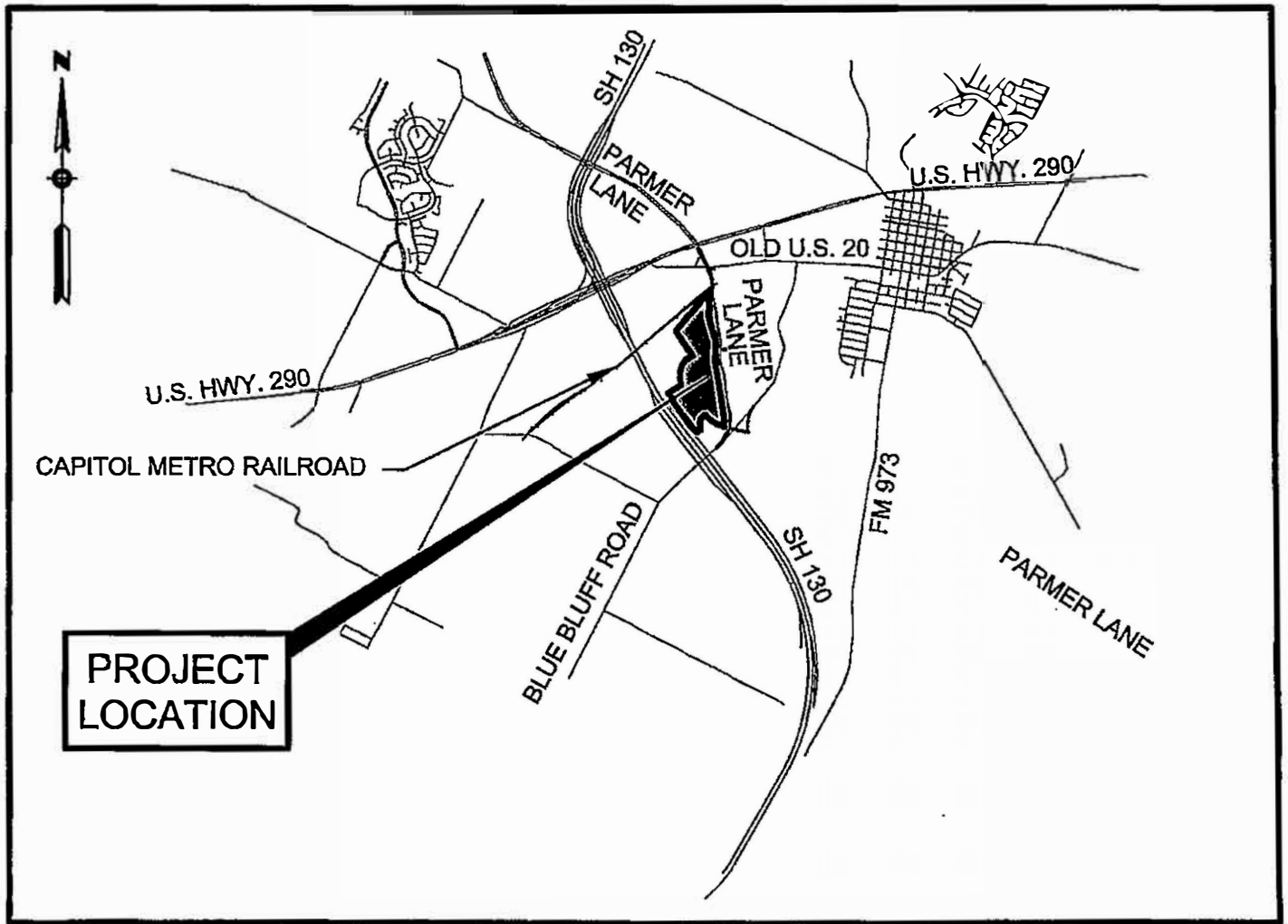


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0251.3A**ZAP DATE:** December 4, 2018**SUBDIVISION NAME:** Wildhorse Ranch, Section 3**AREA:** 24.9 acres**LOTS:** 96**APPLICANT:** Texas Titan Development, LLC (William Peruzzi)**AGENT:** Kimley-Horn and Associates, Inc. (Rob Smith)**ADDRESS OF SUBDIVISION:** 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 Heritage Point at Wildhorse Ranch, Section 3. The plat is comprised of 88 residential lots, 2 drainage/open space lots, and 6 landscape lots on 24.9 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

WILDHORSE RANCH



LOCATION MAP
(N.T.S.)

GRID R28
S28

MAPSCO PG 528,529



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS WH 200 LP, A TEXAS CORPORATION 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, MANAGER, BEING OWNER OF 42.908 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 42.908 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

HERITAGE POINT AT WILDHORSE RANCH SECTION 3

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 _____, 2018, A.D.

BY: _____
WILLIAM A. PERUZZI, MANAGER
TEXAS WH 200 LP,
401 EAST CITY AVENUE, BALA CYNWYD, PA 19004
OFFICE: (215) 283-1121

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 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 _____, 2018, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:
I, JOHN G. MOSIER, 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 JANUARY 27, 2018.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 – STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

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, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 106319
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON 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 _____, 2018, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2018, 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 _____, 2018, A.D.

JOLENE KIOLBASSA,
CHAIR

ANA AGUIRRE
SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 _____, 2018, A.D. AT _____ O'CLOCK _____M., DULY RECORDED ON THE _____ DAY OF _____, 2018, 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 _____, 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

DEPUTY

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| CURVE TABLE | | | | | |
|-------------|------------|----------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 7°05'55" | 950.00' | 117.70' | N18°06'14"W | 117.63' |
| C2 | 96°25'47" | 20.00' | 33.66' | S68°49'04"E | 29.83' |
| C3 | 6°02'53" | 960.00' | 101.34' | S17°34'44"E | 101.29' |
| C4 | 34°37'32" | 60.00' | 36.26' | N80°16'49"E | 35.71' |
| C5 | 37°04'20" | 60.00' | 38.82' | S63°52'15"E | 38.15' |
| C6 | 36°16'39" | 60.00' | 37.99' | S27°11'46"E | 37.36' |
| C7 | 31°59'15" | 60.00' | 33.50' | S06°56'11"W | 33.06' |
| C8 | 42°07'47" | 60.00' | 44.12' | S43°59'42"W | 43.13' |
| C9 | 14°33'25" | 60.00' | 15.24' | S72°20'18"W | 15.20' |
| C10 | 66°10'12" | 60.00' | 69.29' | N67°17'54"W | 65.51' |
| C11 | 82°49'09" | 20.00' | 28.91' | N75°37'23"W | 26.46' |
| C12 | 89°04'10" | 20.00' | 31.09' | S18°25'57"W | 28.05' |
| C13 | 7°35'58" | 960.00' | 127.33' | S29°54'07"E | 127.24' |
| C14 | 5°25'37" | 1030.00' | 97.56' | S18°34'10"E | 97.52' |
| C15 | 85°17'29" | 20.00' | 29.77' | N21°21'46"E | 27.10' |
| C16 | 8°03'22" | 425.00' | 59.76' | S59°58'49"W | 59.71' |
| C17 | 19°21'03" | 60.00' | 20.26' | S46°16'36"W | 20.17' |
| C18 | 33°54'56" | 60.00' | 35.52' | S19°38'37"W | 35.00' |
| C19 | 209°33'10" | 60.00' | 219.44' | N77°54'34"E | 116.03' |
| C20 | 82°49'09" | 20.00' | 28.91' | N14°32'33"E | 26.46' |

LOT SUMMARY

TOTAL RESIDENTIAL LOT ACREAGE: 12.224

TOTAL SUBDIVISION ACREAGE: 24.908

TOTAL NUMBER OF RESIDENTIAL LOTS: 88

TOTAL NUMBER OF OPEN SPACE/DRAINAGE/PUE LOTS: 2

TOTAL NUMBER OF LANDSCAPE LOTS: 6

| CURVE TABLE | | | | | |
|-------------|-----------|---------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C21 | 90°00'00" | 20.00' | 31.42' | S79°02'52"E | 28.28' |
| C26 | 85°38'42" | 20.00' | 29.90' | N81°13'31"W | 27.19' |
| C27 | 94°21'18" | 20.00' | 32.94' | N08°46'29"E | 29.34' |
| C28 | 17°03'12" | 325.00' | 96.73' | S47°25'32"W | 96.38' |
| C29 | 55°46'16" | 20.00' | 19.47' | N66°47'04"E | 18.71' |
| C30 | 13°48'34" | 60.00' | 14.46' | N87°45'55"E | 14.43' |
| C31 | 55°53'27" | 60.00' | 58.53' | N52°54'55"E | 56.24' |
| C32 | 97°47'20" | 60.00' | 102.40' | N23°55'28"W | 90.42' |
| C33 | 56°26'56" | 60.00' | 59.11' | S78°57'24"W | 56.75' |
| C34 | 56°26'12" | 60.00' | 59.10' | S22°30'50"W | 56.74' |
| C35 | 11°10'04" | 60.00' | 11.69' | S11°17'18"E | 11.68' |
| C36 | 55°46'09" | 20.00' | 19.47' | S11°00'51"W | 18.71' |
| C37 | 17°03'12" | 275.00' | 81.85' | S47°25'32"W | 81.55' |
| C38 | 84°46'21" | 20.00' | 29.59' | N81°39'41"W | 26.97' |
| C39 | 90°00'00" | 25.00' | 39.27' | N05°43'29"E | 35.36' |
| C40 | 30°19'32" | 275.00' | 145.55' | N65°53'15"E | 143.86' |
| C41 | 59°53'07" | 25.00' | 26.13' | S69°00'25"E | 24.96' |
| C42 | 22°24'34" | 60.00' | 23.47' | N50°16'09"W | 23.32' |
| C43 | 62°29'28" | 60.00' | 65.44' | S87°16'50"W | 62.24' |
| C44 | 53°06'31" | 60.00' | 55.62' | S29°28'50"W | 53.65' |

| CURVE TABLE | | | | | |
|-------------|------------|----------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C45 | 112°39'51" | 60.00' | 117.98' | S53°24'21"E | 99.87' |
| C46 | 36°55'32" | 60.00' | 38.67' | N51°47'57"E | 38.00' |
| C47 | 49°27'24" | 25.00' | 21.58' | S58°03'53"W | 20.92' |
| C48 | 32°04'06" | 325.00' | 181.90' | N66°45'32"E | 179.54' |
| C49 | 87°41'10" | 20.00' | 30.61' | S85°25'56"E | 27.71' |
| C50 | 2°11'01" | 1535.00' | 58.50' | S42°37'21"E | 58.50' |
| C51 | 8°09'15" | 1537.42' | 218.80' | S46°13'10"E | 218.62' |
| C52 | 90°00'00" | 25.00' | 39.27' | N84°16'31"W | 35.36' |
| C53 | 95°13'39" | 20.00' | 33.24' | N08°20'19"E | 29.54' |
| C54 | 85°38'42" | 20.00' | 29.90' | S81°13'31"E | 27.19' |
| C55 | 89°03'54" | 20.00' | 31.09' | S06°11'32"W | 28.05' |
| C56 | 90°00'00" | 20.00' | 31.42' | N79°02'52"W | 28.28' |
| C57 | 90°00'00" | 20.00' | 31.42' | N10°57'08"E | 28.28' |
| C58 | 7°29'08" | 375.00' | 48.99' | S59°41'42"W | 48.96' |
| C59 | 90°21'43" | 20.00' | 31.54' | S71°22'53"E | 28.37' |
| C60 | 12°12'09" | 1030.00' | 219.36' | S32°18'06"E | 218.95' |
| C61 | 94°21'18" | 20.00' | 32.94' | S08°46'29"W | 29.34' |
| C62 | 4°42'05" | 960.00' | 78.77' | S36°03'08"E | 78.75' |
| C63 | 90°00'00" | 20.00' | 31.42' | N10°57'08"E | 28.28' |
| C64 | 82°49'09" | 20.00' | 28.91' | S82°38'17"E | 26.46' |

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 SUBDIVISION IS GOVERNED BY THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28, APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) EXCEPT AS OTHERWISE PROVIDED IN THE ZONING ORDINANCE AND THE PUD LAND USE PLAN TO THE CONTRARY, THE RULES AND REGULATIONS SET FORTH IN EFFECT UPON APPROVAL OF THE PUD.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. 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.
5. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
6. 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.
7. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
8. 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.
9. PARKLAND DEDICATION FOR 88 UNITS WILL BE SATISFIED VIA LAND DEDICATION ON FUTURE DEVELOPMENTS IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE No.020214-28.
11. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
12. 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.
13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
15. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
16. 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, BUCKSKIN HORSE WAY, MESTENGO DRIVE, AMERICAN PAINT WAY, SPANISH JENNET WAY, STRAWBERRY ROAN DRIVE, AND CHOCTAW PRINT WAY. 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.
17. 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.
18. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
19. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
20. 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.
21. 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.
22. A WAIVER TO SECTION 25-4-153-(A), BLOCK LENGTH WAS GRANTED FOR BLOCK A TO EXCEED 1200'.
23. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B)5 OF THE LDC FOR CUT/FILL IN EXCESS OF 4 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES WITH C8-2014-0251.
24. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B)6 OF THE LDC FOR CUT/FILL UP TO 8 FEET WITH C8-2014-0251.
25. ACCESS TO SH 130 IS PROHIBITED FROM LOTS 14 & 68 OF BLOCK G.
26. IN ACCORDANCE WITH SECTION 25-8-303, THE FOLLOWING SINGLE-FAMILY LOTS HAVE SLOPES 15-25%: BLK. G, LOTS 17 - 20.
27. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
28. 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.
29. 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.
30. 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).
31. PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
32. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
33. 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.
34. 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.
35. LOTS 47, 57, BLOCK F, LOTS 1, 14, 36, 67, 68, BLOCK G, LOT 10, BLOCK H, LOT 8, BLOCK I, SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED IF APPROVED BY THE CITY.
36. ALL LOTS WIDTH TO EXCEED 30 FOOT MINIMUM SPECIFIED IN WILDHORSE RANCH PUD ORDINANCE.
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.
38. THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
39. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT.
40. DEVELOPMENT ON BUCKSKIN HORSE WAY, MESTENGO DRIVE, AND AMERICAN PAINT WAY IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-----|------------|----------|---------|---------------|---------|
| C65 | 207°26'50" | 60.00' | 217.24' | S35°02'52"W | 116.57' |
| C66 | 35°54'03" | 60.00' | 37.60' | S86°37'34"E | 36.98' |
| C67 | 19°28'16" | 60.00' | 20.39' | N65°41'16"E | 20.29' |
| C68 | 1°09'43" | 1236.07' | 25.06' | N38°08'33"W | 25.06' |
| C69 | 0°06'25" | 1030.00' | 1.92' | S14°30'15"E | 1.92' |
| C70 | 14°42'33" | 60.00' | 15.40' | S04°40'08"E | 15.36' |
| C71 | 11°47'48" | 1251.07' | 257.59' | N24°24'12"W | 257.13' |
| C72 | 14°37'49" | 60.00' | 15.32' | S47°30'28"E | 15.28' |
| C73 | 14°24'46" | 60.00' | 15.09' | S55°55'10"E | 15.05' |
| C74 | 15°07'47" | 60.00' | 15.84' | S28°17'02"E | 15.80' |
| C75 | 60°40'32" | 60.00' | 63.54' | S42°21'40"E | 60.61' |
| C76 | 14°21'47" | 60.00' | 15.04' | S79°52'49"E | 15.00' |

SUBDIVISION PLAT ESTABLISHING

HERITAGE POINT AT

WILDHORSE RANCH SECTION 3

FINAL PLAT

24.908 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. 2010134600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SEPTEMBER 20, 2018

Kimley»Horn

APPLICATION DATE: NOVEMBER 16, 2017

C8-2014.0251.3A

Sheet No.

2 OF 2

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