

# DEVELOPMENT AGREEMENT APPLICATION

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name	Whisper Master Community Limited Partnership	Property Owner	Whisper Master Community Limited Partnership
Company	McDonald Development Group	Company	McDonald Development Group
Applicant's Mailing Address	9811 South IH 35 Building 3 - Suite 100 Austin, Texas 78744	Owner's Mailing Address	9811 South IH 35 Building 3 - Suite 100 Austin, Texas 78744
Applicant's Phone #	(512) 695-3532	Owner's Phone #	(512) 695-3532
Applicant's Email	rw4@cgmintereests.com	Owner's Email	rw4@cgmintereests.com

## PROPERTY INFORMATION

Subject Property Address(es): Harris Hill & Yarrington Road (see attached survey)

Legal Description: Lot N/A Block N/A Subdivision N/A

Total Acreage: 153.09 Tax ID #: R 147984 & R169440

Preferred Scenario Designation: Low Intensity Existing Use of Property: Agricultural

## DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: N/A

Proposed Base Zoning Districts: Heavy Commercial & Mixed Use, per Whisper PDD

Proposed Land Uses: Single-Family Residential & Various General Commercial (Whisper PDD Ordinance #2017-140)

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Filing Fee \$2,113 plus \$100 per acre      Technology Fee \$13      MAXIMUM COST \$5,013

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)

PROPERTY OWNER AUTHORIZATION

I, R.W. McDonald, Jr (owner name) on behalf of Whisper Master Community Limited Partnership (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at \_\_\_\_\_ (address).

I hereby authorize R.W. McDonald, Jr (agent name) on behalf of McDonald Development Group (agent company) to file this application for Development Agreement Application (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: [Signature] Date: 11/30/2020

Printed Name, Title: R.W. McDonald, Jr

Signature of Agent: [Signature] Date: 11/30/2020

Printed Name, Title: R.W. McDonald, Jr

## AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

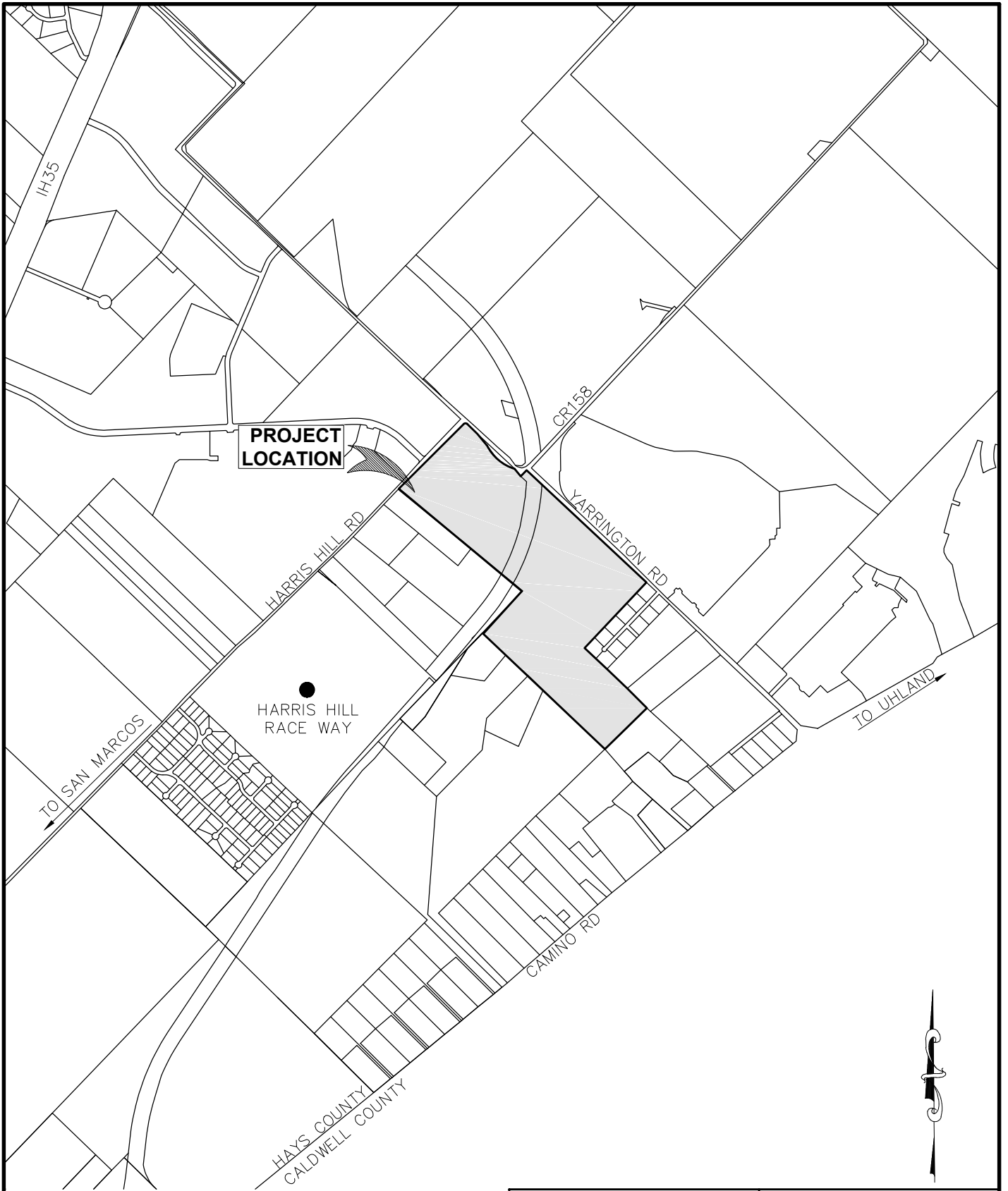
*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: 

Date: 11/30/2020

Print Name: P.W. McDonald, Jr.

