

#### LOCATION MAP NOT-TO-SCALE LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK PLAT RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

RIGHT-OF-WAY FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) 1234.56 ELEVATIONS

VOLUME

PAGE(S)

EASEMENT TO EXPIRE UPON

INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT OF WAY

1.170 AC. 50' UTILITIES AND

INGRESS/EGRESS EASEMENT

(VOL. 16719, PG 718-728, OPR)

0.118 ACRE DRAINAGE EASEMENT

20' PERMANENT WATER EASEMENT

(VOL. 16719, PG 697-717, OPR)

(DOC NO. 20170196705, OPR)

-AND CABLE TV EASEMENT

(VOL 20001, PG 59-61, PR)

' VEHICULAR NON-ACCESS

20' SANITARY SEWER EASEMENT

16' OFF-LOT SANITARY SEWER

PUBLIC STREET RIGHT OF WAY

(VOL. 9562, PG 203-204, OPR)

VARIABLE WIDTH DRAINAGE

(VOL 20001, PG 59-61, PR)

(VOL 20001, PG 59-61, PR)

VARIABLE WIDTH PUBLIC

(VOL 20001, PG 59-61, PR)

VARIABLE WIDTH WATER AND

(VOL. 9562, PG 203-204, OPR)

VARIABLE WIDTH UTILITY AND

(DOC NO. 20170196706, OPR)

VARIABLE WIDTH CLEAR VISION

14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

INGRESS/EGRESS EASEMENT

DRAINAGE EASEMENT

DRAINAGE EASEMENT

20' WATER EASEMENT

EASEMENT

FASEMENT

(PLAT #170476)

(PLAT #170476)

INCORPORATION INTO PLATTED

EASEMENT TO EXPIRE UPON

EASEMENT (NOT-TO-SCALE)

(VOL 20001, PG 59-61, PR)

(VOL 20001, PG 59-61, PR)

10' BUILDING SETBACK (VOL 20001, PG 59-61, PR)

10' GAS, ELECTRIC, TELEPHONE

(0.575 AC)

= 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 MAINTENANCE NOTE CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN — € — CENTERLINE 16' OFF-LOT SANITARY SEWER

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

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)

C.P.S. NOTES: (PLAT #170476) 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 NSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURETNANCES: 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS.

**1** 

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

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 T.V. FASEMENTS HEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN

COUNTY OF BEXAR

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

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.



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 CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 10.00, 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 RANSPORTATION 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS

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.

LOT 902 AND 906, BLOCK 1, 902 AND 903, BLOCK 5, LOT 901, BLOCK 6, 901 AND 902, BLOCK 7 CB 5681 ARE DESIGNATED AS OPEN SPACE AND PEDESTRIAN EASEMENTS. LOT 902, BLOCK 1 IS ALSO DESIGNATED AS VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT. LOT 901, BLOCK 6 IS ALSO DESIGNATED AS A VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT. LOT 906, BLOCK 1 IS ALSO DESIGNATED AS A 25' PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT. LOT 902, BLOCK 7 IS ALSO DESIGNATED AS A VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT. LOT 901, BLOCK 7 IS ALSO DESIGNATED AS A VARIABLE WIDTH CLEAR VISION EASEMENT. LOT 902, BLOCK 5 IS ALSO DESIGNATED AS A VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND

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 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 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN SET 1/2" IRON ROD (PD)-ROW
ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF
MINIMUM FINISHED FLOOR
PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. 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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WHISPER FALLS, UNIT 1B SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER OR THE WHISPER FALLS, UNIT 1B HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO STORM WATER

INISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) RIGHT-OF-WAY, LOCATIONS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY OF THE REGULATORY FLOODPLAIN. 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

20' BUILDING SETBACK (PLAT # 170476) 1.189 AC. 50' UTILITIES AND 1.189 AC. 50 UTILITIES AINE INGRESS/EGRESS EASEMENT (VOL. 16719, PG 729-739, OPR) 0.248 AC. 50' PERMANENT WATER

(VOL 20001, PG 59-61, PR) UNPLATTED CALLED 77.933 ACRES CONTINENTAL HOMES OF TEXAS LP

EASEMENT

WHISPER FALLS UNIT 1A (VOL 20001, PG 59-61, PR) 10' PRIVATE DRAINAGE EASEMENT 3 13.970 ACRES CITY OF SAN SAN ANTONIO WATER SYSTEMS (VOL 16719, PG 690-696, OPR)

(VOL. 18777, PG. 396-403, OPR)

WHISPER FALLS AMENITY CENTER (PLAT #170476) SCHRAEDER FAMILY LIVING REVOCABLE TRUST

REMAINDER OF CALLED 115.0 ACRES (VOL. 8600, PG. 897-900, OPR)

NGRESS/EGRESS SEWER:

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

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

LOTS 37 THRU 50, BLOCK 1, AND LOTS 9, 11, AND 12, BLOCK 6 LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0510F, DATED SEPTEMBER 29, 2010, A FEMA CONDITIONAL LOMR FLOODPLAIN STUDY (CASE #17-06-4125R) IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

**ICI DETENTION NOTE:** 

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO, THE PROPERTY MAY BE FLIGIBLE TO POST A FEE IN LIFEL OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0510F, DATED SEPTEMBER 29, 2010, AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2274955) 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.

. 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. 2. 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'. 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WHISPER FALLS UNIT 1A, RECORDED IN VOLUME 20001, PAGE(S) 59 - 61. BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

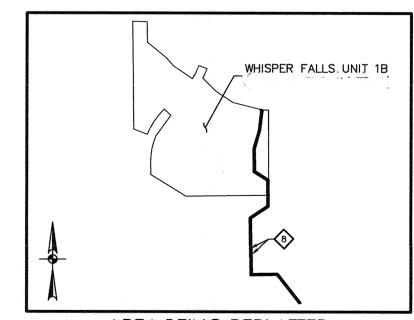
I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRET BY: CHTEX 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 78232 (210) 496-2668

STATE OF TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS THE 6 DAY OF

MY COMMISSION EXPIRES:



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 1000'

0.936 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.936 AC.) OF THE WHISPER FALLS UNIT 1A, RECORDED IN VOLUME 20001, PAGES 59-61 , OF THE COUNTY, TEXAS.

