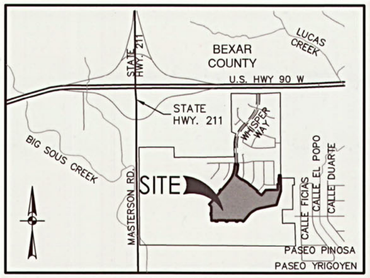


LOCATION MAP

NOT-TO-SCALE

LEGEND

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

1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
ORIGINAL SURVEY/COUNTY LINE
℄ CENTERLINE

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(11) 10' BUILDING SETBACK
(12) 5'X48' WATER EASEMENT (0.006 AC.)
(13) 5'X45' WATER EASEMENT (0.005 AC.)
(14) 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
(15) 90' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.885 AC.)
(16) 50' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.084 AC.)
(17) 10'X10' OFF-LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

◇1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)
◇2 10' BUILDING SETBACK (VOL. 20001, PG 1294-1296, PR)
◇3 0.006 AC. 5'X50' WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)
◇4 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 339-344, PR)
◇5 0.006 AC. 5'X50' OFF-SITE WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)
◇6 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 1294-1296, PR)
◇7 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 767-769, PR)
◇8 0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072786, OPR)
◇9 0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072787, OPR)
◇10 7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)
◇11 1.172 AC. 16' PERMANENT WATER EASEMENT (DOC # 20180069683, OPR)
◇12 0.043 AC. VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)
◇13 8.238 AC. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20001, PG 1286-1289, PR)
◇14 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)
◇15 3.629 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
◇16 30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 ACRES) (VOL.14286, PGS.393-419, O.P.R.) (VOL.14922, PGS.2137-2155, O.P.R.) (VOL.14483, PGS.178-190, O.P.R.)
◇17 20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
◇18 4.482 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
◇19 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 1294-1296, PR)
◇20 0.010 AC. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1286-1289, PR)
◇21 0.156 AC. PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT (VOL. 20001, PG 1294-1296, PR)
◇22 0.386 AC. REMAINING PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS (VOL. 20001, PG 1294-1296, PR)

[1] UNPLATTED 236.436 ACRES 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 463-471, OPR)
[2] UNPLATTED TRINI-B ENTERPRISES, LLC WEST HALF OF CALLED 79.713 ACRES (VOL. 11897, PG 215-219, OPR) 39.71 ACRES (VOL. 16658, PG 2468-2491, OPR)
[3] WHISPER FALLS UNIT 4A (VOL. 20001, PG 767-769, PR)
[4] WHISPER FALLS UNIT 2A (VOL. 20001, PG 1286-1289, PR)
[5] WHISPER FALLS UNIT 2B (VOL. 20001, PG 1294-1296, PR)

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.

12-11-19

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

12/12/2019

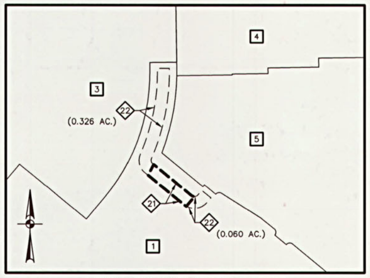
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · TODD W. BLACKMON · 89208 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS · REGISTERED · G. E. BUCHANAN · 4999 · PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 300'

0.156 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS OF THE WHISPER FALLS UNIT 2B PLAT RECORDED IN VOLUME 20001, PAGES 1294-1296 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WHISPER FALLS UNIT 2B WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 1294-1296, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (________) 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.

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

SWORN AND SUBSCRIBED BEFORE ME THIS THE 23rd DAY OF December, A.D. 2019.

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

MY COMMISSION EXPIRES: January 10, 2022

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

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.

BY: ISRAEL FOGIEL, PRESIDENT
BY: 236 COPPER CANYON INVESTMENTS, LLC
(A TEXAS LIMITED LIABILITY COMPANY)
10000 N.W. MILITARY HWY, SUITE 2201,
SAN ANTONIO, TX, 78231.
(210) 344-9200
20' ACCESS EASEMENT (0.026 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF December, A.D. 2019.

JGMarzano
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER GABRIELLE MARZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID 130860380

PLAT NUMBER 18900100

REPLAT & SUBDIVISION PLAT ESTABLISHING

WHISPER FALLS UNIT 2C

BEING A TOTAL OF 36.339 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 9, LOTS 9-21 & 901, BLOCK 10, LOTS 10-21 & 901, BLOCK 11, LOTS 26-44 & 902, BLOCK 15, LOTS 1-26, BLOCK 17, LOTS 1-28, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-25, BLOCK 21, LOTS 1-4, BLOCK 23 & LOT 901 BLOCK 24, COMPRISED OF 35.245 ACRES OUT OF A 58.922 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 20180243058 AND 0.913 ACRES LOCATED ON 32.244 ACRE TRACT OF LAND AND 0.155 ACRES LOCATED ON 30.178 ACRE TRACT OF LAND, BOTH OFFSITE EASEMENTS, BOTH RECORDED IN DOCUMENT # 20190148968 AND 0.026 ACRES OF OFFSITE EASEMENT LOCATED ON 236.436 ACRE TRACT OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321.

SCALE: 1"= 300'

0' 300' 600' 900'

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: December 09, 2019

STATE OF TEXAS
COUNTY OF BEXAR

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

Leslie K Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF December, A.D. 2019.

