

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0151.2A**Z.A.P. DATE:** February 16, 2021**SUBDIVISION NAME:** Whisper Valley Village 1, Phase 4 Final Plat**AREA:** 32.60 acres**LOT(S):** 116 total lots**OWNER/APPLICANT:** WVV1P4, LP (D. Gilliland/Adam Moore)**AGENT:** Land Dev Consulting LLC  
(Judd Willmann)**ADDRESS OF SUBDIVISION:** Pertichor Boulevard and Sonoma Breeze Drive**GRIDS:** T-24**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** N/A**PROPOSED LAND USE:** 108 Single Family Residential lots, 8 other lots for associated improvements such as Park/Open Space/Drainage/Joint Use/PUE, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the Whisper Valley Village 1 Phase 4 Final Plat. The plat is composed of 116 total lots on 32.60 acres, proposing 108 single family residential lots and 8 other lots for associated improvements such as open space/detention/joint use/PUE and approximately 4,604 linear feet of right-of-way/streets. Water and wastewater will be provided by the City of Austin. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD.**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:** Sue Welch, Travis County TNR  
Email address: [Sue.Welch@traviscountytx.gov](mailto:Sue.Welch@traviscountytx.gov)**PHONE:** (512) 854-7637

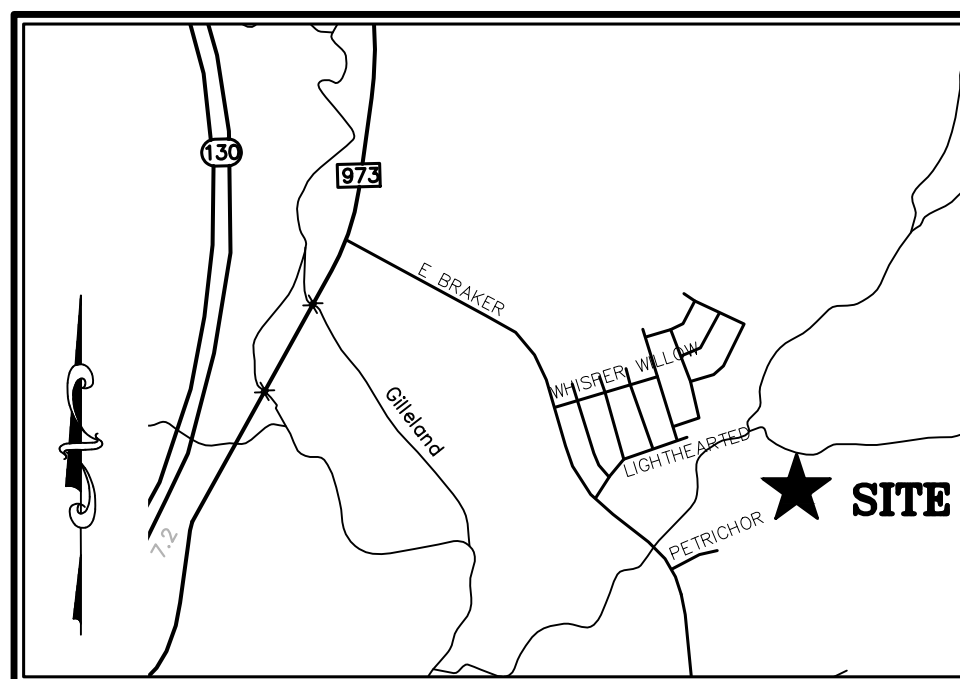
# WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT

## 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.

### VICINITY MAP

SCALE: 1" = 2000'



**WHISPER VALLEY  
VILLAGE 1, PHASE 4  
FINAL PLAT**  
City of Austin, Travis  
County, Texas

C8J-2018-0151.2A

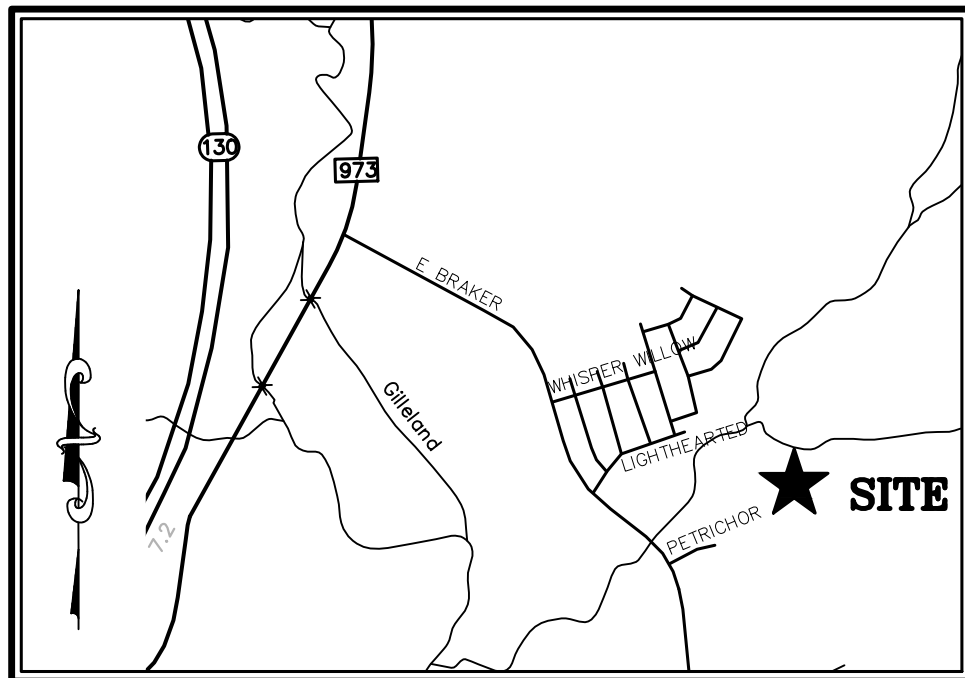
<b>4WARD</b> <i>Land Surveying</i> <small>A Limited Liability Company</small> PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	1/26/2021
	Project:	00450
	Scale:	1" = 100'
	Reviewer:	PRB
	Tech:	BAP
	Field Crew:	SR/WC
	Survey Date:	DEC. 2018
Sheet:		1 OF 7

A 117 LOT SUBDIVISION  
CONSISTING OF  
32.5959 ACRES



VICINITY MAP

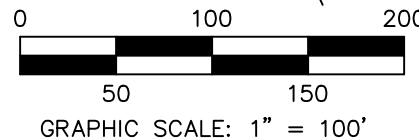
SCALE: 1" = 2000'



WAYMAN F. WELLS  
SURVEY NO. 36  
ABSTRACT NO. 796

CALLED 100.05 ACRES  
(TRACT 1)  
CYCLONE DEVELOPMENT  
INVESTMENTS, INC  
DOC. NO. 2016013696  
O.P.R.T.C.T.

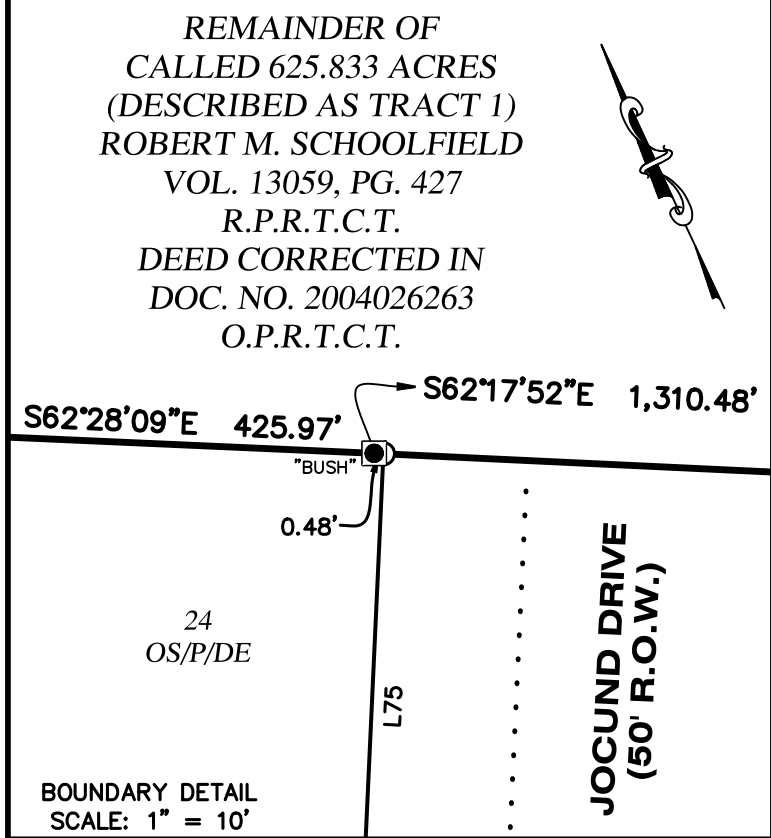
APPROXIMATE LOCATION  
OF SURVEY LINE



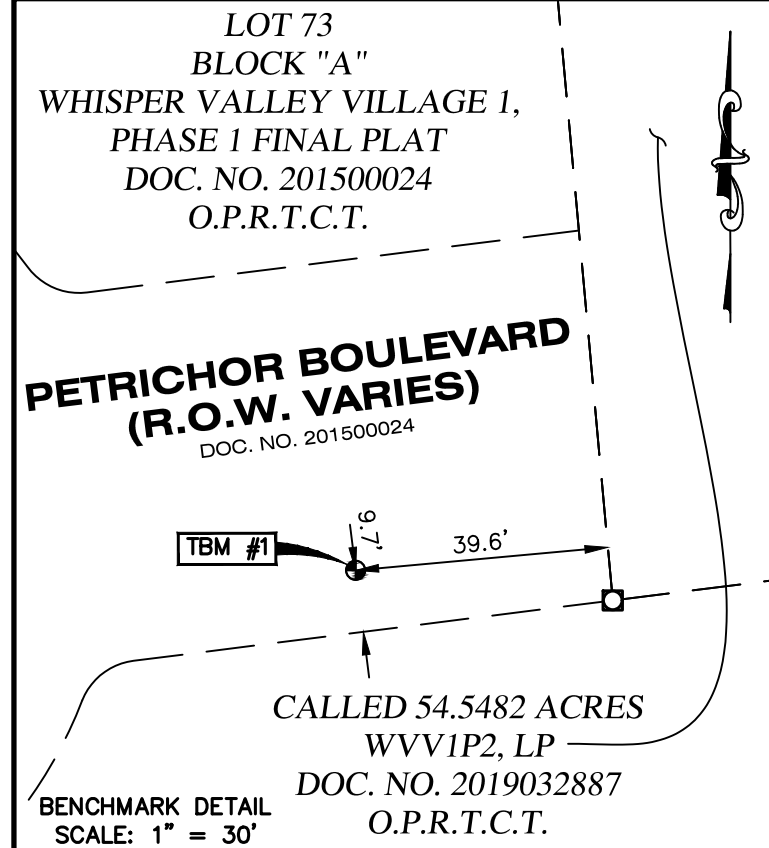
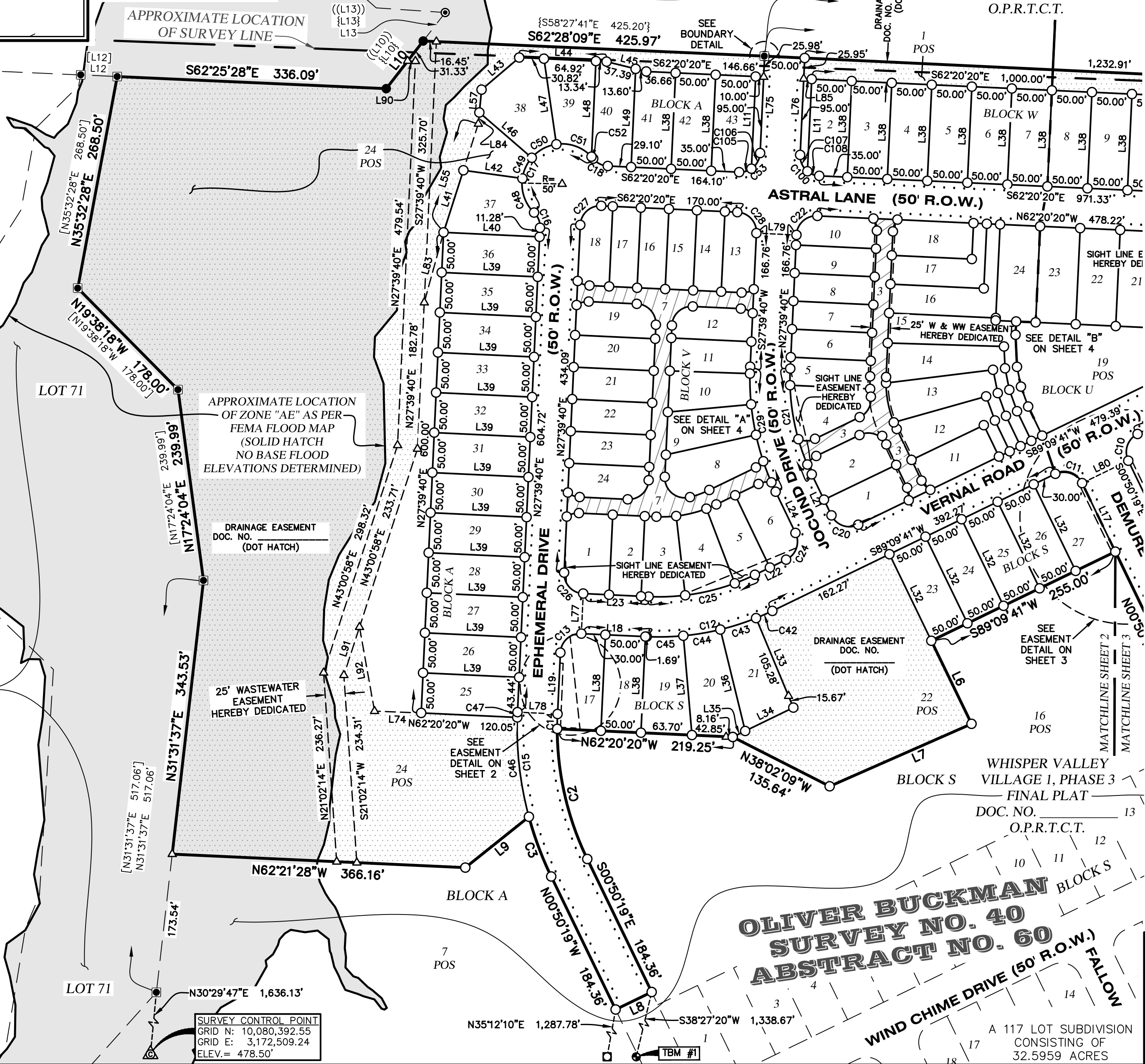
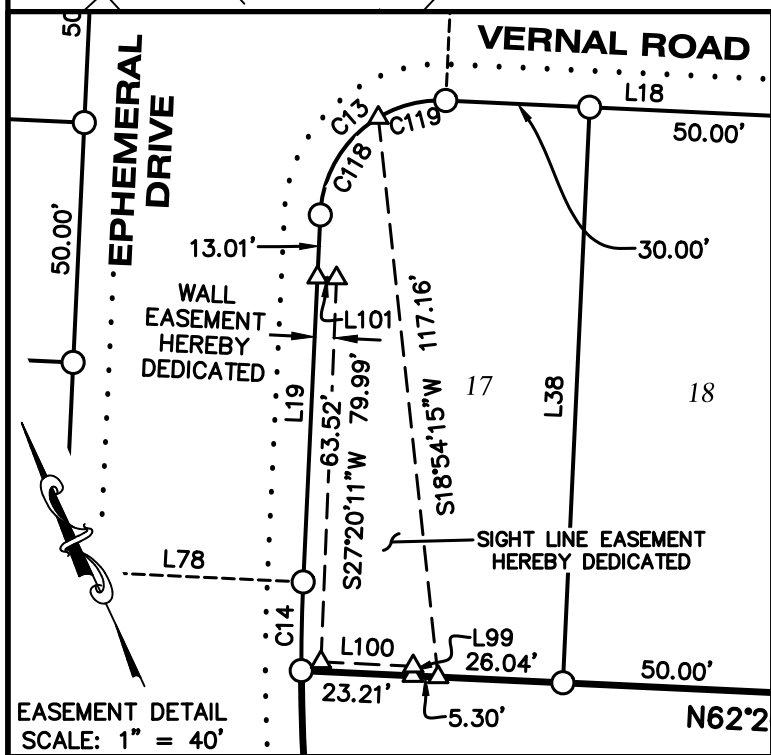
REMAINDER OF  
CALLED 625.833 ACRES  
(DESCRIBED AS TRACT 1)  
ROBERT M. SCHOOLFIELD  
VOL. 13059, PG. 427  
R.P.R.T.C.T.  
DEED CORRECTED IN  
DOC. NO. 2004026263  
O.P.R.T.C.T.

LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- . - .	PROPOSED SIDEWALK
- - - -	EASEMENTS
●	IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)
□	1/2" IRON ROD WITH "WARD-5811" CAP SET IN CONCRETE
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
△	CALCULATED POINT
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊙	SURVEY CONTROL POINT
⊙	BENCHMARK
PUE	PUBLIC UTILITY EASEMENT
JUAE	JOINT USE ACCESS EASEMENT
POS	PRIVATE OPEN SPACE
DE	DRAINAGE EASEMENT
W&WW	WATER AND WASTEWATER EASEMENT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
((.....))	RECORD INFORMATION PER DOC. NO. 2016013696
{.....}	RECORD INFORMATION PER DOC. NO. 2006152076
[.....]	RECORD INFORMATION PER DOC. NO. 201500024
[Hatched]	JUAE/PUE/DE 20' ALLEY
[Diagonal Lines]	JUAE/DE 20' ALLEY
[Dotted]	DRAINAGE EASEMENT
[Shaded]	FEMA ZONE AE



WHISPER VALLEY VILLAGE 1,  
PHASE 1 FINAL PLAT  
DOC. NO. 201500024  
O.P.R.T.C.T.



BENCHMARK NOTE:  
TBM #1 - SQUARE CUT ON TOP OF CONCRETE CURB AT SOUTH SIDE OF PETRICHOR BOULEVARD, BEING ±91' FROM A WASTEWATER MANHOLE ON PETRICHOR BOULEVARD. ELEVATION = 499.04'

WHISPER VALLEY  
VILLAGE 1, PHASE 4  
FINAL PLAT  
City of Austin,  
Travis County, Texas

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date: 1/26/2021  
Project: 00450  
Scale: 1" = 100'  
Reviewer: PRB  
Tech: BAP  
Field Crew: SR/WC  
Survey Date: DEC. 2018  
Sheet: 2 OF 7

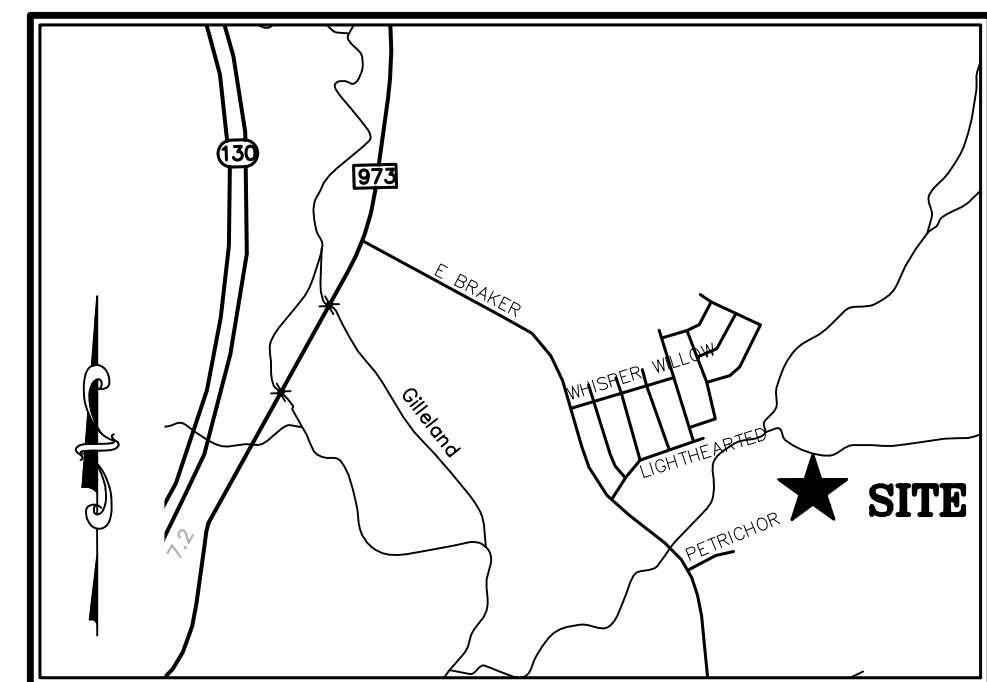


**WAYMAN F. WELLS**  
**SURVEY NO. 36**  
**ABSTRACT NO. 796**

CALLED 71.535 ACRES  
 ROBERT M. SCHOOLFIELD AND  
 AMY PRASSEL SCHOOLFIELD  
 DOC. NO. 2019117717  
 O.P.R.T.C.T.

### VICINITY MAP

SCALE: 1" = 2000'



## LEGEND

- |              |   |
|--------------|---|
|              | PROPERTY LINE                                     |
|              | EXISTING PROPERTY LINES                           |
|              | PROPOSED SIDEWALK                                 |
|              | EASEMENTS   |
|              | IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)     |
|              | 1/2" IRON ROD WITH "WARD-581" CAP SET IN CONCRETE |
|              | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET       |
|              | CALCULATED POINT                                  |
|              | 1/2" IRON ROD FOUND (UNLESS NOTED)                |
|              | 1/2" IRON PIPE FOUND (UNLESS NOTED)               |
|              | SURVEY CONTROL POINT                              |
|              | BENCHMARK   |
| PUE          | PUBLIC UTILITY EASEMENT                           |
| JUAE         | JOINT USE ACCESS EASEMENT                         |
| POS          | PRIVATE OPEN SPACE                                |
| DE           | DRAINAGE EASEMENT                                 |
| W&WW         | WATER AND WASTEWATER EASEMENT                     |
| P.O.B.       | POINT OF BEGINNING                                |
| DOC. NO.     | DOCUMENT NUMBER                                   |
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| [.....]      | RECORD INFORMATION PER DOC. NO. 201500024         |
|              | JUAE/PUE/DE 20' ALLEY                             |
|              | JUAE/DE 20' ALLEY                                 |
|              | DRAINAGE EASEMENT                                 |
|              | FEMA ZONE AE                                      |

REMAINDER OF  
CALLED 423.32 ACRES  
ELLA LOUISE LIND  
DOC. NO. 1999120186  
O.P.R.T.C.T.

TAX MAP  
 TAX MAP NO. \_\_\_\_\_  
 (DOT HATCH)  
 BLOCK 1  
 OLIVER BUCKMAN  
 SURVEY NO. 40  
 ABSTRACT NO. 60

**LOT SUMMARY:**

USE:	<u>ACREAGE</u>	<u># OF LOTS</u>
SINGLE FAMILY LOTS:	14.0893	108
PARK, OPEN SPACE, AND DRAINAGE EASEMENT	12.3721	6
ALLEYWAYS:	0.5685	2
R.O.W.:	5.5660	N/A
TOTAL:	32.5959	116

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VILLAGE 1, PHASE 4  
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Travis County, Texas**

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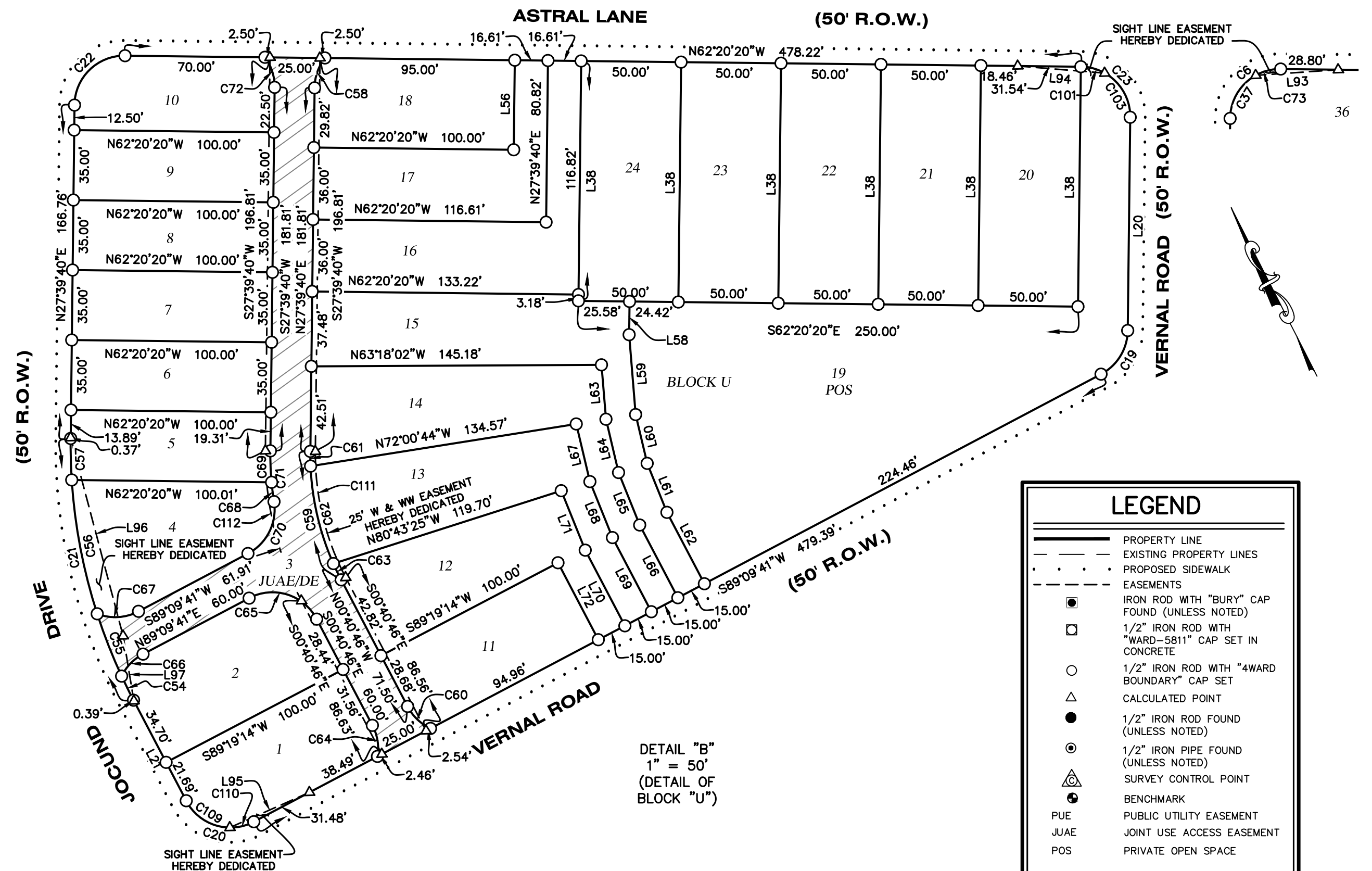
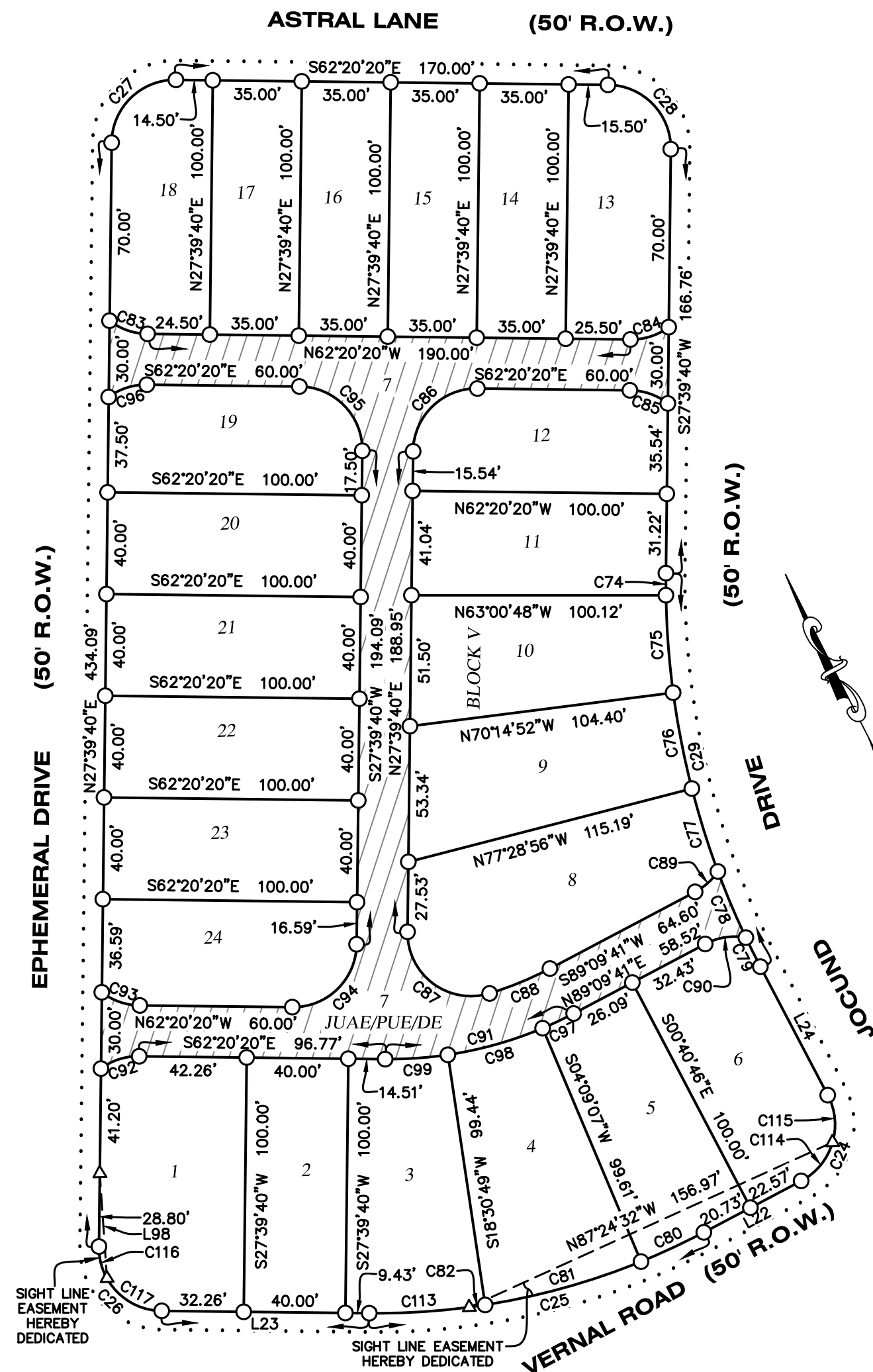
The logo for 4WARD Land Surveying features the word "4WARD" in a large, bold, orange sans-serif font. The number "4" is stylized with a horizontal bar that extends to the right and then curves upwards into an arrow pointing towards the top right. Below "4WARD", the words "Land Surveying" are written in a smaller, black, sans-serif font.

**PO Box 90876, Austin Texas 78709**  
**WWW.4WARDLS.COM (512) 537-2384**  
**TBPLS FIRM #10174300**

A 117 LOT SUBDIVISION  
CONSISTING OF  
32.5959 ACRES

P:\00450\Dwg\Phase 3-4\00450\_Phase 4 Plat\_rev3.dwg





LEGEND	
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# WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT City of Austin, Travis County, Texas

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Sheet: 4 OF 7



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27°39'40"W	145.04'
L2	S79°43'28"W	65.40'
L3	N77°42'21"W	106.69'
L4	S27°39'40"W	85.03'
L5	S89°09'41"W	64.00'
L6	S00°50'19"E	115.07'
L7	N88°45'33"W	193.41'
L8	S89°09'41"W	50.00'
L9	S76°22'45"W	101.58'
L10	N62°49'09"E	75.14'
L11	N27°39'40"E	115.00'
L12	S62°19'43"E	45.57'
L13	N62°43'45"E	44.94'
L14	S63°32'11"E	54.46'
L15	S27°39'40"W	80.52'
L16	S89°09'41"W	90.27'
L17	N00°50'19"W	95.00'
L18	N62°20'20"W	81.69'
L19	S27°39'40"W	76.53'
L20	S27°39'40"W	106.68'
L21	N00°40'46"W	56.78'
L22	S89°09'41"W	43.30'
L23	N62°20'20"W	81.69'
L24	S00°40'46"E	57.06'
L25	N27°39'40"E	120.00'
L26	N27°39'40"E	120.00'
L27	S62°20'20"E	140.12'
L28	S62°20'20"E	115.53'
L29	S27°35'10"E	141.95'
L30	N00°50'19"W	124.09'
L31	N00°50'19"W	120.00'
L32	N00°50'19"W	120.00'
L33	S02°23'08"W	120.95'
L34	S89°09'41"W	66.76'
L35	N89°09'41"E	17.23'
L36	S11°12'33"W	130.19'
L37	N20°01'57"E	124.30'
L38	N27°39'40"E	120.00'
L39	S62°20'20"E	120.00'
L40	N62°20'20"W	120.00'
L41	N42°45'54"E	81.33'
L42	S57°06'22"E	74.33'
L43	N74°38'12"E	61.75'
L44	S62°20'20"E	109.08'
L45	S51°01'44"E	50.99'
L46	N24°11'24"W	86.41'
L47	N16°44'08"E	107.86'
L48	N27°39'40"E	119.29'
L49	N27°39'40"E	122.67'
L50	S62°20'20"E	120.84'
L51	S62°20'20"E	120.00'
L52	N81°29'41"E	25.28'
L53	S42°54'58"W	54.02'
L54	S62°20'20"E	150.00'
L55	N42°45'54"E	142.12'
L56	N27°39'40"E	44.82'
L57	N30°26'09"E	28.63'
L58	N27°39'40"E	16.63'
L59	N22°20'37"E	40.08'
L60	N13°37'55"E	25.11'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N05°03'10"E	26.42'
L62	N00°40'46"W	40.30'
L63	N22°20'37"E	27.32'
L64	N13°37'55"E	27.37'
L65	N05°03'10"E	28.29'
L66	N00°40'46"W	41.09'
L67	N13°37'55"E	29.64'
L68	N05°03'10"E	30.17'
L69	N00°40'46"W	41.88'
L70	N00°40'46"W	42.67'
L71	N05°03'10"E	32.06'
L72	S00°40'46"E	43.47'
L73	S62°20'20"E	50.00'
L74	N62°48'13"W	58.30'
L75	N27°39'40"E	120.98'
L76	S27°39'40"W	120.95'
L77	N27°39'40"E	50.00'
L78	N62°20'20"W	50.00'
L79	S62°20'20"E	50.00'
L80	N89°09'41"E	64.00'
L81	S62°20'20"E	50.00'
L82	N27°39'40"E	50.00'
L83	N40°23'58"E	90.70'
L84	N30°26'09"E	14.24'
L85	S62°20'20"E	10.00'
L86	S62°20'20"E	100.00'
L87	N74°58'25"W	60.92'
L88	S66°33'09"W	15.33'
L89	S62°59'49"E	56.55'
L90	N62°50'00"W	9.49'
L91	S43°00'58"W	63.12'
L92	N14°51'50"E	106.50'
L93	S66°55'39"E	41.36'
L94	N58°19'30"W	43.62'
L95	S86°49'28"E	43.55'
L96	N12°10'27"E	102.54'
L97	N17°34'52"E	32.96'
L98	N23°04'21"E	41.36'
L99	S27°47'28"W	1.99'
L100	S62°18'12"E	19.22'
L101	S62°20'20"E	3.99'
L102	S89°09'41"W	4.00'
L103	S89°09'41"W	0.10'
L104	S00°50'19"E	2.00'
L105	S89°09'41"W	4.00'
L106	N89°09'41"E	105.00'
L107	N00°51'32"W	36.41'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
((L10))	N62°53'00"E	75.10'
((L13))	N62°45'20"E	43.97'
[L12]	S62°19'43"E	45.57'
[L10]	N66°43'27"E	75.07'
[L13]	N66°34'27"E	43.98'
[L14]	S59°42'00"E	54.46'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	114.65'	60.00'	109°28'50"	N89°28'20"W	97.99'
C2	168.05'	375.00'	25°40'35"	S11°59'59"W	166.65'
C3	79.56'	425.00'	10°43'35"	N04°31'29"E	79.45'
C4	34.83'	25.00'	79°50'09"	S77°44'35"W	32.08'
C5	272.10'	60.00'	259°50'09"	N12°15'25"W	92.04'
C6	39.27'	25.00'	90°00'00"	S72°39'40"W	35.36'
C7	21.03'	25.00'	48°11'23"	N03°33'58"E	20.41'
C8	137.78'	50.00'	157°52'47"	S58°24'41"W	98.14'
C9	21.03'	25.00'	48°11'23"	N66°44'37"W	20.41'
C10	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C11	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C12	161.66'	325.00'	28°29'58"	N76°35'19"W	160.00'
C13	39.27'	25.00'	90°00'00"	S72°39'40"W	35.36'
C14	18.48'	375.00'	2°49'24"	N26°14'58"E	18.48'
C15	131.84'	425.00'	17°46'23"	N18°46'28"E	131.31'
C16	21.03'	25.00'	48°11'23"	N03°33'58"E	20.41'
C17	162.65'	50.00'	186°22'46"	N72°39'40"E	99.85'
C18	21.03'	25.00'	48°11'23"	S38°14'39"E	20.41'
C19	26.83'	25.00'	61°30'02"	S58°24'41"W	25.56'
C20	39.34'	25.00'	90°09'32"	N45°45'33"W	35.40'
C21	136.03'	275.00'	28°20'26"	N13°29'27"E	134.64'
C22	39.27'	25.00'	90°00'00"	N72°39'40"E	35.36'
C23	39.27'	25.00'	90°00'00"	S17°20'20"E	35.36'
C24	39.20'	25.00'	89°50'28"	S44°14'27"W	35.31'
C25	136.79'	275.00'	28°29'58"	N76°35'19"W	135.38'
C26	39.27'	25.00'	90°00'00"	N17°20'20"W	35.36'
C27	39.27'	25.00'	90°00'00"	N72°39'40"E	35.36'
C28	39.27'	25.00'	90°00'00"	S17°20'20"E	35.36'
C29	160.76'	325.00'	28°20'26"	S13°29'27"W	159.12'
C30	104.29'	60.00'	99°35'39"	N67°51'50"E	91.65'
C31	40.96'	60.00'	39°06'56"	N01°29'27"W	40.17'
C32	27.26'	60.00'	26°02'07"	N34°03'58"W	27.03'
C33	99.58'	60.00'	95°05'27"	S85°22'15"W	88.54'
C34	20.38'	25.00'	46°41'56"	S61°10'29"W	19.82'
C35	14.46'	25.00'	33°08'13"	N78°54'27"W	14.26'
C37	26.26'	25.00'	60°11'09"	N57°45'14"E	25.07'
C38	35.61'	50.00'	40°48'26"	S00°07'30"E	34.86'
C39	36.77'	50.00'	42°08'07"	S41°20'47"W	35.95'
C40	39.81'	50.00'	45°36'51"	S85°13'15"W	38.76'
C41	25.59'	50.00'	29°19'23"	N57°18'38"W	25.31'
C42	22.23'	325.00'	3°55'12"	N88°52'43"W	22.23'
C43	46.90'	325.00'	8°16'03"	N82°47'06"W	46.86'
C44	46.88'	325.00'	8°15'51"	N74°31'08"W	46.84'
C45	45.65'	325.00'	8°02'53"	N66°21'47"W	45.61'
C46	125.28'	425.00'	16°53'22"	N18°19'57"E	124.83'
C47	6.56'	425.00'	0°53'02"	N27°13'09"E	6.56'
C48	46.62'	50.00'	53°25'21"	N06°10'57"E	44.95'
C49	28.72'	50.00'	32°54'58"	N49°21'07"E	28.33'
C50	35.71'	50.00'	40°55'32"	N86°16'22"E	34.96'
C51	48.30'	50.00'	55°21'09"	S45°35'18"E	46.45'
C52	3.28'	50.00'	3°45'46"	S16°01'50"E	3.28'
C53	39.27'	25.00'	90°00'00"	N72°39'40"E	35.36'
C54	13.44'	275.00'	2°47'58"	N00°43'12"E	13.43'
C55	33.52'	275.00'	6°59'05"	N05°36'44"E	33.50'
C56	68.31'	275.00'	14°13'55"	N16°13'14"E	68.13'
C57	20.76'	275.00'	4°19'28"	N25°29'56"E	20.75'
C58	16.09'	25.00'	36°52'02"	N46°05'50"E	15.81'
C59	66.78'	135.00'	28°20'26"	N13°29'27"E	66.10'
C60	16.16'	25.00'	37°01'37"	N19°11'42"W	15.88'
C61	7.39'	135.00'	3°08'17"	S26°05'32"W	7.39'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C62	50.35'	135.00'	21°22'14"	S13°50'16"W	50.06'
C63	9.03'	135.00'	3°49'56"	S01°14'11"W	9.03'
C64	16.02'	25.00'	36°42'39"	S17°40'33"W	15.75'
C65	39.34'	25.00'	90°09'32"	S45°45'33"E	35.40'
C66	15.61'	25.00'	35°46'35"	N71°16'24"E	15.36'
C67	21.35'	25.00'	48°55'34"	N66°22'32"W	20.71'
C68	9.80'	155.00'	3°37'23"	N20°02'28"E	9.80'
C69	15.71'	155.00'	5°48'31"	N24°45'25"E	15.71'
C70	30.95'	25.00'	70°55'53"	S53°41'45"W	29.01'
C71	25.51'	155.00'	9°25'53"	S22°56'43"W	25.49'
C72	16.09'	25.00'	36°52'01"	S09°13'29"W	15.81'
C73	13.01'	25.00'	29°48'51"	S77°14'46"E	12.86'
C74	8.64'	325.00'	1°31'23"	S26°53'58"W	8.64'
C75	38.47'	325.00'	6°46'57"	S22°44'49"W	38.45'
C76	38.44'	325.00'	6°46'34"	S15°58'03"W	38.41'
C77	34.21'	325.00'	6°01'53"	S09°33'49"W	34.20'
C78	28.22'	325.00'	4°58'29"	S04°03'38"W	28.21'
C79	12.78'	325.00'	2°15'10"	S00°26'49"W	12.78'
C80	27.27'	275.00'	5°40'56"	N87°59'51"W	27.26'
C81	63.77'	275.00'	13°17'15"	N78°30'45"W	63.63'
C82	6.34'	275.01'	1°19'17"	N71°12'29"W	6.34'
C83	16.09'	25.00'	36°52'12"	N43°54'14"W	15.81'
C84	16.09'	25.00'	36°52'06"	N80°46'29"W	15.81'
C85	16.09'	25.00'	36°52'12"	S43°54'14"E	15.81'
C86	39.27'	25.00'	90°00'00"	N72°39'40"E	35.36'
C87	46.94'	25.00'	107°34'53"	N26°07'47"W	40.34'
C88	25.73'	135.00'	10°55'06"	N85°22'46"W	25.69'
C89	12.10'	25.00'	27°44'24"	S75°17'29"W	11.99'
C90	16.47'	25.00'	37°45'07"	S71°57'45"E	16.18'
C91	77.10'	155.00'	28°29'58"	S76°35'19"E	76.31'
C92	16.09'	25.00'	36°52'12"	S80°46'26"E	15.81'
C93	16.09'	25.00'	36°52'12"	N43°54'14"W	15.81'
C94	39.27'	25.00'	90°00'00"	S72°39'40"W	35.36'
C95	39.27'	25.00'	90°00'00"	S17°20'20"E	35.36'
C96	16.09'	25.00'	36°52'11"	S80°46'26"E	15.81'
C97	13.50'	155.00'	4°59'26"	N88°20'36"W	13.50'
C98	38.85'	155.00'	14°21'41"	N78°40'02"W	38.75'
C99	24.75'	155.00'	9°08'51"	N66°54'46"W	24.72'
C100	39.27'	25.00'	90°00'00"	S17°20'20"E	35.36'
C101	12.49'	25.00'	28°36'50"	S48°01'55"E	12.36'
C103	26.78'	25.00'	61°23'10"	S03°01'55"E	25.52'
C105	16.09'	25.00'	36°52'12"	S80°46'26"E	15.81'
C106	23.18'	25.00'	53°07'48"	N54°13'34"E	22.36'
C107	23.18'	25.00'	53°07'48"	S01°05'46"W	22.36'
C108	16.09'	25.00'	36°52'12"	S43°54'14"E	15.81'
C109	26.86'	25.00'	61°34'00"	S31°27'46"E	25.59'
C110	12.48'	25.00'	28°35'32"	S76°32'32"E	12.35'
C111	65.54'	132.50'	28°20'26"	S13°29'27"W	64.87'
C112	77.91'	157.50'	28°20'26"	S13°29'27"W	77.11'
C113	39.40'	275.00'	8°12'31"	N66°26'36"W	39.36'
C114	20.13'	25.00'	46°07'56"	N66°05'43"E	19.59'
C115	19.07'	25.00'	43°42'32"	N21°10'29"E	18.61'
C116	13.01'	25.00'	29°48'51"	N12°45'14"E	12.86'
C117	26.26'	25.00'	60°11'09"	N32°14'46"W	2

BLOCK A – AREA SUMMARY	
LOT 24 – POS	8.6874 ACRE(S)
LOTS 25–36, AND 42 SINGLE FAMILY	0.1377 ACRE(S)
LOT 37 SINGLE FAMILY	0.1669 ACRE(S)
LOT 38 SINGLE FAMILY	0.1806 ACRE(S)
LOT 39 SINGLE FAMILY	0.1357 ACRE(S)
LOT 40 SINGLE FAMILY	0.1445 ACRE(S)
LOT 41 SINGLE FAMILY	0.1381 ACRE(S)
LOT 43 SINGLE FAMILY	0.1372 ACRE(S)
TOTAL	11.3805 ACRE(S)

BLOCK T – AREA SUMMARY	
LOT 27 POS	0.0790 ACRE(S)
LOT 28 SINGLE FAMILY	0.1484 ACRE(S)
LOT 29 SINGLE FAMILY	0.1377 ACRE(S)
LOT 30 SINGLE FAMILY	0.1437 ACRE(S)
LOT 31 SINGLE FAMILY	0.2020 ACRE(S)
LOT 32 SINGLE FAMILY	0.2159 ACRE(S)
LOT 33 SINGLE FAMILY	0.1464 ACRE(S)
LOT 34 SINGLE FAMILY	0.1608 ACRE(S)
LOT 35 SINGLE FAMILY	0.1738 ACRE(S)
LOTS 36, 38–41 SINGLE FAMILY	0.1377 ACRE(S)
LOT 37 POS	1.0313 ACRE(S)
TOTAL	3.1275 ACRE(S)

BLOCK S – AREA SUMMARY	
LOTS 17 AND 27 SINGLE FAMILY	0.1484 ACRE(S)
LOTS 18 AND 23–26 SINGLE FAMILY	0.1377 ACRE(S)
LOT 19 SINGLE FAMILY	0.1545 ACRE(S)
LOT 20 SINGLE FAMILY	0.1691 ACRE(S)
LOT 21 SINGLE FAMILY	0.1618 ACRE(S)
LOT 22 POS	1.1147 ACRE(S)
TOTAL	2.5854 ACRE(S)

BLOCK V – AREA SUMMARY	
LOT 1 SINGLE FAMILY	0.1278 ACRE(S)
LOTS 2, 20–23 SINGLE FAMILY	0.0918 ACRE(S)
LOT 3 SINGLE FAMILY	0.1081 ACRE(S)
LOT 4 SINGLE FAMILY	0.1171 ACRE(S)
LOT 5 SINGLE FAMILY	0.1005 ACRE(S)
LOT 6 SINGLE FAMILY	0.1055 ACRE(S)
LOT 7 JUAЕ/PUE/DE	0.3506 ACRE(S)
LOT 8 SINGLE FAMILY	0.1382 ACRE(S)
LOT 9 SINGLE FAMILY	0.1137 ACRE(S)
LOT 10 SINGLE FAMILY	0.1049 ACRE(S)
LOT 11 SINGLE FAMILY	0.0929 ACRE(S)
LOT 12 SINGLE FAMILY	0.0894 ACRE(S)
LOT 13 SINGLE FAMILY	0.0893 ACRE(S)
LOTS 14–17 SINGLE FAMILY	0.0803 ACRE(S)
LOT 18 SINGLE FAMILY	0.0871 ACRE(S)
LOT 19 SINGLE FAMILY	0.0939 ACRE(S)
LOT 24 SINGLE FAMILY	0.0919 ACRE(S)
TOTAL	2.5911 ACRE(S)

BLOCK U – AREA SUMMARY	
LOT 1 SINGLE FAMILY	0.1034 ACRE(S)
LOT 2 SINGLE FAMILY	0.1189 ACRE(S)
LOT 3 JUAЕ/DE	0.2179 ACRE(S)
LOT 4 SINGLE FAMILY	0.1163 ACRE(S)
LOTS 5–9 SINGLE FAMILY	0.0803 ACRE(S)
LOT 10 SINGLE FAMILY	0.0825 ACRE(S)
LOT 11 SINGLE FAMILY	0.1023 ACRE(S)
LOT 12 SINGLE FAMILY	0.1135 ACRE(S)
LOT 13 SINGLE FAMILY	0.1409 ACRE(S)
LOT 14 SINGLE FAMILY	0.1716 ACRE(S)
LOT 15 SINGLE FAMILY	0.1642 ACRE(S)
LOT 16 SINGLE FAMILY	0.1499 ACRE(S)
LOT 17 SINGLE FAMILY	0.1265 ACRE(S)
LOT 18 SINGLE FAMILY	0.0995 ACRE(S)
LOT 19 POS	0.5576 ACRE(S)
LOTS 20–24 SINGLE FAMILY	0.1377 ACRE(S)
TOTAL	3.3550 ACRE(S)

BLOCK W – AREA SUMMARY	
LOT 1 – POS	0.9021 ACRE(S)
LOT 2 SINGLE FAMILY	0.1372 ACRE(S)
LOTS 3–20 SINGLE FAMILY	0.1377 ACRE(S)
LOT 21 SINGLE FAMILY	0.1373 ACRE(S)
LOT 22 SINGLE FAMILY	0.1875 ACRE(S)
LOT 23 SINGLE FAMILY	0.1477 ACRE(S)
TOTAL	3.9904 ACRE(S)

STREET – AREA SUMMARY				
ASTRAL LANE	1.8243 ACRE(S)	1,410.0 LF	50’ R.O.W.	30’ FOC–FOC
EPHEMERAL DRIVE	1.2333 ACRE(S)	1,043.9 LF	50’ R.O.W.	30’ FOC–FOC
VERNAL ROAD	1.2996 ACRE(S)	1,119.8 LF	50’ R.O.W.	30’ FOC–FOC
JOCUND DRIVE	0.6705 ACRE(S)	643.1 LF	50’ R.O.W.	30’ FOC–FOC
DEMURE DRIVE	0.5383 ACRE(S)	387.2 LF	64’ R.O.W.	44’ FOC–FOC
TOTAL	5.5660 ACRE(S)	4,604.0 LF		

AREA AND LOT SUMMARY		
BLOCK A	11.3805 ACRE(S)	20 LOTS
BLOCK T	3.1275 ACRE(S)	15 LOTS
BLOCK S	2.5854 ACRE(S)	11 LOTS
BLOCK V	2.5911 ACRE(S)	24 LOTS
BLOCK U	3.3550 ACRE(S)	24 LOTS
BLOCK W	3.9904 ACRE(S)	23 LOTS
R.O.W.	5.5660 ACRE(S)	N/A
TOTAL	32.5959 ACRE(S)	116 LOTS

**WHISPER VALLEY  
VILLAGE 1, PHASE 4  
FINAL PLAT  
City of Austin,  
Travis County, Texas**

C8J–2018–0151.2A

A 117 LOT SUBDIVISION  
CONSISTING OF  
32.5959 ACRES



**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	1/26/2021
Project:	00450
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	SR/WC
Survey Date:	DEC. 2018
Sheet:	6 OF 7



STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS: WVVP4, LP, A DELAWARE LIMITED PARTNERSHIP, BY CD120 GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH DOUGLAS H. GILLILAND AND LINDA G. KASSOF, BEING OWNER OF THAT 32.5959 ACRES TRACT OUT OF THE OLIVER BUCKMAN SURVEY NO 40. ABSTRACT NO. 60 SITUATED IN TRAVIS COUNTY, TEXAS, SAID 32.5959 ACRES BEING ALL THAT CERTAIN 32.5959 ACRE TRACT CONVEYED TO WVVP4, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2020202758 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 32.5959 ACRES OF LAND PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE CODE OF THE CITY OF AUSTIN IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS

"WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENT PREVIOUSLY GRANTED BUT NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

WVVP4, LP,  
A DELAWARE LIMITED PARTNERSHIP

BY: CD120 GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: DOUGLAS H. GILLILAND

TITLE: MANAGER

ADDRESS: 610 N. WYMORE ROAD, SUITE 200  
MAITLAND, FLORIDA 32751

BY: \_\_\_\_\_  
NAME: LINDA G. KASSOF

TITLE: MANAGER

ADDRESS: 610 N. WYMORE ROAD, SUITE 200  
MAITLAND, FLORIDA 32751

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES  
IN AND FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:

I, KEITH PARKAN, 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 APPLICABLE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND PUD ORDINANCE #20100826-066. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
KEITH PARKAN, PE DATE  
TEXAS REGISTRATION NO. 88601  
5508 HIGHWAY 290 WEST, SUITE #150  
AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND PUD ORDINANCE #20100826-066. THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

\_\_\_\_\_  
STEVEN M. DUARTE, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 5940

PLAT NOTES:

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM
- 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 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.
- 3) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 4) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW.
- 5) PROPERTY OWNER AND HIS/OR HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS
- 6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 7) 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: DEMURE DRIVE, ASTRAL LAKE, EPHEMERAL DRIVE, JOOUND DRIVE, AND VERNAL ROAD. 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, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 8) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS. AS MODIFIED BY CITY OF AUSTIN ORDINANCE NO. 20100826-066.

PLAT NOTES CONTINUED

- 9) THE OWNER OF THIS SUBDIVISION, AND THE OWNER'S SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 10) 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 CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 11) 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.
- 12) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- 13) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- 14) PRIOR TO ANY DEVELOPMENT, A PERMIT IS REQUIRED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 15) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OR OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENTS BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 16) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN AND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 17) ALL LOTS SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTEWATER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- 18) 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 OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY TEXAS.
- 19) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
- 20) ALL NON-RESIDENTIAL LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES, AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE NON RESIDENTIAL LOTS WHICH WILL BE MAINTAINED BY THE HOA ARE LISTED BELOW:  
BLOCK A, LOT 24, BLOCK T, LOTS 27 AND 37, BLOCK S, LOT 22, BLOCK V, LOT 7, BLOCK U, LOTS 3 AND 19, AND BLOCK W, LOT 1.
- 21) WATER/WASTEWATER PROVIDED BY AUSTIN WATER UTILITY. ELECTRIC PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE
- 22) PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO THE PUD ORDINANCE NO. 20100826-06 AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT. 12.3757 ACRES OF PRIVATE OPEN SPACE LOTS WILL BE DESIGNATED WITH THIS PROJECT, FOR A TOTAL PRIVATE OPEN SPACE PARKLAND CREDIT OF 5.1654 ACRES. THE PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY MAINTAINED BY THE HOA. THE PRIVATE OPEN SPACE INCLUDES BLOCK A, LOT 24, BLOCK T, LOTS 27 AND 37, BLOCK S, LOT 22, BLOCK U, LOT 19, AND BLOCK W, LOT 1. ALL PRIVATE OPEN SPACE LOTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE WHISPER VALLEY MASTER PARKLAND AGREEMENT.
- 23) ALL ALLEYS AND COMMUNITY AMENITY AREAS WILL BE PRIVATELY MAINTAINED BY THE OWNER OR PROPERTY OWNERS ASSOCIATION WHILE THE SUBDIVISION ROADWAYS ARE MAINTAINED BY TRAVIS COUNTY. THE ALLEY LOTS INCLUDES BLOCK V, LOT 7, AND BLOCK U, LOT 3.
- 24) ALL ALLEYS WILL MEET THE FOLLOWING CONDITIONS AS DEFINED IN THE PUD ORDINANCE NO. 20100826-066.  
A. ALLEYS WILL BE PART OF A JOINT USE ACCESS EASEMENT.  
B. BUILDINGS ADJACENT TO THE ALLEYS ARE LIMITED TO THREE (3) STORIES.  
C. ALLEYS ARE NOT INTENDED FOR FIRE PROTECTION ACCESS  
D. LOTS WILL BE DESIGNED TO MEET FIRE PROTECTION CODE REQUIREMENTS FOR INTERIOR SIDEYARDS (WHEN LESS THAN 5'), ACCESS, HOSE LENGTH, AND FIRE HYDRANT LOCATIONS.  
E. SIGNOFF FROM ESD #12 AND FIRE MARSHALL IS REQUIRED AT PRELIMINARY PLAN REVIEW.  
F. ADEQUATE OFF-STREET PARKING FOR VISITORS WILL BE PROVIDED.  
G. FLAG LOTS WITH A MINIMUM WIDTH OF TEN (10) FEET MAY ONLY BE USED WITH LOTS UTILIZING ALLEY AND FRONTING ON COMMON OPEN SPACE.  
H. ON LOTS FRONTING ON COMMON OPEN SPACE, EACH FLAG WILL CONNECT TO A PUBLIC STREET THROUGH THE COMMON OPEN SPACE.
- 25) ALL LOTS SHALL HAVE A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT MEASURED FROM THE RIGHT-OF-WAY ALONG STREET FRONTAGES.
- 26) SLOPES IN EXCESS OF 15% EXIST ON THE FOLLOWING LOTS: LOT 17 & 18 BLOCK S  
CONSTRUCTION ON SLOPES IS LIMITED BY THE LAND DEVELOPMENT CODE.
- 27) THE FINAL PLAT IS SUBJECT TO STANDARDS IN THE WHISPER VALLEY PUD ORDINANCE #20100826-066.
- 28) THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS OUTLINED IN THE WHISPER VALLEY MASTER COVENANT (DOC NO. 2016113527)
- 29) IF A LOT INSIDE THIS SUBDIVISION SHARES FRONTAGE ONTO TWO ROADWAYS, ACCESS SHALL BE RESTRICTED TO THE SMALLER OF THE ROADS OR THE ROAD FARTHEST FROM THE INTERSECTION.
- 30) COMMON/OPEN SPACE LOTS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE ESTABLISHED HOA.
- 31) ACCESS TO LOTS ADJACENT TO ALLEYS WILL BE RESTRICTED TO ALLEYWAYS.
- 32) WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 33) THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL. PRIOR TO APPROVAL OF ANY DEVELOPMENT PERMIT THE APPLICATION SHALL BE REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPROVED AMOC. THE AMOC CAN BE MODIFIED WITH A PERFORMANCE BASE DESIGN APPROVED BY THE FIRE MARSHAL PRIOR TO SUBMITTING A DEVELOPMENT APPLICATION.
- 34) WHISPER VALLEY, VILLAGE 1 PHASE 4 IS SUBJECT TO THE "TRAFFIC PHASING AGREEMENT AND RESTRICTIVE COVENANT" (DOC. NO. 2010172905).
- 35) A PUBLICLY ACCESSIBLE 12-FOOT WIDE TRAIL SHALL BE PROVIDED BY ORDINANCE 20100826-066 PART 9.D.
- 36) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY AS DEFINED BY THE WHISPER VALLEY PUD. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- 37) ALL INTERNAL STREETS MUST COMPLY WITH THE PROPOSED ALTERNATIVE STREET SECTIONS SHOWN IN EXHIBIT F OF THE PUD ORDINANCE (DOC. NO. 2010172905) OR WITH THE TRANSPORTATION CRITERIA MANUAL (TCM) AND LDC. 25-6-171(A).

PLAT NOTES CONTINUED

- 38) THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
- 39) ALL ACTIVITIES WITHIN A CEF 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 UNLESS AUTHORIZED BY AN APPROVED SITE PLAN; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 40) CULVERT CROSSINGS OF PROTECTED HEADWATERS WILL BE DESIGNED TO SPREAD FLOODWATERS ACROSS THE EXISTING FLOODPLAIN TO THE MAXIMUM EXTENT PRACTICABLE AND ANY TEMPORARY DISTURBANCE WILL BE STABILIZED WITH NATIVE SEEDING AND PLANTING.
- 41) GEOTHERMAL EASEMENTS ARE HEREBY DEDICATED PER PLAT AS SHOWN HEREON. THE GEOTHERMAL EASEMENTS ARE PRIVATE UTILITY EASEMENTS TO BE USED FOR THE SOLE AND EXCLUSIVE PURPOSE OF INSTALLING, REPAIRING, AND MAINTAINING THE GEOTHERMAL LOOP FIELD SYSTEM. SEE THE WHISPER VALLEY VILLAGE 1, PHASE 3 ECOSMART COVENANT (DOC. NO. \_\_\_\_\_).
- 42) THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PROPERTY ARE RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THE PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS. AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, OF THE CITY OF AUSTIN, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
SECRETARY CHAIR

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 \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
DEPUTY, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

WHISPER VALLEY  
VILLAGE 1, PHASE 4  
FINAL PLAT  
City of Austin,  
Travis County, Texas

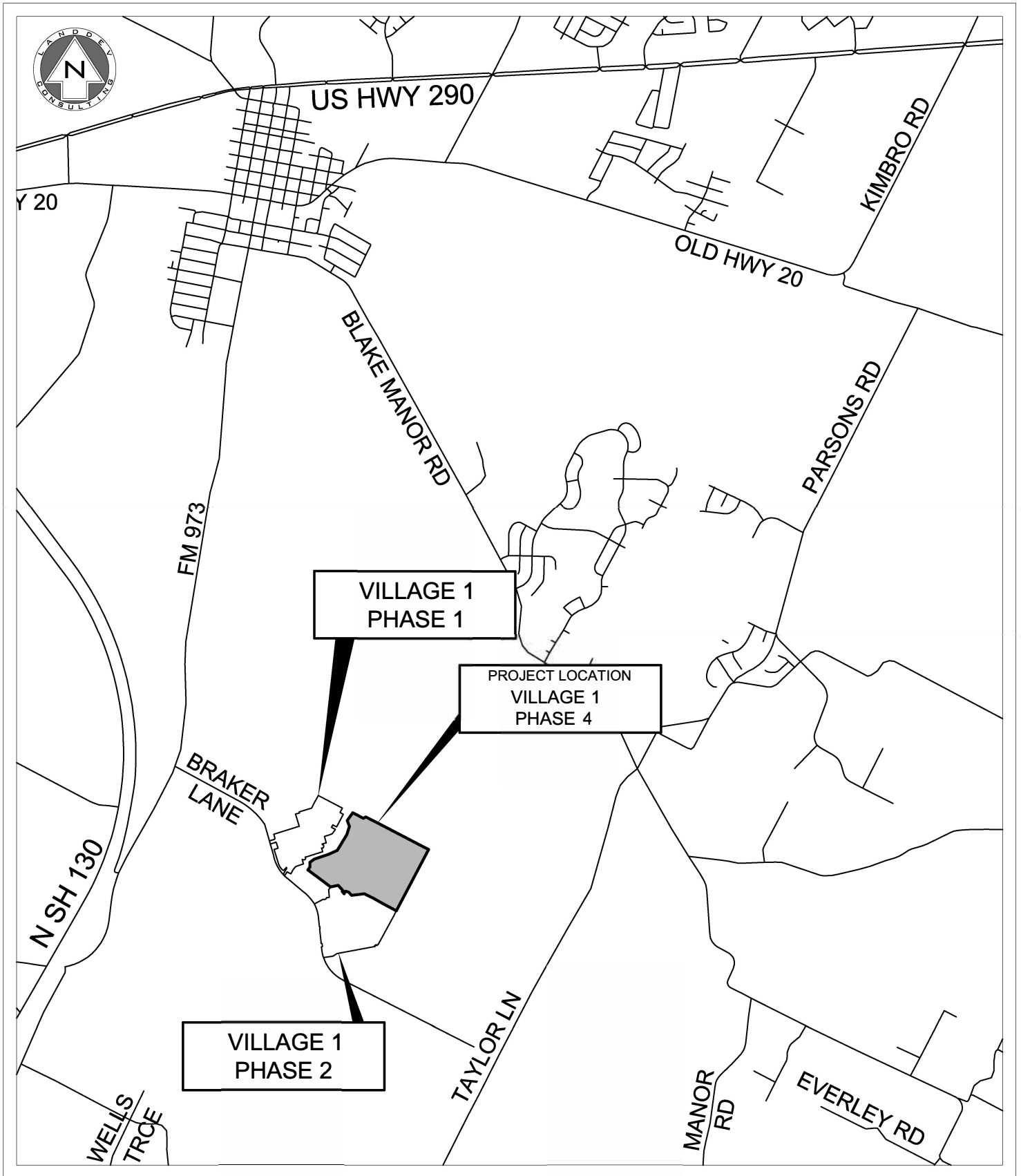
C8J-2018-0151.2A



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WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	1/26/2021
Project:	00450
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	SR/WC
Survey Date:	DEC. 2018
Sheet:	7 OF 7





## VICINITY MAP

N.T.S.

CITY OF AUSTIN GRID: T-25

MAPSCO: 589(C), 589(D)