

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0043.2A**COMMISSION DATE:** May 4, 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

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include adding a plat note, adding signatures, recording an easement, and posting fiscal. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated April 29, 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 29, 2021

HWY 290

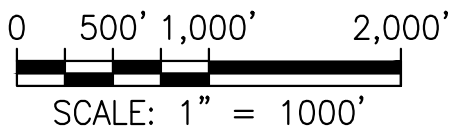
RAILROAD

SH 130 TOLL

LINDELL LANE

BLUE BLUFF ROAD

PROJECT LOCATION

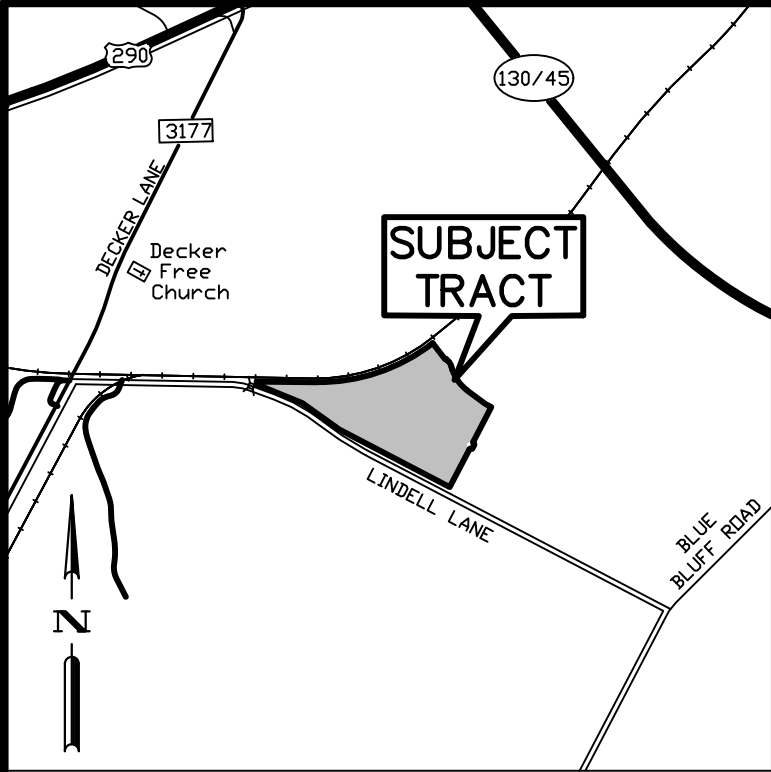


WILDHORSE PARKSIDE PHASE 1
VICINITY MAP

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
C.E.F. CRITICAL ENVIRONMENTAL FEATURE
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
■ SET 1/2" IRON ROD W/ "BGE INC" CAP
IN CONCRETE
..... PROPOSED SIDEWALK
..... CENTERLINE OF TRAIL

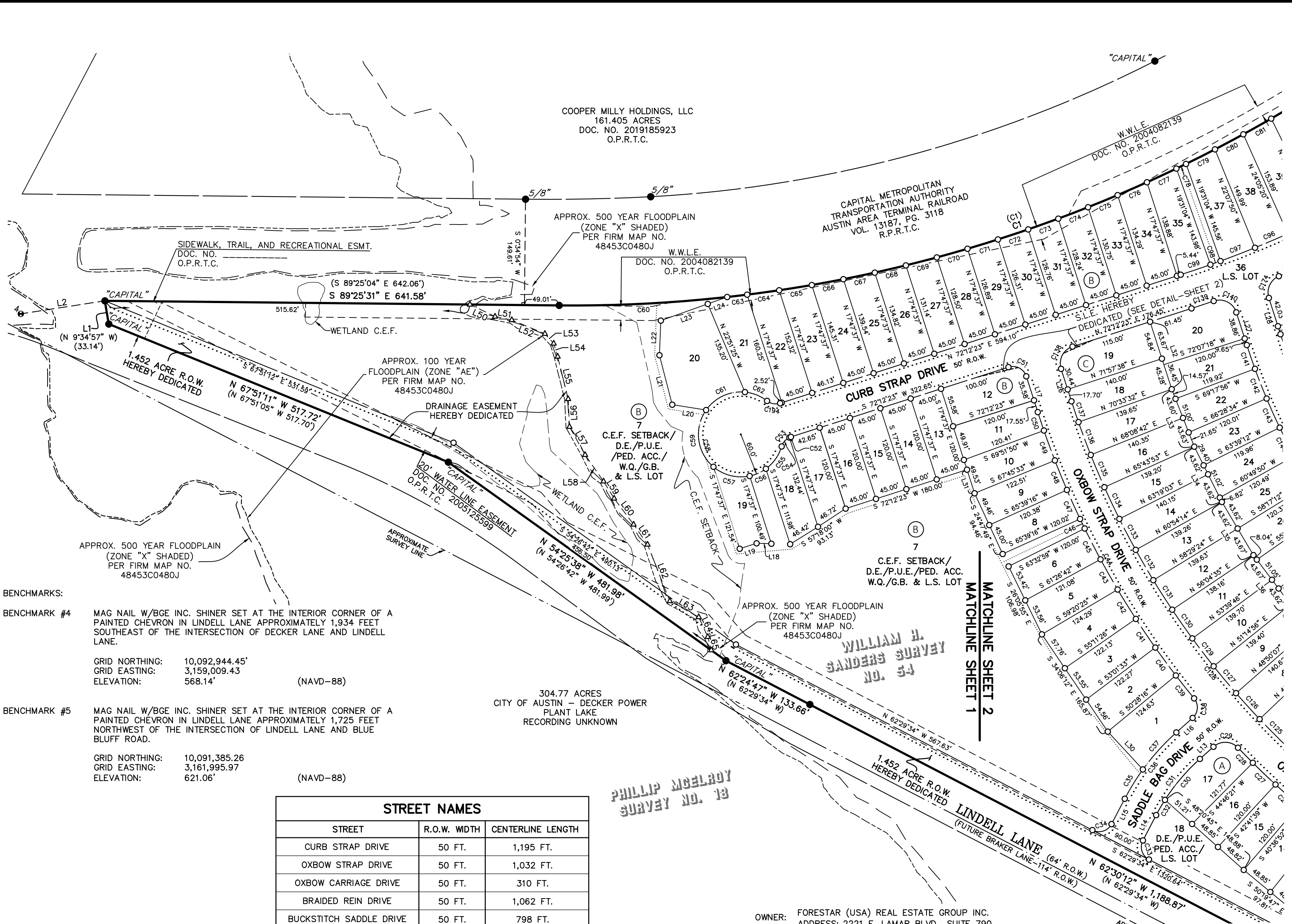
BEARING BASIS:

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.
C.E.F. SETBACK/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: _____

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
C.E.F. SETBACK/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.)

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

PHONE: (512) 879-0428



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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 09°33'35" W	33.17'
L2	S 81°13'25" W	120.17'
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'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L24	N 70°25'32" E	29.01'
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'

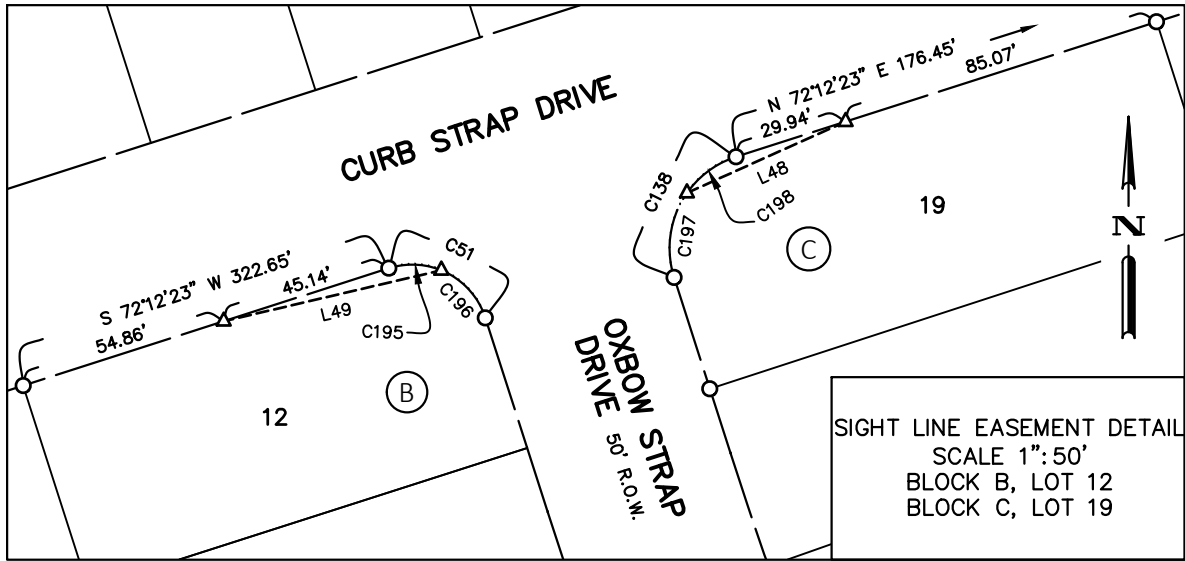
COOPER MILLY HOLDINGS, LLC
161.405 ACRES
DOC. NO. 2019185923
O.P.R.T.C.

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

WILLIAM H.
SANDERS SURVEY
NO. 54

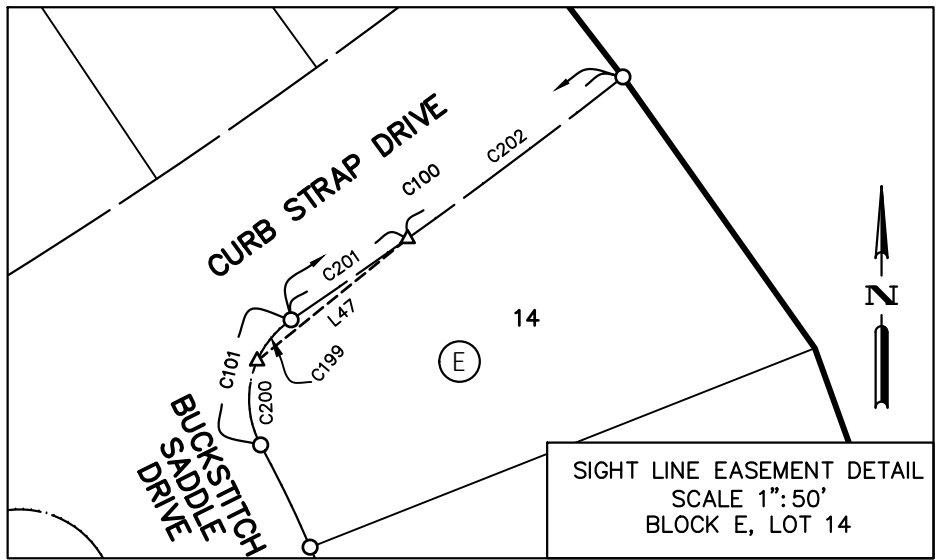
S.L.E. HEREBY
DEDICATED (SEE DETAIL)

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



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

MATCHLINE SHEET 2
MATCHLINE SHEET 1



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

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

COTTONWOOD HOLDINGS, LTD.
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, 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

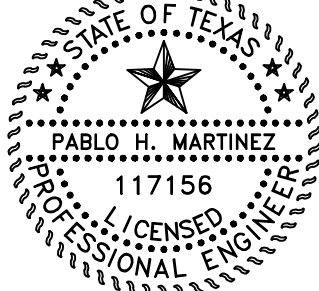
PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. 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 48453C0480J DATED AUGUST, 18 2014 FOR TRAVIS COUNTY, TEXAS.

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



DATE _____

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



DATE _____

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. 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.
4. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
5. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
6. ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD SHALL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
7. PARKLAND DEDICATION FOR 139 UNITS WILL BE SATISFIED VIA LAND DEDICATION ON FUTURE DEVELOPMENTS IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
12. 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

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

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.

13. 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.
14. 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.
15. 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.
16. 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.
17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
18. 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.
19. 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.
20. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. WETLAND CRITICAL ENVIRONMENTAL FEATURES (CEFs) SHALL BE PROTECTED WITH CEF SETBACKS THAT HAVE BEEN ADMINISTRATIVELY REDUCED FOR WHICH 1:1 IN-KIND MITIGATION SHALL BE IMPLEMENTED DURING CONSTRUCTION PERMITTING PHASE.
27. 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 2021, 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.
28. 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.
29. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
30. LOT 18, BLOCK A, LOTS 7 AND 36, BLOCK B, LOT 33, BLOCK D, AND LOT 1, BLOCK E WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.

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 LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____DAY OF _____, 20____.

CHAIR 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
UPDATE: U1
CASE MANAGER: Jennifer Bennett-Reumuth PHONE #: 512-974-9002

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

SUBMITTAL DATE: April 19, 2021
FINAL REPORT DATE: April 29, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning the referenced Project Assessment. The comments may include requirements, recommendations, or information. 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.

UPDATE DEADLINE INFORMATION (Building Criteria Manual, Section 15.9):

All comments and recommendations in this comment report are binding and cannot be rescinded or substantially modified for 180 days from the date of this report, unless the plan has been materially changed. This Project Assessment expires if a subdivision application is not accepted for review within the binding 180 calendar day period.

You may submit a total of two updates for this project assessment. The update deadline expires on **June 7, 2021 (all deadlines have been extended per mayoral order to December 31, 2021)**. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTAL INSTRUCTIONS (BCM 15.9):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update. Updates for project assessments may be submitted on any day, between the hours of 8:30 am and 4:00 pm.
2. Your update must include the following items:
 - a. This report
 - b. The plat/plan in pdf format
 - c. A letter that contains your questions for staff

REVIEWERS:

Planner 1: Cindy Edmond
Environmental: Pamela Abee-Taulli
Drainage Engineering: Kyle Virr
Subdivision: Jennifer Bennett-Reumuth
Transportation Planning: Adam Fiss
Water Quality: Kyle Virr

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: CLEARED

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

U1: Required on the plat document.

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.

U1: See DE2

DE4: CLEARED

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

Update 1 4/27/2021

EV 1 Cleared

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]

Update 1 Comment pending. Thank you for the E&S plan. When you submit the construction plan, please add j-hooks where SF is perpendicular to the slope. For the ESC estimate, please add the revegetation line item quantity. Be sure this equals the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC.

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

SR 1-6: CLEARED

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

U1: Pending

SR 8. CLEARED

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.

U1: Comment remains. Pending legal.

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.

U1: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

WQ2 to WQ4: CLEARED

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

Comments Cleared

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

APPROVED

The proposed final plat (C8-2018-0043.2A) is approved from a plumbing code perspective.

End of report