**LOCATION MAP** NOT-TO-SCALE

108

STATE ARIA

LOT 901, BLK 53,

CB 5681

(PERMEABLE)

(3.729 AC.)

(OPEN SPACE)

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:

SURVEYOR'S NOTES:

STREET CONSTRUCTION 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 BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

50'

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

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.

57

牛23.00'

58

(50' R.O.W.)

45.00' 40.00' 45.00'

30.00' 45.00' 40.00' 40.00' 40.00' 40.00'

45.00'

59

60

40.00'

UNPLATTED

REMAINING PORTION OF 172.194 ACRES

ROY RUIZ

(VOL.8190, PGS.1533-1536, OPR)

<sup>-</sup>N89°40'44"E ~ 1004.31

61

BLK 53 CB 5681

-728 N89'46'28"W ~ 392.20"

40.00' 40.00' /40.00'

BLK 39 CB 5681

-725-**S89\*46'28"E ~ 395.78'**-725

BLK 38 CB 5681

MATCHLINE "A"

SEE SHEET 2 OF 3

40.00' 40.00' 45.00'

S89'46'28"E ~ 572.48' 725 ===

64

-27.29 7.00'-

C2-

45.00'

40.00

90.64

63

SEE DETAIL

45.00'

Z724

THIS

40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 42.14'

62

40.00'-

40.00' 45.00' 45.00' 45.00' 45.00' 45.00'

45.00' 40.00' 45.00'

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

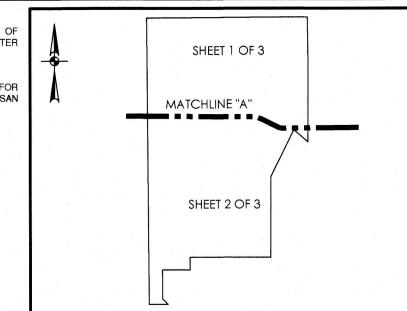
ISAAC GARNER

**SURVEY NO. 13-1/4** 

ABSTRACT 1004

COUNTY BLOCK 4322

63.60



INDEX MAP

**APPROXIMATE** 

SURVEY NO. 13 ABSTRACT 100 SOUNTY BLOCK 4

BLK 52

CB 5681

14

901

BLK 53\

VARIABLE WIDTH OVERHEAD ELECTRIC

INCORPORATION INTO PLATTED PUBLIC

16' OVERHEAD ELECTRIC EASEMENT

EASEMENT TO EXPIRE UPON

STREET RIGHT OF WAY

(VOL 20001, PG 1985 PR)

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(DOC # 20190227225, OPR)

(PLAT #20-11800173)

10' BUILDING SETBACK 4 10' BUILDING SE. 2... (PLAT #20-11800173)

VARIABLE WIDTH OVERHEAD

(VOL 20001, PG 1985 PR)

(DOC # 20190148971, OPR)

VARIABLE WIDTH ACCESS, UTILITY,

GRADING & DRAINAGE EASEMENT

ELECTRIC EASEMENT

N: 13682156.44

E: 2044385.91

∠ LOT 901, BLK 53,

CB 5681

(PERMEABLE)

(3.729 AC.)

(OPEN SPACE)

901

**BLK 53** 

\_7.00' 120.17'

-22.50

N89'46'28"W

N86'32'59"W

120.67

120.00 16.89, 74

75

SCALE: 1"= 500"

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

COUNTY OF BEXAR

BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: October 29, 2021 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.

PLAT NO. 20-11800246

SUBDIVISION PLAT

OF

WHISPER FALLS UNIT 4D

BEING A TOTAL OF 31.645 ACRES OF LAND. ESTABLISHING LOTS 29-53 & 903, BLOCK

34. LOTS 1-11. BLOCK 37. LOTS 1-18. BLOCK 38. LOTS 1-21. BLOCK 39. LOTS 21-82.

901, BLOCK 53 COMPRISED OF 31.629 ACRES OUT OF A 79.219 ACRE TRACT OF LAND

RECORDED IN DOCUMENT # 20200287540 AND 0.016 ACRES OUT OF A 17.921 ACRE

TRACT OF LAND RECORDED IN DOCUMENT # 20200199062 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

SCALE: 1"= 100'

**ENGINEERS** 

PAPE-DAWSON

1/4, ABSTRACT 1004, COUNTY BLOCK 4332, NOW ALL IN COUNTY BLOCK 5681 II

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 COUNTY OF BEXAR

ROBERT ORTEGON, JR

Notary Public, State of Texa

Comm. Expires 04-09-2023

Notary ID 124405152

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 

The NOTARY PUBLIC, BEXAR COUNTY, THIS PLAT OF <u>WHISPER FALLS UNIT 4D</u> 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

> A.D. 20 \_ 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 PLAT I 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

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH I' IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND

13682150.82

=N89°35′53″E

54

55.65

114.49

10.50

132.43

131.55

131.11

N89'46'28"W

130.24

129.36

43 589 46 28"

130.68

45

52

123.98

₹ 50′

51

49

48

2043381.78

75.00

416.70'--724-

> AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DOC DOCUMENT NUMBER OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

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

FOUND 1/2" IRON ROD (UNLESS SET 1/2" IRON ROD (PD)-ROW REPETITIVE BEARING

10' BUILDING SETBACK 15' BUILDING SETBACK

15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

3 10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

VISION EASEMENT (0.192 AC.)

WIGHT STATE

9 16' SANITARY SEWER EASEMENT

5' WATER EASEMENT

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

10 **BLK 39** 

DETAIL "A' 1'' = 30'SEE THIS SHEET

(0.085 AC.

CLEAR VISION EASEMENT & ROW

**DENNIS R. RION** 67109 CENSED.



**LEGEND** 

(SURVEYOR) PR PLAT RECORDS OF BEXAR COUNTY, TEXA\$

AND/OR DISTANCE ====700 ==== EXISTING CONTOURS

---700 ----- PROPOSED CONTOURS ---- CENTERLINE EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN PER CLOMR SUBMITTED BY KFW ENGINEERS AND SURVEYING (CASE NO. 19-06-1684R)

**BLK 39** 

OF THIS MULTIPLE PAGE PLAT SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAG

CURVE AND LINE DATA ON SHEET 3 OF 3

SECRETARY

COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE: 1"= 100' PAPE-DAWSON 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: October 29, 2021

STATE OF TEXAS

BEXAR COUNTY, TEXAS,

SHEET 1 OF 3

MATCHLINE "A"

SHEET 2 OF 3

INDEX MAP

SCALE: 1"= 500"

BLK 34

CB 5681

901 BLK 34

10

13

\_N: 13680655.78

E: 2044154.89

15 | 14

43

LOT 901, BLK 53,

CB 5681 (PERMEABLE)

(3.729 AC.)

(OPEN SPACE)

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 PURPOSI AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASS 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 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 DAY OF

NOTARY PUBLIC, BEXAMEDIATE, TEXAS
THIS PLAT OF WHISPER FALLS UNIT 4D 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/OF

> \_DAY OF A.D. 20 CHAIRMAN

> > SECRETAR

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 PLAT 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

CURVE AND LINE DATA ON SHEET 3 OF 3 PLAT NOTES APPLY TO EVERY PAG

SHEET 2 OF 3

CPS/SAWS/COSA UTILITY: BEXAR COUNTY U.S. HWY 90 STATE PASEO PINOSA PASEO YRIGOYEN

LOCATION MAP NOT-TO-SCALE

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," "OVERHANGE 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, AUD 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 OBSTRUCT ONS WHICH ENDANGER OR MAY INTERFERE WITH THE FEFICIENCY 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.

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 FLECTRIC AND GAS FACILITIES.

