

# PLAT NUMBER 180280

## REPLAT & SUBDIVISION PLAT

### OF WHISPER FALLS UNIT 2A

BEING A TOTAL OF 19.046 ACRE TRACT OF LAND ESTABLISHING LOTS 36-70 & 903, BLOCK 7, LOT 1, BLOCK 10, LOTS 1-2, BLOCK 12, LOTS 1-2, BLOCK 13, LOTS 1-9, BLOCK 14, COMPRISED OF 10.160 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 8.886 ACRES OUT OF A 58.922 ACRE TRACT RECORDED IN DOCUMENT # 20180243058, 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 OUT OF THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

# PAPE-DAWSON ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: May 17, 2019

SCALE: 1" = 100'



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: 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

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 17th DAY OF May, A.D. 2019.

*Connie R. McHugh-Yett*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 2A 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

### INGRESS/EGRESS WATER:

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

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2274955) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

### 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 ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) 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.

### INGRESS/EGRESS SEWER:

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

### FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0510F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### 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.

### DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

### SETBACK NOTE:

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

### OPEN SPACE NOTE:

LOT 903, BLOCK 7, IS DESIGNATED AS OPEN SPACE, PEDESTRIAN AND AS A VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT.

### FIRE FLOW DEMAND NOTE:

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

### DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

### SAWS HIGH PRESSURE NOTE:

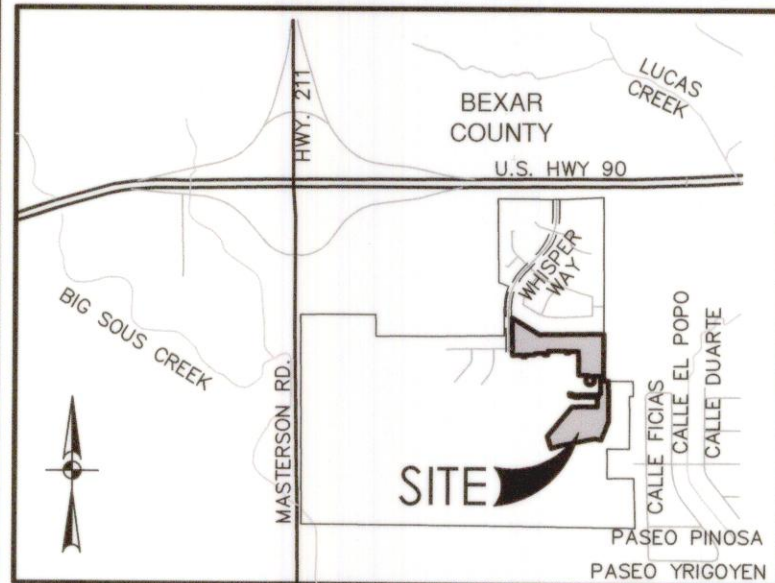
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

### COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WHISPER FALLS U2A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WHISPER FALLS HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### FINISHED FLOOR NOTE:

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



### LOCATION MAP

NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		1234.56	MINIMUM FINISHED FLOOR ELEVATION
---	EXISTING CONTOURS	3	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)
---	PROPOSED CONTOURS	4	23' DRAINAGE EASEMENT (VOL. 20001, PG 767-769, PR)
---	CENTERLINE	7	16' SANITARY EASEMENT (VOL. 20001, PG 767-769, PR)
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	8	7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	6.476 AC. VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 339-344, PR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	11	16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 59-61, PR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT (0.003 AC.)	12	110' DRAINAGE EASEMENT (VOL. 20001, PG 339-344, PR)
7	VARIABLE WIDTH DRAINAGE EASEMENT (0.001 AC.)	13	20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
11	10' BUILDING SETBACK	14	1.189 AC. 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG 729-739, OPR)
12	25' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.)	15	0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072786, OPR)
13	OFF-LOT VARIABLE WIDTH TURNAROUND AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.266 AC.)	16	0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072787, OPR)
14	OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (8.238 AC.)	17	30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 AC.) (VOL. 14483, PG 178-190, OPR)
15	30' OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.272 AC.)	1	13.970 ACRES CITY OF SAN ANTONIO SAN ANTONIO WATER SYSTEMS (VOL. 16719, PG 490-496, OPR)
16	12' MAINTENANCE ACCESS EASEMENT	2	WHISPER FALLS UNIT 4A (VOL. 20001, PG 767-769, PR)
17	7' DRAINAGE EASEMENT	3	UNPLATTED 58.922 ACRES CONTINENTAL HOMES OF TEXAS LP (DOC # 20180243058, OPR)
19	OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.010 AC.)		
20	OFF-LOT 10'x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 767-769, PR)		
2	10' BUILDING SETBACK (VOL. 20001, PG 767-769, PR)		

### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND BREITING 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 THEREIN. 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 LOS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS

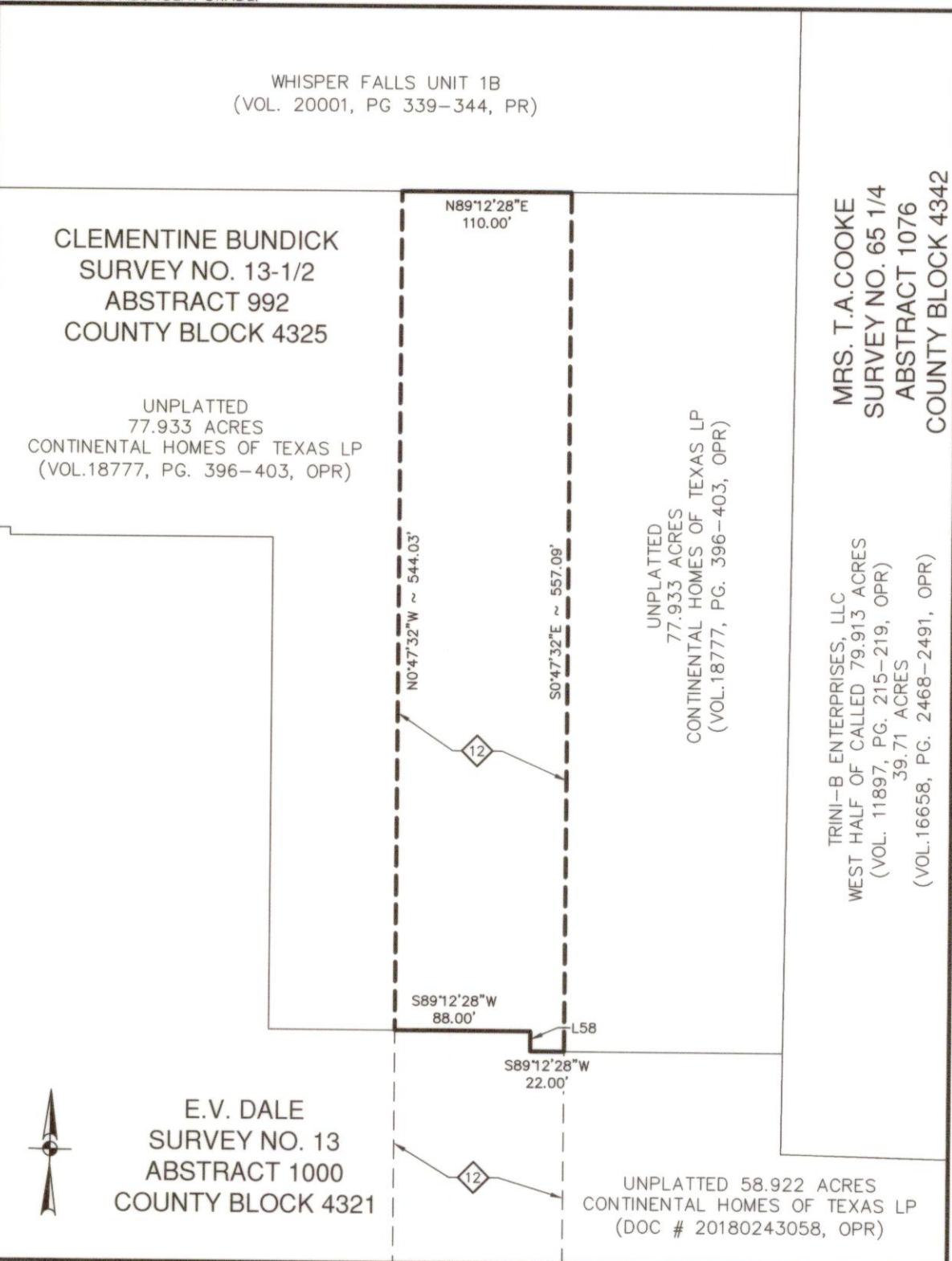
COUNTY OF BEXAR

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

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.

*G.E. Buchanan* 05/20/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR



### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

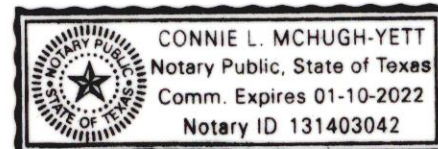
SCALE: 1" = 100'

1.380 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 110' DRAINAGE EASEMENT OF THE WHISPER FALLS UNIT 1B, RECORDED IN VOLUME 20001, PAGES 339-344 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE AND LINE DATA  
ON SHEET 3 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4



STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WHISPER FALLS UNIT 1B, RECORDED IN VOLUME 20001, PAGE(S) 339-344, PLAT RECORD OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF JUNE 12, 2019 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 SECRETARY

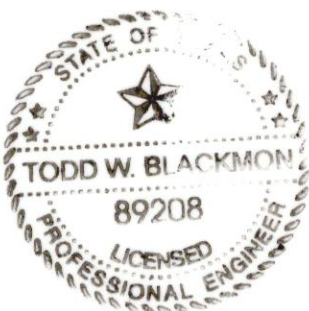
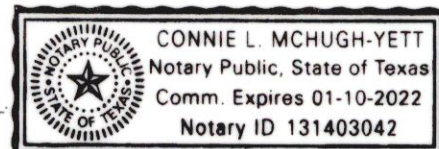
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
IT'S SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF May, A.D. 2019.

*Connie R. McHugh-Yett*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01-10-2022





## PLAT NUMBER 180280

## REPLAT &amp; SUBDIVISION PLAT

OF  
WHISPER FALLS UNIT 2A

BEING A TOTAL OF 19.046 ACRE TRACT OF LAND ESTABLISHING LOTS 36-70 & 903, BLOCK 7, LOT 1, BLOCK 10, LOTS 1-2, BLOCK 12, LOTS 1-2, BLOCK 13, LOTS 1-9, BLOCK 14, COMPRISED OF 10.160 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 8.886 ACRES OUT OF A 58.922 ACRE TRACT RECORDED IN DOCUMENT # 20180243058, 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 OUT OF THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

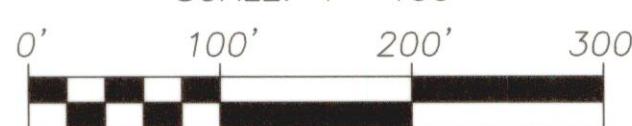
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: May 17, 2019

SCALE: 1" = 100'

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: CITECH OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

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 17th DAY OF May, A.D. 2019.

*Connie L. McHugh-Yett*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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\_\_\_\_

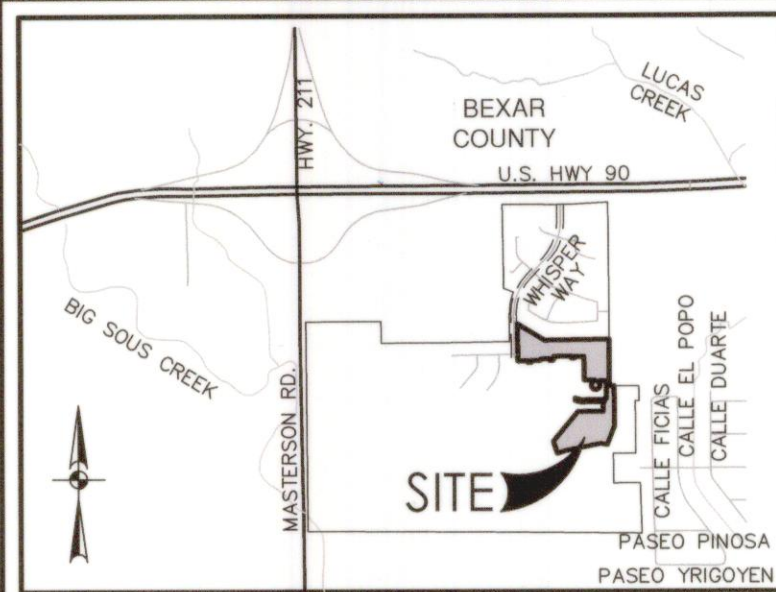
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

LOCATION MAP  
NOT-TO-SCALE  
LEGEND

- |     |   |         |  |
|-----|---|---------|--|
| AC  | ACRE(S)   | VOL     | VOLUME                                       |
| BLK | BLOCK   | PG      | PAGE(S)                                      |
| CB  | COUNTY BLOCK  | ROW     | RIGHT-OF-WAY                                 |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ●       | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| PR  | PLAT RECORDS OF BEXAR COUNTY, TEXAS   | ○       | SET 1/2" IRON ROD (PD)                       |
|     |   | ○       | SET 1/2" IRON ROD (PD)-ROW                   |
|     |   | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION             |
- 
- |      |  |    |   |
|------|--|----|---|
| 1140 | EXISTING CONTOURS  | 3  | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)   |
| 1140 | PROPOSED CONTOURS  | 4  | 23' DRAINAGE EASEMENT (VOL. 20001, PG 767-769, PR)  |
| —    | CENTERLINE   | 7  | 16' SANITARY EASEMENT (VOL. 20001, PG 767-769, PR)  |
| —    | EFFECTIVE (EXISTING) FEMA 1% ANNUAL FLOOD (100-YR) FLOODPLAIN  | 8  | 7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)   |
| 3    | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 9  | 24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 4    | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 10 | 6.476 AC. VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 339-344, PR) |
| 5    | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | 11 | 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 59-61, PR)   |
| 6    | VARIABLE WIDTH CLEAR VISION EASEMENT (0.003 AC.)   | 12 | 110' DRAINAGE EASEMENT (VOL. 20001, PG 339-344, PR)   |
| 7    | VARIABLE WIDTH DRAINAGE EASEMENT (0.001 AC.)   | 13 | 20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)   |
| 11   | 10' BUILDING SETBACK   | 14 | 1.189 AC. 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG 729-739, OPR)   |
| 12   | 25' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.)       | 15 | 0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072786, OPR)   |
| 13   | OFF-LOT VARIABLE WIDTH TURNAROUND AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.266 AC.) | 16 | 0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072787, OPR)   |
| 14   | OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (8.238 AC.)   | 17 | 30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 AC.) (VOL. 14483, PG 178-190, OPR)   |
| 15   | 30' OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.272 AC.)                           | 1  | 13.970 ACRES CITY OF SAN ANTONIO SAN ANTONIO WATER SYSTEMS (VOL. 16719, PG 690-696, OPR)  |
| 16   | 12' MAINTENANCE ACCESS EASEMENT  | 2  | WHISPER FALLS UNIT 4A (VOL. 20001, PG 767-769, PR)  |
| 17   | 7' DRAINAGE EASEMENT   | 3  | UNPLATTED 58.922 ACRES CONTINENTAL HOMES OF TEXAS LP (DOC # 20180243058, OPR)   |
| 19   | OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.010 AC.)   |    |   |
| 20   | OFF-LOT 10'x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |    |   |
| 1    | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 767-769, PR)  |    |   |
| 2    | 10' BUILDING SETBACK (VOL. 20001, PG 767-769, PR)  |    |   |

## C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING 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 THEREON. 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- CITY 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.

*G. E. Buchanan* 05/20/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

## SURVEYOR'S NOTES:

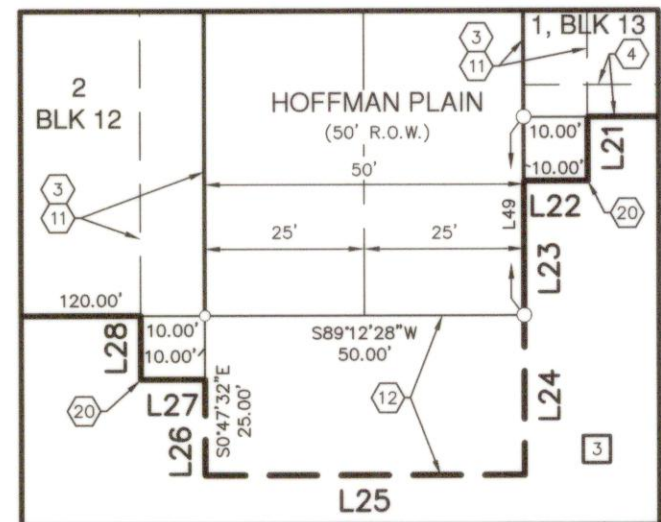
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM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

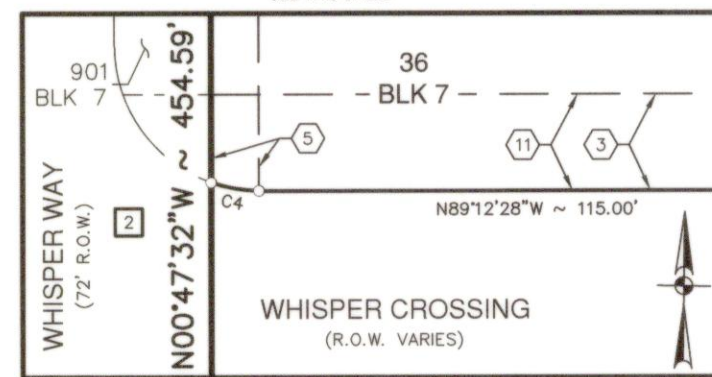
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

## IMPACT FEE NOTE:

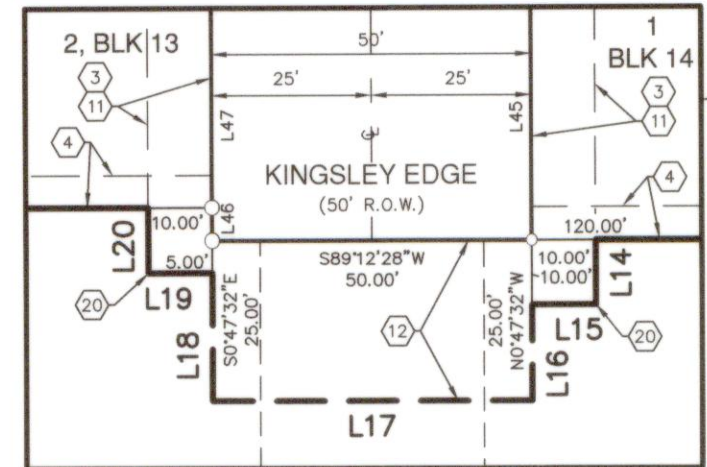
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.



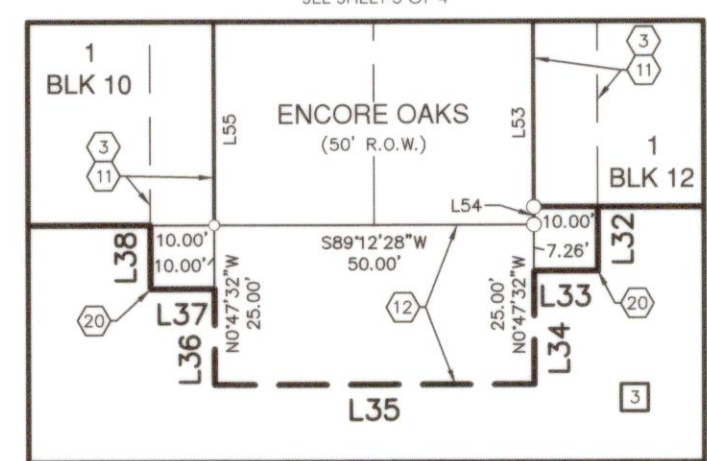
## DETAIL "D"

1" = 30'  
SEE THIS SHEET

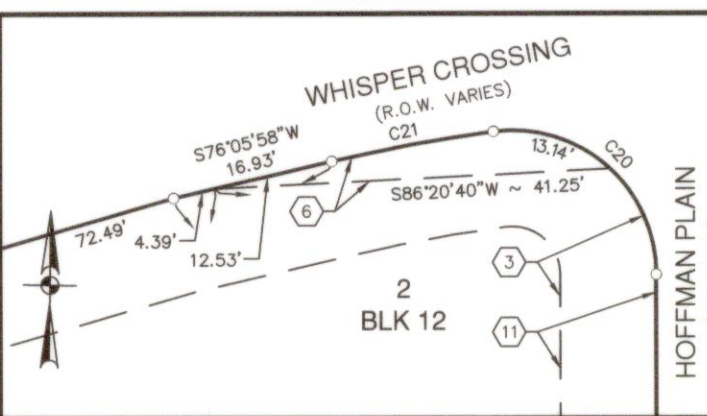
## DETAIL "C"

1" = 20'  
SEE THIS SHEET

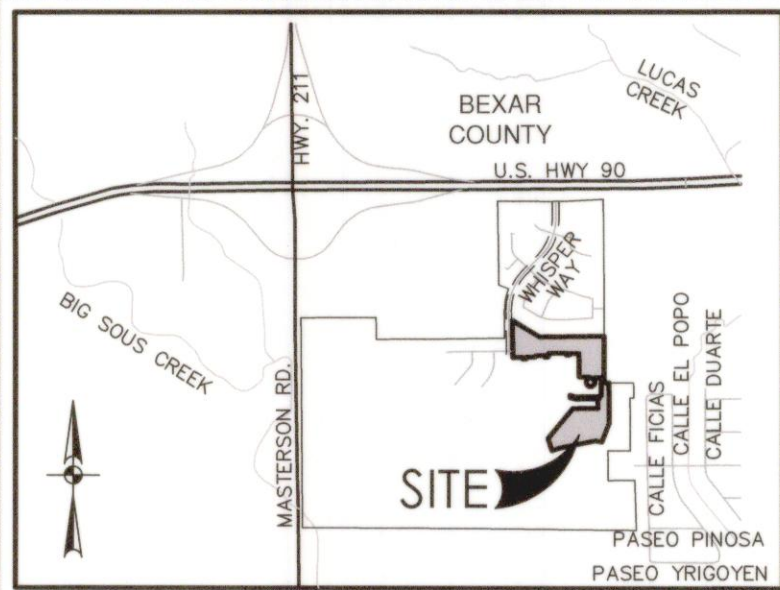
## DETAIL "E"

1" = 30'  
SEE SHEET 3 OF 4

## DETAIL "F"

1" = 30'  
SEE THIS SHEET





LOCATION MAP  
NOT-TO-SCALE  
LEGEND

- |   |   |
|---|---|
| AC ACRE(S)  | VOL VOLUME  |
| BLK BLOCK   | PG PAGE(S)  |
| CB COUNTY BLOCK   | ROW RIGHT-OF-WAY  |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR ELEVATION |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  | 1234.56   |
- 
- |   |  |
|---|--|
| 1140 EXISTING CONTOURS  | 3 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)  |
| 1140 PROPOSED CONTOURS  | 4 23' DRAINAGE EASEMENT (VOL. 20001, PG 767-769, PR)   |
| 6 CENTERLINE  | 7 16' SANITARY EASEMENT (VOL. 20001, PG 767-769, PR)   |
| 15% ANNUAL CHANCE (100-YR) FLOODPLAIN   | 8 7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)  |
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 9 24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)   |
| 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 10 6.474 AC. VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 59-61, PR) |
| 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)   | 11 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 59-61, PR)                                       |
| 6 VARIABLE WIDTH CLEAR VISION EASEMENT (0.003 AC.)  | 12 110' DRAINAGE EASEMENT (VOL. 20001, PG 339-344, PR)   |
| 7 VARIABLE WIDTH DRAINAGE EASEMENT (0.001 AC.)  | 13 30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 AC.) (VOL. 14483, PG 178-190, OPR)   |
| 10 BUILDING SETBACK   | 14 13.970 ACRES CITY OF SAN ANTONIO SAN ANTONIO WATER SYSTEMS (VOL. 16719, PG 690-696, OPR)  |
| 12 25' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.)       | 15 0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072786, OPR)   |
| 13 OFF-LOT VARIABLE WIDTH TURNAROUND AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.266 AC.) | 16 0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072787, OPR)   |
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| 15 30' OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.272 AC.)                           | 1 13.970 ACRES CITY OF SAN ANTONIO SAN ANTONIO WATER SYSTEMS (VOL. 16719, PG 690-696, OPR)   |
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| 19 OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.010 AC.)   |  |
| 20 OFF-LOT 10'x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   |  |
| 1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 767-769, PR)   |  |
| 2 10' BUILDING SETBACK (VOL. 20001, PG 767-769, PR)   |  |

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- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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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.

SURVEYOR'S NOTES:

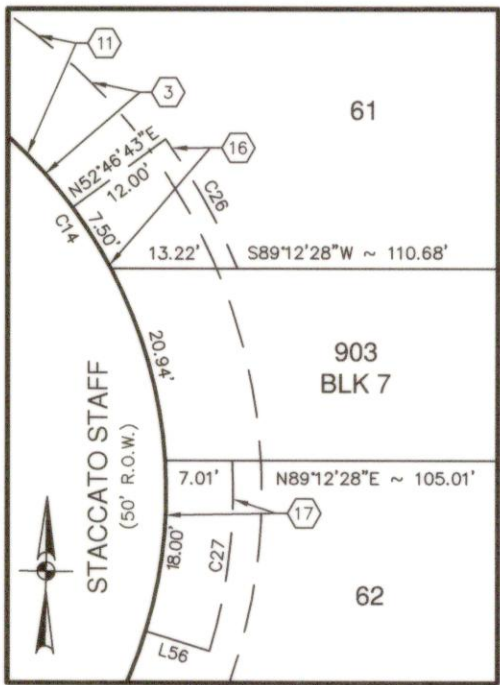
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
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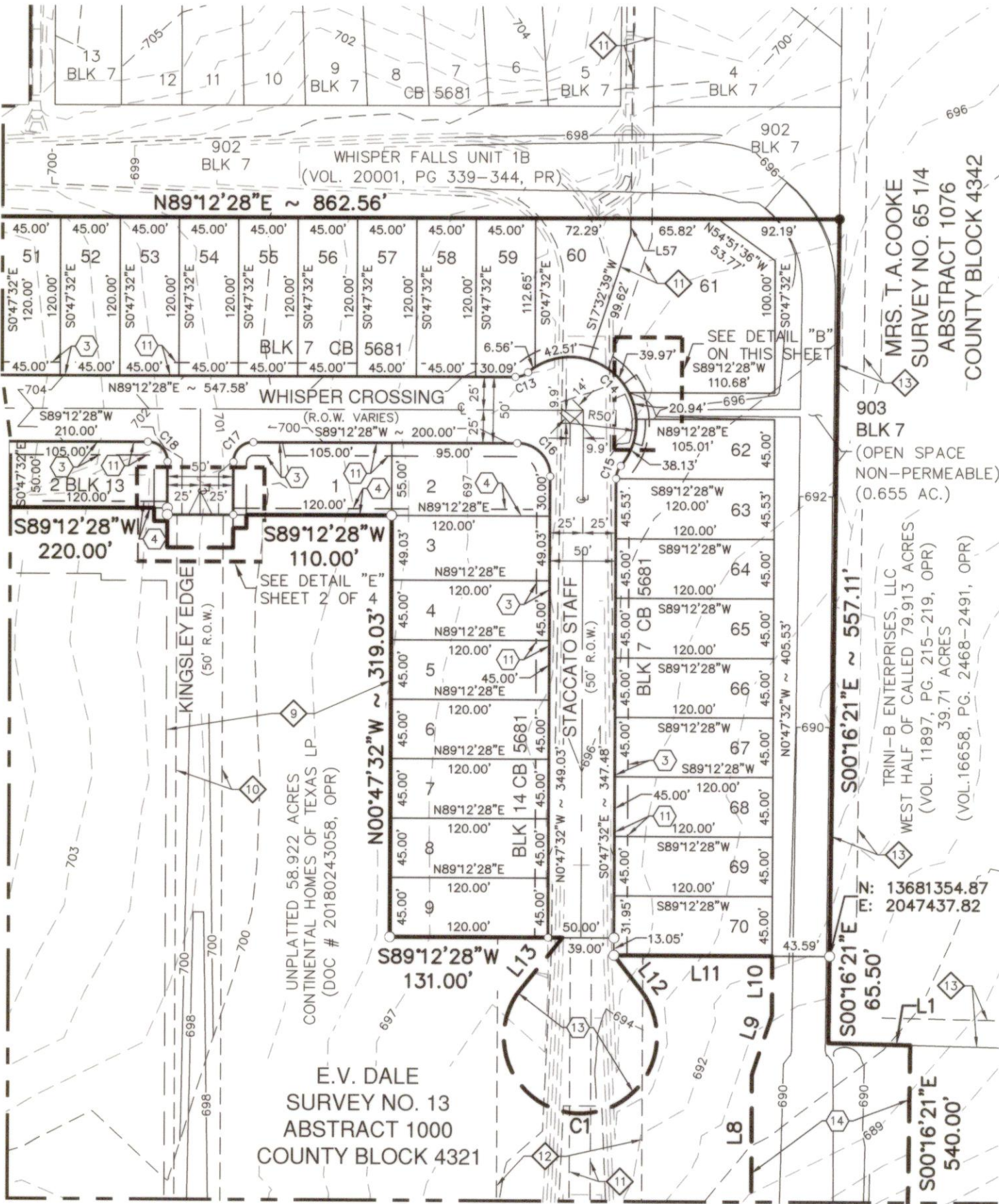
IMPACT FEE NOTE:

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



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

MATCHLINE "A" - SEE SHEET 2 OF 4

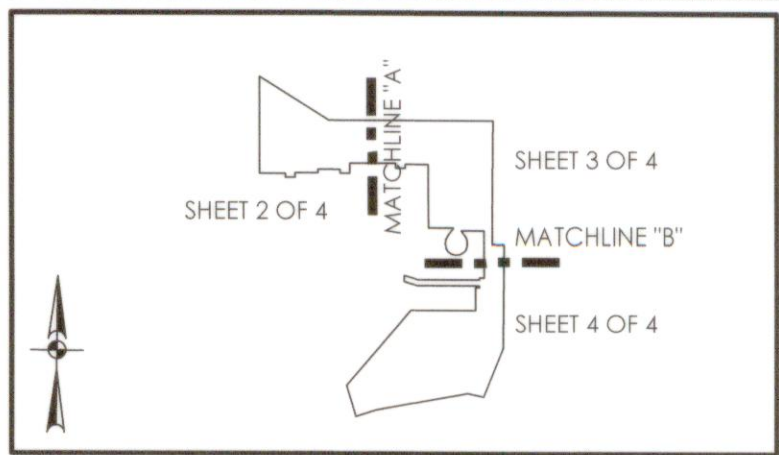


MATCHLINE "B" - SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

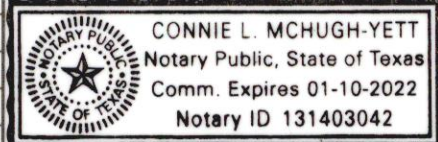
CURVE AND LINE DATA  
ON THIS SHEET

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	58.00'	257°11'05"	S89°31'26"W	90.67'	260.35'
C2	735.00'	1°41'03"	N0°02'59"E	21.60'	21.60'
C3	15.00'	1°12'07"	N0°11'29"W	0.31'	0.31'
C4	15.00'	19°28'16"	S81°03'24"E	5.07'	5.10'
C5	15.00'	90°00'00"	N44°12'28"E	21.21'	23.56'
C6	300.00'	13°49'49"	N7°42'27"W	72.24'	72.42'
C7	58.00'	264°29'58"	S62°22'26"E	85.87'	267.75'
C8	15.00'	84°29'51"	S27°37'34"W	20.17'	22.12'
C9	350.00'	13°49'49"	S7°42'27"E	84.28'	84.49'
C10	15.00'	90°00'00"	S45°47'32"E	21.21'	23.56'
C11	170.00'	13°06'30"	N82°39'13"E	38.81'	38.89'
C12	225.00'	13°06'30"	N82°39'13"E	51.36'	51.48'
C13	15.00'	39°51'13"	N69°16'51"E	10.22'	10.43'
C14	50.00'	169°42'26"	S45°47'32"E	99.60'	148.10'
C15	15.00'	39°51'13"	S19°08'04"W	10.22'	10.43'
C16	25.00'	90°00'00"	N45°47'32"W	35.36'	39.27'
C17	15.00'	90°00'00"	S44°12'28"W	21.21'	23.56'
C18	15.00'	90°00'00"	N45°47'32"W	21.21'	23.56'
C19	15.00'	90°00'00"	S44°12'28"W	21.21'	23.56'
C20	15.00'	97°29'40"	N49°32'23"W	22.55'	25.52'
C21	175.00'	5°36'49"	S78°54'23"W	17.14'	17.15'
C22	230.00'	13°06'30"	S82°39'13"W	52.51'	52.62'
C23	15.00'	90°00'00"	S44°12'28"W	21.21'	23.56'
C24	15.00'	90°00'00"	N45°47'32"W	21.21'	23.56'
C25	15.00'	19°28'16"	S79°28'19"W	5.07'	5.10'
C26	62.00'	14°18'32"	S30°04'01"E	15.44'	15.48'
C27	57.00'	20°09'17"	S5°55'10"W	19.95'	20.05'
C28	745.00'	1°39'42"	N0°02'18"E	21.60'	21.60'



INDEX MAP  
SCALE: 1" = 1000'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°27'30"E	62.01'
L2	N15°59'53"E	44.91'
L3	N0°47'32"W	77.00'
L4	N89°12'28"E	20.00'
L5	N0°47'32"W	10.00'
L6	N0°47'32"W	10.00'
L7	N89°12'28"E	10.00'
L8	N0°47'32"W	150.00'
L9	N17°38'33"E	47.43'
L10	N0°47'32"W	45.00'
L11	S89°12'28"W	120.00'
L12	S39°04'06"E	33.15'
L13	N38°06'58"E	49.57'
L14	S0°47'32"E	10.00'
L15	S89°12'28"W	10.00'
L16	S0°47'32"E	15.00'
L17	S89°12'28"W	50.00'
L18	N0°47'32"W	20.00'
L19	S89°12'28"W	10.00'
L20	N0°47'32"W	10.00'
L21	S0°47'32"E	10.00'
L22	S89°12'28"W	10.00'
L23	S0°47'32"E	20.94'
L24	S0°47'32"E	25.00'
L25	S89°12'28"W	50.00'
L26	N0°47'32"W	15.00'
L27	S89°12'28"W	10.00'
L28	N0°47'32"W	10.00'
L29	S89°12'28"W	110.00'
L30	S0°47'32"E	19.06'
L31	S89°12'28"W	110.00'
L32	S0°47'32"E	10.00'
L33	S89°12'28"W	10.00'
L34	S0°47'32"E	17.74'
L35	S89°12'28"W	50.00'
L36	N0°47'32"W	15.00'
L37	S89°12'28"W	10.00'
L38	N0°47'32"W	10.00'
L39	S89°12'28"W	10.00'
L40	N0°47'32"W	23.08'
L41	N89°12'28"E	10.00'
L42	S14°37'22"E	10.47'
L43	N89°12'28"E	21.48'
L44	N76°05'58"E	5.00'
L45	S0°47'32"E	40.00'
L46	N0°47'32"W	5.00'
L47	N0°47'32"W	35.00'
L48	S0°47'32"E	35.00'
L49	S0°47'32"E	30.94'
L50	N0°47'32"W	64.58'
L51	S76°05'58"W	5.00'
L52	S89°12'28"W	21.48'
L53	S0°47'32"E	41.94'
L54	S0°47'32"E	2.74'
L55	N0°47'32"W	44.69'
L56	N74°00'11"W	7.00'
L57	S0°16'21"E	12.37'
L58	N0°47'32"W	13.05'
L59	N31°20'47"E	5.66'
L60	S31°20'47"W	5.66'



PLAT NUMBER 180280  
REPLAT & SUBDIVISION PLAT

OF  
WHISPER FALLS UNIT 2A

BEING A TOTAL OF 19.046 ACRE TRACT OF LAND ESTABLISHING LOTS 36-70 & 903, BLOCK 7, LOT 1, BLOCK 10, LOTS 1-2, BLOCK 12, LOTS 1-2, BLOCK 13, LOTS 1-9, BLOCK 14, COMPRISED OF 10.160 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 8.886 ACRES OUT OF A 58.922 ACRE TRACT RECORDED IN DOCUMENT # 20180243058, 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 OUT OF THE E.V. DALEY SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

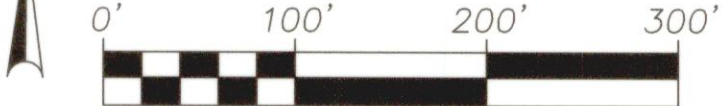


NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: May 17, 2019

SCALE: 1" = 100'



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: CITECH OF TEXAS, INC.

