

LOCATION MAP

NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS (SURVEYOR)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 1140 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
CENTERLINE
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
10' BUILDING SETBACK
25' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE)
15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15' BUILDING SETBACK
5' WATER EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT
OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (0.820 AC.)
UNPLATTED 79.219 ACRES CONTINENTAL HOMES OF TEXAS, L.P. 5419 NORTH LOOP 1604 E. SAN ANTONIO, TEXAS, 78247. (DOC. 20200287540, OPR)
100-YEAR FLOODPLAIN FLOOD INSURANCE RATE MAP NUMBER 48029C050F, DATED SEPTEMBER 29, 2010
UNPLATTED CALLED 154.255 ACRES FLORIDA ROCK INDUSTRIES, INC. (DOC. NO. 20180066654, OPR)
- VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
REPETITIVE BEARING AND/OR DISTANCE
- 30-FOOT PERMANENT SANITARY SEWER EASEMENT (3.559 ACRES) (VOL. 14286, PGS. 393-419, O.P.R.) (VOL. 14922, PGS. 2137-2155, O.P.R.) (VOL. 14483, PGS. 178-190, O.P.R.)
20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (VOL. 20001 PG. 1832-1836, PR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001 PG. 1832-1836, PR)
10' BUILDING SETBACK (VOL. 20001 PG. 1832-1836, PR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002 PG. 313-316, PR)
10' BUILDING SETBACK (VOL. 20002 PG. 313-316, PR)
4.745 AC. VARIABLE WIDTH ACCESS, UTILITY, GRADING & DRAINAGE EASEMENT (DOC # 20190148971, OPR)
75' OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (3.045 AC.) (VOL. 20001 PG. 1985-1990, PR)
8' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.067 AC.) (VOL. 20001 PG. 1985-1990, PR)
- 20' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.528 AC.) (VOL. 20001 PG. 1985-1990, PR)
7.472 AC. PRIVATE VARIABLE WIDTH ACCESS, UTILITY AND DRAINAGE EASEMENT (VOL. 18777 PG. 413-433, OPR)
1.172 AC. 16' PERMANENT WATER EASEMENT (DOC # 20180066683, OPR)
- 40' OFF-LOT ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (NON-PERMEABLE) (1.423 AC.) (VOL. 20001, PG. 1985-1990, PR)

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 "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.

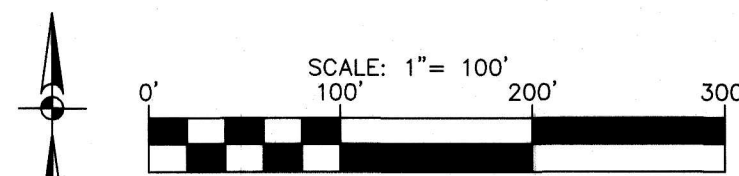
SAWS WASTEWATER EDU:

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

PLAT NO. 20-11800179

SUBDIVISION PLAT
OF
WHISPER FALLS UNIT 3A

BEING A TOTAL OF 20.252 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-9, BLOCK 11, LOTS 17-30, BLOCK 23, LOTS 1-24, BLOCK 40, LOTS 1-24, BLOCK 41, LOTS 3-21 & 901-903, BLOCK 42, LOTS 1-8, 901 BLOCK 43, LOTS 1-12, BLOCK 44 OUT OF A 79.219 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20200287540 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 4321, NOW ALL IN COUNTY BLOCK 5681 IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

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.

Leslie K. Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CHATEL OF TEXAS, INC.
A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 NORTH LOOP 1604 EAST
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 8 DAY OF October, A.D. 2021.

Robert Ortega, Jr.
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF WHISPER FALLS UNIT 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

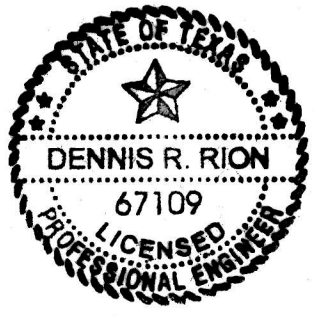
STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
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 10/29/2021
REGISTERED PROFESSIONAL LAND SURVEYOR



SEE DETAIL "B" ON SHEET 2 OF 2

S89°53'20"E
458.68'

MATCHLINE "A" SEE THIS SHEET

CURVE AND LINE DATA ON SHEET 2 OF 2

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

N: 13679341.37
E: 2044566.90
LOT 903, BLK 42, CB 5681
(PERMEABLE) (0.041 AC.)
(OPEN SPACE)

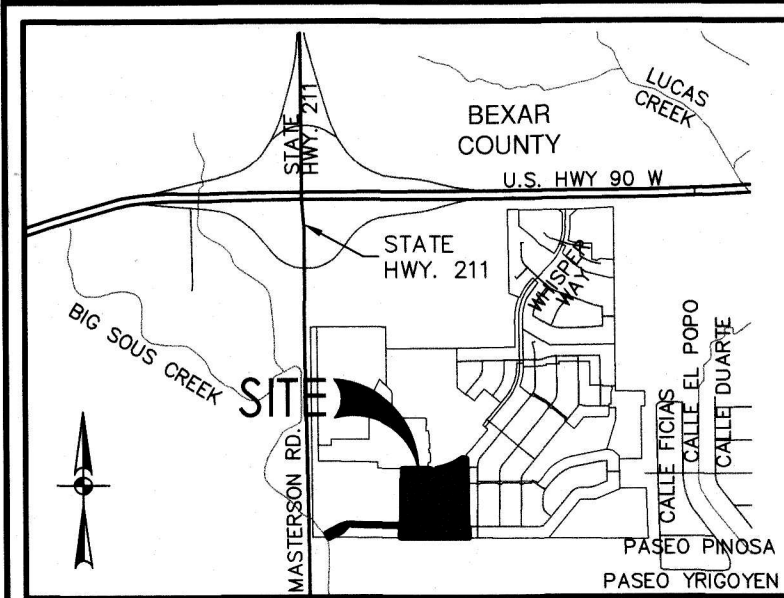
E.V. DALE
SURVEY NO. 13
ABSTRACT 1000
COUNTY BLOCK 4321

N89°46'28"W ~ 728.64'
LOT 902, BLK 42, CB 5681
(PERMEABLE) (0.041 AC.)
(OPEN SPACE)

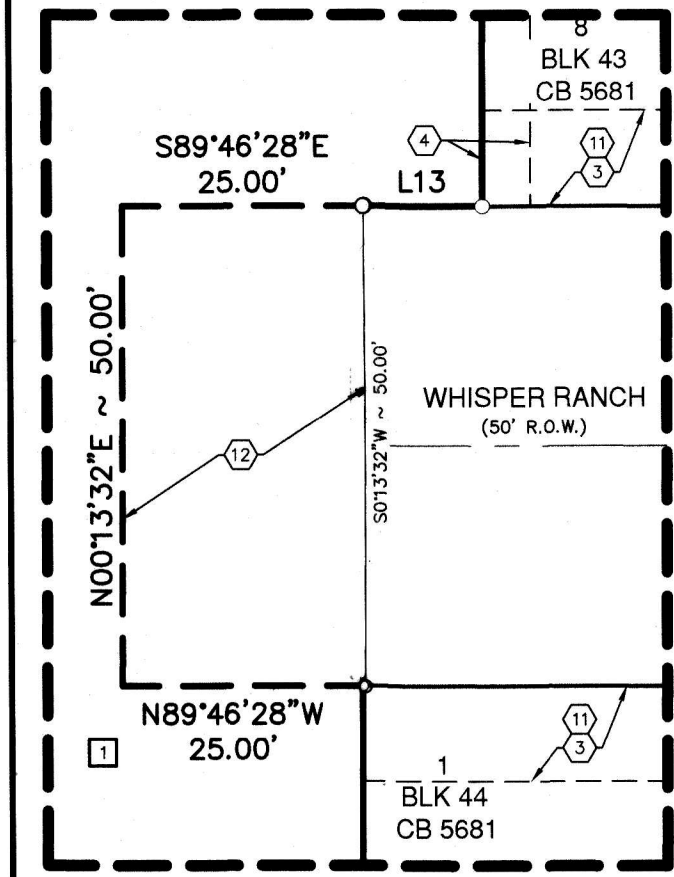
N89°35'40"W
185.93'
LOT 901, BLK 42, CB 5681
(PERMEABLE) (0.041 AC.)
(OPEN SPACE)

UNPLATTED CALLED 154.255 ACRES FLORIDA ROCK INDUSTRIES, INC. (DOC. NO. 20180066654, OPR)

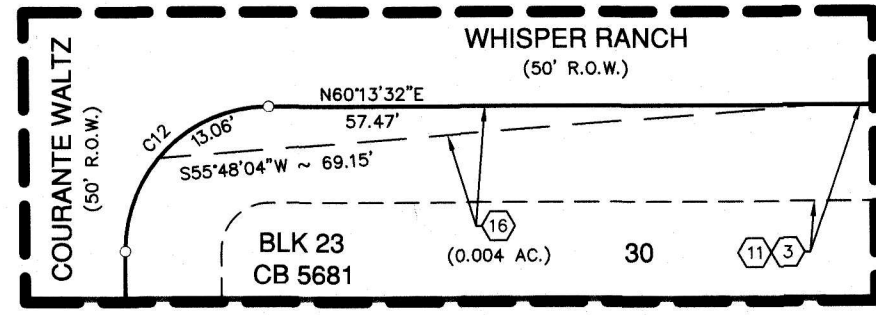
SHEET 1 OF 2



LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
1" = 20'
SEE SHEET 1 OF 2
OFF-LOT 25' ACCESS EASEMENT



DETAIL "C"
1" = 20'
SEE SHEET 1 OF 2
VARIABLE WIDTH CLEAR
VISION EASEMENT & LOTS

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
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.

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES WHICH RESULT FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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.

