

SEE DETAIL "G"

- ON THUS SHEET

N: 13681378.36

(PERMEABLE) (0.073 AC.)

L22 E: 2044387.85

LOT 901

78.18'

NO'13'32"E- N26'73'32'E

MATCHLINE "E"

SEE SHEET 5 OF 6

L21

ORIGINAL SURVEY LINE

UNPLATTED

236.436 ACRES

236 COPPER CANYON INVESTMENTS

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

ISAAC GARNER

SURVEY NO. 13-1/4

ABSTRACT 1004

**COUNTY BLOCK 4322** 

SHEET 1 OF 6



TODD W. BLACKMON



COUNTY OF BEXAR

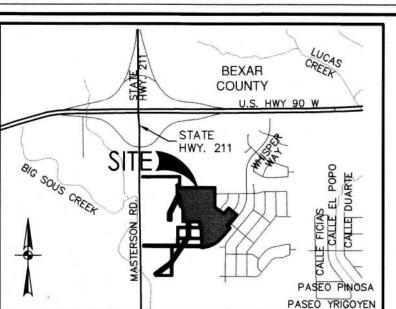
PAPE-DAWSON ENGINEERS, INC

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

Dulhenan 01/17/2020

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:



**LOCATION MAP** NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WASTEWATER 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

VITHIN 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

REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED

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 FLECTRIC AND GAS FACILITIES

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.

BLK 16

10

S50'20'53"E

-120.00' (11)

-N50'20'53"W

M N50'20'53"W

120.00

¥ N50'20'53"W

是 21<sub>736 40.00</sub>

22 120.00'

N50'20'53"W

23 N50'20'53"W

120.00

N50'20'53"W

N50'20'53"W

11 170.00'

BLK 16

CB 5681

S50'20'53"E

141.40

SOUND

BLK 48

45

BLK 8

S50°20'53"E

120.00' 42

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.

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

120.00

45.00' 121(5)

N50'20'53"W .

120.00

N50'20'53"W

N50'20'53"W 120.00' 146

11)120.00

N50'20'53"W

S50'20'53"E

98.00

N50'20'53"W

98.00

(120.00')

N50'20'53"W

N50°20'53"W 2

120.00

N50°20'53"W X

③ ⋌ 5∫ 面

N50'20'53"W 40.00' 120.00' 6 5

N50'20'53"W 7 1

(PERMEABLE) -

(0.173 AC.)

LOT 901

N50'20'53"W

a 120.00'

45.00

40.00'

45.00'-

120.00

N: 13681141.33

17

BLK 10

18

19

20

N: 13680787.80

BLK 11

LOT 901 BLK 11

CB 5681

(PERMEABLE)

(0.239 AC.)

TRITONE FLATS

E: 2045913.11

72'

72.00

ANTONIO WATER SYSTEM.

BLK 8 S50'20'53"E ~ 290.00'

\$50'20'53"E

∞ 12 120.00°

ω S50'20'53"E

面14

S52'46'15"E TRITONE FLATS

N48'21'56"W ~ 130.08'(

\_\_65.04'\_\_ I

30

29

S50.50,20,23,E - 4

120.00' 27

120.00' 736 8

120.00' 25

S50'20'53"E

120.00

N50'20'53"W 24

26 9

MATCHLINE "B"

SEE SHEET 3 OF 6

S50'20'53"E

120.00

40.00

-40.00'

120.00

S50'20'53"E

N50'20'53"W

N50'20'53"W

N50'20'53"W

N50'20'53"W

N50'20'53"W

16

40.00'-

120.00'

N50'20'53"W

7 N50°20'53"W

15 120.00'

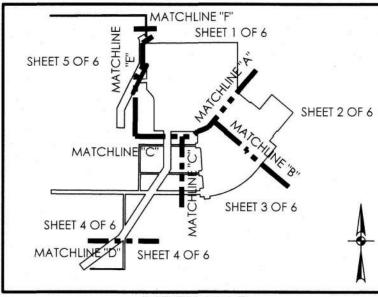
120.00 /(11)

S50'20'53"E

S50'20'53"E

120.00

40.00'-



INDEX MAP SCALE: 1"= 1000"

PLAT NUMBER 19-11800172

SUBDIVISION PLAT

OF

WHISPER FALLS UNIT 4B

BEING A TOTAL OF 40.082 ACRE TRACT OF LAND, ESTABLISHING LOTS 21-30 & 904 BLOCK 5, LOTS 10-16, BLOCK 8, LOTS 11-16, BLOCK 9, LOT 901, BLOCK 11, LOTS 12-18 BLOCK 16, LOTS 1-28, BLOCK 51, LOTS 1-12, BLOCK 20, LOTS 1-28, 901 & 902, BLOCK 52,

LOTS 1-29, BLOCK 22, LOTS 1-19 & 901, BLOCK 24, LOTS 1-30, BLOCK 25, LOT 901, BLOCK 36, LOT 901, BLOCK 43, BEING ALL OF THAT 32.244 ACRE TRACT RECORDED IN DOCUMENT NO. 20190148968, COMPRISED OF 0.078 ACRES INCLUDED IN DEDICATED

RIGHT-OF-WAY AND 7.760 ACRE OFFSITE EASEMENTS LOCATED ON A 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 AND OUT OF ISAAC GARNER SURVEY NO. 13 1/4

ABSTRACT 1004, COUNTY BLOCK 4332, NOW ALL IN COUNTY BLOCK 5681 IN BEXAR

SCALE: 1"= 100'

NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 16, 2020

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: 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 

BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS

	JLATIONS; AND/OR WHER (S) HAVE BEEN GRANTED		PTION(S) AND/OR
	DATED THIS	DAY OF	, A.D. 20
	BY:		
			CHAIRMAN
	BY:		SECRETARY
TIFICA	TE OF APPROVAL		SEGNE WITH
UNDE	RSIGNED, COUNTY JUD	GE OF BEXAR COUNTY,	TEXAS AND PRESIDING
CER C	OF THE COMMISSIONERS	COURT OF BEXAR COUNT	Y, DOES HEREBY CERTIFY
THE	ATTACHED PLAT WAS D	ULY FILED WITH THE CO	MMISSIONERS COURT OF
R CO	UNTY, TEXAS AND THAT A	FTER EXAMINATION IT APP	PEARED THAT SAID PLAT IS
ONFO	DRMITY WITH THE STATUTE	S, RULES AND REGULATI	ONS GOVERNING SAME,
T. 110 P			

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

#### STATE OF TEXAS COUNTY OF BEXAR

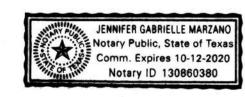
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

> BY: 236 COPPER CANYON INVESTMENTS, LLC (A TEXAS LIMITED LIABILITY COMPANY 10000 N.W. MILITARY HWY, SUITE 2201 SAN ANTONIO, TX, 78231 OFFSITE EASEMENTS (7.760 AC.)

