

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0033.1A**COMMISSION DATE:** May 10, 2022**SUBDIVISION NAME:** Saddle Ridge at Wildhorse Ranch Section 1**ADDRESS:** 10621 Blue Bluff Road**APPLICANT:** Heart of Manor, LP**AGENT:** Kimley-Horn and Associates (Kevin Burks, PE)**ZONING:** PUD**NEIGHBORHOOD PLAN:** Wildhorse PUD**AREA:** 63.72 acres**LOTS:** 167**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Gilleland Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along all interior streets and the subdivision side of Blue Bluff Road.**VARIANCE:** N/A**DEPARTMENT COMMENTS:**

The request is for the approval of Saddle Ridge at Wildhorse Ranch Section 1, a final plat out of an approved preliminary plan. This plat proposes 158 single-family lots; 1 water quality, greenbelt, drainage and waste water lot; and 8 landscape lot on 63.72 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:

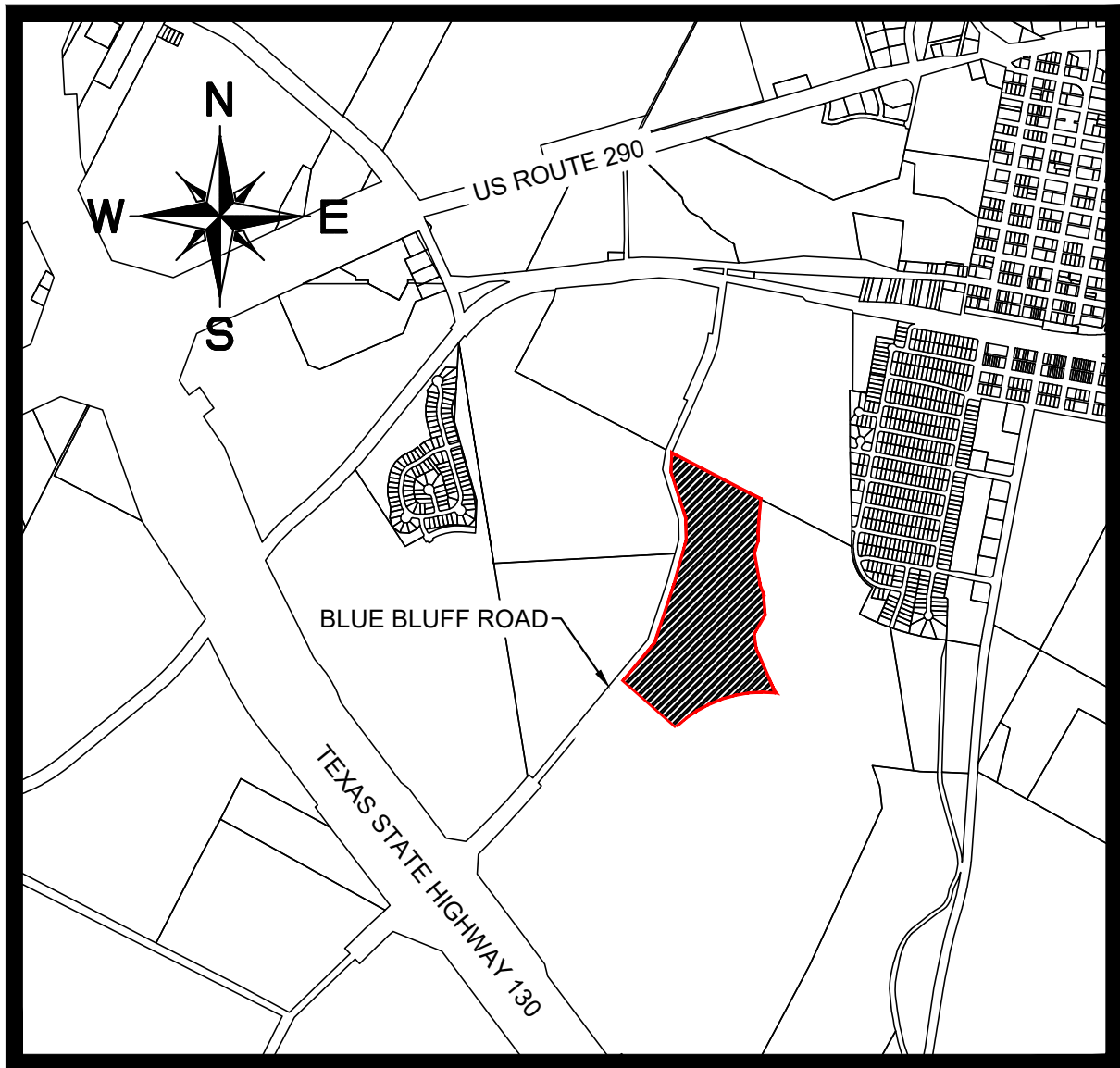
Staff recommends approval of the plat, subject to the conditions listed in the comment report dated May 5, 2022, and attached as Exhibit C.

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

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated March 5, 2022



LOCATION MAP

SCALE: 1" = 2,000'

C:\A. TRAVIS 10/28/2019 9:50 AM
K:\AUS.CIVIL\089244619-WILDHORSE BLUE BLUFF\PRELIMINARY\CAD\EXHIBITS\PLANS\EXHIBITS\LOCATION MAP.DWG
10/25/2019 10:23 AM

PLOTTED BY
DWG NAME
LAST SAVED

BLUE BLUFF AT WILDHORSE RANCH

AUSTIN, TEXAS
OCTOBER 2019

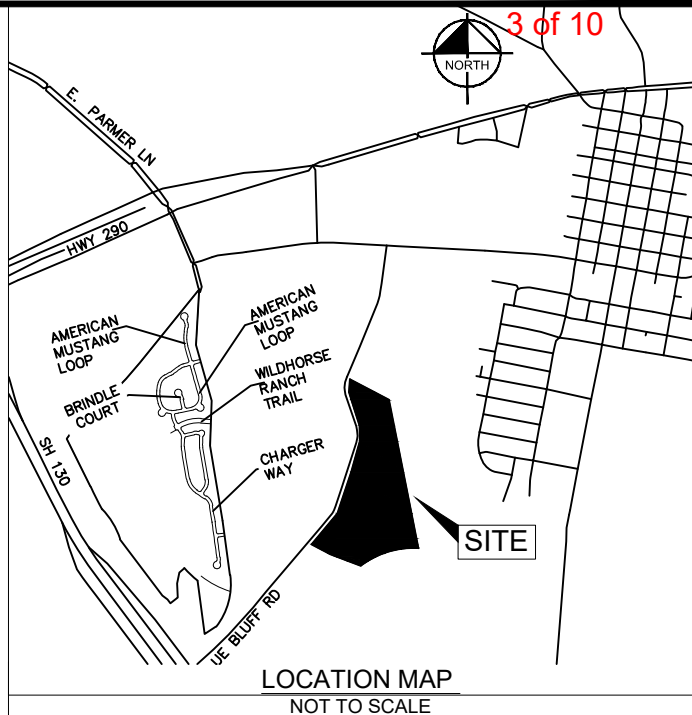
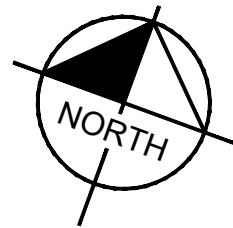
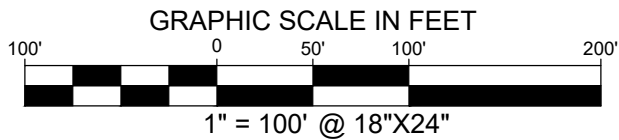
Kimley»Horn

10814 Jollyville Road
Campus IV, Suite 300
Austin, Texas 78759
737-471-0157
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

SUBDIVISION PLAT ESTABLISHING
**SADDLE RIDGE AT
WILDHORSE RANCH**
SECTION 1 FINAL PLAT

CALLED 142.196 ACRES
SCHRYVER ANNE BLOOR ETAL
VOL. 12870, PG. 1684
OPRTCT



THIS IS A SURFACE DRAWING

T.B.M. # 100 CONTROL POINT

SURFACE COORDINATES:
N = 10,098,857.00'
E = 3,165,593.11'

ELEVATION: 540.29' (NAVD 88 DATUM FROM GPS)

SCALE FACTOR 0.999940004
TEXAS CENTRAL ZONE 4203

BEARING BASIS, ARE ON TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE, NAD83).

LEGEND

- 5/8" IRF ● 5/8" IRON ROD FOUND
- IRSC ○ 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC ● 1/2" IRON ROD FOUND W/ CAP
- 60d ● 60d NAIL FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- T.B.M. BENCH MARK
- W.W.E. WASTEWATER EASEMENT
- L.L. LANDSCAPE LOT

REMAINDER OF A
CALLED 100.00 ACRES
TEXAS WH200, LP
INST. NO. 2010177691
OPRTCT

CALLED 67.5360 ACRES
POSS OLDINGS LLC
DOC.#2018045426
OPRTCT

6.246 ACRE W.W.E.
DOC# 2003249300
OPRTC

REMAINDER OF A
CALLED 652.489 ACRES
HEART OF MANOR, LP
DOC.#2007037703
OPRTCT

MATCHLINE "A-A" SEE SHEET 2 OF 4

| LOT SUMMARY | |
|--|--------|
| TOTAL RESIDENTIAL LOT ACREAGE: | 19.71 |
| TOTAL SUBDIVISION ACREAGE: | 63.716 |
| TOTAL NUMBER OF RESIDENTIAL LOTS: | 158 |
| TOTAL NUMBER OF WATER QUALITY, PRIVATE RECREATIONAL PARKS AND TRAILS, DRAINAGE & WASTEWATER: | 1 |
| TOTAL NUMBER OF LANDSCAPE LOTS: | 8 |

63.716 ACRES OF LAND LOCATED IN THE JAMES MANOR
SURVEY NO. 39, THE ABSTRACT NO. 528, TRAVIS COUNTY,
TEXAS AND BEING A PORTION OF THAT CERTAIN 652.489
ACRE TRACT CONVEYED TO HEART OF MANOR, LP, AS
RECORDED UNDER DOCUMENT NO. 2007037703, OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FEBRUARY 28, 2022

APPLICATION DATE: SEPTEMBER 17, 2021

C8-2020-0033.1A

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

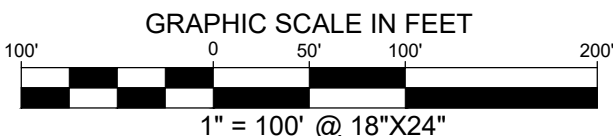
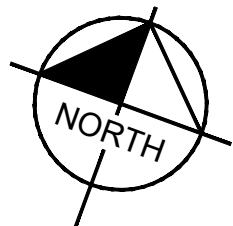
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

OWNER/DEVELOPER:
PETE. A DWYER
HEART OF MANOR, LP
9900 HWY 290 EAST
MANOR, TEXAS 78653
OFFICE: (512) 327-7415

Kimley»Horn

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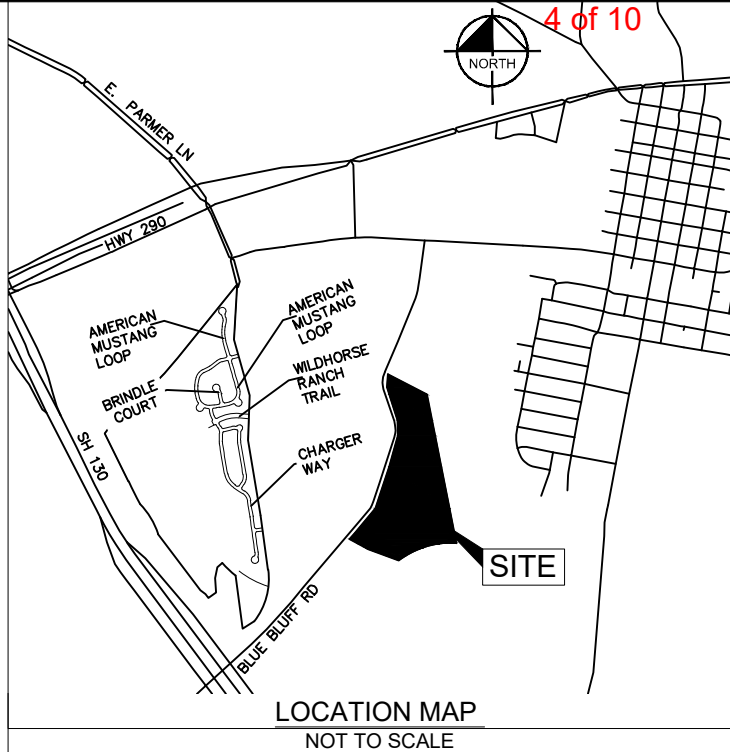
Sheet No.
1 OF 4



