

LINE TABLE		
LINE	BEARING/DISTANCE	
L1	N01°58'18"E 43.00' (N01°58'10"E 43.00')	

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	15.00' (15.00')	15.89' (16.21')

LOT 1  
3.444 ACRES

LOT 1, BLOCK 3, WHISPER GLEN RECORDED  
BY REPLAT IN VOLUME 3, PAGE 19, PLAT  
RECORDS, KENDALL COUNTY, TEXAS

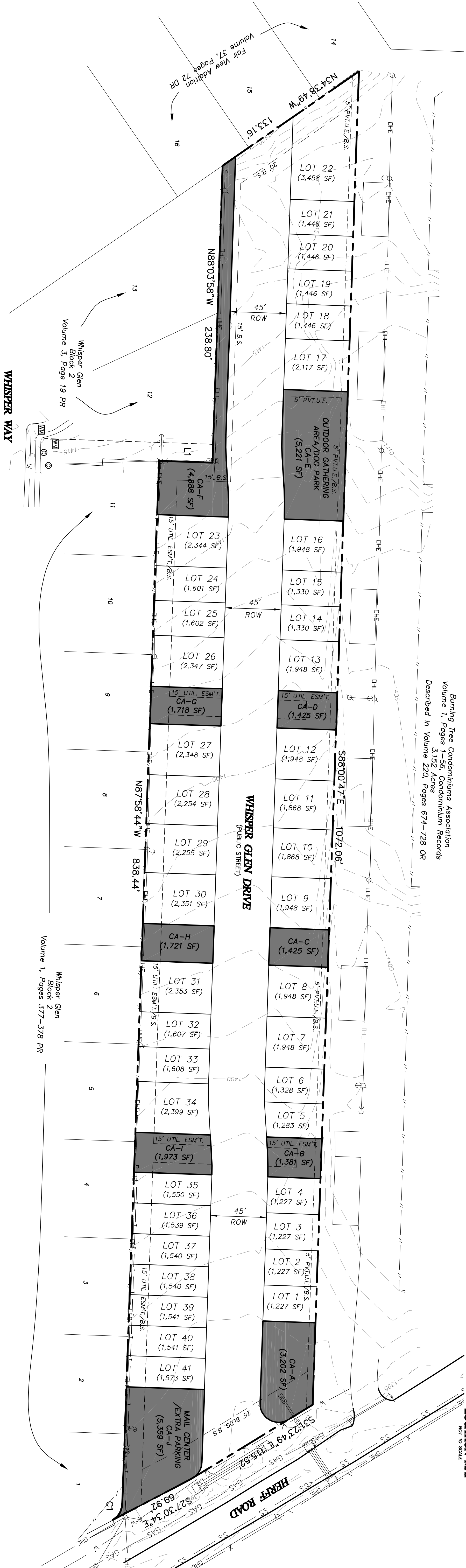
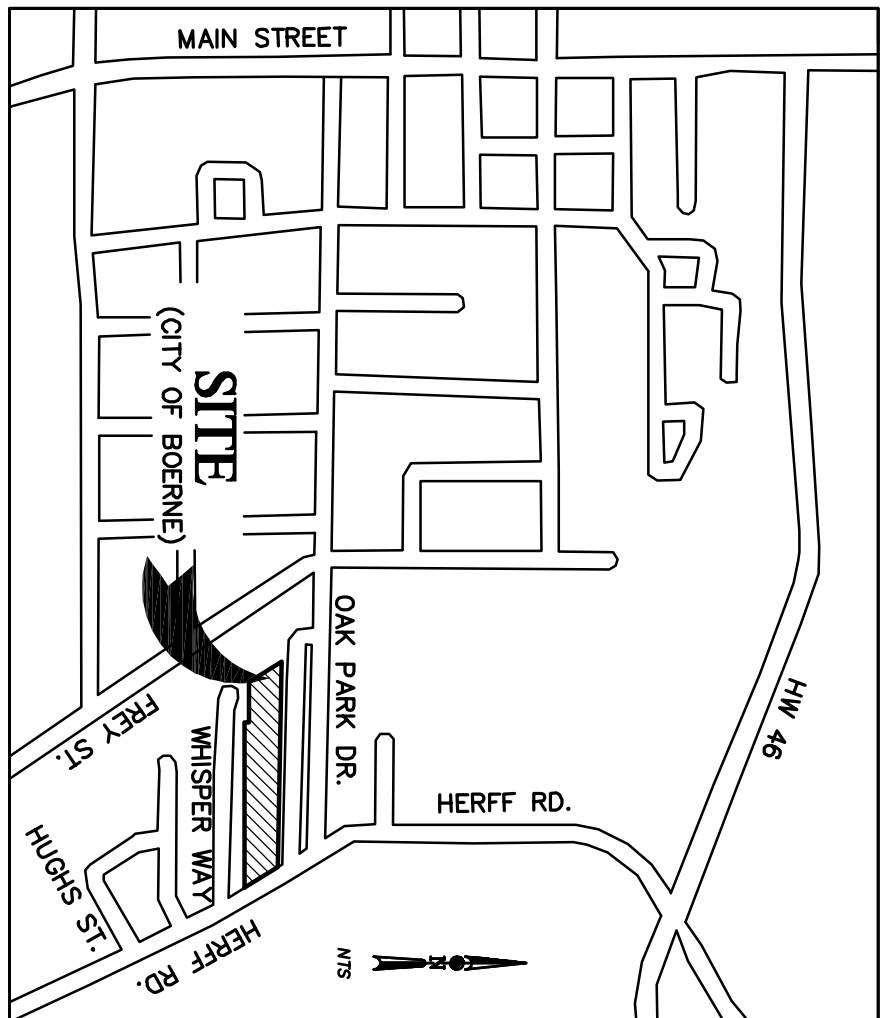
LEGAL DESCRIPTION