JGMarzano
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER GABRIELLE MARZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID 130860380

THIS PLAT OF WHISPER FALLS UNIT 2C 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

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 5 OF 5

Civil Job No. 11336-11; Survey Job No. 11336-02

Date: Dec 09, 2019, 8:20am User ID: BHurkett
File: C:\Users\local_bhurkett\Temp\AcPublish_7836\RPL-1133611-MYLAR.dwg

PLAT NUMBER 18900100

REPLAT & SUBDIVISION PLAT ESTABLISHING

WHISPER FALLS UNIT 2C

BEING A TOTAL OF 36.339 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 9, LOTS 9-21 & 901, BLOCK 10, LOTS 10-21 & 901, BLOCK 11, LOTS 26-44 & 902, BLOCK 15, LOTS 1-26, BLOCK 17, LOTS 1-28, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-25, BLOCK 21, LOTS 1-4, BLOCK 23 & LOT 901 BLOCK 24, COMPRISED OF 35.245 ACRES OUT OF A 58.922 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 20180243058 AND 0.913 ACRES LOCATED ON 32.244 ACRE TRACT OF LAND AND 0.155 ACRES LOCATED ON 30.178 ACRE TRACT OF LAND, BOTH OFFSITE EASEMENTS, BOTH RECORDED IN DOCUMENT # 20190148968 AND 0.026 ACRES OF OFFSITE EASEMENT LOCATED ON 236.436 ACRE TRACT OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321.

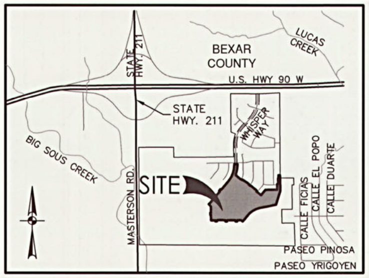
SCALE: 1"= 100'

0' 100' 200' 300'

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: December 09, 2019



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

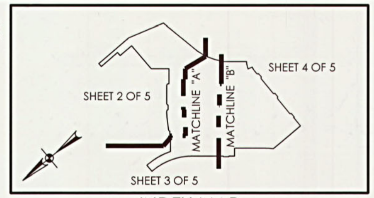
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



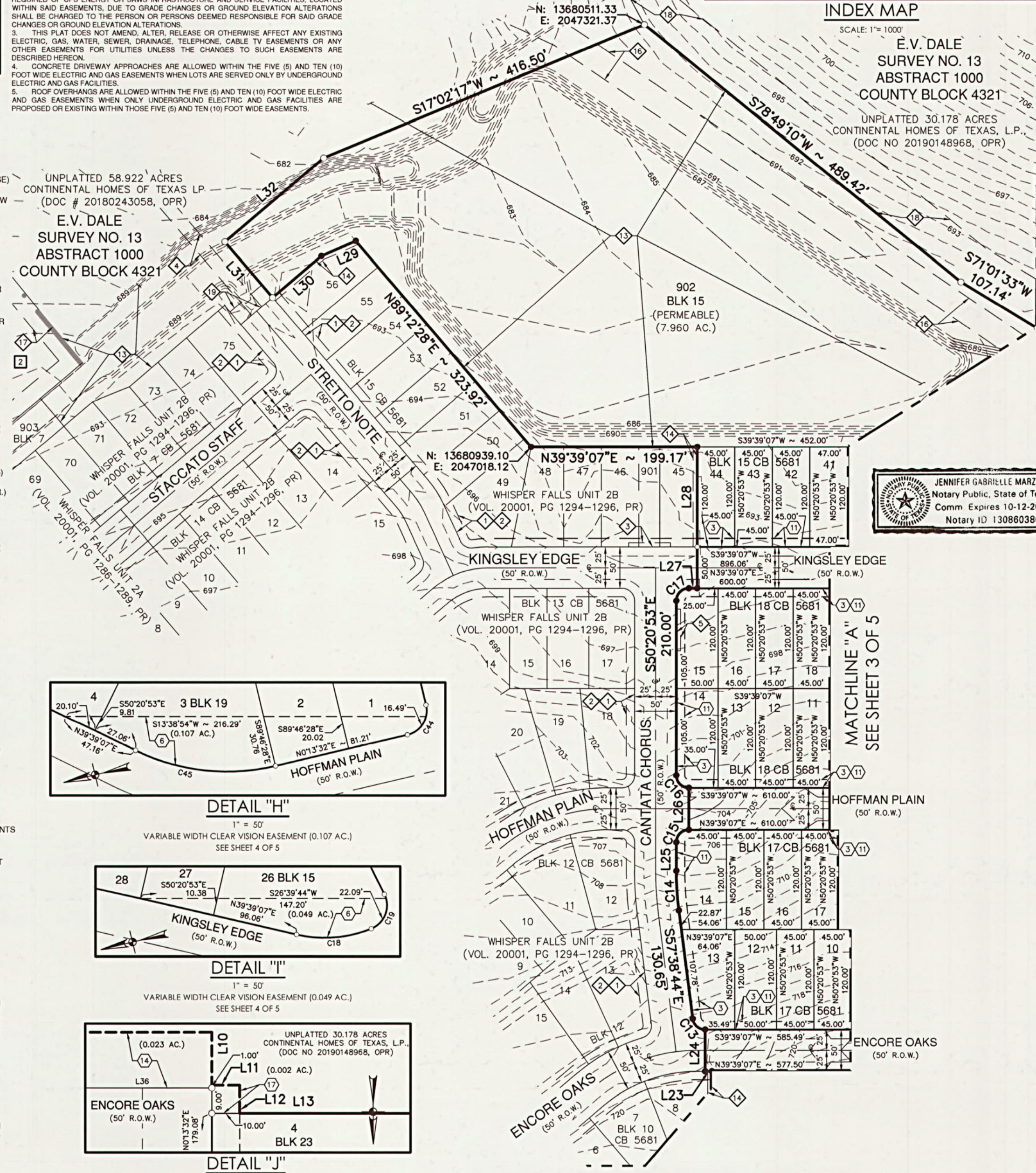
INDEX MAP
SCALE: 1"= 1000'