STATE OF TEXAS

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 DAY OF FEBRUARY , A.D. 20 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



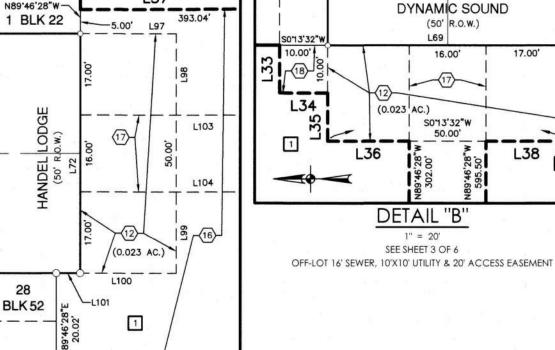
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

> 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.



BLK 52 DETAIL "A' 1" = 20" SEE SHEET 1 OF 6

75' DRAINAGE EASEMENT

OFF-LOT 16' SEWER, 20' ACCESS &

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

SHEET 2 OF 6

JENNIFER GABRIELLE MARZANO

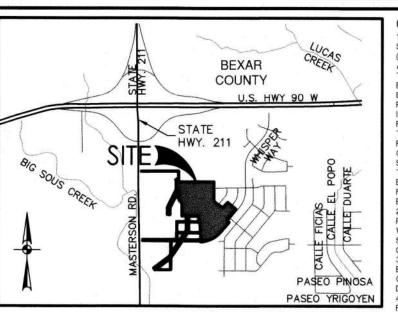
Notary Public, State of Texas

Comm. Expires 10-12-2020

Notary ID 130860380







LOCATION MAP NOT-TO-SCALE

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

A TEXAS LIMITED LIABILITY COMPANY

10000 N.W. MILITARY HWY, SUITE 2201,

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 14 DAY OF FEBRUARY , A.D. 20 20.

OFFSITE EASEMENTS (7.760 AC.)

6 COPPER CANYON INVESTMENTS, LLC

SRAE FOGIEL, PRESIDENT

SAN ANTONIO, TX, 78231.

CPS/SAWS/COSA UTILITY:

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", GAS EASEMENT, "INVOSPONMEN EASEMENT," 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. 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

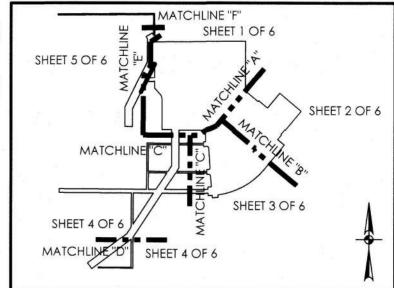
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) COOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

ELECTRIC AND GAS FACILITIES ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

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.

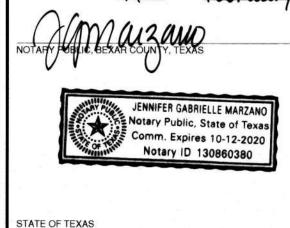
SAWS WASTEWATER EDU:

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

MATCHLINE "B" AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. SCALE: 1"= 1000" S50'20'53"E S50'20'53"E 8 0 24 120.00 8 120.00 S50'20'53"E 120.00 N50'20'53"W (3)120.00'/ N50'20'53"W N50'20'53"W 亩 26 120.00 N46'42'08"W N4018'33"W SEE DETAIL "B" ON SHEET 2 OF 6 SEE DETAIL "F' ON SHEET 5 OF 6 N: 13680617.95 E: 2044959.44 L42-E.V. DALE LOT 901 BLK 11 SEE DETAIL "C' SURVEY NO. 13 CB 5681 **ABSTRACT 1000** (PERMEABLE) (0.239 AC.) COUNTY BLOCK 4321 (PERMEABLE) LOT 901 UNPLATTED 236.436 ACRES 236 COPPER CANYON INVESTMENTS CB 5681 (VOL. 18776, PG. 463-471, OPR) (PERMEABLE) (0.003 AC. E.V. DALE 5 (0.028 AC.) ABSTRACT 1000 SURVEY NO. 13 **COUNTY BLOCK 4321** LEGATO CURVE LOT 901 BLK 43 (50' R.O.W.) CB 5681 (PERMEABLE) (0.007 AC.)



COUNTY OF BEXAR

STATE OF TEXAS

STATE OF TEXAS

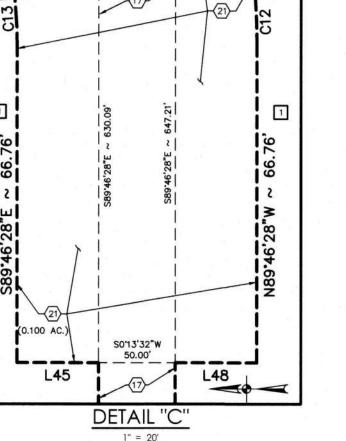
AND CONSIDERATION THEREIN EXPRESSED.

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

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

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.





SEE THIS SHEET

OFF-LOT 16' SEWER & VARIABLE WIDTH ACCESS EASEMENT

HANDEL LODGE (0.048 AC.) 6 S26'41'32"W ~ 145.34" 17 **BLK 51** DETAIL "E 1" = 30" SEE SHEET 1 OF 6

SEE DETAIL "D" SEE SHEET 5 OF 6

VARIABLE WIDTH CLEAR VISION EASEMENT

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 6 OF 6

SHEET 3 OF 6

## SUBDIVISION PLAT WHISPER FALLS UNIT 4B BEING A TOTAL OF 40.082 ACRE TRACT OF LAND, ESTABLISHING LOTS 21-30 & 904, BLOCK 5, LOTS 10-16, BLOCK 8, LOTS 11-16, BLOCK 9, LOT 901, BLOCK 11, LOTS 12-18,

