

*CELEBRATION WAY INFRASTRUCTURE
IMPROVEMENTS PLAT*

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH ROBERT W. McDONALD, II, MANAGER AS OWNER OF THE 504.853 ACRES OF LAND OUT OF THE JOEL MINER SURVEY NO. 321, HAYS COUNTY, TEXAS, BEING CONVEYED TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP BY DEED DATED JANUARY 5, 2016 AND RECORDED IN DOCUMENT NUMBER 2016-16000334 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 4.224 ACRES OF LAND TO BE KNOWN AS "CELEBRATION WAY INFRASTRUCTURE IMPROVEMENTS PLAT" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED.

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

ROBERT W. McDONALD, III, MANAGER
WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP
9811 SOUTH IH 35
BLDG. 3, SUITE 100
AUSTIN, TX. 78744

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT W. McDONALD III, MANAGER, WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF _____
THAT I, _____, THE LIEN HOLDER OF THE CERTAIN TRACTS
OF LAND RECORDED IN DOCUMENT NUMBER 2016-16000334 OF THE DEED
RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY CONSENT TO THE
SUBDIVISION OF 3.983 ACRES OF LAND SITUATED IN THE CITY OF SAN
MARCOS, HAYS COUNTY, TEXAS, AND DO HEREBY JOIN, APPROVE, AND
CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS,
ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC
DEDICATION AS SHOWN HEREON.

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

NAME: MILES SEYBERT DATE
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID _____, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CITY OF SAN MARCOS
APPROVAL CERTIFICATE
APPROVED BY THE CITY OF SAN MARCOS PLANNING AND ZONING
COMMISSION ON THE _____ DAY OF _____, 20____

CHAIRMAN , PLANNING AND ZONING COMMISSION DATE

RECORDING SECRETARY _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DATE

CIP & ENGINEERING DATE

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS,
 CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____
 _____ DAY OF _____, 20____, AT _____ O'CLOCK _____
 _____ M., AND RECORDED ON THE _____ DAY OF _____,
 20____, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS,
 COUNTY, TEXAS IN DOCUMENT NO. _____.

ELAINE H. CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLAT NOTES:

1. THIS PROJECT IS WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS, TEXAS.
2. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, THE EDWARDS AQUIFER TRANSITION ZONE OR THE SAN MARCOS RIVER CORRIDOR.
3. THIS PROPERTY IS SUBJECT TO ORDINANCE 2017-40, WHISPER DEVELOPMENT PROJECT PDD.
4. ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS, FACILITIES AND CONDITIONS UPON THEIR INDIVIDUAL PRIVATE PROPERTY.
5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF SAN MARCOS STANDARDS, ARE REQUIRED BOTH SIDES OF CELEBRATION WAY..
6. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF SAN MARCOS SPECIFICATIONS.
7. ACCORDING TO THE CITY-ADOPTED FLOOD MAPS AND MODEL, NO PORTION OF THIS PLAT IS SUBJECT TO THE CITY OF SAN MARCOS FLOODPLAIN REGULATIONS CHAPTER 39.
8. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (2011), EPOCH 2010.
9. THE ROAD MUST COMPLY WITH THE STANDARDS OUTLINED IN ARTICLE 8 OF THE WHISPER DEVELOPMENT PROJECT PDD (ORDINANCE 2017-40)

TO SAN MARCOS

INTERSTATE HIGHWAY 35

CITY LIMITS

CELEBRATION WAY

SUSURRO PKWY.

FLUSTERN RD.

FORTUNA RD.

OPPORTUNITY BLVD

CITY LIMITS

CITY LIMITS

C.R. 159 (YARRINGTON RD.)

C.R. 160 (HARRIS HILL ROAD)

SITE LOCATION

VICINITY MAP
SCALE: 1"=2000'

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY A. LENZ, 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"
WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF
SAN MARCOS.

TIMOTHY A. LENZ, RPLS DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LN. SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48209 C
0392 F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND
INCORPORATED AREAS, THIS SUBDIVISION IS WITHIN ZONE X.

HERMANN VIGIL, P.E. DATE
TEXAS REGISTRATION #50259
4005 BANISTER LN
SUITE 225C
AUSTIN, TEXAS 78704
(512) 326-2667

LINE	BEARING	DISTANCE
L1	N39°10'37"W	100.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1045.00'	6°52'25"	125.37'	S59°07'57"E	125.29'
C2	645.00'	11°50'59"	133.40'	S40°20'36"W	133.16'
C3	555.00'	41°16'46"	399.86'	S25°37'43"W	391.27'
C4	645.00'	45°50'03"	515.97'	S27°54'21"W	502.32'
C5	545.00'	45°50'03"	435.98'	N27°54'21"E	424.44'
C6	655.00'	41°16'46"	471.90'	N25°37'43"E	461.76'
C7	545.00'	11°50'59"	112.72'	N40°20'36"E	112.52'
C8	25.00'	90°06'52"	39.32'	N10°38'19"W	35.39'
C9	1045.00'	1°33'28"	29.63'	N54°53'01"W	29.63'
C10	1045.00'	21°10'16"	386.13'	S73°09'18"E	383.94'
C11	555.00'	21°38'53"	209.70'	S35°26'40"W	208.45'
C12	555.00'	19°37'54"	190.16'	S14°48'17"W	189.23'
C13	645.00'	26°09'22"	294.45'	N18°04'01"E	291.90'
C14	645.00'	19°10'41"	221.52'	S40°59'03"W	220.44'

OWNER

WHISPER MASTER COMMUNITY
LIMITED PARTNERSHIP
9811 SOUTH IH 35
BLDG. 3, SUITE 100
AUSTIN, TX. 78744

SURVEYOR

LENZ & ASSOCIATES, INC.
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4150 FREIDRICH LN. SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ENGINEER

VIGIL & ASSOCIATES
4005 BANNISTER LN, ST. 225C
AUSTIN, TX 78704
TEL: (512) 326-2667
FIRM REG. #F-4768

DATE: 11/11/20
Sheet 1 of 2

CELEBRATION WAY INFRASTRUCTURE IMPROVEMENTS PLAT



SCALE: 1"=100'

(PART 318.105 ACRES)
WHISPER MASTER COMMUNITY
LIMITED PARTNERSHIP
DOC. 2016-16000334 (EXHIBIT A-3)
O.P.R.H.C.Tx.

90' R.O.W.
WHISPER P.I.D. INFRASTRUCTURE
IMPROVEMENTS PLAT
DOC 19030333
P.R.H.C.Tx.

15' P.U.E.
DOC. 21010052
O.P.R.H.C.Tx.

15' P.E.C. EASE.
DOC. 20000766
O.P.R.H.C.Tx.

15' WASTEWATER EASE.
DOC. 20010939
O.P.R.H.C.Tx.

D.E.
DOC. 21010054
O.P.R.H.C.Tx.

40' D.E.
DOC. 21010053
O.P.R.H.C.Tx.

SURFACE COORDS:
N 13,886,987.98
E 2,322,163.84
GRID COORDS:
N 13,886,988.39
E 2,322,164.04

15' P.E.C. EASE.
DOC. 20000766
O.P.R.H.C.Tx.

(PART 318.105 ACRES)
WHISPER MASTER COMMUNITY
LIMITED PARTNERSHIP
DOC. 2016-16000334 (EXHIBIT A-3)
O.P.R.H.C.Tx.

(14.256 ACRES)
WHISPER APARTMENTS I LLC
DOC. 20033284
O.P.R.H.C.Tx.

L.C.R.A. EASEMENT
VOL. 810, PG. 34
D.R.H.C.Tx.

10' P.E.C. EASE.
VOL. 1488 PG 635
O.P.R.H.C.Tx.

(PART 86.948 ACRES)
WHISPER MASTER COMMUNITY
LIMITED PARTNERSHIP
DOC. 2016-16000334 (EXHIBIT A-1)
O.P.R.H.C.Tx.

L.C.R.A. EASEMENT
VOL. 149, PG. 628
D.R.H.C.Tx.

SURFACE COORDS:
N 13,885,495.57
E 2,321,213.23
GRID COORDS:
N 13,885,496.11
E 2,321,213.50

(9.39 AC.)
CLX WHISPER LAND, LLC
DOC. 20052406
O.P.R.H.C.Tx.

- LEGEND**
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
 - D ● 1/2" STEEL PIN FOUND W/CAP MARKED 'DOUCET'
 - CP&Y ● 1/2" STEEL PIN FOUND W/CAP MARKED 'CP&Y'
 - KFW ● 1/2" STEEL PIN FOUND W/CAP MARKED 'KFW'
 - 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
 - ⊙ PIPE FOUND
 - ⊙ CONCRETE MONUMENT FOUND
 - ⊙ NAIL FOUND
 - △ COMPUTED POINT
 - ⊙ MAG NAIL FOUND
 - ⊙ MAG NAIL SET W/WASHER MARKED 'LENZ & ASSOC.'
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - O.P.R.H.C.Tx. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - P.R.H.C.Tx. PLAT RECORDS OF HAYS COUNTY, TEXAS
 - D.R.H.C.Tx. DEED RECORDS OF HAYS COUNTY, TEXAS

BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83)
SOUTH CENTRAL ZONE. COORDINATES SCALED TO SURFACE FROM 3/4" DIAMETER STEEL PIN FOUND WITH CAP MARKED DOUCET.

GRID COORDS:
N 13,892,096.00
E 2,324,594.57

SCALE FACTORS:
GRID TO SURFACE 1.00008063016
SURFACE TO GRID 0.99991937634

PUBLISHED GRID COORDS.
CITY OF SAN MARCOS
GPS MONUMENT #22
N 13,878,970.37
E 2,316,470.89
ELEV. 604.50'

COMPUTED SURFACE COORDS:
N 13,878,969.31
E 2,316,470.23

SCALE FACTORS:
GRID TO SURFACE 1.00008063016
SURFACE TO GRID 0.99991937634

(PART 86.948 ACRES)
WHISPER MASTER COMMUNITY
LIMITED PARTNERSHIP
DOC. 2016-16000334 (EXHIBIT A-1)
O.P.R.H.C.Tx.

OWNER

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Sheet 2 of 2