Form Updated October, 2019



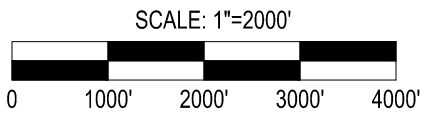
**PROJECT  
LOCATION**

HARRIS HILL  
RACE WAY

TO SAN MARCOS

TO UHLAND

HAYS COUNTY  
CALDWELL COUNTY

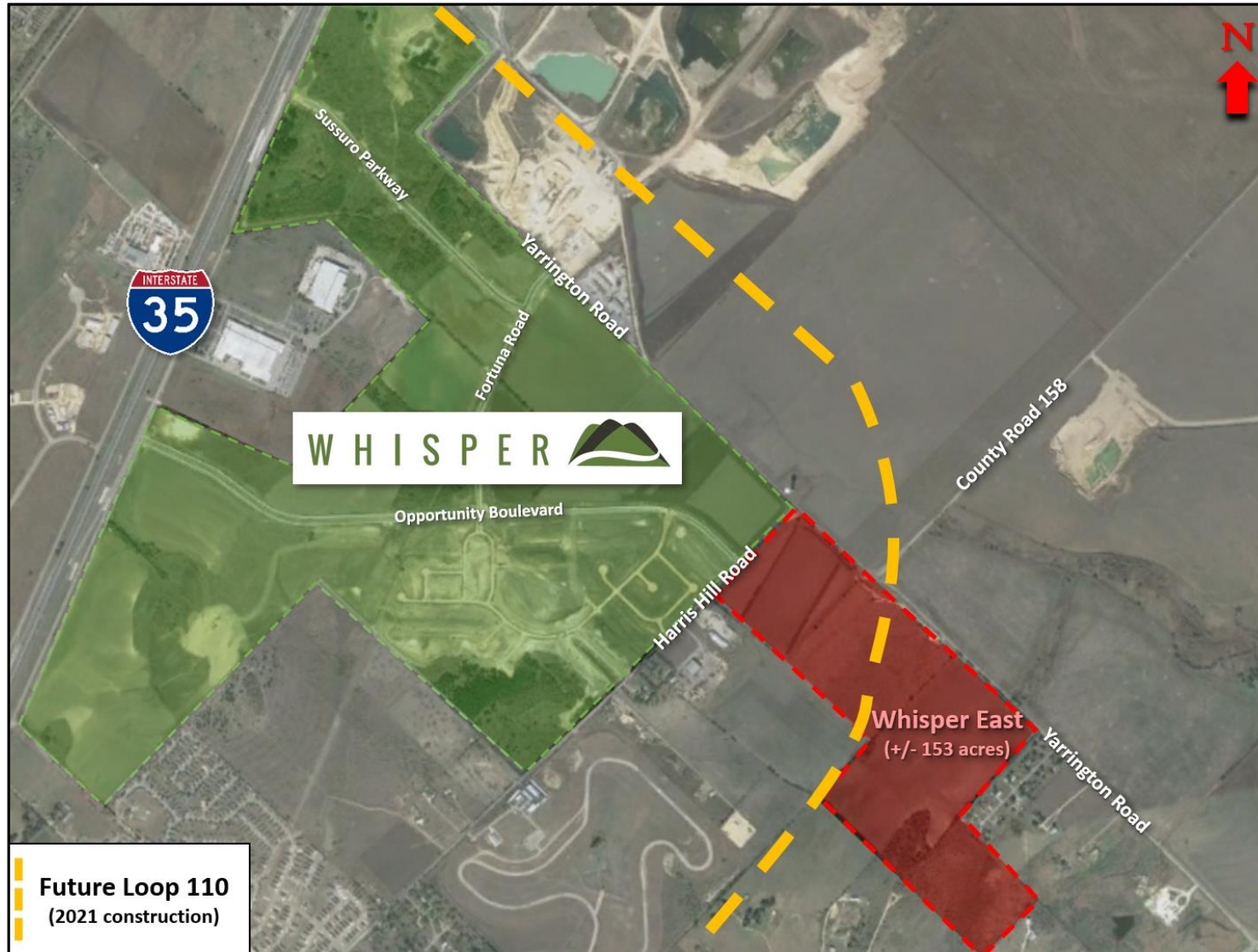


**LOCATION MAP**

Checked BY: XN	
Drawn BY: SGL	
Scale: 1"=xx'	Date: DEC. 2020
JOB: 119.01.10	SHEET NO. 1 OF 1

**LIQUE**  
ENGINEERS  
TBPE # - 20405  
816 Camaron Ste. 123  
San Antonio, TX. 78212  
Phone: 210-549-4207

# WHISPER EAST



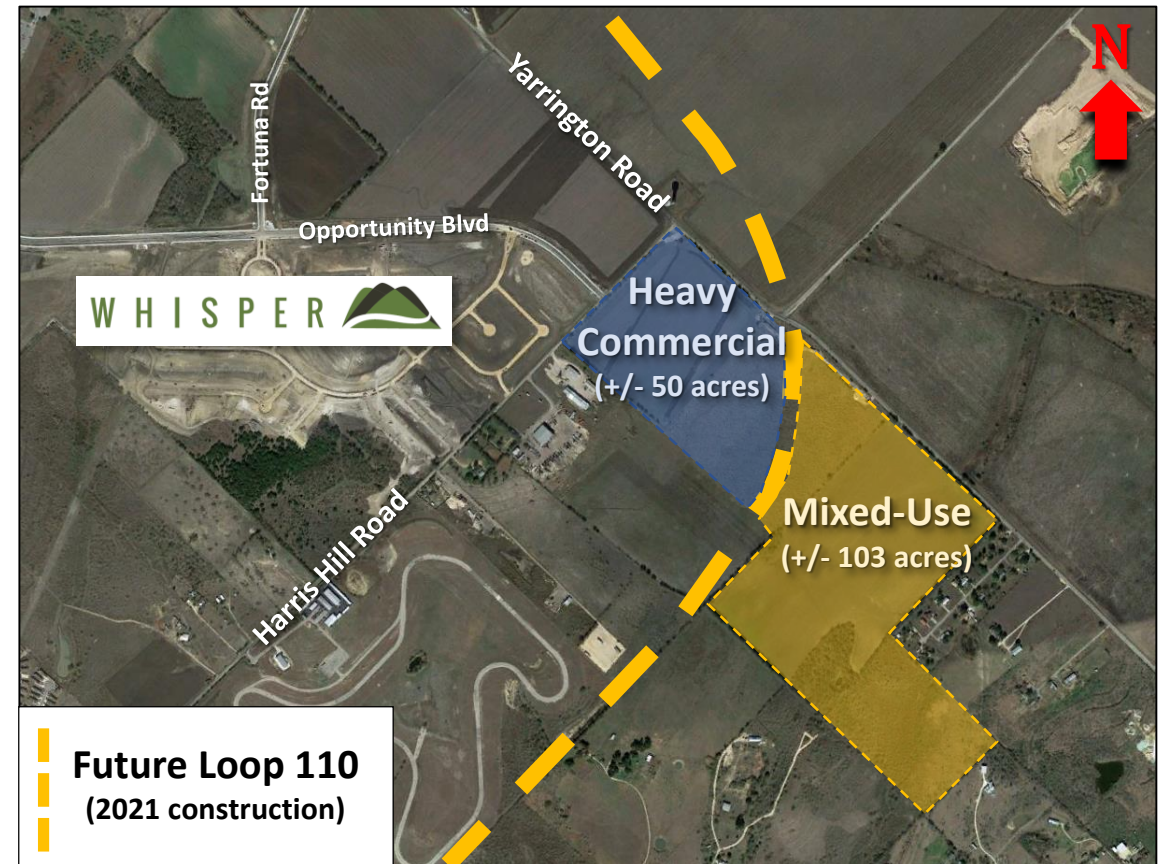
**Consideration for Annexation with Development Agreement**

# Whisper East

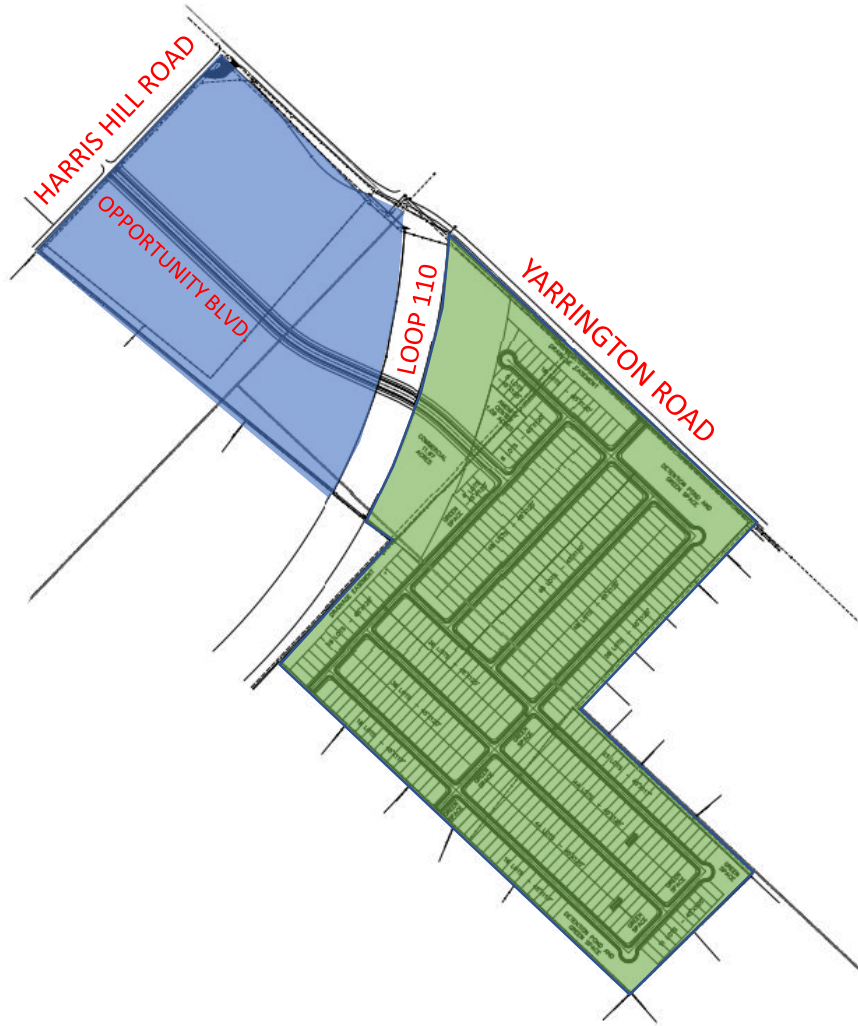
Developer (Whisper Master Community Limited Partnership – McDonald Development Group) requests Annexation with a Development Agreement from the City of San Marcos. It is proposed that Whisper East be developed consistent with the existing Whisper PDD.

Developer requests the following PDD clarifications for Whisper East:

- Heavy Commercial Overlay on the 50 acres between Harris Hill & Loop 110. This land would be developed as Employment Center and CT5
- Mixed-Use Overlay on the 103 acres east of Loop 110. This land would be developed as CT4 (single family residential)
- Opportunity Boulevard extension (between Loop 110 and Harris Hill Road) to utilize same roadway profile as Opportunity Blvd., closest to Harris Hill
- Removal of First Layer Parking Requirements for Heavy Commercial Acreage



# Whisper East



Blue Section: Employment Center and CT5

Green Section: Single Family Residential (CT4) and CT5

## WHISPER EAST HIGHLIGHTS

- Whisper East will consist of approximately 450 single family residential homes and approximately 60 acres of commercial acreage.
- Commercial acreage encompasses all of the blue shaded portion (between Loop 110 and Harris Hill Road) and the portion of green shaded land fronting Loop 110.
- City of San Marcos to be provide wastewater to entire development.
- Maxwell SUD to provide water to entire development.
- Opportunity Blvd. to be extended from Harris Hill Road to Loop 110.
- Targeting Construction Commencement by EOY 2021

# TAX CERTIFICATE

**Jenifer OKane Tax Assessor-Collector, Hays County**

712 S. Stagecoach Trail, Suite 1120  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2020

**Entities to which this certificate applies:**

RSP - Special Road Dist  
 FSO - South Hays Co ESD #3 - FIRE

SSM - San Marcos CISD  
 GHA - Hays County  
 EHA - HAYS COUNTY ESD #9 - EMS

**Property Information**

**Owner Information**

Property ID : 10-0011-0020-00000-3  
 Quick-Ref ID : R11270

Owner ID : O0241741

HARRIS HILL RD SAN  
 MARCOS, TX 78666

A0011 THOMAS G  
 MCGEHEE SURVEY, TRACT  
 PT 21, ACRES 10.292

Value Information		
Land HS	:	\$0.00
Land NHS	:	\$0.00
Imp HS	:	\$0.00
Imp NHS	:	\$0.00
Ag Mkt	:	\$193,310.00
Ag Use	:	\$1,640.00
Tim Mkt	:	\$0.00
Tim Use	:	\$0.00
HS Cap Adj	:	\$0.00
Assessed	:	\$1,640.00

WHISPER MASTER COMMUNITY  
 LIMITED PARTNERSHP  
 ATTN: ROBERT W MCDONALD III  
 9811 S IH 35 BLDG 3  
 STE 100  
 AUSTIN, TX 78744

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2020	19.51	0.00	0.00	0.00	0.00
RSP	2020	0.47	0.00	0.00	0.00	0.00
GHA	2020	6.43	0.00	0.00	0.00	0.00
FSO	2020	1.59	0.00	0.00	0.00	0.00
EHA	2020	0.98	0.00	0.00	0.00	0.00

**Total for current bills if paid by 1/31/2021 : \$0.00**  
**Total due on all bills 1/31/2021 : \$0.00**  
 2020 taxes paid for entity SSM \$19.51  
 2020 taxes paid for entity RSP \$0.47  
 2020 taxes paid for entity GHA \$6.43  
 2020 taxes paid for entity FSO \$1.59  
 2020 taxes paid for entity EHA \$0.98  
**2020 Total Taxes Paid : \$28.98**  
**Date of Last Payment : 01/25/21**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]

  
 \_\_\_\_\_  
 Signature of Authorized Officer of the Tax Office

Date of Issue : 01/25/2021  
 Requestor : WHISPER MASTER COMMUNITY LIMITE  
 Receipt : SM-2021-1328054  
 Fee Paid : \$10.00  
 Payer : WHISPER MASTER COMMUNITY LIMITE



# TAX CERTIFICATE

**Jenifer OKane Tax Assessor-Collector, Hays County**

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 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

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RSP - Special Road Dist  
 FSO - South Hays Co ESD #3 - FIRE

SSM - San Marcos CISD  
 GHA - Hays County  
 EHA - HAYS COUNTY ESD #9 - EMS

**Property Information**

Property ID : 10-0011-0020-00003-3  
 Quick-Ref ID : R147984

**Value Information**

YARRINGTON RD SAN MARCOS, TX 78666	Land HS	:	\$0.00
	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0011 THOMAS G MCGEHEE SURVEY, TRACT PT 21, ACRES 102.74	Ag Mkt	:	\$1,685,940.00
	Ag Use	:	\$16,380.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$16,380.00

**Owner Information**

Owner ID : O0241741  
 WHISPER MASTER COMMUNITY LIMITED PARTNERSHP  
 ATTN: ROBERT W MCDONALD III  
 9811 S IH 35 BLDG 3  
 STE 100  
 AUSTIN, TX 78744  
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2020	194.91	0.00	0.00	0.00	0.00
RSP	2020	4.72	0.00	0.00	0.00	0.00
GHA	2020	64.28	0.00	0.00	0.00	0.00
FSO	2020	15.89	0.00	0.00	0.00	0.00
EHA	2020	9.80	0.00	0.00	0.00	0.00

**Total for current bills if paid by 1/31/2021 : \$0.00**  
**Total due on all bills 1/31/2021 : \$0.00**  
 2020 taxes paid for entity SSM \$194.91  
 2020 taxes paid for entity RSP \$4.72  
 2020 taxes paid for entity GHA \$64.28  
 2020 taxes paid for entity FSO \$15.89  
 2020 taxes paid for entity EHA \$9.80  
**2020 Total Taxes Paid : \$289.60**  
**Date of Last Payment : 01/25/21**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]



Signature of Authorized Officer of the Tax Office

Date of Issue : 01/25/2021  
 Requestor : WHISPER MASTER COMMUNITY LIMITE  
 Receipt : SM-2021-1328053  
 Fee Paid : \$10.00  
 Payer : WHISPER MASTER COMMUNITY LIMITE

**NOTES:**

1. FIELD WORK COMPLETED ON: 11-12-2020
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
3. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO: 20-3613-C, EFFECTIVE DATE: OCTOBER 30, 2020, ISSUED NOVEMBER 10, 2020.
4. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 415 OF 495, COMMUNITY PANEL NO. 48209C0415F, DATED SEPTEMBER 2, 2005.
5. THE TRACT SHOWN HEREON IS SUBJECT TO ALL HAYS COUNTY ORDINANCES AND RESTRICTIONS.
6. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

**LEGAL DESCRIPTION OF LAND PROVIDED:**

BEING 50.372 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS G. MCGEHEE LEAGUE, ABSTRACT NO. 11, IN HAYS COUNTY, TEXAS, BEING THE SAME 50.372 ACRE TRACT CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-16013079, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

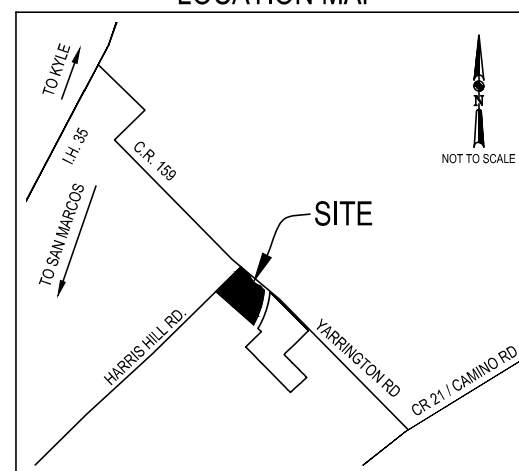
**SURVEYOR COMMENTS RELATED SCHEDULE B EXCEPTIONS ITEM 10:**

- a. NOT SURVEY RELATED
- b. NOT SURVEY RELATED
- c. SHOWN HEREON IS AN ACCURATE AND COMPLETE SURVEY OF THE LAND
- d. NOT SURVEY RELATED
- e. NOT SURVEY RELATED
- f. MAXWELL WATER SUPPLY EASEMENT (20') DOES NOT INCLUDE THE SUBJECT PROPERTY
- g. MAXWELL WATER SUPPLY EASEMENT (15') INCLUDES THE SUBJECT PROPERTY AS SHOWN HEREON
- h. NOT SURVEY RELATED
- i. NOT SURVEY RELATED
- j. NOT SURVEY RELATED

**TITLE SURVEY OF**

A 50.38 ACRE TRACT OF LAND, OUT OF THE JOEL MINER SURVEY, ABSTRACT 321, THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, AND THE THOMAS G. MCGEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 50.372 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

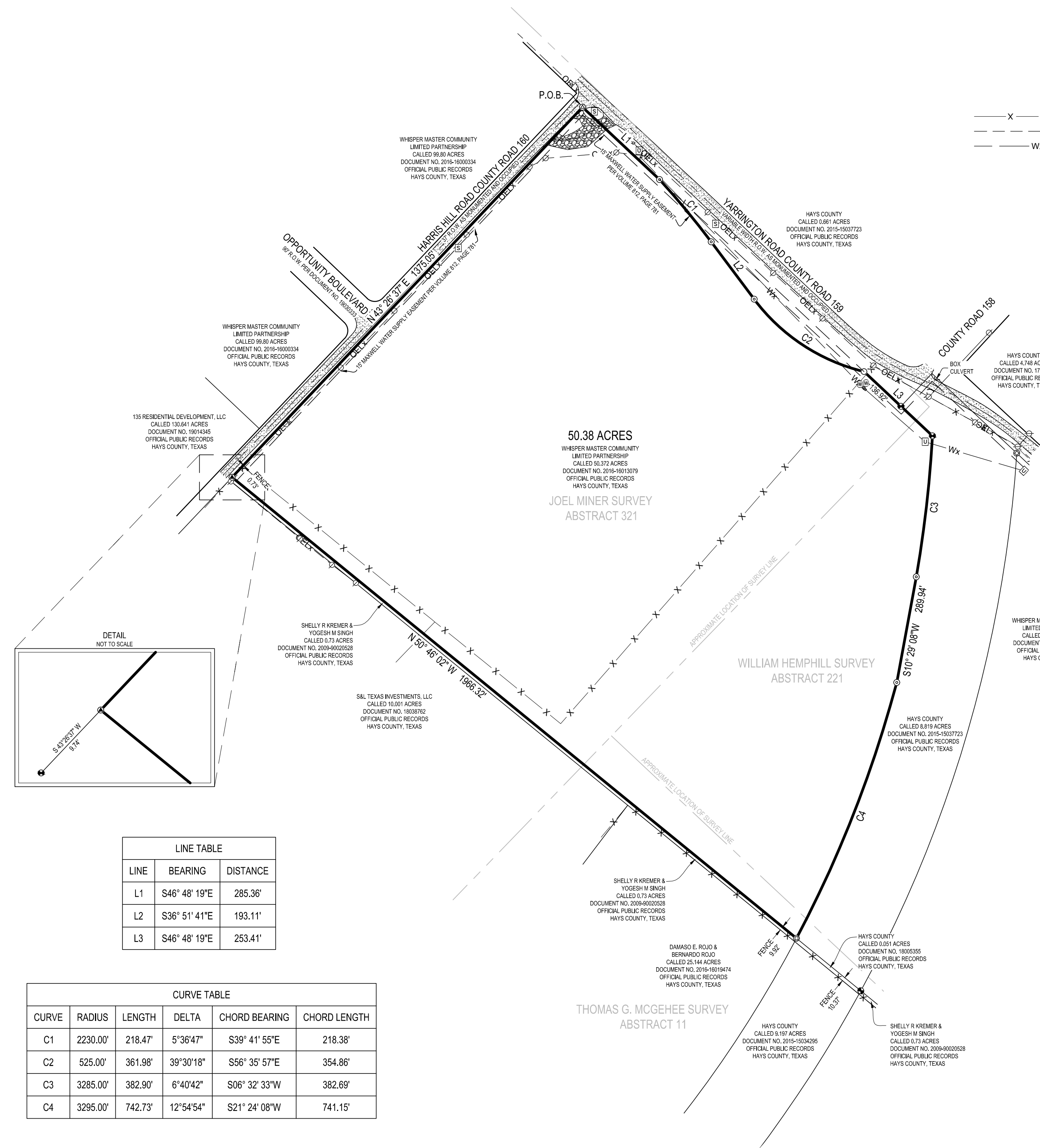
**LOCATION MAP**



SCALE: 1" = 200'

**LEGEND**

- P.O.B. POINT OF BEGINNING
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "MCGRAY MCGRAY"
- ⊕ FOUND MAG NAIL WITH WASHER
- ⊗ FOUND 6" WOOD POST WITH MAG NAIL
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1" PIPE
- ⊕ WATER VALVE
- ⊗ UTILITY POLE
- ⊕ UTILITY SIGN
- ⊕ TRAFFIC SIGN
- ⊕ REFLECTOR
- ▨ ASPHALT
- ▨ GRAVEL
- X X X WIRE FENCE
- - - OELx ELECTRIC (OVERHEAD)
- - - Wx WATER



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S46° 48' 19"E	285.36'
L2	S36° 51' 41"E	193.11'
L3	S46° 48' 19"E	253.41'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2230.00'	218.47'	5°36'47"	S39° 41' 55"E	218.38'
C2	525.00'	361.98'	39°30'18"	S56° 35' 57"E	354.86'
C3	3285.00'	382.90'	6°40'42"	S06° 32' 33"W	382.69'
C4	3295.00'	742.73'	12°54'54"	S21° 24' 08"W	741.15'

**MATKINHOOVER**  
 ENGINEERING & SURVEYING  
 HEADQUARTERS  
 8 SPENCER ROAD SUITE 300  
 BOERNE, TEXAS 78006  
 OFFICE: 830.249.9600 FAX: 830.249.0099  
 3303 SHELL ROAD SUITE 3  
 GEORGETOWN, TEXAS 78628  
 OFFICE: 512.868.2344  
 GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347  
 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
 BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512  
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
 CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

