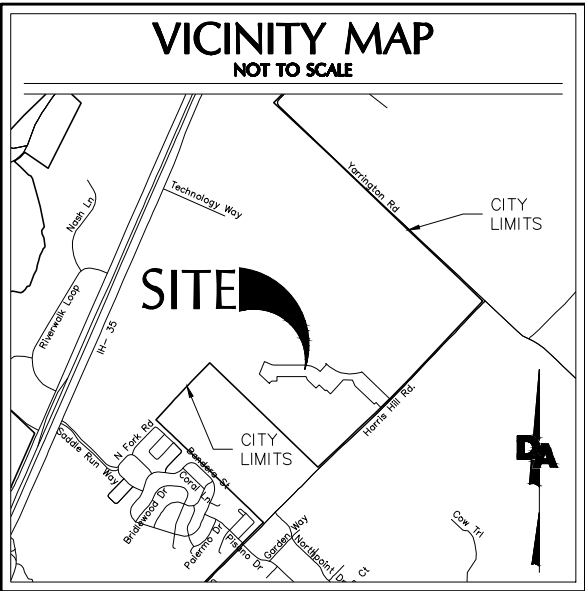


WHISPER MIXED USE SUBDIVISION - PHASE 1B



CITY OF SAN MARCOS MARKER  
N: 13,888,162.95  
E: 2,320,954.59

P.O.B.  
N=13,885,903.54'  
E=2,323,517.14'

BLOCK M

WHISPER MIXED USE SUBDIVISION - PHASE 1A  
CALLED 88.13 ACRES  
DOC. NO. 20020166  
P.R.H.C.T.

BLOCK M

SOLITUDE DR.

BLOCK K

135 RESIDENTIAL DEVELOPMENT, LLC  
CALLED 130.641 ACRES  
DOC. NO. 19014345  
O.P.R.H.C.T.

JOEL MINER SURVEY  
ABSTRACT NO. 321

FUTURE PHASE

GOLDEN GROVE PKWY

BLOCK R

BLOCK L

BLOCK F

BLOCK I

BLOCK J

BLOCK K

BLOCK L

BLOCK M

BLOCK N

BLOCK O

BLOCK P

BLOCK Q

BLOCK R

BLOCK S

BLOCK T

BLOCK U

BLOCK V

BLOCK W

BLOCK X

BLOCK Y

BLOCK Z

BLOCK AA

BLOCK AB

BLOCK AC

BLOCK AD

BLOCK AE

BLOCK AF

BLOCK AG

BLOCK AH

BLOCK AI

BLOCK AJ

BLOCK AK

BLOCK AL

BLOCK AM

BLOCK AN

BLOCK AO

BLOCK AP

BLOCK AQ

BLOCK AR

BLOCK AS

BLOCK AT

BLOCK AU

BLOCK AV

BLOCK AW

BLOCK AX

BLOCK AY

BLOCK AZ

BLOCK BA

BLOCK BB

BLOCK BC

BLOCK BD

BLOCK BE

BLOCK BF

BLOCK BG

BLOCK BH

BLOCK BI

BLOCK BJ

BLOCK BK

BLOCK BL

BLOCK BM

BLOCK BN

BLOCK BO

BLOCK BP

BLOCK BQ

BLOCK BR

BLOCK BS

BLOCK BT

BLOCK BU

BLOCK BV

BLOCK BW

BLOCK BX

BLOCK BY

BLOCK BZ

BLOCK CA

BLOCK CB

BLOCK CC

BLOCK CD

BLOCK CE

BLOCK CF

BLOCK CG

BLOCK CH

BLOCK CI

BLOCK CJ

BLOCK CK

BLOCK CL

BLOCK CM

BLOCK CN

BLOCK CO

BLOCK CP

BLOCK CQ

BLOCK CR

BLOCK CS

BLOCK CT

BLOCK CU

BLOCK CV

BLOCK CW

BLOCK CX

BLOCK CY

BLOCK CZ

BLOCK DA

BLOCK DB

BLOCK DC

BLOCK DD

BLOCK DE

BLOCK DF

BLOCK DG

BLOCK DH

BLOCK DI

BLOCK DJ

BLOCK DK

BLOCK DL

BLOCK DM

BLOCK DN

BLOCK DO

BLOCK DP

BLOCK DQ

BLOCK DR

BLOCK DS

BLOCK DT

BLOCK DU

BLOCK DV

BLOCK DW

BLOCK DX

BLOCK DY

BLOCK DZ

BLOCK EA

BLOCK EB

BLOCK EC

BLOCK ED

BLOCK EE

BLOCK EF

BLOCK EG

BLOCK EH

BLOCK EI

BLOCK EJ

BLOCK EK

BLOCK EL

BLOCK EM

BLOCK EN

BLOCK EO

BLOCK EP

BLOCK EQ

BLOCK ER

BLOCK ES

BLOCK ET

BLOCK EU

BLOCK EV

BLOCK EW

BLOCK EX

BLOCK EY

BLOCK EZ

BLOCK FA

BLOCK FB

BLOCK FC

BLOCK FD

BLOCK FE

BLOCK FF

BLOCK FG

BLOCK FH

BLOCK FI

BLOCK FJ

BLOCK FK

BLOCK FL

BLOCK FM

BLOCK FN

BLOCK FO

BLOCK FP

BLOCK FQ

BLOCK FR

BLOCK FS

BLOCK FT

BLOCK FU

BLOCK FV

BLOCK FW

BLOCK FX

BLOCK FY

BLOCK FZ

BLOCK GA

BLOCK GB

BLOCK GC

BLOCK GD

BLOCK GE

BLOCK GF

BLOCK GG

BLOCK GH

BLOCK GI

BLOCK GJ

BLOCK GK

BLOCK GL

BLOCK GM

BLOCK GN

BLOCK GO

BLOCK GP

BLOCK GQ

BLOCK GR

BLOCK GS

BLOCK GT

BLOCK GU

BLOCK GV

BLOCK GW

BLOCK GX

BLOCK GY

BLOCK GZ

BLOCK HA

BLOCK HB

BLOCK HC

BLOCK HD

BLOCK HE

BLOCK HF

BLOCK HG

BLOCK HH

BLOCK HI

BLOCK HJ

BLOCK HK

BLOCK HL

BLOCK HM

BLOCK HN

BLOCK HO

BLOCK HP

BLOCK HQ

BLOCK HR

BLOCK HS

BLOCK HT

BLOCK HU

BLOCK HV

BLOCK HW

BLOCK HX

BLOCK HY

BLOCK HZ

BLOCK IA

BLOCK IB

BLOCK IC

BLOCK ID

BLOCK IE

BLOCK IF

BLOCK IG

BLOCK IH

BLOCK II

BLOCK IJ

BLOCK IK

BLOCK IL

BLOCK IM

BLOCK IN

BLOCK IO

BLOCK IP

BLOCK IQ

BLOCK IR

BLOCK IS

BLOCK IT

BLOCK IU

BLOCK IV

BLOCK IW

BLOCK IX

BLOCK IY

BLOCK IZ

BLOCK JA

BLOCK JB

BLOCK JC

BLOCK JD

BLOCK JE

BLOCK JF

BLOCK JG

BLOCK JH

BLOCK JI

BLOCK JJ

BLOCK JK

BLOCK JL

BLOCK JM

BLOCK JN

BLOCK JO

BLOCK JP

BLOCK JQ

BLOCK JR

BLOCK JS

BLOCK JT

BLOCK JU

BLOCK JV

BLOCK JW

BLOCK JX

BLOCK JY

BLOCK JZ

BLOCK KA

BLOCK KB

BLOCK KC

BLOCK KD

BLOCK KE

BLOCK KF

BLOCK KG

BLOCK KH

BLOCK KI

BLOCK KJ

BLOCK KK

BLOCK KL

BLOCK KM

BLOCK KN

BLOCK KO

BLOCK KP

BLOCK KQ

BLOCK KR

BLOCK KS

BLOCK KT

BLOCK KU

BLOCK KV

BLOCK KW

BLOCK KX

BLOCK KY

BLOCK KZ

BLOCK LA

BLOCK LB

BLOCK LC

BLOCK LD

BLOCK LE

BLOCK LF

BLOCK LG

BLOCK LH

BLOCK LI

BLOCK LJ

BLOCK LK

BLOCK LL

BLOCK LM

BLOCK LN

BLOCK LO

BLOCK LP

BLOCK LQ

BLOCK LR

BLOCK LS

BLOCK LT

BLOCK LU

BLOCK LV

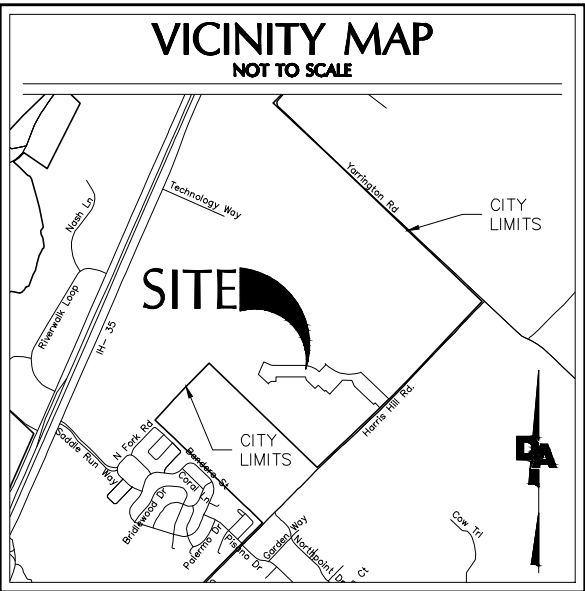
BLOCK LW

BLOCK LX

BLOCK LY

BLOCK LZ

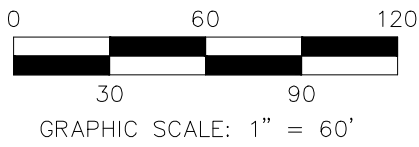
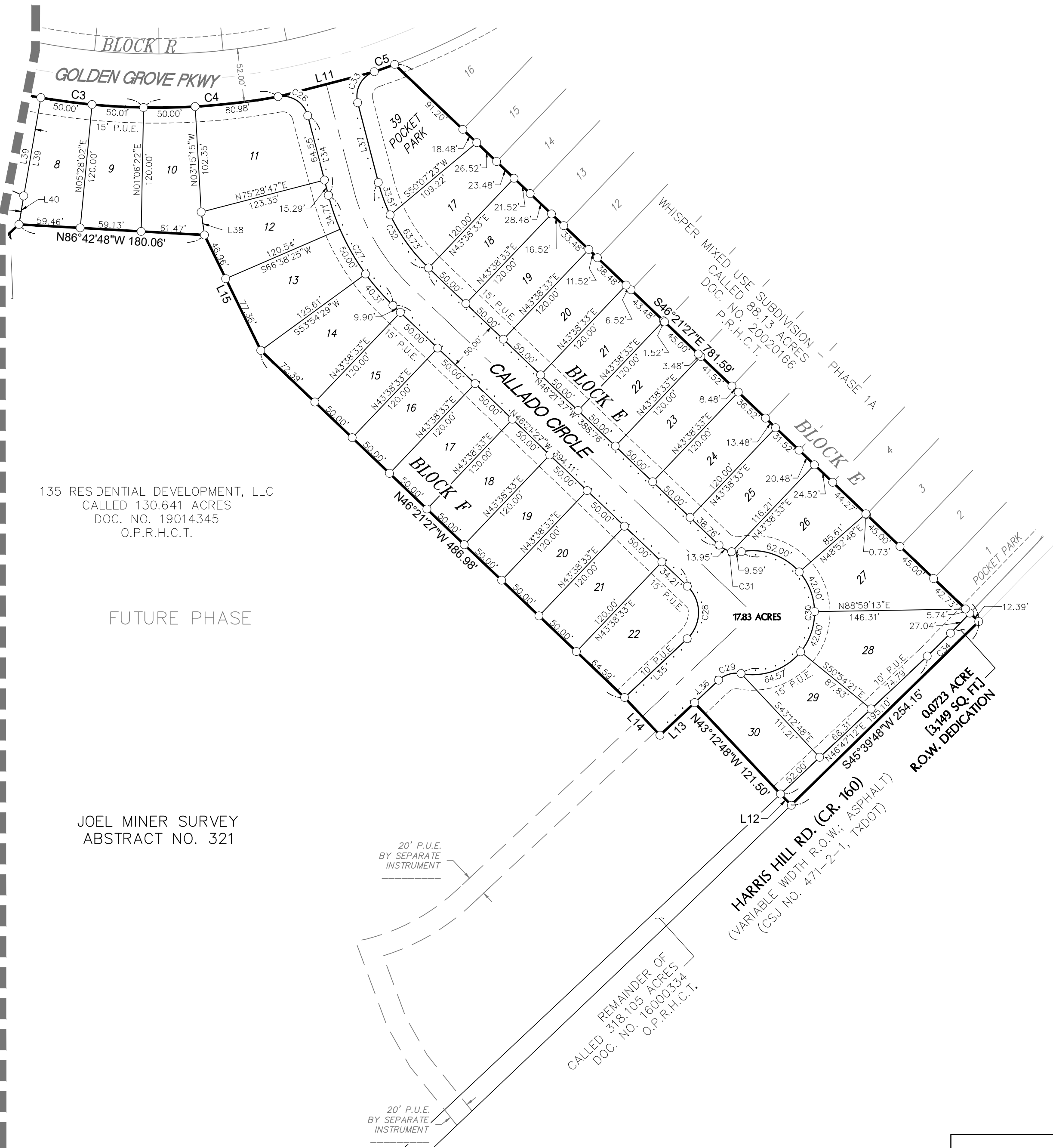
WHISPER MIXED USE SUBDIVISION - PHASE 1B



