

X:\Departments\Geospatial\Projects\1304--002 Whisper\CADD\dwg\Working\1304--002 PLAT ROW.dwg

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS, THAT, WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH ROBERT W. McDONALD III, BEING THE OWNER OF 706.150 ACRES OF LAND SITUATED IN THE JOEL MINER SURVEY, ABSTRACT NO. 321 AND THE WILLIAM WARD SURVEY, ABSTRACT NO. 467, RECORDED IN VOLUME 773, PAGE 816, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS, VOLUME 52, PAGE 68, VOLUME 850, PAGE 595, DEED RECORDS OF HAYS COUNTY, TEXAS, VOLUME 720, PAGE 152, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 714, PAGE 603, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 25.615 ACRES OF LAND TO BE KNOWN AS "WHISPER PID INFRASTRUCTURE IMPROVEMENTS PLAT", IN ACCORDANCE WITH THIS PLAT, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

WITNESS MY HAND THIS ____DAY OF _____, 20____.

BY: _____
ROBERT W. McDONALD III, MANAGER
WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP
9811 S. IH35
AUSTIN, TX 78744

STATE OF TEXAS
COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ROBERT W. McDONALD III, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 2019.

BY: _____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS:
THAT, ELAINE H. CARDENAS, MBA, PHD., CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORDS IN MY OFFICE ON THE ____ DAY OF _____, 2019, A.D., IN THE PLAT

RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND

AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE ____ DAY OF _____, 2019 A.D. FILED FOR RECORD AT ____ O'CLOCK ____ THIS THE ____ DAY OF _____, 2019, A.D.

BY: _____ DATE
ELAINE H. CARDENAS, MBA, PHD.
COUNTY CLERK
HAYS COUNTY, TEXAS

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

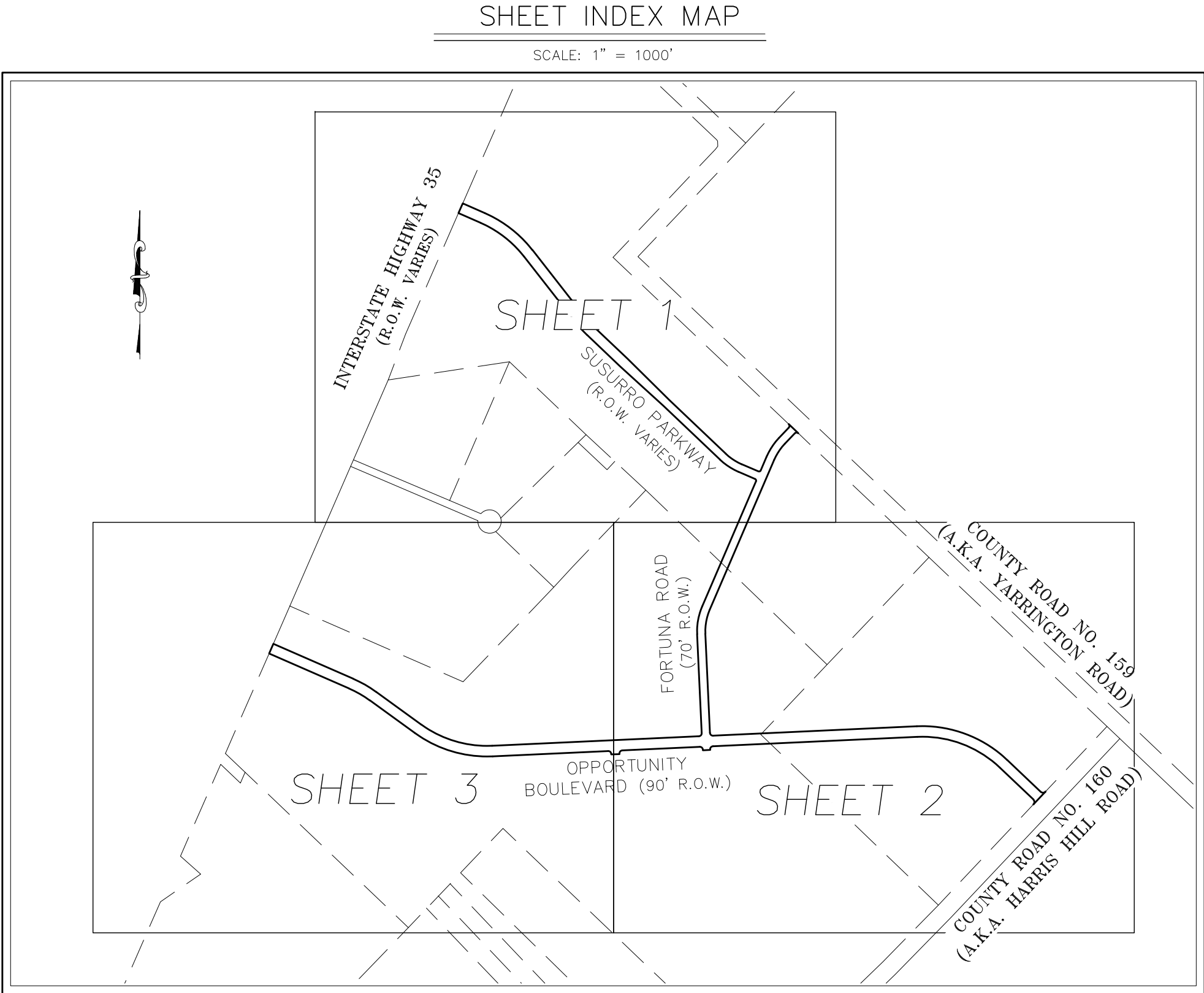
STATE OF TEXAS
COUNTY OF HAYS
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT STATE STANDARDS.

BY: _____ DATE
JOE GRASSO
REGISTERED PROFESSIONAL ENGINEER
NO. 73285 - STATE OF TEXAS
DOUCET & ASSOCIATES, INC
7401 B HIGHWAY 71 WEST
AUSTIN, TX 78735
512.583.2600



STATE OF TEXAS
COUNTY OF HAYS
I, GARRETT CAVAIUOLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____ DATE
GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 67145
DOUCET & ASSOCIATES
GCAVAIUOLO@DOUCETENGINEERS.COM



NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, GROUNDWATER AVAILABILITY, RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE R.S. C.F.M.,
HAYS COUNTY FLOODPLAIN
ADMINISTRATOR

CAITLYN STRICKLAND
DIRECTOR,
HAYS COUNTY DEVELOPMENT
AND COMMUNITY SERVICES

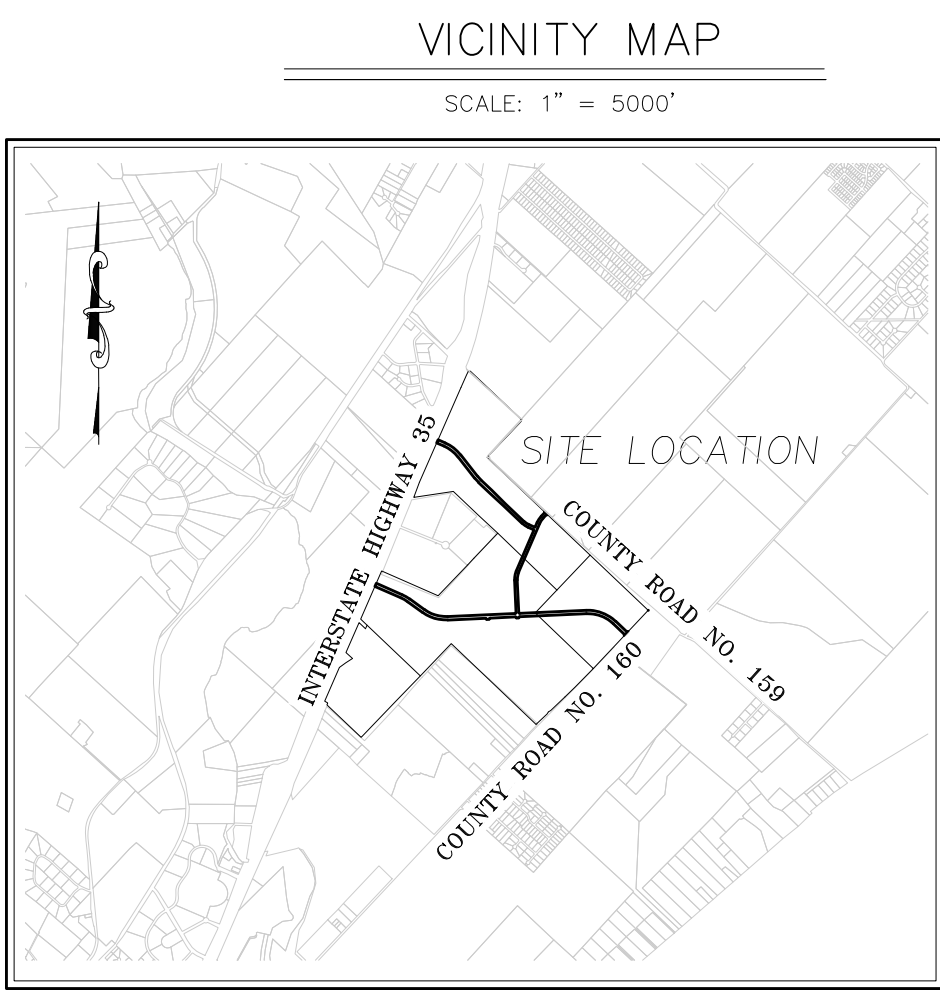
UTILITY NOTE:
WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
201 SOUTH AVENUE F
JOHNSON CITY, TEXAS 78636

AQUIFER NOTE:
THIS PROJECT IS NOT IN THE EDWARD AQUIFER RECHARGE ZONE.

FLOODPLAIN NOTES:
1. ACCORDING TO THE CITY-ADOPTED FLOOD MAPS AND MODEL, THIS SITE IS SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS.

2. A COMPLETED, SIGNED, AND DATED FLOODPLAIN DEVELOPMENT PERMIT APPLICATION AND FEE WILL BE REQUIRED FOR EACH LOT ON THIS SITE WHEN IT IS DEVELOPED.



PROJECT ADDRESS:

THIS PROJECT IS LOCATED EAST OF IH 35 AND SOUTH OF YARRINGTON ROAD (COUNTY ROAD NO. 159) WITHIN THE FULL JURISDICTION OF THE CITY OF SAN MARCOS.

NOTES:

- THIS PLAT IS ONLY FOR THE RIGHT OF WAY DEDICATION PER THE PID AGREEMENT RESOLUTION 2014-143R APPROVED ON THE 6TH DAY OF OCTOBER 2014.
- DRAINAGE EASEMENTS SHOWN ON THE PLAN SHALL BE DEDICATED AND RECORDED BY SEPARATE INSTRUMENT PRIOR TO RECORDING THIS PLAT.
- DRAINAGE IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- THE WATER AND WASTEWATER LINES AND STRUCTURES PROPOSED WITHIN THE RIGHT OF WAY SHALL BE INSTALLED PER THE CITY OF SAN MARCOS STANDARDS.
- THE DRAINAGE LINES AND STRUCTURES PROPOSED WITHIN THE RIGHT OF WAY SHALL BE INSTALLED PER THE CITY OF SAN MARCOS STANDARDS.
- 10 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE PROPOSED ROADWAYS.

AREA TABLE

- TOTAL ACREAGE: 25.615 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 25.615 ACRES
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 13,175' LINEAR FEET.

TOTAL NUMBER OF LOTS: 0
SINGLE FAMILY: 0
OPEN SPACE: 0
PRIVATE STREET: 0

ROW AREA SUMMARY		LOT SUMMARY	
STREET NAME	ACRES/SQUARE FEET	RIGHT-OF-WAY	25.615 AC.
OPPORTUNITY BLVD.	6.510 AC/283,585 SQ FT	S.F. LOTS	0 AC.
FORTUNA ROAD	4.484 AC/195,323 SQ FT	OPEN SPACE LOTS	0 AC.
SUSURRO PARKWAY	14.621 AC/636,890 SQ FT		
TOTAL	25.615 AC/1,115,789 SQ FT	TOTAL	25.615 AC.

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
OPPORTUNITY BOULEVARD	4,591' L.F.	2 - 24' FF	90'
OPPORTUNITY BOULEVARD	2,425' L.F.	1 - 38' FF	90'
FORTUNA ROAD	2,859' L.F.	1 - 38' FF	70'
SUSURRO PARKWAY	2,250' L.F.	2 - 24' FF	VARIES
SUSURRO PARKWAY	1,291' L.F.	1 - 38' FF	VARIES

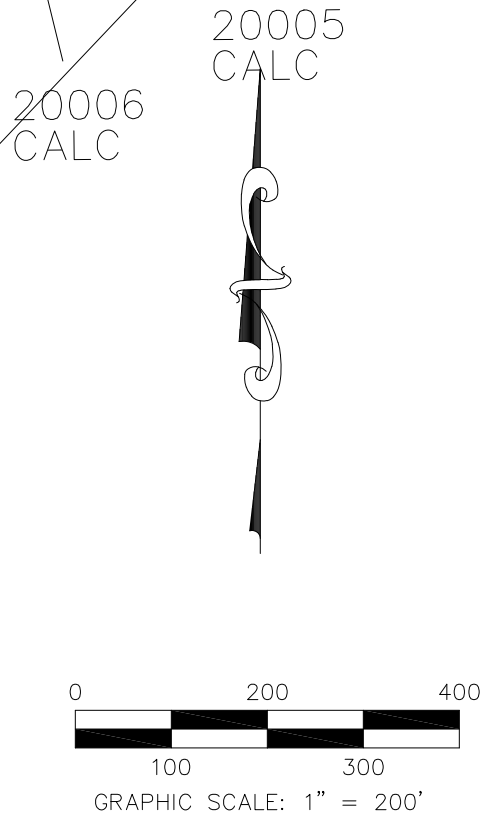
WHISPER PID INFRASTRUCTURE IMPROVEMENTS PLAT

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date: 07/29/2019
Scale: 1"=100'
Drawn by: DK/JRT
Reviewer: EAP/GC
Project: 1304-002
Sheet: 1 of 4
Field Book: 381
Party Chief: ADM
Survey Date: 01/26/2018

WHISPER PID INFRASTRUCTURE
IMPROVEMENTS PLAT

(111.93 ACRES)
YARRINGTON PARTNERS LTD.
VOLUME 2494, PAGE 403
DOC. NO. 04018594
O.P.R.H.C.T.



(203.538 ACRES)
FM 158 LAND LTD
VOL. 2702, PGS. 613-666 D.R.H.C.T.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	517.12'	1045.00'	28°21'10"	S52°11'08"E	511.86'
C2	141.43'	955.00'	08°29'06"	S42°15'06"E	141.30'
C3	164.01'	465.00'	20°12'33"	S56°35'55"E	163.16'
C4	21.99'	14.00'	90°00'00"	N68°17'48"E	19.80'
C5	188.70'	535.00'	20°12'33"	N33°24'05"E	187.73'
C6	31.42'	20.00'	90°00'00"	N01°29'39"W	28.28'
C7	31.42'	20.00'	90°00'00"	S88°30'17"W	28.28'
C8	164.01'	465.00'	20°12'33"	S33°24'05"W	163.16'
C9	210.36'	465.00'	25°55'11"	S10°20'13"W	208.57'
C10	39.27'	25.00'	90°00'00"	S47°37'22"E	35.36'
C11	841.46'	1045.00'	46°08'10"	S69°33'17"E	818.91'
C12	47.20'	30.00'	90°08'49"	N88°26'23"E	42.48'
C13	47.18'	30.00'	90°06'10"	N01°41'06"W	42.46'
C14	410.25'	955.00'	24°36'47"	N58°47'36"W	407.10'
C15	49.41'	30.00'	94°22'13"	S61°42'54"W	44.01'
C16	92.04'	925.00'	05°42'04"	N76°02'10"W	92.00'
C17	49.77'	30.00'	95°03'20"	N32°59'52"W	44.26'
C18	201.63'	955.00'	12°05'50"	N86°34'27"W	201.26'
C19	39.27'	25.00'	89°59'59"	S42°22'36"W	35.36'
C20	39.27'	25.00'	90°00'04"	N47°37'24"W	35.36'
C21	38.06'	25.00'	87°13'23"	S43°45'57"W	34.49'
C22	40.48'	25.00'	92°46'37"	N46°14'03"W	36.20'
C23	38.06'	25.00'	87°13'23"	S43°45'57"W	34.49'
C24	40.48'	25.00'	92°46'37"	N46°14'30"W	36.20'
C25	703.07'	1045.00'	38°32'54"	N73°20'55"W	689.89'
C26	205.23'	955.00'	12°18'46"	N60°13'51"W	204.83'
C27	24.35'	15.50'	90°01'38"	S68°37'35"W	21.93'
C28	224.57'	1045.00'	12°18'46"	S60°13'51"E	224.14'
C29	642.52'	955.00'	38°32'54"	S73°20'55"E	630.47'
C30	39.27'	25.00'	90°00'00"	N42°22'38"E	35.36'
C31	242.02'	535.00'	25°55'11"	N10°20'13"E	239.97'
C32	21.99'	14.00'	90°00'00"	N21°42'12"W	19.80'
C33	188.70'	535.00'	20°12'33"	N56°35'55"W	187.73'
C34	154.75'	1045.00'	08°29'06"	N42°15'06"W	154.61'
C35	472.58'	955.00'	28°21'10"	N52°11'08"W	467.77'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°37'22"E	5.00'
L2	S87°22'38"W	50.00'
L3	N02°37'22"W	5.00'
L4	S02°37'22"E	6.21'
L5	S87°22'38"W	90.22'
L6	N02°37'22"W	3.79'
L7	S02°37'22"E	6.21'
L8	S87°22'38"W	52.18'
L9	N02°37'22"W	3.79'

(252.883 ACRES)
FM 158 LAND LTD
VOL. 2702, PGS. 613-666 D.R.H.C.T.

(11.867 ACRES)
HAYS COUNTY OF TEXAS
VOL. 1649, PG. 83
D.R.H.C.T.

50' R.O.W. EASEMENT
VOLUME 230, PAGE 118
VOLUME 182, PAGE 429
VOLUME 181, PAGE 129
D.R.H.C.T.

(318.105 ACRES)
WHISPER MASTER COMMUNITY LIMITED
PARTNERSHIP
DOC. NO. 16000334
O.P.R.H.C.T.

SAN MARCOS TECHNOLOGY PARK
VOL. 5, PG. 147-151
P.R.H.C.T.

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND
(BENT)

(85.81 ACRES)
WHISPER MASTER
COMMUNITY LIMITED
PARTNERSHIP
DOC. NO. 16011214
O.P.R.H.C.T.

INTERSTATE HIGHWAY 35
(R.O.W. VARIES)

COUNTY ROAD NO. 159
(A.K.A. YARRINGTON ROAD)
(R.O.W. VARIES)

WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221
JOEL MINER SURVEY, ABSTRACT NO. 321

SUSURRO PARKWAY (R.O.W. VARIES)

WILLIAM WARD SURVEY, ABSTRACT NO. 467
JOEL MINER SURVEY, ABSTRACT NO. 321

TECHNOLOGY WAY

FORTUNA ROAD (70' R.O.W.)

MATCHLINE SHEET 3

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Geospatial

7401 B. Highway 71 W, Suite 160

Austin, Texas 78735, Phone: (512)-583-2600

www.doucetengineers.com

TBPLS Firm #10105800 / TBPE Firm #3937

Date: 07/29/2019

Scale: 1"=100'

Drawn by: DK/JRT

Reviewer: EAP/GC

Project: 1304-002

Sheet: 2 of 4

Field Book: 381

Party Chief: ADM

Survey Date: 01/26/2018

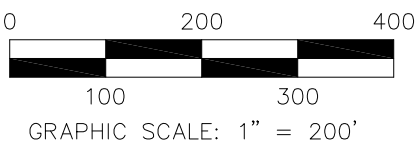
WHISPER PID INFRASTRUCTURE
IMPROVEMENTS PLAT

MATCHLINE SHEET 2

LEGEND

	SUBJECT PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	EXISTING EASEMENT LINE
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "DOUCET" CAP SET
	CALCULATED POINT
	COTTON SPINDLE FOUND
	NAIL FOUND
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION

50' R.O.W. EASEMENT
VOLUME 230, PAGE 118
VOLUME 182, PAGE 429
VOLUME 181, PAGE 129
D.R.H.C.T.



(85.81 ACRES)
WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP
DOC. NO. 16011214
O.P.R.H.C.T.

(252.883 ACRES)
FM 158 LAND LTD
VOL. 2702, PGS. 613-666
D.R.H.C.T.

(34.00 ACRES)
LASALLE HOLDINGS LTD
VOL. 2909, PG. 684
DOC. NO. 06011869
D.R.H.C.T.

(171.236 ACRES)
LASALLE HOLDINGS LTD
VOL. 3030, PG. 657
D.R.H.C.T.

(99.80 ACRES)
WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP
DOC. NO. 16000334
O.P.R.H.C.T.

(318.105 ACRES)
WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP
DOC. NO. 16000334
O.P.R.H.C.T.

(318.105 ACRES)
WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP
DOC. NO. 16000334
O.P.R.H.C.T.

(51.372 ACRES)
WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP
DOC. NO. 16013079
O.P.R.H.C.T.

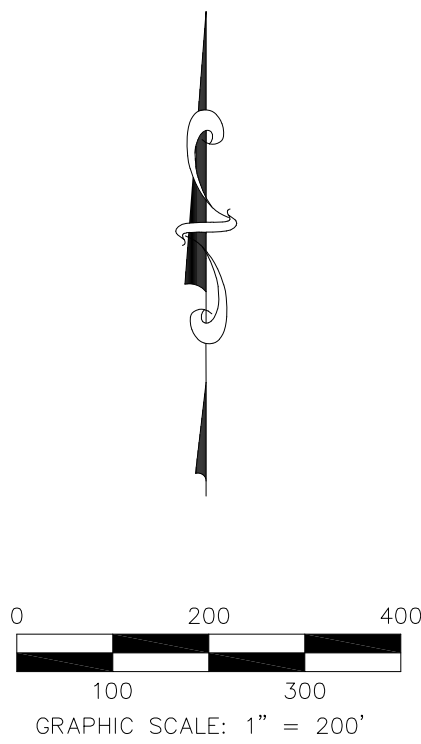
MATCHLINE SHEET 4

X:\Departments\Geospatial\Projects\1304-002 Whisper\CAD\eng Working\1304-002 PLAT ROW.dwg

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Sheet:	3 of 4
Field Book:	381
Party Chief:	ADM
Survey Date:	01/26/2018

WHISPER PID INFRASTRUCTURE
IMPROVEMENTS PLAT



TECHNOLOGY
WAY

LOT 4

SAN MARCOS TECHNOLOGY PARK
VOL. 5, PG. 147-151
P.R.H.C.T.

CITY OF SAN MARCOS GPS CONTROL
POINT #10 ALUMINUM DISC IN CONCRETE
GRID NORTHING : 13888162.7100'
GRID EASTING : 2320954.7900'
ELEVATION=629.35'

LOT 1A, BLOCK 1, SAN MARCOS
TECHNOLOGY PARK
VOL. 13, PGS. 94-98
P.R.H.C.T.

20022
CALC

N48°43'24"W
20.37'

350.50'

1/2" IRON ROD WITH
"CHAP" CAP FOUND

100' L.C.R.A. ELECTRIC EASEMENT
VOLUME 810, PAGE 43
D.R.H.C.T.

20021
CALC

(318.105 ACRES)
WHISPER MASTER COMMUNITY LIMITED
PARTNERSHIP
DOC. NO. 16000334
O.P.R.H.C.T.

INTERSTATE HIGHWAY 35
(R.O.W. VARIES)

N23°38'08"E
105.50'

N23°38'08"E
350.50'

S66°23'14"E 740.27'
N66°23'14"W 724.80'

(318.105 ACRES)
WHISPER MASTER COMMUNITY
LIMITED PARTNERSHIP
DOC. NO. 16000334
O.P.R.H.C.T.

100' L.C.R.A. ELECTRIC EASEMENT
VOLUME 810, PAGE 34
D.R.H.C.T.

C28

C26

S54°04'28"E 472.88'

N54°04'26"W 472.88'

C29

C25

N87°22'38"E 1757.54'

OPPORTUNITY BOULEVARD (90' R.O.W.)

S87°22'38"W 991.18'

C24
L9

20023
CALC

3/4" IRON PIPE
FOUND AT
N15°57'24"E 0.59'

20042
CALC

20024
CALC

LARRY WEHRMAN AND JEAN
WEHRMAN TRUSTEES
NO DEED OF RECORD
FOUND

(80.288 ACRES)
WHISPER MASTER COMMUNITY
LIMITED PARTNERSHIP
DOC. NO. 16000334
O.P.R.H.C.T.

20026
CALC

50' R.O.W. EASEMENT
VOLUME 230, PAGE 118
VOLUME 182, PAGE 429
VOLUME 181, PAGE 129
D.R.H.C.T.

20041

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