

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

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING/DISTANCE
C1	15.00' (15.00)	15.89' (16.21)	60°40'43" (61°54'05")	N59°44'53"W 15.15 (S60°24'55"E 15.43)

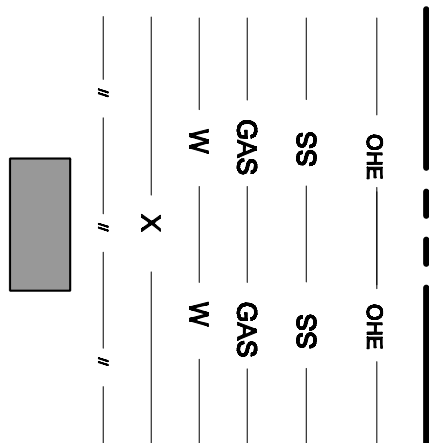
LOT 1
3.444 ACRES

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

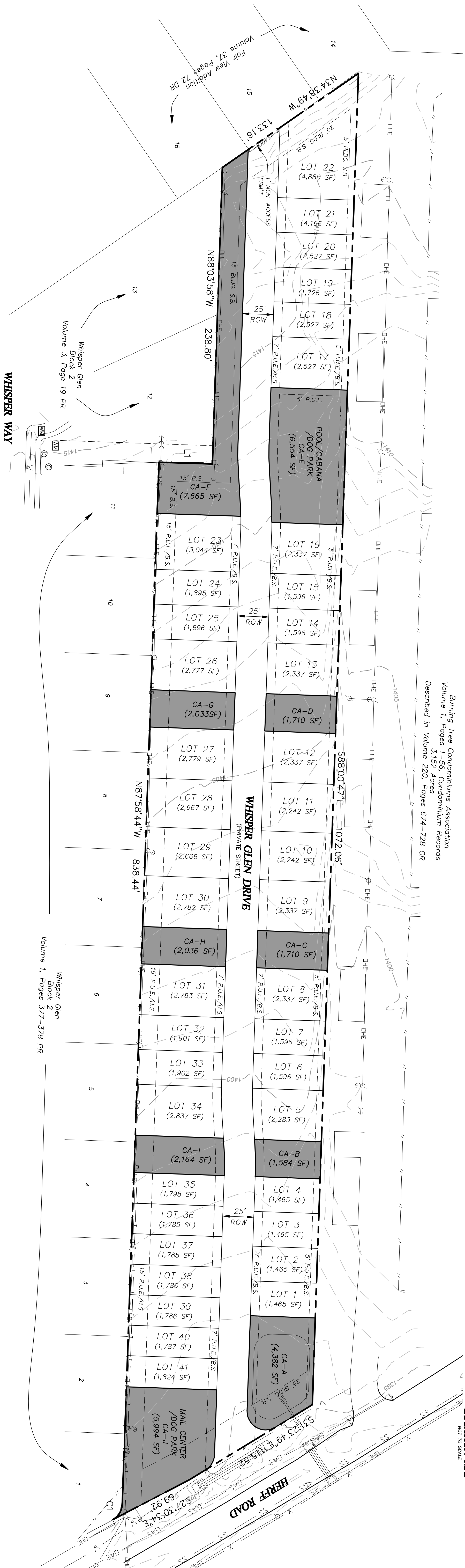
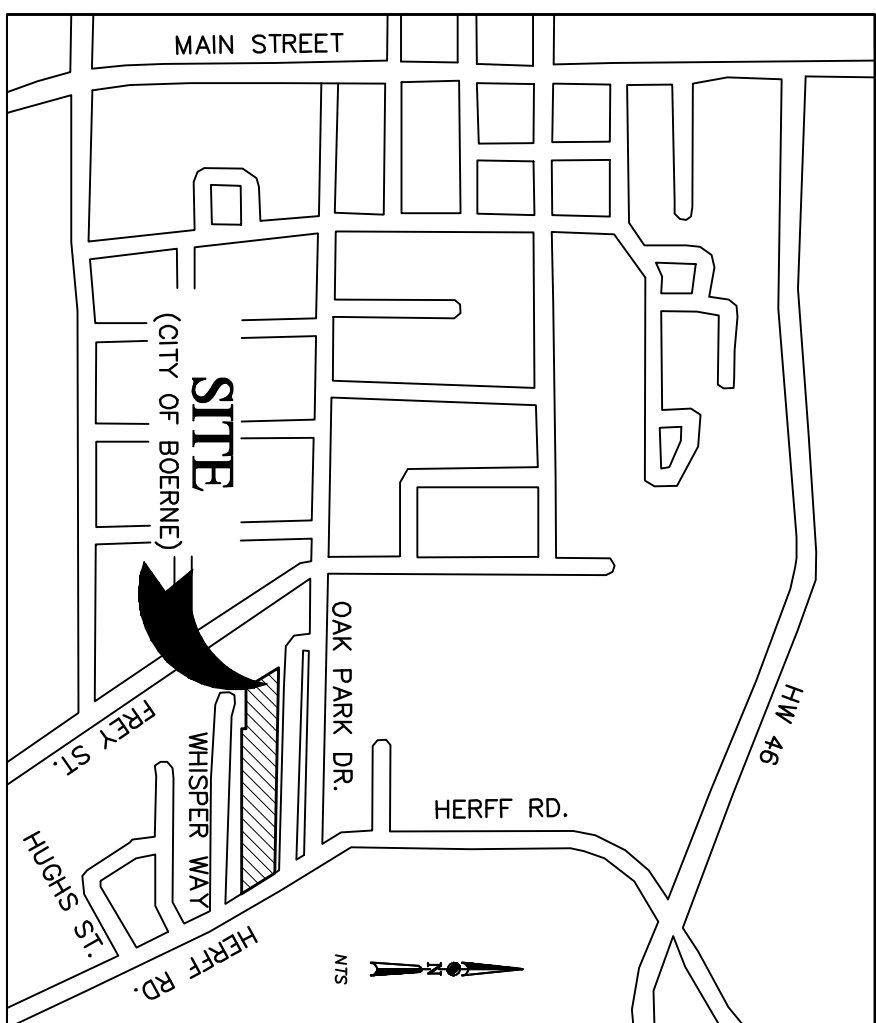
LEGAL DESCRIPTION