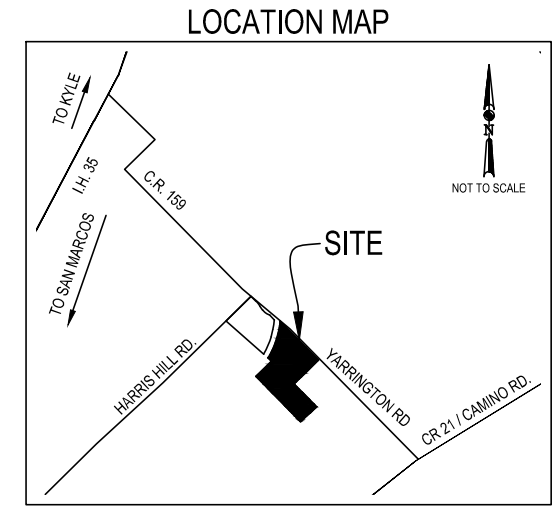
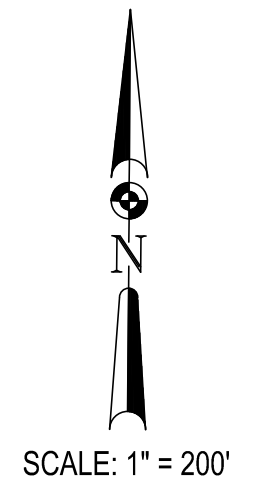
SCOTT F. AMMONS DATE: NOVEMBER 20, 2020  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6550  
 SAMMONS@MATKINHOOVER.COM  
 JOB NO. 20-4003 WHISPER EAST

**NOTES:**

1. FIELD WORK COMPLETED ON: 11-12-2020
  2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
  3. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GP NO. 20-3612-C, EFFECTIVE DATE: OCTOBER 30, 2020, ISSUED NOVEMBER 10, 2020.
  4. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 415 OF 495, COMMUNITY PANEL NO. 482050415F, DATED SEPTEMBER 2, 2005.
  5. THE TRACT SHOWN HEREON IS SUBJECT TO ALL HAYS COUNTY ORDINANCES AND RESTRICTIONS.
  6. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- LEGAL DESCRIPTION OF LAND PROVIDED:**  
 BEING 102.748 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS G. MCGEEHEE LEAGUE, ABSTRACT NO. 11, IN HAYS COUNTY, TEXAS, BEING THE SAME 102.748 ACRE TRACT CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-16013079, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- SURVEYOR COMMENTS RELATED SCHEDULE B EXCEPTIONS ITEM 10:**
- a. NOT SURVEY RELATED
  - b. NOT SURVEY RELATED
  - c. SHOWN HEREON IS AN ACCURATE AND COMPLETE SURVEY OF THE LAND
  - d. NOT SURVEY RELATED
  - e. NOT SURVEY RELATED
  - f. MAXWELL WATER SUPPLY EASEMENT (20) INCLUDES THE SUBJECT PROPERTY AS SHOWN HEREON
  - g. MAXWELL WATER SUPPLY EASEMENT (15) INCLUDES THE SUBJECT PROPERTY AS SHOWN HEREON
  - h. NOT SURVEY RELATED
  - i. NOT SURVEY RELATED
  - j. NOT SURVEY RELATED

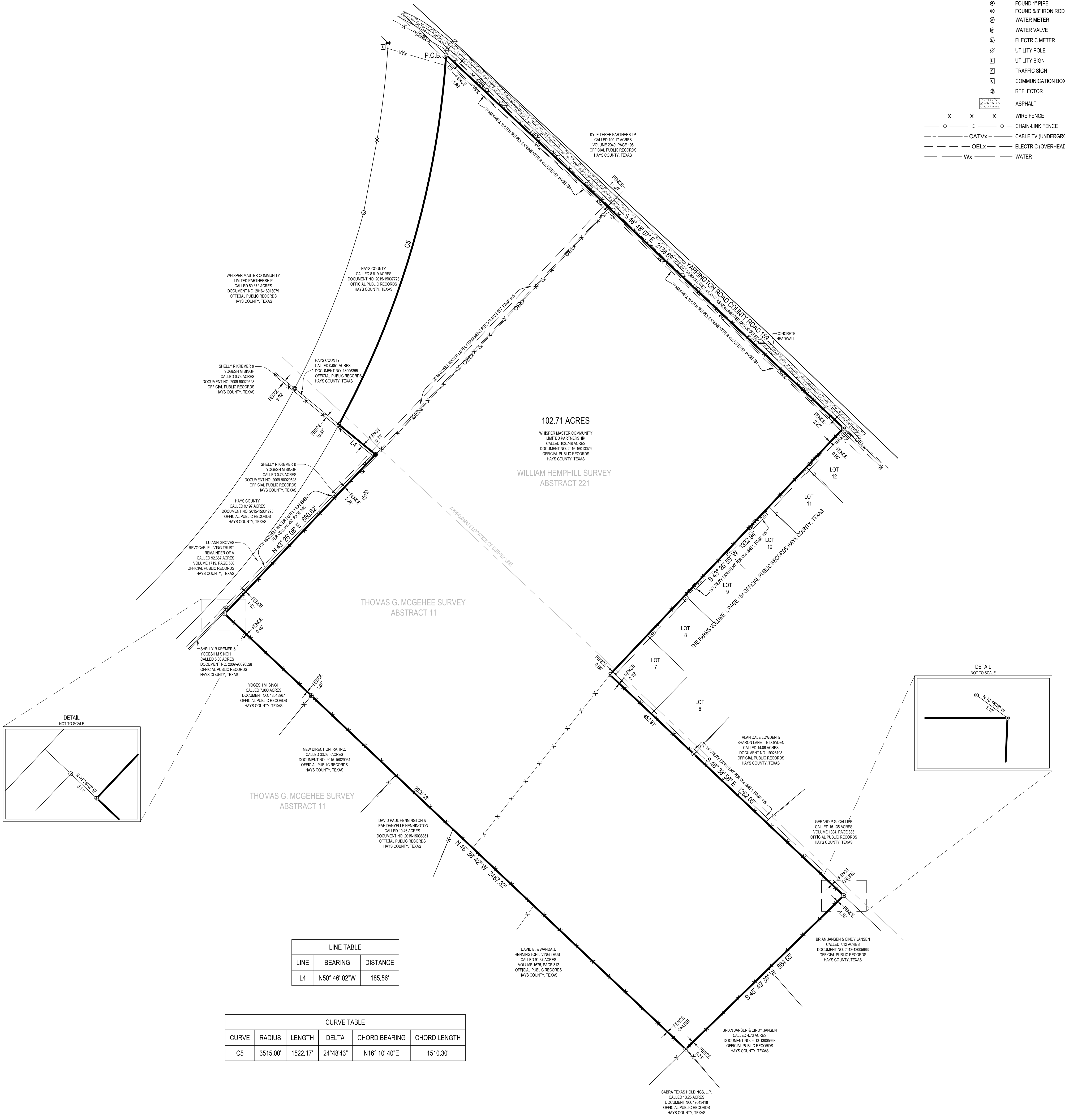
**TITLE SURVEY OF**

A 102.71 ACRE TRACT OF LAND, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, AND THE THOMAS G. MCGEEHEE SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 102.748 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



**LEGEND**

- P.O.B. POINT OF BEGINNING
- FOUND 12" IRON ROD WITH ORANGE PLASTIC CAP
- FOUND 12" IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "MCGRAV MCGRAV"
- FOUND 12" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BYRN SURVEY"
- FOUND MAG NAIL
- FOUND 12" IRON ROD
- FOUND 1" PIPE
- FOUND 5/8" IRON ROD
- WATER METER
- WATER VALVE
- ELECTRIC METER
- UTILITY POLE
- UTILITY SIGN
- TRAFFIC SIGN
- COMMUNICATION BOX
- REFLECTOR
- ASPHALT
- X — X — X WIRE FENCE
- ○ ○ CHAINLINK FENCE
- CATVx — CABLE TV (UNDERGROUND)
- OELx --- ELECTRIC (OVERHEAD)
- Wx WATER

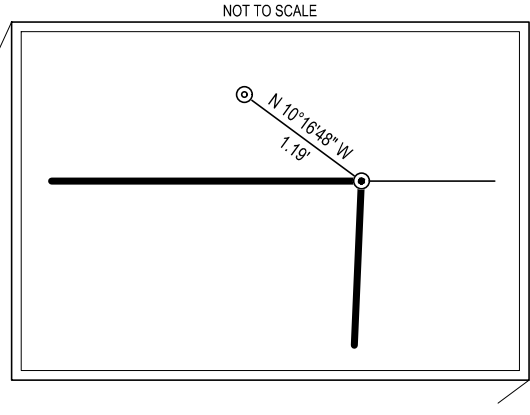
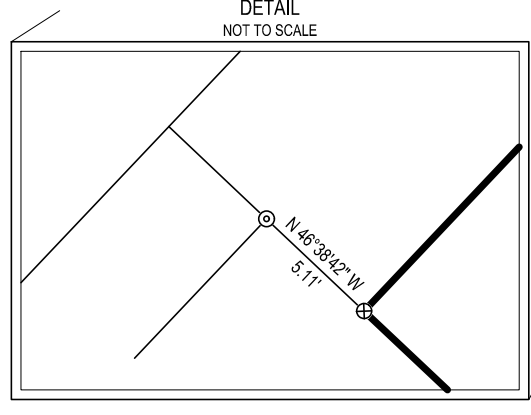


**LINE TABLE**

LINE	BEARING	DISTANCE
L4	N50° 46' 02" W	185.56'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C5	3515.00'	1522.17'	24° 48' 43"	N16° 10' 40" E	1510.30'



**MATKINHOOPER**  
 ENGINEERING & SURVEYING

HEADQUARTERS  
 8 SPENCER ROAD SUITE 300  
 BOERNE, TEXAS 78006  
 OFFICE: 817.249.0669 FAX: 817.249.0699  
 3303 SHELL ROAD SUITE 3  
 GEORGETOWN, TEXAS 78628  
 OFFICE: 512.368.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347  
 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
 BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-0045112

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
 CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

SCOTT F. AMMONS DATE: NOVEMBER 20, 2020  
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