

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0043.2A**COMMISSION DATE:** April 6, 2021**SUBDIVISION NAME:** Parkside Section 1 at Wildhorse Ranch**ADDRESS:** 9936-1/2 Lindell Lane**APPLICANT:** Forestar Group**AGENT:** BGE, Inc. (Pablo Martinez)**ZONING:** PUD**NEIGHBORHOOD PLAN:** N/A**AREA:** 37.39 acres**LOTS:** 145**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Decker and Gilleland Creeks**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along the subdivision side of Lindell Lane and along both sides of all proposed, internal streets.**VARIANCES:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Parkside Section 1 at Wildhorse Ranch, a final plat from an approved preliminary plan, comprised of 145 lots on 37.39 acres

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report dated April 1, 2021 and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett-Reumuth**PHONE:** 512-974-9002**E-mail:** jennifer.bennett-reumuth@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated April 1, 2021

HWY 290

RAILROAD

PROJECT LOCATION

SH 130 TOLL

LINDELL LANE

BLUE BLUFF ROAD



0 500' 1,000' 2,000'

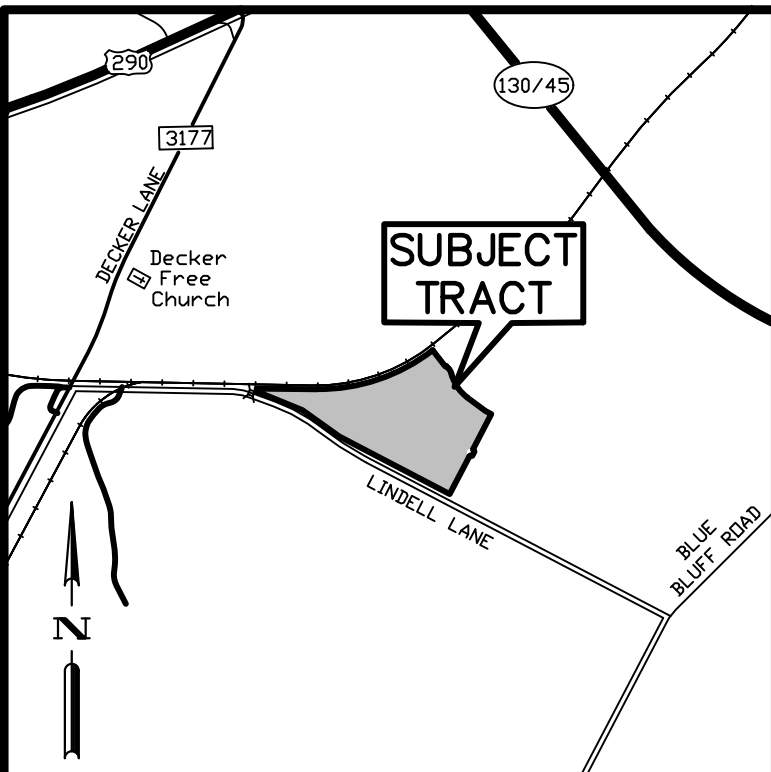
SCALE: 1" = 1000'

WILDHORSE PARKSIDE PHASE 1 VICINITY MAP

AUSTIN, TEXAS



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngard.com

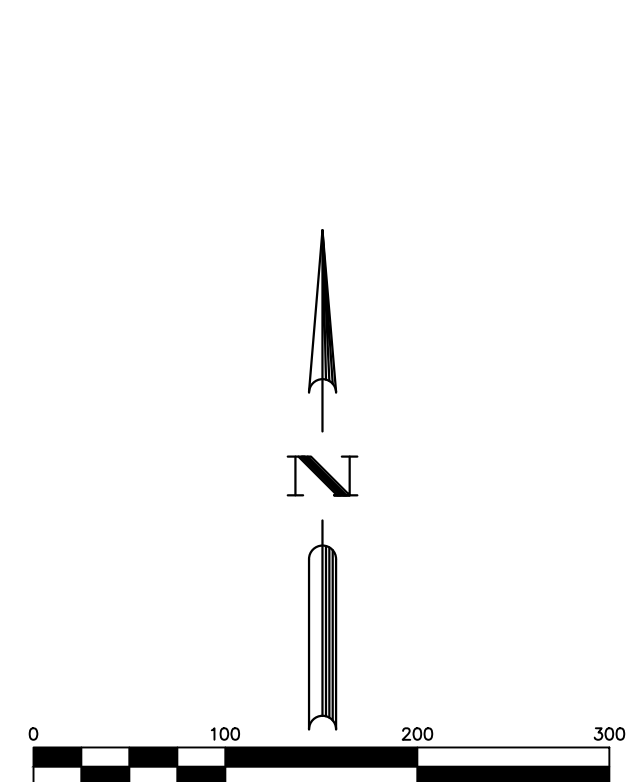
VICINITY MAP
NOT TO SCALE

LEGEND

ACC.	ACCESS
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ESMT.	EASEMENT
L.S.	LANDSCAPE
G.B.	GREENBELT
NO.	NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S.	OPEN SPACE
PED.	PEDESTRIAN
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
R.O.W.	RIGHT-OF-WAY
S.L.E.	SIGHTLINE EASEMENT
VOL.	VOLUME
W.Q.	WATER QUALITY
W.W.L.E.	WASTEWATER LINE EASEMENT
()	RECORD INFORMATION DOC. NO. 2020110670
●	FOUND 1/2" IRON ROD
○	(UNLESS OTHERWISE NOTED)
△	SET 1/2" IRON ROD W/ "BGE, INC." CAP
⊙	CALCULATED POINT
⋯	TEMPORARY BENCHMARK
⋯	PROPOSED SIDEWALK
⋯	CENTERLINE OF TRAIL

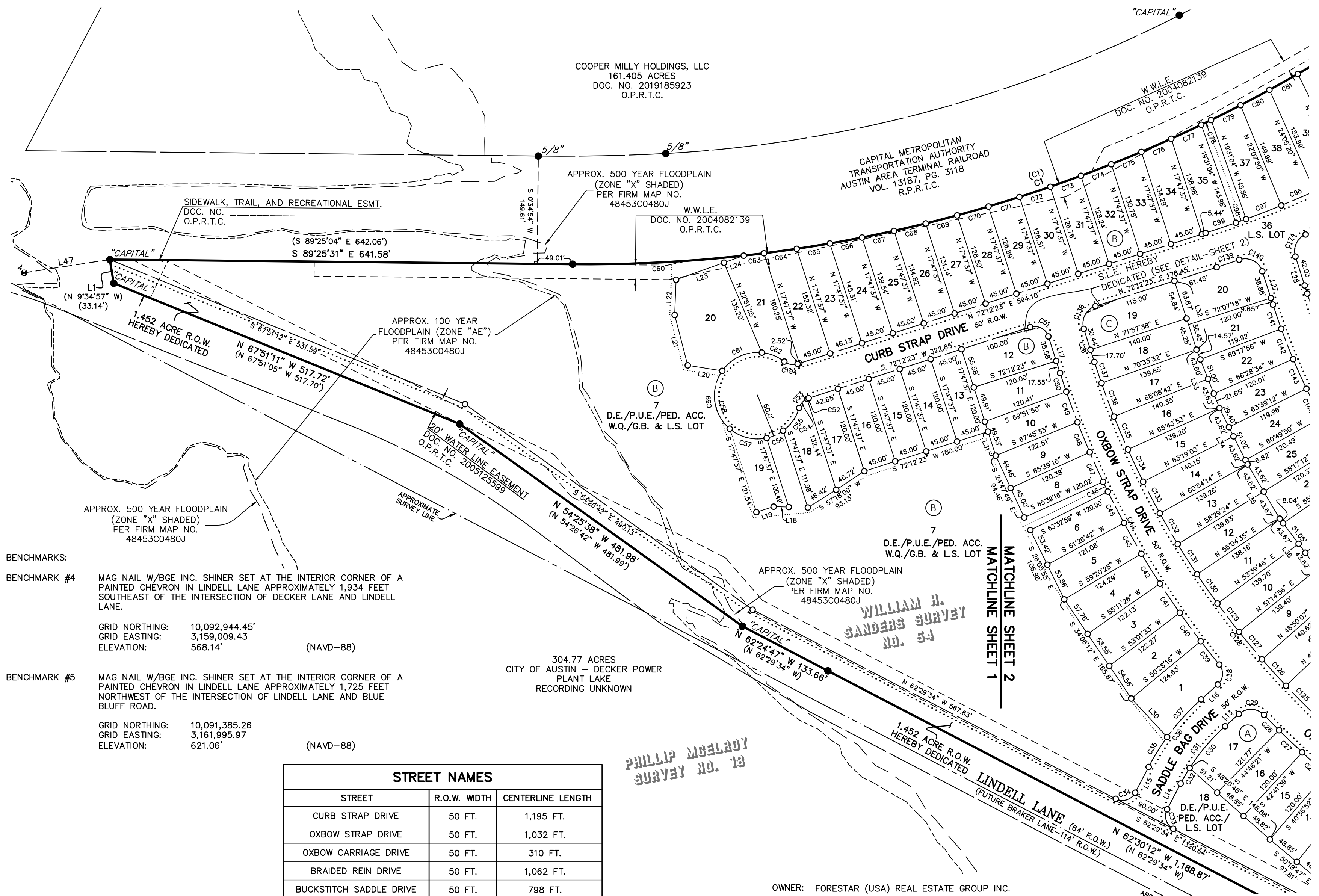
BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203,
NAD83. COMBINED SCALE FACTOR = 1.0000720927



FINAL PLAT PARKSIDE SECTION 1 AT WILDHORSE RANCH

A SUBDIVISION OF 37.385 ACRES OF LAND
LOCATED IN THE
WILLIAM H. SANDERS SURVEY, SURVEY NO. 54
TRAVIS COUNTY, TEXAS



STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
CURB STRAP DRIVE	50 FT.	1,195 FT.
OXBOW STRAP DRIVE	50 FT.	1,032 FT.
OXBOW CARRIAGE DRIVE	50 FT.	310 FT.
BRAIDED REIN DRIVE	50 FT.	1,062 FT.
BUCKSTITCH SADDLE DRIVE	50 FT.	798 FT.
SADDLE BAG DRIVE	50 FT.	251 FT.
SPANISH MUSTANG BOULEVARD	70 FT.	946 FT.
TOTAL LINEAR FEET		5,594 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	140	21.168 AC.
D.E./P.U.E./PED. ACC./L.S.	1	0.565 AC.
L.S.	1	0.050 AC.
L.S./P.U.E.	2	0.081 AC.
D.E./P.U.E./PED. ACC./W.Q./G.B. & L.S.	1	7.179 AC.
RIGHT-OF-WAY DEDICATION	1	1.452 AC.
RIGHT-OF-WAY	—	6.890 AC.
TOTAL	146	37.385 AC.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.
ADDRESS: 2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS, 76006

PHONE: _____ FAX: _____

ACREAGE: 37.385 ACRES
SURVEY: WILLIAM H. SANDERS SURVEY, ABSTRACT NO. 690

NUMBER AND ACREAGE
BY LOT TYPE: RESIDENTIAL: 140 LOTS/21.168 ACRES
D.E./P.U.E./PED. ACC./L.S.: 1 LOT/0.565 ACRE
L.S.: 1 LOT/0.050 ACRE
L.S./P.U.E.: 2 LOTS/0.081 ACRE
D.E./P.U.E./PED. ACC./W.Q./G.B. & L.S.: 1 LOT/ 7.179 ACRES
RIGHT-OF-WAY: 6.890 ACRES
RIGHT-OF-WAY DEDICATION: 1.452 ACRE

PLAT PREPARED: 09/24/2020

SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS)

PHONE: (512) 879-0441 FAX: _____

ENGINEER: BGE, INC. (PABLO MARTINEZ, PE)

PHONE: (512) 879-0428 FAX: _____



BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502

SHEET 1 OF 4

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 09°33'35" W	33.17'
L3	S 37°35'37" E	50.00'
L4	N 35°16'37" W	86.47'
L5	N 19°48'49" W	100.04'
L6	N 27°58'11" W	92.84'
L7	N 43°15'34" W	90.79'
L8	N 27°31'26" E	10.00'
L9	S 62°28'34" E	70.00'
L10	S 62°28'34" E	15.00'
L11	S 27°31'26" W	50.00'
L12	N 62°28'34" W	15.00'
L13	S 48°13'55" W	25.67'
L14	S 27°31'26" W	40.29'
L15	N 27°31'26" E	40.32'
L16	N 48°13'55" E	30.84'
L17	N 17°47'37" W	53.14'
L18	S 88°25'36" E	20.92'
L19	N 72°12'23" E	25.00'
L20	N 80°57'40" W	48.41'
L21	N 14°30'09" W	72.15'
L22	N 02°21'34" E	48.97'
L23	N 70°25'32" E	70.24'
L24	N 70°25'32" E	29.01'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L25	S 17°47'37" E	46.25'
L26	N 17°47'37" W	48.14'
L27	S 17°47'37" E	48.50'
L28	N 17°47'37" W	53.90'
L29	S 17°47'37" E	46.25'
L30	N 42°51'01" W	72.89'
L31	S 17°47'37" E	35.02'
L32	S 17°47'37" E	100.12'
L33	S 21°24'32" E	87.23'
L34	S 26°33'50" E	87.24'
L35	S 30°38'07" E	87.30'
L36	S 36°59'57" E	87.29'
L37	S 41°24'06" E	87.20'
L38	S 45°27'02" E	87.21'
L39	S 50°29'48" E	87.24'
L40	S 26°12'14" E	90.09'
L41	S 33°33'13" E	74.35'
L42	S 48°16'06" E	90.10'
L43	S 56°25'59" E	90.11'
L44	N 62°30'12" W	937.36'
L45	S 60°43'16" E	937.68'
L46	N 72°31'26" E	63.64'
L47	S 81°13'25" W	120.17'

COOPER MILLY HOLDINGS, LLC
161.405 ACRES
DOC. NO. 2019185923
O.P.R.T.C.

CAPITAL METROPOLITAN
TRANSPORTATION AUTHORITY
AUSTIN AREA TERMINAL RAILROAD
VOL. 13187 PG. 3118
R.P.R.T.C.

WILLIAM H.
SANDERS SURVEY
NO. 54

S.L.E. HEREBY
DEDICATED (SEE DETAIL)

FORESTAR USA REAL ESTATE
REMAINDER OF A CALLED
132.177 ACRES
DOC. NO. 2020110670
O.P.R.T.C.

D.E./P.U.E./PED. ACC.
W.Q./G.B. & L.S. LOT

MATCHLINE SHEET 2
MATCHLINE SHEET 1

1.452 ACRE R.O.W.
HEREBY DEDICATED
LINDELL LANE
(FUTURE BRAKER LANE-114' R.O.W.)

APPROX. 100 YEAR
FLOODPLAIN (ZONE "AE")
PER FIRM MAP NO.
48453C0480J

APPROX. 500 YEAR FLOODPLAIN
(ZONE "X" SHADED)
PER FIRM MAP NO.
48453C0480J

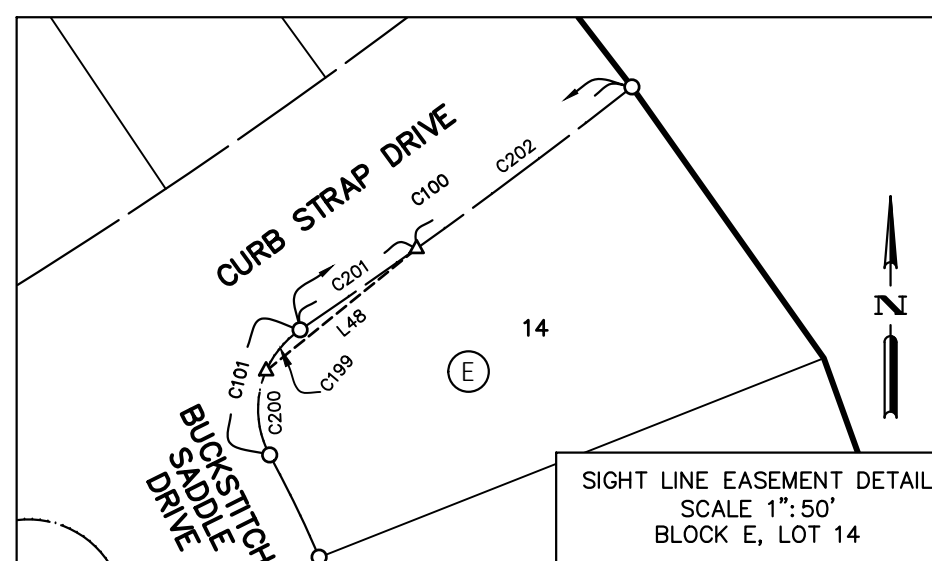
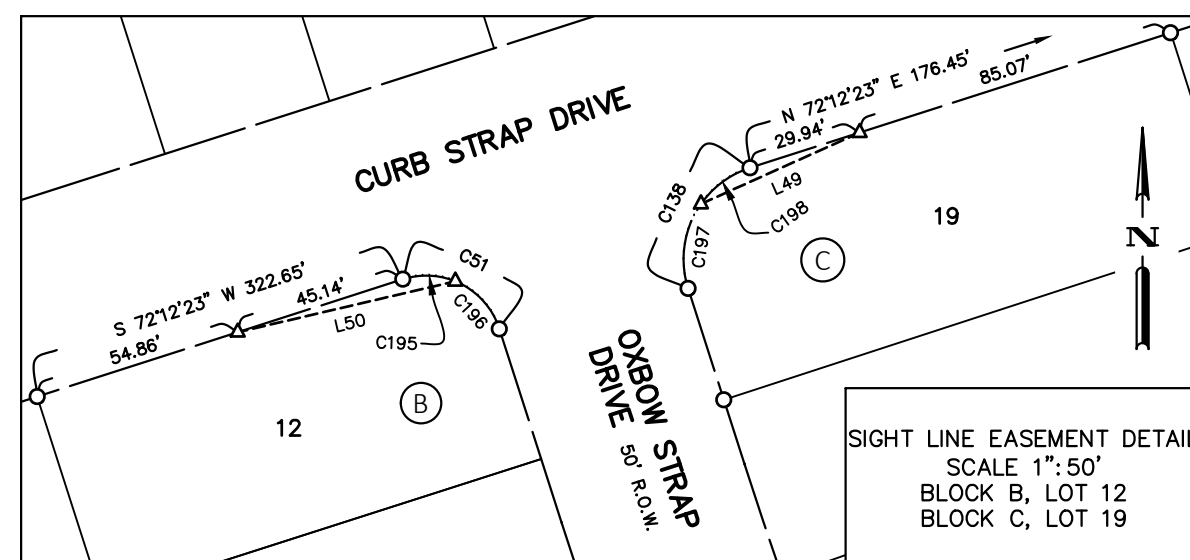
304.77 ACRES
CITY OF AUSTIN - DECKER
POWER PLANT LAKE
RECORDING UNKNOWN

1.452 ACRE R.O.W.
HEREBY DEDICATED

COTTONWOOD HOLDINGS, LTD.
87.08 ACRES
DOC. NO. 2014083325 O.P.R.T.C.



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



FINAL PLAT PARKSIDE SECTION 1 AT WILDHORSE RANCH

A SUBDIVISION OF 37.385 ACRES OF LAND
LOCATED IN THE
WILLIAM H. SANDERS SURVEY, SURVEY NO. 54
TRAVIS COUNTY, TEXAS

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,321.36'	1,969.00'	38°27'01"	N 71°22'33" E	1,296.71'
C2	11.65'	1,475.00'	0°27'09"	N 51°59'39" E	11.65'
C3	31.42'	20.00'	90°00'00"	S 17°28'34" E	28.28'
C4	31.42'	20.00'	90°00'00"	S 72°31'26" W	28.28'
C5	39.26'	25.00'	89°59'00"	N 72°30'56" E	35.35'
C6	39.27'	25.00'	90°00'00"	N 17°28'34" W	35.36'
C7	23.18'	25.00'	53°07'48"	N 00°57'32" E	22.36'
C8	16.09'	25.00'	36°52'12"	N 44°02'28" W	15.81'
C9	39.27'	25.00'	90°00'00"	S 72°31'26" W	35.36'
C10	3.64'	20.00'	10°25'31"	S 22°18'41" W	3.63'
C11	17.45'	20.00'	49°59'41"	S 02°31'36" W	16.90'
C12	13.81'	20.00'	39°34'11"	S 02°41'10" E	13.54'
C13	64.20'	50.00'	73°34'23"	N 14°18'56" E	59.88'
C14	33.67'	50.00'	38°34'55"	N 70°23'35" E	33.04'
C15	166.99'	50.00'	191°21'38"	N 73°12'34" E	99.51'
C16	35.37'	50.00'	40°31'39"	S 70°03'08" E	34.63'
C17	33.75'	50.00'	38°40'41"	S 30°26'58" E	33.12'
C18	17.02'	20.00'	48°45'05"	N 35°29'10" W	16.51'
C19	1.21'	1,225.00'	0°03'24"	S 59°50'01" E	1.21'
C20	44.61'	1,225.00'	2°05'12"	S 58°45'42" E	44.61'
C21	44.58'	1,225.00'	2°05'07"	S 56°40'33" E	44.58'
C22	44.55'	1,225.00'	2°05'02"	S 54°35'28" E	44.55'
C23	44.53'	1,225.00'	2°04'57"	S 52°30'29" E	44.52'
C24	342.68'	1,225.00'	16°01'40"	S 51°50'52" E	341.56'
C25	44.50'	1,225.00'	2°04'52"	S 50°25'34" E	44.49'
C26	44.47'	1,225.00'	2°04'47"	S 48°20'45" E	44.46'
C27	44.44'	1,225.00'	2°04'42"	S 46°16'00" E	44.43'
C28	29.79'	1,225.00'	1°23'36"	S 44°31'50" E	29.79'
C29	38.37'	25.00'	87°56'13"	N 87°48'14" W	34.71'
C30	76.27'	280.00'	15°36'26"	S 40°25'32" W	76.04'
C31	101.18'	280.00'	20°42'19"	S 37°52'36" W	100.63'
C32	24.91'	280.00'	5°05'53"	S 30°04'23" W	24.91'
C33	31.42'	20.00'	90°01'00"	S 17°29'04" E	28.29'
C34	31.41'	20.00'	89°59'00"	N 72°30'56" E	28.28'
C35	48.76'	330.00'	8°27'58"	S 31°45'26" W	48.72'
C36	119.27'	330.00'	20°42'28"	S 37°52'40" W	118.62'
C37	70.51'	330.00'	12°14'30"	S 42°06'39" W	70.37'
C38	30.61'	20.00'	87°42'04"	N 04°22'53" E	27.71'
C39	41.37'	1,225.00'	1°56'06"	S 38°30'06" E	41.37'
C40	48.94'	1,225.00'	2°17'21"	S 36°23'23" E	48.94'
C41	48.94'	1,225.00'	2°17'20"	S 34°06'02" E	48.93'
C42	48.83'	1,225.00'	2°17'02"	S 31°48'51" E	48.83'
C43	48.96'	1,225.00'	2°17'23"	S 29°31'39" E	48.95'
C44	463.43'	1,225.00'	21°40'33"	S 28°37'53" E	460.68'
C45	48.98'	1,225.00'	2°17'28"	S 27°14'13" E	48.98'
C46	14.99'	1,225.00'	0°42'04"	S 25°44'27" E	14.99'
C47	45.00'	1,225.00'	2°06'18"	S 24°20'16" E	45.00'
C48	44.99'	1,225.00'	2°06'16"	S 22°14'00" E	44.99'
C49	44.99'	1,225.00'	2°06'16"	S 20°07'44" E	44.99'
C50	27.44'	1,225.00'	1°17'00"	S 18°26'06" E	27.44'
C51	31.42'	20.00'	90°00'00"	N 62°47'37" W	28.28'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C52	2.36'	20.00'	6°45'07"	S 68°49'50" W	2.36'
C53	19.47'	20.00'	55°46'16"	S 44°19'15" W	18.71'
C54	17.11'	20.00'	49°01'09"	S 40°56'42" W	16.59'
C55	39.29'	60.00'	37°31'07"	N 35°11'41" E	38.59'
C56	25.33'	60.00'	24°11'28"	N 66°02'58" E	25.15'
C57	54.64'	60.00'	52°10'37"	S 75°46'00" E	52.77'
C58	305.30'	60.00'	291°32'32"	S 17°47'37" E	67.50'
C59	88.66'	60.00'	84°40'02"	S 07°20'40" E	80.81'
C60	237.56'	1,969.00'	6°54'46"	N 87°08'40" E	237.42'
C61	63.30'	60.00'	60°26'49"	S 65°12'45" W	60.40'
C62	34.08'	60.00'	32°32'30"	N 68°17'35" W	33.62'
C63	28.47'	1,969.00'	0°49'42"	N 83°16'26" E	28.47'
C64	45.69'	1,969.00'	1°19'47"	N 82°11'42" E	45.69'
C65	46.67'	1,969.00'	1°21'29"	N 80°51'04" E	46.66'
C66	45.37'	1,969.00'	1°19'13"	N 79°30'43" E	45.37'
C67	45.25'	1,969.00'	1°19'00"	N 78°11'37" E	45.25'
C68	45.15'	1,969.00'	1°18'50"	N 76°52'42" E	45.15'
C69	45.08'	1,969.00'	1°18'42"	N 75°33'56" E	45.08'
C70	45.03'	1,969.00'	1°18'37"	N 74°15'16" E	45.03'
C71	45.00'	1,969.00'	1°18'35"	N 72°56'41" E	45.00'
C72	45.00'	1,969.00'	1°18'34"	N 71°38'06" E	45.00'
C73	45.03'	1,969.00'	1°18'37"	N 70°19'31" E	45.02'
C74	45.07'	1,969.00'	1°18'41"	N 69°00'52" E	45.07'
C75	45.14'	1,969.00'	1°18'49"	N 67°42'06" E	45.14'
C76	45.23'	1,969.00'	1°18'59"	N 66°23'13" E	45.23'
C77	45.85'	1,969.00'	1°20'03"	N 65°03'42" E	45.85'
C78	15.09'	1,969.00'	0°26'21"	N 64°10'30" E	15.09'
C79	45.77'	1,969.00'	1°19'54"	N 63°17'23" E	45.77'
C80	45.39'	1,969.00'	1°19'15"	N 61°57'48" E	45.39'
C81	45.20'	1,969.00'	1°18'55"	N 60°38'43" E	45.19'
C82	45.03'	1,969.00'	1°18'38"	N 59°19'57" E	45.03'
C83	44.89'	1,969.00'	1°18'23"	N 58°01'27" E	44.89'
C84	44.77'	1,969.00'	1°18'10"	N 56°43'11" E	44.77'
C85	44.67'	1,969.00'	1°18'00"	N 55°25'07" E	44.67'
C86	44.99'	1,969.00'	1°18'33"	N 54°06'50" E	44.99'
C87	44.98'	1,969.00'	1°18'32"	N 52°48'18" E	44.98'
C88	50.10'	1,475.00'	1°56'46"	N 53°11'36" E	50.10'
C89	50.69'	1,475.00'	1°58'08"	N 55°09'03" E	50.68'
C90	50.28'	1,475.00'	1°57'11"	N 57°06'42" E	50.27'
C91	50.31'	1,475.00'	1°57'15"	N 59°03'55" E	50.30'
C92	50.33'	1,475.00'	1°57'19"	N 61°01'12" E	50.33'
C93	514.51'	1,475.00'	19°59'10"	N 62°12'48" E	511.91'
C94	49.58'	1,475.00'	1°55'33"	N 62°57'38" E	49.58'
C95	51.17'	1,475.00'	1°59'15"	N 64°55'02" E	51.17'
C96	50.41'	1,475.00'	1°57'30"	N 66°53'25" E	50.41'
C97	52.27'	1,475.00'	2°01'49"	N 68°53'04" E	52.27'
C98	15.00'	1,475.00'	0°34'58"	N 70°11'28" E	15.00'
C99	44.39'	1,475.00'	1°43'27"	N 71°20'40" E	44.38'
C100	107.09'	1,525.00'	4°01'25"	N 53°48'02" E	107.07'
C101	36.78'	25.00'	84°17'37"	S 13°39'56" W	33.55'
C102	29.58'	325.00'	5°12'55"	N 25°52'25" W	29.57'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C103	60.62'	325.00'	10°41'16"	N 23°08'15" W	60.54'
C104	31.04'	325.00'	5°28'21"	N 20°31'47" W	31.03'
C105	18.18'	555.00'	1°52'36"	S 18°43'55" E	18.18'
C106	63.02'	555.00'	6°30'21"	S 22°55'24" E	62.99'
C107	62.62'	555.00'	6°27'52"	S 29°24'30" E	62.58'
C108	62.22'	555.00'	6°25'25"	S 35°51'08" E	62.19'
C109	432.82'	555.00'	44°40'57"	S 40°08'05" E	421.94'
C110	61.84'	555.00'	6°23'01"	S 42°15'21" E	61.80'
C111	61.46'	555.00'	6°20'40"	S 48°37'12" E	61.42'
C112	61.08'	555.00'	6°18'21"	S 54°56'42" E	61.05'
C113	42.41'	555.00'	4°22'41"	S 60°17'13" E	42.40'
C114	16.09'	25.00'	36°52'12"	S 80°54'40" E	15.81'
C115	39.27'	25.00'	90°00'00"	N 72°31'26" E	35.36'
C116	23.18'	25.00'	53°07'48"	N 54°05'20" E	22.36'
C117	37.88'	25.00'	86°49'21"	N 15°53'14" W	34.36'
C118	40.40'	25.00'	92°35'49"	N 73°49'21" E	36.15'
C119	40.07'	1,175.00'	1°57'15"	S 58°54'08" E	40.07'
C120	49.50'	1,175.00'	2°24'49"	S 56°43'05" E	49.50'
C121	49.50'	1,175.00'	2°24'49"	S 54°18'16" E	49.50'
C122	49.50'	1,175.00'	2°24'49"	S 51°53'26" E	49.50'
C123	49.50'	1,175.00'	2°24'49"	S 49°28'37" E	49.50'
C124	49.50'	1,175.00'	2°24'49"	S 47°03'48" E	49.50'
C125	49.50'	1,175.00'	2°24'49"	S 44°38'58" E	49.50'
C126	49.50'	1,175.00'	2°24'49"	S 42°14'09" E	49.50'
C127	49.50'	1,175.00'	2°24'49"	S 39°49'19" E	49.50'
C128	863.08'	1,175.00'	42°05'08"	S 38°50'11" E	843.80'
C129	49.50'	1,175.00'	2°24'49"	S 37°24'30" E	49.50'
C130	49.50'	1,175.00'	2°24'49"	S 34°59'40" E	49.50'
C131	49.50'	1,175.00'	2°24'49"	S 32°34'51" E	49.50'
C132	49.50'	1,175.00'	2°24'49"	S 30°10'01" E	49.50'
C133	49.50'	1,175.00'	2°24'49"	S 27°45'12" E	49.50'
C134	49.50'	1,175.00'	2°24'49"	S 25°20'23" E	49.50'
C135	49.50'	1,175.00'	2°24'49"	S 22°55'33" E	49.50'
C136	49.50'	1,175.00'	2°24'49"	S 20°30'44" E	49.50'
C137	31.00'	1,175.00'	1°30'42"	S 18°32'58" E	31.00'
C138	39.27'	25.00'	90°00'00"	S 27°12'23" W	35.36'
C139	33.01'	1,525.00'	1°14'25"	N 71°35'11" E	33.01'
C140	39.81'	25.00'	91°14'25"	N 63°24'49" W	35.74'
C141	35.45'	915.00'	2°13'12"	S 18°54'12" E	35.45'
C142	45.10'	915.00'	2°49'26"	S 21°25'31" E	45.09'
C143	45.10'	915.00'	2°49'26"	S 24°14'58" E	45.09'
C144	45.10'	915.00'	2°49'26"	S 27°04'24" E	45.09'
C145	45.09'	915.00'	2°49'24"	S 29°53'49" E	45.08'
C146	45.11'	915.00'	2°49'30"	S 32°43'16" E	45.11'
C147	45.10'	915.00'	2°49'27"	S 35°32'44" E	45.10'
C148	662.82'	915.00'	41°30'18"	S 38°32'46" E	648.43'
C149	45.10'	915.00'	2°49'27"	S 38°22'11" E	45.10'
C150	45.10'	915.00'	2°49'27"	S 41°11'37" E	45.10'
C151	45.10'	915.00'	2°49'27"	S 44°01'04" E	45.10'
C152	44.99'	915.00'	2°49'01"	S 46°50'18" E	44.98'
C153	45.21'	915.00'	2°49'53"	S 49°39'45" E	45.21'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C154	45.10'	915.00'	2°49'27"	S 52°29'24" E	45.10'
C155	45.10'	915.00'	2°49'27"	S 55°18'51" E	45.10'
C156	41.08'	915.00'	2°34'20"	S 58°00'45" E	41.07'
C157	39.27'	25.00'	90°00'00"	N 72°31'26" E	35.36'
C158	23.18'	25.00'	53°07'48"	N 54°05'20" E	22.36'
C159	16.09'	25.00'	36°52'12"	S 80°54'40" E	15.81'
C160	44.46'	865.00'	2°56'43"	S 61°00'12" E	44.46'
C161	53.69'	865.00'	3°33'23"	S 57°45'10" E	53.68'
C162	53.69'	865.00'	3°33'23"	S 54°11'47" E	53.68'
C163	53.69'	865.00'	3°33'23"	S 50°38'24" E	53.68'
C164	53.69'	865.00'	3°33'23"	S 47°05'02" E	53.68'
C165	53.69'	865.00'	3°33'23"	S 43°31'39" E	53.68'
C166	674.58'	865.00'	44°40'57"	S 40°08'05" E	657.61'
C167	53.69'	865.00'	3°33'23"	S 39°58'16" E	53.68'
C168	53.69'	865.00'	3°33'23"	S 36°24'54" E	53.68'
C169	53.69'	865.00'	3°33'23"	S 32°51'31" E	53.68'
C170	53.69'	865.00'	3°33'23"	S 29°18'09" E	53.68'
C171	53.69'	865.00'	3°33'23"	S 25°44'46" E	53.68'
C172	53.69'	865.00'	3°33'23"	S 22°11'23" E	53.68'
C173	39.53'	865.00'	2°37'05"	S 19°06'09" E	39.52'
C174	37.11'	25.00'	85°03'26"	S 24°44'06" W	33.80'
C175	111.16'	1,525.00'	4°10'36"	N 65°10'32" E	111.14'
C176	206.08'	1,525.00'	7°44'33"	N 63°23'33" E	205.92'
C177	94.91'	1,525.00'	3°33'57"	N 61°18'15" E	94.90'
C178	40.82'	25.00'	93°32'32"	N 73°42'28" W	36.43'
C179	43.88'	275.00'	9°08'35"	N 22°21'54" W	43.84'
C180	46.00'	605.00'	4°21'23"	S 21°41'35" E	45.99'
C181	46.00'	605.00'	4°21'23"	S 26°02'58" E	45.99'
C182	46.00'	605.00'	4°21'23"	S 30°24'20" E	45.99'
C183	46.00'	605.00'	4°21'23"	S 34°45'43" E	45.99'
C184	46.00'	605.00'	4°21'23"	S 39°07'06" E	45.99'
C185	471.81'	605.00'	44°40'57"	S 40°08'05" E	459.95'
C186	46.00'	605.00'	4°21'23"	S 43°28'29" E	45.99'
C187	46.00'	605.00'	4°21'23"	S 47°49'52" E	45.99'
C188	46.00'	605.00'	4°21'23"	S 52°11'15" E	45.99'
C188	18.18'	605.00'	1°43'16"	S 18°39'15" E	18.17'
C189	46.00'	605.00'	4°21'23"	S 56°32'38" E	45.99'
C190	39.64'	605.00'	3°45'14"	S 60°35'57" E	39.63'
C191	16.09'	25.00'	36°52'12"	N 44°02'28" W	15.81'
C192	39.27'	25.00'	90°00'00"	N 17°28'34" W	35.36'
C193	23.18'	25.00'	53°07'48"	N 00°57'32" E	22.36'
C194	19.47'	20.00'	55°46'16"	S 79°54'29" E	18.71'
C195	13.99'	20.00'	40°04'00"	N 87°45'37" W	13.70'
C196	17.43'	20.00'	49°56'00"	N 42°45'37" W	16.88'
C197	23.09'	25.00'	52°54'50"	S 08°39'49" W	22.28'
C198	16.18'	25.00'	37°05'10"	S 53°39'49" W	15.90'
C199	14.07'	25.00'	32°14'18"	S 39°41'35" W	13.88'
C200	22.71'	25.00'	52°03'19"	S 02°27'13" E	21.94'
C201	36.99'	1,525.00'	1°23'23"	N 55°07'03" E	36.99'
C202	70.10'	1,525.00'	2°38'02"	N 53°06'20" E	70.10'

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ACTING HEREIN BY AND THROUGH MATTHEW S. STARK, SENIOR VICE PRESIDENT PRESIDENT, OWNER OF THE REMAINDER OF A 132.177 ACRE TRACT OF LAND LOCATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020110670, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 37.385 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS

PARKSIDE SECTION 1 AT WILDHORSE RANCH

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

MATTHEW S. STARK, SENIOR VICE PRESIDENT
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MATTHEW S. STARK, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

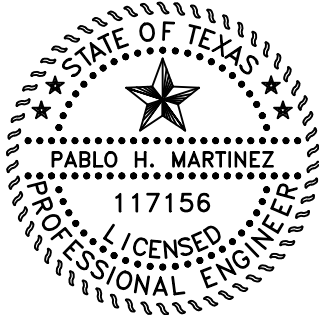
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

A PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0480J DATED AUGUST, 18 2014.

I, PABLO H. MARTINEZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

PABLO H. MARTINEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 117156
BGE, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TX 78744



I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY 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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH ORDINANCE NO. 020214-28.
2. THE SUBDIVISION IS GOVERNED BY THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28, APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) EXCEPT AS OTHERWISE PROVIDED IN THE ZONING ORDINANCE AND THE PUD LAND USE PLAN TO THE CONTRARY, THE RULES AND REGULATIONS SET FORTH IN EFFECT UPON APPROVAL OF THE PUD.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
6. ALL SITE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO IMPERVIOUS COVER, BUILDING SQUARE FOOTAGE, BUILDING HEIGHT, FLOOR TO AREA RATIOS AND SETBACKS, ARE ESTABLISHED AND GOVERNED BY THE SITE DEVELOPMENT CRITERIA TABLE APPEARING ON THE WILDHORSE RANCH PUD LAND USE PLAN, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
7. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
8. ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD SHALL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
9. PARKLAND DEDICATION FOR 139 UNITS WILL BE SATISFIED VIA LAND DEDICATION ON FUTURE DEVELOPMENTS IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
11. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
12. FOR LOTS WITH A 15' FRONT BUILDING LINE, GARAGES MUST BE AT LEAST FIVE FEET BEHIND THE FRONT FACADE OF THE PRINCIPLE STRUCTURE. FOR A GARAGE WITHIN 20 FEET OF THE FRONT FACADE, THE WIDTH OF THE GARAGE MAY NOT EXCEED 50 PERCENT OF THE WIDTH OF THE FRONT FACADE.

FINAL PLAT

PARKSIDE SECTION 1
AT WILDHORSE RANCH

A SUBDIVISION OF 37.385 ACRES OF LAND
LOCATED IN THE
WILLIAM H. SANDERS SURVEY, SURVEY NO. 54
TRAVIS COUNTY, TEXAS

13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
15. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
16. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CURB STRAP DRIVE, SADDLE BAG DRIVE, SPANISH MUSTANG BOULEVARD, OXBOW STRAP DRIVE, OXBOW CARRIAGE DRIVE, BRAIDED REIN DRIVE, BUCKSTITCH SADDLE DRIVE, AND LINDELL LANE (FUTURE BRAKER LANE). THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
19. A FIFTEEN (15) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
20. DECKER CREEK - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
21. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
22. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42 OF THE LDC FOR CUT UP TO 7 FEET AND FILL UP TO 8 FEET WITH C8-2018-0043.
23. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
24. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
25. PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
26. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
27. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
28. HOME BUILDER TO INSTALL CLUSTERED DRIVEWAYS IN LOCATIONS SHOWN ON THE APPROVED PRELIMINARY PLAN (C8-2018-0043) AND AS SHOWN IN THE SUBDIVISION CONSTRUCTION PLANS.
29. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
30. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
31. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
32. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
33. WATER QUALITY INFRASTRUCTURE WILL BE CONSTRUCTED AND MAINTAINED AS GREEN INFRASTRUCTURE.
34. A MINIMUM EIGHT FOOT WIDE CONCRETE PATH SHALL BE BUILT ACCORDING TO THE CITY OF AUSTIN STANDARDS WITHIN THE DEDICATED PEDESTRIAN ACCESS LOTS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT ON LOTS 7 AND 36, BLOCK B. THE DESIGN, INCLUDING CONSTRUCTION AND TERMINATION, SHALL BE REVIEWED AND CONSTRUCTED AT THE TIME OF SUBDIVISION CONSTRUCTION APPLICATION. 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.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

JOLENE KIOLBASSA,
CHAIR

ANA AGUIRRE
SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING

AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF

_____, 20____, A.D. AT _____ O'CLOCK _____.M., DULY RECORDED ON THE _____

DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____.M., PLAT RECORDS OF SAID COUNTY AND

STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF

_____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2018-0043.2A
REVISION #: 00
CASE MANAGER: Jennifer Bennett-Reumuth
UPDATE: U1
PHONE #: 512-974-9002

PROJECT NAME: Parkside Sec 1 at Wildhorse Ranch
LOCATION: 9936-1/2 LINDELL LN

SUBMITTAL DATE: March 8, 2021
FINAL REPORT DATE: April 1, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **June 7, 2021 (City deadlines have been extended until December 31, 2021)**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Cindy Edmond
Site Plan Plumbing: Cory Harmon
Drainage Engineering: Kyle Virr
Environmental: Pamela Abee-Taulli
Subdivision: Jennifer Bennett-Reumuth
Transportation Planning: Adam Fiss
Water Quality: Kyle Virr
Wetlands Biologist: Andrew Clamann

Electric Review - Andrea Katz - 512-322-6957

Approved

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is approved; however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

ATD Engineering Review - Bryan Golden - 512-974-2426

ATD. No comments at this time.

Drainage Engineering Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

DE2: Engineer's seal, signature and date required [LDC 25-7-62].

DE3: Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

DE4: The 100 year floodplain must be contained in drainage easements. [LDC 25-7-152]

Environmental Review - Pamela Abee-Taulli - 512-974-1879

Update 0 3/29/2021

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Jason Recker - 512-974-2382

Reviewer's Notes: A portion of the subject site is located within the 100-yr floodplain as defined by F.E.M.A. and City of Austin fully-developed conditions per G.I.S. information.

No comments.

Subdivision Review - Jennifer Bennett-Reumuth - 512-974-9002

SR 1. Add the Case # C8-2018-0043.02A in the bottom right hand corner of each sheet. 25-1-83

SR 2. One concrete monument is required to be placed at or near a major property corner, if one is not located and shown within 1,300 feet on previously recorded property. (LDC § 25-4-131)

SR 3. Plat notes. These notes can be on the construction plans, but not the plat. 25-1-83

- Delete notes 3 and 11 that reference utility providers
- Delete note 6 that refers to site development regulations.
- Delete note 12 that refers to front setbacks and facades.
- Delete note 18 that refers to street signs. This can be on the construction plans.
- Delete note 22 that refers to an administrative variance.
- Delete note 28 that refers to clustered driveways.
- Delete note 34 that refers to the concrete path.

SR 4. Add the following plat note and list all the applicable lots and blocks (open space, drainage, water quality, etc) 25-1-83; 25-1-601:

"Lot XX, Block YY will be maintained by the owner or his/her assigns. No residential development shall be allowed on these lots."

SR 5. Revise the Land Use Commission approval block as follows. 25-4-57

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas,
on this, the _____ day of _____ 2020.

Chair

Secretary

SR 6. Add the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-4-38; 25-1-112

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 2020, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to

this subdivision, see the separate instrument recorded in Doc # _____, in the Official Public Records of Travis County, Texas."

- SR 7. The "Sidewalk, Trail, and Recreational Easement" that is to be dedicated by separate instrument should be recorded in advance of the plat or concurrently with the plat. Please coordinate with the appropriate reviewer to have this document reviewed by Legal staff. 25-1-83
- SR 8. FYI. The Austin Fire Dept. may require the following note for plats in this PUD: "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."
- SR 9. FYI: All fees must be paid prior to plat recordation.
- SR 10. FYI: Original current (Original (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. These tax certificates are available from the Travis County Tax Office at 5501 Airport Boulevard, and must be ordered two (2) days prior to receipt. Tax receipts or other information in-lieu of certificates cannot be substituted. Travis County will NOT record the plat without them.
- SR 11. FYI: Recording fees must be paid at the time this plat is approved.
- SR 12. FYI: After all comments have been cleared, please send the mylar (with original signatures and seals), of the plat, tax certificate, and recording fees to this reviewer. Mailing instructions will be provided once all comments have been addressed.

Transportation Planning - Adam Fiss - 512-974-1684

- TR1. The Urban Trails Master Plan recommends a trail easement near Lindell Lane. The trail easement survey included with submittal is acceptable. At your earliest possible convenience, please send the accompanying legal documents to reviewer (adam.fiss@austintexas.gov) to be sent to law department for review. Document can be recorded in tandem with the plat. LDC 25-6-55

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the

existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ4: The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

Previous review of this project area included two wetland CEFs located near the western corner of the project, for which the wetland CEFs were delineated and shown on the plans. In addition, the previous project review included administratively approved modified CEF setbacks with mitigation including, but not limited to Biofiltration pond, etc. It is not clear why this Plat does not include the CEF boundaries, CEF use for lot B7, and a note reflecting the requirement for CEF setbacks and mitigation to demonstrate compliance with code and criteria.

WB1.Update0. This project area includes two wetland CEFs (see Property Profile) that are not shown to be protected on this Plat. These two wetlands have been identified for preservation, and shall be shown on the Plat in order to provide clear communication to guide future development plans. To clear this comment, please clearly show and label "Wetland CEF" the two wetland CEFs near the western corner of the project, and include "CEF Setback" to the list of approve uses for the lot B7. 25-8-281, 25-8-282 and ECM 1.10

WB2.Udpate0. The two wetland CEFs located near the western corner of the project shall be preserved/protected with CEF setbacks. If applicant proposes 1:1 in-kind mitigation that is protective of the CEF and the character/function of the CEF setback, then administratively modified CEF setbacks could be approved. To clear this comment, please include a note on the cover that indicates that "Wetland Critical Environmental Features (CEFs) within this project shall be protected with CEF setbacks. CEF setbacks that are less than the Standard Setback may be administratively modified/reduced in conjunction with 1:1 in-kind mitigation pursuant to code and criteria." 25-8-281, 25-8-282 and ECM 1.10

Fire For Site Plan Review - Tom Migl - 512-974-0164

No Review Required 3/30/2021

FYI - Please coordinate with subdivision reviewer and add hazardous pipeline setback and ordinance required note. The WUI code Ordinance no. 20200409-040 will be enforced with the residential building permits. Mitigation to surrounding wildland fuel loads would be practical at the subdivision phase. The development is within 1.5 miles of a Wildland hazard fuel load and you may want to generate a vicinity map with associated setbacks per the ordinance to anticipate building impacts to the proposed development and facilitate a timely building permit review.

Site Plan Plumbing - Cory Harmon - 512-974-2882

INFORMAL UPDATE REQUIRED

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

End of report