SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0151.1A **Z.A.P. DATE:** February 16, 2021

SUBDIVISION NAME: Whisper Valley Village 1, Phase 3 Final Plat

AREA: 79.67 acres **LOT(S)**: 268 total lots

OWNER/APPLICANT: WVV1P3, 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: 255 Single Family Residential lots, 13 other lots for associated improvements such as 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 3 Final Plat. The plat is composed of 268 total lots on 79.67 acres, proposing 255 single family residential lots and 13 other lots for associated improvements such as open space/detention/joint use/PUE and approximately 9,194 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 **PHONE:** (512) 854-7637
Email address: Sue.Welch@traviscountytx.gov

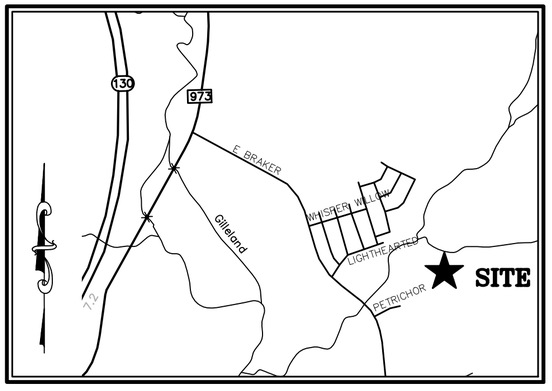
WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT

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'



A 268 LOT SUBDIVISION
CONSISTING OF
79.6695 ACRES

WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT
City of Austin, Travis County, Texas

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TBPLS FIRM #10174300

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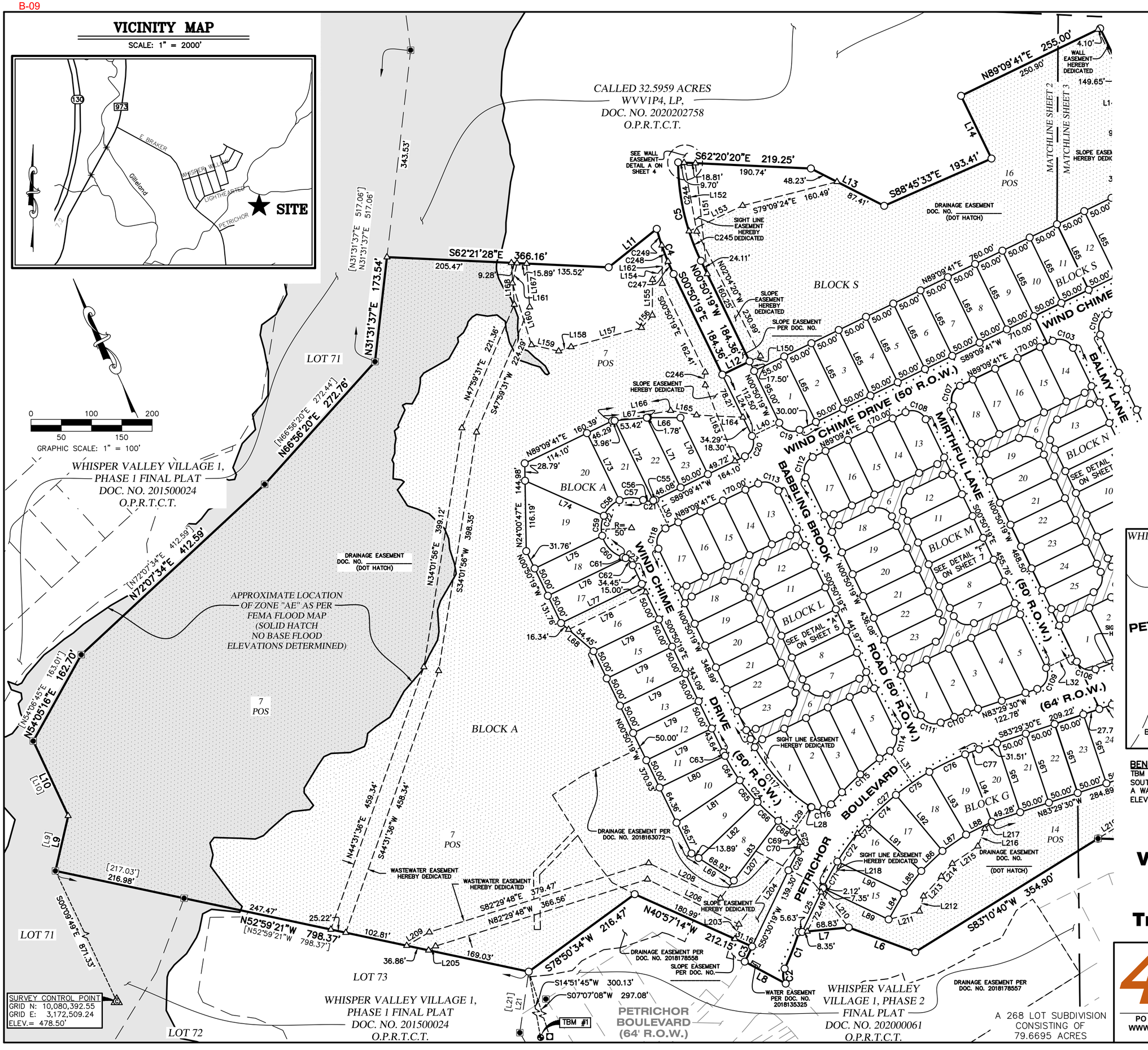

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	PROPOSED SIDEWALK
	EASEMENTS
	BUILDING SETBACK LINE
	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
	60D NAIL FOUND
	SURVEY CONTROL POINT
	BENCHMARK
PUE	PUBLIC UTILITY EASEMENT
JUAE	JOINT USE ACCESS EASEMENT
POS	PRIVATE OPEN SPACE
LS	LANDSCAPE
CA	COMMUNITY AMENITY
DE	DRAINAGE EASEMENT
W&WW	WATER AND WASTEWATER EASEMENT
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(.....)	RECORD INFORMATION PER DOC. NO. 1999120186
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[.....]	RECORD INFORMATION PER DOC. NO. 201500024
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	DRAINAGE EASEMENT
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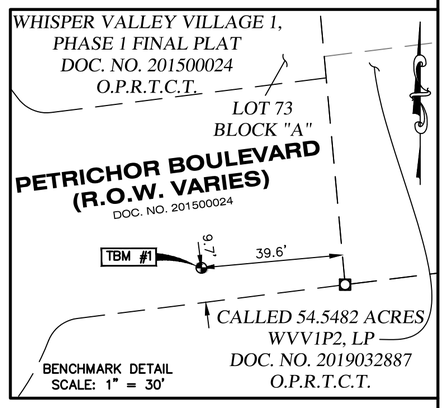

BENCHMARK NOTE:
TBM #1– SQUARE CUT ON TOP OF CONCRETE CURB AT SOUTH SIDE OF PETRICHOR BOULEVARD, BEING ±91' FROM A WASTEWATER MANHOLE ON PETRICHOR BOULEVARD.
ELEVATION = 499.04'

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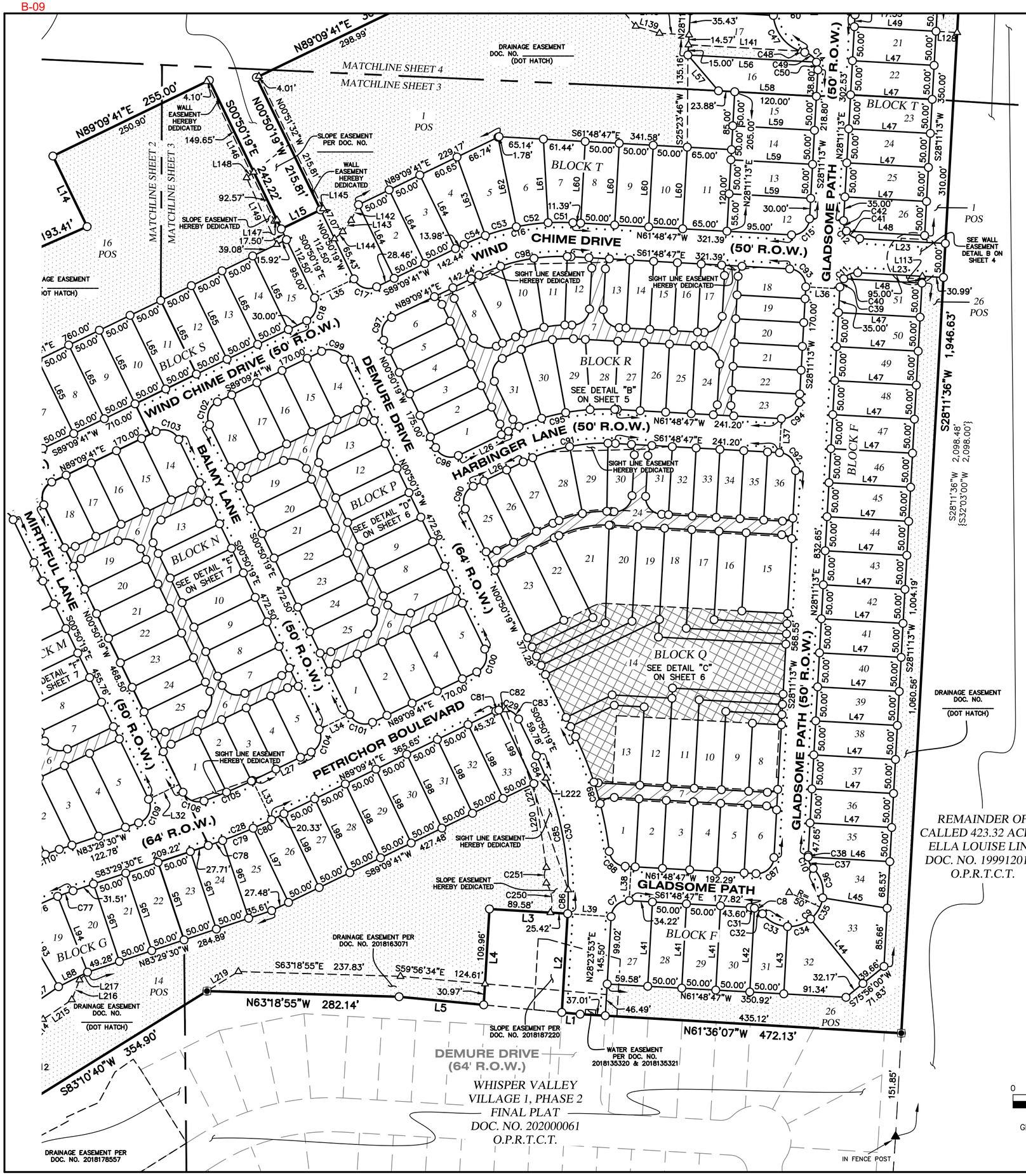

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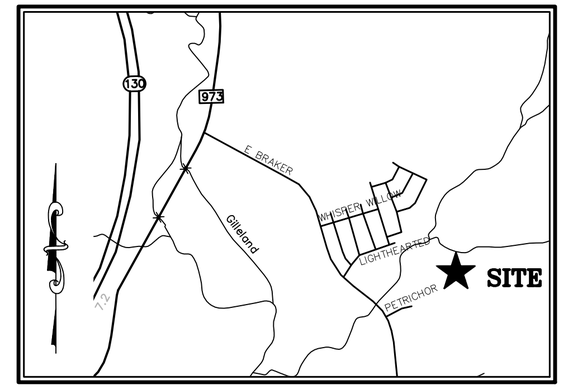

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BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000065100723.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 6, 2015. 4WARD CONTROL POINT WAS CHECKED TO MONUMENT P-26-4001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF: N 10,087,203.914, E 3,146,513.699, ELEV. 644.72'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'AE' BASE FLOOD ELEVATIONS DETERMINED, ZONE 'X' (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD CHANCE AND WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0495J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

A 268 LOT SUBDIVISION CONSISTING OF 79.6695 ACRES

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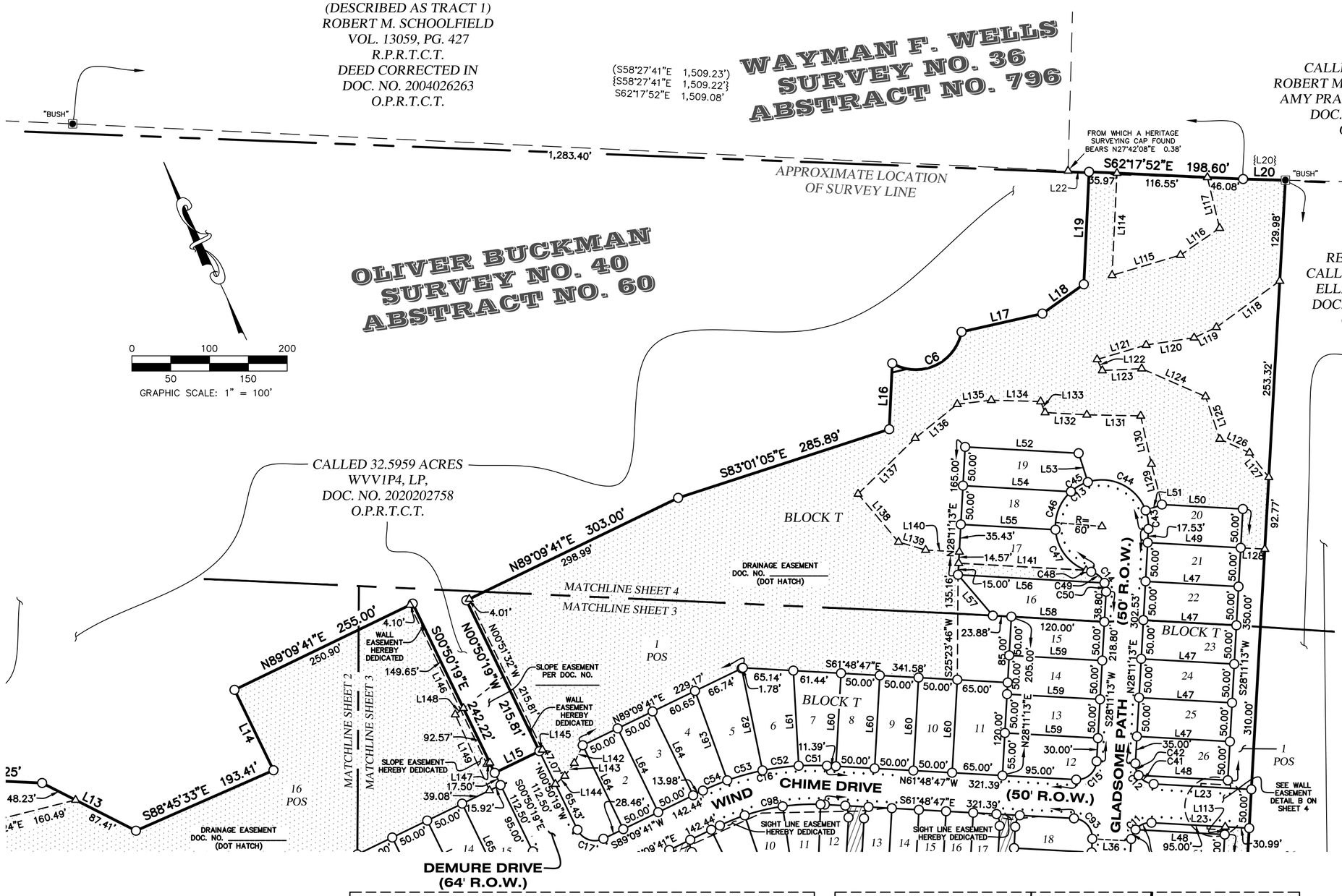

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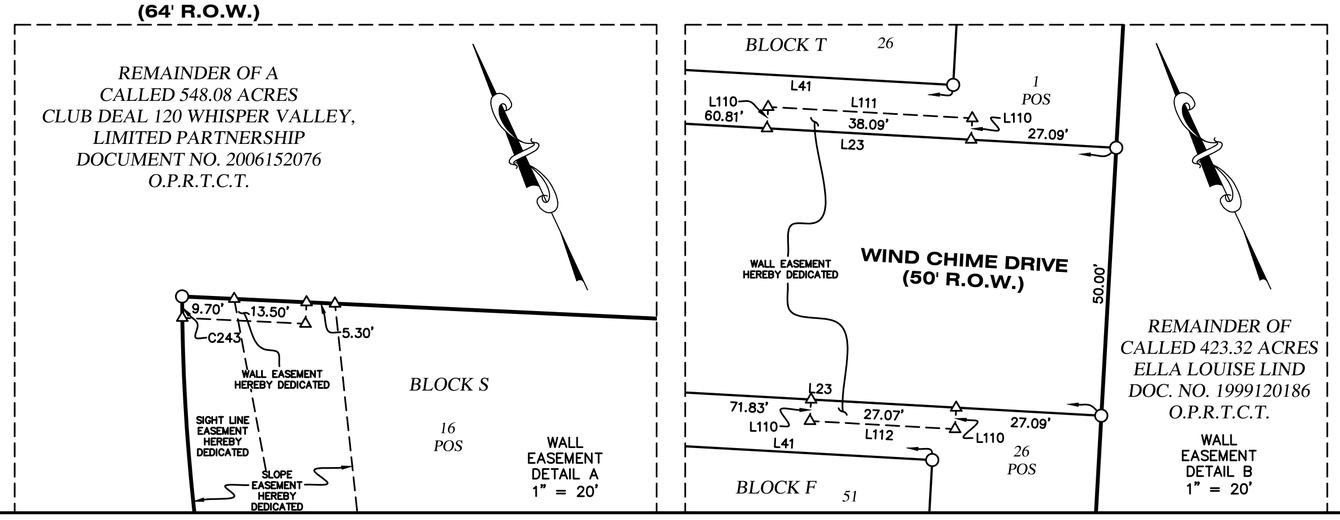

LOT SUMMARY:

USE:	ACREAGE	# OF LOTS
SINGLE FAMILY LOTS:	30.4434	255
PARK, OPEN SPACE, AND AND DRAINAGE EASEMENT	35.8085	6
ALLEYWAYS:	2.1851	7
R.O.W.:	11.2325	N/A
TOTAL:	79.6695	268

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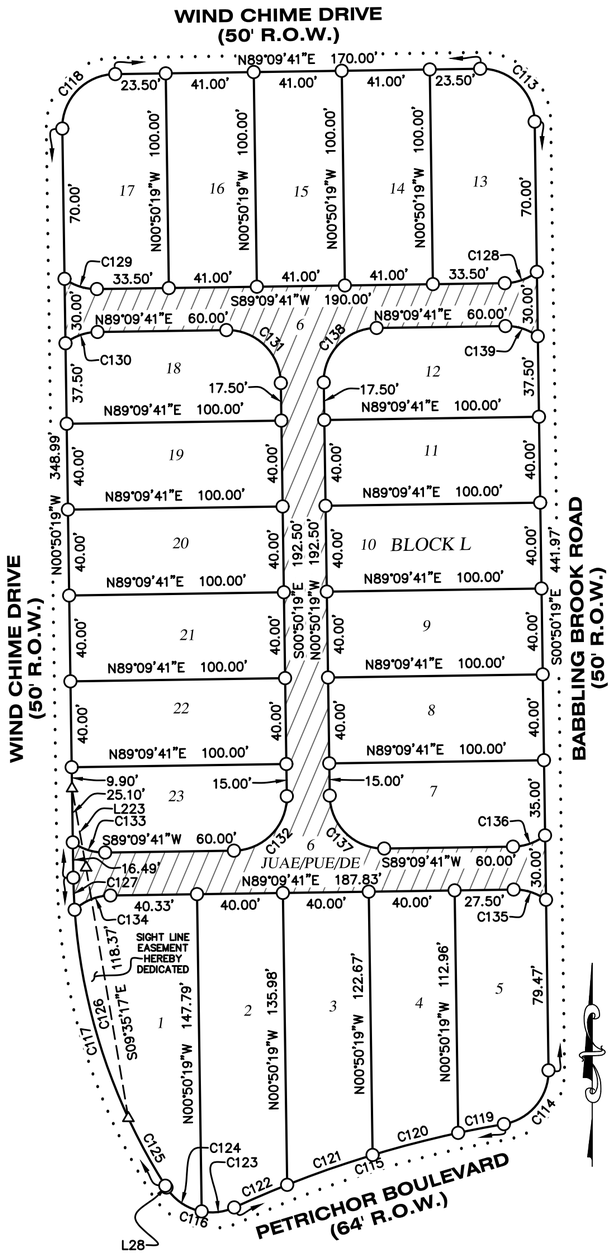
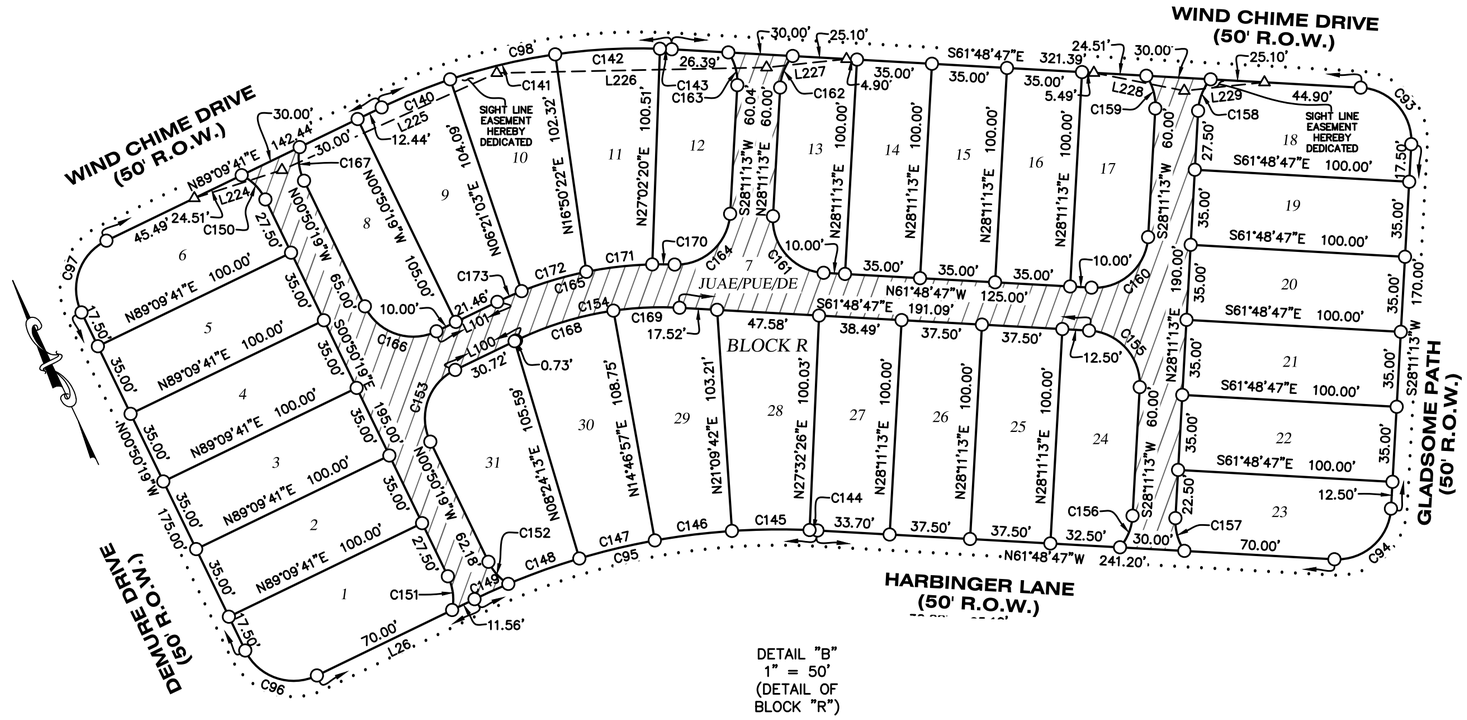


DETAIL "A"
1" = 50'
(DETAIL OF BLOCK "L")



DETAIL "B"
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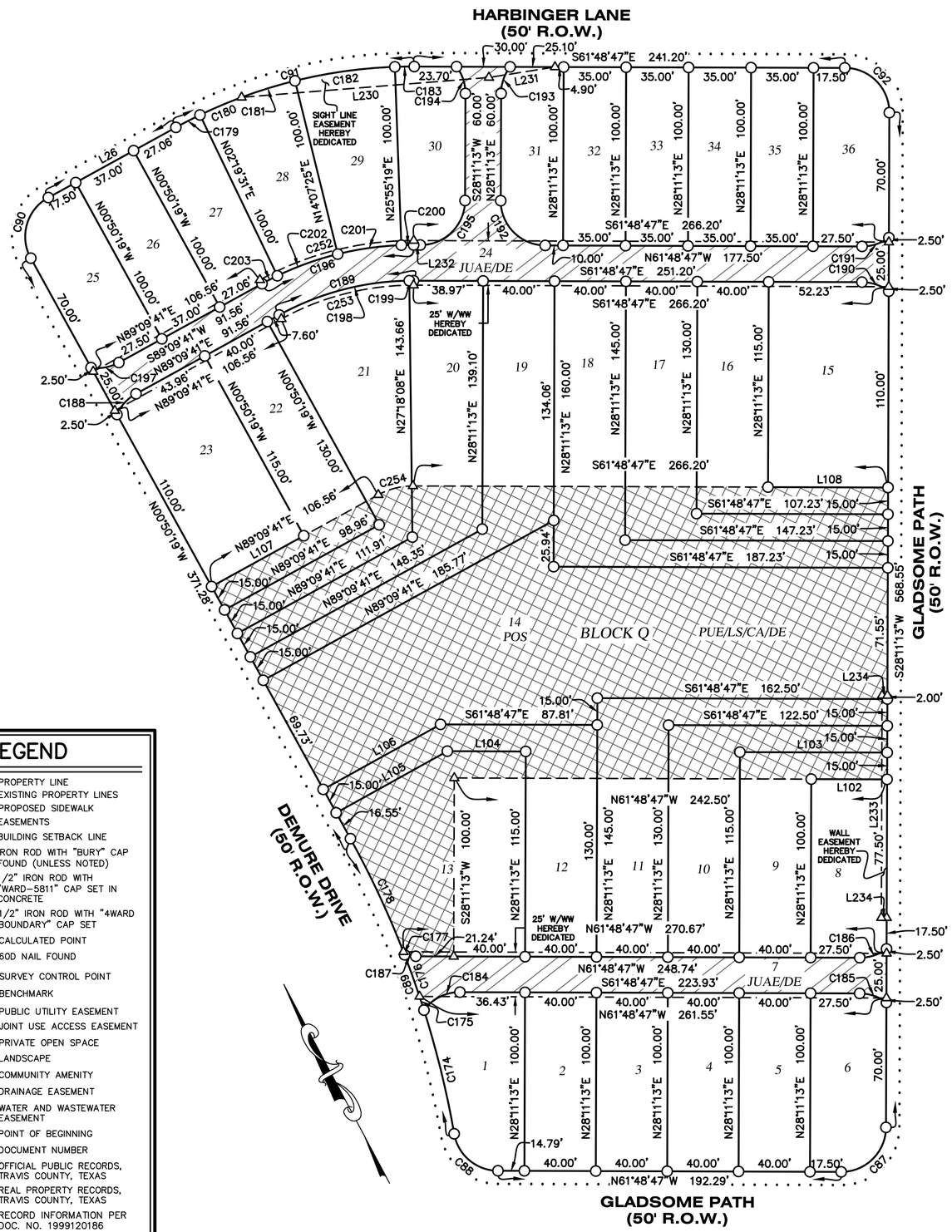

DETAIL "C"
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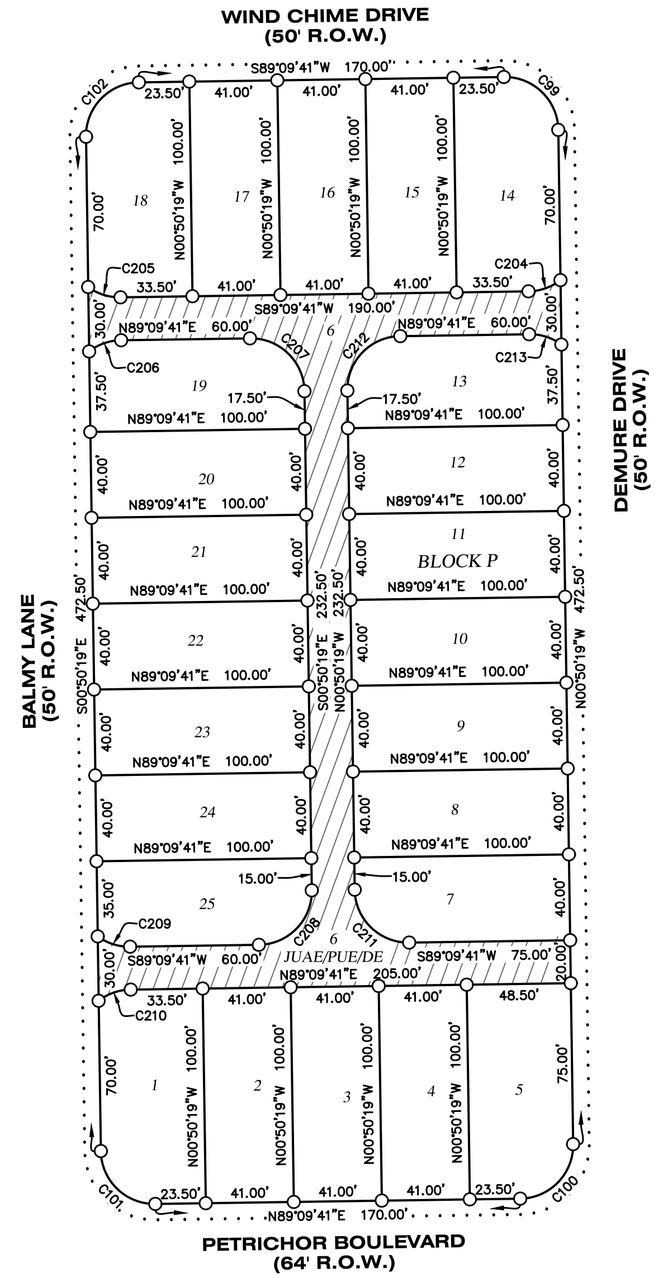

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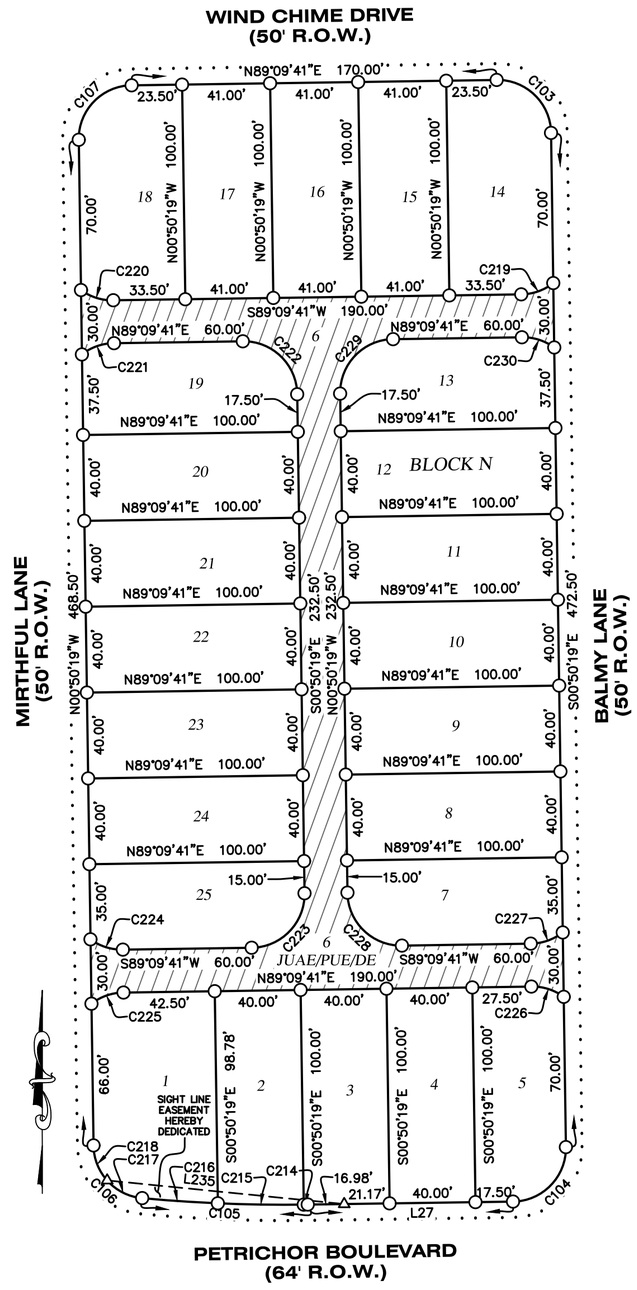

DETAIL "E"
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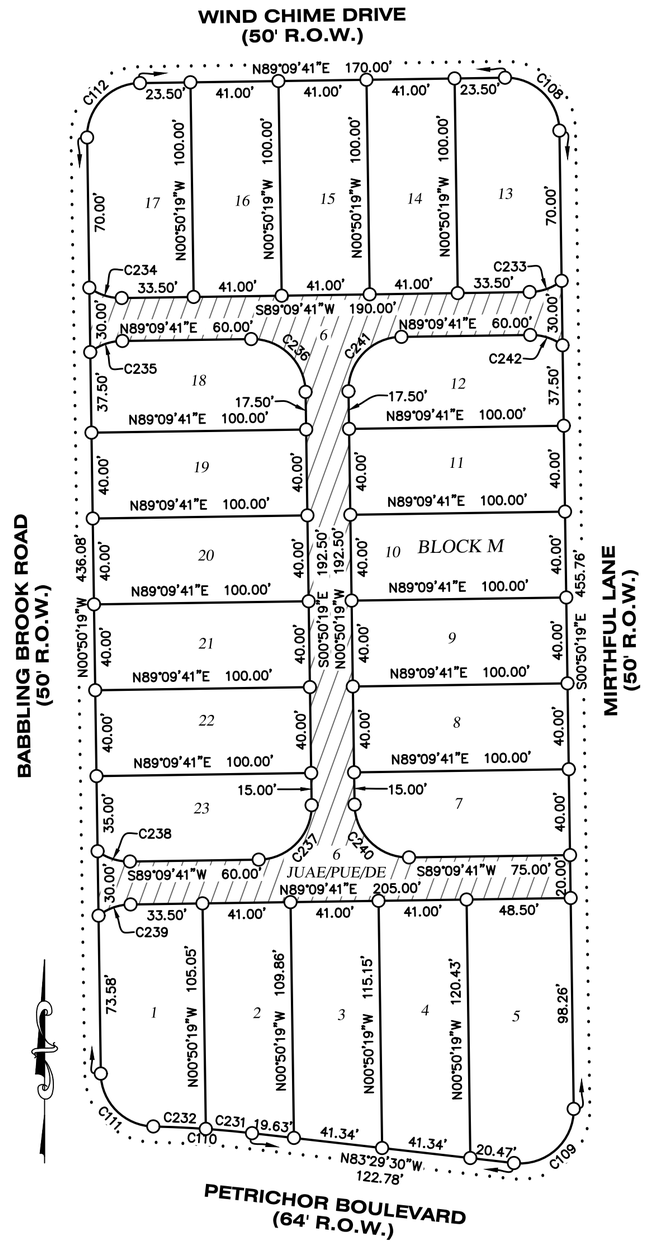

DETAIL "F"
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CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	64.51'	432.00'	8°33'20"	S46°09'16"W	64.45'
C2	25.88'	25.00'	59°19'09"	S20°46'21"W	24.74'
C3	27.66'	368.00'	4°18'23"	N51°01'31"E	27.65'
C4	79.56'	425.00'	10°43'35"	S04°31'29"W	79.45'
C5	168.05'	375.00'	25°40'35"	N11°59'59"E	166.65'
C6	114.65'	60.00'	109°28'50"	S89°28'20"E	97.99'
C7	39.18'	25.00'	89°47'20"	N73°17'33"E	35.29'
C8	21.03'	25.00'	48°11'23"	S37°43'06"E	20.41'
C9	162.65'	50.00'	186°22'46"	N73°11'13"E	99.85'
C10	21.03'	25.00'	48°11'23"	N04°05'31"E	20.41'
C11	39.27'	25.00'	90°00'00"	N73°11'13"E	35.36'
C12	39.27'	25.00'	90°00'00"	N16°48'47"W	35.36'
C13	272.04'	60.00'	259°46'55"	S78°14'32"W	92.07'
C14	34.83'	25.00'	79°50'09"	S11°43'52"E	32.08'
C15	39.27'	25.00'	90°00'00"	S73°11'13"W	35.36'
C16	164.64'	325.00'	29°01'31"	N76°19'33"W	162.89'
C17	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C18	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C19	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C20	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C21	21.03'	25.00'	48°11'11"	N66°44'32"W	20.41'
C22	162.65'	50.00'	186°22'46"	S44°09'41"W	99.85'
C23	21.03'	25.00'	48°11'23"	S24°56'00"E	20.41'
C24	176.44'	325.00'	31°06'22"	S16°23'30"E	174.29'
C25	37.67'	25.00'	86°20'21"	S11°13'30"W	34.21'
C26	34.58'	502.00'	3°56'47"	S52°25'17"W	34.57'
C27	352.11'	438.00'	46°03'36"	N73°28'41"E	342.70'
C28	100.27'	782.00'	7°20'48"	S87°09'55"E	100.20'
C29	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C30	238.80'	468.00'	29°14'09"	S13°46'46"W	236.22'
C31	6.47'	25.00'	14°49'16"	S54°24'09"E	6.45'
C32	14.56'	25.00'	33°22'07"	S30°18'28"E	14.35'
C33	42.55'	50.00'	48°45'18"	S38°00'03"E	41.27'
C34	36.38'	50.00'	41°41'17"	S83°13'21"E	35.58'
C35	36.52'	50.00'	41°50'59"	N55°00'31"E	35.71'
C36	47.20'	50.00'	54°05'12"	N07°02'26"E	45.47'
C37	18.67'	25.00'	42°47'50"	N01°23'45"E	18.24'
C38	2.35'	25.00'	5°23'30"	N25°29'27"E	2.35'
C39	16.09'	25.00'	36°52'11"	S46°37'19"W	15.81'
C40	23.18'	25.00'	53°07'48"	N88°22'41"W	22.36'
C41	23.18'	25.00'	53°07'48"	N35°14'53"W	22.36'
C42	16.09'	25.00'	36°52'12"	N09°45'07"E	15.81'
C43	24.34'	60.00'	23°14'36"	N16°30'41"E	24.17'
C44	91.64'	60.00'	87°30'52"	N38°52'04"W	82.99'
C45	25.18'	60.00'	24°02'58"	S85°21'01"W	25.00'
C46	54.76'	60.00'	52°17'30"	S47°10'48"W	52.88'
C47	69.27'	60.00'	66°09'09"	S12°02'32"E	65.49'
C48	6.84'	60.00'	6°31'50"	S48°23'01"E	6.84'
C49	23.23'	25.00'	53°13'59"	S25°01'57"E	22.40'
C50	11.61'	25.00'	26°36'10"	S14°53'08"W	11.50'
C51	36.40'	325.00'	6°25'02"	N65°01'18"W	36.38'
C52	47.14'	325.00'	8°18'40"	N72°23'09"W	47.10'
C53	47.14'	325.00'	8°18'40"	N80°41'49"W	47.10'
C54	33.96'	325.00'	5°59'10"	N87°50'44"W	33.94'
C55	3.94'	25.00'	9°01'24"	N86°19'25"W	3.93'
C56	17.09'	25.00'	39°09'47"	N62°13'49"W	16.76'
C57	40.07'	50.00'	45°55'15"	N65°36'33"W	39.01'
C58	37.09'	50.00'	42°29'53"	S70°10'52"W	36.24'
C59	33.73'	50.00'	38°38'48"	S29°36'32"W	33.09'
C60	51.76'	50.00'	59°18'49"	S19°22'17"E	49.48'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C61	4.25'	25.00'	9°43'57"	S44°09'43"E	4.24'
C62	16.78'	25.00'	38°27'26"	S20°04'02"E	16.47'
C63	6.36'	325.00'	1°07'17"	S01°23'57"E	6.36'
C64	47.14'	325.00'	8°18'35"	S06°06'54"E	47.09'
C65	46.31'	325.00'	8°09'53"	S14°21'08"E	46.27'
C66	46.33'	325.00'	8°10'05"	S22°31'07"E	46.29'
C68	30.30'	325.00'	5°20'32"	S29°16'25"E	30.29'
C69	21.86'	25.00'	50°05'59"	S06°53'41"E	21.17'
C70	15.81'	25.00'	36°14'22"	S36°16'29"W	15.55'
C71	47.93'	438.00'	6°16'12"	N53°34'59"E	47.91'
C72	56.70'	438.00'	7°25'03"	N60°25'37"E	56.66'
C73	24.13'	438.00'	3°09'25"	N65°42'51"E	24.13'
C74	66.21'	438.00'	8°39'41"	N71°37'24"E	66.15'
C75	67.08'	438.00'	8°46'29"	N80°20'29"E	67.01'
C76	65.91'	438.00'	8°37'21"	N89°02'24"E	65.85'
C77	24.13'	438.00'	3°09'25"	S85°04'13"E	24.13'
C78	22.30'	782.00'	1°38'01"	S84°18'31"E	22.30'
C79	48.29'	782.00'	3°32'17"	S86°53'40"E	48.28'
C80	29.68'	782.00'	2°10'30"	S89°45'04"E	29.68'
C81	4.70'	25.00'	10°46'53"	S85°26'52"E	4.70'
C82	10.35'	25.00'	23°42'54"	S68°11'59"E	10.27'
C83	24.22'	25.00'	55°30'14"	S28°35'26"E	23.28'
C84	35.84'	468.00'	4°23'16"	S01°21'19"W	35.83'
C85	167.91'	468.00'	20°33'24"	S13°49'39"W	167.01'
C86	35.05'	468.00'	4°17'29"	S26°15'05"W	35.05'
C87	39.27'	25.00'	90°00'00"	S73°11'13"W	35.36'
C88	34.88'	25.00'	79°56'13"	N21°50'41"W	32.12'
C89	176.07'	532.00'	18°57'44"	N08°38'33"E	175.27'
C90	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C91	139.31'	275.00'	29°01'31"	S76°19'33"E	137.83'
C92	39.27'	25.00'	90°00'00"	S16°48'47"E	35.36'
C93	39.27'	25.00'	90°00'00"	S16°48'47"E	35.36'
C94	39.27'	25.00'	90°00'00"	S73°11'13"W	35.36'
C95	164.64'	325.00'	29°01'31"	N76°19'33"W	162.89'
C96	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C97	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C98	139.31'	275.00'	29°01'31"	S76°19'33"E	137.83'
C99	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C100	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C101	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C102	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C103	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C104	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C105	77.18'	718.00'	6°09'33"	N87°45'32"W	77.15'
C106	36.58'	25.00'	83°50'27"	N42°45'32"W	33.40'
C107	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C108	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C109	42.48'	25.00'	97°20'48"	S47°50'05"W	37.55'
C110	46.12'	502.00'	5°15'48"	N86°07'25"W	46.10'
C111	38.36'	25.00'	87°55'00"	N44°47'49"W	34.71'
C112	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C113	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C114	35.42'	25.00'	81°10'33"	S39°44'58"W	32.53'
C115	131.84'	502.00'	15°02'50"	S72°48'50"W	131.46'
C116	35.90'	25.00'	82°16'23"	N73°34'24"W	32.89'
C117	151.66'	275.00'	31°35'54"	N16°38'16"W	149.75'
C118	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C119	21.67'	502.00'	2°28'24"	S79°06'03"W	21.67'
C120	41.17'	502.00'	4°41'58"	S75°30'52"W	41.16'
C121	42.17'	502.00'	4°48'46"	S70°45'30"W	42.16'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C122	26.82'	502.00'	3°03'42"	S66°49'16"W	26.82'
C123	15.53'	25.00'	35°34'56"	S83°04'53"W	15.28'
C124	20.37'	25.00'	46°41'26"	N55°46'56"W	19.81'
C125	35.93'	275.00'	7°29'12"	N28°41'36"W	35.91'
C126	100.76'	275.00'	20°59'36"	N14°27'12"W	100.20'
C127	14.97'	275.00'	3°07'05"	N02°23'51"W	14.96'
C128	16.09'	25.00'	36°52'12"	S70°43'36"W	15.81'
C129	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C130	16.09'	25.00'	36°52'12"	N70°43'36"E	15.81'
C131	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C132	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C133	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C134	18.37'	25.00'	42°06'04"	N68°06'39"E	17.96'
C135	16.09'	25.00'	36°52'12"	S72°24'13"E	15.81'
C136	16.09'	25.00'	36°52'12"	S70°43'36"W	15.81'
C137	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C138	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C139	16.09'	25.00'	36°52'12"	S72°24'13"E	15.81'
C140	34.51'	275.00'	7°11'22"	S87°14'38"E	34.48'
C141	50.34'	275.00'	10°29'19"	S78°24'17"E	50.27'
C142	48.95'	275.00'	10°11'58"	S68°03'39"E	48.89'
C143	5.51'	275.00'	1°08'53"	S62°23'14"E	5.51'
C144	3.67'	325.00'	0°38'47"	N62°08'11"W	3.67'
C145	36.18'	325.00'	6°22'44"	N65°38'56"W	36.16'
C146	36.18'	325.00'	6°22'44"	N72°01'41"W	36.16'
C147	36.18'	325.00'	6°22'44"	N78°24'25"W	36.16'
C148	35.16'	325.00'	6°11'57"	N84°41'45"W	35.15'
C149	17.26'	325.00'	3°02'35"	N89°19'01"W	17.26'
C150	16.09'	25.00'	36°52'12"	S19°16'24"E	15.81'
C151	16.09'	25.00'	36°52'12"	S17°35'47"W	15.81'
C152	14.00'	25.00'	32°05'05"	N16°52'47"W	13.82'
C153	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C154	78.52'	155.00'	29°01'31"	S76°19'33"E	77.68'
C155	39.27'	25.00'	90°00'06"	S16°48'44"E	35.36'
C156	16.09'	25.00'	36°52'13"	S46°37'18"W	15.81'
C157	16.09'	25.00'	36°52'17"	N09°45'09"E	15.81'
C158	16.09'	25.00'	36°52'12"	N46°37'19"E	15.81'
C159	16.09'	25.00'	36°52'17"	S09°45'09"W	15.81'
C160	39.27'	25.00'	90°00'00"	S73°11'13"W	35.36'
C161	39.27'	25.00'	90°00'00"	N16°48'47"W	35.36'
C162	16.09'	25.00'	36°52'14"	N46°37'18"E	15.81'
C163	16.09'	25.00'	36°52'18"	S09°45'10"W	15.81'
C164	38.78'	25.00'	88°52'46"	S72°37'36"W	35.01'
C165	85.23'	175.00'	27°54'17"	N76°53'10"W	84.39'
C166	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C167	16.09'	25.00'	36°52'12"	N17°35'47"E	15.81'
C168	47.66'	155.00'	17°36'57"	S82°01'50"E	47.47'
C169	30.87'	155.00'	11°24'34"	S67°31'04"E	30.81'
C170	10.39'	175.00'	3°24'09"	N64°38'06"W	10.39'
C171	30.95'	175.00'	10°08'02"	N71°24'12"W	30.91'
C172	31.50'	175.00'	10°18'44"	N81°37'35"W	31.45'
C173	12.39'	175.00'	4°03'21"	N88°48'38"W	12.39'
C174	71.37'	532.00'	7°41'09"	N14°16'51"E	71.31'
C175	8.05'	532.00'	0°52'01"	N10°00'16"E	8.05'
C176	24.79'	532.00'	2°40'11"	N08°14'10"E	24.79'
C177	1.83'	532.00'	0°11'49"	N06°48'11"E	1.83'
C178	70.04'	532.00'	7°32'35"	N02°55'59"E	69.99'
C179	15.19'	275.00'	3°09'50"	S89°15'24"E	15.18'
C180	25.30'	275.00'	5°16'17"	S85°02'21"E	25.29'
C181	31.33'	275.00'	6°31'37"	S79°08'24"E	31.31'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C182	56.63'	275.00'	11°47'54"	S69°58'38"E	56.53'
C183	10.87'	275.00'	2°15'54"	S62°56'44"E	10.87'
C184	23.37'	25.00'	53°32'58"	S88°35'16"E	22.52'
C185	16.09'	25.00'	36°52'12"	S43°22'41"E	15.81'
C186	16.09'	25.00'	36°52'12"	N80°14'53"W	15.81'
C187	6.33'	25.00'	14°31'07"	N54°33'27"W	6.32'
C188	16.09'	25.00'	36°52'13"	N70°43'36"E	15.81'
C189	78.52'	155.00'	29°01'31"	S76°19'33"E	77.68'
C190	16.09'	25.00'	36°52'36"	S43°22'54"E	15.81'
C191	16.09'	25.00'	36°52'12"	N80°14'53"W	15.81'
C192	39.27'	25.00'	90°00'00"	N16°48'47"W	35.36'
C193	16.09'	25.00'	36°52'12"	N46°37'19"E	15.81'
C194	16.09'	25.00'	36°52'12"	S09°45'07"W	15.81'
C195	39.27'	25.00'	90°00'00"	S73°11'13"W	35.36'
C196	88.65'	175.00'	29°01'31"	N76°19'33"W	87.71'
C197	16.09'	25.00'	36°52'15"	N72°24'15"W	15.81'
C198	76.13'	155.00'	28°08'27"	S76°46'05"E	75.37'
C199	2.39'	155.00'	0°53'05"	S62°15'20"E	2.39'
C200	6.92'	175.00'	2°15'54"	N62°56'44"W	6.92'
C201	36.04'	175.00'	11°47'54"	N69°58'38"W	35.97'
C202	36.04'	175.00'	11°47'54"	N81°46'32"W	35.97'
C203	9.66'	175.00'	3°09'50"	N89°15'24"W	9.66'
C204	16.09'	25.00'	36°52'12"	S70°43'36"W	15.81'
C205	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C206	16.09'	25.00'	36°52'12"	N70°43'36"E	15.81'
C207	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C208	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C209	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C210	16.09'	25.00'	36°52'12"	N70°43'36"E	15.81'
C211	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C212	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C213	16.09'	25.00'	36°52'12"	S72°24'13"E	15.81'
C214	1.85'	718.00'	0°08'52"	S89°14'07"W	1.85'
C215	40.02'	718.00'	3°11'38"	N89°05'38"W	40.02'
C216	35.31'	718.00'	2°49'03"	N86°05'17"W	35.30'
C217	18.73'	25.00'	42°55'47"	N63°12'52"W	18.30'
C218	17.85'	25.00'	40°54'40"	N21°17'39"W	17.47'
C219	16.09'	25.00'	36°52'12"	S70°43'36"W	15.81'
C220	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C221	16.09'	25.00'	36°52'12"	N70°43'36"E	15.81'
C222	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C223	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C224	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C225	16.09'	25.00'	36°52'12"	N70°43'36"E	15.81'
C226	16.09'	25.00'	36°52'12"	S72°24'13"E	15.81'
C227	16.09'	25.00'	36°52'12"	S70°43'36"W	15.81'
C228	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C229	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'
C230	16.09'	25.00'	36°52'12"	S72°24'13"E	15.81'
C231	21.66'	502.00'	2°28'20"	N84°43'40"W	21.66'
C232	24.46'	502.00'	2°47'29"	N87°21'34"W	24.45'
C233	16.09'	25.00'	36°52'12"	S70°43'36"W	15.81'
C234	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C235	16.09'	25.00'	36°52'12"	N70°43'36"E	15.81'
C236	39.27'	25.00'	90°00'00"	S45°50'19"E	35.36'
C237	39.27'	25.00'	90°00'00"	S44°09'41"W	35.36'
C238	16.09'	25.00'	36°52'12"	N72°24'13"W	15.81'
C239	16.09'	25.00'	36°52'12"	N70°43'36"E	15.81'
C240	39.27'	25.00'	90°00'00"	N45°50'19"W	35.36'
C241	39.27'	25.00'	90°00'00"	N44°09'41"E	35.36'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C242	16.09'	25.00'	36°52'12"	S72°24'13"E	15.81'
C243	3.98'	375.00'	0°36'31"	N24°32'00"E	3.98'
C244	115.39'	375.00'	17°37'51"	N16°01'20"E	114.94'
C245	52.66'	375.00'	8°02'43"	N03°11'03"E	52.61'
C246	21.70'	30.00'	41°26'06"	S24°23'38"W	21.23'
C247	22.56'	425.00'	3°02'28"	S00°40'55"W	22.55'
C248	28.62'	425.00'	3°51'30"	S04°07'54"W	28.61'
C249	28.39'	425.00'	3°49'38"	S07°58'27"W	28.38'
C250	45.22'	51.64'	50°09'55"	N17°11'58"E	43.79'
C251	23.81'	24.05'	56°43'20"	N25°00'46"E	22.85'
C252	89.92'	177.50'	29°01'31"	S76°19'33"E	88.96'
C253	77.25'	152.50'	29°01'31"	S76°19'33"E	76.43'
C254	20.26'	40.00'	29°01'31"	S76°19'33"E	20.05'

A 268 LOT SUBDIVISION
CONSISTING OF
79.6695 ACRES

WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT
City of Austin, Travis County, Texas

C8J-2018-0151.1A

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:	SMD
Tech:	BAP
Field Crew:	SR/WC
Survey Date:	DEC. 2018
Sheet:	8 OF 10

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59°30'29"W	27.01'
L2	N28°23'53"E	145.14'
L3	N61°36'15"W	115.00'
L4	S28°23'53"W	140.93'
L5	N59°30'29"W	124.74'
L6	N44°46'24"W	117.02'
L7	N70°24'51"W	82.81'
L8	N36°49'17"W	76.75'
L9	N38°02'28"E	93.45'
L10	N00°05'08"W	135.96'
L11	N76°22'45"E	101.58'
L12	N89°09'41"E	50.00'
L13	S38°02'09"E	135.64'
L14	N00°50'19"W	115.07'
L15	N89°09'41"E	64.00'
L16	N27°39'40"E	85.03'
L17	S77°42'21"E	106.69'
L18	N79°43'28"E	65.40'
L19	N27°39'40"E	145.04'
L20	S63°32'11"E	54.46'
L21	S33°22'12"W	101.81'
L22	N62°17'52"W	27.09'
L23	N61°48'47"W	125.99'
L24	S00°50'19"E	112.50'
L25	N50°26'53"E	81.96'
L26	N89°09'41"E	81.56'
L27	S89°09'41"W	95.65'
L28	N32°26'13"W	0.97'
L29	N60°45'33"E	50.07'
L30	S00°50'19"E	50.00'
L31	S09°39'45"E	64.00'
L32	N89°09'41"E	50.00'
L33	S00°50'19"E	64.00'
L34	N89°09'41"E	50.00'
L35	N89°09'41"E	64.00'
L36	S61°48'47"E	50.00'
L37	N28°11'13"E	50.00'
L38	N28°11'13"E	50.00'
L39	S61°02'29"E	64.00'
L40	N89°09'41"E	50.00'
L41	N28°11'13"E	123.93'
L42	N28°11'13"E	123.10'
L43	N28°11'13"E	98.94'
L44	S14°04'00"E	121.99'
L45	N55°54'59"W	95.77'
L46	N61°48'47"W	119.89'
L47	N61°48'47"W	120.00'
L48	N61°48'47"W	115.00'
L49	S61°48'47"E	120.00'
L50	S61°48'47"E	104.46'
L51	S85°06'37"E	22.25'
L52	N61°48'47"W	146.41'
L53	S07°22'30"W	38.99'
L54	N61°48'47"W	139.26'
L55	S61°48'47"E	122.05'
L56	S61°48'47"E	188.93'
L57	N15°27'50"W	69.10'
L58	S61°48'47"E	143.88'
L59	S61°48'47"E	120.00'
L60	N28°11'13"E	120.00'
L61	N21°46'11"E	122.81'
L62	N13°27'31"E	134.22'
L63	N05°08'52"E	122.44'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L64	N00°50'19"W	120.00'
L65	N00°50'19"W	120.00'
L66	S64°57'54"E	53.72'
L67	S70°12'56"E	59.16'
L68	N24°10'41"W	70.79'
L69	N32°30'30"W	82.82'
L70	S00°50'19"E	103.68'
L71	S00°50'19"E	127.75'
L72	S00°50'19"E	146.25'
L73	S00°50'19"E	123.00'
L74	N41°04'04"W	142.33'
L75	S89°09'41"W	123.99'
L76	S89°09'41"W	142.62'
L77	S89°09'41"W	148.05'
L78	S89°09'41"W	141.57'
L79	S89°09'41"W	120.00'
L80	S89°09'41"W	120.06'
L81	S81°10'02"W	125.61'
L82	S71°26'40"W	134.28'
L83	S61°43'18"W	122.62'
L84	S54°54'13"W	50.38'
L85	S63°17'33"W	46.31'
L86	S71°41'19"W	48.15'
L87	S80°22'22"W	47.29'
L88	S88°25'36"W	47.64'
L89	N39°33'07"W	120.00'
L90	N39°40'42"W	121.29'
L91	S23°17'22"E	120.23'
L92	S14°41'52"E	120.09'
L93	S05°16'16"E	120.00'
L94	S03°27'15"W	119.51'
L95	S06°30'30"W	120.00'
L96	S06°30'30"W	120.32'
L97	S00°28'40"E	120.57'
L98	S00°28'40"E	120.00'
L99	S00°28'40"E	119.56'
L100	N89°09'41"E	31.46'
L101	S89°09'41"W	31.46'
L102	S61°48'47"E	42.50'
L103	S61°48'47"E	82.50'
L104	S61°48'47"E	43.91'
L105	S88°59'40"W	71.20'
L106	S88°59'40"W	75.06'
L107	N89°09'41"E	58.96'
L108	S61°48'47"E	67.23'
L110	N28°11'13"E	4.00'
L111	S61°48'47"E	38.09'
L112	S61°48'47"E	27.07'
L113	S28°11'13"W	10.00'
L114	N27°45'04"E	131.78'
L115	N81°29'08"W	91.83'
L116	S80°30'04"W	61.27'
L117	S11°24'54"W	67.26'
L118	N78°45'33"E	101.19'
L119	N90°00'00"E	31.71'
L120	S73°37'19"E	62.43'
L121	S81°26'57"E	65.87'
L122	N00°00'00"E	15.67'
L123	N67°42'54"W	50.81'
L124	N41°23'18"W	89.83'
L125	N06°30'37"E	57.71'
L126	N40°10'37"W	42.13'
L127	N13°19'32"W	40.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L128	N61°48'11"W	31.03'
L129	N10°28'21"E	53.94'
L130	N12°22'52"E	63.53'
L131	N63°53'31"W	69.30'
L132	N61°48'47"W	53.90'
L133	N02°54'53"E	15.22'
L134	N63°24'01"W	63.55'
L135	N71°46'48"W	44.12'
L136	S76°04'20"W	69.59'
L137	S70°41'09"W	102.84'
L138	S15°05'30"E	80.92'
L139	S48°28'29"E	36.39'
L140	S61°48'47"E	43.43'
L141	S61°48'47"E	164.34'
L142	S50°26'01"W	25.29'
L143	S61°19'11"W	20.60'
L144	S74°15'28"W	16.05'
L145	N89°09'41"E	4.09'
L146	N00°50'19"W	227.74'
L147	S89°09'41"W	4.10'
L148	N76°45'47"E	13.32'
L149	N00°43'08"E	107.25'
L150	N89°09'41"E	20.00'
L151	N18°54'15"E	183.79'
L152	N14°30'09"E	115.39'
L153	N89°28'37"E	98.02'
L154	N65°32'01"E	39.24'
L155	N25°20'19"E	58.72'
L156	N65°53'15"E	27.25'
L157	S80°13'14"E	120.40'
L158	S83°48'57"E	21.63'
L159	S52°07'03"E	45.95'
L160	S07°49'00"W	106.68'
L161	S37°50'53"W	33.86'
L162	S24°12'57"W	63.15'
L163	S03°40'35"W	134.51'
L164	N62°17'44"W	76.75'
L165	N55°06'03"W	43.27'
L166	N75°00'01"W	97.91'
L167	S21°02'14"W	71.96'
L168	N21°02'14"E	68.87'
L203	S40°38'34"W	24.92'
L204	S61°43'18"W	168.38'
L205	S84°18'05"W	13.46'
L206	N38°47'47"W	168.22'
L207	N61°43'18"E	159.43'
L208	S38°47'44"E	132.03'
L209	N84°18'05"E	43.43'
L210	S13°08'41"E	73.97'
L211	S79°46'25"E	52.60'
L212	N40°03'06"E	25.85'
L213	N67°09'23"E	43.84'
L214	N65°38'23"E	27.83'
L215	N80°37'04"E	50.99'
L216	N46°22'53"E	31.20'
L217	N70°59'32"E	16.38'
L218	N52°06'48"E	181.39'
L219	N83°10'40"E	54.34'
L220	N16°33'19"E	124.44'
L221	N05°53'57"E	279.69'
L222	S89°08'17"E	19.71'
L223	S10°02'43"E	37.42'
L224	N82°47'26"W	42.84'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L225	N89°18'18"W	109.79'
L226	N66°10'38"W	125.68'
L227	N71°01'12"W	37.46'
L228	N53°45'55"W	42.94'
L229	N71°01'12"W	37.57'
L230	S66°35'20"E	139.02'
L231	S71°01'12"E	37.46'
L232	N61°48'47"W	3.70'
L233	S28°11'13"W	124.50'
L234	S61°48'47"E	3.00'
L235	S84°18'10"E	110.95'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L9]	N38°02'28"E	93.45'
[L10]	N00°05'08"W	135.96'
[L21]	S33°22'12"W	101.81'
{L20}	S59°42'00"E	54.46'

BLOCK A – AREA SUMMARY	
LOT 7 – POS	18.9654 ACRE(S)
LOT 8 SINGLE FAMILY	0.1673 ACRE(S)
LOT 9 SINGLE FAMILY	0.1744 ACRE(S)
LOT 10 SINGLE FAMILY	0.1559 ACRE(S)
LOTS 11–15 SINGLE FAMILY	0.1377 ACRE(S)
LOT 16 SINGLE FAMILY	0.2000 ACRE(S)
LOT 17 SINGLE FAMILY	0.1693 ACRE(S)
LOT 18 SINGLE FAMILY	0.1470 ACRE(S)
LOT 19 SINGLE FAMILY	0.2626 ACRE(S)
LOT 20 SINGLE FAMILY	0.2657 ACRE(S)
LOT 21 SINGLE FAMILY	0.1528 ACRE(S)
LOT 22 SINGLE FAMILY	0.1574 ACRE(S)
LOT 23 SINGLE FAMILY	0.1329 ACRE(S)
TOTAL	21.6392 ACRE(S)

BLOCK F – AREA SUMMARY	
LOT 26 – POS	1.2815 ACRE(S)
LOT 27 SINGLE FAMILY	0.1658 ACRE(S)
LOTS 28–29 SINGLE FAMILY	0.1423 ACRE(S)
LOT 30 SINGLE FAMILY	0.1422 ACRE(S)
LOT 31 SINGLE FAMILY	0.1239 ACRE(S)
LOT 32 SINGLE FAMILY	0.1982 ACRE(S)
LOT 33 SINGLE FAMILY	0.2000 ACRE(S)
LOT 34 SINGLE FAMILY	0.1514 ACRE(S)
LOTS 35–50 SINGLE FAMILY	0.1377 ACRE(S)
LOT 51 SINGLE FAMILY	0.1372 ACRE(S)
TOTAL	4.8880 ACRE(S)

BLOCK G – AREA SUMMARY	
LOT 14 – POS	3.2805 ACRE(S)
LOT 15 SINGLE FAMILY	0.1393 ACRE(S)
LOT 16 SINGLE FAMILY	0.1762 ACRE(S)
LOT 17 SINGLE FAMILY	0.1585 ACRE(S)
LOT 18 SINGLE FAMILY	0.1583 ACRE(S)
LOT 19 SINGLE FAMILY	0.1568 ACRE(S)
LOT 20 SINGLE FAMILY	0.1444 ACRE(S)
LOTS 21–23 AND 27–33 SINGLE FAMILY	0.1377 ACRE(S)
LOT 24 SINGLE FAMILY	0.1378 ACRE(S)
LOT 25 SINGLE FAMILY	0.1547 ACRE(S)
LOT 26 SINGLE FAMILY	0.1379 ACRE(S)
TOTAL	6.0214 ACRE(S)

BLOCK L – AREA SUMMARY	
LOT 1 SINGLE FAMILY	0.1377 ACRE(S)
LOT 2 SINGLE FAMILY	0.1318 ACRE(S)
LOT 3 SINGLE FAMILY	0.1185 ACRE(S)
LOT 4 SINGLE FAMILY	0.1079 ACRE(S)
LOT 5 SINGLE FAMILY	0.1039 ACRE(S)
LOT 6 – JUAE/PUE/DE	0.3307 ACRE(S)
LOTS 7 AND 23 SINGLE FAMILY	0.0882 ACRE(S)
LOTS 8–11 AND 19–22 SINGLE FAMILY	0.0918 ACRE(S)
LOTS 12 AND 18 SINGLE FAMILY	0.0939 ACRE(S)
LOTS 13 AND 17 SINGLE FAMILY	0.1077 ACRE(S)
LOTS 14–16 SINGLE FAMILY	0.0941 ACRE(S)
TOTAL	2.5268 ACRE(S)

BLOCK M – AREA SUMMARY	
LOT 1 SINGLE FAMILY	0.1120 ACRE(S)
LOT 2 SINGLE FAMILY	0.1010 ACRE(S)
LOT 3 SINGLE FAMILY	0.1059 ACRE(S)
LOT 4 SINGLE FAMILY	0.1109 ACRE(S)
LOT 5 SINGLE FAMILY	0.1334 ACRE(S)
LOT 6 – JUAE/PUE/DE	0.3295 ACRE(S)
LOT 7 SINGLE FAMILY	0.0887 ACRE(S)
LOTS 8–11 AND 19–22 SINGLE FAMILY	0.0918 ACRE(S)
LOTS 12 AND 18 SINGLE FAMILY	0.0939 ACRE(S)
LOTS 13 AND 17 SINGLE FAMILY	0.1077 ACRE(S)
LOTS 14–16 SINGLE FAMILY	0.0941 ACRE(S)
LOT 23 SINGLE FAMILY	0.0882 ACRE(S)
TOTAL	2.4895 ACRE(S)

BLOCK N – AREA SUMMARY	
LOT 1 SINGLE FAMILY	0.1243 ACRE(S)
LOT 2 SINGLE FAMILY	0.0914 ACRE(S)
LOTS 3–4, 8–12, AND 20–24 SINGLE FAMILY	0.0918 ACRE(S)
LOTS 5, 13 AND 19 SINGLE FAMILY	0.0939 ACRE(S)
LOT 6 – JUAE/PUE/DE	0.3490 ACRE(S)
LOTS 7 AND 25 SINGLE FAMILY	0.0882 ACRE(S)
LOTS 14 AND 18 SINGLE FAMILY	0.1077 ACRE(S)
LOTS 15–17 SINGLE FAMILY	0.0941 ACRE(S)
TOTAL	2.6221 ACRE(S)

BLOCK S – AREA SUMMARY	
LOT 1 AND 15 SINGLE FAMILY	0.1484 ACRE(S)
LOTS 2–14 SINGLE FAMILY	0.1377 ACRE(S)
LOT 16 – POS	4.2106 ACRE(S)
TOTAL	6.2975 ACRE(S)

BLOCK Q – AREA SUMMARY	
LOT 1 SINGLE FAMILY	0.1025 ACRE(S)
LOTS 2–5 SINGLE FAMILY	0.0918 ACRE(S)
LOTS 6, 25, AND 36 SINGLE FAMILY	0.0939 ACRE(S)
LOT 7 – JUAE/DE/W&WW	0.1250 ACRE(S)
LOT 8 SINGLE FAMILY	0.0970 ACRE(S)
LOT 9 SINGLE FAMILY	0.1202 ACRE(S)
LOT 10 SINGLE FAMILY	0.1478 ACRE(S)
LOT 11 SINGLE FAMILY	0.1753 ACRE(S)
LOT 12 SINGLE FAMILY	0.1604 ACRE(S)
LOT 13 SINGLE FAMILY	0.2171 ACRE(S)
LOT 14 – POS	0.6163 ACRE(S)
LOT 15 SINGLE FAMILY	0.1769 ACRE(S)
LOT 16 SINGLE FAMILY	0.1425 ACRE(S)
LOT 17 SINGLE FAMILY	0.1701 ACRE(S)
LOT 18 SINGLE FAMILY	0.1976 ACRE(S)
LOT 19 SINGLE FAMILY	0.1829 ACRE(S)
LOT 20 SINGLE FAMILY	0.1755 ACRE(S)
LOT 21 SINGLE FAMILY	0.1942 ACRE(S)
LOT 22 SINGLE FAMILY	0.1397 ACRE(S)
LOT 23 SINGLE FAMILY	0.1551 ACRE(S)
LOT 24 – JUAE/DE/W&WW	0.2649 ACRE(S)
LOT 26 SINGLE FAMILY	0.0849 ACRE(S)
LOT 27 SINGLE FAMILY	0.0907 ACRE(S)
LOTS 28–29 SINGLE FAMILY	0.1064 ACRE(S)
LOT 30 SINGLE FAMILY	0.0827 ACRE(S)
LOT 31 SINGLE FAMILY	0.0767 ACRE(S)
LOTS 32–35 SINGLE FAMILY	0.0803 ACRE(S)
TOTAL	5.0789 ACRE(S)

BLOCK P – AREA SUMMARY	
LOTS 1, 14, AND 18 SINGLE FAMILY	0.1077 ACRE(S)
LOTS 2–4, AND 15–17 SINGLE FAMILY	0.0941 ACRE(S)
LOT 5 SINGLE FAMILY	0.1083 ACRE(S)
LOT 6 – JUAE/PUE/DE	0.3479 ACRE(S)
LOT 7 SINGLE FAMILY	0.0887 ACRE(S)
LOTS 8–12 AND 20–24 SINGLE FAMILY	0.0918 ACRE(S)
LOTS 13 AND 19 SINGLE FAMILY	0.0939 ACRE(S)
LOT 25 SINGLE FAMILY	0.0882 ACRE(S)
TOTAL	2.6266 ACRE(S)

BLOCK R – AREA SUMMARY	
LOTS 1, 6, AND 18 SINGLE FAMILY	0.0939 ACRE(S)
LOTS 2–5, 14–16, AND 19–22 SINGLE FAMILY	0.0803 ACRE(S)
LOT 7 – JUAE/PUE/DE	0.4381 ACRE(S)
LOT 8 SINGLE FAMILY	0.0807 ACRE(S)
LOTS 9 AND 28 SINGLE FAMILY	0.0971 ACRE(S)
LOT 10 SINGLE FAMILY	0.0969 ACRE(S)
LOT 11 SINGLE FAMILY	0.0930 ACRE(S)
LOT 12 SINGLE FAMILY	0.0789 ACRE(S)
LOTS 13 AND 17 SINGLE FAMILY	0.0767 ACRE(S)
LOTS 23 AND 24 SINGLE FAMILY	0.0825 ACRE(S)
LOTS 25 AND 26 SINGLE FAMILY	0.0861 ACRE(S)
LOT 27 SINGLE FAMILY	0.0871 ACRE(S)
LOT 29 SINGLE FAMILY	0.1029 ACRE(S)
LOT 30 SINGLE FAMILY	0.1046 ACRE(S)
LOT 31 SINGLE FAMILY	0.1075 ACRE(S)
TOTAL	3.0395 ACRE(S)

AREA AND LOT SUMMARY		
BLOCK A	21.6392 ACRE(S)	17 LOTS
BLOCK F	4.8880 ACRE(S)	26 LOTS
BLOCK G	6.0214 ACRE(S)	20 LOTS
BLOCK L	2.5268 ACRE(S)	23 LOTS
BLOCK M	2.4895 ACRE(S)	23 LOTS
BLOCK N	2.6221 ACRE(S)	25 LOTS
BLOCK Q	5.0789 ACRE(S)	36 LOTS
BLOCK P	2.6266 ACRE(S)	25 LOTS
BLOCK R	3.0395 ACRE(S)	31 LOTS
BLOCK S	6.2975 ACRE(S)	16 LOTS
BLOCK T	11.2075 ACRE(S)	26 LOTS
R.O.W.	11.2325 ACRE(S)	N/A
TOTAL	79.6695 ACRE(S)	268 LOTS

BLOCK T – AREA SUMMARY	
LOT 1 – POS	7.4542 ACRE(S)
LOTS 2–3, 8–10, 13–15, AND 21–25 SINGLE FAMILY	0.1377 ACRE(S)
LOT 4 SINGLE FAMILY	0.1502 ACRE(S)
LOT 5 SINGLE FAMILY	0.1651 ACRE(S)
LOT 6 SINGLE FAMILY	0.1660 ACRE(S)
LOT 7 SINGLE FAMILY	0.1512 ACRE(S)
LOT 11 SINGLE FAMILY	0.1791 ACRE(S)
LOT 12 SINGLE FAMILY	0.1484 ACRE(S)
LOT 16 SINGLE FAMILY	0.1923 ACRE(S)
LOT 17 SINGLE FAMILY	0.2169 ACRE(S)
LOT 18 SINGLE FAMILY	0.1449 ACRE(S)
LOT 19 SINGLE FAMILY	0.1744 ACRE(S)
LOT 20 SINGLE FAMILY	0.1375 ACRE(S)
LOT 26 SINGLE FAMILY	0.1372 ACRE(S)
TOTAL	11.2075 ACRE(S)

STREET – AREA SUMMARY				
PETRICHOR BOULEVARD	1.8245 ACRE(S)	1,274.4 LF	64' R.O.W.	44' FOC–FOC
WIND CHIME DRIVE	3.0307 ACRE(S)	2,603.9 LF	50' R.O.W.	30' FOC–FOC
BABBLING BROOK ROAD	0.7375 ACRE(S)	706.2 LF	50' R.O.W.	30' FOC–FOC
MIRTHFUL LANE	0.6006 ACRE(S)	569.7 LF	50' R.O.W.	30' FOC–FOC
BALMY LANE	0.6121 ACRE(S)	579.5 LF	50' R.O.W.	30' FOC–FOC
DEMURE DRIVE	1.7867 ACRE(S)	1,260.0 LF	64' R.O.W.	44' FOC–FOC
HARBINGER LANE	0.6146 ACRE(S)	581.7 LF	50' R.O.W.	30' FOC–FOC
GLADSOME PATH	2.0258 ACRE(S)	1,619.0 LF	50' R.O.W.	30' FOC–FOC
TOTAL	11.2325 ACRE(S)	9,194.4 LF		

A 268 LOT SUBDIVISION CONSISTING OF 79.6695 ACRES

WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT

City of Austin, Travis County, Texas

C8J–2018–0151.1A

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Survey Date:	DEC. 2018
Sheet:	9 OF 10

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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT WVV1P3, 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 79.6695 ACRES OUT OF THE OLIVER BUCKMAN SURVEY NO 40. ABSTRACT NO. 60 SITUATED IN TRAVIS COUNTY, TEXAS, SAID 79.6695 ACRES BEING ALL OF THAT CERTAIN 79.6695 ACRE TRACT CONVEYED TO WVV1P3, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2020202769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 79.6695 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 3 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.

WVV1P3, 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.

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: PETRICHOR BOULEVARD, DEMURE DRIVE, WIND CHIME DRIVE, BABBLING BROOK ROAD, MIRTHFUL LANE, BALMY LANE, HARBINGER LANE, AND GLADSOME PATH. 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 RESPONSIBILE 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 REPLATTING 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 7, BLOCK F, LOT 26, BLOCK G, LOT 14, BLOCK L, LOT 6, BLOCK M, LOT 6, BLOCK N, LOT 6, BLOCK P, LOT 6, BLOCK Q, LOTS 7, 14, AND 24, BLOCK R, LOT 7, BLOCK S, LOT 16, AND BLOCK T, 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. 35.8811 ACRES OF PRIVATE OPEN SPACE LOTS WILL BE DESIGNATED WITH THIS PROJECT, FOR A TOTAL PRIVATE OPEN SPACE PARKLAND CREDIT OF 16.1839 ACRES. THE PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY MAINTAINED BY THE HOA. THE PRIVATE OPEN SPACE INCLUDES BLOCK A, LOT 7, BLOCK F, LOT 26, BLOCK G, LOT 14, BLOCK Q, LOT 14, BLOCK S, LOT 16, AND BLOCK T, 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 L, LOT 6, BLOCK M, LOT 6, BLOCK N, LOT 6, BLOCK P, LOT 6, BLOCK Q, LOTS 7 AND 27, AND BLOCK R, LOT 7.

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: BLOCK A, LOT 7, BLOCK F, LOT 26, BLOCK Q, LOT 8, BLOCK S, LOT 16, AND BLOCK T, LOT 1. 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 3 IS SUBJECT TO THE "TRAFFIC PHASING AGREEMENT AND RESTRICTIVE COVENANT"(DOC. NO. 2010172905).

35) A PUBLICLY ACCESSIBLE 12–FOOT WIDE TRAIL SHALL BE PROVIDED PER ORDINANCE 20100826–066 PART 9.D.

36) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY AS DEFINED IN THE WHISPER VALLEY P.U.D. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

37) 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.

PLAT NOTES CONTINUED

38) 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.

39) THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF _____, 20__.

40) 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. _____).

41) ALLEY ACCESS IS RESTRICTED BETWEEN LOTS 5 & 7 BLOCK M AND LOTS 5 & 7 BLOCK P.

42) 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. 25–9–171(A).

43) THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PROPERTY ARE RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

44) THIS PROJECT HAS BEEN GRANTED AN ADMINISTRATIVE VARIANCE FROM LDC 25–8–641.

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 FILLING 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 3 FINAL PLAT
City of Austin, Travis County, Texas

C8J–2018–0151.1A

A 268 LOT SUBDIVISION
CONSISTING OF
79.6695 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:	SMD
Tech:	BAP
Field Crew:	SR/WC
Survey Date:	DEC. 2018
Sheet:	10 OF 10

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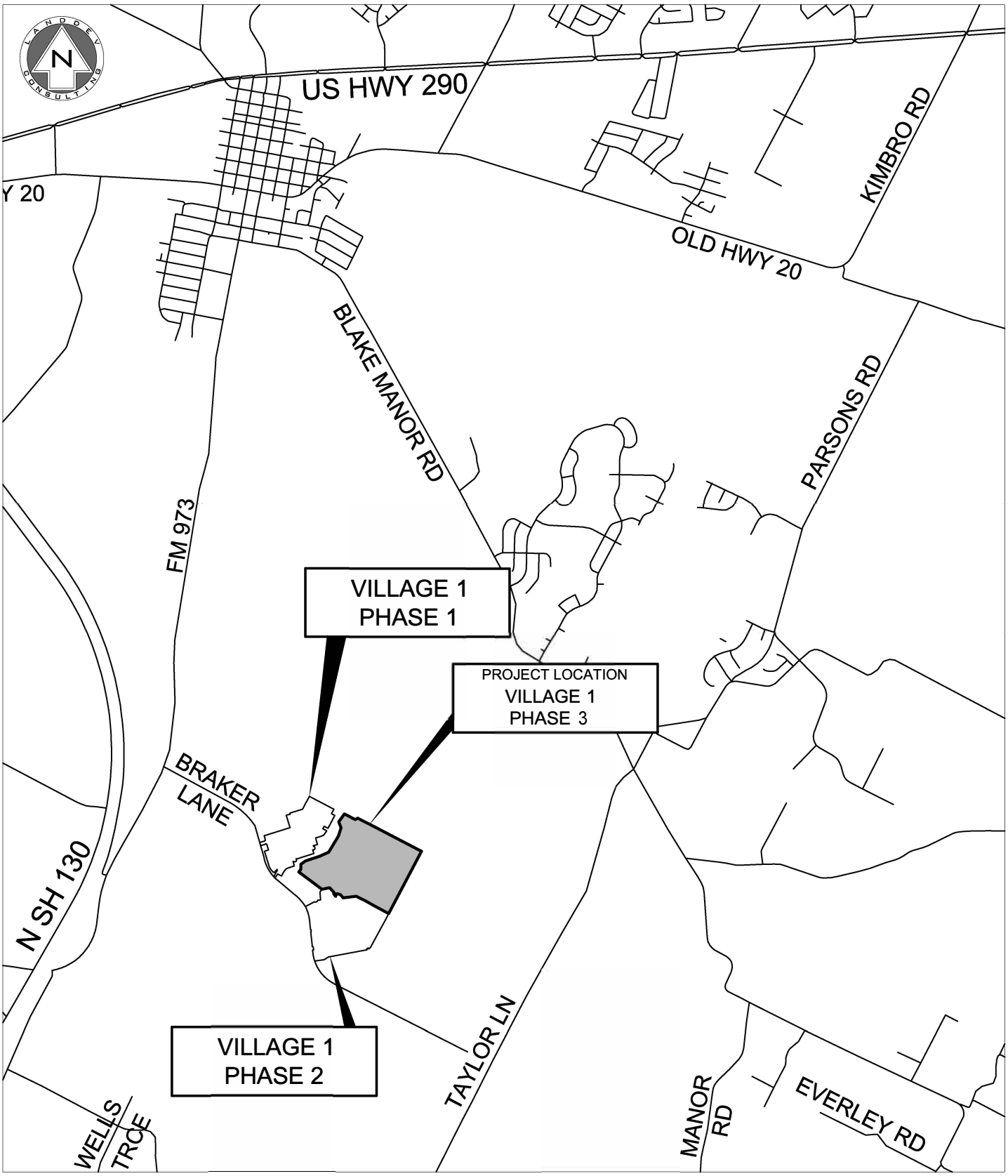

VICINITY MAP

N.T.S.

CITY OF AUSTIN GRID: T-25
MAPSCO: 589(C), 589(D)