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

MEGHAN JANE GRACE

Comm. Expires 12-27-2020

Notary ID 12081891

Notary Public, State of Texa

PLAT NUMBER 170540

WHISPER FALLS UNIT 1B

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

PAPE-DAWSON **ENGINEERS** 

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: April 16, 2018

STATE OF TEXAS

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

OWNER/

BY: CHTEX 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 78232 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

DATED THIS

MEGHAN JANE GRACE SH

Comm. Expires 12-27-2020

Notary ID 12081891

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS CRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN RESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND

Notary Public, State of Texas IL OF OFFICE THIS \_\_\_\_\_

> 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.

A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS	COUNTY III	DOE DEVA	COUNTY T	TVAC

DAY OF

COUNTY CLERK, BEXA	R COUNTY, TEXAS	
THIS PLAT OF	WHISPER FALLS UNIT 1B	HAS BEEN SUBMITTED TO AND
CONSIDERED BY THE P	PLANNING COMMISSION OF THE	CITY OF SAN ANTONIO, TEXAS,
S HEREBY APPROVED	BY SUCH COMMISSION IN AC	CCORDANCE WITH STATE OR
LOCAL LAWS AND R	EGULATIONS; AND/OR WHERE	ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIANCE(S)	HAVE BEEN GRANTED.	
DATED THIS	DAY OF	A D 20

BY:	
	CHAIRMAN

	BY:		
STATE OF TEXAS			SECRETARY
COUNTY OF BEXAR			
l.		. COUNTY CLERK OF BEXAR COUNTY.	OO HERERY

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

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS \_\_\_\_\_ \_\_\_ DAY OF\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

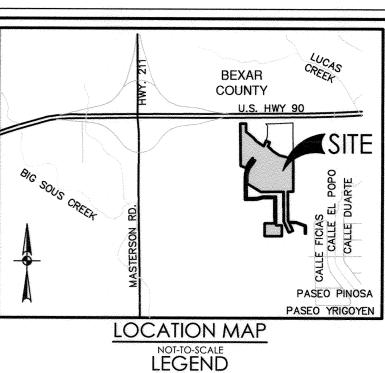
SHEET 1 OF 6 BY:







CHAIRMAN



AC ACRE(S) BLK BLOCK CB COUNTY BLOCK PLAT RECORDS OF (SURVEYOR) BEXAR COUNTY, TEXAS **OPR** OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF 1234.56 BEXAR COUNTY, TEXAS 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 16' OFF-LOT SANITARY SEWER

VOLUME

PAGE(S)

RIGHT-OF-WAY

ELEVATIONS

EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT OF WAY

1 170 AC 50' LITILITIES AND

INGRESS/EGRESS EASEMENT

(VOL. 16719, PG 718-728, OPR)

(VOL. 16719, PG 697-717, OPR) 20' PERMANENT WATER EASEMENT

(DOC NO. 20170196705, OPR)

10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

(VOL 2000), PG 59-61, PR)

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16' OFF-LOT SANITARY SEWER

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PUBLIC STREET RIGHT OF WAY

(VOL. 9562, PG 203-204, OPR)

VARIABLE WIDTH DRAINAGE

10' PRIVATE DRAINAGE EASEMENT 19

(VOL 20001, PG 59-61, PR)

20' WATER EASEMENT

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VARIABLE WIDTH PUBLIC

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VARIABLE WIDTH WATER AND

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VARIABLE WIDTH CLEAR VISION

INGRESS/EGRESS EASEMENT

DRAINAGE EASEMENT

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EASEMENT

EASEMENT

(PLAT #170476)

INCORPORATION INTO PLATTED

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

20' SANITARY SEWER EASEMENT

10' BUILDING SETBACK

0.118 ACRE DRAINAGE EASEMENT

FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR

— € — CENTERLINE 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT WARIABLE WIDTH CLEAR VISION **EASEMENT** 

VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXPIRE 3 UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF 4

9 16' SANITARY SEWER EASEMENT

10' BUILDING SETBACK 20' OFF-LOT DRAINAGE, ACCESS 20' OFF-LOT DRAINAGE, ACCESS
AND UTILITY EASEMENT TO EXPIRE

\$\frac{1}{2}\$

WAY (0.033 AC) PRIVATE PERMEABLE OFF-LOT 110' DRAINAGE EASEMENT

PLATTED PUBLIC STREET RIGHT OF

(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)

(PLAT #170476) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(PLAT #170476) . 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 FLECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UILITY EASEMENT," AND "TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REGOONISTRUCTING, AMINTAINING, REMOOVING, 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.

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 4. CONTROLLE DRIVENAL AFFORMACIES ARE ALLOWED WHITIN HE PER (5) FOLD 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 T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THE CONTROLLED 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

**DENNIS R. RION** 

67109

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.



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



PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

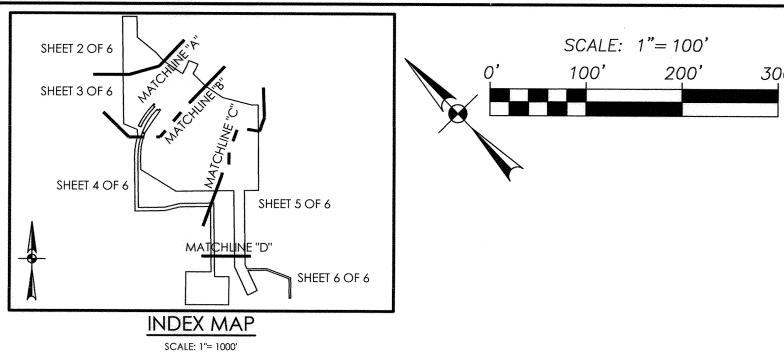
BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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.