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 (SURVEYOR) (UNLESS NOTED OTHERWISE)
		○	
		○	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
- ORIGINAL SURVEY/COUNTY LINE
- ℄ — CENTERLINE

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	11	1.172 AC. 16' PERMANENT WATER EASEMENT (DOC # 20180069683, OPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12	0.043 AC. VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	13	8.238 AC. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20001, PG 1286-1289, PR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	14	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)
11	10' BUILDING SETBACK	15	3.629 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
12	5'X48' WATER EASEMENT (0.006 AC.)	16	30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 ACRES) (VOL.14286, PGS.393-419, O.P.R.) (VOL.14922, PGS.2137-2155, O.P.R.) (VOL.14483, PGS.178-190, O.P.R.)
13	5'X45' WATER EASEMENT (0.005 AC.)	17	20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
14	20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY	18	4.482 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
15	90' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.885 AC.)	19	20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 1294-1296, PR)
16	50' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.084 AC.)	20	0.010 AC. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1286-1289, PR)
17	10'X10' OFF-LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	21	0.156 AC. PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT (VOL. 20001, PG 1294-1296, PR)
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)	22	0.386 AC. REMAINING PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS (VOL. 20001, PG 1294-1296, PR)
2	10' BUILDING SETBACK (VOL. 20001, PG 1294-1296, PR)		
3	0.006 AC. 5'X50' WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)		
4	16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 339-344, PR)		
5	0.006 AC. 5'X50' OFF-SITE WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)		
6	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 1294-1296, PR)	1	UNPLATTED 236.436 ACRES 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 463-471, OPR)
7	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 767-769, PR)	2	UNPLATTED TRINI-B ENTERPRISES, LLC WEST HALF OF CALLED 79.713 ACRES (VOL. 11897, PG 215-219, OPR) 39.71 ACRES (VOL. 16658, PG 2468-2491, OPR)
8	0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072786, OPR)		
9	0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072787, OPR)	3	WHISPER FALLS UNIT 4A (VOL. 20001, PG 767-769, PR)
10	7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)	4	WHISPER FALLS UNIT 2A (VOL. 20001, PG 1286-1289, PR)
		5	WHISPER FALLS UNIT 2B (VOL. 20001, PG 1294-1296, PR)



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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *20* DAY OF *December*, A.D. 20*19*.

JENNIFER GABRIELLE MARZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID 130860380

JGMarzano

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WHISPER FALLS UNIT 2C 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

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

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 — TODD W. BLACKMON — 89208 — LICENSED PROFESSIONAL ENGINEER

12-11-19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS — REGISTERED — G. E. BUCHANAN — 4999 — PROFESSIONAL LAND SURVEYOR

GBuchanan 12/12/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 5 OF 5

Date: Dec 09, 2019, 8:20am User ID: BHurkett
File: C:\Users\local_bhurkett\Temp\AcPublish_7836\RPL-1133611-MYLAR.dwg

PLAT NUMBER 18900100

REPLAT & SUBDIVISION PLAT ESTABLISHING WHISPER FALLS UNIT 2C

BEING A TOTAL OF 36.339 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 9, LOTS 9-21 & 901, BLOCK 10, LOTS 10-21 & 901, BLOCK 11, LOTS 26-44 & 902, BLOCK 15, LOTS 1-26, BLOCK 17, LOTS 1-26, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-25, BLOCK 21, LOTS 1-4, BLOCK 23 & LOT 901 BLOCK 24, COMPRISED OF 35.245 ACRES OUT OF A 58.922 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 20180243058 AND 0.913 ACRES LOCATED ON 32.244 ACRE TRACT OF LAND AND 0.155 ACRES LOCATED ON 30.178 ACRE TRACT OF LAND, BOTH OFFSITE EASEMENTS, BOTH RECORDED IN DOCUMENT # 20190148968 AND 0.026 ACRES OF OFFSITE EASEMENT LOCATED ON 236.436 ACRE TRACT OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

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

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: December 09, 2019

STATE OF TEXAS
COUNTY OF BEXAR

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

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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF December, A.D. 20 19.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER GABRIELA MANZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID 130860380

THIS PLAT OF WHISPER FALLS UNIT 2C 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

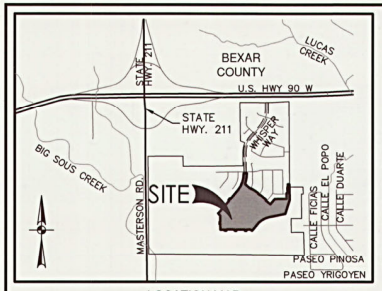
CERTIFICATE OF APPROVAL

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



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 (SURVEYOR) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	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
ORIGINAL SURVEY/COUNTY LINE
CENTERLINE

3. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4. 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
6. VARIABLE WIDTH CLEAR VISION EASEMENT
11. 10' BUILDING SETBACK
12. 5'X48' WATER EASEMENT (0.006 AC.)
13. 5'X45' WATER EASEMENT (0.005 AC.)
14. 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
15. 90' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.885 AC.)
16. 50' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.084 AC.)
17. 10'X10' OFF-LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)
2. 10' BUILDING SETBACK (VOL. 20001, PG 1294-1296, PR)
3. 0.006 AC. 5'X50' WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)
4. 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 339-344, PR)
5. 0.006 AC. 5'X50' OFF-SITE WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)
6. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 1294-1296, PR)
7. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 767-769, PR)
8. 0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072786, OPR)
9. 0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072787, OPR)
10. 7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)
11. 1.172 AC. 16' PERMANENT WATER EASEMENT (DOC # 20180069683, OPR)
12. 0.043 AC. VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)
13. 8.238 AC. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20001, PG 1286-1289, PR)
14. 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)
15. 3.629 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
16. 30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 ACRES) (VOL.14286, PGS.393-419, O.P.R.) (VOL.14922, PGS.2137-2155, O.P.R.) (VOL.14483, PGS.178-190, O.P.R.)
17. 20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
18. 4.482 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
19. 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 1294-1296, PR)
20. 0.010 AC. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1286-1289, PR)
21. 0.156 AC. PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT (VOL. 20001, PG 1294-1296, PR)
22. 0.386 AC. REMAINING PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS (VOL. 20001, PG 1294-1296, PR)

1. UNPLATTED 236.436 ACRES 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 463-471, OPR)
2. UNPLATTED TRINI-B ENTERPRISES, LLC WEST HALF OF CALLED 79.713 ACRES (VOL. 11997, PG 215-219, OPR) 39.71 ACRES (VOL. 16658, PG 2468-2491, OPR)
3. WHISPER FALLS UNIT 4A (VOL. 20001, PG 767-769, PR)
4. WHISPER FALLS UNIT 2A (VOL. 20001, PG 1286-1289, PR)
5. WHISPER FALLS UNIT 2B (VOL. 20001, PG 1294-1296, PR)

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.

12-11-19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

12/12/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED TODD W. BLACKMON 89208 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED G. E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

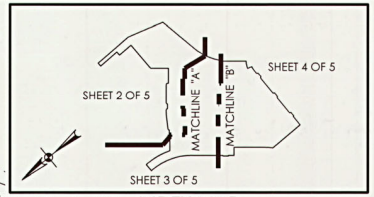
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

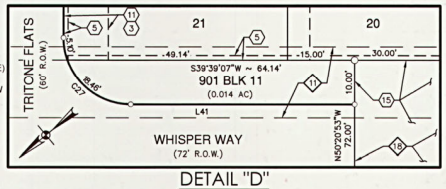
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

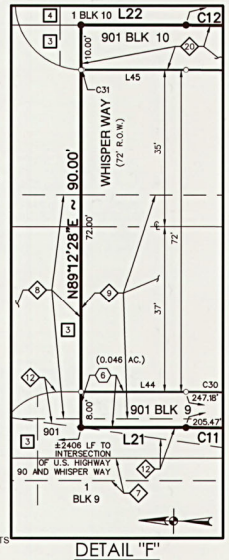
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



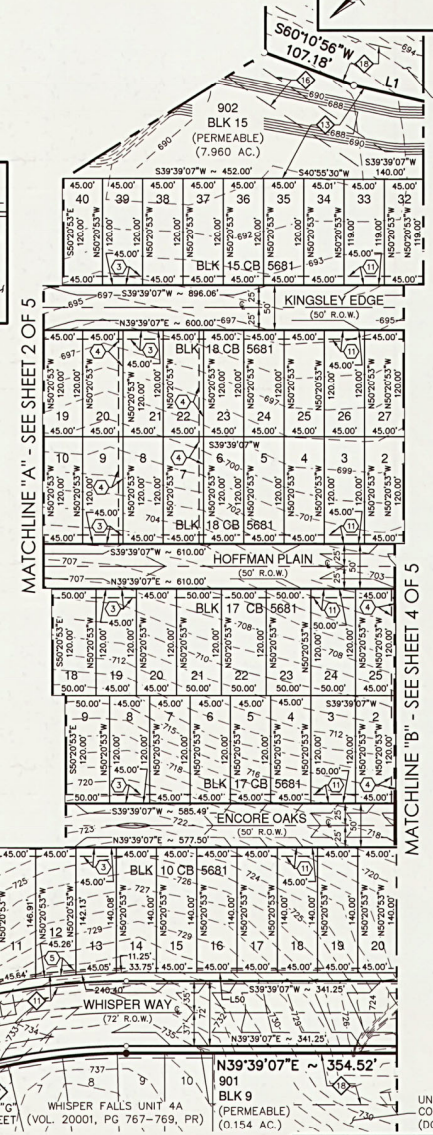
INDEX MAP
SCALE: 1"= 1000'

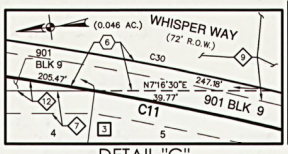


DETAIL "D"
1" = 20'
SEE SHEET 4 OF 5

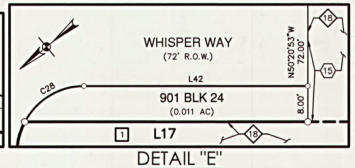


DETAIL "F"
1" = 20'
SEE THIS SHEET





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



DETAIL "E"
1" = 20'
SEE SHEET 4 OF 5

CURVE AND LINE DATA ON SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 5

WHISPER FALLS UNIT 2C

Civil Job No. 11336-11; Survey Job No. 11336-02

Date: Dec. 09, 2019, 8:20am User ID: BHarkett
File: G:\Users\pod_admin\11 Hwy 46\2000_08\361\PS-11336\11-plat.dwg

PLAT NUMBER 18900100

REPLAT & SUBDIVISION PLAT ESTABLISHING
WHISPER FALLS UNIT 2C

BEING A TOTAL OF 36.339 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 9, LOTS 9-21 & 901, BLOCK 10, LOTS 10-21 & 901, BLOCK 11, LOTS 26-44 & 902, BLOCK 15, LOTS 1-26, BLOCK 17, LOTS 1-26, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-25, BLOCK 21, LOTS 1-4, BLOCK 23 & LOT 901 BLOCK 24, COMPRISED OF 35.245 ACRES OUT OF A 58.922 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 20180243058 AND 0.913 ACRES LOCATED ON 32.244 ACRE TRACT OF LAND AND 0.155 ACRES LOCATED ON 30.178 ACRE TRACT OF LAND, BOTH OFFSITE EASEMENTS, BOTH RECORDED IN DOCUMENT # 20190148968 AND 0.026 ACRES OF OFFSITE EASEMENT LOCATED ON 236.436 ACRE TRACT OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321.

SCALE: 1"= 100'

0' 100' 200' 300'

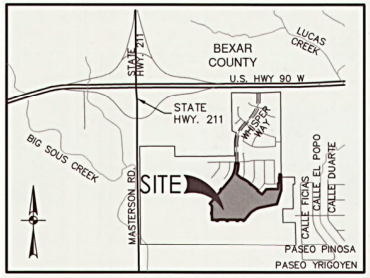
PAPE-DAWSON ENGINEERS

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: December 09, 2019



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 (SURVEYOR) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	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
ORIGINAL SURVEY/COUNTY LINE
℄ CENTERLINE

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(11) 10' BUILDING SETBACK
(12) 5'X48' WATER EASEMENT (0.006 AC.)
(13) 5'X45' WATER EASEMENT (0.005 AC.)
(14) 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
(15) 90' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.885 AC.)
(16) 50' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.084 AC.)
(17) 10'X10' OFF-LOT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(1) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)
(2) 10' BUILDING SETBACK (VOL. 20001, PG 1294-1296, PR)
(3) 0.006 AC. 5'X50' WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)
(4) 16' OFF-LOT SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 339-344, PR)
(5) 0.006 AC. 5'X50' OFF-SITE WATER EASEMENT (VOL. 20001, PG 1294-1296, PR)
(6) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 1294-1296, PR)
(7) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 20001, PG 767-769, PR)
(8) 0.248 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072786, OPR)
(9) 0.483 AC. 50' PERMANENT WATER EASEMENT (DOC # 20180072787, OPR)
(10) 7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG 413-433, OPR)
(11) 1.172 AC. 16' PERMANENT WATER EASEMENT (DOC # 20180069683, OPR)
(12) 0.043 AC. VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 20001, PG 767-769, PR)
(13) 8.238 AC. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20001, PG 1286-1289, PR)
(14) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1294-1296, PR)
(15) 3.629 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
(16) 30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 ACRES) (VOL.14286, PGS.393-419, O.P.R.) (VOL.14922, PGS.2137-2155, O.P.R.) (VOL.14483, PGS.178-190, O.P.R.)
(17) 20' WATER EASEMENT (VOL. 9562, PG 203-204, OPR)
(18) 4.482 AC. VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (DOC # 20180243060, OPR)
(19) 20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20001, PG 1294-1296, PR)
(20) 0.010 AC. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1286-1289, PR)
(21) 0.156 AC. PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT (VOL. 20001, PG 1294-1296, PR)
(22) 0.386 AC. REMAINING PORTION OF 0.542 AC. 40' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS (VOL. 20001, PG 1294-1296, PR)

[1] UNPLATTED 236.436 ACRES 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 463-471, OPR)
[2] UNPLATTED TRINI-B ENTERPRISES, LLC WEST HALF OF CALLED 79.713 ACRES (VOL. 11897, PG 215-219, OPR) 39.71 ACRES (VOL. 16658, PG 2468-2491, OPR)
[3] WHISPER FALLS UNIT 4A (VOL. 20001, PG 767-769, PR)
[4] WHISPER FALLS UNIT 2A (VOL. 20001, PG 1286-1289, PR)
[5] WHISPER FALLS UNIT 2B (VOL. 20001, PG 1294-1296, PR)

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.

12-11-19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

12/12/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED TODD W. BLACKMON 89208 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED G. E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

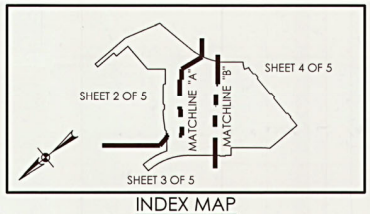
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

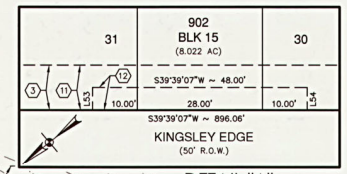
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

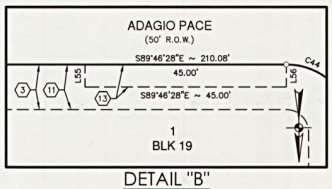
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



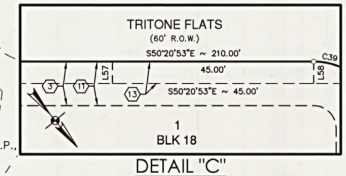
INDEX MAP
SCALE: 1"= 1000'



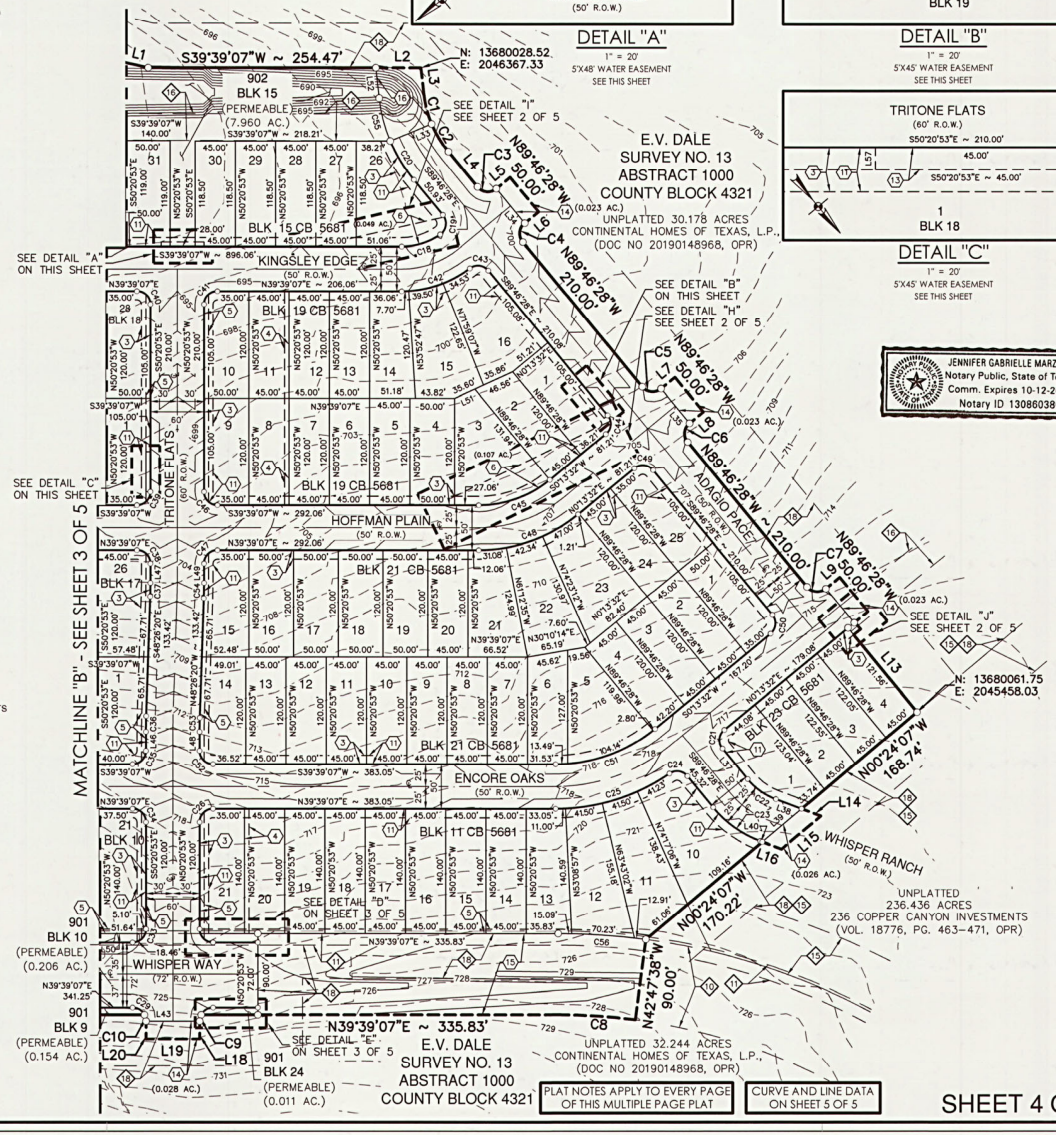
DETAIL "A"
1" = 20'
5'X48' WATER EASEMENT
SEE THIS SHEET



DETAIL "B"
1" = 20'
5'X45' WATER EASEMENT
SEE THIS SHEET



DETAIL "C"
1" = 20'
5'X45' WATER EASEMENT
SEE THIS SHEET



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 5 OF 5

SHEET 4 OF 5

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: 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF December, A.D. 20 19.

