

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Whisper Master Community Limited Partnership	Property Owner	Whisper Master Community Limited Partnership
Company	Whisper Master Community Limited Partnership	Company	Whisper Master Community Limited Partnership
Applicant's Mailing Address	100 NE Loop 410, Suite 775, San Antonio, Texas 78216	Owner's Mailing Address	100 NE Loop 410, Suite 775, San Antonio, Texas 78216
Applicant's Phone #	(512) 695-3532	Owner's Phone #	(512) 695-3532
Applicant's Email	rw4@cgminterests.com	Owner's Email	rw4@cgminterests.com

PROPERTY INFORMATION

Subject Property Address(es): SE Corner of Harris Hill and Yarrington Road

Legal Description: Lot _____ Block _____ Subdivision A0011 THOMAS G MCGEHEE SURVEY, TRACT PT 21, ACRES 102.74

Total Acreage: 79.901 **Tax ID #:** R147984

Preferred Scenario Designation: _____ **Existing Zoning:** _____

Existing Land Use(s): Farmland

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-3

Proposed Land Uses / Reason for Change: We would like to have this 79.901-acre parcel rezoned to CD-3 for the development of a residential subdivision.

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* \$1,057 plus \$100 per acre **Technology Fee** \$13 **MAXIMUM COST** \$3,013

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, RW McDonald, IV (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
See attached exhibit for property location (address).

I hereby authorize RW McDonald, IV (agent name) on behalf of
McDonald Development Group (agent company) to file this application for
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 04/11/2022

Printed Name, Title: RW McDonald, IV - Manager

Signature of Agent:  Date: 04/11/2022

Printed Name, Title: RW McDonald, IV - Manager

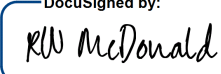
Form Updated October, 2019

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.

DocuSigned by:

Signature: 61D4DB8818FC454...

Date: 04/11/2022

Print Name: RW McDonald, IV

Form Updated October, 2019

FIELD NOTES FOR A 79.901 ACRE TRACT OF LAND

A **79.901 acre** tract of land, out of the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, Hays County, Texas and being a portion 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. Said **79.901 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southwest right-of-way line of County Road 159 (Yarrington Road), in the northeast line of said 102.748 acre tract and for the north corner of the tract described herein;

THENCE: S 46° 48' 07" E, with the southwest right-of-way line of said Yarrington Road and the northeast line of said 102.748 acre tract, a distance of **449.15 feet** to a found 1" iron pipe, for the north corner of The Farms, being a subdivision of record in Volume 1, Page 153, of the Official Public records of Hays County, Texas, the most northerly east corner of said 102.748 acre tract and of the tract described herein;

THENCE: S 43° 26' 59" W, with the northwest line of said The Farms and a east line of said 102.748 acre tract, a distance of **1332.94 feet** to a found 1" iron pipe for the west corner of said The Farms, an interior east corner of said 102.748 acre tract and the tract described herein;

THENCE: S 46° 38' 56" E, with the southwest line of said The Farms and a northeast line of said 102.748 acre tract, passing at a distance of 452.91 feet, a found 1/2" iron rod for the south corner of said The Farms and the west corner of a called 14.06 acre tract of land as described in Document No. 19026798, of the Official Public records of Hays County, Texas, continuing with the southwest line of said 14.06 acre tract and a called 15.135 acre tract of land as described in Volume 1304, Page 833, of the Official Public Records of Hays County, Texas, for a total distance of **1262.05 feet**, to a found 1" iron pipe for the north corner of a called 7.12 acre tract of land as described in Document No. 2013-13005963, of the Official Public records of Hays County, Texas, the most southerly east corner of said 102.748 acre tract and of the tract described herein, from which a found 1/2" iron rod bears, N 10° 16' 48" W, a distance of 1.19 feet;

THENCE: S 45° 49' 30" W, with the northwest line of said 7.12 acre tract, a called 4.73 acre tract of land described as described in Document No. 2013-13005963, of the Official Public records of Hays County, Texas, and the southeast line of said 102.748 acre tract, a distance of **864.65 feet** to a found 1/2" iron rod for the west corner of said 4.73 acre tract, the north corner of a called 13.25 acre tract of land as described in Document No. 17043418, of the Official Public records of Hays County, Texas, the east corner of a called 91.37 acre tract of land as described in Volume 1675, Page 312, of the Official Public Records of Hays County, Texas, the south corner of said 102.748 acre tract and the tract described herein;

THENCE: N 46° 38' 42" W, with the northeast line of said 91.37 acres, a called 10.46 acre tract of land as described in Document No. 2015-15038861, of the Official Public records of Hays County, Texas, a called 33.020 acre tract of land as described in Document No. 2015-15029961, of the Official Public Records of Hays County, Texas, a called 7.000 acre tract of land as described in Document No. 18043967, of the Official Public Records of Hays County, Texas, and the southwest line of said 102.748 acre tract, passing at a distance of 2020.33 feet, a found 1/2" iron rod with a yellow plastic cap stamped "Byrn Survey" for the north corner of said 33.020 acre tract and the east corner of said 7.000 acre tract, continuing for a total distance of **2487.32 feet** to a found 5/8" iron rod for the south corner of a called 0.73 acre tract of land as described in Document No. 2009-90020528, of the Official Public records of Hays County, Texas, the west corner of said 102.748 acre tract and the tract described herein, from which a found 1/2" iron rod bears N 46° 38' 42" W, a distance of 5.11 feet, for the north corner of said 7.000 tract and the northeast corner of a called 5.00 acre tract of land as described in Document No. 2009-90020528, of the Official Public Records of Hays County, Texas;

THENCE: With the common line of said 0.73 acre tract and said 102.748 acre tract, the following two (2) courses:

1. **N 43° 25' 08" E**, a distance of **860.62 feet**, to a found mag nail for corner, and
2. **N 50° 46' 02" W**, a distance of **185.56 feet**, to a found 1/2" iron rod with an orange plastic cap for the east corner of a called 0.051 acre tract of land as described in Document No. 18005355, of the Official Public Records of Hays County, Texas, the south corner of a called 8.819 acre tract of land as described in Document No. 2015-15037723, of the Official Public Records of Hays County, Texas, a westerly corner and point of curvature for said 102.748 acre tract and the tract described herein;

THENCE: With the southeast line of said 8.819 acre tract and a west line of said 102.748 acre tract, being a non-tangent curve to the to the left having a radius of **3515.00 feet**, an arc length of **403.19 feet**, a delta angle of **6° 34' 20"** and a chord that bears, **N 25° 17' 51" E**, a distance of **402.97 feet** to a point of non-tangency and the northwest corner of the tract described herein;

THENCE: Across said 102.748 acre tract, the following five (5) courses:

1. **S 46° 38' 40" E**, a distance of **52.48 feet** to a point of curvature,
2. With a curve to the left having a radius of **750.00 feet**, an arc length of **655.71 feet**, a delta angle of **50° 05' 33"** and a chord bears, **S 71° 41' 27" E**, a distance of **635.03 feet** to a point of tangency,
3. **N 83° 15' 46" E**, a distance of **720.15 feet** to a point of curvature,
4. With a curve to the left having a radius of **150.00 feet**, an arc length of **104.89 feet**, a delta angle of **40° 03' 53"** and a chord bears, **N 63° 13' 50" E**, a distance of **102.77 feet** to a point of tangency, and
5. **N 43° 11' 53" E**, a distance of **47.18 feet** to the **POINT OF BEGINNING** and containing **79.901 acres** of land situated in Hays County, Texas.

Note: The 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. A survey plat was prepared by a separate document. Field work completed on November 16, 2020.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

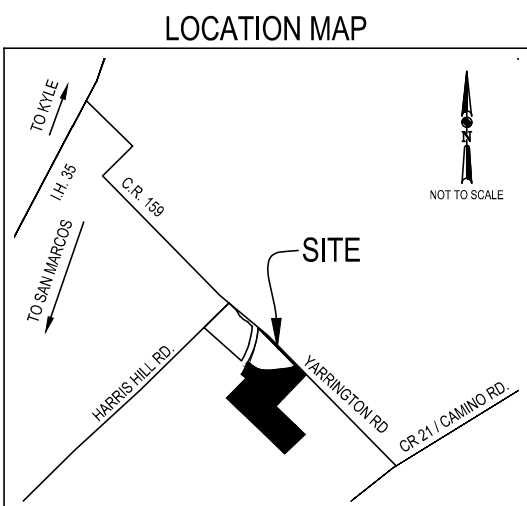
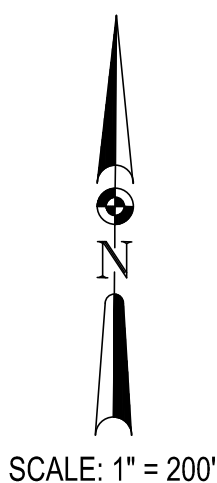


Job # 20-4003 79.901 Acres

Date: March 25, 2022

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. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

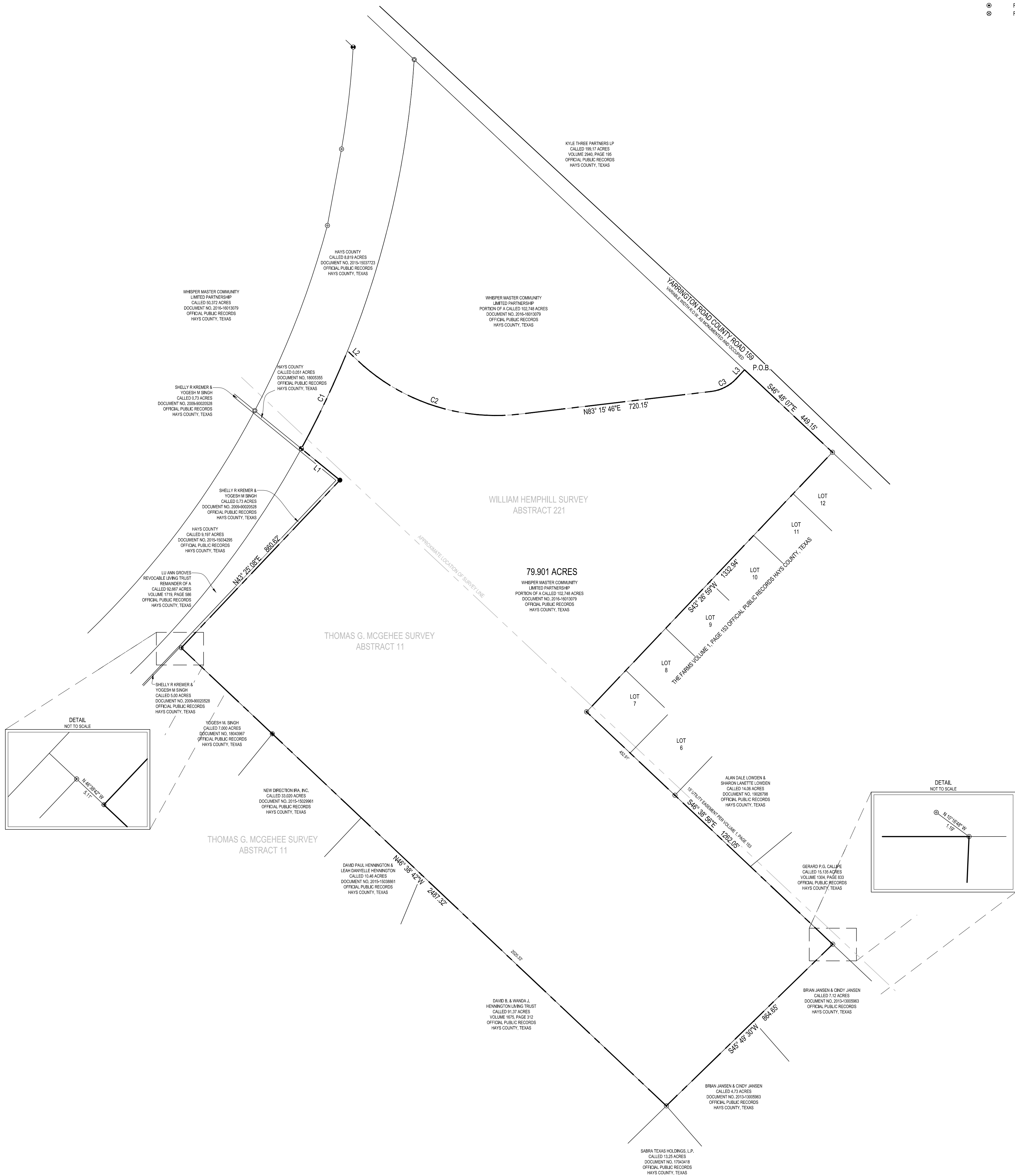
A 79.901 ACRE TRACT OF LAND, OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT 221, AND THE THOMAS MCGEEHAY SURVEY, ABSTRACT 11, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.748 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2016-16013079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50° 46' 02"W	165.56'
L2	S46° 38' 40"E	52.48'
L3	N43° 11' 53"E	47.18'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	3515.00'	403.19'	6°34'20"	N25° 17' 51"E	402.97'
C2	750.00'	655.71'	50°05'33"	S71° 41' 27"E	635.03'
C3	150.00'	104.89'	40°03'53"	N63° 13' 50"E	102.77'

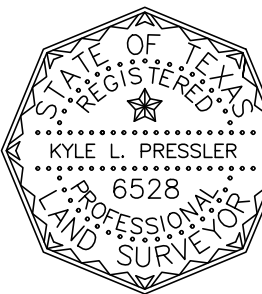
- | P.O.B. | POINT OF BEGINNING |
|--------|---|
| ● | FOUND 1/2" IRON ROD
WITH ORANGE PLASTIC CAP |
| ⊕ | FOUND 1/2" IRON ROD WITH
A ORANGE PLASTIC CAP
STAMPED "MCGRAY MCGRAY" |
| ● | FOUND 1/2" IRON ROD
WITH A YELLOW PLASTIC
CAP MARKED "BYRN SURVEY" |
| ● | FOUND MAG NAIL |
| ⊙ | FOUND 1/2" IRON ROD |
| ⊙ | FOUND 1" PIPE |
| ⊗ | FOUND 5/8" IRON ROD |




HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

ENGINEERING & SURVEYING

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




KYLE L. PRESSLER DATE: MARCH 25, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8528
KYLE.PRESSLER@MATINHOOVER.COM
JOB NO. 20-4003 WHISPER EAST - SOUTH ZONING PARCEL