A DELAWARE CORPORATION

ITS SOLE GENERAL PARTNER OF

CONTINENTAL HOMES OF TEXAS, L.P.

211 N. LOOP 1604 E. SUITE 130

SAN ANTONIO, TEXAS 78232

(210) 496-2668

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 17th DAY OF MAY, A.D. 2019.

*Connie R. McHugh-Yett*

CERTIFICATE OF APPROVAL NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 2A 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

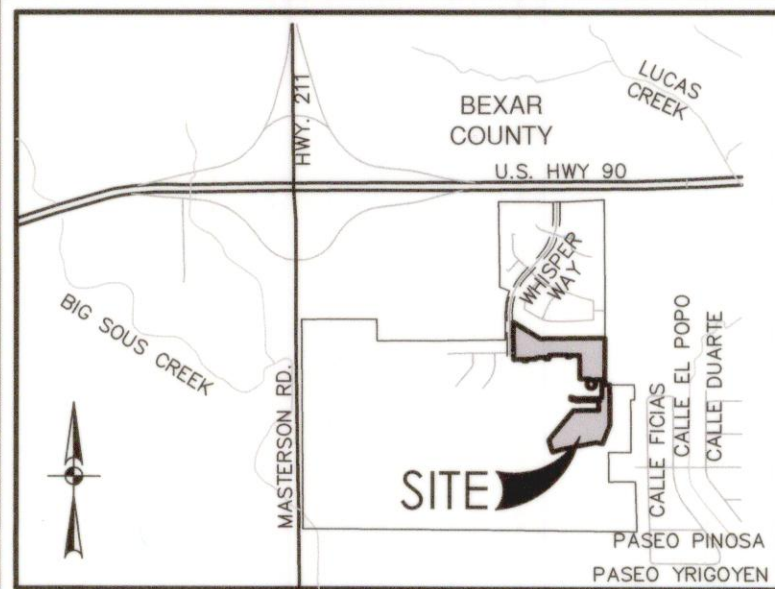
BY: CHAIRMAN

BY: SECRETARY



*E. Buchanan* 05/20/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP

NOT-TO-SCALE  
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	CENTERLINE
---	---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	ORIGINAL SURVEY
---	---	---	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
---	---	---	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
---	---	---	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
---	---	---	VARIABLE WIDTH CLEAR VISION EASEMENT (0.003 AC.)
---	---	---	VARIABLE WIDTH DRAINAGE EASEMENT (0.001 AC.)
---	---	---	10' BUILDING SETBACK
---	---	---	25' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.023 AC.)
---	---	---	OFF-LOT VARIABLE WIDTH TURNAROUND AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.266 AC.)
---	---	---	OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (8.238 AC.)
---	---	---	30' OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.272 AC.)
---	---	---	12' MAINTENANCE ACCESS EASEMENT
---	---	---	7' DRAINAGE EASEMENT
---	---	---	OFF-LOT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.010 AC.)
---	---	---	OFF-LOT 10'x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
---	---	---	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 767-769, PR)
---	---	---	10' BUILDING SETBACK (VOL. 20001, PG 767-769, PR)
---	---	---	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)
---	---	---	23' DRAINAGE EASEMENT (VOL. 20001, PG 767-769, PR)
---	---	---	16' SANITARY EASEMENT (VOL. 20001, PG 767-769, PR)
---	---	---	7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)
---	---	---	24.613 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)
---	---	---	6.476 AC. VARIABLE WIDTH OFF-LOT DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20001, PG 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)
---	---	---	110' DRAINAGE EASEMENT (VOL. 20001, PG 339-344, PR)
---	---	---	20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
---	---	---	1.189 AC. 50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG 729-739, OPR)
---	---	---	0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072786, OPR)
---	---	---	0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 2018000072787, OPR)
---	---	---	30-FOOT PERMANENT SANITARY SEWER EASEMENT (3.559 AC.) (VOL. 14483, PG 178-190, OPR)
---	---	---	13.970 ACRES CITY OF SAN ANTONIO SAN ANTONIO WATER SYSTEMS (VOL. 16719, PG 690-696, OPR)
---	---	---	WHISPER FALLS UNIT 4A (VOL. 20001, PG 767-769, PR)
---	---	---	UNPLATTED 58.922 ACRES CONTINENTAL HOMES OF TEXAS LP (DOC # 20180243058, OPR)

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD 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 THERETO. 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

*G.E. Buchanan* 05/20/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

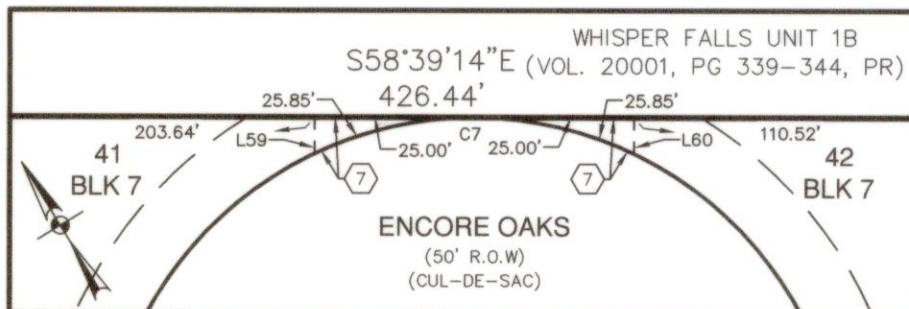
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH: 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM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

IMPACT FEE NOTE:

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

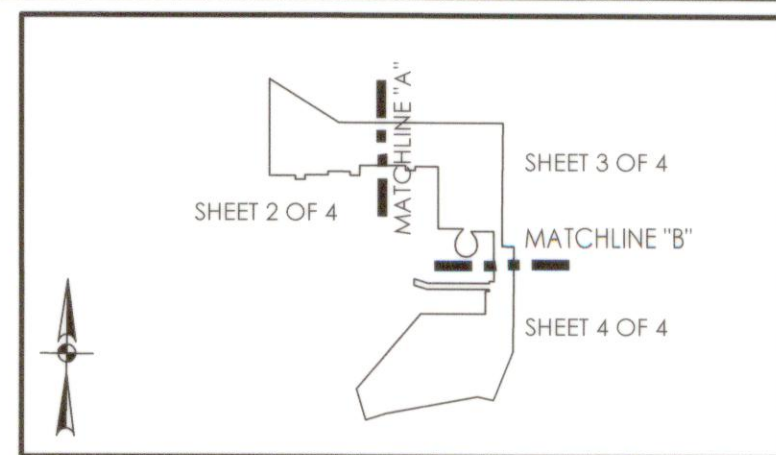
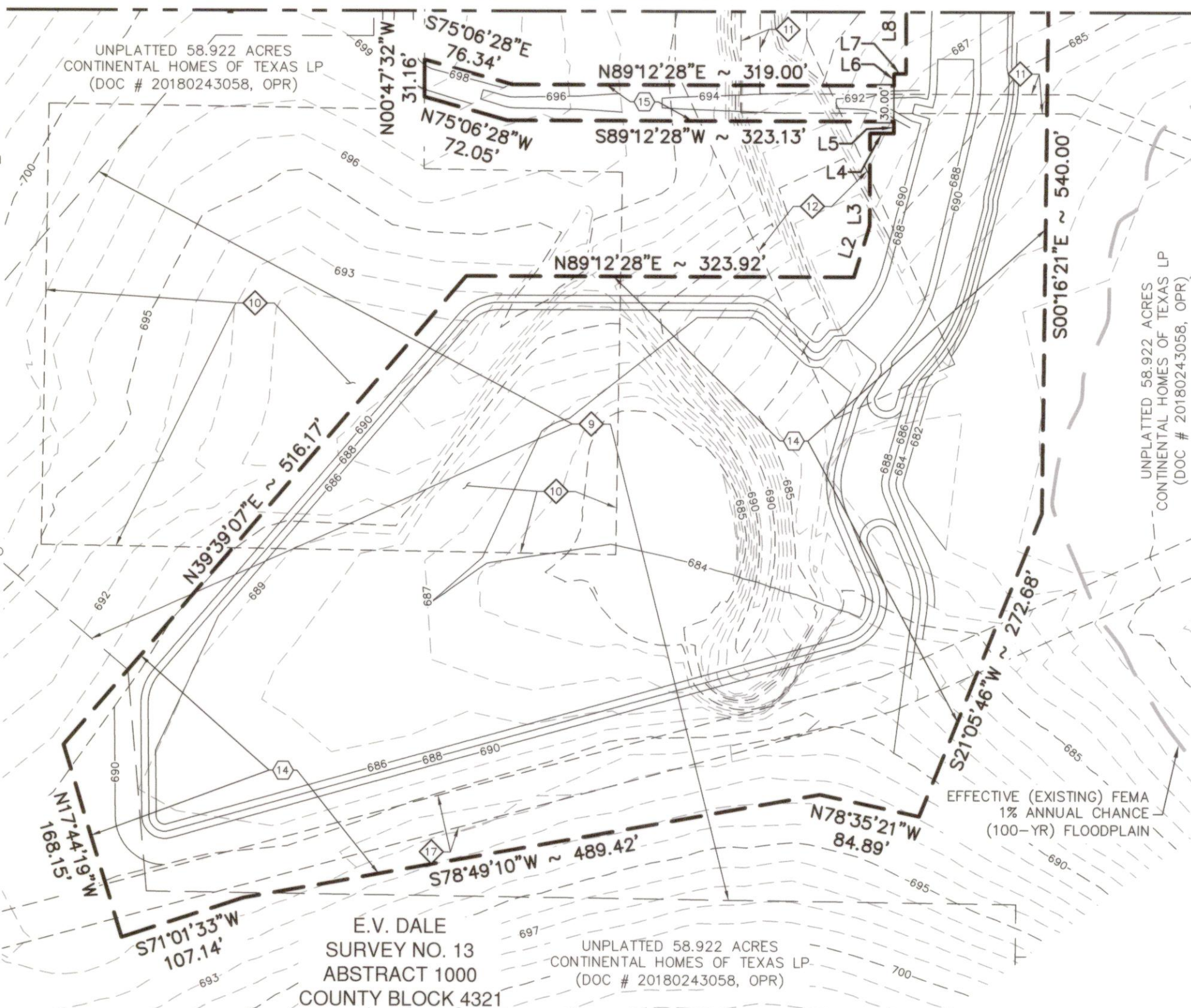


DETAIL "H"

1" = 30'

SEE SHEET 2 OF 4

MATCHLINE "B" - SEE SHEET 3 OF 4



INDEX MAP

SCALE: 1" = 1000'

PLAT NUMBER 180280

REPLAT & SUBDIVISION PLAT

OF  
WHISPER FALLS UNIT 2A

BEING A TOTAL OF 19.046 ACRE TRACT OF LAND ESTABLISHING LOTS 36-70 & 903, BLOCK 7, LOT 1, BLOCK 10, LOTS 1-2, BLOCK 12, LOTS 1-2, BLOCK 13, LOTS 1-9, BLOCK 14, COMPRISED OF 10.160 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 8.886 ACRES OUT OF A 58.922 ACRE TRACT RECORDED IN DOCUMENT # 20180243058, 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 OUT OF THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

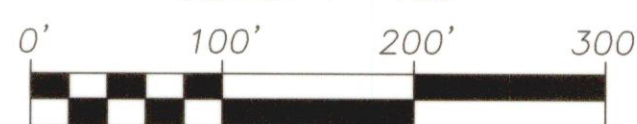
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: May 17, 2019

SCALE: 1" = 100'



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: CITECH OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
2111 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 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 17th DAY OF May, A.D. 2019.

*Connie L. McHugh-Yett*

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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



CURVE AND LINE DATA  
ON SHEET 3 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4

WHISPER FALLS UNIT 2A

Civil Job No. 11336-08; Survey Job No. 11336-02

Date: May 17, 2019, 9:25am User: G. Buchanan  
File: P:\11336\08\Design\Civil\Plat\Whisper Falls Unit 2A.dwg