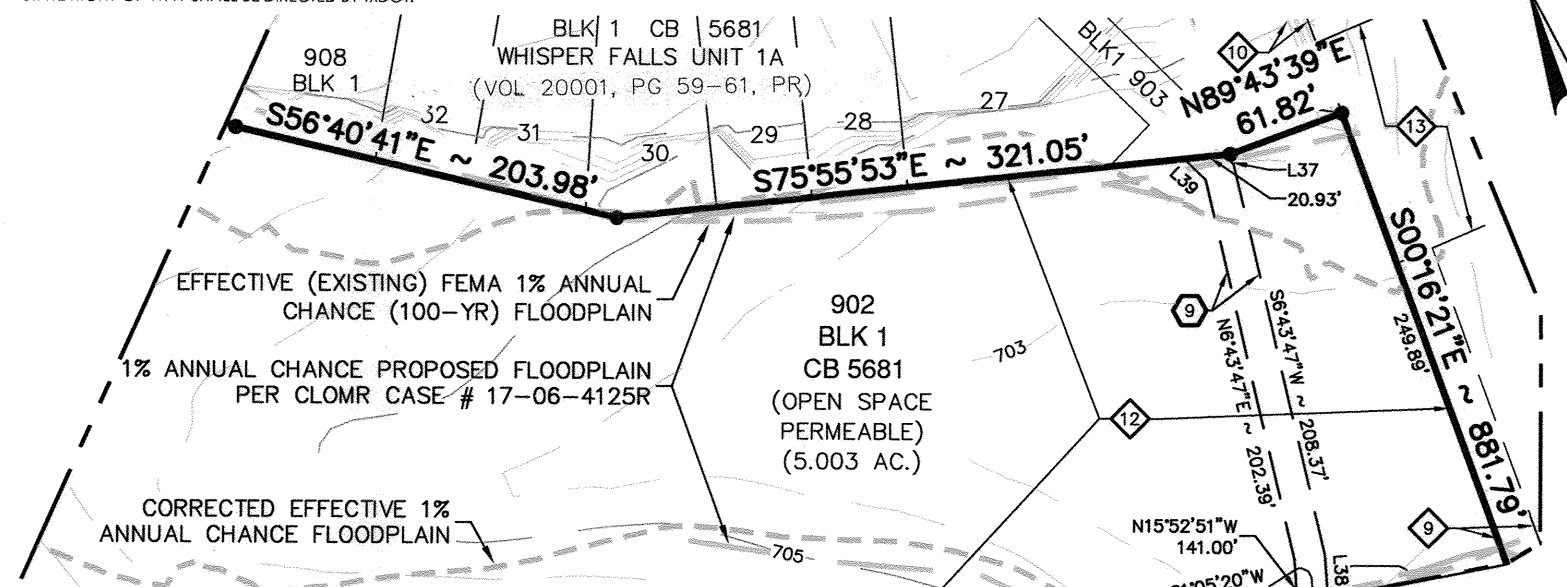


INDEX MAP

SCALE: 1" = 100'

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG US HIGHWAY 90, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1500.3'.
- IF SIDEWALKS ARE REQUIRED BY A APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



MAESTRO SPARK
(50' R.O.W.)
(17 SQ. FT.)
BLK 1 CB 5681
13

DETAIL 'C'
1" = 30'

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2028
Notary ID 12081891

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEGHAN JANE GRACE 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 16 DAY OF April, A.D. 20 18.

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 WHISPER FALLS UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
CURVE AND LINE DATA ON SHEET 6 OF 6

SHEET 4 OF 6

PLAT NUMBER 170540

REPLAT & SUBDIVISION PLAT

OF WHISPER FALLS UNIT 1B

BEING A TOTAL OF 45.077 ACRE TRACT OF LAND ESTABLISHING LOTS 37-58, 902 & 906, BLOCK 1, LOTS 1-23, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-5, 902 & 903, BLOCK 5, LOTS 1-9, 11-17 & 901, BLOCK 6, LOTS 1-35, 901 & 902, BLOCK 7, COMPRISED OF 40.648 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 5.977 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH 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 THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE: FIRM REGISTRATION #470 | TPLS: FIRM REGISTRATION #10028000
DATE OF PREPARATION: April 16, 2018

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: CHIEF OF TEXAS, INC.
A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TEXAS 78222
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

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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 WHISPER FALLS UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

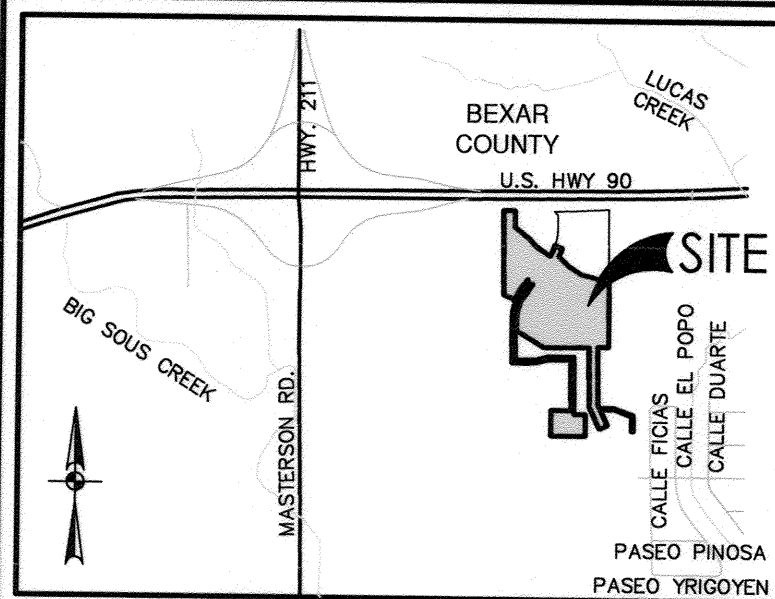
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY





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 | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | SET 1/2" IRON ROD (PD) MINIMUM FINISHED FLOOR ELEVATIONS |

- | | |
|---|--|
| 1140 EXISTING CONTOURS | 1140 PROPOSED CONTOURS |
| 1140 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | 1140 CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN |

- | | |
|--|--|
| 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 19 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.575 AC) |
| 2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 20 1.70 AC. 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 14719, PG. 718-728, OPR) |
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 21 0.118 ACRE DRAINAGE EASEMENT (VOL. 14719, PG. 697-717, OPR) |
| 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 22 20' PERMANENT WATER EASEMENT (DOC NO. 20170196705, OPR) |
| 5 VARIABLE WIDTH CLEAR VISION EASEMENT | 23 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 59-61, PR) |
| 6 VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY | 24 10' BUILDING SETBACK (VOL. 20001, PG. 59-61, PR) |
| 7 16' SANITARY SEWER EASEMENT | 25 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.033 AC) |
| 8 10' BUILDING SETBACK | 26 20' SANITARY SEWER EASEMENT (VOL. 20001, PG. 59-61, PR) |
| 9 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.033 AC) | 27 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (2.754 AC) |
| 10 PRIVATE PERMEABLE OFF-LOT DRAINAGE EASEMENT (2.754 AC) | 28 20' WATER EASEMENT (VOL. 9562, PG. 203-204, OPR) |
| 11 VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (6.476 AC) | 29 10' PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 59-61, PR) |
| 12 VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT | 30 VARIABLE WIDTH DRAINAGE EASEMENT (PLAT #170476) |
| 13 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.265 AC) | 31 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PG. 59-61, PR) |
| 14 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 32 VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL. 9562, PG. 203-204, OPR) |
| 15 OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.020 AC) | 33 VARIABLE WIDTH UTILITY AND INGRESS/EGRESS EASEMENT (DOC NO. 20170196706, OPR) |
| | 34 VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT #170476) |
| | 35 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #170476) |

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 GRANTOR'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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 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

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.

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 (NAD2011) 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 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

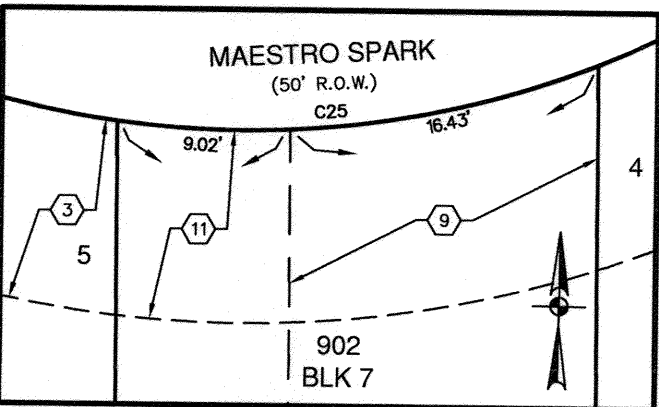
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG US HIGHWAY 90, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 150.03'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



DETAIL "G"

1" = 10'

- | | |
|---|---|
| 1 20' BUILDING SETBACK (PLAT # 170476) | 11 1.189 AC. 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 14719, PG. 729-739, OPR) |
| 2 0.248 AC. 50' PERMANENT WATER EASEMENT (VOL. 20001, PG. 59-61, PR) | 12 UNPLATTED CALLED 77,933 ACRES CONTINENTAL HOMES OF TEXAS LP (VOL. 18777, PG. 396-403, OPR) |
| 3 WHISPER FALLS UNIT 1A (VOL. 20001, PG. 59-61, PR) | 13 13,970 ACRES CITY OF SAN ANTONIO SAN ANTONIO WATER SYSTEMS (VOL. 16719, PG. 690-696, OPR) |
| 4 WHISPER FALLS AMENITY CENTER (PLAT #170476) | 14 WHISPER FALLS FAMILY LIVING REVOCABLE TRUST (VOL. 8600, PG. 897-900, OPR) |
| 5 REMAINDER OF CALLED 115.0 ACRES SCHRAEDER FAMILY LIVING REVOCABLE TRUST (VOL. 8600, PG. 897-900, OPR) | |

E.V. DALE
SURVEY NO. 13
ABSTRACT 1000
COUNTY BLOCK 4321

UNPLATTED
CALLED 77,933 ACRES
CONTINENTAL HOMES OF TEXAS LP
(VOL. 18777, PG. 396-403, OPR)

UNPLATTED
CALLED 236.436 ACRES
236 COPPER CANYON INVESTMENTS
(VOL. 18776, PG. 463-471, OPR)

UNPLATTED
CALLED 236.436 ACRES
236 COPPER CANYON INVESTMENTS
(VOL. 18776, PG. 463-471, OPR)

UNPLATTED
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(VOL. 18776, PG. 463-471, OPR)

UNPLATTED
CALLED 236.436 ACRES
236 COPPER CANYON INVESTMENTS
(VOL. 18776, PG. 463-471, OPR)

1% ANNUAL CHANCE PROPOSED FLOODPLAIN
PER CLOMR CASE # 17-06-4125R
CORRECTED EFFECTIVE 1%
ANNUAL CHANCE FLOODPLAIN

MATCHLINE "C"
SEE SHEET 4 OF 6

906
BLK 1
(OPEN SPACE PERMEABLE)
(0.070 AC.)

MRS. T. COOKE
SURVEY NO. 65 1/4
ABSTRACT 1076
COUNTY BLOCK 4342

HENSELT SCALE
(50' R.O.W.)