MATCHLINE "A"

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

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.

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. 42 128.92 15-

SEE SHEET 1 OF 3 14 13 721 183' BLK 38 NOB 5681 128.05 45.00'-BAROQUE TERRACE N89'46'28"W ~ 324.41' 14 39 \$89'46'28"E ~ 285.39' 127.17 \_35.00' \_45.00' \_ 45.00' \_ 45.00' \_ 45.00' \_ \_ 70.39'\_ -126.73 BLK 37, CB 5681 45.00' 32.85' 45.00' 45.00' 45.00 49 124.98 33 124.54' >79 S89'46'28"E LIBRETTO SCROLL 210.00', Q\_ (50' R.O.W.) N89'46'28"W ~ 210.00' \_\_ \_105.00'\_\_\_ \_\_ 123.67 11)~ 35 **√**3) " — 719 -123.23' ,-718. 120.00'<sub>-718</sub>--40.00° 120.00 45.713

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM.

SAWS WASTEWATER EDU:

122.79

ERSON 34 28

~122.35°

AST

24 5 120.60'

23 120.16'-=N89'46'28"W (PERMEABLE) (3.729 AC.) (OPEN SPACE) S89'46'28"E

N89'46'28"W ~ 504.48' 27 26 25 24 23

29

CURVE INTERSECTION

LEGATO CURVE

120.00'

\_\_ 15.54'-

22 20 BLK 34 CB 5681 4 3 7

19 18

43 134.02 ~ \_N89'46'28"W

LOT 903, BLK 34,

CB 5681

(2.361 AC.)

(OPEN SPACE)

−(PERMEABLE)*─* 

17

(50 R.O.W.) WHISPER FALLS UNIT 4C

(PLAT #20-11800173) 14 13 12 15 16 BLK 53 CB 5681

N89'46'28"W N: 13680363.82 / E: 2043394.32 119.07 WHISPER WAY (VARIABLE WIDTH R.O.W.)

/ 119.29

( 118.41'

BLK 53

19

(P-D) 20

21

Duchanon 10/29/202

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

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 PAPE-DAWSON ENGINEERS, I

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

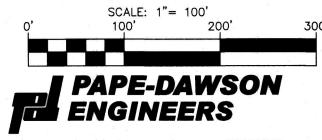
DENNIS R. RION 67109 CENSED

E. BUCHANAN

DATED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_ COUNTY JUDGE, BEXAR COUNTY, TEXAS

OF THIS MULTIPLE PAGE PLAT

BEING A TOTAL OF 31.645 ACRES OF LAND, ESTABLISHING LOTS 29-53 & 903, BLOCK 34. LOTS 1-11. BLOCK 37. LOTS 1-18. BLOCK 38. LOTS 1-21. BLOCK 39. LOTS 21-82. 901, BLOCK 53 COMPRISED OF 31 629 ACRES OUT OF A 79,219 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 20200287540 AND 0.016 ACRES OUT OF A 17.921 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 20200199062 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.



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: October 29, 2021

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.

A DELAWARE CORPORATION

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

(210) 496-2668

IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N. LOOP 1604 E SAN ANTONIO, TEXAS 78247

STATE OF TEXAS

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

CURVE AND LINE DATA

ON THIS SHEET PLAT NOTES APPLY TO EVERY PAGI OF THIS MULTIPLE PAGE PLAT

ROBERT ORTEGON, JR Notary Public, State of Texas

Comm. Expires 04-09-2023

Notary ID 124405152

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF WHISPER FALLS UNIT 4D HAS BEEN SUBMITTED TO AND CONSIDERED
THIS PLAT OF WHISPER FALLS UNIT 4D HAS BEEN SUBMITTED TO AND CONSIDERED
THIS PLAT OF WHISPER FALLS UNIT 4D HAS BEEN SUBMITTED TO AND CONSIDERED
THE CITY OF SAN ANTONIO TEXAS IS HEREBY 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/OF ARIANCE(S) HAVE BEEN GRANTED

\_\_\_DAY OF \_\_\_

BY:			
		=	CHAIRMAN
BY:			
			SECRETARY

, A.D. 20

CERTIFICATE OF APPROVAL

DATED THIS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING FICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIF 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

TREE NOTE:

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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2274955) WHIC WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER 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

> 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.

UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY

**OPEN SPACE:** 

LOT 901, BLOCK 53, CB 5681 AND LOT 903, BLOCK 34, CB 5681 ARE DESIGNATED AS OPEN SPACE, COMMON AREA AND AS A PUBLIC DRAINAGE EASEMENT

DRAINAGE EASEMENT ENCROACHMENTS:

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, NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE 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 THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EASEMENTS FOR FLOODPLAINS;

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0510F DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES

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, **QURVE TABLE** 

CPS/SAWS/COSA UTILITY

OR GROUND ELEVATION ALTERATIONS.

FLECTRIC AND GAS FACILITIES.

DESCRIBED HEREON.

AMENDMENTS.

**CLEAR VISION:** 

BEXAR

COUNTY

PASEO PINOS

PASEO YRIGOYEN

STATE

LOCATION MAP

NOT-TO-SCALE

HWY. 211

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

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" ANDOR "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 BELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES

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

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

CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES

OH 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) FOOT

WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

S. 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

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING

FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH

THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT

WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY KFW ENGINEERS AND SURVEYING AND APPROVED

BY FEMA ON DECEMBER, 2019 (CASE NO. 19-06-1684R). FLOODPLAIN INFORMATION

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

COUNTY FINISHED FLOOR ELEVATION

CLOMRS WITH FEMA APPROVAL

BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

	201 201 10140							
С	URVE	#	RADIUS	DEL1	Α	CHORD BEARING	CHORD	LENGTH
	C1		15.00'	39*51"	3"	S69*50'52"E	10.22'	10.43'
7.	C2		15.00'	36'41'	3"	N71*52'55"E	9.44'	9.60'
	С3		50.00'	133*22	25"	S59 <b>'</b> 46'28 <b>"</b> E	91.84	116.39
	C4		15.00'	36'41'	3"	S11'25'52"E	9.44'	9.60'
	C5	4	225.00'	30.00,	oo"	S14*46'28"E	116.47	117.81'
	C6		300.00'	26'00'	00"	S1313'32"W	134.97	136.14
	C7		15.00'	110'29'	43"	S29"01'20"E	24.65'	28.93'
-31010	C8		125.00'	19'29'	43"	S74'31'20"E	42.33'	42.53'
	C9	19	240.00'	11'12'0	7"	S59"10'25"E	46.85'	46.92'
81	C10		190.00'	13'55'	41"	N57'48'38"W	46.07	46.19'
	C11		75.00'	25'00'	00"	N77"16'28"W	32.47'	32.72
	C12		15.00'	64°00'	00"	S5813'32"W	15.90'	16.76
	C13		125.00	26*00'	00"	S1313'32"W	56.24	56.72
	C14		15.00'	84*29	51"	S42°01'24"E	20.17'	22.12'
	C15		58.00'	141"11"	45"	S13'40'27"E	109.41	142.93
	C16		58.00'	12318	06"	N61°25'31"W	102.09	124.82
	C17		15.00'	90.00,	00"	N44'46'28"W	21.21'	23.56'
27	C18		15.00'	90.00,	00"	S45"13'32"W	21.21'	23.56'
i i	C19		15.00'	39'51'	13"	N19*42'05"W	10.22	10.43
	C20		50.00'	169*42	26"	N4513'32"E	99.60'	148.10'

C12	15.00'	64°00'	00"	S5813'32
C13	125.00'	26'00'	00"	S13'13'32
C14	15.00'	84'29'	51"	S42*01'24
C15	58.00'	141'11'	45"	S13'40'27
C16	58.00'	123'18'	06"	N61'25'31
C17	15.00'	90.00,	00"	N44'46'28
C18	15.00'	90,00,	00"	S4513'32
C19	15.00'	39°51′	3"	N19'42'05
C20	50.00'	169*42	26"	N4513'32
5)				
LINE TABLE				e 8
NE #	BEARING	LENG	TH	a) Ai
L1	S0°13'32"W	80.0	D,	
L2	168.4	1'	ų.	

	LINE TABLE				
A DV	LINE #	BEARING	LENG	TH	
ARY √ITH	L1	S013'32"W	80.00	),	
OISK ND	L2	N89*46'28"W	168.4	1'	
200 9120	L3	S0'24'07"E	184.6	1'	
983 EM JES	L4	S44*46'28"E	42.9	,	
	L5	S29'46'28"E	27.7	2'	
	L6	S0'13'32"W	55.0	ţ'	
D83 HED	L7	N89'46'28"W	25.2	,	
ILU	L8	S29'46'28"E	44.6	3'	
	L9	S013'32"W	55.0	<b>\$</b> '	
	L10	N69*35'48"W	7.17	•	
	L11	S69'35'48"E	7.74	,	
/EN	L12	S013'32"W	23.2	<b>\$</b> '	
ГНЕ ГНЕ	L13	S0'24'07"E	80.08	)'	
THE	L14	N44'46'28"W	20.0	2'	
	L15	S89'46'28"E	45.0	)'	
	L16	S89*46'28"E	77.8	5'	
FR	L17	S4*01'43"W	6.96	,	
CN.	L18	S0'24'07"E	80.0	),	
	L19	S89'46'28"E	63.0	3'	

S	URVEYOR'S NOTES:
1	MONIMENTS WERE FOUND

- OUND OR SET AT EACH CORNER OF THE SURVEY BOUNDA OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WI 🖟 IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DI MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION A STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 198 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTE ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUE DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NADA (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHE FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

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

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM.

ANTONIO OR BEXAR COUNTY

SAWS DEDICATION:

RESIDENTIAL FIRE FLOW:

CURVE # RADIUS | DELTA

25.00'

25.00

175.00'

250.00'

15.00

125.00'

15.00'

15.00'

75.00'

15.00

15.00

15.00'

15.00'

15.00'

175.00

15.00

15.00'

90'00'00"

60'00'00"

30'00'00"

10'22'39"

99'48'01"

2010'40'

90'00'00"

90'00'00"

2010'40"

95'49'20"

64'00'00"

90'00'00'

90,00,00,

116'00'00

26'00'00'

90,00,00

90,00,00

C21

C22

C23

C24

C25

C26

C27

C28

C29

C30

C32

C33

C34

C35

C37

SAWS HIGH PRESSURE

SAWS WASTEWATER EDU:

COMMON AREA MAINTENANCE

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE

PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS

PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 53, CB 5681, LOTS 903, BLOCK 34, CB 5681, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER

SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR

**CURVE TABLE** 

N45'13'32"E

S59'46'28"E

S14'46'28"E

S5'24'51"W

S60'30'11"W

N79'41'08"W

N44'46'28"W

N4513'32"E

S79'41'08"E

S21'41'08"E

S5813'32"W

N44'46'28"W

N45°13'32"E

S31'46'28"E

S13'13'32"W

S45'13'32"W

N44'46'28"W

CHORD BEARING CHORD LENGTH

35.36'

25.00'

90.59'

45.22'

22.95'

43.79

21.21

21.21'

26.28

22.26

15.90'

21.21

21.21

25.44

78.73'

21.21

21.21

39.27

26.18

91.63'

45.28

26.13

44.02

23.56

23.56

26.41

25.09

23.56

23.56

30.37

79.41'

23.56

23.56

16.76

BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

SHEET 3 OF 3

DENNIS R. RION 67109