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. 2. 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'. 3. 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



WHISPER FALLS AMENITY CENTER (PLAT #170476) BLK 6 CB 5681 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN S41.45'37"E S56.21'11"E S51°07'26"E ~ 250.00" 118.01 901 BLK 6 (OPEN SPACE PERMEABLE) (3.348 AC.) CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN 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 EFFECTIVE (EXISTING) FEMA 1% ANNUAL (VOL 20001, PG 59-61, PR) CHANCE (100-YR) FLOODPLAIN UNPLATTED CALLED 77.933 ACRES CONTINENTAL HOMES OF TEXAS LP (VOL. 18777, PG. 396-403, OPR) WHISPER FALLS UNIT 1A (VOL 20001, PG 59-61, PR) 13.970 ACRES CITY OF SAN SAN ANTONIO WATER SYSTEMS (VOL 16719, PG 690-696, OPR) WHISPER FALLS AMENITY CENTER (PLAT #170476) 5 REMAINDER OF CALLED 115.0 ACRES SCHRAEDER FAMILY LIVING REVOCABLE TRUST **CLEMENTINE BUNDICK** (VOL. 8600, PG. 897-900, OPR) **SURVEY NO. 13-1/2** ABSTRACT 992 **COUNTY BLOCK 4325** UNPLATTED



PLAT NUMBER 170540

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

## PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: April 16, 2018

STATE OF TEXAS

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.

A DELAWARE CORPORATION T'S SOLE GENERAL PARTNER O CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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

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, B	EXAR COUNTY, TEXAS	
THIS PLAT OF	WHISPER FALLS UNIT 1B	HAS BEEN SUBMITTED TO AND
CONSIDERED BY T	HE PLANNING COMMISSION OF	THE CITY OF SAN ANTONIO, TEXAS,
IS HEREBY APPRO	OVED BY SUCH COMMISSION IN	ACCORDANCE WITH STATE OR
LOCAL LAWS AN	D REGULATIONS; AND/OR WHE	RE ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIANO	CE(S) HAVE BEEN GRANTED.	

DATED THIS	DAY OF	, A.D. <u>20</u>

STATE OF TEXAS	BY:	****	SECRE	TARY
COUNTY OF BEXAR				
l,	, co	UNTY CLEF	RK OF BEXAR COUNTY, DO HE	REBY
CERTIFY THAT THIS PLA	T WAS FILED FOR RE	CORD IN I	MY OFFICE, ON THE	DAY
OF	, A.D. 20	AT	M. AND DULY RECORDED	) THE

, n.v. <u>z</u>	0 ^1	IN. AND DO	LI KECOKDED INE
DAY OF	, A.D. <u>20</u>	AT	M. IN THE
D AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUMEON			
GEIN TESTIMONY WHE	REOF, WITNESS MY	HAND AND	OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 6 BY:

ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

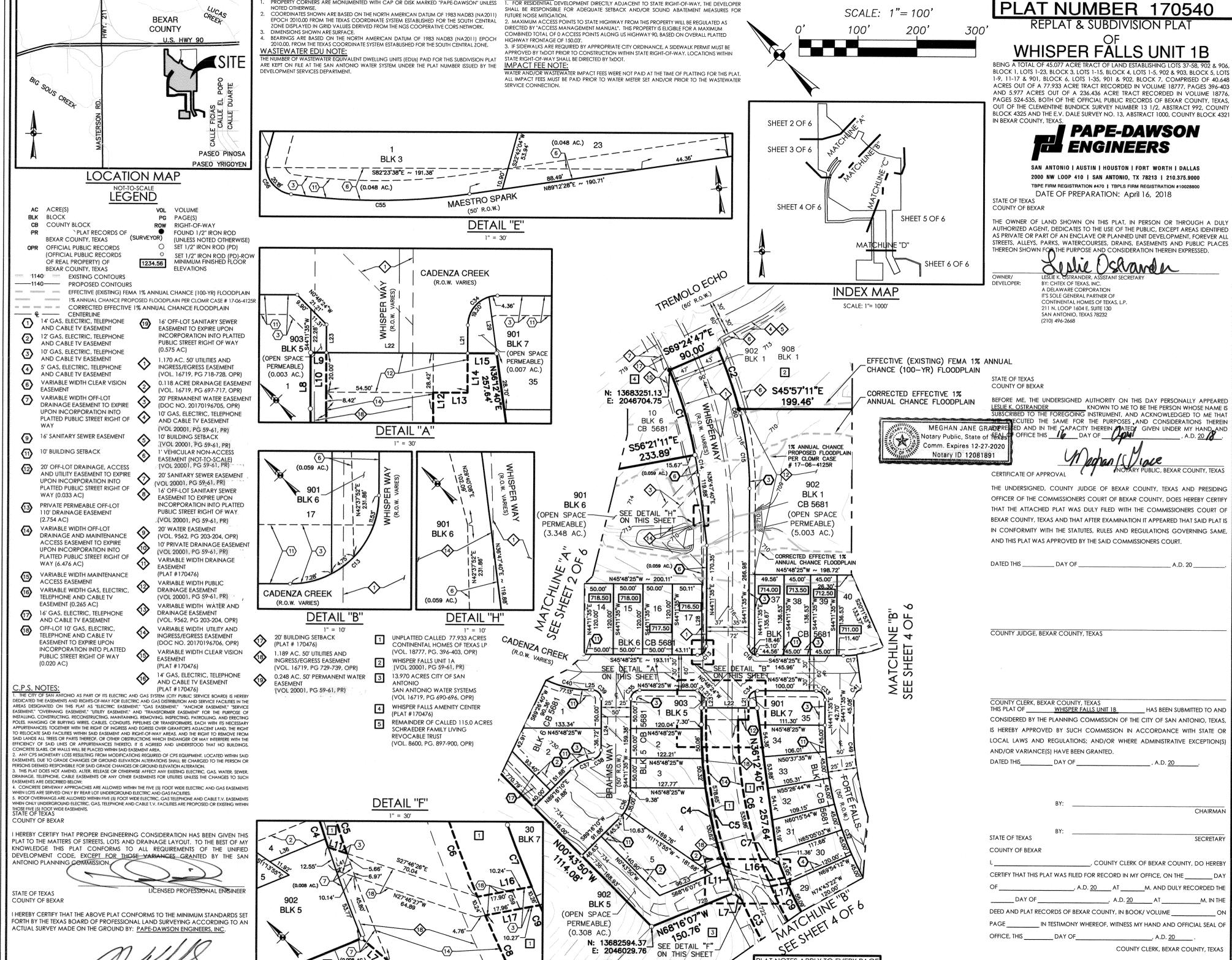
REMAINDER OF CALLED 115.0 ACRES

SCHRAEDER FAMILY LIVING REVOCABLE TRUST (VOL. 8600, PG. 897-900, OPR)

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

4402

DEED PAG OFFICE, THIS \_ DAY OF



LAT NOTES APPLY TO EVERY PAG

OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 6 OF

SHEET 3 OF 6 BY:

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS

**DENNIS R. RION** 

67109

REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

OWNER/

DEVELOPER:

COUNTY OF BEXAR

SCALE: 1"= 100'

200'

N15'52'51"W

141.00

MAESTRO SPARK

(50' R.O.W.)

S8912'28"W

13

(17 SQ FT.) (15) 6.03' 190.71'

DETAIL "C

20.00' - 1.6

902

BLK 7

100'

103

45.00' 27.29'

52

45.00' 45.00' 27.29'

CADENZA CREEK

(R.O.W. VARIES)

11

1.35

3 CB 5681

10

45.19

SEE DETAIL "C"

ON THIS SHEET -700

PLAT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT

> **CURVE AND LINE DATA** ON SHEET 6 OF 6

706.00 15.17'-

12

S75°55'53"E ~ 321.05'

902

BLK 1

CB 5681

(OPEN SPACE

PERMEABLE)

(5.003 AC.)

45.00'

45.00'

BLK 1 CB \ 5681/

29

WHISPER FALLS UNIT 1A

(VOL 20001, PG 59-61, PR)

S69\*48'07"E ~ 537.27'

707.00

"N69°48'07"W ~ 334.86' N

48 6 6 49 6

45.00' 45.00' 45.00' 45.00'

BLK 1 CB 5681

105.00' \_\_/\_ 45.00' \_\_45.00' \_\_45.00' \_\_45.00' \_

45.19

BLK 1

CORRECTED EFFECTIVE 1%

ANNUAL CHANCE FLOODPLAIN

47.43

17 S69'48'07"E\_S66'56'23"E

100.12

N69'48'07"W N72'39'52"W N69'48'07"W

24.00

183914"W SEE DETAIL "E"

ON SHEET 3 OF 6

902

BLK 7

OPEN SPACE PERMEABLE)

CB 5681

N58'39'14"W ~ 426.44'

E.V. DALE

SURVEY NO. 13

**ABSTRACT 1000** 

**COUNTY BLOCK 4321** 

S71'05'17"E

129.74

£ 11

S56'40'41"E ~

EFFECTIVE (EXISTING) FEMA 1% ANNUAL

1% ANNUAL CHANCE PROPOSED FLOODPLAIN

CHANCE (100-YR) FLOODPLAIN

PER CLOMR CASE # 17-06-4125R

45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00'

-15.00

S65'39'38"E

S6717'56"E

120.00

568

UNPLATTED ACRES AS LP
77.933 OF TEXAS LP
CALLED HOMES OF AO3, OPR)
CONTINENTAL PG. 396-403,
(VOL. 18777, PG. 1960)

UNPLATTED ACRES MENTS

UNPLATTED ACRES MENTS

236.436 NVESTMENTS

CALLED 236.463 NVESTMENTS

CALLED 236.463 ATT

VOL. 18776, P.G. 463

300'

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEGHAN JANE GRACEUBS CRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT NOTARY PUBLIC, State of Texts ESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND DAY OF DAY OF AND 12021201. Notary ID 12081891

> 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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS WHISPER FALLS UNIT 1B 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)

DATED THIS DAY OF

STATE OF TEXAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

\_\_\_M. AND DULY RECORDED THE

\_\_ DAY OF \_\_ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME PAGE\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

\_\_\_ DAY OF\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

CHAIRMAN

SECRETAR'

STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. BY: CHTEX 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 78232 (210) 496-2668

HAS BEEN SUBMITTED TO AND

AND/OR VARIANCE(S) HAVE BEEN GRANTED.

COUNTY OF BEXAR

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

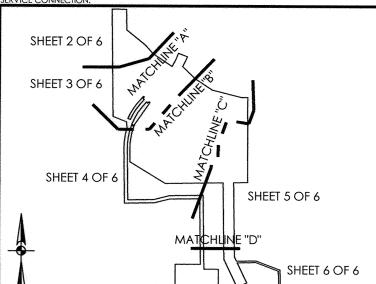
OFFICE, THIS \_\_\_\_\_

SHEET 4 OF 6 BY:

SURVEYOR'S NOTES 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 COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) FUTURE NOISE MITIGATION. EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 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 BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH HIGHWAY FRONTAGE OF 150:03' 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE

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VATER 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