SEE DETAIL "G"
ON THIS SHEET

SEE DETAIL "H"
ON THIS SHEET

SEE DETAIL "I"
ON THIS SHEET

SEE DETAIL "J"
ON THIS SHEET

SEE DETAIL "K"
ON THIS SHEET

SEE DETAIL "L"
ON THIS SHEET

SEE DETAIL "M"
ON THIS SHEET

SEE DETAIL "N"
ON THIS SHEET

SEE DETAIL "O"
ON THIS SHEET

SEE DETAIL "P"
ON THIS SHEET

SEE DETAIL "Q"
ON THIS SHEET

SEE DETAIL "R"
ON THIS SHEET

SEE DETAIL "S"
ON THIS SHEET

SEE DETAIL "T"
ON THIS SHEET

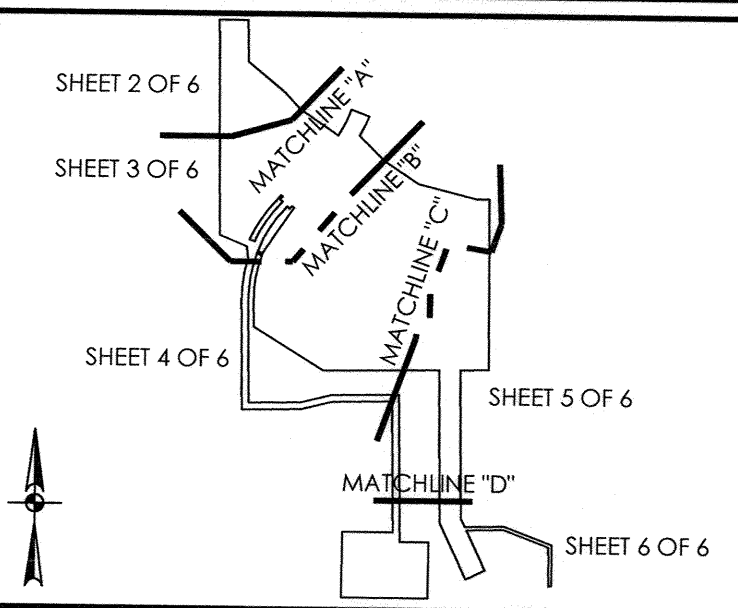
SEE DETAIL "U"
ON THIS SHEET

SEE DETAIL "V"
ON THIS SHEET

SEE DETAIL "W"
ON THIS SHEET

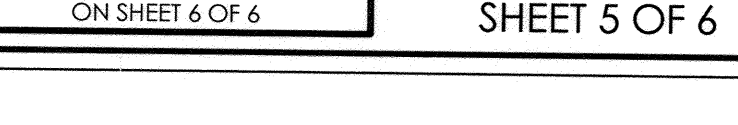
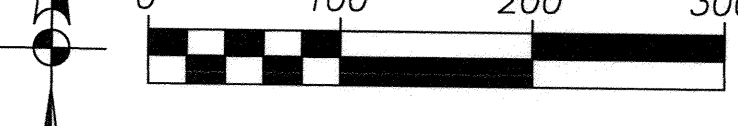
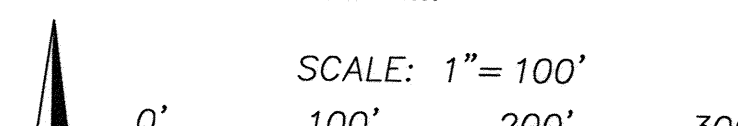
SEE DETAIL "X"
ON THIS SHEET

SEE DETAIL "Y"
ON THIS SHEET



INDEX MAP

SCALE: 1" = 100'



PLAT NUMBER 170540

REPLAT & SUBDIVISION PLAT

OF WHISPER FALLS UNIT 1B

BEING A TOTAL OF 45,077 ACRE TRACT OF LAND ESTABLISHING LOTS 37-58, 902 & 906, BLOCK 1, LOTS 1-23, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-5, 902 & 903, BLOCK 5, LOTS 1-9, 11-17 & 901, BLOCK 6, LOTS 1-35, 901 & 902, BLOCK 7, COMPRISED OF 40,648 ACRES OUT OF A 77,933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 5,977 ACRES OUT OF A 236,436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH 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 THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

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

TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 16, 2018

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: CHIEF OF TEXAS, INC.
A DEWASURE CORPORATION
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TEXAS 78222
(210) 496-2668

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 16 DAY OF April, A.D. 2018.

Meghan Jane Grace
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 WHISPER FALLS UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY

OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE

_____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON

PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

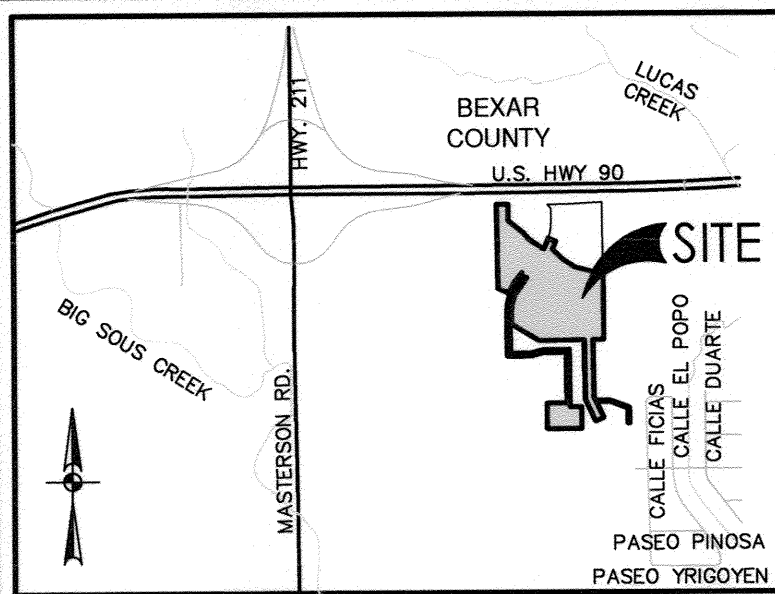
CURVE AND LINE DATA
ON SHEET 6 OF 6

SHEET 5 OF 6

WHISPER FALLS UNIT 1B

Civil Job No. 11336-02; Survey Job No. 9018-17

Date: Apr 16, 2018, 10:30am User: D. Bhurgett
File: P:\11336-02 Design Civil\Plat\1133602.dwg



LOCATION MAP

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
PR	PLAT RECORDS OF (SURVEYOR)		FOUR 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR ELEVATIONS

1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOM CASE # 17-06-41258
---	CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN CENTERLINE

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY
- 16' SANITARY SEWER EASEMENT
- 10' BUILDING SETBACK
- 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.033 AC)
- PRIVATE PERMEABLE OFF-LOT 110' DRAINAGE EASEMENT (2.754 AC)
- VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (6.476 AC)
- VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.265 AC)
- 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.020 AC)
- 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.575 AC)
- 1.170 AC, 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG 718-728, OPR)
- 0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG 697-717, OPR)
- 20' PERMANENT WATER EASEMENT (DOC NO. 20170196705, OPR)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 59-61, PR)
- 10' BUILDING SETBACK (VOL 20001, PG 59-61, PR)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PG 59-61, PR)
- 20' SANITARY SEWER EASEMENT (VOL 20001, PG 59-61, PR)
- 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL 20001, PG 59-61, PR)
- 20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
- 10' PRIVATE DRAINAGE EASEMENT (VOL 20001, PG 59-61, PR)
- VARIABLE WIDTH DRAINAGE EASEMENT (PLAT #170476)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 20001, PG 59-61, PR)
- VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL. 9562, PG 203-204, OPR)
- VARIABLE WIDTH UTILITY AND INGRESS/EGRESS EASEMENT (DOC NO. 20170196706, OPR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT #170476)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #170476)

C.P.S. NOTES:

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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
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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

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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- 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 EDITION:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	653.00'	131°21'3"	N27°11'20"E	150.15'	150.48'
C2	743.00'	81°7'29"	S24°43'58"W	107.43'	107.52'
C3	737.00'	21°18'24"	N9°51'40"E	272.49'	274.07'
C4	745.00'	18°40'15"	S34°51'27"W	241.70'	242.77'
C5	737.00'	19°08'09"	N34°37'30"E	245.00'	246.15'
C6	682.50'	22°41'26"	N32°50'52"E	268.52'	270.29'
C7	655.00'	2°56'51"	N22°28'04"E	33.69'	33.70'
C8	682.50'	21°26'07"	S9°55'31"W	253.85'	255.34'
C9	655.00'	20°53'20"	N9°39'08"E	237.48'	238.80'
C10	58.00'	264°29'51"	S48°28'55"E	85.87'	267.75'
C11	15.00'	84°29'51"	S41°31'05"W	20.17'	22.12'
C12	125.00'	45°04'35"	S23°16'08"E	95.83'	98.34'
C13	15.00'	90°00'00"	N89°11'35"E	21.21'	23.56'
C14	653.00'	3°00'14"	N35°17'33"E	34.23'	34.24'
C15	500.00'	14°44'34"	S36°49'18"W	128.30'	128.65'
C16	15.00'	90°00'00"	S0°48'25"E	21.21'	23.56'
C17	170.00'	23°59'42"	S57°48'16"E	70.68'	71.19'
C18	325.00'	10°55'38"	S75°15'56"E	61.89'	61.98'
C19	15.00'	38°45'19"	N79°53'35"E	9.95'	10.15'
C20	50.00'	157°58'03"	S40°30'03"E	98.16'	137.85'
C21	15.00'	38°45'19"	S19°06'19"W	9.95'	10.15'
C22	15.00'	90°00'00"	S45°16'21"E	21.21'	23.56'
C23	15.00'	90°00'00"	S44°43'39"W	21.21'	23.56'
C24	15.00'	39°22'46"	S19°57'44"E	10.11'	10.31'
C25	50.00'	164°43'02"	S42°42'24"W	99.11'	143.74'
C26	15.00'	39°22'46"	N74°37'28"W	10.11'	10.31'
C27	3025.00'	3°31'19"	S87°26'48"W	185.91'	185.94'
C28	375.00'	32°08'19"	N74°43'23"W	207.60'	210.35'
C29	15.00'	37°03'43"	N77°11'05"W	9.53'	9.70'
C30	50.00'	140°13'39"	N25°36'07"W	94.04'	122.37'
C31	15.00'	34°53'06"	N27°04'09"E	8.99'	9.13'
C32	535.00'	34°33'58"	N26°54'35"E	317.89'	322.76'
C33	15.00'	90°00'00"	N0°48'25"W	21.21'	23.56'
C34	15.00'	90°00'00"	S89°11'35"W	21.21'	23.56'
C35	15.00'	90°00'00"	S89°11'35"W	21.21'	23.56'
C36	58.00'	45°04'35"	S66°43'52"W	44.46'	45.63'
C37	58.00'	39°25'15"	S71°01'12"E	39.12'	39.91'
C38	15.00'	84°29'51"	N86°28'30"E	20.17'	22.12'
C39	15.00'	90°00'00"	N0°48'25"W	21.21'	23.56'
C40	175.00'	45°04'35"	N23°16'08"W	134.16'	137.68'
C41	15.00'	82°00'46"	S85°11'57"W	19.68'	21.47'
C42	230.00'	16°00'28"	N61°47'53"W	64.05'	64.26'
C43	15.00'	90°00'00"	N24°48'07"W	21.21'	23.56'
C44	75.00'	23°59'42"	N32°11'44"E	31.18'	31.41'
C45	300.00'	21°29'31"	N33°28'49"E	111.87'	112.53'
C46	15.00'	97°24'49"	N71°24'29"E	22.54'	25.50'
C47	325.00'	1°13'53"	S59°16'10"E	6.98'	6.98'

- 20' BUILDING SETBACK (PLAT # 170476)
- 1.189 AC, 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG 729-739, OPR)
- 0.248 AC, 50' PERMANENT WATER EASEMENT (VOL 20001, PG 59-61, PR)
- UNPLATTED CALLED 77,933 ACRES CONTINENTAL HOMES OF TEXAS LP (VOL. 18776, PG. 396-403, OPR)
- WHISPER FALLS UNIT 1A (VOL 20001, PG 59-61, PR)
- 13,970 ACRES CITY OF SAN ANTONIO SAN ANTONIO WATER SYSTEMS (VOL 16719, PG 690-696, OPR)
- WHISPER FALLS AMENITY CENTER (PLAT # 170476)
- REMAINDER OF CALLED 115.0 ACRES SCHRAEDER FAMILY LIVING REVOCABLE TRUST (VOL. 8600, PG. 897-900, OPR)

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C48	25.00'	66°56'10"	S25°11'09"E	27.57'	29.21'
C49	485.00'	35°54'38"	S26°14'16"W	299.03'	303.98'
C50	15.00'	90°00'00"	S65°11'53"W	21.21'	23.56'
C51	375.00'	10°55'38"	N75°15'56"W	71.41'	71.52'
C52	25.00'	80°27'25"	N40°30'03"W	32.29'	35.11'
C53	25.00'	85°57'29"	N42°42'24"E	34.09'	37.51'
C54	2975.00'	3°31'19"	N87°26'48"E	182.84'	182.87'
C55	325.00'	16°04'47"	S82°45'09"E	90.91'	91.21'
C56	15.00'	97°24'49"	S28°00'21"E	22.54'	25.50'
C57	250.00'	21°29'31"	S33°26'49"W	93.23'	93.78'
C58	125.00'	23°59'42"	S32°11'44"W	51.97'	52.35'
C59	665.00'	0°52'59"	S20°44'32"W	10.25'	10.25'
C60	743.00'	0°34'18"	S29°09'52"W	7.41'	7.41'

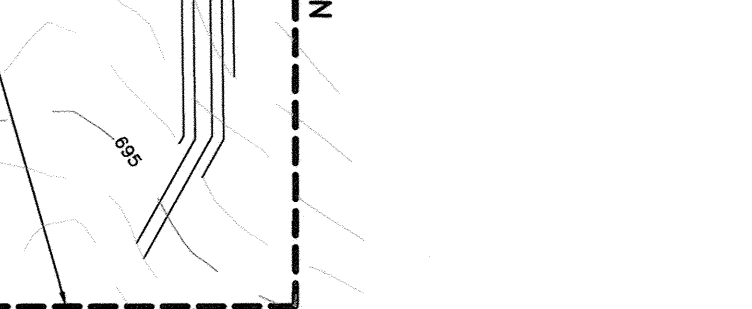
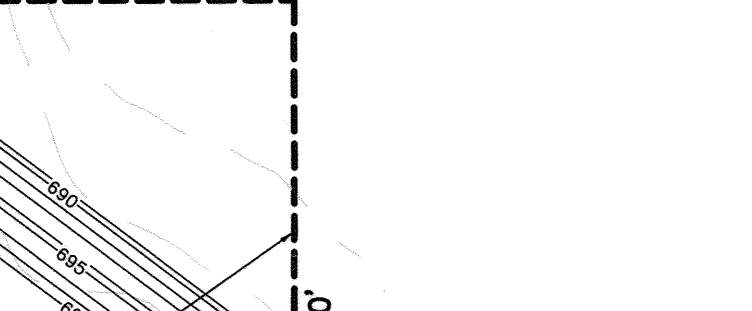
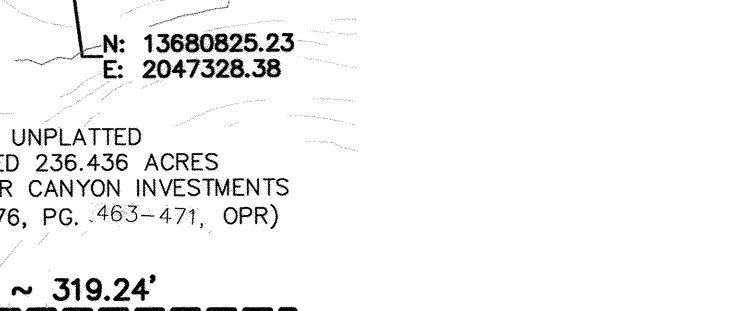
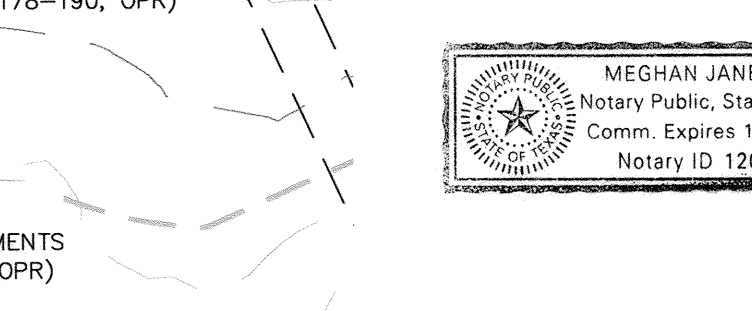
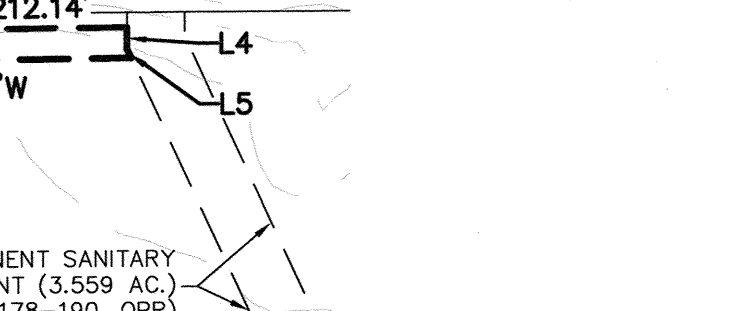
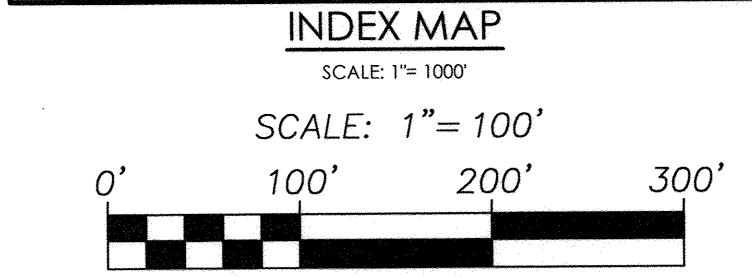
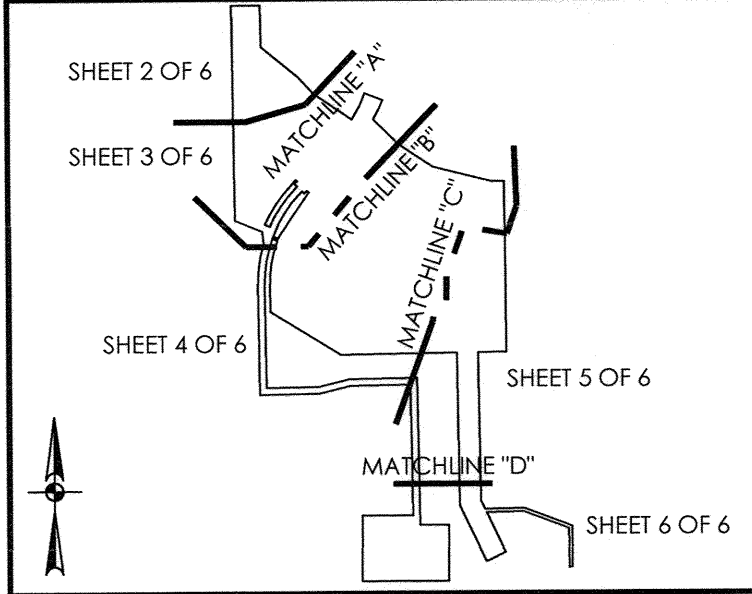
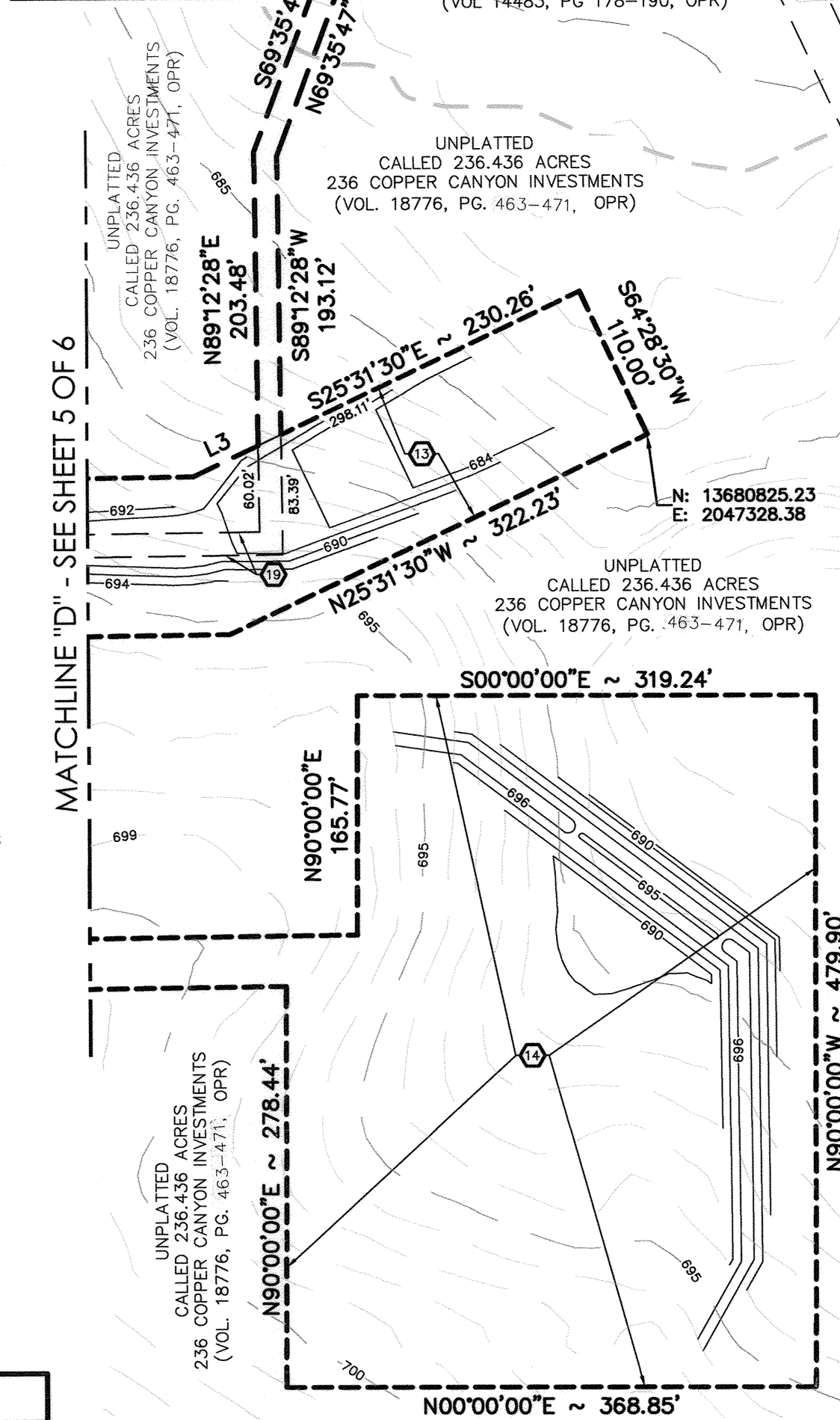
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON THIS SHEET

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG US HIGHWAY 90, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 150.03'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

LINE #	BEARING	LENGTH
L1	S01°6'21"E	15.02'
L2	S17°32'39"W	14.33'
L3	S25°31'30"E	50.23'
L4	S89°39'40"W	11.37'
L5	S64°58'27"W	5.07'
L6	S89°12'28"W	27.50'
L7	N5°49'15"W	17.65'
L8	S44°11'35"W	28.42'
L9	N45°48'25"W	8.00'
L10	S44°11'35"W	28.42'
L11	N27°46'27"W	10.01'
L12	N44°11'35"E	8.42'
L13	S45°48'25"E	17.50'
L14	N44°11'35"E	20.00'
L15	N45°48'25"W	14.71'
L16	N56°34'23"W	28.13'
L17	N56°34'23"W	28.23'
L18	S89°12'28"W	27.50'
L19	S80°43'45"E	5.20'
L20	S01°6'21"E	37.77'
L21	S44°11'35"W	14.28'
L22	S45°48'25"E	72.00'
L23	N44°11'35"E	14.28'
L24	N44°11'35"E	86.72'
L25	N45°48'25"W	5.14'
L26	N01°6'21"W	166.11'



PLAT NUMBER 170540

REPLAT & SUBDIVISION PLAT

OF WHISPER FALLS UNIT 1B

BEING A TOTAL OF 45.077 ACRE TRACT OF LAND ESTABLISHING LOTS 37-58, 902 & 906, BLOCK 1, LOTS 1-23, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-5, 902 & 903, BLOCK 5, LOTS 1-9, 11-17 & 901, BLOCK 6, LOTS 1-35, 901 & 902, BLOCK 7, COMPRISED OF 40.648 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 5.977 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH 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 THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10208800
DATE OF PREPARATION: April 16, 2018

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 Ostrander
OWNER/
DEVELOPER:
LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CHITEK OF TEXAS, INC.
A DELAWARE CORPORATION
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 A, SUITE 130
SAN ANTONIO, TEXAS 78222
(210) 496-2668

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 16 DAY OF April, A.D. 2018.

MEGHAN JANE GRASHE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

Meghan Jane Grasse
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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

