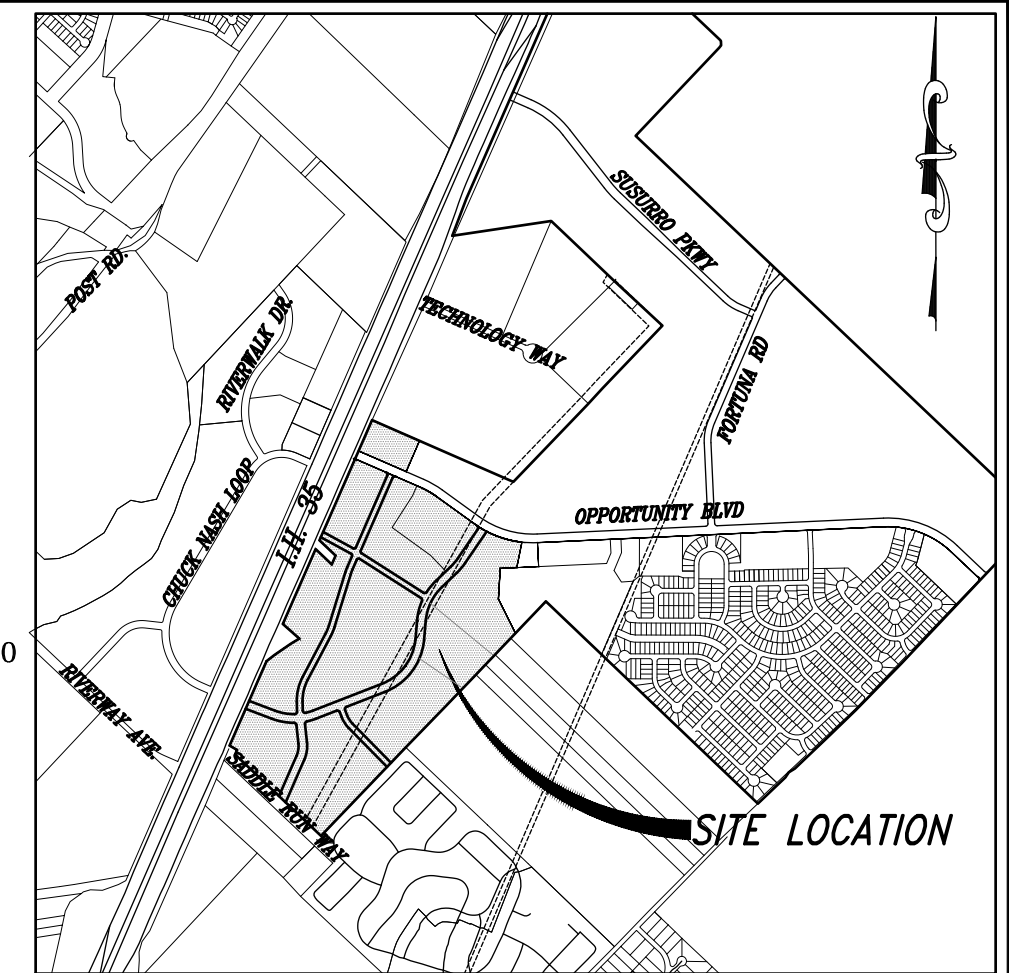
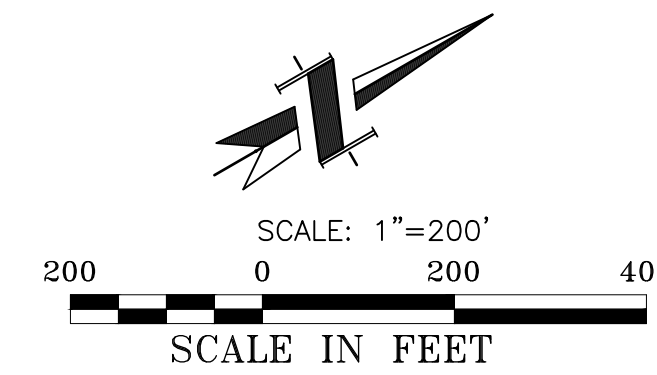


WHISPER – OPPORTUNITY PLAZA

CONCEPT PLAN



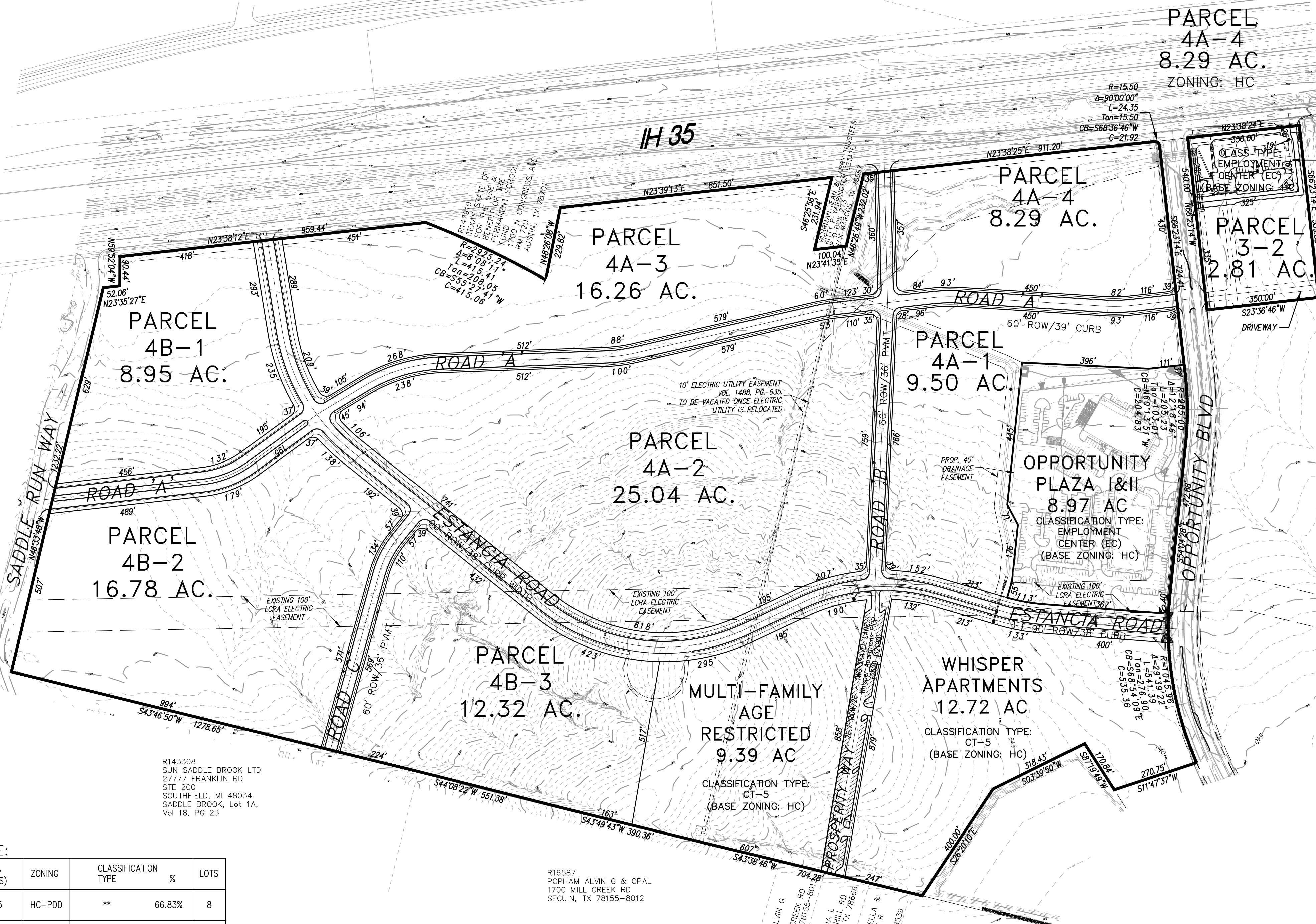
LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- Concept Plan Boundary Line
- Easement
- 640
- Existing Elevation Contours

GENERAL NOTES

- Public sidewalks, constructed to the City of San Marcos standards are required on both sides of all proposed streets.
- As property is sold off within Whisper Opportunity Plaza, this Concept Plat will be continuously updated to (i) assign CT-5 and Employment Center zoning overlay applications to the various land parcels and (ii) monitor overall CT-5 and Employment Center allocation percentages to confirm compliance with the Whisper PDD.
- This project is within the City Limits of the City of San Marcos, Texas.
- No portion of this subdivision is located within the Edwards Aquifer Recharge Zone, the Edwards Aquifer Transition Zone nor the San Marcos River Corridor.
- This property is subject to Ordinance 2017-40, Whisper Development Project.
- According to Fema Flood Insurance Rate Map No. 48209C0392F, dated September 2, 2005, for Hays County, Texas, and incorporated areas, this subdivision is within zone x.
- According to the City-adopted flood maps and model, portions of this property are subject to City of San Marcos Floodplain Regulations, Chapter 39. Min. floor elevation(s) for Parcel 4A-3 is 620.5-622.0, Parcel 4A-4 is 622.50 and Parcel 4B-1 is 619.5.
- Road A, Road B and Road C are depicted on this Concept Plan as public roadways. The developer retains the right to construct these roadways in accordance with Article 8, Division 2 of the Whisper PDD (Ordinance 2017-40, Whisper Development Project) and the City of San Marcos Engineering Standards.
- The developer maintains the right to develop blocks in a manner set forth in Article 3, Division 1 of the Whisper PDD (Ordinance 2017-40, Whisper Development Project).
- The Opportunity Blvd. four-lane divided street median shown on this Concept Plan may be subject to future median cuts as development occurs on adjacent parcels of land. Any median cuts will follow the City of San Marcos development code and the Whisper PDD (Ordinance 2017-40).



LAND USE TABLE:

LAND USE	AREA (ACRES)	ZONING	CLASSIFICATION TYPE	%	LOTS
REMAINING LOTS	99.95	HC-PDD	**	66.83%	8
HC CT-5	22.11	HC-PDD	CT-5	14.78%	2
EC EMPLOYMENT CENTER	10.5	HC-PDD	EC	7.02%	2
STREET R.O.W. DEDICATION	17.00	-	-	11.37%	-
TOTAL SUBDIVISION	149.56	-	-	100.00%	12

** See General Note #2

The Whisper Development Project PDD (Ordinance 2017-40, Whisper Development Project) established the base zoning within the Whisper Opportunity Plaza Concept Plan as HC-Heavy Commercial and shall be composed of:
60% - 90% Employment Center (EC)
10% - 30% Classification Type 5 (CT5)

The developer maintains the right to adjust final locations of these roadways as long as they are in compliance with the standards of the Whisper PDD (Ordinance 2017-40, Whisper Development Project) and the City of San Marcos. The Concept Plat will be updated to reflect any significant changes to ROW locations. All future public roadways will be required to obtain naming approval from Hays County.



WHISPER – OPPORTUNITY PLAZA

CONCEPT PLAN

LEGAL DESCRIPTION:
149.56 ACRES OUT OF THAT CERTAIN 505.853 ACRE TRACT OF REAL PROPERTY OUT OF THE JOEL MINER SURVEY, ABSTRACT NO. 321, HAYS COUNTY, TEXAS AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2016-1600334 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS AND 14.256 ACRE TRACT OF REAL PROPERTY OUT OF THE JOEL MINER SURVEY, ABSTRACT NO. 321, HAYS COUNTY, TEXAS AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 20033284 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

OWNER:

WHISPER MASTER COMMUNITY
PARTNERSHIP LLC
9811 South IH 35, Bldg. 3, Suite 100
Austin, TX 78744

OWNER:

WHISPER APARTMENTS I LLC
c/o Alta Piedra LLC,
4600 Triangle Ave, Suite 6102
Austin, TX 78738

ENGINEER:

VIGIL & ASSOCIATES
4005 BANISTER LN.,
BLDG. C, SUITE 225
Austin, TX 78704

UPDATE 1:
11/02/20
DATE:
10/1/20