

VICINITY MAP
(NOT TO SCALE)

WHISPER MULTIFAMILY FINAL PLAT

14.256 ACRES OUT OF
THE JOEL MINER SURVEY, ABSTRACT NO. 321,
HAYS COUNTY, TEXAS

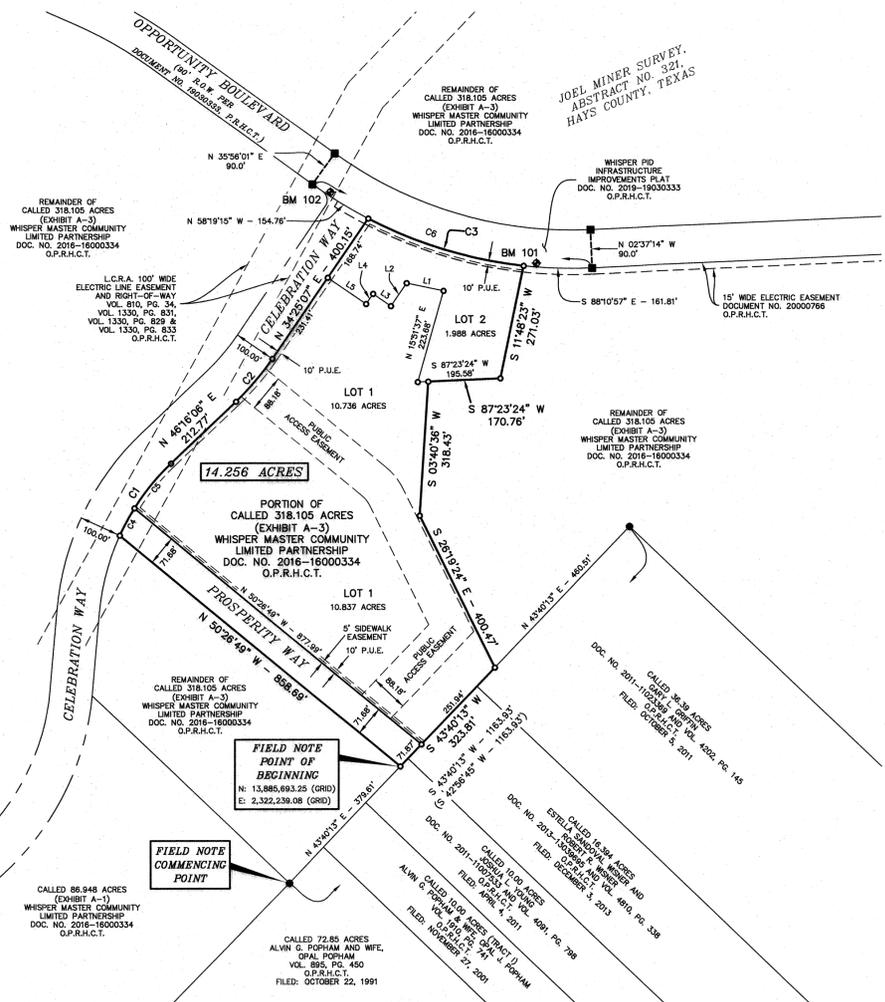
SCALE: 1" = 200'

OWNER/SUBDIVIDER: WHISPER APARTMENTS 1, LLC
ACREAGE: 14.256 ACRES
NUMBER OF LOTS: 2
SURVEY: JOEL MINER SURVEY, ABSTRACT NO. 321
HAYS COUNTY, TEXAS
ENGINEERED BY: HARRISON HUDSON, P.E.
KIMLEY-HORN
2600 VIA FORTUNA, SUITE 300
AUSTIN, TEXAS 78759
PH: (512) 646-2237
TBPE FIRM LICENSE NO. 928
SURVEYED BY: DANIEL M. FLAHERTY, R.P.L.S. NO. 5004
CP&Y, INC.
ONE CHISHOLM TRAIL, SUITE NO. 130
ROUND ROCK, TEXAS 78681
PH: (512) 248-0065
TBPLS FIRM LICENSE NO. 10194125

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL COORDINATE SYSTEM, NAD 83 (HARN '93), WHICH IS BASED ON THE TRIMBLE TRKNET, ALL TERRA VRS NETWORK. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9998901078.

BENCHMARK:
BENCHMARK NO. 101
CUT "X" SET ON THE SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF OPPORTUNITY BOULEVARD APPROXIMATELY 1970' EAST OF IH-35.
ELEVATION: 641.34' (NAVD '88 GEOID 12A)
BENCHMARK NO. 102
CUT "X" SET ON THE SOUTHWEST CORNER OF A STORM DRAIN CURB INLET ON THE SOUTH SIDE OF OPPORTUNITY BOULEVARD APPROXIMATELY 1467' EAST OF IH-35.
ELEVATION: 639.38' (NAVD '88 GEOID 12A)

- NOTES:**
- TELEPHONE SERVICE WILL BE PROVIDED BY CENTURY LINK.
 - THIS PLAT IS LOCATED WITHIN THE CITY OF SAN MARCOS.
 - THIS PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY.
 - THIS PLAT IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
 - THIS PLAT IS LOCATED WITHIN HAYS COUNTY ESD #3.
 - THIS SUBDIVISION FALLS WITHIN THE NON-SHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48209 C0392 F, SEPTEMBER 2, 2005 FOR HAYS COUNTY.
 - NO PORTION OF THIS PLAT LIES WITHIN THE EDWARDS' AQUIFER ZONES.
 - NO PORTION OF THIS PLAT LIES WITHIN THE SAN MARCOS RIVER CORRIDOR.
 - SIDEWALKS, PEDESTRIAN CROSSING AND OTHER PUBLIC AMENITIES THAT ARE TO BE DEDICATED TO THE CITY OF SAN MARCOS SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
 - THE MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN MARCOS OR HAYS COUNTY.
 - TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAYMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS' ASSOCIATIONS.
 - CITY OF SAN MARCOS CONTROL MONUMENTS GPS #11 AND GPS #22 WERE LOCATED AND TIED INTO THIS PLAT.
 - THIS PLAT AND LOTS THEREIN IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2017-46, APPROVED AUGUST 15, 2017.



LEGEND

- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DOUGET" FOUND
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&Y" SET (UNLESS OTHERWISE NOTED)
- ◆ = BENCHMARK
- () = RECORD CALL PER DOC. NO. 2016-16000334, O.P.R.H.C.T.
- [] = RECORD CALL PER DOC. NO. 2019-19030333, O.P.R.H.C.T.
- O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.T. = PLAT RECORDS, HAYS COUNTY, TEXAS

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	21°38'52"	555.00'	209.69'	208.45'	N 35°26'40" E
C2	11°50'59"	645.00'	133.40'	133.16'	N 40°20'36" E
C3	21°10'30"	1045.00'	386.20'	384.01'	S 73°09'17" E
C4	07°32'54"	555.00'	73.12'	73.06'	N 28°23'41" E
C5	14°05'58"	555.00'	136.57'	136.23'	N 39°13'07" E
C6	38°32'54"	1045.00'	703.07'	689.89'	S 73°20'55" E
[C6]	[38°32'54"]	[1045.00']	[703.07']	[689.89']	[S 73°20'55" E]

LINE	BEARING	LENGTH
L1	N 78°11'37" W	88.86'
L2	S 34°25'07" W	65.59'
L3	N 55°34'53" W	51.21'
L4	S 34°25'07" W	29.00'
L5	N 55°34'53" W	109.73'

Kimley»Horn
2600 VIA FORTUNA, SUITE 300
AUSTIN, TX 78746
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TBPE Firm No. 928

CP&Y
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681
512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPLS 10194125

PC-20-35

Proj. No. 2000303R	Sheet 1
Date: 06-30-2021	of 2
Drawing: 2000303R-PLAT	C-1704
Scale: 1" = 200'	

WHISPER MULTIFAMILY FINAL PLAT

14.256 ACRES OUT OF
THE JOEL MINER SURVEY, ABSTRACT NO. 321,
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHISPER APARTMENTS 1, LLC, OWNER OF THAT CERTAIN CALLED 14.256 ACRE TRACT OF LAND OUT OF THE JOEL MINER SURVEY, ABSTRACT NO. 321, SITUATED IN HAYS COUNTY, TEXAS, AS DESCRIBED IN DEED WITHOUT WARRANTY OF RECORD IN DOCUMENT NO. 2016-16000334, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE SAID 14.256 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

WHISPER MULTIFAMILY FINAL PLAT

SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2021 A.D.

BY: WHISPER APARTMENTS 1, LLC
4600 TRIANGLE AVE., UNIT 6102
AUSTIN, TEXAS 78751

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 2021 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 2021 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATION:

I, HARRISON HUDSON, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SUBDIVISION FALLS WITHIN THE NON-SHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48209 C0392 F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY.

HARRISON HUDSON, P.E. NO. 109973
ENGINEERING BY:
KIMLEY-HORN, TBPE F#928
2600 VIA FORTUNA DR.
BUILDING 1, SUITE NO. 300
AUSTIN, TEXAS 78746
PHONE: (512) 646-2237



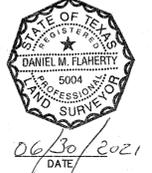
SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANIEL M. FLAHERTY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION IN MARCH AND SEPTEMBER, 2020.

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004
SURVEYING BY:
CP&Y, INC.
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
PHONE: (512) 248-0065
TBPLS FIRM LICENSE NO. 10194125



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TBPE Firm No. 928

THE STATE OF TEXAS §
COUNTY OF HAYS §

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CIP & ENGINEER DATE _____ CHAIRMAN, PLANNING & ZONING COMMISSION DATE _____

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE _____

RECORDING SECRETARY DATE _____

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE ____ DAY OF _____, 2021, A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY TEXAS, IN INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021, A.D.

ELAINE CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

CP&Y
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681
512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPLS 10194125

PC-20-35

Proj. No. 2000303R	Sheet 2
Date: 06-30-2021	of 2
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