PROPERTY LINE
EXISTING ELECTRIC
EXISTING 10" SANITARY SEWER
EXISTING NATURAL GAS
EXISTING 6" WATER
EXISTING BAR FENCE
EXISTING FENCE
OPEN SPACE /COMMON AREA

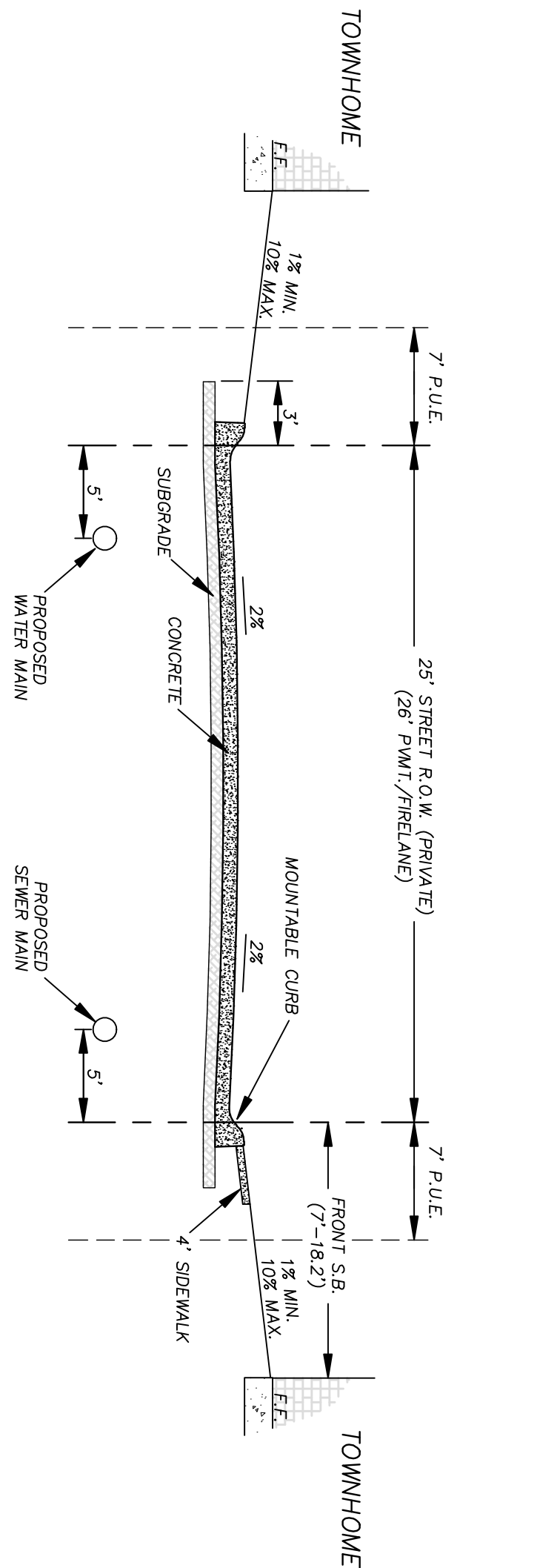
LEGEND



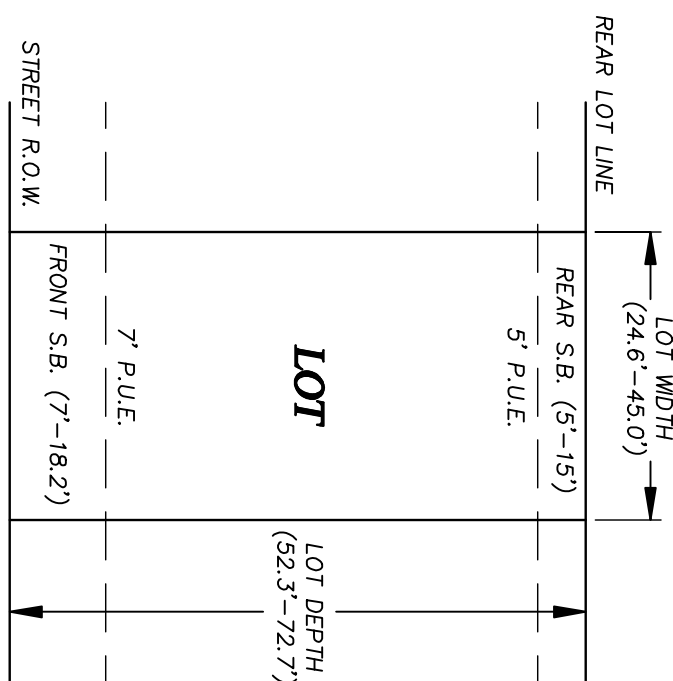
SCALE: 1" = 40'



TYPICAL STREET SECTION



TYPICAL LOT LAYOUT



- 1) NOTES: 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 TO BE PROVIDED BY CITY OF BOERNE.
- 5) SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF BOERNE.
- 6) ALL STREETS WITHIN THE WHISPER GLEN SUBDIVISION WILL BE PRIVATE. ALL STREETS, COMMON DRIVES AND COMMON PARKING AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 7) A F.U.E. WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- 8) COMMON AREAS "A-B, C-A-D, C-A-F, C-A-G, AND C-A-I" SHALL BE DEDICATED TO PUBLIC UTILITY PLASMENTS.
- 9) PARAPETIC WALLS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION TO MEET THE STANDARDS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 10) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED ON FEMA COMMUNITY PANEL 4804180002D, DATED 09/30/1983.