RESIDENTIAL FIRE FLOW:

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

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-903, BLOCK 42, LOT 901, BLOCK 43 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.

THE OWNER OR BUILDER 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 90 PSI AT ALL SUCH LOCATIONS. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS 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.

SETBACK:

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

CLOMRS PENDING FEMA APPROVAL:

THE VARIABLE WIDTH DRAINAGE EASEMENT LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C0510F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY KFW ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO. THE FLOODPLAIN STUDY (FEMA CASE NO. 19-06-1684R) IS PENDING APPROVAL BY FEMA. 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	745.00'	2°28'51"	N88°59'06"E	32.26'	32.26'
C2	35.00'	41°39'40"	S26°04'31"E	24.89'	25.45'
C3	35.00'	41°39'40"	N15°35'09"E	24.89'	25.45'
C4	745.00'	28°51'22"	N67°20'16"E	371.25'	375.21'
C5	15.00'	90°00'00"	N45°13'32"E	21.21'	23.56'
C6	15.00'	90°00'00"	N44°46'28"W	21.21'	23.56'
C7	15.00'	90°00'00"	N45°13'32"E	21.21'	23.56'
C8	120.00'	5°28'13"	N2°30'35"W	11.45'	11.46'
C9	180.00'	5°28'13"	S2°30'35"E	17.18'	17.19'
C10	15.00'	90°00'00"	S44°46'28"E	21.21'	23.56'
C11	125.00'	30°00'00"	N75°13'32"E	64.70'	65.45'
C12	15.00'	90°00'00"	S15°13'32"W	21.21'	23.56'
C13	125.00'	30°00'00"	S14°46'28"E	64.70'	65.45'
C14	15.00'	90°00'00"	S44°46'28"E	21.21'	23.56'
C15	15.00'	90°00'00"	N45°13'32"E	21.21'	23.56'
C16	75.00'	30°00'00"	N14°46'28"W	38.82'	39.27'
C17	15.00'	90°00'00"	N74°46'28"W	21.21'	23.56'
C18	175.00'	30°00'00"	S75°13'32"W	90.59'	91.63'
C19	15.00'	90°00'00"	S45°13'32"W	21.21'	23.56'
C20	15.00'	90°00'00"	S44°46'28"E	21.21'	23.56'
C21	15.00'	90°00'00"	N45°13'32"E	21.21'	23.56'
C22	15.00'	90°00'00"	N44°46'28"W	21.21'	23.56'
C23	15.00'	90°00'00"	S45°13'32"W	21.21'	23.56'
C24	15.00'	90°00'00"	S44°46'28"E	21.21'	23.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S01°3'32"W	10.00'
L2	S89°46'28"E	5.16'
L3	N84°45'19"E	60.00'
L4	S76°46'20"E	58.83'
L5	S89°46'28"E	19.52'
L6	S01°3'32"W	120.59'
L7	N01°3'32"E	120.00'
L8	S38°46'44"W	49.01'
L9	S43°47'00"W	67.08'
L10	N89°46'28"W	41.37'
L11	N27°18'06"W	60.88'
L12	N64°15'25"E	93.45'
L13	S89°46'28"E	12.50'
L14	N01°3'32"E	36.08'
L15	N51°4'41"W	56.12'
L16	S51°4'41"E	56.12'
L17	S01°3'32"W	36.08'
L18	S89°46'28"E	57.84'
L19	S29°46'28"E	35.40'
L20	N89°46'28"W	57.84'
L21	S60°13'32"W	30.51'
L22	N29°46'28"W	35.40'
L23	S89°46'28"E	338.17'

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 #190280).

OPEN SPACE:

LOTS 901-903, BLOCK 42, LOT 901, BLOCK 43, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA.

LOTS 901-903, BLOCK 42, CB 4231, ARE 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.

PLAT NO. 20-11800179

**SUBDIVISION PLAT
OF
WHISPER FALLS UNIT 3A**

BEING A TOTAL OF 20,252 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-9, BLOCK 11, LOTS 17-30, BLOCK 23, LOTS 1-24, BLOCK 40, LOTS 1-24, BLOCK 41, LOTS 3-21 & 901-903, BLOCK 42, LOTS 1-8, 901 BLOCK 43, LOTS 1-12, BLOCK 44 OUT OF A 79,219 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20200287540 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E.V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY TEXAS 4321, 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.

Leslie K. Ostrander

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY
BY: CHITEX OF TEXAS, INC.
A DELAWARE CORPORATION
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 NORTH LOOP 1604 EAST
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 29 DAY OF December, A.D. 2021.

Robert Ortega, Jr.
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF WHISPER FALLS UNIT 3A 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

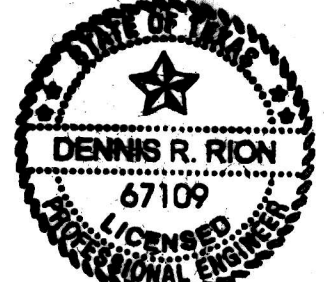
CERTIFICATE OF APPROVAL

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



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