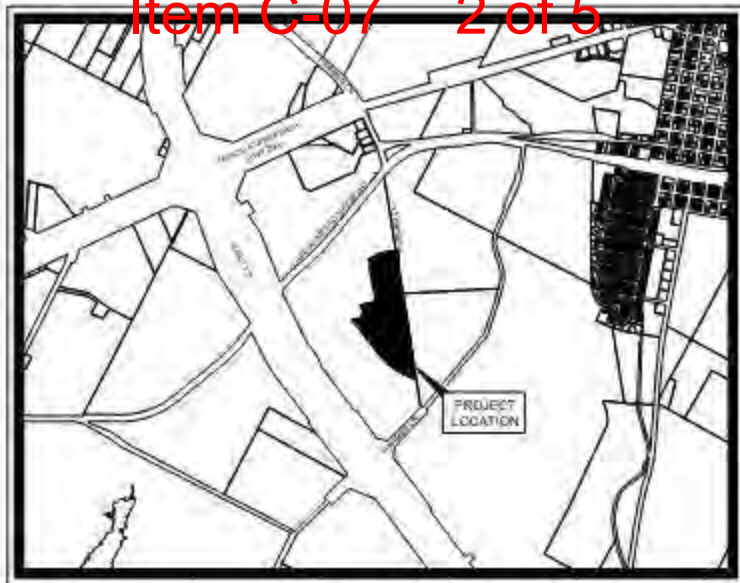


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0251.2A**ZAP DATE:** August 15, 2017**SUBDIVISION NAME:** Wildhorse Ranch, Section 2**AREA:** 42.9 acres**LOTS:** 106**APPLICANT:** Texas Titan Development, LLC (William Peruzzi)**AGENT:** Kimley-Horn and Associates, Inc. (Rob Smith)**ADDRESS OF SUBDIVISION:** Northwest corner of N SH130 and E Parmer Lane**GRIDS:** S28**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all internal streets and the E Parmer Lane frontage.**DEPARTMENT COMMENTS:** The request is for the approval of the final plat of Wildhorse Ranch, Section 2. The plat is comprised of 102 residential lots, 1 drainage lot, and 3 landscape lots on 42.9 acres. The proposed lots comply with the PUD requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The subdivision meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

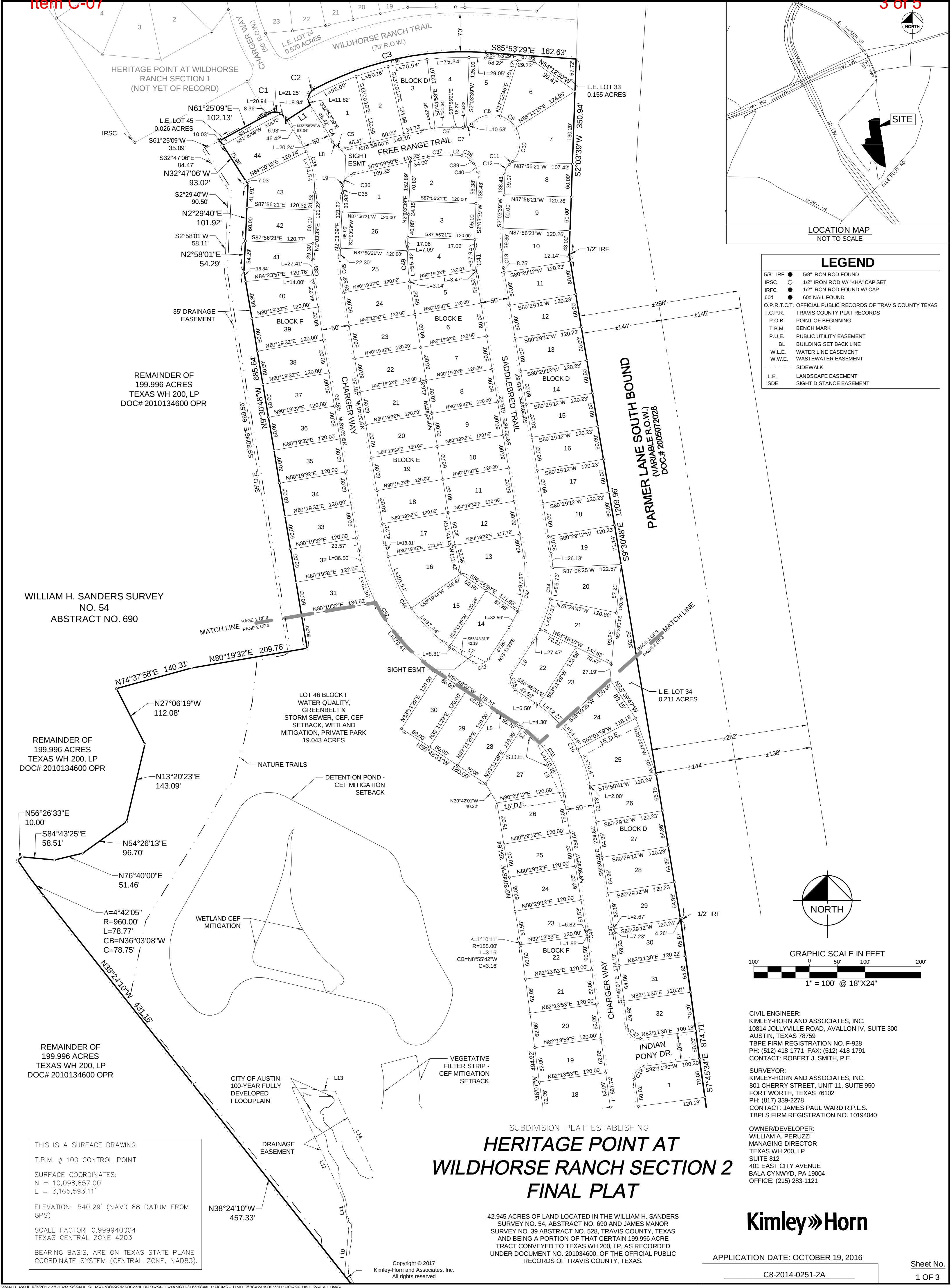
Item C-07 2 of 5

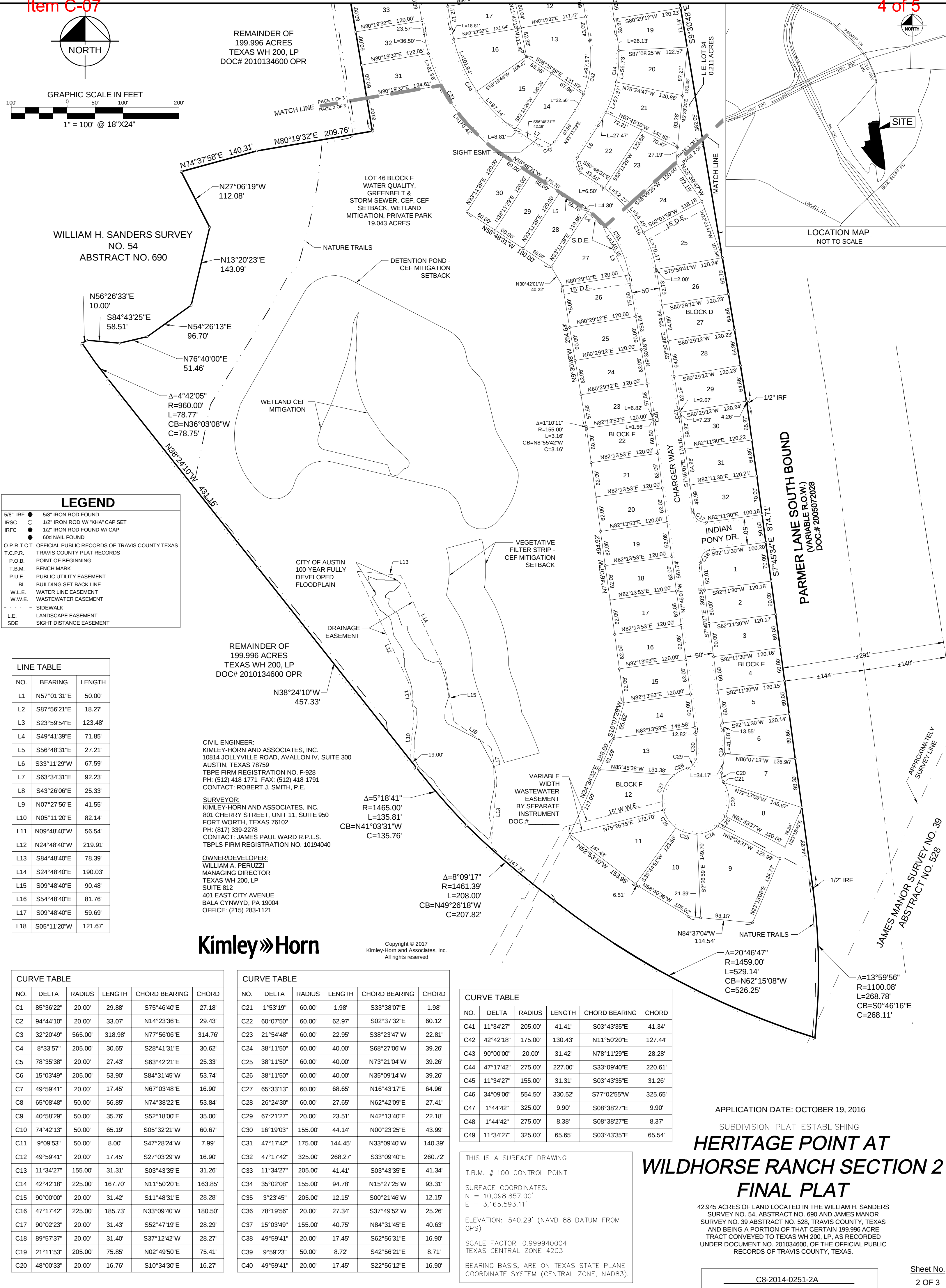


VICINITY MAP

MAPSCO GRID #S27 & #S28
DRAINAGE BASIN: WILDHORSE TP

SCALE 1" = 2,000'





LEGEND

5/8" IRF

●

5/8" IRON ROD FOUND

IRSC

○

1/2" IRON ROD W/ "KHA" CAP SET

IRFC

●

1/2" IRON ROD FOUND W/ CAP

●

60d NAIL FOUND

O.P.R.T.C.T.

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

T.C.P.R.

TRAVIS COUNTY PLAT RECORDS

P.O.B.

POINT OF BEGINNING

T.B.M.

BENCH MARK

P.U.E.

PUBLIC UTILITY EASEMENT

BL

BUILDING SET BACK LINE

W.L.E.

WATER LINE EASEMENT

W.W.E.

WASTEWATER EASEMENT

SIDEWALK

L.E.

LANDSCAPE EASEMENT

SDE

SIGHT DISTANCE EASEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	N57°01'31"E	50.00'
L2	S87°56'21"E	18.27'
L3	S23°59'54"E	123.48'
L4	S49°41'39"E	71.85'
L5	S56°48'31"E	27.21'
L6	S33°11'29"W	67.59'
L7	S63°34'31"E	92.23'
L8	S43°26'06"E	25.33'
L9	N07°27'56"E	41.55'
L10	N05°11'20"E	82.14'
L11	N09°48'40"W	56.54'
L12	N24°48'40"W	219.91'
L13	S84°48'40"E	78.39'
L14	S24°48'40"E	190.03'
L15	S09°48'40"E	90.48'
L16	S54°48'40"E	81.76'
L17	S09°48'40"E	59.69'
L18	S05°11'20"W	121.67'

Kimley»Horn

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	85°36'22"	20.00'	29.88'	S75°46'40"E	27.18'
C2	94°44'10"	20.00'	33.07'	N14°23'36"E	29.43'
C3	32°20'49"	565.00'	318.98'	N77°56'06"E	314.76'
C4	8°33'57"	205.00'	30.65'	S28°41'31"E	30.62'
C5	78°35'38"	20.00'	27.43'	S63°42'21"E	25.33'
C6	15°03'49"	205.00'	53.90'	S84°31'45"W	53.74'
C7	49°59'41"	20.00'	17.45'	N67°03'48"E	16.90'
C8	65°08'48"	50.00'	56.85'	N74°38'22"E	53.84'
C9	40°58'29"	50.00'	35.76'	S52°18'00"E	35.00'
C10	74°42'13"	50.00'	65.19'	S05°32'21"W	60.67'
C11	9°09'53"	50.00'	8.00'	S47°28'24"W	7.99'
C12	49°59'41"	20.00'	17.45'	S27°03'29"W	16.90'
C13	11°34'27"	155.00'	31.31'	S03°43'35"E	31.26'
C14	42°42'18"	225.00'	167.70'	N11°50'20"E	163.85'
C15	90°00'00"	20.00'	31.42'	S11°48'31"E	28.28'
C16	47°17'42"	225.00'	185.73'	N33°09'40"W	180.50'
C17	90°02'23"	20.00'	31.43'	S52°47'19"E	28.29'
C18	89°57'37"	20.00'	31.40'	S37°12'42"W	28.27'
C19	21°11'53"	205.00'	75.85'	N02°49'50"E	75.41'
C20	48°00'33"	20.00'	16.76'	S10°34'30"E	16.27'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	1°53'19"	60.00'	1.98'	S33°38'07"E	1.98'
C22	60°07'50"	60.00'	62.97'	S02°37'32"E	60.12'
C23	21°54'48"	60.00'	22.95'	S38°23'47"W	22.81'
C24	38°11'50"	60.00'	40.00'	S68°27'06"W	39.26'
C25	38°11'50"	60.00'	40.00'	N73°21'04"W	39.26'
C26	38°11'50"	60.00'	40.00'	N35°09'14"W	39.26'
C27	65°33'13"	60.00'	68.65'	N16°43'17"E	64.96'
C28	26°24'30"	60.00'	27.65'	N62°42'09"E	27.41'
C29	67°21'27"	20.00'	23.51'	N42°13'40"E	22.18'
C30	16°19'03"	155.00'	44.14'	N00°23'25"E	43.99'
C31	47°17'42"	175.00'	144.45'	N33°09'40"W	140.39'
C32	47°17'42"	325.00'	268.27'	S33°09'40"E	260.72'
C33	11°34'27"	205.00'	41.41'	S03°43'35"E	41.34'
C34	35°02'08"	155.00'	94.78'	N15°27'25"W	93.31'
C35	3°23'45"	205.00'	12.15'	S00°21'46"W	12.15'
C36	78°19'56"	20.00'	27.34'	S37°49'52"W	25.26'
C37	15°03'49"	155.00'	40.75'	N84°31'45"E	40.63'
C38	49°59'41"	20.00'	17.45'	S62°56'31"E	16.90'
C39	9°59'23"	50.00'	8.72'	S42°56'21"E	8.71'
C40	49°59'41"	20.00'	17.45'	S22°56'12"E	16.90'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	11°34'27"	205.00'	41.41'	S03°43'35"E	41.34'
C42	42°42'18"	175.00'	130.43'	N11°50'20"E	127.44'
C43	90°00'00"	20.00'	31.42'	N78°11'29"E	28.28'
C44	47°17'42"	275.00'	227.00'	S33°09'40"E	220.61'
C45	11°34'27"	155.00'	31.31'	S03°43'35"E	31.26'
C46	34°09'06"	554.50'	330.52'	S77°02'55"W	325.65'
C47	1°44'42"	325.00'	9.90'	S08°38'27"E	9.90'
C48	1°44'42"	275.00'	8.38'	S08°38'27"E	8.37'
C49	11°34'27"	325.00'	65.65'	S03°43'35"E	65.54'

THIS IS A SURFACE DRAWING

T.B.M. # 100 CONTROL POINT

SURFACE COORDINATES:
N = 10,098,857.00'
E = 3,165,593.11'

ELEVATION: 540.29' (NAVD 88 DATUM FROM GPS)

SCALE FACTOR 0.999940004
TEXAS CENTRAL ZONE 4203

BEARING BASIS, ARE ON TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE, NAD83).

APPLICATION DATE: OCTOBER 19, 2016

SUBDIVISION PLAT ESTABLISHING

HERITAGE POINT AT
WILDHORSE RANCH SECTION 2
FINAL PLAT

42.945 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS
SURVEY NO. 54, ABSTRACT NO. 690 AND JAMES MANOR
SURVEY NO. 39 ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS
AND BEING A PORTION OF THAT CERTAIN 199.996 ACRE
TRACT CONVEYED TO TEXAS WH 200, LP, AS RECORDED
UNDER DOCUMENT NO. 201034600, OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

C8-2014-0251-2A

Sheet No.
2 OF 3

SUBDIVISION PLAT ESTABLISHING
**HERITAGE POINT AT
WILDHORSE RANCH SECTION 2
FINAL PLAT**

42.945 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS
SURVEY NO. 54, ABSTRACT NO. 690 AND JAMES MANOR
SURVEY NO. 39 ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS
AND BEING A PORTION OF THAT CERTAIN 199.996 ACRE
TRACT CONVEYED TO TEXAS WH 200, LP, AS RECORDED
UNDER DOCUMENT NO. 201034600, OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS WH 200, LP, A TEXAS LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE
STATE OF TEXAS, HAVING ITS HOME OFFICE IN BALA CYNWYD, PENNSYLVANIA, ACTING HEREIN BY AND THROUGH
WILLIAM A. PERUZZI, MANAGING DIRECTOR, BEING OWNER OF 42.945 ACRES OF LAND LOCATED IN THE WILLIAM
H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 AND JAMES MANOR SURVEY NO. 39 ABSTRACT NO. 528,
TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 199.996 ACRE TRACT CONVEYED TO TEXAS
WH 200, LP, AS RECORDED UNDER DOCUMENT NO. 201034600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 42.945 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE
KNOWN AS

HERITAGE POINT AT WILDHORSE RANCH SECTION 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON,
SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2017, A.D.

BY: _____
TEXAS WH 200, LP
401 EAST CITY AVENUE, SUITE 812
BALA CYNWYD, PA 19004
OFFICE: (215) 283-1121

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 2017, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I, JAMES PAUL WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE
PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING
RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND
CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME
OR UNDER MY SUPERVISION ON AUGUST 1, 2017.

James Paul Ward 8-2-2017
JAMES PAUL WARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5606 - STATE OF TEXAS
801 CHERRY STREET, UNIT 11, SUITE 950
FORT WORTH, TEXAS 76102
PH. 817-339-2278

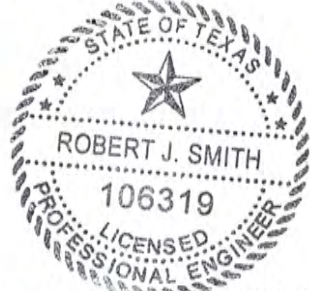


ENGINEER'S CERTIFICATION:

I, ROBERT J. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE
PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING
STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY
CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS
SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480J, EFFECTIVE
DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Robert J. Smith 8-2-2017
ROBERT J. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 106319
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALON IV, SUITE 300
AUSTIN, TEXAS 78759



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION LIMITS OF THE CITY OF
AUSTIN ON THIS THE _____ DAY OF _____, 2017, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES
DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2017, A.D.

J. RODNEY GONZALEZ, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF
AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2017, A.D.

CHAIR _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE
ON THE _____ DAY OF _____, 2017, A.D. AT _____ O'CLOCK
_____ M., DULY RECORDED ON THE _____ DAY OF _____, 2017, A.D.
AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2017, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

LOT SUMMARY	
TOTAL RESIDENTIAL LOT ACREAGE:	18.950
TOTAL SUBDIVISION ACREAGE:	42.945
TOTAL NUMBER OF RESIDENTIAL LOTS:	102
TOTAL NUMBER OF OPEN SPACE/DRAINAGE/PUE LOTS:	1
TOTAL NUMBER OF LANDSCAPE LOTS:	3

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH ORDINANCE NO. 020214-28.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
4. ALL SITE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO IMPERVIOUS COVER, BUILDING SQUARE FOOTAGE, BUILDING HEIGHT, FLOOR TO AREA RATIOS AND SETBACKS, ARE ESTABLISHED AND GOVERNED BY THE SITE DEVELOPMENT CRITERIA TABLE APPEARING ON THE WILDHORSE RANCH PUD LAND USE PLAN, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
5. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
6. ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD SHALL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
7. PARKLAND DEDICATION FOR 102 UNITS WILL BE SATISFIED VIA LAND DEDICATION ON FUTURE DEVELOPMENTS IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO.020214-28.
9. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
10. FOR LOTS WITH A 15' FRONT BUILDING LINE, GARAGES MUST BE AT LEAST FIVE FEET BEHIND THE FRONT FACADE OF THE PRINCIPLE STRUCTURE. FOR A GARAGE WITHIN 20 FEET OF THE FRONT FACADE, THE WIDTH OF THE GARAGE MAY NOT EXCEED 50 PERCENT OF THE WIDTH OF THE FRONT FACADE.
11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WILDHORSE RANCH TRAIL, FREE RANGER TRAIL, SADDLEBRED TRAIL, CHARGER WAY, AND INDIAN PONY DR.. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
17. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
18. GILLELAND CREEK - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
19. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
20. A WAIVER TO SECTION 25-4-153-(A), BLOCK LENGTH WAS GRANTED FOR BLOCK A TO EXCEED 1200'.
21. ACCESS TO FARMER LANE IS PROHIBITED FROM LOTS 7-19 AND 26-32 OF BLOCK "D" AND LOTS 1-7 OF BLOCK "F".
22. IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, THE FOLLOWING SINGLE-FAMILY LOTS HAVE SLOPES 15-25%: LOTS 11-16,21,22,24-26,31 OF BLOCK "D", LOTS 9,10,19,20 OF BLOCK "E", AND LOTS 27,28 OF BLOCK "F".
23. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
24. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
25. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
26. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION REQUIRED BY CITY ORDINANCE. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE EXISTING OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT (IF ANY).
27. PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
28. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
29. BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
30. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE BLUEBONNET ELECTRIC COOPERATIVE WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
31. LOTS 33 AND 34, BLOCK "D"; LOTS 45 AND 46, BLOCK "F"; SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT.
32. ALL LOTS WITH TO EXCEED 30 FOOT MINIMUM SPECIFIED IN WILDHORSE RANCH PUD ORDINANCE.
33. MITIGATION WILL BE PROVIDED IN ACCORDANCE WITH THE MITIGATION PLAN PREPARED BY HORIZON ENVIRONMENTAL SERVICES. UPON COMPLETION OF THE MITIGATED CEF SETBACK/BUFFER ALL ACTIVITIES WITHIN THE CEF SETBACK/BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
34. THE CEF AND CEF SETBACK SHOWN IN LOT 46 BLOCK F ARE MITIGATION FOR IMPACTS TO WETLAND RESOURCES.
35. THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
36. THE NATURE TRAILS ON LOTS 45 AND 46 BLOCK F AND LOT 33 BLOCK D WILL BE CONSTRUCTED WITH THIS SUBDIVISION IN ACCORDANCE WITH PUD ORDINANCE 020214-28, EXHIBIT E, PAGE 4.
37. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

APPLICATION DATE: OCTOBER 19, 2016

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