JENNIFER GABRIELLE MARZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID 130860380

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WHISPER FALLS UNIT 2C 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

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 _____.

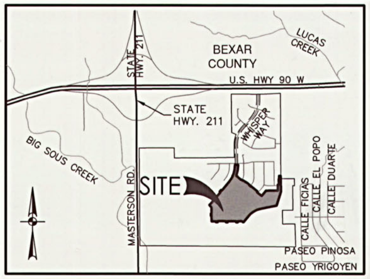
_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

WHISPER FALLS UNIT 2C

Civil Job No. 11336-11; Survey Job No. 11336-02

Date: Dec 09, 2019, 8:21am User ID: BHuckett
File: C:\Users\bhuckett\Desktop\Whisper Falls\Plat\WF_Unit 2C Plat.dwg



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SETBACK:

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

RESIDENTIAL FIRE FLOW:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 9, 901, BLOCK 10, 901, BLOCK 11, 902, BLOCK 15 & 901, BLOCK 24 CB 5681, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE:

LOT 901, BLOCK 9, LOT 901, BLOCK 10, LOT 901, BLOCK 11, LOT 902, BLOCK 15, LOT 901, BLOCK 24 CB 5681, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT, ALSO LOT 902, BLOCK 15 IS DESIGNATED AS OPEN SPACE, COMMON AREA AND A DRAINAGE EASEMENT.

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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN VARIABLE WIDTH DRAINAGE EASEMENT, WHISPER FALLS UNIT 2A, RECORDED IN VOLUME ________, PAGES _____-_____ (PLAT #180280).

DRAINAGE EASEMENT ENCROACHMENTS:

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

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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S52°36'08"W	107.34'
L2	S39°39'07"W	50.31'
L3	N56°44'03"W	28.31'
L4	N89°46'28"W	51.12'
L5	S0°13'32"W	20.00'
L6	N0°13'32"E	20.00'
L7	S0°13'32"W	20.00'
L8	N0°13'32"E	20.00'
L9	S0°13'32"W	20.00'
L10	N0°13'32"E	19.00'
L11	N89°46'28"W	10.00'
L12	N0°13'32"E	10.00'
L13	N89°46'28"W	111.56'
L14	S60°13'32"W	22.95'
L15	N0°24'07"W	57.38'
L16	N60°13'32"E	22.95'
L17	N39°39'07"E	63.27'
L18	N50°20'53"W	20.00'
L19	N39°39'07"E	60.00'
L20	S50°20'53"E	20.00'
L21	N0°47'32"W	23.40'
L22	S0°47'32"E	23.40'
L23	N39°39'07"E	7.99'
L24	S50°20'53"E	50.00'
L25	S50°20'53"E	34.69'
L26	S50°20'53"E	50.00'
L27	S39°39'07"W	10.00'
L28	S50°20'53"E	170.00'
L29	N15°59'53"E	44.91'
L30	N0°47'32"W	77.00'
L31	N89°12'28"E	88.00'
L32	S0°47'32"E	155.50'
L33	S17°02'46"W	50.00'
L34	N89°46'28"W	50.00'
L35	N89°46'28"W	50.00'
L36	N89°46'28"W	50.00'
L37	N89°46'28"W	44.41'
L38	S60°13'32"W	30.60'
L39	N0°24'07"W	57.38'
L40	N60°13'32"E	2.45'
L41	S39°39'07"W	50.00'
L42	N39°39'07"E	50.00'
L43	N39°39'07"E	60.00'
L44	N0°47'32"W	23.40'
L45	S0°47'32"E	23.08'
L46	S50°20'53"E	21.67'
L47	S50°20'53"E	21.67'
L48	N50°20'53"W	21.67'
L49	N50°20'53"W	21.67'
L50	S39°39'07"W	355.39'