LEGEND

—	PHASE LINE
—	LOT LINE
—	R.O.W. LINE
—	CENTERLINE OF ROAD
—	EASEMENTS
· · · · ·	SIDEWALK
○	1/2" IRON ROD WITH "DOUCET" CAP SET
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
WW ESMT.	WASTEWATER EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

MATCHLINE SHEET 1



<b>OWNER:</b> (RESIDENTIAL) 135 RESIDENTIAL DEVELOPMENT, LLC 7401 B. HWY 71, ST. 160 AUSTIN, TX 78735 TEL: (512) 583-2600	<b>SURVEYOR:</b> DOUCET & ASSOCIATES 4005 BANNISTER LN, ST. 225C AUSTIN, TX 78704 TEL: (512) 326-2667 FIRM REG. #F-4768	<b>ENGINEER:</b> VIGIL & ASSOCIATES 4005 BANNISTER LN, ST. 225C AUSTIN, TX 78704 TEL: (512) 326-2667 FIRM REG. #F-4768	Date: 09/08/2020
			Scale: 1" = 60'
			Drawn by: AC
			Reviewer: GC
			Project: 1811-001
			Sheet: 2 OF 3
			Field Book: 523
			Party Chief: JSM
			Survey Date: 11/15/2019

WHISPER MIXED USE SUBDIVISION - PHASE 1B

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°11'35"E	44.66'
L2	S89°50'45"E	61.02'
L3	S86°56'36"E	42.18'
L4	S79°12'35"E	70.15'
L5	S69°32'51"E	70.15'
L6	S59°53'08"E	70.15'
L7	S50°42'22"E	63.16'
L8	S46°21'27"E	16.67'
L9	S47°33'15"E	98.05'
L10	S68°54'23"E	98.26'
L11	N75°28'47"E	96.33'
L12	S44°04'40"E	14.70'
L13	S46°47'12"W	46.07'
L14	N43°12'48"W	50.00'
L15	N25°59'22"W	124.32'
L16	S47°11'43"W	23.41'
L17	S41°23'22"W	22.36'
L18	S43°38'33"W	50.00'
L19	N46°21'27"W	94.00'
L20	S43°38'33"W	4.00'
L21	S43°38'33"W	91.00'
L22	N21°30'41"W	68.95'
L23	S00°09'15"W	90.00'
L24	S57°26'57"W	59.42'
L25	S00°09'15"W	18.50'
L26	N46°59'07"E	35.00'
L27	N46°59'07"E	35.00'
L28	N46°59'07"E	35.00'
L29	N46°59'07"E	35.00'
L30	N89°50'45"W	78.70'
L31	N21°05'37"E	36.16'
L32	N46°21'27"W	94.00'
L33	N21°05'37"E	36.16'
L34	S14°31'13"E	79.84'
L35	N46°47'12"E	83.21'
L36	N46°47'12"E	31.78'
L37	S14°31'13"E	79.84'
L38	S08°20'04"E	22.49'
L39	S09°49'39"W	96.56'
L40	S09°49'39"W	27.96'
L41	N46°59'07"E	59.35'
L42	N46°59'07"E	60.00'
L43	N00°09'15"E	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N01°21'27"W	35.36'
C2	157.50'	657.00'	13°44'08"	S57°45'00"E	157.13'
C3	180.02'	657.00'	15°41'56"	S81°02'40"E	179.45'
C4	130.98'	657.00'	11°25'20"	N85°23'42"E	130.76'
C5	20.96'	657.00'	1°49'40"	N70°21'41"E	20.96'
C7	53.03'	35.00'	86°48'55"	N87°03'00"E	48.10'
C8	207.51'	295.00'	40°18'12"	N69°41'39"W	203.26'
C9	23.55'	25.00'	53°58'05"	S62°51'42"E	22.69'
C10	301.53'	60.00'	287°56'10"	S00°09'15"W	70.59'
C11	23.55'	25.00'	53°58'05"	S63°10'13"W	22.69'
C12	39.27'	25.00'	90°00'00"	N44°50'45"W	35.36'
C13	39.27'	25.00'	90°00'00"	S45°09'15"W	35.36'
C14	39.27'	25.00'	90°00'00"	N44°50'45"W	35.36'
C15	39.27'	25.00'	90°00'00"	S45°09'15"W	35.36'
C16	157.01'	245.00'	36°43'10"	N71°29'10"W	154.34'
C17	25.94'	25.00'	59°26'53"	N23°24'08"W	24.79'
C18	205.93'	60.00'	196°38'51"	N87°59'53"E	118.74'
C19	23.55'	25.00'	53°58'05"	S16°39'30"W	22.69'
C20	37.30'	25.00'	85°28'31"	S86°22'48"W	33.93'
C21	37.40'	25.00'	85°42'41"	N21°45'43"W	34.01'
C22	96.03'	244.00'	22°32'56"	N32°22'05"E	95.41'
C23	39.27'	25.00'	90°00'00"	S01°21'27"E	35.36'
C24	116.49'	296.00'	22°32'56"	N32°22'05"E	115.74'
C25	37.40'	25.00'	85°42'41"	S63°56'58"W	34.01'
C26	37.44'	25.00'	85°47'44"	N57°25'05"W	34.03'
C27	125.02'	225.00'	31°50'14"	S30°26'20"E	123.42'
C28	56.90'	35.00'	93°08'40"	N00°12'53"E	50.84'
C29	23.55'	25.00'	53°58'05"	S73°46'15"W	22.69'
C30	210.57'	60.00'	201°04'50"	N00°12'53"E	117.98'
C31	23.55'	25.00'	53°58'05"	S73°20'30"E	22.69'
C32	97.24'	175.00'	31°50'14"	S30°26'20"E	96.00'
C33	37.44'	25.00'	85°47'44"	S28°22'39"W	34.03'
C34	31.57'	619.00'	2°55'21"	N45°19'32"E	31.57'

KNOW ALL MEN BY THESE PRESENTS §  
STATE OF TEXAS  
COUNTY OF HAYS

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, 135 RESIDENTIAL DEVELOPMENT, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 9811 SOUTH IH 35, BUILDING 3, SUITE 100, AUSTIN, TEXAS 78744, BEING THE OWNER OF 130.641 ACRES OF LAND IN THE JOEL MINER SURVEY, ABSTRACT NUMBER 321, AS DESCRIBED IN INSTRUMENT NUMBER 19014345, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

KNOWN ALL MEN BY THE PRESENTS, THAT WE, WHISPER MASTER COMMUNITY, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOMES ADDRESS AT 9811 S. INTERSTATE 35, SITE 100, AUSTIN, TEXAS 78744–7901, BEING THE OWNER OF A CALLED 99.80 ACRES AND A CALLED 318.105 ACRES, IN THE JOEL MINER SURVEY, ABSTRACT NUMBER 321, AS DESCRIBED IN INSTRUMENT NUMBER 16000334, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE A CALLED 17.64 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS:

WHISPER MIXED USE SUBDIVISION – PHASE 1B

SUBDIVISION TO THE CITY OF SAN MARCOS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE CITY FOREVER PUBLIC RIGHT-OF-WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, 135 RESIDENTIAL DEVELOPMENT, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

\_\_\_\_\_  
ROBERT W. McDONALD, III, MANAGER DATE  
135 RESIDENTIAL DEVELOPMENT, LLC  
9811 SOUTH IH 35, BUILDING 3, SUITE 100  
AUSTIN, TEXAS 78744

IN WITNESS WHEREOF, WHISPER MASTER COMMUNITY, LTD., HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

\_\_\_\_\_  
ROBERT W. McDONALD, III, MANAGER DATE  
WHISPER MASTER COMMUNITY, LTD.  
9811 SOUTH IH 35, BUILDING 3, SUITE 100  
AUSTIN, TEXAS 78744

STATE OF TEXAS  
COUNTY OF TRAVIS

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 HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES:  
IN AND FOR THE STATE OF TEXAS

LIENHOLDER CONSENT  
FIRST UNITED BANK  
9801 INDIANA AVENUE  
LUBBOCK, TEXAS 79423  
ATTN: MILES SEYBERT

BY: \_\_\_\_\_

NAME: MILES SEYBERT

TITLE: VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF LUBBOCK

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 HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES:  
IN AND FOR THE STATE OF TEXAS

CITY OF SAN MARCOS  
APPROVAL CERTIFICATE  
APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE PLANNING ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

\_\_\_\_\_  
CIP & ENGINEERING DATE

\_\_\_\_\_  
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE

\_\_\_\_\_  
RECORDING SECRETARY DATE

\_\_\_\_\_  
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

ENGINEER’S CERTIFICATION:  
STATE OF TEXAS §  
COUNTY OF HAYS §

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NUMBER 48209 C 0392F AND NUMBER 48209 C 0415F, BOTH DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X".

\_\_\_\_\_  
HERMANN VIGIL, P.E. DATE  
TEXAS REGISTRATION NO. 50259  
4005 BANNISTER LANE  
SUITE 225C  
AUSTIN, TEXAS 78704  
512.326.2667

SURVEYOR’S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF HAYS §

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE GRID VALUES.  
UNITS: US SURVEY FEET.

THAT I, GARRETT CAVAIUOLO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

\_\_\_\_\_  
GARRETT CAVAIUOLO, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 6714  
DOUCET & ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TX 78735  
512.583.2600  
GC AVAIUOLO@DOUCETENGINEERS.COM



HAYS COUNTY:  
STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE HANSON 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 \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O’CLOCK \_\_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK  
HAYS COUNTY, TEXAS

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS, TEXAS.
- BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 2 ON JUNE 10, 2019.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, THE EDWARDS AQUIFER TRANSITION ZONE OR THE SAN MARCOS RIVER CORRIDOR.
- THIS PROPERTY IS SUBJECT TO ORDINANCE 2017–40, WHISPER PDD.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "135 RESIDENTIAL DEVELOPMENT, LLC" AND "WHISPER MASTER COMMUNITY" OR THEIR SUCCESSORS OR ASSIGNS.
- IMPROVEMENTS WITHIN DRAINAGE EASEMENTS, WASTEWATER EASEMENTS, AND PUBLIC UTILITY EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE SUBJECT PROPERTY OWNER.
- SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION.
- HORIZONTAL LOCATION OF THE LO–VACA 50’ GAS LINE EASEMENT IS BASED UPON PIPELINE MARKERS FOUND DURING SURVEY.
- ACCORDING TO THE CITY–ADOPTED FLOOD MAPS AND MODEL, PORTIONS OF THIS PROPERTY ARE SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS, CHAPTER 39.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL PARKS ARE TO BE MAINTAINED BY THE HOME OWNER’S ASSOCIATION.
- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010. DISTANCES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
- DIMENSIONS SHOWN ALONG CURVES ARE ARC LENGTHS.

FLOODPLAIN NOTE:

THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANELS NO. 48209C0415F AND NO. 48209C0392F, HAYS COUNTY, TEXAS BOTH DATED SEPTEMBER 02, 2005.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT SUMMARY TABLE		
LOT TYPE	NUMBER OF LOTS	TOTAL ACREAGE
RESIDENTIAL	82	13.80
PARK	2	0.445
MIXED USE	0	0.000
TOTAL ACREAGE OF SUBDIVISION		17.64

STREET SUMMARY	
STREET NAME	LINEAR FOOTAGE
SOLITUDE DRIVE	1,334.15
DOCILE LOOP	85.00
BETHPAGE LANE	85.00
BALLYNEAL LANE	467.32
CALLADO CIRCLE	965.00

<i>OWNER:</i> <i>(RESIDENTIAL)</i>  135 RESIDENTIAL DEVELOPMENT, LLC 9811 SOUTH IH 35 BLDG. 3, SUITE 100 AUSTIN, TX. 78744	<i>SURVEYOR:</i>  DOUCET & ASSOCIATES 7401 B. HWY 71, ST. 160 AUSTIN, TX 78735 TEL: (512) 583-2600	<i>ENGINEER:</i>  VIGIL & ASSOCIATES 4005 BANNISTER LN, ST. 225C AUSTIN, TX 78704 TEL: (512) 326-2667 FIRM REG. #F-4768	Date: 09/08/2020
			Scale: 1" = 80'
			Drawn by: AC
			Reviewer: GC
			Project: 1811-001
			Sheet: 3 OF 3
			Field Book: 523
			Party Chief: JSM
			Survey Date: 11/15/2019