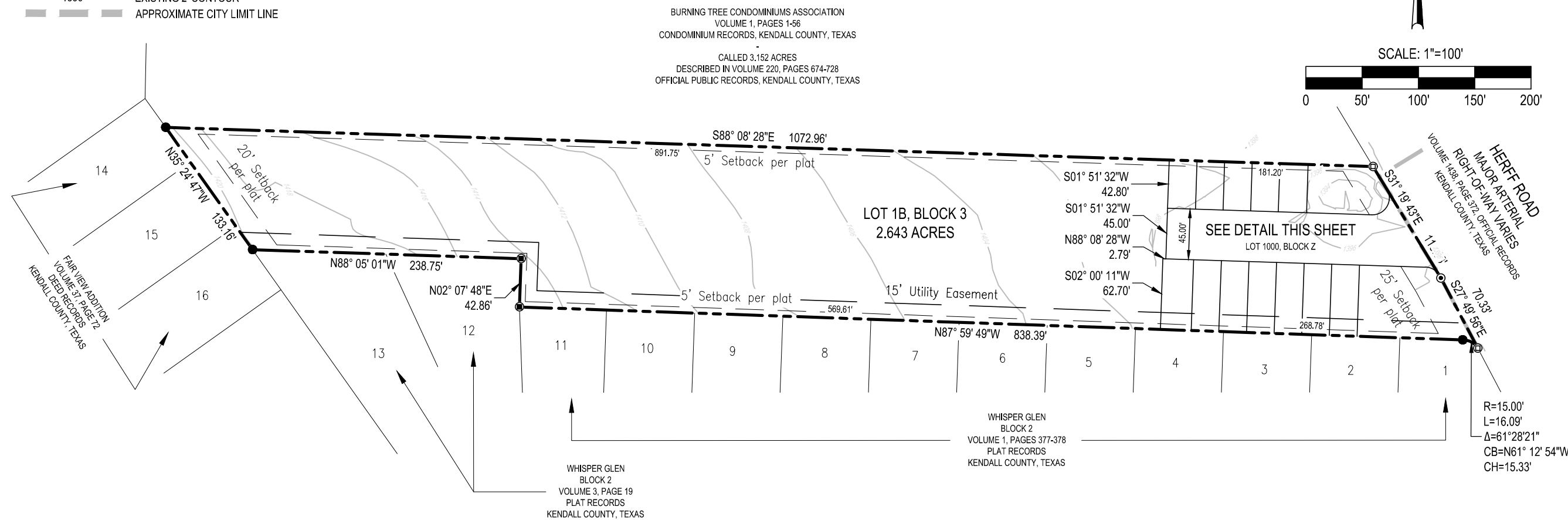


LEGEND

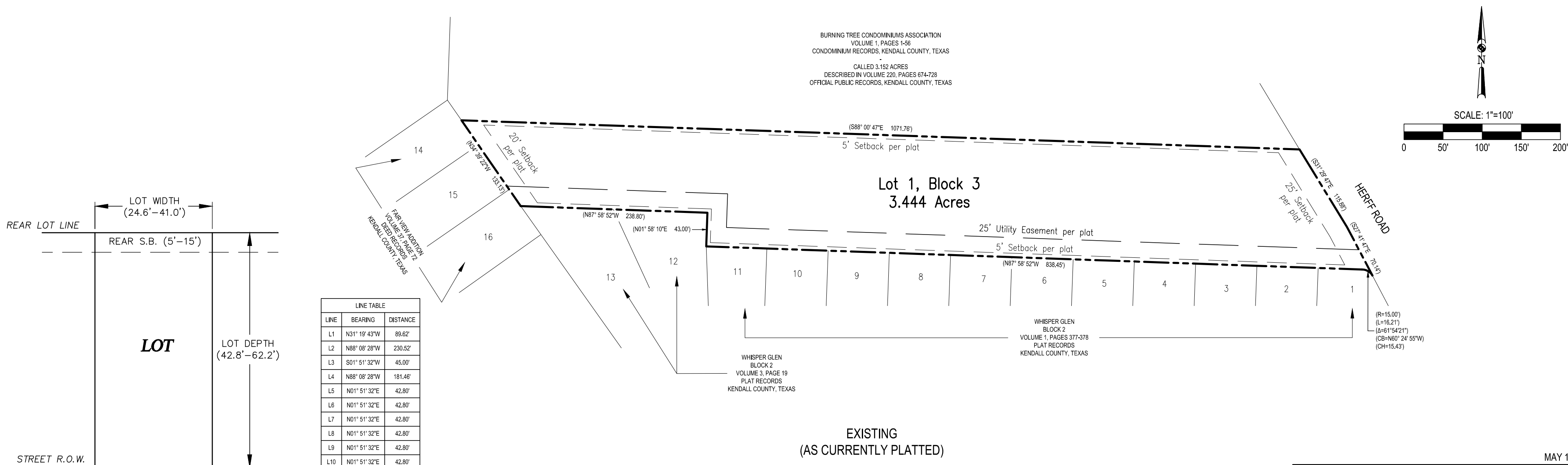
- FOUND 1/2" IRON ROD
- ⊙ FOUND PK NAIL
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH AN ORANGE "MDS SURVEY" PLASTIC CAP
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- BUILDING SETBACK LINE
- PROPERTY LINE
- 1390 EXISTING 2' CONTOUR
- APPROXIMATE CITY LIMIT LINE