BLOCK 16, LOTS 1-28, BLOCK 51, LOTS 1-12, BLOCK 20, LOTS 1-28, 901 & 902, BLOCK 52 LOTS 1-29, BLOCK 22, LOTS 1-19 & 901, BLOCK 24, LOTS 1-30, BLOCK 25, LOT 901, BLOCK 36, LOT 901, BLOCK 43, BEING ALL OF THAT 32,244 ACRE TRACT RECORDED IN DOCUMENT NO. 20190148968, COMPRISED OF 0.078 ACRES INCLUDED IN DEDICATED RIGHT-OF-WAY AND 7.760 ACRE OFFSITE EASEMENTS LOCATED ON A 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 AND OUT OF ISAAC GARNER SURVEY NO. 13 1/4 ABSTRACT 1004, COUNTY BLOCK 4332, NOW ALL IN COUNTY BLOCK 5681 IN BEXAR SCALE: 1"= 100'

PLAT NUMBER 19-11800172



NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 16, 2020

STATE OF TEXAS

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

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

JENNIFER GABRIELLE MARZANC

Notary Public, State of Texas

Comm. Expires 10-12-2020

Notary ID 130860380

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 

DATED THIS \_\_\_\_\_DAY OF \_\_

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

BY:	
	CHAIRMAN
BY:	

CERTIFICATE OF APPROVAL

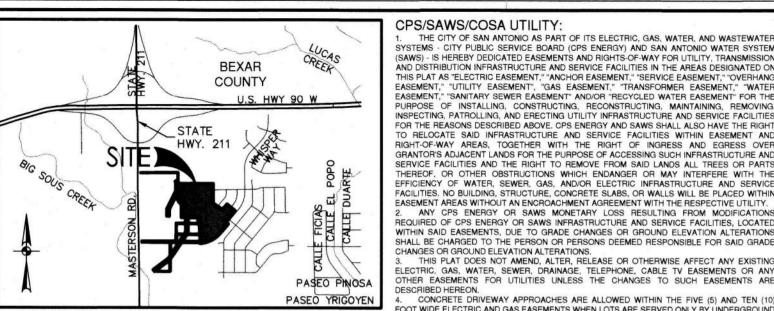
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH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

DATED THIS	DAY OF	A.I	0. 20
COUNTY INDOE	DEVAN COUNTY TEXAS		
COUNTY JUDGE,	BEXAR COUNTY, TEXAS		

COUNTY CLERK, BEXAR COUNTY, TEXAS







LOCATION MAP NOT-TO-SCALE

ISRAEL FOGIEL, PRESIDENT

SAN ANTONIO, TX, 78231.

(210) 344-9200

BY: 236 COPPER CANYON INVESTMENTS, LLC

(A TEXAS LIMITED LIABILITY COMPANY)

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

10000 N.W. MILITARY HWY, SUITE 2201.

OFFSITE EASEMENTS (7.760 AC.)

CPS/SAWS/COSA UTILITY:

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

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.

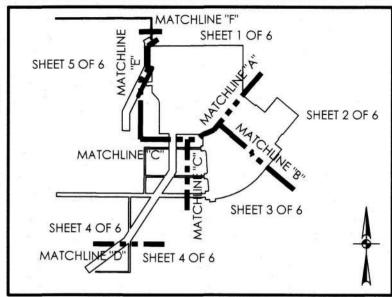
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES

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.

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



NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 16, 2020 STATE OF TEXAS

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

SUBDIVISION PLAT

OF

WHISPER FALLS UNIT 4B

SCALE: 1"= 100'

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 17 DAY OF CAPACITY A.D. 2020.

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

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

SHEET 4 OF 6

VARIANCE(S) HAVE BEEN GRANTED

SECRETARY

CHAIRMAN

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

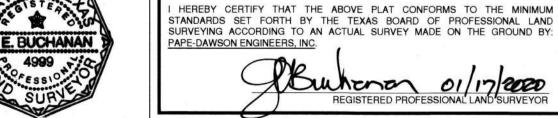
DATED THIS DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

TODD W. BLACKMON 89208





SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

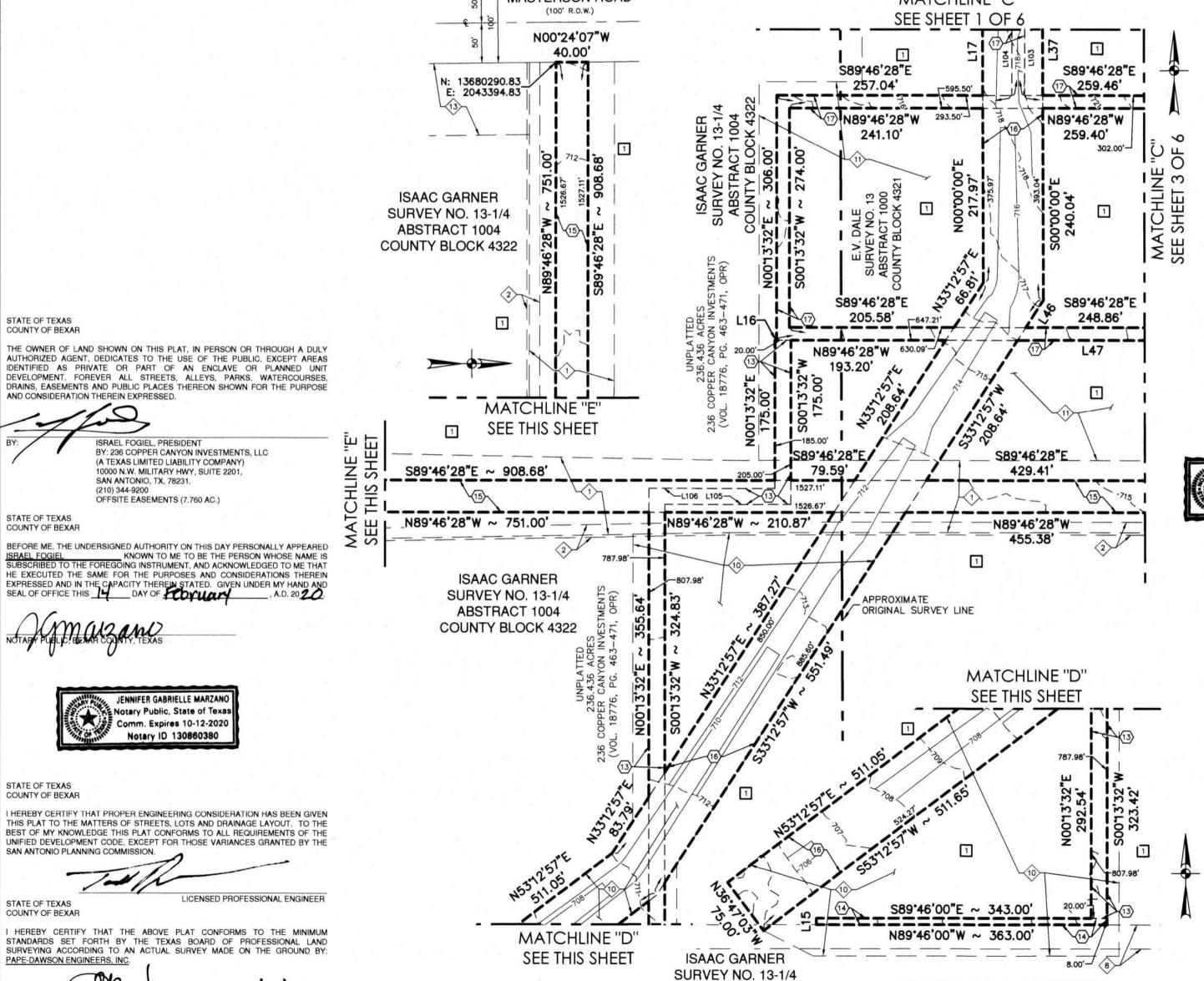
COUNTY OF BEXAR

COUNTY OF BEXAR

COUNTY OF BEXAR

NOTATE PURIL ME LANGE CONTY, TEXAS

COUNTY OF BEXAR



ABSTRACT 1004

**COUNTY BLOCK 4322** 

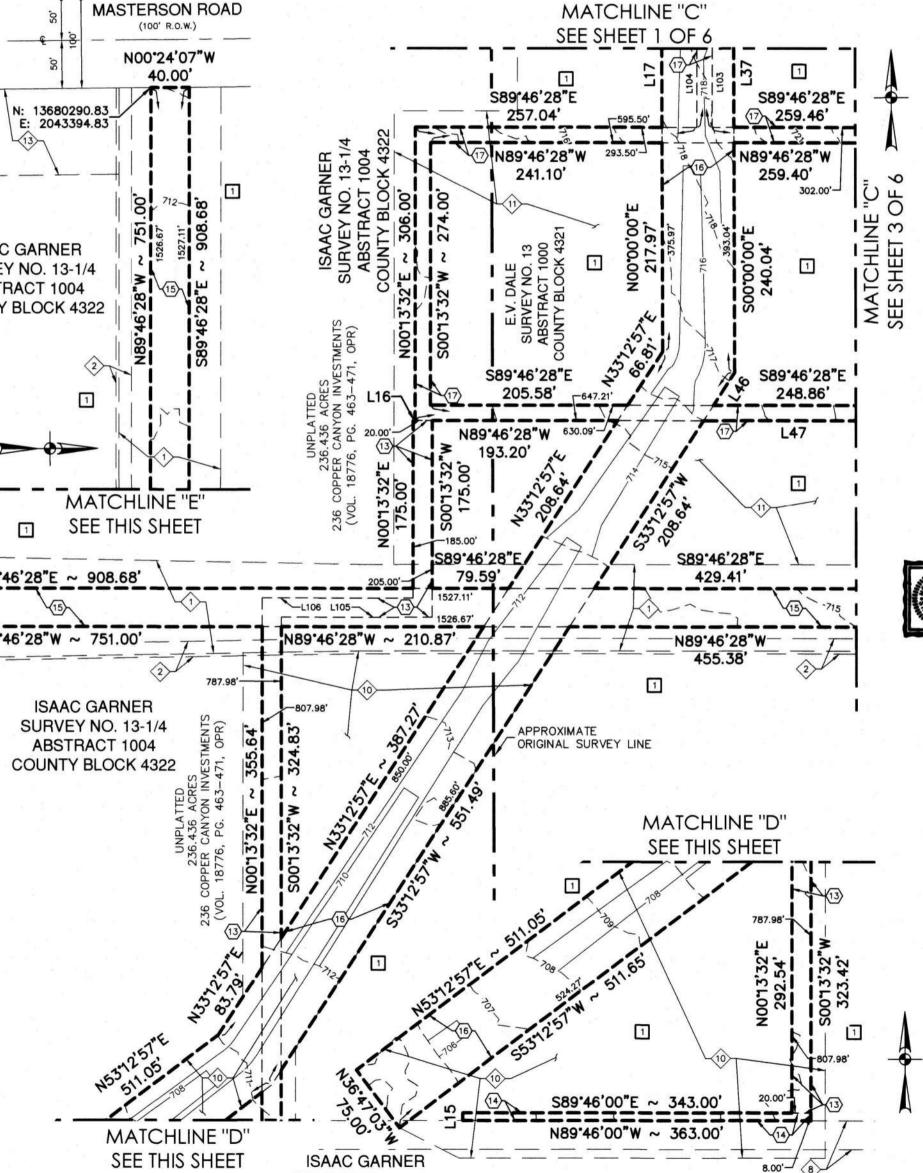
PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

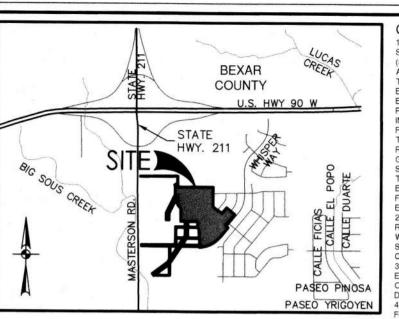
CURVE AND LINE DATA

ON SHEET 6 OF 6

# PLAT NUMBER 19-11800172 BEING A TOTAL OF 40.082 ACRE TRACT OF LAND, ESTABLISHING LOTS 21-30 & 904, BLOCK 5, LOTS 10-16, BLOCK 8, LOTS 11-16, BLOCK 9, LOT 901, BLOCK 11, LOTS 12-18, BLOCK 16, LOTS 1-28, BLOCK 51, LOTS 1-12, BLOCK 20, LOTS 1-28, 901 & 902, BLOCK 52, LOTS 1-29, BLOCK 22, LOTS 1-19 & 901, BLOCK 24, LOTS 1-30, BLOCK 25, LOT 901, BLOCK 36, LOT 901, BLOCK 43, BEING ALL OF THAT 32.244 ACRE TRACT RECORDED IN DOCUMENT NO. 20190148968, COMPRISED OF 0.078 ACRES INCLUDED IN DEDICATED RIGHT-OF-WAY AND 7.760 ACRE OFFSITE EASEMENTS LOCATED ON A 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 AND OUT OF ISAAC GARNER SURVEY NO. 13 1/4 ABSTRACT 1004, COUNTY BLOCK 4332, NOW ALL IN COUNTY BLOCK 5681 IN BEXAF INDEX MAP SCALE: 1"= 1000"



SECRETARY



LOCATION MAP NOT-TO-SCALE

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

BY: 236 COPPER CANYON INVESTMENTS, LLC

(A TEXAS LIMITED LIABILITY COMPANY)

10000 N.W. MILITARY HWY, SUITE 2201,

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas Comm. Expires 10-12-2020

Notary ID 130860380

LICENSED PROFESSIONAL ENGINEER

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

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:

DUNASON 01/17/2020

SRAEL FOGIEL, PRESIDENT

SAN ANTONIO, TX, 78231.

OFFSITE EASEMENTS (7.760 AC.)

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPRESSED

NOTABY PUBLIC SEXAN COUNTY, TEXAS

SAN ANTONIO PLANNING COMMISSION.

PAPE-DAWSON ENGINEERS, INC.

CPS/SAWS/COSA UTILITY:

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.

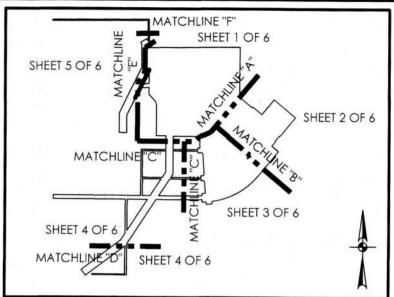
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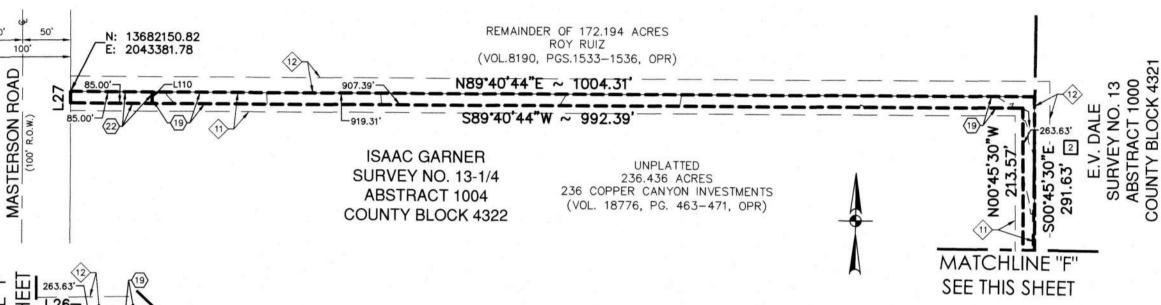
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THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM





MATCH SEE TH N0013'32"E

> ISAAC GARNER **SURVEY NO. 13-1/4** ABSTRACT 1004

**COUNTY BLOCK 4322** 

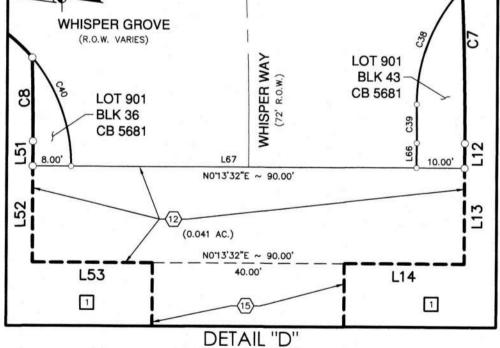
UNPLATTED 236.436 ACRES 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 463-471, OPR)

MATCHLINE "E"

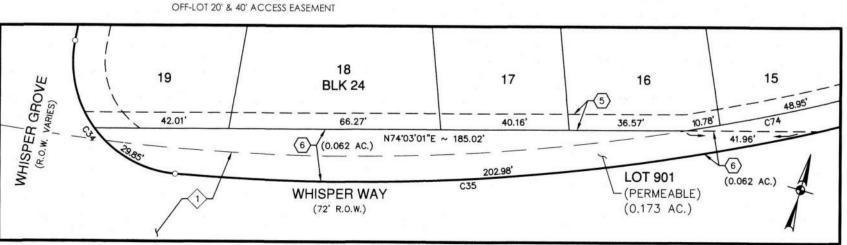
SEE SHEET 1 OF 6

212.01

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



1" = 20' SEE SHEET 3 OF 6



DETAIL "F"

1" = 30" SEE SHEET 3 OF 6 VARIABLE WIDTH CLEAR VISION **EASEMENT & LOTS** 

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 6 OF 6

SHEET 5 OF 6

# 36, LOT 901, BLOCK 43, BEING ALL OF THAT 32,244 ACRE TRACT RECORDED IN DOCUMENT NO. 20190148968, COMPRISED OF 0.078 ACRES INCLUDED IN DEDICATED RIGHT-OF-WAY AND 7.760 ACRE OFFSITE EASEMENTS LOCATED ON A 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 AND OUT OF ISAAC GARNER SURVEY NO. 13 1/4, ABSTRACT 1004, COUNTY BLOCK 4332, NOW ALL IN COUNTY BLOCK 5681 IN BEXAR COUNTY, TEXAS. INDEX MAP STATE OF TEXAS THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE JENNIFER GABRIELLE MARZANO Notary Public, State of Texas Comm. Expires 10-12-2020 Notary ID 130860380

S00°13'32"W ~ 182.38'

N0013'32"E ~ 200.85'

(210) 496-2668 STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE IAME 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 17 DAY OF OAN WAY A.D. 20 20 . 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

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

PLAT NUMBER 19-11800172

SUBDIVISION PLAT

WHISPER FALLS UNIT 4B

BLOCK 5, LOTS 10-16, BLOCK 8, LOTS 11-16, BLOCK 9, LOT 901, BLOCK 11, LOTS 12-18 BLOCK 16, LOTS 1-28, BLOCK 51, LOTS 1-12, BLOCK 20, LOTS 1-28, 901 & 902, BLOCK 52

LOTS 1-29, BLOCK 22, LOTS 1-19 & 901, BLOCK 24, LOTS 1-30, BLOCK 25, LOT 901, BLOCK

SCALE: 1"= 100'

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

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 16, 2020

PAPE-DAWSON

CHAIRMAN

CERTIFICATE OF APPROVAL

VARIANCE(S) HAVE BEEN GRANTED

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 PLA 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

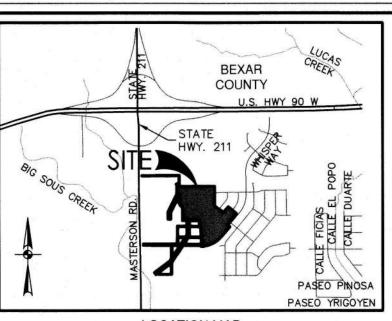
COUNTY CLERK, BEXAR COUNTY, TEXAS







A.D. 20



LOCATION MAP NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM

COMMON AREA MAINTENANCE

AND AS A COMMON AREA EASEMENT

SAWS HIGH PRESSURE

OPEN SPACE:

PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS.

THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

N4216'23"W

N0"13'32"E

S85"11'00"W

N63'46'28"W

N0'45'30"W

L25 N29'46'28"W 23.85'

99.76

64.12

75.08

19.55

33.44

L20

L21

L22

L23

L24

PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 5, CB 5681, LOT 901, BLOCK

11, CB 5681, LOT 901 & 902, BLOCk 52, CB 5681, LOT 901, BLOCK 24, CB 5681, LOT 901,

OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE

LOT 904, BLOCK 5, CB 5681, LOT 901, BLOCK 11, CB 5681, LOT 901 & 902, BLOCK 52,

BLOCK 36, CB 5681 & LOT 901, BLOCK 43, CB 5681 IS DESIGNATED AS OPEN SPACE

METER SET AND/OR WASTEWATER SERVICE CONNECTION

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) OOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES 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. 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:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, A FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXA SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN

FLOODPLAIN VERIFICATION:

15.00'

C2

27'49'05'

15.00' 27'49'05"

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C05 EFFECTIVE DATE <u>SEPTEMBER 29, 2010</u>. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**CURVE TABLE** 

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

N64"15'26"W

S36'26'21"E

7.21

7.21'

7.28

7.28

С3	745.00'	7'33'15"	S43'25'44"W	98.15'	98.22'
C4	745.00	28'51'22"	S67'20'16"W	371.25'	375.21'
C5	35.00'	41*39'40"	S15'35'09"W	24.89'	25.45'
C6	35.00'	41*39'40"	N26'04'31"W	24.89'	25.45
C7	745.00'	2*28'51"	S88'59'06"W	32.26'	32.26'
C8	655.00'	1'31'17"	N89°27′53″E	17.39'	17.39'
C9	35.00'	55*22'27"	N22'25'49"E	32.53'	33.83'
C10	2030.00	1'30'18"	N4'30'16"W	53.32'	53.32'
C11	15.00'	90.00,00	N48'45'07"W	21.21'	23.56'
C12	155.69'	3'11'35"	S88*14'12"W	8.68'	8.68'
C13	75.00'	3*58'38"	N88'14'12"E	5.21'	5.21'
C14	15.00'	90'00'00"	N41"14'53"E	21.21'	23.56'
C15	670.00'	2.03,16,	N4'46'45"W	24.02'	24.02'
C16	15.00'	83*58'05"	N47'47'26"W	20.07	21.98
C17	15.00'	90'00'00"	N4513'32"E	21.21'	23.56'
C18	15.00'	90'00'00"	S44'46'28"E	21.21	23.56
C19	975.00'	3'51'02"	N88*18'01"E	65.51	65.52
C20	1025.00'	3.51,02,	S88"18'01"W	68.87'	68.88'
C21	15.00'	90'00'00"	S4513'32"W	21.21'	23.56'
C22	325.00'	18'45'49"	S9*36'26"W	105.96	106.43'
C23	15.00'	83'14'37"	S22'37'59"E	19.93'	21.79
C24	225.00'	13'54'24"	S57"18'05"E	54.48'	54.61
C25	15.00'	90*00'00"	N84°39'07"E	21.21'	23.56'
C26	15.00'	90'00'00"	S5'20'53"E	21.21'	23.56'
C27	15.00'	90'00'00"	N84'39'07"E	21.21	23.56*
C28	15.00'	90*00'00"	S5*20'53"E	21.21'	23.56'
C29	15.00'	90'00'00"	S84'39'07"W	21.21'	23.56'
C30	525.00'	29"13'05"	S54'15'39"W	264.83'	267.72'
C31	100.00'	17'22'42"	S77'33'32"W	30.21	30.33'
C32	15.00'	90.00,00,	S41"14'53"W	21,21'	23.56
C33	1970.00	1'30'18"	S4*30'16"E	51.75'	51.75
C34	35.00'	95*55'43"	S53"13'17"E	51.99'	58.60'
C35	663.00'	39'09'45"	N5913'59"E	444.40'	453.17
C36	735.00'	40"15'39"	S59'46'56"W	505.91'	516.47'
C37	35.00'	43'29'47"	S58'09'53"W	25.94'	26.57'
C38	35.00'	43'29'47"	N68'39'15"W	25.94'	26.57'
C39	735.00'	0'37'40"	N89*54'42"E	8.05'	8.05'
C40	35.00'	40'06'29"	N70"10'17"E	24.00'	24.50'
C41	225.00'	50'34'25"	N64*56'19"E	192.22'	198.60'
C42	15.00'	90'00'00"	N5'20'53"W	21.21'	23.56'
C43	175.00'	13'54'24"	N57"18'05"W	42.37'	42.48'
C44	15.00'	83'14'37"	S74'07'24"W	19.93'	21.79
C45	325.00'	7'09'01"	S36'04'36"W	40.53'	40.56
C46	125.00'	50'34'25"	S64*56'19"W	106.79	110.33'
C47	15.00'	90,00,00,	S45"13'32"W	21.21	23.56'
C48	125.00'	39'25'35"	N19'56'19"E	84.33'	86.02'
C49	15.00'	90.00,00,	N5'20'53"W	21.21'	23.56'
C50	125.00'	50'34'25"	N25'03'41"W	106.79	110.33
C51	15.00'	39'51'13"	N19'42'05"W	10.22'	10.43
C52	50.00'	169'42'26"	N45"13'32"E	99.60'	148.10
COZ	30.00	103 42 20	14-0 10 02 E	33.00	140.10

15.00' 39'51'14"

S69\*50'53"E

10.22' 10.43'

# C69 C70 C71 C72 C73 C74 C75 LINE # | BEARING | LENGTH

E	118.06'	120.	42'	L67	ļ
"E	21.21'	23.5	56'	L68	ļ
"E	64.07	66.2	20'	L69	ļ
'w	21.21'	23.5	56'	L70	ļ
"w	21.21'	23.5	56'	L71	ļ
"E	185.52	189.	23'	L72	ļ
"E	64.07	66.2	20'	L73	ļ
"E	22.18'	24.9	97'	L74	ļ
"w	43.93'	44.5	58'	L75	ļ
'w	151.79'	154.	83'	L76	ļ
'w	19.70'	21.4	19'	L77	ļ
*w	172.76'	175.	73'	L78	
"w	21.21'	23.5	56'	L79	l
w	21.21	23.5	56'	L80	l
"E	239.61'	242.	23'	L81	
"E	22.66'	22.		L82	
"E	21.21	23.5		L83	
E E			18'	L84	
"E			11'	L85	
"w	28.20'	28.2		L86	
				L87	I
				L88	Ī
				L89	Ī
				L90	Ī
	LINE 1	ABL	E	L91	Ī
LINE #	BEAF	RING	LENGTH	L92	Ī
L26	529'46		28.83'	L93	Ī
L27	N0°24		12.00'	L94	1
L28	NO'13'	_	143.14	L95	İ
L29	N8511		41.75'	L96	1
L30	S63'46		26.98'	L97	İ
LOU	303 40	20 E	20.90	1.00	t

N013'32"E

S33'12'57"W

N89'46'28"W

N013'32"E

S86'14'53"W

N3\*45'07"W

40.49

259.25'

17.00

13.04

36.89"

L46

L47

L48

L49

L50

#### TREE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF 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 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN 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:

DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN VARIABLE WIDTH SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE DRAINAGE EASEMENT. WHISPER FALLS UNIT 2A. RECORDED IN PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT VOLUME 20001. PAGES 1286 - 1289 (PLAT #180280).

SAWS DEDICATION:

LINE TABLE

LINE # | BEARING | LENGTH

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI, AT ALL SUCH LOCATIONS. ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE

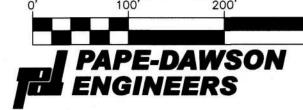
CB 5681	LOT 901.	BLO	CK 24. CB	5681, LOT 90	1. B	OCK 36	CB 5681	& LOT 9	01. BLOCK	LINE #	BLAKING	LENGIF
43, CB 56	81 IS DES	IGN	ATED AS C	PEN SPACE	ANI	) AS A C	OMMON A	REA EA	ASEMENT.	L51	S89'46'28"E	5.16
				901 & 902, I		52, CE	5 5681 IS I	DESIGN	IATED AS A	L52	S89'46'28"E	20.00'
				ENCRO		MENT	S:			L53	N0"13'32"E	25.00'
NO STR	UCTURE,	FE	NCES, W	ALLS OR C	OTHE	R OBS	TRUCTION	IS TH	AT IMPEDE	L54	N0"13'32"E	136.24
									ASEMENTS FICATIONS,	L55	N86°22'30"E	8.85
WHICH	ALTER T	HE	CROSS-S	ECTIONS (	OF	THE DF	RAINAGE	EASEN	MENTS, AS	L56	S86'22'30"W	5.48'
									RECTOR OF	L57	N89'46'28"W	40.70'
				OF INGRES						L58	S64"15'17"E	33.78'
				EASEMENT						L59	N39'39'07"E	40.07
IMPROVE	EMENTS V	VITH	IIN SAID DE	RAINAGE EA	SEM	ENTS.				L60	S39'39'07"W	40.07
											-	-
										L61	S50*20'53"E	40.00'
			CUI	DVE TAD	1 =					L62	S50°20′53″E	40.00
			CUI	RVE TAB	LE	2				L63	S8614'53"W	29.76
URVE #	# RADIL	JS	DELTA	CHORD	BE/	ARING	CHORD	LENG	STH	L64	S3'45'07"E	36.89
C54	25.00	)'	90'00'00"	S45'1	3'32'	'w	35.36	39.2	27'	L65	S84'45'19"W	60.00
C55	15.00	)'	90'00'00"	N44'4	6'28'	w w	21.21	23.5	66'	L66	N89*46'28"W	5.16'
C56	175.0		39'25'35"	N19°5	6'19	"E	118.06'	120.	42'	L67	N0'13'32"E	72.00'
C57	15.00		90.00,00,	N84'3			21.21'	23.5		L68	N3'45'07"W	50.00'
C58	-	-	50'34'25"	S25°0	12 0		64.07	66.2		L69	N0'13'32"E	50.00'
	75.00						70.500.0000 0.000.00000	123/3135	707.0	L70	S89*46'28"E	26.60'
C59	15.00		90'00'00"	S451	_		21.21'	23.5		L71	N64'15'17"W	33.78'
C60	15.00		90'00'00"	-			21.21'	23.5		L72	N89'46'28"W	50.00
C61	275.0	0,	39*25'35"	N19*5	6'19	"E	185.52	189.		L73	N50°20'53"W	40.00
C62	75.00	),	50*34'25"	N64'5	6'19	"E	64.07	66.2	20'	2100000		
C63	15.00	),	95'22'02"	S42*0	5'27	<b>"</b> E	22.18'	24.9	97'	L74	N50'20'53"W	40.00'
C64	75.00	),	34.03,33,	S22'3	7'20	"w	43.93'	44.5	58'	L75	N86'14'53"E	25.94'
C65	225.0	0'	39'25'35"	S19'5	6'19'	'w	151.79'	154.	83'	L76	S3*45'07"E	37.44
C66	15.00	)'	82'04'19"	S35°1	3'46'	'w	19.70'	21.4	19'	L77	S5'48'23"E	7.00'
C67	275.0	0,	36'36'49"	S57°5	7'31'	w I	172.76	175.	73'	L78	S5'48'23"E	31.66'
C68	15.00	2	90,00,00,	100000000000000000000000000000000000000	S84'39'07"W		21.21'	23.5		L79	S0'13'32"W	47.61
C69	15.00		90,00,00,		N5'20'53"W		21.21	23.5		L80	N19"10'57"E	57.08
				N541	135					L81	N39'39'07"E	48.51
C70	475.0	CO.	29'13'05"				239.61'	242.		L82	N34'09'27"E	7.06'
C71	75.00		17'22'42"	<del>                                     </del>			22.66	22.7		L83	S39*39'07"W	55.07
C72	15.00	)'	90'00'00"	S48'4	5'07	"E	21.21'	23.5		L84	S39'39'07"W	40.00'
C73	730.0	0'	2'03'16"	S4*4	6'45'	E	26.17'	26.1	18'	L85	S73'28'08"W	49.41
C74	655.0	0,	2512'09"	N52*	15'11	"E	285.80'	288.	.11'	L86		II SANGRAGE
C75	240.0	0'	6'44'10"	N56°5	6'27	"W	28.20'	28.2	22'		S39'39'07"W	40.00'
										L87	N39'39'07"E	40.00
										L88	S64'58'32"W	26.43
										L89	N73'28'08"E	41.77
Г	-				- 1			:	-	L90	S39'39'07"W	47.25
	1	_IN	E TABL	E -			LINE .	IABL	Ė I	L91	S39'39'07"W	29.84
	LINE #	В	EARING	LENGTH		LINE	# BEAI	RING	LENGTH	L92	S44'53'34"W	22.46
F	L1		0°42'26"E	0.60'		L26	S29'46	Marines -	28.83'	L93	S58'45'27"W	53.93'
-		7000		- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		L27		'07"W	12.00'	L94	S67'08'53"W	39.17
	L2		9°08'32"E	72.17'			_			L95	S81*35'28"W	40.64
-	L3		9'39'07"E	10.08'	12	L28	-	'32"E	143.14	L96	N39'39'07"E	335.83
-	L4		9'39'07"W	60.00'		L29	_	1'00"E	41.75'	L97	N0*13'32"E	20.00'
1	L5	S3	9'39'07"W	63.27'	-	L30	S63'46		26.98'	L98	S89'46'28"E	17.00'
L	L6	S5	0°20'53"E	90.00'		L31	S26*13	3'32"W	150.19'	L99	N89'46'28"W	17.00
	L7	S	0'24'07"E	61.06'		L32	N013	32"E	110.00'			
	L8	N7	6*46'20"W	58.83		L33	589'46	6'28"E	10.00'	L100	S0'13'32"W	20.00'
- [	L9	S	5"14'41"E	20.00'		L34	N0'13	32"E	10.00'	L101	N0*13'32"E	5.00'
	L10	S8	4°45'19"W	60.00'		L35	S89'46	6'28"E	10.00'	L102	S0'13'32"W	48.19
Ī	L11	N:	5"14'41"W	20.00'		L36	N0°13	32"E	17.00'	L103	S013'32"W	137.00
1	L12	N8	9'46'28"W	5.16'		L37	50.00	0'00"E	137.00'	L104	N0"13'32"E	137.00
- 1	L13	-	9'46'28"W	20.00'		L38	_	32"E	17.00'	L105	N89'46'28"W	157.24
}	L14		013'32"E	25.00		L39	30 ansatz	5'28"W	20.00'	L106	S89*46'28"E	157.24
		-	01332 E			THE REAL PROPERTY.	_	5'28"W		L107	N35'07'18"E	8.28'
-	L15	-		8.00'		L40			17.02'	L108	N7*47'40"E	28.28
1	L16		89'46'28"E	2.00'		L41	-	23"W	31.50'	L109	S89'40'44"W	463.02
-	L17	_	0.00,00 <u>"</u> E	142.00'		L42	-	3'23"W	7.00'	L110	S0*24'07"E	12.00'
1	L18	-	9'46'28"W	99.98'	-	L43	_	'07"W	37.44'		1	1 2.00
	L19	N1	6'09'19"W	37.05		L44	N861	4'53"E	13.04'			
- 1	L20	N4	216'23"W	99.76		L45	N013	32"E	17.00'			

## PLAT NUMBER 19-11800172

SUBDIVISION PLAT OF

## WHISPER FALLS UNIT 4B

BEING A TOTAL OF 40.082 ACRE TRACT OF LAND, ESTABLISHING LOTS 21-30 & 904 BLOCK 5, LOTS 10-16, BLOCK 8, LOTS 11-16, BLOCK 9, LOT 901, BLOCK 11, LOTS 12-18 BLOCK 16, LOTS 1-28, BLOCK 51, LOTS 1-12, BLOCK 20, LOTS 1-28, 901 & 902, BLOCK 52, LOTS 1-29, BLOCK 22, LOTS 1-19 & 901, BLOCK 24, LOTS 1-30, BLOCK 25, LOT 901, BLOCK 36, LOT 901, BLOCK 43, BEING ALL OF THAT 32.244 ACRE TRACT RECORDED IN STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND DOCUMENT NO. 20190148968, COMPRISED OF 0.078 ACRES INCLUDED IN DEDICATED RIGHT-OF-WAY AND 7.760 ACRE OFFSITE EASEMENTS LOCATED ON A 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 AND OUT OF ISAAC GARNER SURVEY NO. 13 1/4 ABSTRACT 1004, COUNTY BLOCK 4332, NOW ALL IN COUNTY BLOCK 5681 IN BEXAF COUNTY, TEXAS SCALE: 1"= 100'



NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 16, 2020

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

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

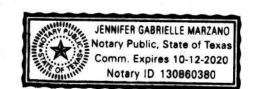
VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 

THIS PLAT OF WHISPER FALLS UNT 4B 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

DAY OF \_\_\_



380	BY:	CHAIRMAN
	BY:	
	***	SECRETARY
CERTIFICATE C	OF APPROVAL	
THE UNDERSIG	GNED, COUNTY JUDGE OF BEXAR COUNTY,	TEXAS AND PRESIDING
OFFICER OF T	THE COMMISSIONERS COURT OF BEXAR COUNT	Y, DOES HEREBY CERTIFY
THAT THE ATT	TACHED PLAT WAS DULY FILED WITH THE COM	AMISSIONERS COURT OF
BEXAR COUNT	TY, TEXAS AND THAT AFTER EXAMINATION IT APP	EARED THAT SAID PLAT IS
IN CONFORM	MITY WITH THE STATUTES, RULES AND REGULATION	ONS GOVERNING SAME,

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

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE AND LINE DATA ON THIS SHEET

PLAT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 6



SURVEYOR'S NOTES

"PAPE-DAWSON" UNLESS NOTED OTHERWISE

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

SAN ANTONIO PLANNING COMMISSION.

PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS

COUNTY OF BEXAF

STATE OF TEXAS COUNTY OF BEXAR

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

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

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

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

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:

LICENSED PROFESSIONAL ENGINEER

suctions 01/17/2020