INDEX MAP SCALE: 1"= 1000" 0

CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN 20' BUILDING SETBACK 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON (PLAT # 170476) INCORPORATION INTO PLATTED 1.189 AC. 50' UTILITIES AND **(8)** PUBLIC STREET RIGHT OF WAY INGRESS/EGRESS EASEMENT (VOL. 16719, PG 729-739, OPR) 1.170 AC. 50' UTILITIES AND 0.248 AC. 50' PERMANENT WATER INGRESS/EGRESS EASEMENT (VOL. 16719, PG 718-728, OPR) (VOL 20001, PG 59-61, PR) 0.118 ACRE DRAINAGE EASEMENT

CREEK

PASEO PINOSA

PASEO YRIGOYEN

BEXAR

COUNTY

LOCATION MAP

NOT-TO-SCALE LEGEND

(SURVEYOR)

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

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

(0.575 AC)

1234.56

PLAT RECORDS OF

AC ACRE(S)

CB COUNTY BLOCK

BEXAR COUNTY, TEXAS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

----1140------ PROPOSED CONTOURS

14' GAS, ELECTRIC, TELEPHONE

12' GAS, ELECTRIC, TELEPHONE

10' GAS, ELECTRIC, TELEPHONE

VARIABLE WIDTH CLEAR VISION

UPON INCORPORATION INTO

16' SANITARY SEWER EASEMENT

DRAINAGE EASEMENT TO EXPIRE

PLATTED PUBLIC STREET RIGHT OF 4

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

VARIABLE WIDTH OFF-LOT

5' GAS, ELECTRIC, TELEPHONE

**FASEMENT** 

= 1140 = EXISTING CONTOURS

- € --- CENTERLINE

(OFFICIAL PUBLIC RECORDS

OPR OFFICIAL PUBLIC RECORDS

BLK BLOCK

U.S. HWY 90

VOLUME

PAGE(S)

RIGHT-OF-WAY

ELEVATIONS

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(VOL. 16719, PG 697-717, OPR)

(DOC NO. 20170196705, OPR)

10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

(VOL 20001, PG 59-61, PR)

(VOL 20001, PG 59-61, PR)

10' BUILDING SETBACK

20' PERMANENT WATER EASEMENT

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR

UNPLATTED CALLED 77,933 ACRES CONTINENTAL HOMES OF TEXAS LP (VOL. 18777, PG. 396-403, OPR) WHISPER FALLS UNIT 1A (VOL 20001, PG 59-61, PR)

13.970 ACRES CITY OF SAN SAN ANTONIO WATER SYSTEMS

(VOL 16719, PG 690-696, OPR) 4 WHISPER FALLS AMENITY CENTER (PLAT #170476)

N74'43'22"W

120.00

**O**X

回

REMAINDER OF CALLED 115.0 ACRES SCHRAEDER FAMILY LIVING REVOCABLE TRUST (VOL. 8600, PG. 897-900, OPR)

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN

REGISTERED PROFESSIONAL LAND SURVEYOR

ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

VARIABLE WIDTH MAINTENANCE (PLAT #170476 ACCESS EASEMENT VARIABLE WIDTH PUBLIC VARIABLE WIDTH GAS, ELECTRIC, DRAINAGE FASEMENT TELEPHONE AND CABLE TV (VOL 20001, PG 59-61, PR) EASEMENT (0.265 AC) VARIABLE WIDTH WATER AND 16' GAS, ELECTRIC, TELEPHONE DRAINAGE EASEMENT (VOL. 9562, PG 203-204, OPR) AND CABLE TV EASEMENT OFF-LOT 10' GAS, ELECTRIC. VARIABLE WIDTH UTILITY AND TELEPHONE AND CABLE TV INGRESS/EGRESS EASEMENT EASEMENT TO EXPIRE UPON (DOC NO. 20170196706, OPR) INCORPORATION INTO PLATTED VARIABLE WIDTH CLEAR VISION PUBLIC STREET RIGHT OF WAY **EASEMENT** (0.020 AC) (PLAT #170476) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #170476 . 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," "CHANGE 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 NECESSAR APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 OF PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OM AY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID FASEMENT 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.
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4. 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.

5. ROOF OVERHANGS ARE ALLOWED WITHIN 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 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

10' BUILDING SETBACK I' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 20' OFF-LOT DRAINAGE, ACCESS (VOL 20001, PG 59-61, PR) AND UTILITY EASEMENT TO EXPIRE 20' SANITARY SEWER EASEMENT UPON INCORPORATION INTO (VOL 20001, PG 59-61, PR) PLATTED PUBLIC STREET RIGHT OF 16' OFF-LOT SANITARY SEWER WAY (0.033 AC) EASEMENT TO EXPIRE UPON PRIVATE PERMEABLE OFF-LOT INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY 110' DRAINAGE EASEMENT (VOL 20001, PG 59-61, PR) (2.754 AC) VARIABLE WIDTH OFF-LOT 20' WATER EASEMENT DRAINAGE AND MAINTENANCE (VOL. 9562, PG 203-204, OPR) ACCESS EASEMENT TO EXPIRE 10' PRIVATE DRAINAGE EASEMENT UPON INCORPORATION INTO (VOL 20001, PG 59-61, PR) PLATTED PUBLIC STREET RIGHT OF VARIABLE WIDTH DRAINAGE WAY (6.476 AC) 3520

**DENNIS R. RION** 67109

Survey Job No. 9018-17

### SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

STATE OF TEXAS

BY: CHTEX OF TEXAS, INC. A DELAWARE COPPORATION IT'S SOLE GENERAL PARTNER OF

CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS CRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

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

DATED THIS \_\_\_\_\_ DAY OF \_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

AND EXAS, OR ON(S)

DATED THIS

STATE OF TEXAS SECRETAR'

, A.D. <u>20</u> AT \_\_\_

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 6 SHEET 3 OF 6 SHEET 4 OF 6 SHEET 5 OF 6 SHEET 6 OF 6 INDEX MAP SCALE: 1"= 1000" SCALE: 1"= 100' 100 200

SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW MAESTRO SPARK MINIMUM FINISHED FLOOR (50' R.O.W.) EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE # 17-06-4125F CORRECTED EFFECTIVE 1% ANNUAL CHANCE FLOODPLAIN 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY 902 1.170 AC. 50' UTILITIES AND BLK 7 INGRESS/EGRESS EASEMENT (VOL. 16719, PG 718-728, OPR) **DETAIL "G"** 0.118 ACRE DRAINAGE EASEMENT (VOL. 16719, PG 697-717, OPR)

SURVEYOR'S NOTES

DIMENSIONS SHOWN ARE SURFACE.

WASTEWATER EDU NOTE:

BEXAR

COUNTY

LOCATION MAP

NOT-TO-SCALE LEGEND

PLAT RECORDS OF

VOL

PG

(SURVEYOR)

1234.56

VOLUME

PAGE(S)

RIGHT-OF-WAY

**ELEVATIONS** 

(DOC NO. 20170196705, OPR)

10' GAS, ELECTRIC, TELEPHONE

I' VEHICULAR NON-ACCESS

20' SANITARY SEWER EASEMENT

16' OFF-LOT SANITARY SEWER

PUBLIC STREET RIGHT OF WAY

(VOL. 9562, PG 203-204, OPR)

VARIABLE WIDTH DRAINAGE

10' PRIVATE DRAINAGE EASEMENT

(VOL 20001, PG 59-61, PR)

20' WATER EASEMENT

10' PRIVATE DRAINAGE L. (VOL 20001, PG 59-61, PR)

INCORPORATION INTO PLATTED

EASEMENT TO EXPIRE UPON

EASEMENT (NOT-TO-SCALE)

(VOL 20001, PG 59-61, PR)

(VOL 20001, PG 59-61, PR)

AND CABLE TV EASEMENT

(VOL 20001, PG 59-61, PR)

(VOL 20001, PG 59-61, PR)

10' BUILDING SETBACK

(0.575 AC)

FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERWISE)

AC ACRE(S)

CB COUNTY BLOCK

BEXAR COUNTY, TEXAS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

----1140----- PROPOSED CONTOURS

= 1140 = EXISTING CONTOURS

CENTERLINE

14' GAS, ELECTRIC, TELEPHONE

AND CARLE TV FASEAGENT

12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

3 10' GAS, ELECTRIC, TELEPHONE

5' GAS, ELECTRIC, TELEPHONE

EASEMENT

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

VARIABLE WIDTH OFF-LOT

VARIABLE WIDTH CLEAR VISION

DRAINAGE EASEMENT TO EXPIRE

PLATTED PUBLIC STREET RIGHT OF 4

UPON INCORPORATION INTO

16' SANITARY SEWER EASEMENT

20' OFF-LOT DRAINAGE, ACCESS

UPON INCORPORATION INTO

PRIVATE PERMEABLE OFF-LOT

110' DRAINAGE EASEMENT

VARIABLE WIDTH OFF-LOT

AND UTILITY EASEMENT TO EXPIRE

PLATTED PUBLIC STREET RIGHT OF

DRAINAGE AND MAINTENANCE

PLATTED PUBLIC STREET RIGHT OF

VARIABLE WIDTH MAINTENANCE

VARIABLE WIDTH GAS, ELECTRIC,

16' GAS, ELECTRIC, TELEPHONE

TELEPHONE AND CABLE TV

AND CABLE TV EASEMENT

OFF-LOT 10' GAS, ELECTRIC,

TELEPHONE AND CABLE TV

EASEMENT TO EXPIRE LIPON

INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT OF WAY

EASEMENT (0.265 AC)

ACCESS EASEMENT TO EXPIRE

UPON INCORPORATION INTO

10' BUILDING SETBACK

WAY (0.033 AC)

WAY (6.476 AC)

ACCESS EASEMENT

(2.754 AC)

AND CABLE TV EASEMENT

(OFFICIAL PUBLIC RECORDS

OPR OFFICIAL PUBLIC RECORDS

BLK BLOCK

U.S. HWY 90

PASEO PINOSA

PASEO YRIGOYEN

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 CORS NETWORK.

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.

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.

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

(0.020 AC)

C.P.S. NOTES:

(PLAT #170476)

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE ASSEMBLYS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASSEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "O'UVERHANG EASEMENT," "STUILITY EASEMENT," "AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUILS, PIPELINES OR TRANSFORMERS, EACH WITH TIS 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 THEREFO, 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 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 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.

STATE OF TEXAS

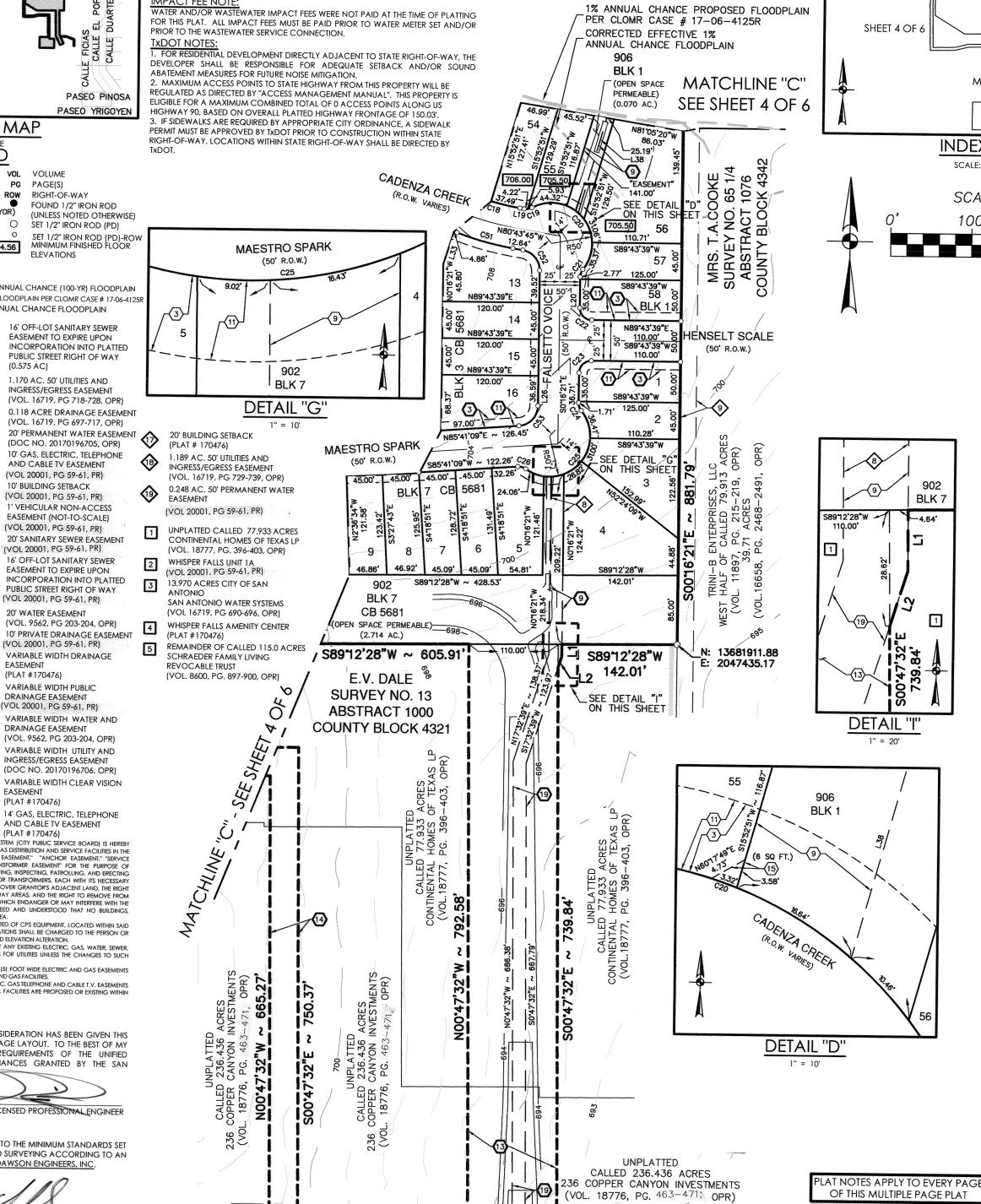
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

**DENNIS R. RION** 

67109

COUNTY OF BEXAR



WHISPER FÄLLS UNIT 1B



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

### PAPE-DAWSON **ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: April 16, 2018

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

OWNER/

MEGHAN JANE GRACE SH CESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND OF OFFICE THIS DAY OF A.D. 20 Notary Public, State of Texas Comm. Expires 12-27-2026 L OF OFFICE THIS Notary ID 12081891

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY CLERK, BE 'HIS PLAT OF	EXAR COUNTY, TEXAS  WHISPER FALLS UNIT 1B	HAS BEEN SUBMITTED TO
CONSIDERED BY TH	HE PLANNING COMMISSION OF T	
HEREBY APPRO	VED BY SUCH COMMISSION IN	ACCORDANCE WITH STATE
OCAL LAWS AND	REGULATIONS; AND/OR WHER	RE ADMINISTRATIVE EXCEPTION
ND/OR VARIANC	E(S) HAVE BEEN GRANTED.	

CHAIRMAN

COUNTY OF BEXAR \_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

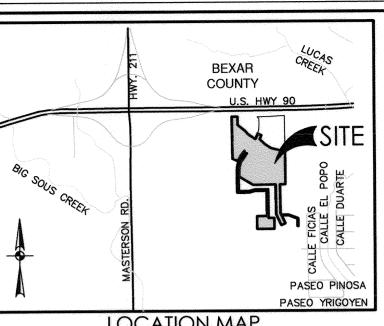
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_M. AND DULY RECORDED THE

OFFICE, THIS \_\_\_\_ \_\_\_ DAY OF\_

SHEET 5 OF 6 BY:

MATCHLINE "D" - SEE SHEET 6 OF 6

**CURVE AND LINE DATA** ON SHEET 6 OF 6



#### LOCATION MAP NOT-TO-SCALE

LEGEND					
AC BLK CB PR	ACRE(S) BLOCK COUNTY BLOCK PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL PG ROW (SURVEYOR)	VOLUME PAGE(S) RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1234.56	SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR ELEVATIONS		

—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

16' OFF-LOT SANITARY SEWER

EASEMENT TO EXPIRE UPON

1.170 AC. 50' UTILITIES AND

INGRESS/EGRESS EASEMENT

(VOL. 16719, PG 718-728, OPR)

0.118 ACRE DRAINAGE EASEMENT

20' PERMANENT WATER FASEMENT

(VOL. 16719, PG 697-717, OPR)

(DOC NO. 20170196705, OPR)

AND CABLE TV EASEMENT

10' BUILDING SETBACK (VOL 20001, PG 59-61, PR)

(VOL 20001, PG 59-61, PR)

1' VEHICULAR NON-ACCESS

20' SANITARY SEWER EASEMENT

(VOL 20001, PG 59-61, PR) 16' OFF-LOT SANITARY SEWER

EASEMENT TO EXPIRE UPON

(VOL 20001, PG 59-61, PR)

(VOL. 9562, PG 203-204, OPR)

VARIABLE WIDTH DRAINAGE

VARIABLE WIDTH PUBLIC

(VOL 20001, PG 59-61, PR)

VARIABLE WIDTH WATER AND DRAINAGE EASEMENT

(VOL. 9562, PG 203-204, OPR)

VARIABLE WIDTH UTILITY AND

(DOC NO. 20170196706, OPR)

VARIABLE WIDTH CLEAR VISION

INGRESS/EGRESS EASEMENT

DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT (VOL 20001, PG 59-61, PR)

20' WATER EASEMENT

EASEMENT (PLAT #170476

FASEMENT

(PLAT #170476)

INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT OF WAY

EASEMENT (NOT-TO-SCALE)

(VOL 20001, PG 59-61, PR)

10' GAS, ELECTRIC, TELEPHONE

(0.575 AC)

INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT OF WAY

- € --- 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 3 UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF 4

9 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

LIPON 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)

AND CABLE IN FASEMENT (PLAT #170476) 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HERBY 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 FASEMENT," FOR THE PUBLICS OF AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," AND TEAMSFORMER EASEMENT, AND THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMER SEACH WITH ITS NECESSARY APPURTEMANCES: 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

SAID LANDS ALL DINES OR APPURTENANCES THERETO. 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. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, RAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

ASEMENTS ARE DESCRIBED BELOW: . CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT.

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. ASEMENTS 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

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 COMMISSIO



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



SURVEYOR'S NOTES:

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. WASTEWATER EDU NOTE

HE 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.

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.

			CUR	VE TABLE		
	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
	C1	653.00'	1312'13"	N27"11'20"E	150.15'	150.48'
	C2	743.00'	817'29"	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"	S2316'08"E	95.83'	98.34'
	C13	15.00'	90,00,00,	N8911'35"E	21.21'	23.56'
	C14	653.00'	3*00'14"	N3517'33"E	34.23'	34.24
R	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"	S4576'21"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
h.	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'	14013'39"	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,	S8911'35"W	21.21'	23.56'
	C35	15.00'	90,00,00,	S8971'35"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°26'30"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"1'57"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°26'49"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 14' GAS, ELECTRIC, TELEPHONE 13

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. 18777, PG. 396-403, OPR)

2 WHISPER FALLS UNIT 1A

13.970 ACRES CITY OF SAN OINOTA 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 TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C48	25.00'	66*56'10"	S2511'09"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"5'56"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"	S26*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** 

N56'34'23"W

S8912'28"W

S80°43'45"E

S0'16'21"E

S44"11"35"W

S45\*48'25"E

N44"11"35"E

N44"11'35"E

L25 N45\*48'25"W

L26 N0'16'21"W

L18

L19

L20

L21

L22

L23

L24

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28.23

27.50

5.20

37.77

14.28

72.00'

14.28

86.72'

5.14

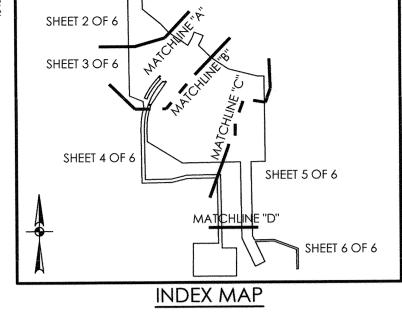
166.11

EOR RESIDENTIAL DEVELOPMENT DIRECTLY AD IACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR

FUTURE NOISE MITIGATION. 2. 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'. 3. 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 TABLE				LINE TABLE		
√E #	BEARING	LENGTH		LINE #	BEARING	LENGT
L1	S016'21"E	15.02'		L27	N3*55'05"W	26.42
L2	S17'32'39"W	14.33'		L28	S44"11'35"W	118.27
L3	S25'31'30"E	50.23'		L29	N3612'40"E	28.93
L4	S89'39'40"W	11.37'		L30	S46°48'48"W	8.17
L5	S64*58'27"W	5.07'		L31	S17*20'08"W	30.46
L6	S89*12'28"W	27.50'		L32	S5513'59"W	50.64
L7	N5*49'15"W	17.65		L33	N17'39'21"E	42.73
L8	S4471'35"W	28.42'		L34	S89"16'10"W	16.00
L9	N45*48'25"W	8.00'		L35	S74'59'49"E	45.19
L10	S4471'35"W	28.42'		L36	N6816'07"W	30.57
L11	N27*46'27"W	10.01		L37	S26'04'06"E	6.83
L12	N44"11'35"E	8.42'		L38	S15*52'51"W	146.56
L13	S45'48'25"E	17.50'		L39	S26*04'06"E	15.62
L14	N44"11'35"E	20.00'		L40	S89*16'10"W	24.00
L15	N45'48'25"W	14.71'		L41	N6816'07"W	8.01
L16	N56'34'23"W	28.13'		participants	BEXA	P COLI



SCALE: 1"= 1000' SCALE: 1"= 100' 200'

300' - UNPLATTED BEXAR COUNTY CALLED 0.9986 AC. (VOL. 6376, PG. 959-063, OPR) -S00°47'32"E ~ 212.14'= è N00°47'32"W

N: 13680825.23

E: 2047328.38

UNPLATTED

CALLED 236.436 ACRES

236 COPPER CANYON INVESTMENTS

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

S00°00'00"E ~ 319.24"

N00°00'00"E ~ 368.85"

203.18

UNPLATTED

CALLED 236.436 ACRES

236 COPPER CANYON INVESTMENTS

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

0.00

ACRES INVESTMENTS 3-471, OPR)

236 (VOI

278.

2

00.E

30-FEET PERMANENT SANITARY

(VOL 14483, PG 178-190, OPR)

SEWER EASEMENT (3.559 AC.)

PLAT NUMBER 170540

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

# PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: April 16, 2018

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.

BY: CHTEX 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 78232 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR

Notary ID 12081891

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS BED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT MEGHAN JANE GRASHE ELECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN Comm. Expires 12-27-28-20 OF OFFICE THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_

> 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 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS HAS BEEN SUBMITTED TO AND WHISPER FALLS UNIT 1B 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 \_\_

BY:	
<i>D</i> 1.	CHAIRMAN

SECRETARY STATE OF TEXAS COUNTY OF BEXAR

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_ M. AND DULY RECORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF \_\_\_ DAY OF\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

SHEET 6 OF 6 BY:





