

**CPS/SAWS/COSA UTILITY:**

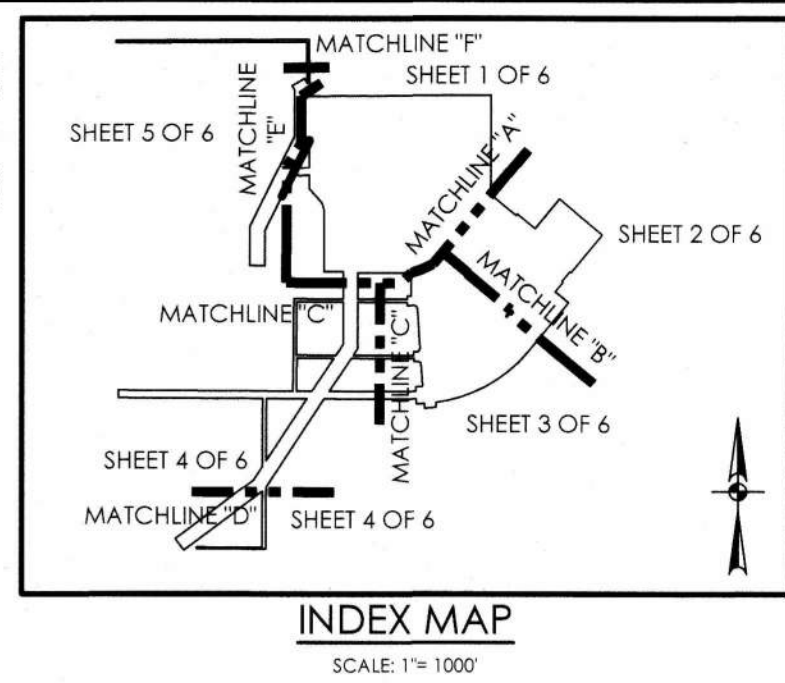
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS: CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD 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 SLAB, 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:**

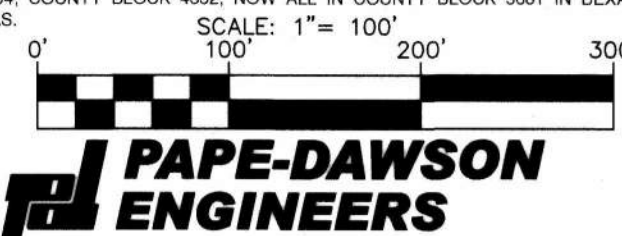
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



**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 COUNTY, TEXAS.



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.

*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 17 DAY OF January, A.D. 20 20.

*Jennifer Gabrielle Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 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 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

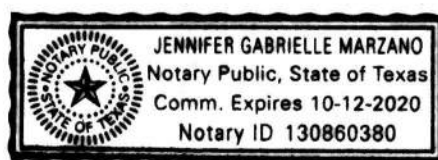
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*Israel Fogiel*  
BY: ISRAEL FOGIEL, PRESIDENT  
BY: 236 COPPER CANYON INVESTMENTS, LLC  
(A TEXAS LIMITED LIABILITY COMPANY)  
10000 N.W. MILITARY HWY, SUITE 2201,  
SAN ANTONIO, TX, 78231.  
(210) 344-9200  
OFFSITE EASEMENTS (7.760 AC.)

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

*Jennifer Gabrielle Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

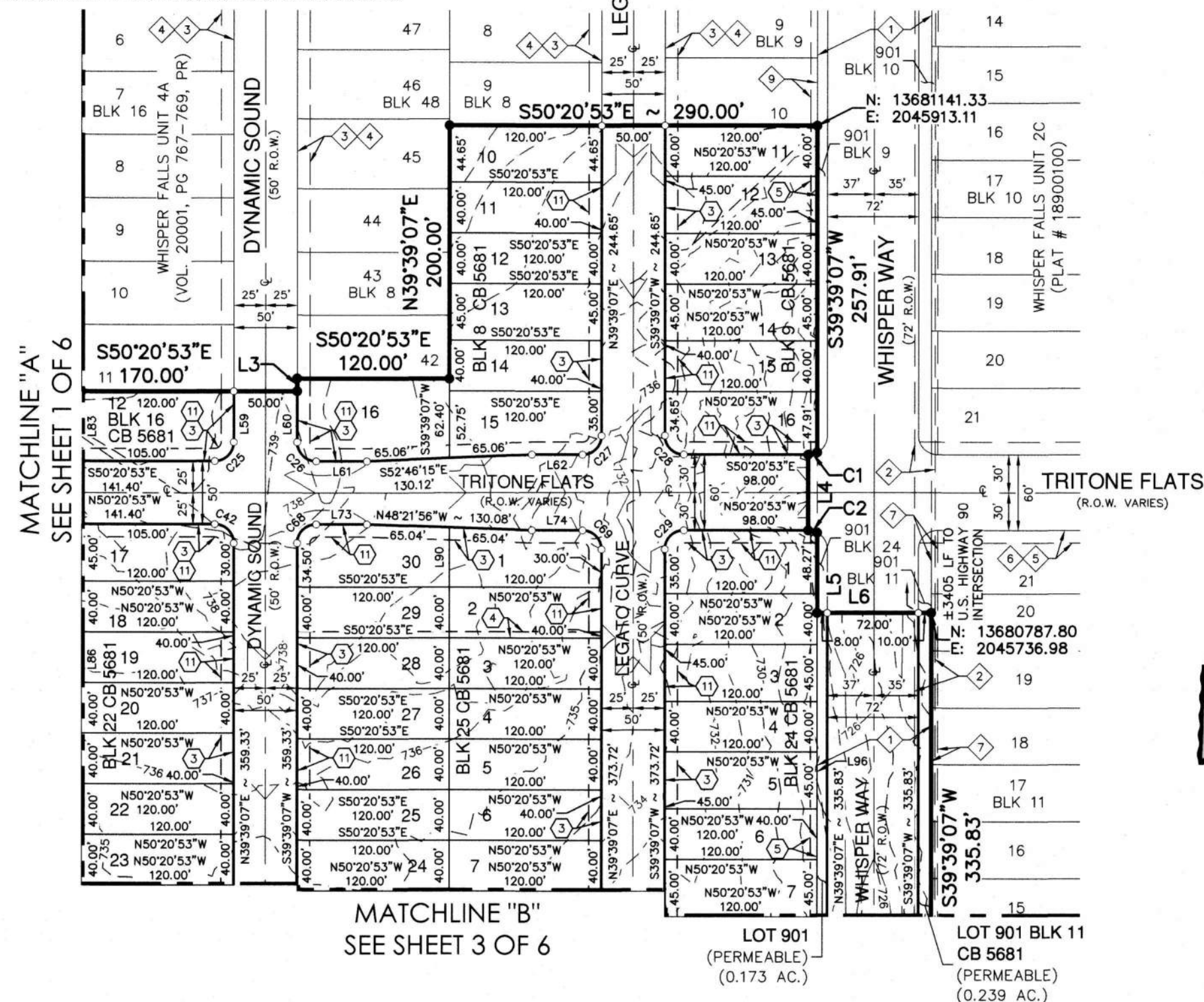
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Todd W. Blackmon*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

