

NOT-TO-SCALE **LEGEND**

VOL PG AC ACRE(S) BLK BLOCK COUNTY BLOCK LINEAR FEET OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

(UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)-ROW 1140 EXISTING CONTOURS

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

CENTERLINE (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT

0.005 AC, 5'X45' WATER EASEMENT (VOL. 20001, PG 1832-1836, DPR) 30-FEET PERMANENT SANITARY SEWER EASEMENT (3.559 ACRES) 4 (VOL. 14286, PGS. 393-419, O.P.R.) (VOL. 14922, PGS.2137-2155, O.P.R.) (VOL. 14483, PGS. 178-190, O.P.R.) UNPLATTED 236.436 ACRES

236 COPPER CANYON INVESTMENTS

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

(VOL. 20001, PG 1832-1836, DPR)

OPTION - CALLED 3.00 ACRES

(VOL. 1369 PGS 788-789 O.P.R.)

FLORIDA ROCK INDUSTRIES INC.

(VOL. 12747, PGS.673-678, O.P.R.)

WHISPER FALLS UNIT 2C

DOROTHY B. SACHS

UNPLATTED

154.392 ACRES

VOLUME

PAGE(S)

RIGHT-OF-WAY

FOUND 1/2" IRON ROD

50' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.310 AC.)

20'X20' OFF-LOT DRAINAGE EASEMENT (0.009 AC.) VARIABLE WIDTH WATER EASEMENT (0.001 AC.)

10' BUILDING SETBACK

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1832-1836, DPR) 10' BUILDING SETBACK (VOL. 20001, PG 1832-1836, DPR)

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

JENNIFER GABRIELLE MARZANO Notary Public, State of Texa Comm. Expires 10-12-2024 Notary ID 130860380

20'X20' OFF-LOT DRAINAGE EASEMENT (0.009 AC.)

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

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



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 SYSTEMS - CITY POBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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 GRANTOF'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 CASEMENTS, 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

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.

3 = 2×1

S89'46'28"E

4 121.56'

N89'46'28"W

√5)6 ^{45.0}%

120.57

120.08

N89'46'28"W

N89'46'28"W CD

70

117.13

N89'46'28"W

N89'46'28"W

15 N89'46'28"W

100.49' N89'46'28"W 80.42'

N: 13679337.19 E: 2045481.31

116.14

14 116.63

13

119.59

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.

2

N89'46'28"W

N89'46'28"W

120.00

45.00' 22

120.00

N89'46'28"W

@ N89'46'28"W

¥ N89'46'28"W

120.00'

120.00

120.00

120.00

N89'46'28"V

N89'46'28"W

23

21

20

OR SO

SAWS IMPACT FEE:

23

±45 LF TO THE INTERSECTION OF

ADAGIO PACE

— 105.00° —

S89'46'28"E

120.00 11

45.00'-

120.00

S89'46'28"E

S89'46'28"E

120.00

120.00

S89'46'28"E

120.00

S89'46'28"E

120.00

S89'46'28"E

120.00

35.00' 45.00' 45.00' 45.00' 45.00' 45.00'

42

N89'35'40"W ~ 590.15'

41

40

39

38

E.V. DALE

SURVEY NO. 13

ABSTRACT 1000

COUNTY BLOCK 4321

43

CALLED 154.392 ACRES

FLORIDA ROCK INDUSTRIES INC.

(DOC. NO. 20180066654, OPR)

75

589'46'28"E LO

120,00'

ADAGIO PACE_

(50' R.O.W.)

S89'46'28"E ~ 210.00'

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.

(VOL. 20001, PG 1832-1836, DPR)

BLK 19 CB 5681

210.00

N89'46'28"W

2 45.00'-

N89'46'28"W

120.00 (11)

N89'46'28"W @

120.00

N89'46'28"W

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

34

33

N89'33'23"W ~ 367.34"

32

31

35

10

N89'46'28"W

23

22

21

 $(3)^{120.00'}$

N89'46'28"W

120.00

N89'46'28"W

N89'46'28"W

M89'46'28"W

X N89'46'28"W

N89'46'28"W

15

N89'46'28"W ~ 787.25'

BLK 33 CB 5681

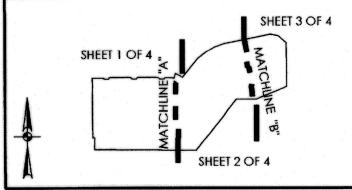
37

45.00'

45.00

SAWS WASTEWATER EDU:

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



INDEX MAP SCALE: 1"= 1000"

13680106.84

8.09'-

N89'46'28"W

105 18 1

N89'46'28"W

120.00

M N89'46'28"W

¥ N89'46'28"W

109

N89'46'28"W

N89'46'28"W

120.00

45.00

45.00

N89'46'28"W

120.00

-50.00

120.00' L24-

E: 2046326.39

SCALE: 1"= 100'

PLAT NUMBER 18-900099

SUBDIVISION PLAT

OF

WHISPER FALLS UNIT 2D

BLOCK 31, LOTS 1-39, BLOCK 32, LOTS 1-45 & 902, BLOCK 33, LOTS 1-2, BLOCK 42,

OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY

NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321, IN COUNTY BLOCK 5681, IN

COMPRISED OF ALL OF THAT 30.178 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20190148968 AND 3.335 ACRES OF LAND, OUT OF A 236.436 ACRE TRACT

> 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 1 TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 19, 2020 STATE OF TEXAS

BEXAR COUNTY, 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 BY: CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N. LOOP 1604 E, SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS

CERTIFICA"

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

JENNIFER GABRIELLE MARZANO Notary Public, State of Texas Comm. Expires 10-12-2024 Notary ID 130860380

THIS PLAT OF WHISPER FALLS UNIT 2D 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.

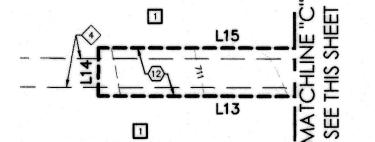
DATED THIS	DAY OF	. A.D. 20
DATED THIS	BAT OF	, A.D. 20
BY:		
		CHAIRMAN
BY:		
		SECRETARY
OF APPROVAL		
IGNED COUNTY	LUDGE OF BEXAR COUNTY 1	EXAS AND PRESIDIN

THE UNDER OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT 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



ON SHEET 4 OF 4

CURVE AND LINE DATA ON SHEET 4 OF 4

SHEET 1 OF 4



-ACKMON

OF

DATE OF PREPARATION: October 19, 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

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 HAND AND SEAL OF OFFICE THIS DAY OF DAY OF

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 _

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

BLK 32

(0.061 AC.)

DETAIL "B" 1" = 30"

SEE THIS SHEET VARIABLE WIDTH CLEAR VISION EASEMENT

S10'28'11"E ~ 195.33

MINUET SWAY

(50' R.O.W.)

PLAT NOTES

ON SHEET 4 OF 4

CURVE AND LINE DATA

ON SHEET 4 OF 4

SHEET 2 OF 4

BEXAR COUNTY U.S. HWY 90 PASEO YRIGOYEN

> **LOCATION MAP** NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK PG CB COUNTY BLOCK LF LINEAR FEET OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

VOLUME PAGE(S) RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)-ROW

BEXAR COUNTY, TEXAS == 1140 === EXISTING CONTOURS PROPOSED CONTOURS

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

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

3 0.005 AC. 5'X45' WATER EASEMENT (VOL. 20001, PG 1832-1836, DPR) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT

10' BUILDING SETBACK AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION

INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.310 AC.) 20'X20' OFF-LOT DRAINAGE EASEMENT (0.009 AC.) **VARIABLE WIDTH WATER**

EASEMENT (0.001 AC.) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOL. 20001, PG 1832-1836, DPR) 10' BUILDING SETBACK (VOL. 20001, PG 1832-1836, DPR

(VOL.14483, PGS.178-190, O.P.R.) 50' OFF-LOT DRAINAGE, ACCESS 1 UNPLATTED 236.436 ACRES (VOL. 18776, PG. 463-471, OPR)

(VOL. 20001, PG 1832-1836, DPR)

30-FEET PERMANENT SANITARY

SEWER EASEMENT (3,559 ACRES)

(VOL.14286, PGS.393-419, O.P.R.) (VOL.14922, PGS.2137-2155, O.P.R.)

UNPLATTED DOROTHY B. SACHS **OPTION - CALLED 3.00 ACRES** (VOL.12747, PGS.673-678, O.P.R.)

154.392 ACRES

STATE OF TEXAS

AND CONSIDERATION THEREIN EXPRESSED

ISRAEL FOCIEL, PRESIDENT BY: 236 COPPER CANYON INVESTMENTS, LLC (A TEXAS LIMITED LIABILITY COMPANY) 10000 N.W. MILITARY HWY, SUITE 2201, SAN ANTONIO, TX, 78231.

EASEMENT (0.310 AC.)

JENNIFER GABRIELLE MARZANC Notary Public, State of Texa Comm. Expires 10-12-2024 Notary ID 130860380

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

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.

CPS/SAWS/COSA UTILITY: SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

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, PATROLLUNG, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE, CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT 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.

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GHOUND 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.

SEE DETAIL ON THIS S

19.95' 101.38' S89'46'28"E

S89'46'28"E

120.00' 40.00'-

S89'46'28"E

S89'46'28"E 75.00 45.00

S89'46'28"E

N89°25'48"W

102.27

N: 13679329.15

E: 2046540.86

4

787.25

SEE DETAIL "A"

ON SHEET 3 OF 4

10920.52'-

121.34

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.

BLK 15 (OPEN SPACE) (PERMEABLE) (0.069 AC.) WHISPER FALLS UNIT 2C (VOL. 20001, PG 1832-1836, DPR E: 2046740.02

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

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

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

ANTONIO WATER SYSTEM.

N71.01.33"E

-18.00

12

42.45' 45.00'

S89°50'58"W ~ 172.26"

E.V. DALE

SURVEY NO. 13

ABSTRACT 1000

COUNTY BLOCK 4321

41.50 1 25.77 45.00 26.59 37.87

4714 S89'50'58"W ~ 97.36' C30

38.50'\(\pmu\) 45.00'\(\pmu\) 28.7

N89'50'58"E ~ 97.36'_C40

902

BLK 33

79.18

(OPEN SPACE)

(PERMEABLE)

(0.055 AC.)

236 COPPER CANYON INVESTMENTS WHISPER FALLS UNIT 2C (VOL. 20001, PG 1832-1836, DPR)

(VOL.1369 PGS 788-789 O.P.R.)

FLORIDA ROCK INDUSTRIES INC. (DOC.NO. 20180066654, OPR)

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

> (210) 344-9200 50' OFFSET OFF-LOT DRAINAGE, ACCESS AND UTILITY

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 OCTOBER A.D. 2020

STATE OF TEXAS

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

COUNTY OF BEXAR HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

TODD W. BLACKMON

89208

SHEET 1 OF SHEET 2 OF 4 INDEX MAP SCALE: 1"= 1000"

> 903 **BLK 15** C45 -(14) MINUET SWAY (50' R.O.W.) DETAIL "C

1" = 10' SEE THIS SHEET VARIABLE WIDTH WATER EASEMENT

SHEET 3 OF 4

JENNIFER GABRIELLE MARZANO Notary Public, State of Texas Comm. Expires 10-12-2024 Notary ID 130860380

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

ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N. LOOP 1604 F SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS

THIS PLAT OF WHISPER FALLS UNIT 20 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY

Y:				
	 ****			CHAIRMA
Y:				

SECRETARY

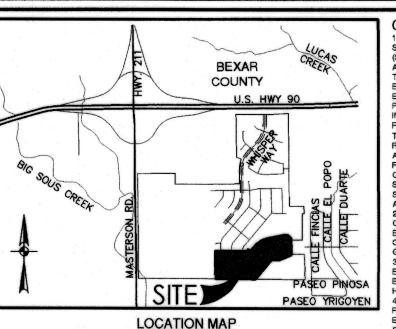
CERTIFICATE OF APPROVAL

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SECRETARY



LOCATION MAP NOT-TO-SCALE

LEGEND

AC ACRE(S) VOL VOLUME PAGE(S) BLK BLOCK **CB COUNTY BLOCK** RIGHT-OF-WAY

OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

===1140 === EXISTING CONTOURS

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG 1832-1836, DPR) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR **VISION EASEMENT**

LINEAR FEET

—— € —— CENTERLINE

10' BUILDING SETBACK 50' OFF-LOT DRAINAGE, ACCESS UNPLATTED 236.436 ACRES AND UTILITY EASEMENT TO **EXPIRE UPON INCORPORATION** RIGHT-OF-WAY (0.310 AC.)

20'X20' OFF-LOT DRAINAGE EASEMENT (0.009 AC.) VARIABLE WIDTH WATER

10' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT

154.392 ACRES
FLORIDA ROCK (VOL. 20001, PG 1832-1836, DPR)

10' BUILDING SETBACK (VOL. 20001, PG 1832-1836, DPR)

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (VOL. 20001, PG 1832-1836, DPR)

30-FEET PERMANENT SANITARY

SEWER EASEMENT (3.559 ACRES)

(VOL.14286, PGS.393-419, O.P.R.)

FOUND 1/2" IRON ROD

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

(VOL.14922, PGS,2137-2155, O.P.R.) (VOL. 14483, PGS. 178-190, O.P.R.) 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 463-471, OPR)

(VOL. 20001, PG 1832-1836, DPR) 3 UNPLATTED **OPTION - CALLED 3.00 ACRES** (VOL.12747, PGS.673-678, O.P.R.) 121 ACRES (VOL. 1369 PGS 788-789 O.P.R.)

WHISPER FALLS UNIT 2C

FLORIDA ROCK INDUSTRIES INC. (DOC. NO. 20180066654, OPR)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING,

SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BOILDING, 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

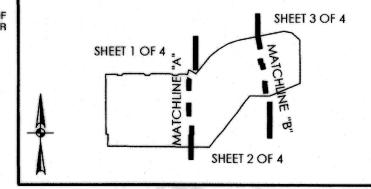
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND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

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

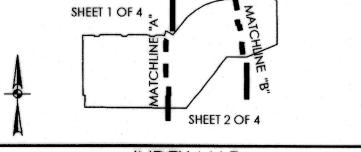


INDEX MAP SCALE: 1"= 1000"

N60'34'39"E ~ 209.95" (0.143 AC.)

DETAIL "A' 902 1'' = 30'UNPLATTED BLK 15 SEE SHEET 2 OF 4 236,436 ACRES -236 COPPER CANYON INVESTMENTS EFFECTIVE (EXISTING) FEMA 1% ANNUAL WHISPER FALLS UNIT 2C (VOL. 18776, PG. 463-471, OPR) CHANCE (100-YR) FLOODPLAIN (VOL. 20001, PG 1832-1836, DPR) S78*35'21"E 84.89 BLK 15 CB 5681 N: 13680422.39 E: 2047486.82 MATCHLINE 699 702 2 JENNIFER GABRIELLE MARZANO Notary Public, State of Texas Comm. Expires 10-12-2024 Notary ID 130860380 32 CB 5681 FERMATA PAUSE 43.04 (60' R.O.W.) N: 13679971.47 23.69'-E: 2047489.76 E.V. DALE SURVEY NO. 13 **ABSTRACT 1000**

COUNTY BLOCK 4321



NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321, IN COUNTY BLOCK 5681, IN BEXAR COUNTY, TEXAS. SCALE: 1"= 100' PAPE-DAWSON **ENGINEERS**

> SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: October 19, 2020

SUBDIVISION PLAT

OF

WHISPER FALLS UNIT 2D

BEING A TOTAL OF 33.513 ACRES TRACT OF LAND, ESTABLISHING LOTS 1-25 & 903. BLOCK 15, LOTS 5-16, BLOCK 23, LOTS 1-24, BLOCK 29, LOTS 1-24, BLOCK 30, 1-21, BLOCK 31, LOTS 1-39, BLOCK 32, LOTS 1-45 & 902, BLOCK 33, LOTS 1-2, BLOCK 42,

COMPRISED OF ALL OF THAT 30.178 ACRE TRACT OF LAND RECORDED IN

OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY

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. 5419 N. LOOP 1604 E SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAS

VARIANCE(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF __

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

NIT 2D 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

BY:	DATED THIS	DAY OF	, A.D. 20
	BY:	· ·	CHAIRN

CERTIFICATE OF APPROVAL

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS

COUNTY OF BEXAR

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

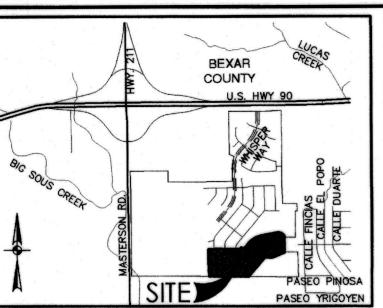
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

LICENSED PROFESSIONAL ENGINEER

PLAT NOTES ON SHEET 4 OF 4 **CURVE AND LINE DATA** ON SHEET 4 OF 4

SHEET 3 OF 4



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.

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

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

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.

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

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: 48029C0510F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE

LINE # BE

L2 L3

L4 L5

L6 L7 L8 L9

L10

L11

L12

L13

L14 L15 L16 L17 L18 S0 L19 S0

L22 S5

L23 L24

DIALA	INAC	ACT	CC	.

SAWS IMPACT FEE: PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT 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 903, BLOCK 15 & LOT 902, BLOCK 33, CB 5681, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS HIGH PRESSURE

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

LOT 903, BLOCK 15 AND LOT 902, BLOCK 33 CB 5681, ARE DESIGNATED AS OPEN SPACE, WATER, COMMON AREA, PUBLIC DRAINAGE, UTILITY, MAINTENANCE ACCESS FASEMENT.

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.

CURVE TABLE

	NAME OF TAXABLE PARTY.		Management of the second of the party of the					
EARING	LENGTH		CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
013'32"W	9.00'		C1	15.00'	90.00,00,	N45'13'32"E	21.21'	23.56'
9'46'28"E	50.00*		C2	15.00'	90.00,00,	S44'46'28"E	21.21'	23.56'
9'46'28"E	50.00'		C3	15.00'	90'00'00"	N4513'32"E	21.21	23.56
9'46'28"E	50.00'		C4	15.00'	90.00,00,	S44'46'28"E	21.21	23.56'
9'46'28"E	51.12'		C5	15.00	90.00,00,	N4513'32"E	21.21'	23.56
7'02'46"E	50.00'		C6	125.00'	16'49'15"	S81'21'51"E	36.57	36.70
6'44'03"E	33.91'		C7	175.00'	16'13'11"	S64°50'38"E	49.37'	49.54
34'31'20"W	48.14		C8	15.00'	90'00'00"	S44'46'28"E	21.21	23.56'
50'20'53"E	20.00		C9	15.00'	90.00,00,	N4513'32"E	21.21	23.56'
9'39'07"W	20.00'		C10	15.00'	90.00,00,	S44'46'28"E	21.21	23.56
60°20'53"W	20.00'		C11	15.00'	90,00,00,	N4513'32"E	21.21	23.56
9'46'28"W	19.52'		C12	15.00'	90.00,00,	S44'46'28"E	21.21	23.56'
9'46'28"W	270.55		C13	75.00'	50'34'25"	N64'56'19"E	64.07	66.20
01332E	50.00'		C14	15.00'	90.00,00,	N5'20'53"W	21.21'	23.56
39'46'28"E	270.00'		C15	150.00	50'34'25"	N25'03'41"W	128.14	132.40'
0°20'53"W	40.92	П	C16	225.00'	23'26'47"	N11'56'55"E	91.43'	92.07'
39'37'38"E	11.33'		C17	15.00'	80'24'21"	N16'31'52"W	19.36	21.05
0'22'22"E	42.89		C18	125.00'	16'13'11"	N64'50'38"W	35.27	35.39
0'22'22"E	40.45'		C19	15.00'	83'36'51"	N81'27'32"E	20.00'	21.89
0'24'07"W	50.00'		C20	525.00'	39'10'03"	N59"14'08"E	351.94	358.89
9'37'38"W	12.88'		C21	275.00'	10'48'29"	N8413'24"E	51.80'	51.87*
50'20'53"E	40.92		C22	15.00'	39'51'13"	N69'42'02"E	10.22'	10.43
33°15'57"W	38.62'		C23	50.00'	169'42'26"	S45'22'22"E	99.60'	148.10
013'32"W	8.00'		C24	15.00'	39'51'13"	S19'33'15"W	10.22	10.43
78'49'10"E	31.61'		C25	16.00'	90'00'00"	S45'22'22"E	22.63	25.13'

S44'37'38"W

S19'05'41"E

S33'37'38"W

S86'20'58"W

S78'44'18"W

S64'45'02"W

S64'56'19"W

S45"13"32"W

N44'46'28"W

N4513'32"E

S59'14'08"W

S8413'24"W

N45'22'22"W

N33'37'38"E

N78'44'18"E

N64'45'02"E

N84'39'07"E

S25'03'41"E

S19'56'19"W

N69'39'50"E

SURVEYOR'S NOTES

FOR THE SOUTH CENTRAL ZONE.

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

STATE OF TEXAS

TODD W. BLACKMON

89203

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



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 BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FINISHED FLOOR

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

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN VARIABLE WIDTH DRAINAGE EASEMENT, WHISPER FALLS UNIT 2A, RECORDED IN VOLUME 20001, PAGES 1286-1289, PR.

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.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF

PLAT NUMBER 18-900099

SUBDIVISION PLAT OF WHISPER FALLS UNIT 2D

BEING A TOTAL OF 33.513 ACRES TRACT OF LAND, ESTABLISHING LOTS 1-25 & 903, BLOCK 15, LOTS 5-16, BLOCK 23, LOTS 1-24, BLOCK 29, LOTS 1-24, BLOCK 30, 1-21, BLOCK 31, LOTS 1-39, BLOCK 32, LOTS 1-45 & 902, BLOCK 33, LOTS 1-2, BLOCK 42, COMPRISED OF ALL OF THAT 30.178 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20190148968 AND 3.335 ACRES OF LAND, OUT OF A 236,436 ACRE TRACT OF LAND RECORDED IN VOLUME 18776, PAGES 463-471 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321, IN COUNTY BLOCK 5681, IN BEXAR COUNTY, TEXAS.



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: October 19, 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.

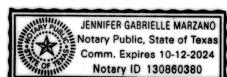
OWNER/DEVELOPER: BY: CHTEX OF TEXAS, INC.

> ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N. LOOP 1604 E, SAN ANTONIO, TEXAS 78247 (210) 496-2668

A DELAWARE CORPORATION

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



THIS PLAT OF WHISPER FALLS UNIT 2D 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.

	U	VIED INIO	-			######################################			.0. 20
	B	<i>t</i> :							
								C	HAIRMAN
	В	/ :							
								SE	CRETARY
CER	TIFICATE OF APP	ROVAL							
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 COLIFT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY	JUDGE,	BEXAR	COUN	TY, TE	KAS		 		

A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

DAYOF

DATED THIS

LAT NOTES APPLY TO EVERY PAGE ON THIS MULTIPLE PAGE PLAT

22.63

9.63

94.80

9.63

86.72

148.46

106.79

21.21

21.21

21.21

42.38'

35.36

27.96

67.45

190.88

21.21

85.43

118.06

10.10

318.42' 324.71

25.13

9.80

124.69

9.80

87.27

153.32

110.33

23.56

23.56

23.56

42.44

39.27

29.67

67.87

197.13

23.56

88.27

120.42

10.10

CURVE AND LINE DATA ON THIS SHEET

SHEET 4 OF 4

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

C38

C39

C40

C41 C42

C43

C44

16.00

15.00

50.00

15.00

225.00'

175.00

125.00'

15.00

225.00"

25.00

25.00

225.00

100.00

175.00

530.00

90.00,00,

37'26'39"

142'53'18"

37'26'39"

22'13'19"

50'11'51'

50'34'25"

90'00'00'

10'48'29

90,00,00,

68'00'00"

5011'51'

50'34'25"

39'25'35"

1'05'29"

15.00' 90'00'00'

15.00' 90'00'00"

475.00' 39'10'03"

175.00' 22'13'19"

15.00' 90'00'00"