LINE TABLE

LINE #	BEARING	LENGTH
L51	N15°04'47"E	24.91'
L52	N56°44'03"W	33.91'
L53	S50°20'53"E	5.00'
L54	N50°20'53"W	5.00'
L55	S0°13'32"W	5.00'
L56	N0°13'32"E	5.00'
L57	S39°39'07"W	5.00'
L58	N39°39'07"E	5.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	125.00'	16°13'11"	N64°50'38"W	35.27'	35.39'
C2	125.00'	16°49'15"	N81°21'51"W	36.57'	36.70'
C3	15.00'	90°00'00"	S45°13'32"W	21.21'	23.56'
C4	15.00'	90°00'00"	N44°46'28"W	21.21'	23.56'
C5	15.00'	90°00'00"	S45°13'32"W	21.21'	23.56'
C6	15.00'	90°00'00"	N44°46'28"W	21.21'	23.56'
C7	15.00'	90°00'00"	S45°13'32"W	21.21'	23.56'
C8	655.00'	7°33'15"	N43°25'44"E	86.30'	86.36'
C9	15.00'	27°49'05"	N36°26'21"W	7.21'	7.28'
C10	15.00'	27°49'05"	S64°15'26"E	7.21'	7.28'
C11	655.00'	40°26'39"	N19°25'47"E	452.81'	462.35'
C12	745.00'	21°57'21"	S10°11'08"W	283.74'	285.48'
C13	15.00'	82°42'10"	N81°00'12"E	19.82'	21.65'
C14	375.00'	7°17'50"	S53°59'48"E	47.73'	47.76'
C15	15.00'	90°00'00"	S5°20'53"E	21.21'	23.56'
C16	15.00'	90°00'00"	N84°39'07"E	21.21'	23.56'
C17	15.00'	90°00'00"	S5°20'53"E	21.21'	23.56'
C18	75.00'	34°50'53"	S22°13'40"W	44.92'	45.62'
C19	15.00'	94°34'42"	S42°29'07"E	22.04'	24.76'
C20	175.00'	16°49'15"	S81°21'51"E	51.19'	51.38'
C21	15.00'	90°00'00"	N44°46'28"W	21.21'	23.56'
C22	75.00'	30°00'00"	S75°13'32"W	38.82'	39.27'
C23	125.00'	30°00'00"	N75°13'32"E	64.70'	65.45'
C24	15.00'	85°00'33"	N47°43'15"E	20.27'	22.26'
C25	225.00'	34°26'08"	N22°26'03"E	133.20'	135.23'
C26	15.00'	90°00'00"	N5°20'53"W	21.21'	23.56'
C27	15.00'	90°00'00"	S84°39'07"W	21.21'	23.56'
C28	15.00'	62°10'55"	N8°33'39"E	15.49'	16.28'
C29	15.00'	62°10'58"	N70°44'33"E	15.49'	16.28'
C30	663.00'	40°26'39"	N19°25'47"E	458.35'	468.00'
C31	15.00'	1°12'07"	S0°11'29"E	0.31'	0.31'
C32	735.00'	40°26'39"	S19°25'47"W	508.12'	518.83'
C33	15.00'	90°00'00"	S5°20'53"E	21.21'	23.56'
C34	15.00'	90°00'00"	N84°39'07"E	21.21'	23.56'
C35	15.00'	90°00'00"	S5°20'53"E	21.21'	23.56'
C36	530.00'	1°54'33"	S49°23'37"E	17.66'	17.66'
C37	470.00'	1°54'33"	S49°23'37"E	15.66'	15.66'
C38	15.00'	90°00'00"	N84°39'07"E	21.21'	23.56'
C39	15.00'	90°00'00"	S5°20'53"E	21.21'	23.56'
C40	15.00'	90°00'00"	N84°39'07"E	21.21'	23.56'
C41	15.00'	90°00'00"	N5°20'53"W	21.21'	23.56'
C42	125.00'	37°27'57"	N20°55'08"E	80.29'	81.74'
C43	15.00'	88°02'22"	N46°12'20"E	20.85'	23.05'
C44	15.00'	90°00'00"	S44°46'28"E	21.21'	23.56'
C45	125.00'	39°25'35"	S19°56'19"W	84.33'	86.02'
C46	15.00'	90°00'00"	S84°39'07"W	21.21'	23.56'
C47	15.00'	90°00'00"	N5°20'53"W	21.21'	23.56'
C48	175.00'	39°25'35"	N19°56'19"E	118.06'	120.42'
C49	15.00'	90°00'00"	N45°13'32"E	21.21'	23.56'
C50	15.00'	90°00'00"	S44°46'28"E	21.21'	23.56'
C51	175.00'	39°25'35"	S19°56'19"W	118.06'	120.42'
C52	15.00'	90°00'00"	S84°39'07"W	21.21'	23.56'
C53	470.00'	1°54'33"	N49°23'37"W	15.66'	15.66'
C54	530.00'	1°54'33"	N49°23'37"W	17.66'	17.66'
C55	175.00'	16°13'11"	N64°50'38"W	49.37'	49.54'
C56	745.00'	7°33'15"	S43°25'44"W	98.15'	98.22'

SURVEYOR'S NOTES:

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

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
TODD W. BLACKMON
89208
LICENSED
PROFESSIONAL ENGINEER

12-11-19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

12/12/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 18900100

REPLAT & SUBDIVISION PLAT
ESTABLISHING

WHISPER FALLS UNIT 2C

BEING A TOTAL OF 36.339 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 9, LOTS 9-21 & 901, BLOCK 10, LOTS 10-21 & 901, BLOCK 11, LOTS 26-44 & 902, BLOCK 15, LOTS 1-26, BLOCK 17, LOTS 1-28, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-25, BLOCK 21, LOTS 1-4, BLOCK 23 & LOT 901 BLOCK 24, COMPRISED OF 35.245 ACRES OUT OF A 58.922 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 20180243058 AND 0.913 ACRES LOCATED ON 32.244 ACRE TRACT OF LAND AND 0.155 ACRES LOCATED ON 30.178 ACRE TRACT OF LAND, BOTH OFFSITE EASEMENTS, BOTH RECORDED IN DOCUMENT # 20190148968 AND 0.026 ACRES OF OFFSITE EASEMENT LOCATED ON 236.436 ACRE TRACT OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321.

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: December 09, 2019

STATE OF TEXAS
COUNTY OF BEXAR

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

Leslie K Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF December, A.D. 20 19.

JENNIFER GABRIELLE MARZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID 130860380

J G Marzano
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WHISPER FALLS UNIT 2C 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

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON THIS SHEET

Civil Job No. 11336-11; Survey Job No. 11336-02

Date: Dec 09, 2019, 8:21am User ID: BHurkett
File: C:\Users\local_bhurkett\Temp\AcPublish_7836\RPL-1133611-MYLAR.dwg