A PRELIMINARY PLAT FOR
WHISPER GLEN, PHASE I
LOT 1B, BLOCK 3; LOTS 1-5 & CA-A, BLOCK A;
LOTS 1-7 & CA-J, BLOCK B
AND LOT 1000, BLOCK Z

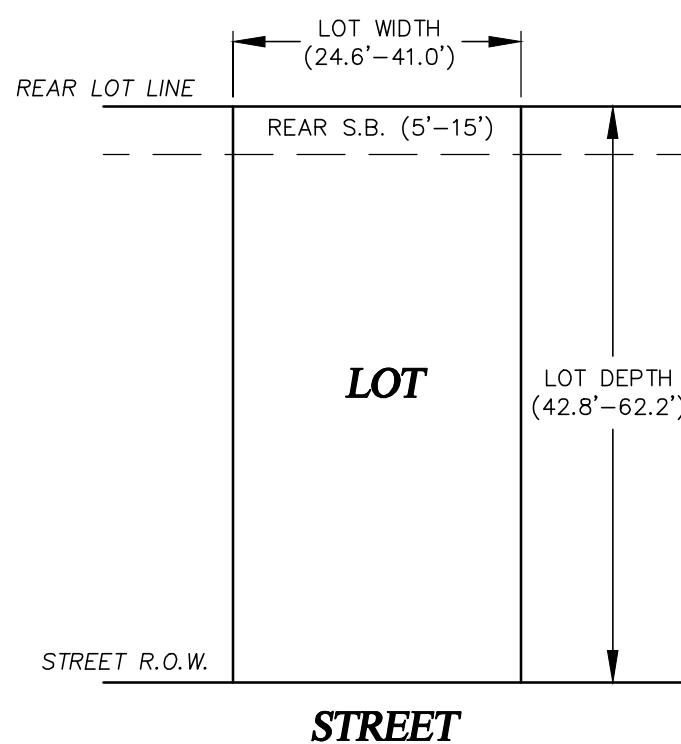
BEING 3.444 ACRES AND BEING ALL OF LOT 1, BLOCK 3, ACCORDING
TO REPLAT RECORDED IN VOLUME 3, PAGE 19, PLAT RECORDS,
KENDALL COUNTY, TEXAS.



PROPOSED



EXISTING
(AS CURRENTLY PLATTED)



TYPICAL LOT LAYOUT

N.T.S.

ROOF OVERHANGS MAY ENCOACH A MIN. OF 24" INTO THE SETBACK LINE OR COMMON AREAS AS SHOWN HEREON.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31° 19' 43"W	89.62'
L2	N88° 08' 28"W	230.52'
L3	S01° 51' 32"W	45.00'
L4	N88° 08' 28"W	181.46'
L5	N01° 51' 32"E	42.80'
L6	N01° 51' 32"E	42.80'
L7	N01° 51' 32"E	42.80'
L8	N01° 51' 32"E	42.80'
L9	N01° 51' 32"E	42.80'
L10	N01° 51' 32"E	42.80'
L11	N88° 08' 28"W	2.79'
L12	S02° 00' 11"W	62.70'
L13	S02° 00' 11"W	62.77'
L14	S02° 00' 11"W	62.83'
L15	S02° 00' 11"W	62.89'
L16	S02° 00' 11"W	62.95'
L17	S02° 00' 11"W	63.01'
L18	S02° 00' 11"W	63.07'
L19	S02° 00' 11"W	63.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	15.00'	14.87'	56° 48' 45"	N59° 44' 06"W
C2	15.00'	32.25'	123° 11' 15"	N30° 15' 54"E

- NOTES:
- 1) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
 - 2) COMMON AREAS, "CA-A" & "CA-J" ARE HEREIN DEDICATED AS PRIVATE UTILITY EASEMENTS.
 - 3) THE EXISTING 25' UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 19, PLAT RECORDS, KENDALL COUNTY, TEXAS, HAS NOT BEEN VACATED BY THIS PLAT. SAID 25' UTILITY EASEMENT HAS BEEN MODIFIED PER THE DIRECTION OF THE CITY OF BOERNE, FROM A WIDTH OF 25' TO A NEW WIDTH OF 15', AS STATED BY THE CITY OF BOERNE IN A PRE-APPLICATION CONFERENCE THAT STARTED AT 4pm, ON JUNE 19th, 2016.
 - 4) TOPOGRAPHIC DATA SHOWN HEREON IS APPROXIMATE.
 - 5) 25' UTILITY EASEMENT CREATED BY A PREVIOUS PLAT RECORDED IN VOLUME 3, PAGE 19, PLAT RECORDS, KENDALL COUNTY, TEXAS, IS NOT SHOWN HEREON PER THE CITY OF BOERNE.

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS