FENCE NOTES

GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

TAX CERTIFICATE

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____, PAGE _____, KENDALL COUNTY OFFICIAL RECORDS.

SIDEWALK NOT

FOUR-FOOT WIDE REINFORCED CONCRETE SIDEWALKS WITH 5' WIDE PASSING AISLE AT A MINIMUM OF 200' SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12.500 SQ FT SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE.

GENERAL NOTES:

1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.024 ACRES.

- 2. THIS SUBDIVISION CONTAINS 3.152 TOTAL ACRES WITH 16 LOTS FOR A GROSS DENSITY OF 0.197 LOTS PER ACRE.
- 3. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- 4. BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- 5. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- 7. THERE ARE NO LARGE LEGACY TREES WITHIN THIS SUBDIVISION.
- 8. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- 9. THE AREA OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION IS 0.236 AC DEDICATED TO THE CITY OF BOERNE.
- 10. THE SUBDIVISION CONTAINS TWO OPEN SPACE LOTS.
- 11. THE AREA OF OPEN SPACE IS 0.190 AC.
- 12. SEE PUD PLAN NOTES (APPROVED ON 05/13/2014).
- 13. WHISPER GLEN IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BED, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM".)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT 1. DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
- 2. THE GRANTEE SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM. RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- 3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS. WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

2. THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

IMPACT FEE ASSESSMENT:

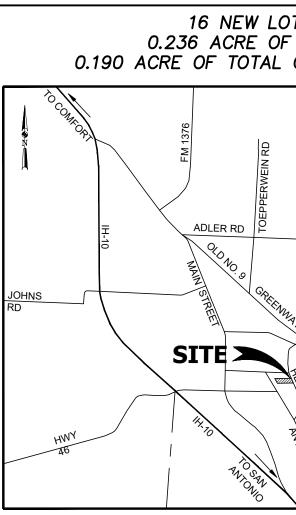
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ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT AS SET FORTH IN CITY ORDINANCE 2015-03, SECTION 1.10(5).

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	STATE OF TEXAS COUNTY OF KENDALL					
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PHASE I						
3, BLOCK 3, 2.643 ACRES, BEING A REMAINING PORTION OF LOT 1, BLOCK 3, ACCORDING PLAT RECORDED IN VOLUME 3, PAGE 19, PLAT RECORDS, KENDALL COUNTY, TEXAS.	JOSHUA J. VALENIA J. 114592 CENSE CONAL	JOSHUA J. VALENTA REGISTERED PROFESSIO	NAL ENGINEER NO. 114592			
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LOCATION MAP		BY	BILLY CRESS OWNER OF 3.152 ACRE TR	ACT		
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WAS FILED FOR RECORD IN MY OFFICE, ON THEDAY OF ,						
A.D.,201_, AT,M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK			NOTARY PUBLIC IN AND F THE STATE OF TEXAS			
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OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE,						
THIS DAY OF, A.D., 201						
COUNTY CLERK, KENDALL COUNTY, TEXAS						
BY: DEPUTY						
THIS SUBDIVISION PLAT OF WHISPER GLEN, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH						
DATED THIS DAY OF , A.D., 201						
BY:	Π			: JULY 11, 2016		
CHAIRMAN COMMISSION. BY:			JUYEN			
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	Т	IEXAS PE BOARD #I-004512 CIVIL ENGINEERS SURVEYORS CONSTRUCTION MANAGERS	LAND PLANNERS CONSULTANTS	et <u>1</u> of <u>2</u>		

	STATE OF TEXAS COUNTY OF KENDALL					
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<u>PHASE I</u>	JOSHUA J. VALENTA Z					
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		NOTARY PUBLIC IN AND) FOR			
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LOCATION MAP		BY	BILLY CRESS OWNER OF 3.152 ACRE	TRACT		
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SEAL OF OFFICE, THIS DAY OF, A.D., 201						
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COUNTY CLERK, KENDALL COUNTY, TEXAS						
BY: DEPUTY						
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DATED THIS DAY OF , A.D., 201				ATE: JULY 11, 2016		
BY: CHAIRMAN		MATKINH	JOVFR "			
COMMISSION. BY: SECRETARY	P.O. 8 SPF	ENCEP BOAD SUITE 100	NGINEERING	DB NO. 2371.03		
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	STATE OF TEXAS COUNTY OF KENDALL			
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<u>PHASE I</u>	JOSHUA J. VALENTA			
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LOCATION MAP		BY	BILLY CRESS OWNER OF 3.152 ACRE	
N. T. S.	STATE OF TEXAS COUNTY OF KENDALL		16018 VIA SHAVANO SAN ANTONIO, TX 7824	
DF TEXAS		RITY, ON THIS DAY PERSONALLY _, KNOWN TO ME TO BE THE PE		RE
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BY: DEPUTY				
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BY:				ATE: JULY 11, 2016
CHAIRMAN COMMISSION.			JUVEK	
BY: SECRETARY		8 SPENCEP POAD SUITE 100	NGINEERING SURVEYING JC	DB NO. 2371.03
		CIVIL ENGINEERS SURVEYORS CONSTRUCTION MANAGERS	LAND PLANNERS CONSULTANTS	HEET <u>1</u> OF <u>2</u>