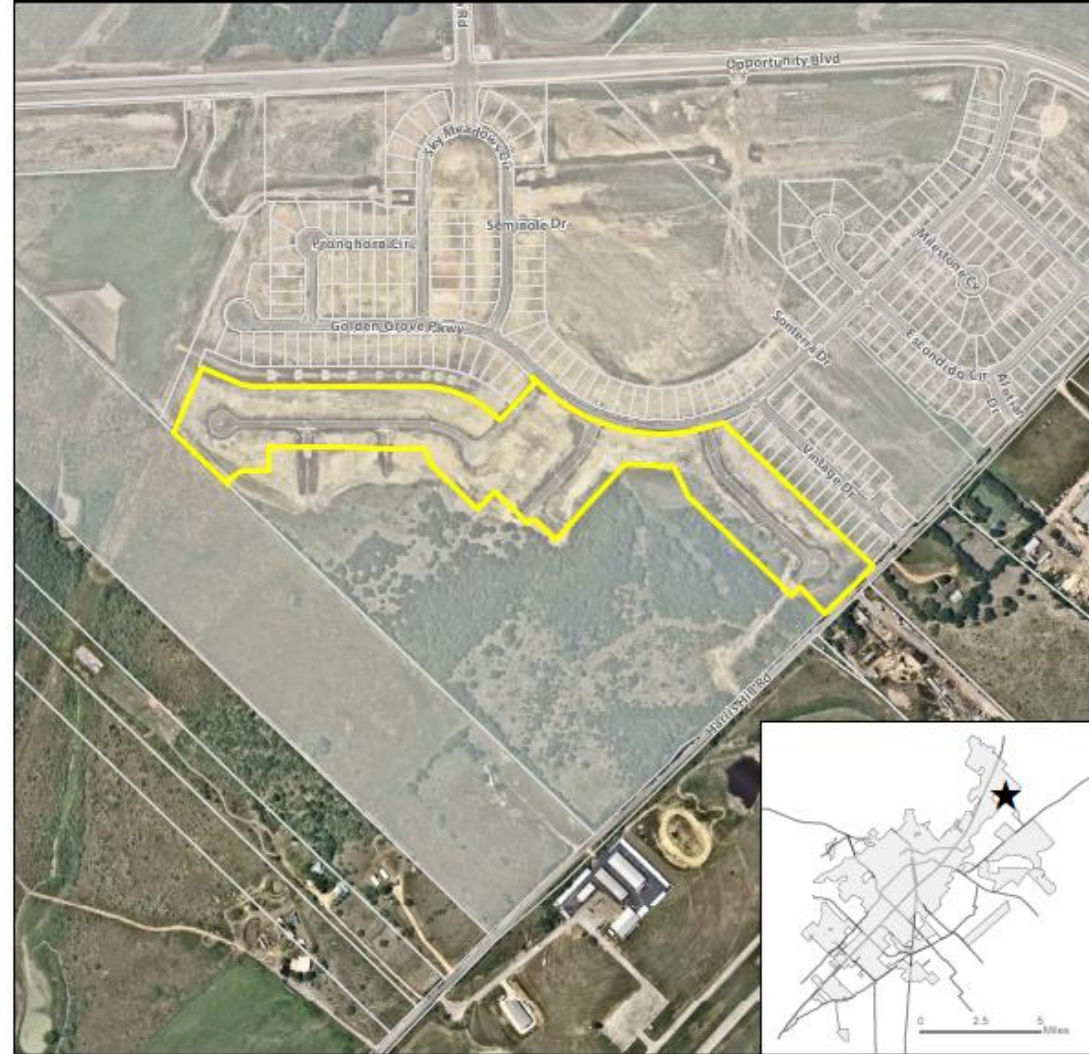


PC-20-47 (Whisper MU Subdivision Phase 1B Final Plat)

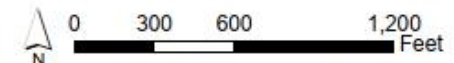
Consider a request by Vigil & Associates, on behalf of 135 Residential Development, L.L.C. and Whisper Master Community, L.P., to approve a Final Plat for 17.64 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, generally located east of IH-35, west of Harris Hill Road. (A.Brake)

- +/- 17.64 acres
- Whisper Development (PDD; Ordinance 2017-40)
- Allows for the development of 82 single-family residential lots and 2 HOA-maintained park lots.

**PC-20-47
Aerial View
Whisper Mixed Use Phase 1B**



- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 9/21/2020

A vicinity map titled "VICINITY MAP" with the date "APR 28, 2008" below it. The map shows a network of roads. A major road runs vertically on the left side. Another major road runs horizontally across the middle. A third road runs diagonally from the bottom left towards the center. The "CITY LIMITS" are indicated by a dashed line. A specific area is labeled "SITE" with a black arrow pointing to it. The site is located near the intersection of the horizontal and diagonal roads, just inside the city limits.

44-38861-37

BLOCK M

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

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

FUTURE PHASE

MATCHLINE SHEET 2

_____	PHASE LINE
_____	LOT LINE
_____	R.O.W. LINE
_____	CENTERLINE OF ROAD
_____	EASEMENT
_____	SIDEWALK
○	1/2" IRON ROD WITH
	"DOUGLAS" CAP SET
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
WR EGMT.	WATERWAY EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
P.A.E.	PUBLIC UTILITY EASEMENT
	OFFICIAL PUBLIC RECORDS
	HAYS COUNTY, TEXAS
SUPPLEMENT	

0 40 80 120 160
GRAPHIC SCALE: 1" = 80'

135 RESIDENTIAL
DEVELOPMENT, LLC
9811 SOUTH IH 35
BLDG. 3, SUITE 100
AUSTIN, TX. 78744

DOUCET & ASSOCIATES
7401 B. HWY 71, ST. 160
AUSTIN, TX 78735
TEL: (512) 583-2600

WIGL & 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: AG
Reviewed: GC
Project: 1811-001
Sheet: 1 OF 3
Field Book: 523
Party Chief: JSM
Survey Date: 11/15

WHISPER MIXED USE SUBDIVISION - PHASE 1B



LEGEND	
---	PHASE LINE
---	LOT LINE
---	R.O.W. LINE
---	CONTROLLING OF ROAD
---	EASEMENTS
○	WATERLINE
○	1/2" WIDE ROAD WITH "DOUGLET" CAP SET
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
W. EMT.	WATERWAY EASEMENT
D.E.	DRAINAGE EASEMENT
EMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.A.L.C.T.	OFFICIAL PUBLIC RECORD, HAYS COUNTY, TEXAS

MATCHLINE SHEET 1

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

FUTURE PHASE

JOEL MINER SURVEY
ABSTRACT NO. 321

20' P.U.E.
BY SEPARATE
INSTRUMENT

20' P.U.E.
BY SEPARATE
INSTRUMENT

REMAINDER OF
CALLED 316.100 ACRES
DOC. NO. 19000000
O.P.A.L.C.T.

WINDY HILL RD (C.S. 340)
(VARIABLE WIDTH R.O.W. ASPHALT)
(C.S. NO. 471-2-1, TACOT)

OWNER:
(RESIDENTIAL)
135 RESIDENTIAL
DEVELOPMENT, LLC
9511 SOUTH H 35
BLDG. 3, SUITE 100
AUSTIN, TX 78744

SURVEYOR:
DOUGLET & ASSOCIATES
7401 B. HWY 71, ST. 180
AUSTIN, TX 78735
TEL: (512) 583-2600

ENGINEER:
WGL & ASSOCIATES
4005 BANNISTER LN, ST. 2250
AUSTIN, TX 78704
TEL: (512) 326-2667
FIRM REG. #4768

Date: 08/08/2020
Scale: 1" = 60'
Drawn by: AC
Reviewed: OC
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°11'26"E	44.86'
L2	S89°52'45"E	61.02'
L3	S86°56'28"E	42.18'
L4	S79°12'35"E	70.15'
L5	S89°32'01"E	70.15'
L6	S89°32'01"E	70.15'
L7	S89°42'32"E	65.16'
L8	S48°21'27"E	16.81'
L9	S47°32'19"E	16.00'
L10	S48°54'23"E	16.38'
L11	N78°28'47"E	16.33'
L12	S44°54'40"E	14.70'
L13	S48°47'12"E	46.07'
L14	N43°12'48"W	50.00'
L15	N20°59'32"W	124.32'
L16	S47°11'43"W	23.41'
L17	S41°32'22"W	22.36'
L18	S43°38'33"W	20.00'
L19	N48°21'27"W	14.00'
L20	S43°38'33"W	4.00'
L21	S43°38'33"W	11.00'
L22	N31°30'41"W	88.89'
L23	S00°00'16"W	60.00'
L24	S87°28'51"W	58.42'
L25	S00°00'16"W	18.80'
L26	N48°58'07"E	35.00'
L27	N48°58'07"E	35.00'
L28	N48°58'07"E	35.00'
L29	N48°58'07"E	35.00'
L30	N48°58'07"E	35.00'
L31	N31°30'41"W	36.16'
L32	N48°21'27"W	16.00'
L33	N31°30'41"W	36.16'
L34	S14°21'12"E	79.84'
L35	N48°47'12"E	83.21'
L36	N48°47'12"E	31.75'
L37	S14°21'12"E	79.84'
L38	S09°25'04"E	22.48'
L39	S08°48'39"W	16.86'
L40	S08°48'39"W	27.86'
L41	N48°58'07"E	16.38'
L42	N48°58'07"E	60.00'
L43	N20°59'32"W	60.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.27'	25.00'	90°00'00"	N07°12'27"W
C2	157.50'	857.00'	134°40'00"	S87°40'00"E
C3	185.02'	857.00'	151°40'00"	S87°02'40"E
C4	135.88'	857.00'	117°23'20"	N85°23'42"E
C5	23.86'	857.00'	174°40'00"	N07°21'41"E
C6	83.63'	35.00'	88°48'00"	N87°03'00"E
C7	207.81'	295.00'	40°18'12"	N88°47'38"W
C8	23.86'	25.00'	90°00'00"	S82°01'42"E
C9	301.63'	60.00'	287°56'00"	S00°00'00"W
C10	23.86'	25.00'	90°00'00"	S82°01'42"E
C11	23.86'	25.00'	90°00'00"	S82°01'42"E
C12	38.27'	25.00'	90°00'00"	N44°52'48"W
C13	38.27'	25.00'	90°00'00"	S48°58'07"W
C14	38.27'	25.00'	90°00'00"	N44°52'48"W
C15	38.27'	25.00'	90°00'00"	S48°58'07"W
C16	157.01'	245.00'	36°43'01"	N07°38'00"W
C17	25.84'	25.00'	58°28'53"	N33°34'08"W
C18	226.93'	60.00'	198°38'21"	N87°59'53"E
C19	23.86'	25.00'	90°00'00"	S82°01'42"E
C20	37.30'	25.00'	80°28'31"	S89°22'48"W
C21	37.40'	25.00'	89°42'41"	N21°40'43"W
C22	86.03'	244.00'	22°32'58"	N32°32'09"E
C23	38.27'	25.00'	90°00'00"	S01°21'27"E
C24	116.48'	296.00'	22°32'58"	N32°32'09"E
C25	37.40'	25.00'	89°42'41"	S89°22'48"W
C26	37.44'	25.00'	89°47'44"	N87°28'08"W
C27	128.02'	238.00'	31°01'47"	S07°58'20"E
C28	86.80'	35.00'	90°00'00"	N07°12'30"E
C29	23.86'	25.00'	90°00'00"	S73°48'18"W
C30	215.57'	60.00'	201°04'50"	N07°12'30"E
C31	23.86'	25.00'	90°00'00"	S73°48'18"W
C32	87.24'	175.00'	31°01'47"	S07°58'20"E
C33	37.44'	25.00'	89°47'44"	S89°22'48"W
C34	31.57'	618.00'	25°02'01"	N49°18'32"E

KNOW ALL MEN BY THESE PRESENTS, THAT THE STATE OF TEXAS, COUNTY OF HAYS

KNOW 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 IN 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.

KNOW ALL MEN BY THE PRESENTS, THAT WE, WHISPER MASTER COMMUNITY, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 9811 S. INTERSTATE 36, STE. 100, AUSTIN, TEXAS 78744-7920, BEING THE OWNER OF A CALLED 90.80 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 17.84 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 PUBLIC FOREVER PUBLIC RIGHT-OF-WAY AND DRAINAGE 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, II, MANAGER
135 RESIDENTIAL DEVELOPMENT, LLC
9811 SOUTH IN 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, II, MANAGER
WHISPER MASTER COMMUNITY, LTD.
9811 SOUTH IN 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.

CP & 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 0302F 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 WIGL, P.E.
TEXAS REGISTRATION NO. 50259
4005 BANNISTER LANE
SUITE 225C
AUSTIN, TEXAS 78704
512.326.2667

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS
COUNTY OF HAYS

BASES 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 CAVAUOLO, 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 CAVAUOLO, R.P.L.S.
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
7401 R HIGHWAY 71 WEST
SUITE 180
AUSTIN, TX 78735
512.583.2600
GCCAVAUOLO@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 _____, 2020, AT _____ O'CLOCK _____ A.M., AND DULY RECORDED ON THE _____ DAY OF _____, 2020, AT _____ O'CLOCK _____ A.M., IN INSTRUMENT NUMBER _____ OF HAYS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020, 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 PCD.
- 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 38.
- 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 WITHDRAWAL 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 ANNUAL 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
DOCKLE LOOP	85.00
BETHPAGE LANE	85.00
BALLYNEAL LANE	467.52
CALLADO CIRCLE	968.00

OWNER:
(RESIDENTIAL)

135 RESIDENTIAL
DEVELOPMENT, LLC
9811 SOUTH IN 35
BLDG. 3, SUITE 100
AUSTIN, TX 78744

SURVEYOR:

DOUCET & ASSOCIATES
7401 R HWY 71, ST. 180
AUSTIN, TX 78735
TEL: (512) 583-2600

ENGINEER:

WIGL & 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: AG
Reviewed: OC
Project: 1811-001
Sheet: 3 OF 3
Field Book: 523
Party Chief: JHM
Survey Date: 11/15/2019

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Planned Development District and the San Marcos Development Code and recommends **approval** of PC-20-47 as submitted.