- 11) MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER DRAINAGE EASEMENTS OR FACILITIES ASSOCIATED WITH THIS P.L.D. SHALL BE MAINTAINED BY THE H.O.A. ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE FROM ANY OBSTRUCTIONS.
- 12) ALL PERMETER FENCING SHALL BE A MIN. OF 6' IN HEIGHT AND MADE OF CECAR MATERIAL.

LAND USE SUMMARY

LAND USE	ACRES	SF
TOTAL PROJECT AREA :	3.44	150,006
SINGLE FAMILY LOT AREA :	2.01	87,489
PRIVATE STREET R.O.W. :	0.61	26,686
OPEN SPACE/COMMON :	0.82	35,830
PERCENT OPEN SPACE :	23.9%	
AVERAGE LOT SIZE (SF) :		2,134
LOT DENSITY (LOT/AC)²:	14.5	

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

DEVELOPER/OWNER: HUGEL-LAND GROUP, LLC (G.P.)
WG CONDOMINIUMS, LP (OWNER)
P.O. BOX 1526
BOERNE, TEXAS 78006
(830) 431-2583 OFF

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

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

**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

PLAN NO. PU
DATE:
1/10/14
SHT. NO.
1 OF 1

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ONLY, and was prepared
under the authorization of
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Registered Professional
Engineer, State of Texas,
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Date: January 10, 2014