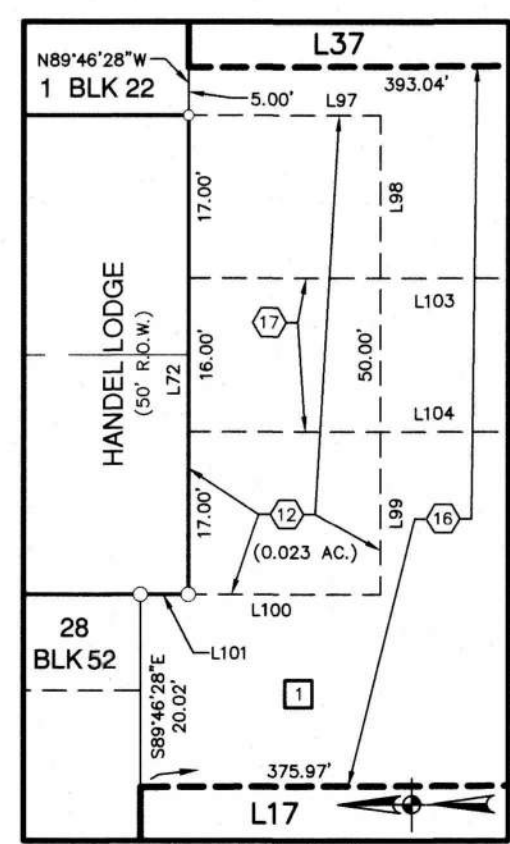
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*G.E. Buchanan*  
REGISTERED PROFESSIONAL LAND SURVEYOR 01/17/2020

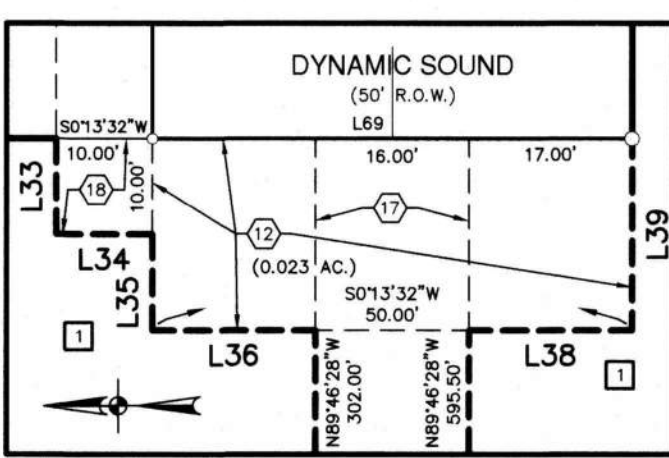


MATCHLINE "A"  
SEE SHEET 1 OF 6

MATCHLINE "B"  
SEE SHEET 3 OF 6



DETAIL "A"



DETAIL "B"

1" = 20'  
SEE SHEET 3 OF 6  
OFF-LOT 16' SEWER, 20' ACCESS & 75' DRAINAGE EASEMENT

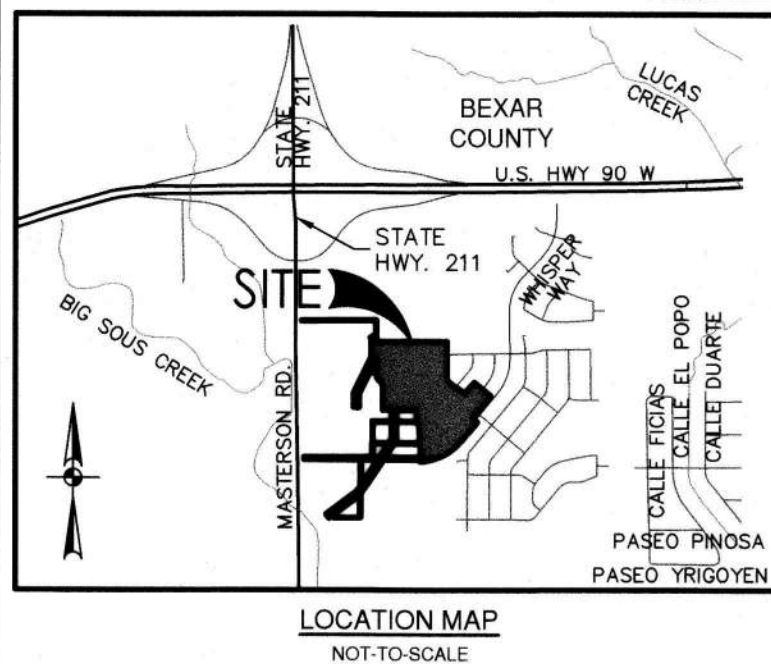
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 6 OF 6

SHEET 2 OF 6







**CPS/SAWS/COSA UTILITY:**

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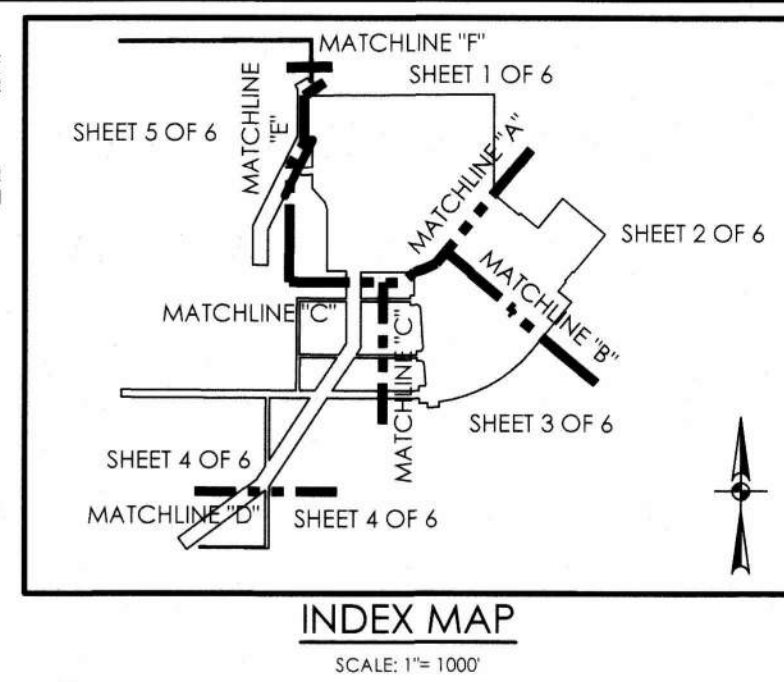
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**SAWS IMPACT FEE:**

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**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.



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OF  
WHISPER FALLS UNIT 4B**

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SCALE: 1"= 100'  
0' 100' 200' 300'

**PAPE-DAWSON  
ENGINEERS**

NEW BRUNSWICK | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP# 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.

*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 17 DAY OF January, A.D. 20 20.

*Jennifer Gabrielle Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 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 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

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BY: *Israel Fogiel*  
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  
OFFSITE EASEMENTS (7.760 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 14 DAY OF February, A.D. 20 20.

*Jennifer Gabrielle Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR

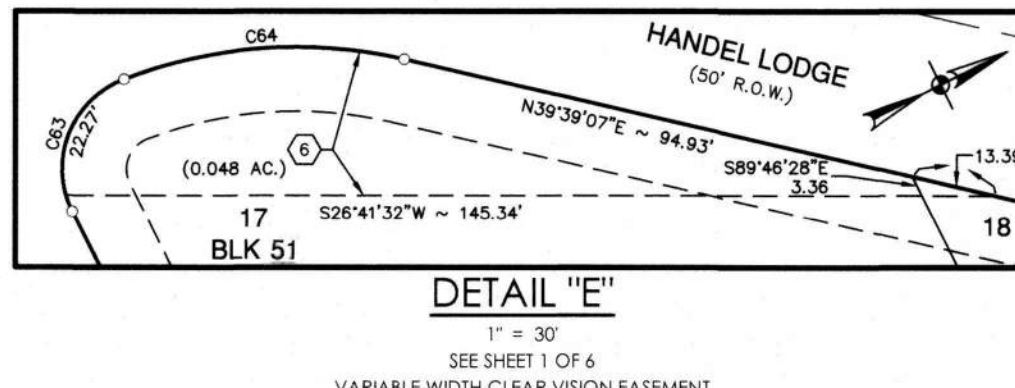
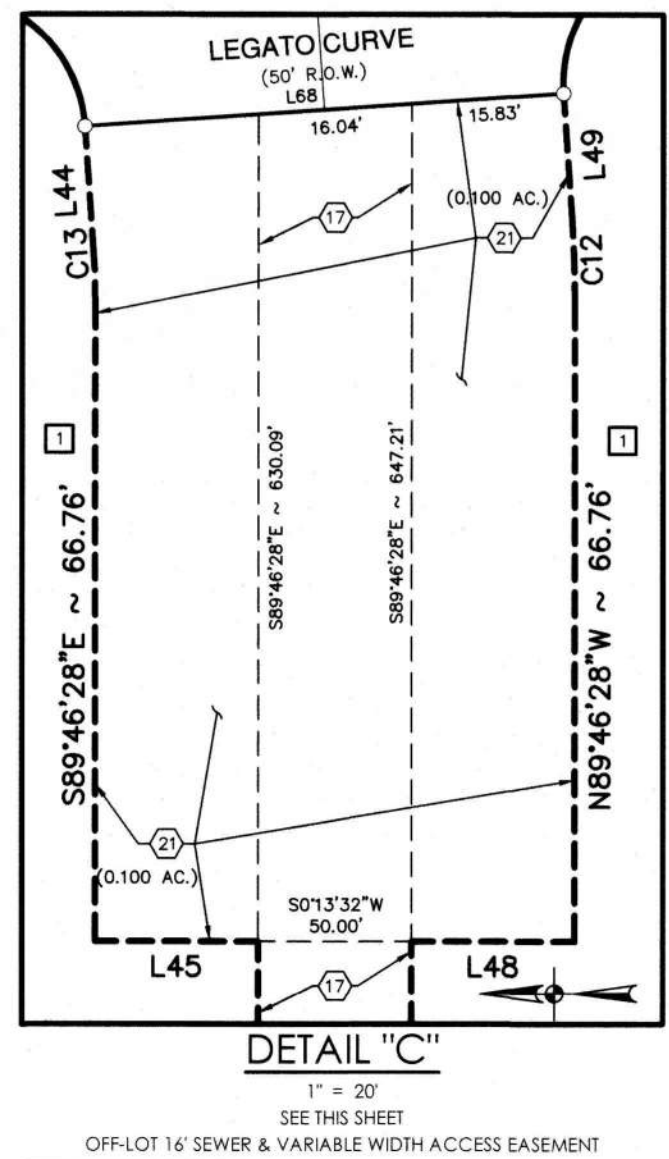
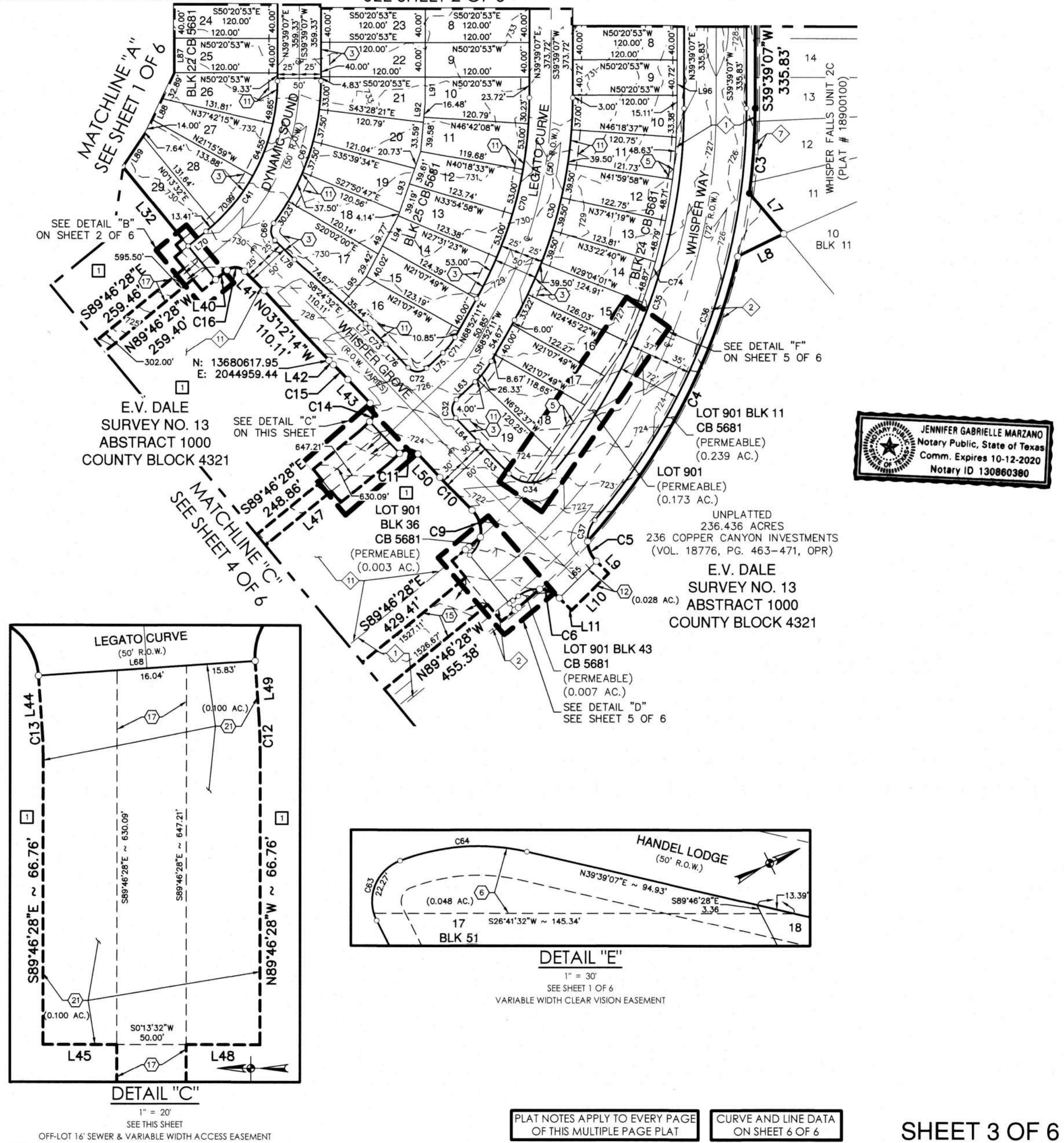
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*Todd W. Blackmon*  
TODD W. BLACKMON  
89208  
PROFESSIONAL ENGINEER

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.

*G.E. Buchanan*  
G.E. BUCHANAN  
4999  
PROFESSIONAL LAND SURVEYOR

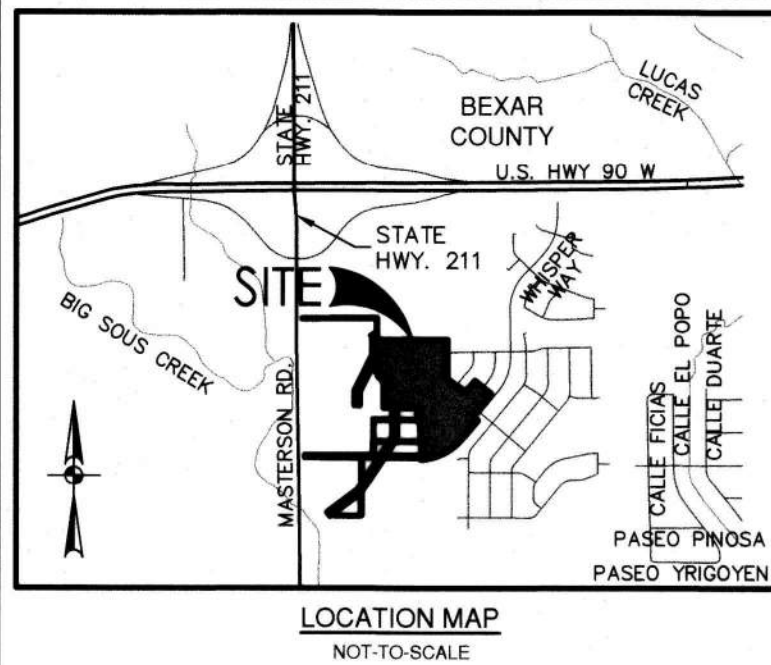


PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 6 OF 6

**SHEET 3 OF 6**





**CPS/SAWS/COSA UTILITY:**

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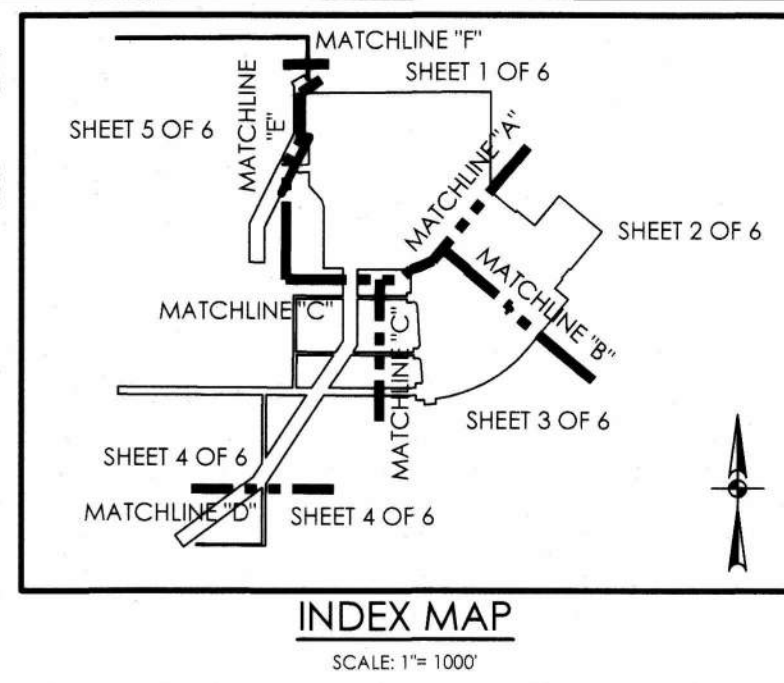
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WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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.



**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 8, 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. 201904888, 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.



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.

*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) 496-2968

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 January, A.D. 2020.

*J. Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 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 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

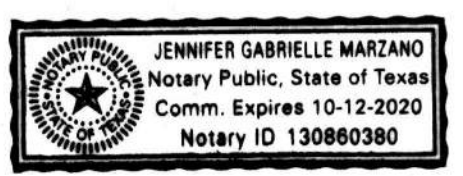
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

BY: *Israel Fogiel*  
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  
OFFSITE EASEMENTS (7.760 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 14 DAY OF February, A.D. 2020.

*J. Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



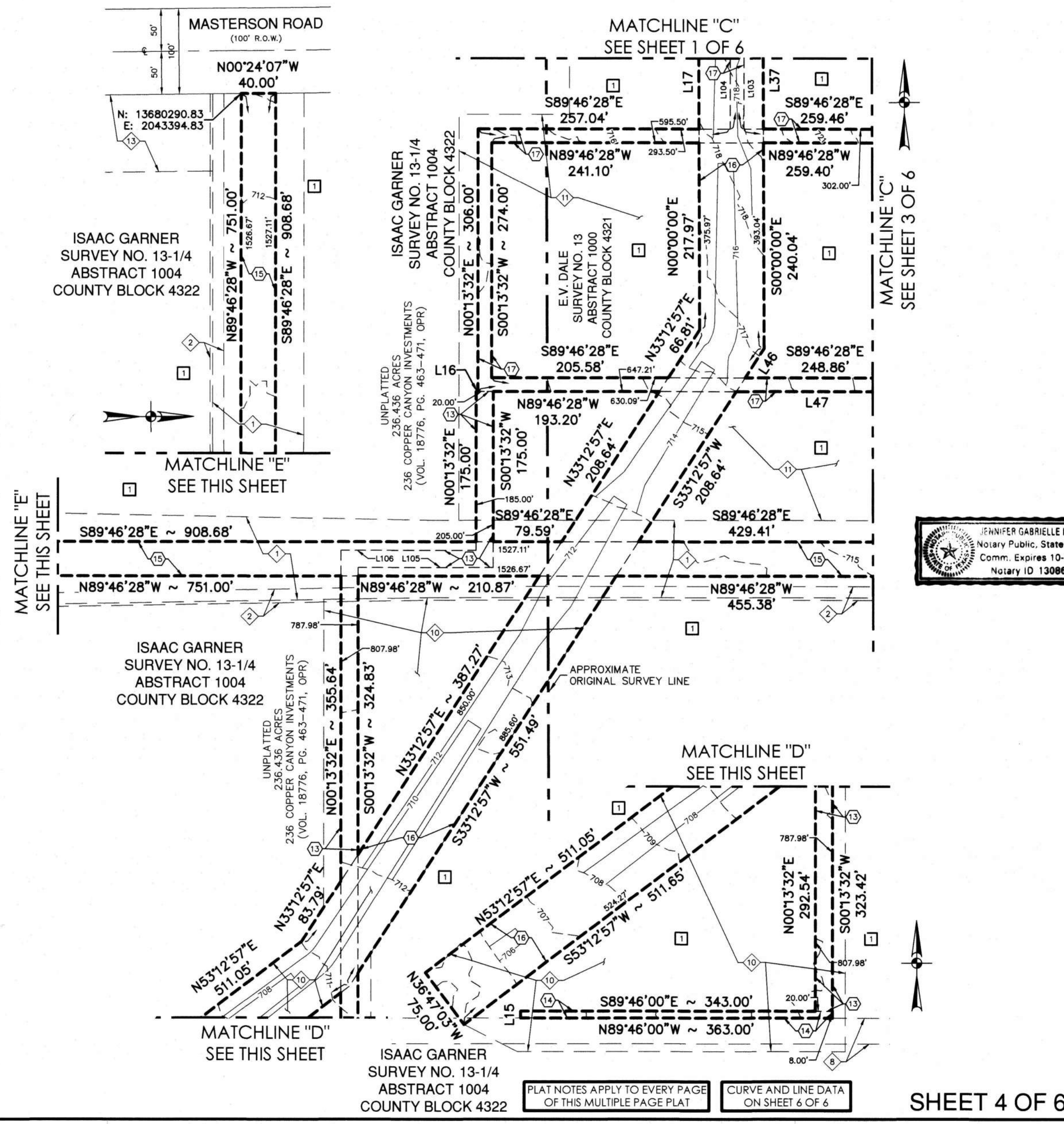
STATE OF TEXAS  
COUNTY OF BEXAR

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.

*T. Buchanan*  
STATE OF TEXAS  
COUNTY OF BEXAR  
LICENSED PROFESSIONAL ENGINEER

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

*J. Buchanan*  
STATE OF TEXAS  
COUNTY OF BEXAR  
REGISTERED PROFESSIONAL LAND SURVEYOR

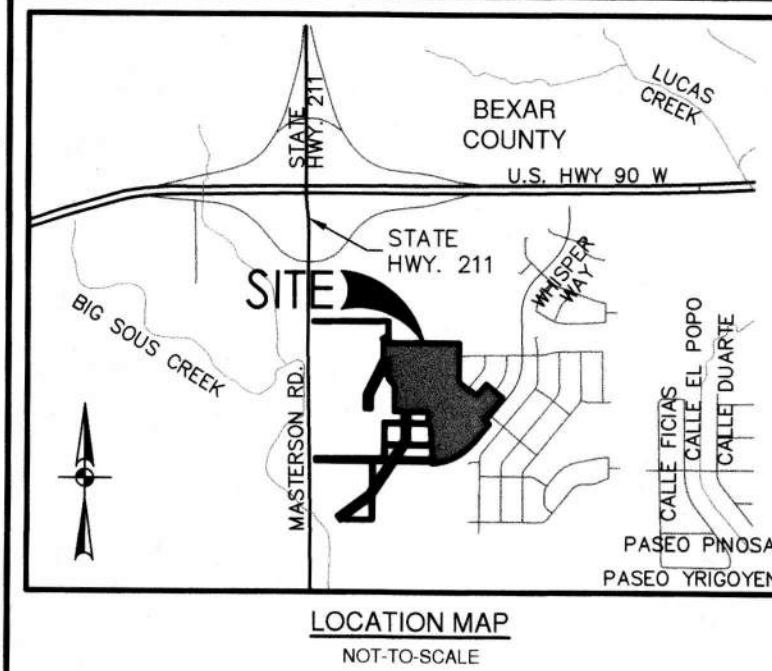


PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 6 OF 6

**SHEET 4 OF 6**



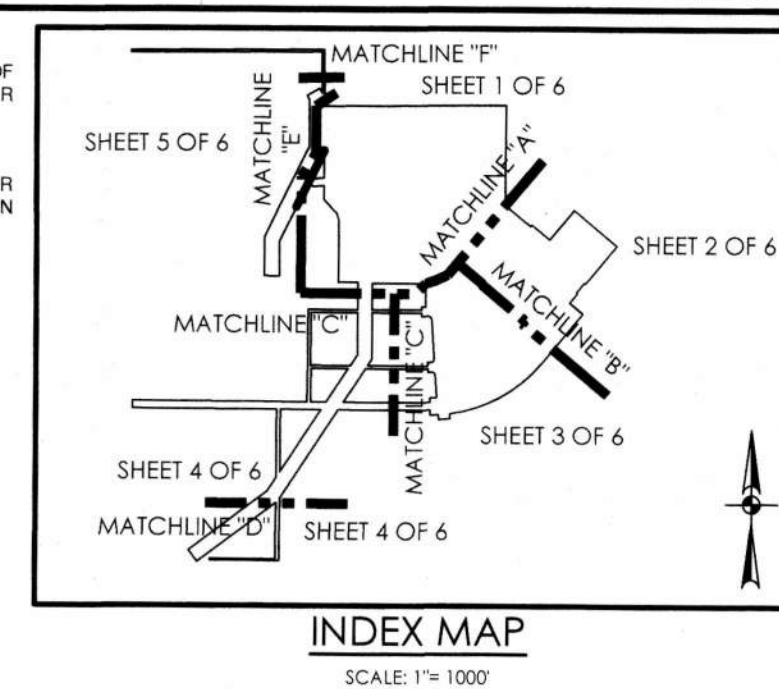


**CPS/SAWS/COSA UTILITY:**

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 GRANTORS 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.

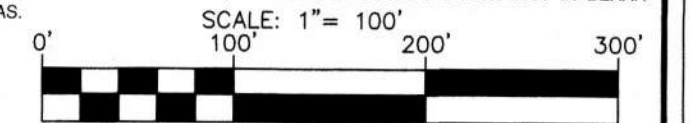
**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



**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 7.780 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.



**PAPE-DAWSON  
ENGINEERS**

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

*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 17 DAY OF January, A.D. 2020.

*J. G. Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 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 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

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BY: *Israel Fogiel*  
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  
OFFSITE EASEMENTS (7.760 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 14 DAY OF February, A.D. 2020.

*J. G. Marzano*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

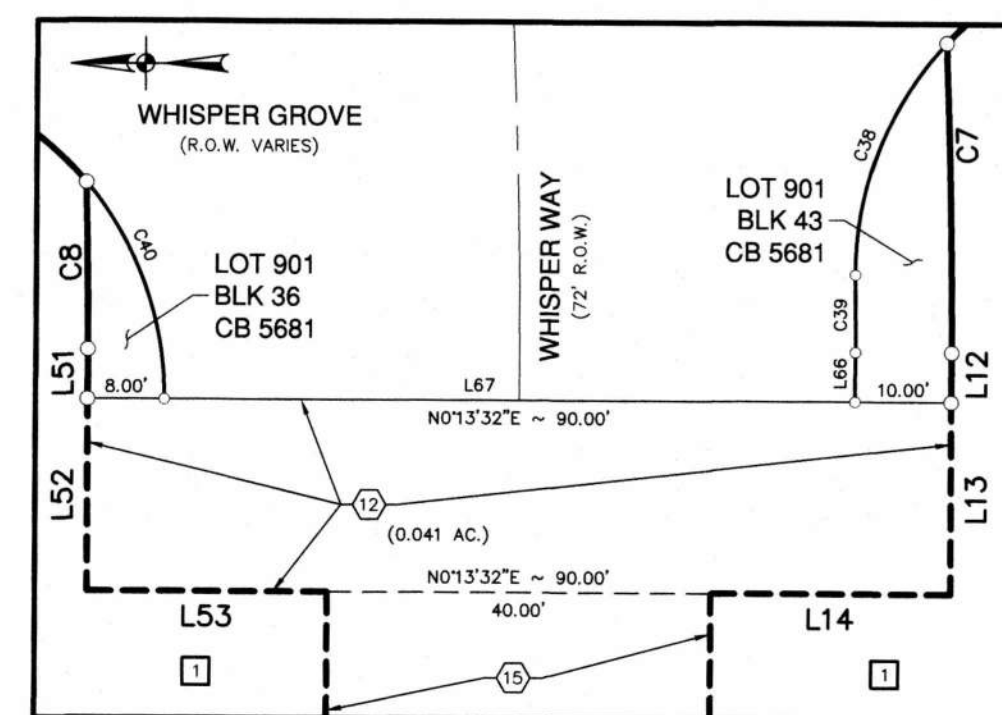
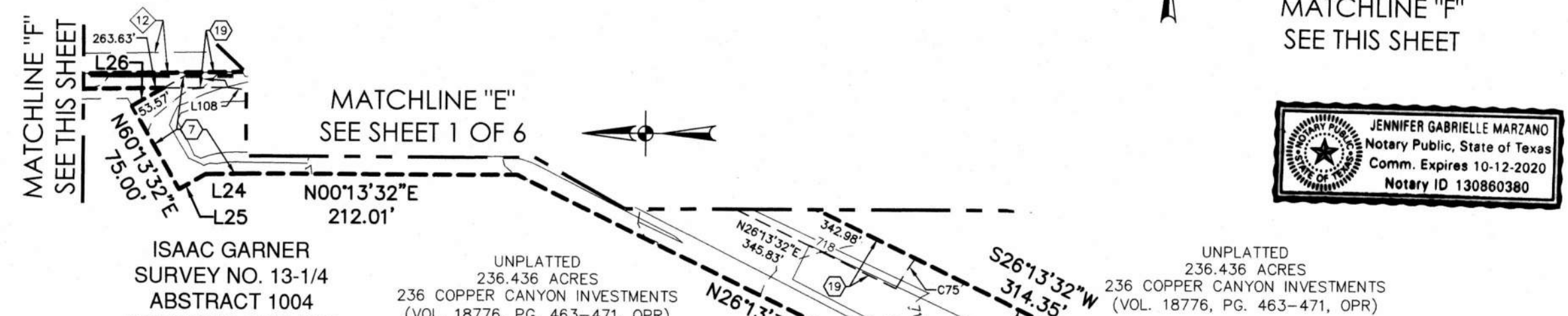
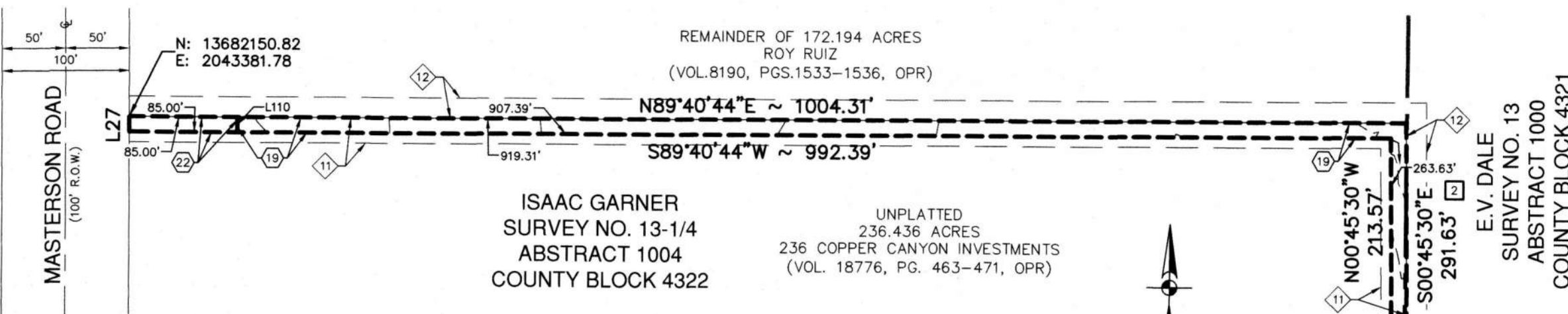
STATE OF TEXAS  
COUNTY OF BEXAR

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.

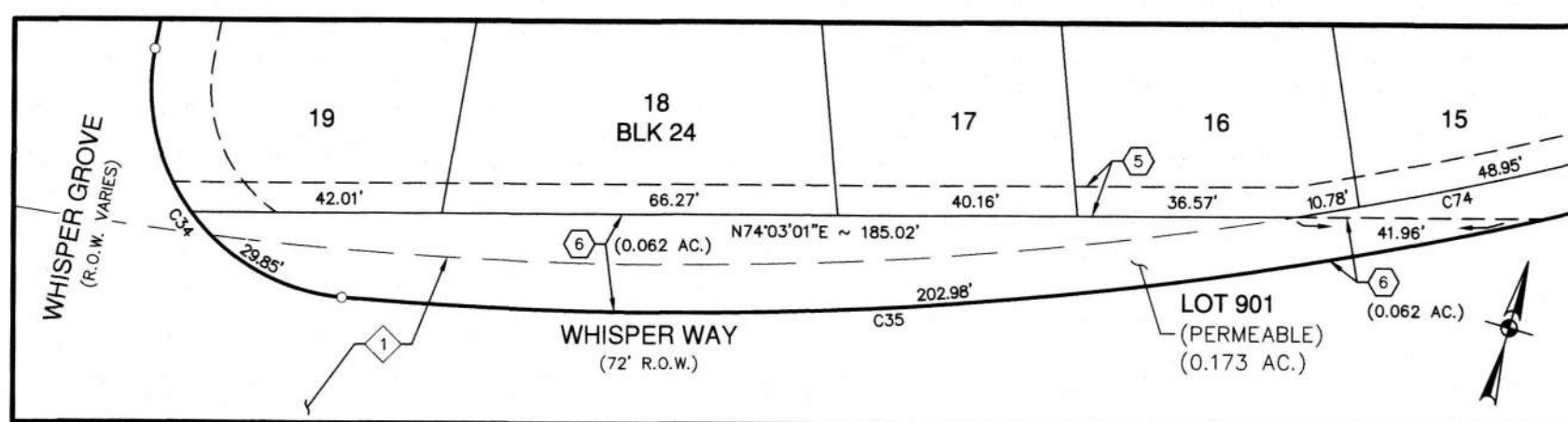
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*G. E. Buchanan* 01/17/2020  
REGISTERED PROFESSIONAL LAND SURVEYOR



**DETAIL "D"**  
1" = 20'  
SEE SHEET 3 OF 6  
OFF-LOT 20' & 40' ACCESS EASEMENT



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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 6 OF 6

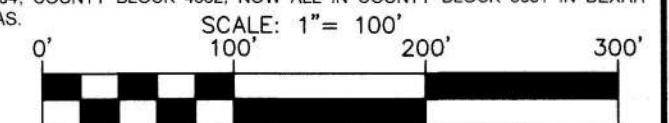
**SHEET 5 OF 6**



# 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 26, LOT 901, BLOCK 43, BEING ALL OF THAT 32.244 ACRE TRACT RECORDED IN DOCUMENT NO. 20190148988, 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.



NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028900

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.

*Leslie K. Ostrander*

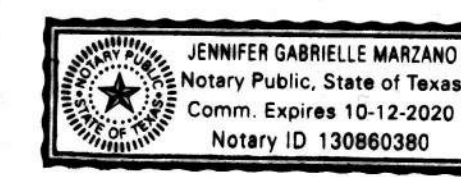
OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
IT'S SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

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 17 DAY OF January, A.D. 20 20.

*Jennifer Gabrielle Marzano*

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
THIS PLAT OF WHISPER FALLS UNIT 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 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

### 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 A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN VARIABLE WIDTH DRAINAGE EASEMENT, WHISPER FALLS UNIT 2A, RECORDED IN VOLUME 20001, PAGES 1286 - 1289 (PLAT #180280).

### SAWS DEDICATION:

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

### SAWS 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 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, BLOCK 36, CB 5681 & LOT 901, BLOCK 43, CB 5681 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA EASEMENT.

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.

### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 785 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.

### OPEN SPACE:

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, BLOCK 36, CB 5681 & LOT 901, BLOCK 43, CB 5681 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA EASEMENT. LOT 904, BLOCK 5, CB 5681, LOT 901 & 902, BLOCK 52, CB 5681 IS DESIGNATED AS A PUBLIC DRAINAGE AND ACCESS EASEMENT.

### 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.

### 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 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 DESCRIBED ABOVE. CPS ENERGY AND SAWS HAVE THE RIGHT TO REQUIRE OF 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.

2. 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.  
3. 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.  
4. 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.

### SETBACKS:

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.

### FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0510E, EFFECTIVE DATE SEPTEMBER 29, 2010. 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
C1	15.00'	27°49'05"	N64°15'26"W	7.21'	7.28'
C2	15.00'	27°49'05"	S36°26'21"E	7.21'	7.28'
C3	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°25'48"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"	N45°13'32"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"	S45°13'32"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"	N59°13'59"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°01'17"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'
C53	15.00'	39°51'14"	S69°50'53"E	10.22'	10.43'

### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C54	25.00'	90°00'00"	S45°13'32"W	35.36'	39.27'
C55	15.00'	90°00'00"	N44°46'28"W	21.21'	23.56'
C56	175.00'	39°25'35"	N19°56'19"E	118.06'	120.42'
C57	15.00'	90°00'00"	N84°39'07"E	21.21'	23.56'
C58	75.00'	50°34'25"	S25°03'41"E	64.07'	66.20'
C59	15.00'	90°00'00"	S45°13'32"W	21.21'	23.56'
C60	15.00'	90°00'00"	N44°46'28"W	21.21'	23.56'
C61	275.00'	39°25'35"	N19°56'19"E	185.52'	189.23'
C62	75.00'	50°34'25"	N64°56'19"E	64.07'	66.20'
C63	15.00'	95°22'02"	S42°05'27"E	22.18'	24.97'
C64	75.00'	34°03'33"	S22°37'20"W	43.93'	44.58'
C65	225.00'	39°25'35"	S19°56'19"W	151.79'	154.83'
C66	15.00'	82°04'19"	S35°13'46"W	19.70'	21.49'
C67	275.00'	36°36'49"	S57°57'31"W	172.76'	175.73'
C68	15.00'	90°00'00"	S84°39'07"W	21.21'	23.56'
C69	15.00'	90°00'00"	N5°20'53"W	21.21'	23.56'
C70	475.00'	29°13'05"	N54°15'39"E	239.61'	242.23'
C71	75.00'	17°22'42"	N77°33'32"E	22.66'	22.75'
C72	15.00'	90°00'00"	S48°45'07"E	21.21'	23.56'
C73	730.00'	2°03'16"	S4°46'45"E	26.17'	26.18'
C74	655.00'	25°12'09"	N52°15'11"E	285.80'	288.11'
C75	240.00'	6°44'10"	N56°56'27"W	28.20'	28.22'

### LINE TABLE

LINE #	BEARING	LENGTH
L1	S0°42'26"E	0.60'
L2	N89°08'32"E	72.17'
L3	N39°39'07"E	10.08'
L4	S39°39'07"W	60.00'
L5	S39°39'07"W	63.27'
L6	S50°20'53"E	90.00'
L7	S0°24'07"E	61.06'
L8	N76°46'20"W	58.83'
L9	S5°14'41"E	20.00'
L10	S84°45'19"W	60.00'
L11	N5°14'41"W	20.00'
L12	N89°46'28"W	5.16'
L13	N89°46'28"W	20.00'
L14	N0°13'32"E	25.00'
L15	N0°14'00"E	8.00'
L16	S89°46'28"E	2.00'
L17	N0°00'00"E	142.00'
L18	N89°46'28"W	99.98'
L19	N16°09'19"W	37.05'
L20	N42°16'23"W	99.76'
L21	N0°13'32"E	64.12'
L22	S85°11'00"W	75.08'
L23	N63°46'28"W	19.55'
L24	N0°45'30"W	33.44'
L25	N29°46'28"W	23.85'

### LINE TABLE

LINE #	
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