Burning Tree Condominiums Association  
Volume 1, Pages 1-56, Condominium Records  
3,152 Acres  
Described in Volume 220, Pages 674-728 OR

LEGEND

PROPERTY LINE	ONE	ONE
EXISTING ELECTRIC	SS	SS
EXISTING 10" SANITARY SEWER	SS	SS
EXISTING NATURAL GAS	W	W
EXISTING 6" WATER	W	W
EXISTING BAR FENCE	X	
EXISTING FENCE		
OPEN SPACE/COMMON AREA		
UTILITY EASEMENT	UTIL. ESM'T.	
PRIVATE UTILITY EASEMENT	PRIVATE UTILITY EASEMENT	

SCALE: 1" = 40'



LAND USE SUMMARY

LAND USE	ACRES	SF
TOTAL PROJECT AREA :	3.44	150,006
SINGLE FAMILY LOT AREA :	1.69	73,805
PUBLIC STREET ROW. :	1.10	47,887
OPEN SPACE/COMMON :	0.65	28,313
PERCENT OPEN SPACE :	18.9%	
AVERAGE LOT SIZE (SF) :		1,800
LOT DENSITY (LOT/AC) :	11.9	

NOTES:  
1. OPEN SPACE PERCENTAGE INCLUDES ALL COMMON AREA.  
2. DENSITY CALCULATION EXCLUDES STREET R.O.W. AREA.

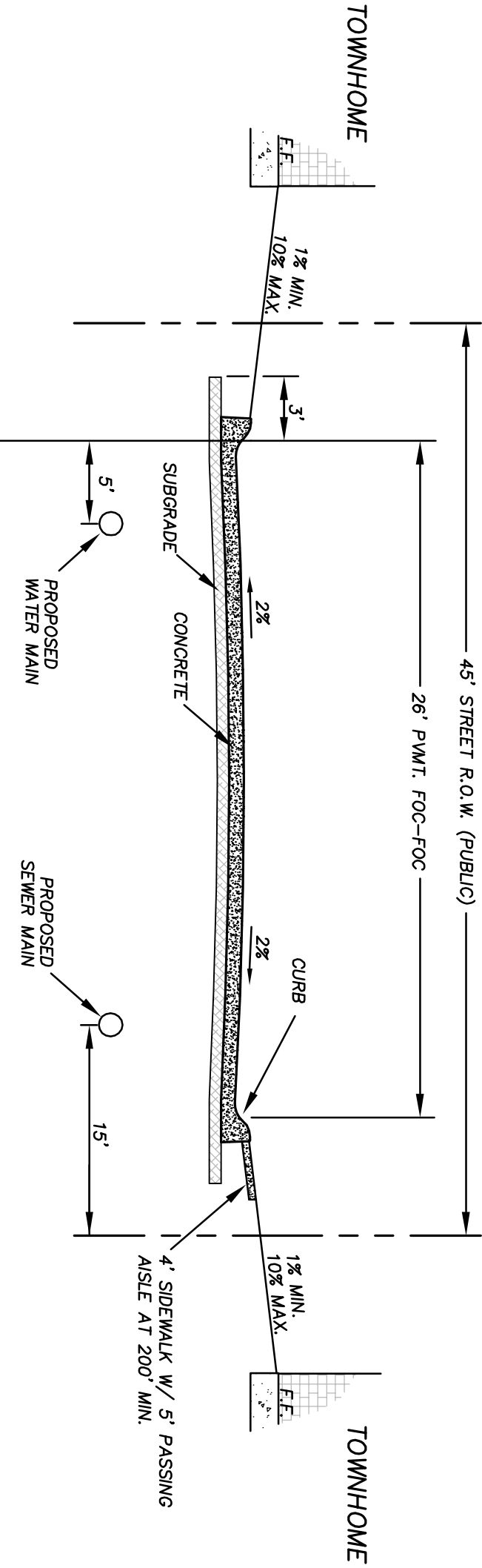
DEVELOPER/OWNER:  
HUGO-LAND GROUP, LLC (G.P.)  
WFO CONDOMINIUMS, LP (OWNER)  
P.O. BOX 1526  
BOERNE, TEXAS 78006  
(830) 431-2563 OFF  
AHOOVERHL@GMAIL.COM

ENGINEER:  
ALLEN D. HOOVER CONSULTING  
ALLEN HOOVER P.E.  
9 JASON ROAD  
BOERNE, TX 78006  
(210) 232-2464 OFF  
AHOOVERHL@GMAIL.COM

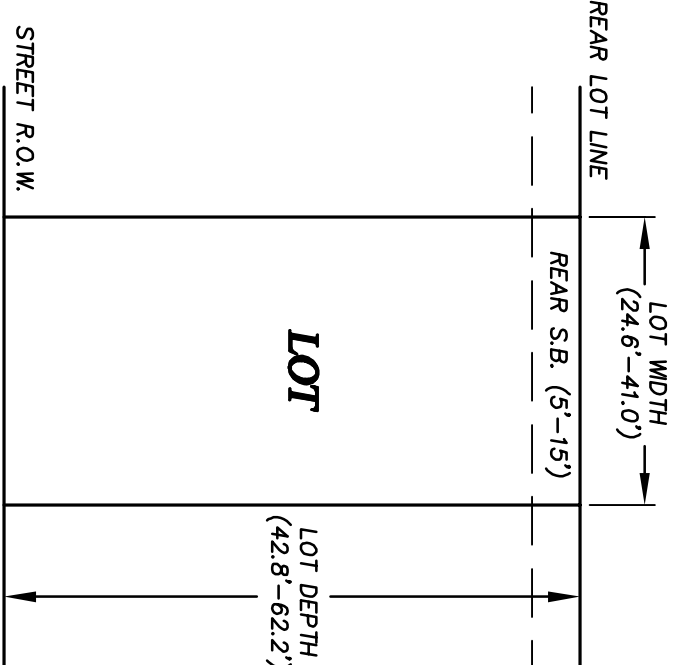
CONSTRUCTION OF ALL FUTURE FACILITIES TO  
BE DEDICATED TO THE PUBLIC SHALL BE  
PERFORMED PER THE REQUIREMENTS OF THE  
CITY OF BOERNE STANDARD SPECIFICATIONS FOR  
PUBLIC WORKS CONSTRUCTION, LATEST EDITION.

- NOTES:
- 1.) THIS DEVELOPMENT WILL CONSIST OF SINGLE FAMILY RESIDENTIAL TOWNHOME LOTS.
  - 2.) A HOME OWNERS ASSOCIATION (H.O.A.) WILL BE ESTABLISHED FOR THIS DEVELOPMENT.
  - 3.) WATER SERVICE IS TO BE PROVIDED BY CITY OF BOERNE.
  - 4.) ELECTRIC SERVICE IS TO BE PROVIDED BY CITY OF BOERNE.
  - 5.) SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF BOERNE.
  - 6.) ALL STREETS WITHIN THE WHISPER GLEN SUBDIVISION WILL BE PUBLIC. ALL COMMON DRIVES AND COMMON PARKING AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - 7.) A 10' P.U.E. WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
  - 8.) COMMON AREAS "CA-A" AND "CA-C" SHALL BE DEDICATED AS EASEMENTS TO CITY BORNE FOR THE PURPOSES OF DRAINAGE UTILITIES AND ACCESS.
  - 9.) COMMON AREAS "CA-A", "CA-B", "CA-C", "CA-D", "CA-E", "CA-F", "CA-G", "CA-H", "CA-I", "CA-J", AND "CA-K" SHALL ALL BE DEDICATED AS PRIVATE UTILITY EASEMENTS.
  - 10.) A PRIVATE UTILITY EASEMENT SHALL BE DEDICATED TO ONLY THE HOME OWNERS OF THIS P.U.D. AND SHALL BE USED FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES, DRAINAGE, AND FENCING FOR EACH HOME OWNER.
  - 11.) TRAFFIC SIGNS WILL BE INSTALLED TO MEET THE STANDARDS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - 12.) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YR FEMA FLOOD PLAIN AS DESIGNATED ON FEMA COMMUNITY PANEL 460410002D, DATED 09/20/1983.
  - 13.) ALL UTILITIES AND EASEMENTS DESIGNATED WITHIN THIS P.U.D. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - 14.) ALL OTHER DRAINAGE EASEMENTS OR FACILITIES ASSOCIATED WITH THIS P.U.D. SHALL BE MAINTAINED BY THE H.O.A. ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE FROM ANY OBSTRUCTIONS.
  - 15.) ALL PERIMETER FENCING SHALL BE A MIN. OF 6' IN HEIGHT AND MADE OF CEDAR MATERIAL.

TYPICAL STREET SECTION (PUB. U.C.)



TYPICAL LOT LAYOUT



WHISPER GLEN  
PLANNED UNIT DEVELOPMENT (P.U.D.)

22 HERFF ROAD  
BOERNE -- TEXAS

ALLEN D. HOOVER, P.E.  
CONSULTING ENGINEER

9 JASON RD. — BOERNE — TEXAS, 78006 — TEL. (210) 232-2464

This document is released  
for REVIEW PURPOSES  
ONLY, and was prepared  
under the authorization of  
the authorized Professional  
Engineer, State of Texas.  
Registration No. 88943  
Date: May 9, 2014

PLAN No. PUD  
DATE: 3/14/14  
SHT. NO. 1 OF 1

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION