

SUBDIVISION REVIEW SHEET

C22
/1

CASE NO.: C8J-2013-0224.1A

Z.A.P. DATE: October 7, 2014

SUBDIVISION NAME: Whisper Valley Village I Phase I Final Plat

AREA: 79.97 acres

LOT(S): 257 total lots

OWNER/APPLICANT: Club Deal 120 Whisper Valley, LP (D. Gilliland)

AGENT: Bury, Inc. (M. Giannetta)

ADDRESS OF SUBDIVISION: Braker Lane and FM 973

GRIDS: T-24, T-25

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: 198 Single Family Residential lots, 39 Townhome Lots, 19 Open Space/Drainage Easement lots, one amenity center lot, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of Braker Lane.

DEPARTMENT COMMENTS: The request is for approval of the Whisper Valley Village I Phase I Final Plat. The final plat is composed of 257 lots on 79.97 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen

PHONE: (512) 854-7563

Email address: Michael.Hettenhausen@co.travis.tx.us

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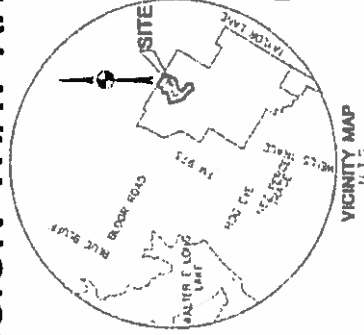


VICINITY MAP

NTS

WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS. IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



[Handwritten Signature]

DATE: MARCH 7, 2014

WHISPER VALLEY VILLAGE 1

PHASE 1 FINAL PLAT

4.257 LOT SUBDIVISION

CONSISTING OF 79.973 ACRES

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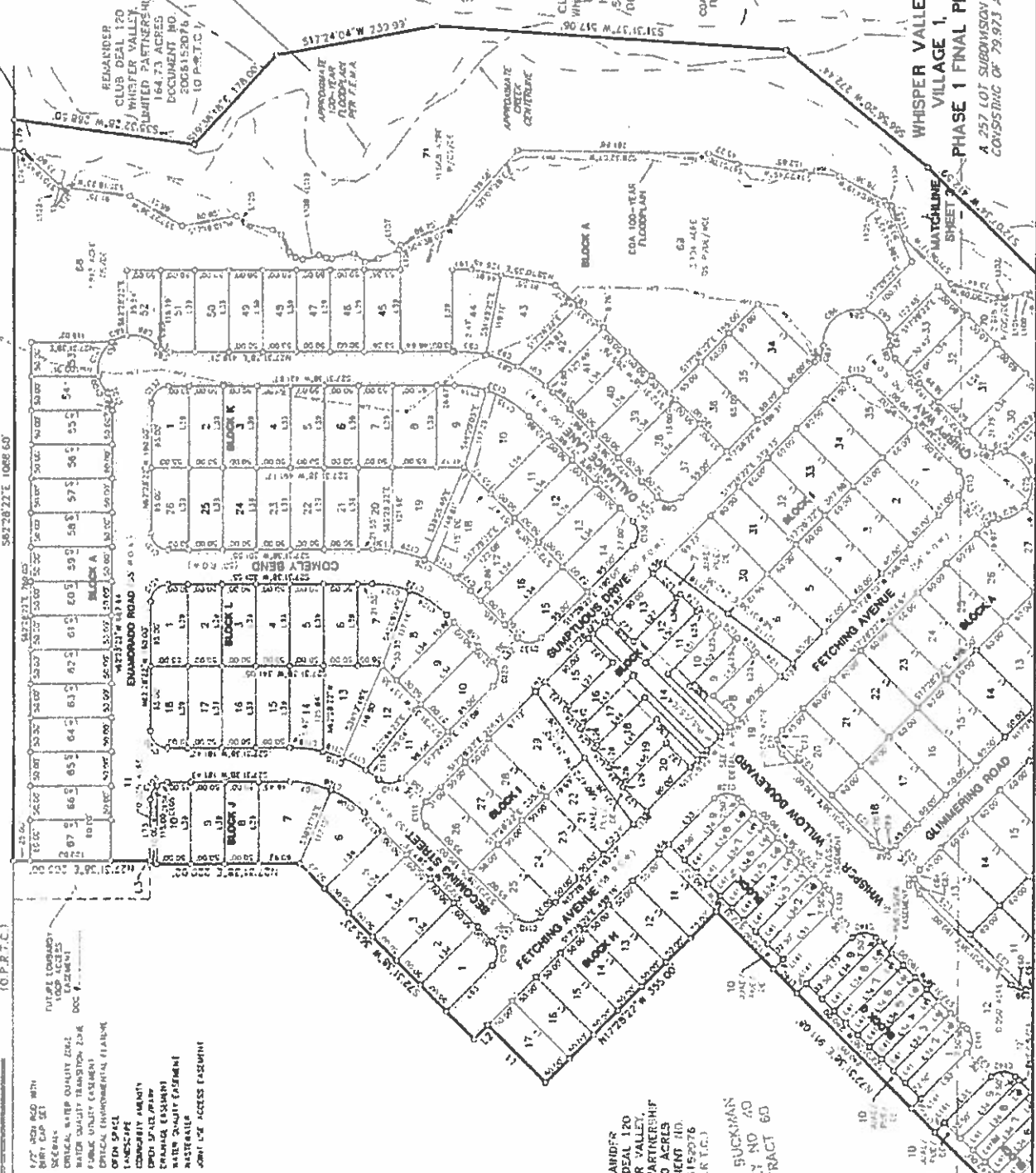
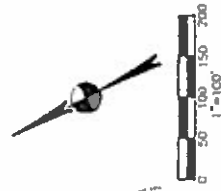
WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT

HELI-HALL INVESTMENTS, L.L.C.
100.065 ACRES
DOCUMENT NO. 2010011700
(O.P.R.T.C.)

LEGEND

- 1/4" = 50' R.S.D. WITH 1/4" CAP SET
- SCHEMATIC
- CRITICAL WATER QUANTITY ZONE
- WATER QUANTITY TRANSITION ZONE
- PUBLIC UTILITY EASEMENT
- CRITICAL ENVIRONMENTAL FEATURE
- OPEN SPACE
- TRASH/DEBRIS
- COMBUSTIBLE HAZARD
- NON-RECREATIONAL OPEN SPACE
- WATER QUANTITY EASEMENT
- WATER QUANTITY EASEMENT
- JOINT USE ACCESS EASEMENT

FUTURE EASEMENT EXISTING
DOC #



BURY
DATE: MARCH 7, 2014
WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT
A 257 LOT SUBDIVISION
CONSISTING OF 79.973 ACRES
BY JAMES G. BURTON, L.L.C.

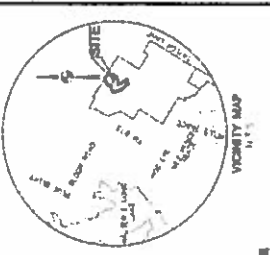
REMAINDER
CLUB DEAL 120
WHISPER VALLEY
LIMITED PARTNERSHIP
164.73 ACRES
DOCUMENT NO.
2006152076
(O.P.R.T.C.)

OLIVER SUCKMAN
SURVEY NO 40
ABSTRACT 60

MATCHLINE SHEET 3
SHEET 2 OF 6

C8J-2013-0224.1A

WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT



LEGEND
1"=100'

- LOT WITH 800' MIN BURY CAP SET
- CRITICAL WATER QUALITY ZONE
- WATER QUALITY IMPROVEMENT ZONE
- PUBLIC UTILITY FACILITY
- CRITICAL ENVIRONMENTAL FEATURE
- OPEN SPACE
- LANDSCAPE
- COMMUNITY FACILITY
- OPEN SPACE/PAVEMENT
- WATER QUALITY FACILITY
- JOINT USE ACCESS AGREEMENT

CLUB DEAL 120
WHISPER VALLEY,
LIMITED PARTNERSHIP
548.00 ACRES
DOCUMENT NO
2006152076
10 P.R.T.C.J

OLIVER BUCKMAN,
SURVEY NO. 40
ABSTRACT 80

REMAP/DIEZ
CLUB DEAL 120
WHISPER VALLEY,
LIMITED PARTNERSHIP
164.73 ACRES
DOCUMENT NO
2006152076
10 P.R.T.C.J

CLUB DEAL 120 WHISPER
VALLEY,
LIMITED PARTNERSHIP
548.00 ACRES
DOCUMENT NO 2006152076
10 P.R.T.C.J

BENCHMARK INFORMATION:
STATION MARKS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 TO BE UTILIZED WITH THE DAVIDSON SYSTEM CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO LITHO GPS CONTROL POINTS AT THE AGE OF THIS SURVEY.

APPROXIMATE 100-YEAR FLOODPLAIN
APPROXIMATE 100-YEAR FLOODPLAIN FOR FEMA
APPROXIMATE ONLY CENTERLINE

DATE: MARCH 7, 2014

BURY

WHISPER VALLEY VILLAGE 1
PHASE 1 FINAL PLAT

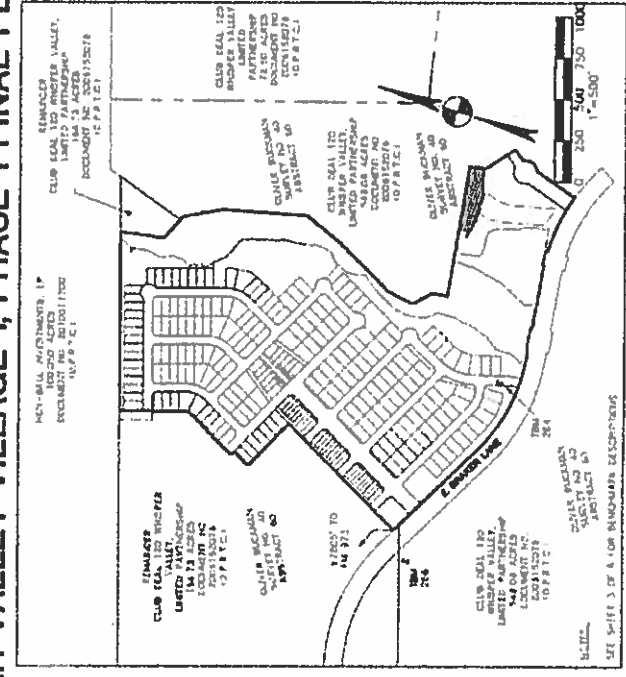
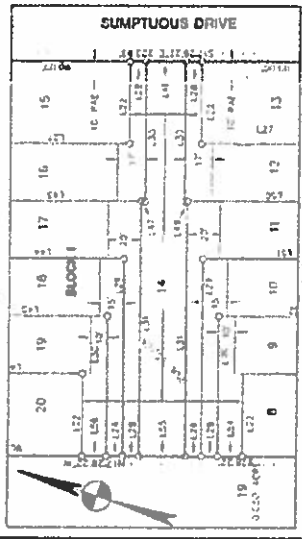
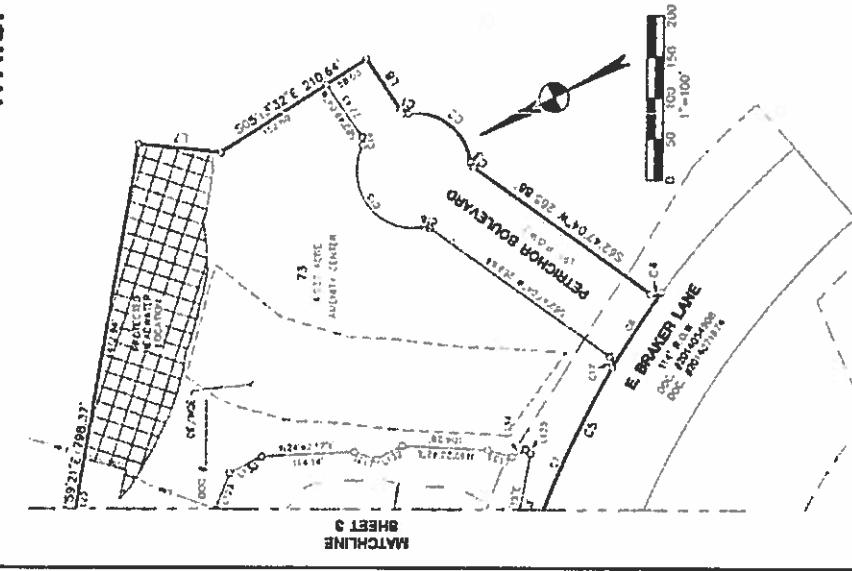
1.957 LOT SUBDIVISION
CONSISTING OF 73.973 ACRES

SHEET
3
OF 6

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C8J-2013-0224.1A

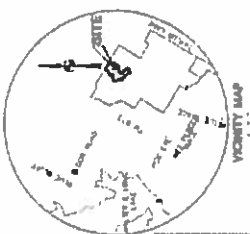
WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT



SUBDIVISION LOCATION MAP

BLOCK A - AREA SUMMARY	1,820 ACRES
LOT 1-16 - 20-47 SINGLE FAMILY	1,820 ACRES
LOT 17 - 05 (OPEN SPACE)	1,820 ACRES
TOTAL	3,640 ACRES
BLOCK B - AREA SUMMARY	1,720 ACRES
LOT 1-10 - SINGLE FAMILY	1,720 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,720 ACRES
TOTAL	3,340 ACRES
BLOCK C - AREA SUMMARY	1,620 ACRES
LOT 1-10 - SINGLE FAMILY	1,620 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,620 ACRES
TOTAL	3,240 ACRES
BLOCK D - AREA SUMMARY	1,520 ACRES
LOT 1-10 - SINGLE FAMILY	1,520 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,520 ACRES
TOTAL	3,040 ACRES
BLOCK E - AREA SUMMARY	1,420 ACRES
LOT 1-10 - SINGLE FAMILY	1,420 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,420 ACRES
TOTAL	2,840 ACRES
BLOCK F - AREA SUMMARY	1,320 ACRES
LOT 1-10 - SINGLE FAMILY	1,320 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,320 ACRES
TOTAL	2,640 ACRES
BLOCK G - AREA SUMMARY	1,220 ACRES
LOT 1-10 - SINGLE FAMILY	1,220 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,220 ACRES
TOTAL	2,440 ACRES
BLOCK H - AREA SUMMARY	1,120 ACRES
LOT 1-10 - SINGLE FAMILY	1,120 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,120 ACRES
TOTAL	2,240 ACRES
BLOCK I - AREA SUMMARY	1,020 ACRES
LOT 1-10 - SINGLE FAMILY	1,020 ACRES
LOT 11 - 05 (OPEN SPACE, DRAINAGE)	1,020 ACRES
TOTAL	2,040 ACRES

BLOCK J - AREA SUMMARY	920 ACRES
LOT 1-10 - SINGLE FAMILY	920 ACRES
LOT 11 - 05 (OPEN SPACE)	920 ACRES
TOTAL	1,840 ACRES
BLOCK K - AREA SUMMARY	820 ACRES
LOT 1-10 - SINGLE FAMILY	820 ACRES
LOT 11 - 05 (OPEN SPACE)	820 ACRES
TOTAL	1,640 ACRES
BLOCK L - AREA SUMMARY	720 ACRES
LOT 1-10 - SINGLE FAMILY	720 ACRES
LOT 11 - 05 (OPEN SPACE)	720 ACRES
TOTAL	1,440 ACRES
BLOCK M - AREA SUMMARY	620 ACRES
LOT 1-10 - SINGLE FAMILY	620 ACRES
LOT 11 - 05 (OPEN SPACE)	620 ACRES
TOTAL	1,240 ACRES
BLOCK N - AREA SUMMARY	520 ACRES
LOT 1-10 - SINGLE FAMILY	520 ACRES
LOT 11 - 05 (OPEN SPACE)	520 ACRES
TOTAL	1,040 ACRES
BLOCK O - AREA SUMMARY	420 ACRES
LOT 1-10 - SINGLE FAMILY	420 ACRES
LOT 11 - 05 (OPEN SPACE)	420 ACRES
TOTAL	840 ACRES
BLOCK P - AREA SUMMARY	320 ACRES
LOT 1-10 - SINGLE FAMILY	320 ACRES
LOT 11 - 05 (OPEN SPACE)	320 ACRES
TOTAL	640 ACRES
BLOCK Q - AREA SUMMARY	220 ACRES
LOT 1-10 - SINGLE FAMILY	220 ACRES
LOT 11 - 05 (OPEN SPACE)	220 ACRES
TOTAL	440 ACRES
BLOCK R - AREA SUMMARY	120 ACRES
LOT 1-10 - SINGLE FAMILY	120 ACRES
LOT 11 - 05 (OPEN SPACE)	120 ACRES
TOTAL	240 ACRES



AREA AND LOT SUMMARY

BLOCK A	1,820 ACRES	73 LOTS
BLOCK B	1,720 ACRES	11 LOTS
BLOCK C	1,620 ACRES	11 LOTS
BLOCK D	1,520 ACRES	11 LOTS
BLOCK E	1,420 ACRES	11 LOTS
BLOCK F	1,320 ACRES	11 LOTS
BLOCK G	1,220 ACRES	11 LOTS
BLOCK H	1,120 ACRES	11 LOTS
BLOCK I	1,020 ACRES	11 LOTS
BLOCK J	920 ACRES	11 LOTS
BLOCK K	820 ACRES	11 LOTS
BLOCK L	720 ACRES	11 LOTS
BLOCK M	620 ACRES	11 LOTS
BLOCK N	520 ACRES	11 LOTS
BLOCK O	420 ACRES	11 LOTS
BLOCK P	320 ACRES	11 LOTS
BLOCK Q	220 ACRES	11 LOTS
BLOCK R	120 ACRES	11 LOTS
TOTAL	18,973 ACRES	237 LOTS

BLOCK J - AREA SUMMARY	920 ACRES
LOT 1-10 - SINGLE FAMILY	920 ACRES
LOT 11 - 05 (OPEN SPACE)	920 ACRES
TOTAL	1,840 ACRES
BLOCK K - AREA SUMMARY	820 ACRES
LOT 1-10 - SINGLE FAMILY	820 ACRES
LOT 11 - 05 (OPEN SPACE)	820 ACRES
TOTAL	1,640 ACRES
BLOCK L - AREA SUMMARY	720 ACRES
LOT 1-10 - SINGLE FAMILY	720 ACRES
LOT 11 - 05 (OPEN SPACE)	720 ACRES
TOTAL	1,440 ACRES

BLOCK M - AREA SUMMARY	620 ACRES
LOT 1-10 - SINGLE FAMILY	620 ACRES
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LOT 1-10 - SINGLE FAMILY	520 ACRES
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BLOCK P - AREA SUMMARY	320 ACRES
LOT 1-10 - SINGLE FAMILY	320 ACRES
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DATE: MARCH 7, 2014
WHISPER VALLEY BURY
 VILLAGE 1,
 PHASE 1 FINAL PLAT
 A 257 LOT SUBDIVISION
 CONSISTING OF 79,973 ACRES

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