SUBDIVISION PLAT ESTABLISHING
**SADDLE RIDGE AT
WILDHORSE RANCH**
SECTION 1 FINAL PLAT

| LEGEND | |
|--------------|--|
| 5/8" IRF | 5/8" IRON ROD FOUND |
| IRSC | 1/2" IRON ROD W/ "KHA" CAP SET |
| IRFC | 1/2" IRON ROD FOUND W/ CAP |
| 604 | 60d NAIL FOUND |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS |
| T.C.P.R. | TRAVIS COUNTY PLAT RECORDS |
| P.O.B. | POINT OF BEGINNING |
| T.B.M. | BENCH MARK |
| W.W.E. | WASTEWATER EASEMENT |
| --- | SIDEWALK |
| L.L. | LANDSCAPE LOT |

THIS IS A SURFACE DRAWING
T.B.M. # 100 CONTROL POINT
SURFACE COORDINATES:
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ELEVATION: 540.29' (NAVD 88 DATUM FROM GPS)
SCALE FACTOR 0.999940004
TEXAS CENTRAL ZONE 4203
BEARING BASIS, ARE ON TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE, NAD83).



MATCHLINE "B-B" SEE SHEET 2 OF 4

MATCHLINE "A-A" SEE SHEET 1 OF 4

CALLED 67.5360 ACRES
POSS OLDINGS LLC
DOC.#2018045426
OPRTCT

REMAINDER OF A
CALLED 652.489 ACRES
HEART OF MANOR, LP
DOC.#2007037703
OPRTCT

6.246 ACRE W.W.E.
DOC# 2003249300
OPRTCT

VARIABLE WIDTH
DRAINAGE EASEMENT
(24.973 ACRE)

LOT 1
BLOCK E
WATER QUALITY, PRIVATE RECREATIONAL PARKS
AND TRAILS, & DRAINAGE ESMT
34.41 AC

MATCHLINE "B-B" SEE SHEET 2 OF 4

| LOT SUMMARY | |
|--|--------|
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Sheet No.
2 OF 4

SUBDIVISION PLAT ESTABLISHING
*SADDLE RIDGE AT
WILDHORSE RANCH*
SECTION 1 FINAL PLAT

| CURVE TABLE | | | | | | CURVE TABLE | | | | | |
|-------------|------------|----------|---------|---------------|---------|-------------|------------|----------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD | NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C3 | 49°54'05" | 20.00' | 17.42' | N47°24'56"E | 16.87' | C52 | 23°02'05" | 300.37' | 120.76' | N28°41'53"E | 119.95' |
| C4 | 279°59'22" | 49.99' | 244.26' | S17°33'37"E | 64.27' | C53 | 22°27'26" | 300.00' | 117.59' | S28°24'11"W | 116.83' |
| C5 | 50°05'17" | 19.89' | 17.39' | N82°42'09"W | 16.84' | C54 | 19°04'15" | 180.00' | 59.91' | S63°17'25"E | 59.64' |
| C6 | 49°59'41" | 20.00' | 17.45' | N47°22'08"E | 16.90' | C55 | 43°58'37" | 300.00' | 230.26' | N85°11'09"E | 224.65' |
| C7 | 279°59'23" | 50.00' | 244.34' | S17°38'01"E | 64.29' | C56 | 19°58'52" | 975.00' | 340.02' | S82°48'58"E | 338.30' |
| C8 | 49°59'41" | 20.00' | 17.45' | N82°38'11"W | 16.90' | C57 | 262°49'17" | 60.00' | 275.24' | S38°36'14"W | 90.00' |
| C9 | 49°59'41" | 20.00' | 17.45' | N66°26'36"E | 16.90' | C58 | 82°49'09" | 20.00' | 28.91' | N51°23'50"W | 26.46' |
| C10 | 279°59'23" | 50.00' | 244.34' | S01°26'27"W | 64.29' | C59 | 90°06'40" | 20.00' | 31.45' | S42°08'15"W | 28.31' |
| C11 | 49°59'41" | 20.00' | 17.45' | N63°33'42"W | 16.90' | C60 | 20°05'33" | 205.00' | 71.89' | S07°07'42"W | 71.52' |
| C12 | 13°56'34" | 800.00' | 194.68' | N10°12'11"E | 194.20' | C61 | 112°37'39" | 225.00' | 442.29' | S73°29'17"W | 374.44' |
| C13 | 11°34'33" | 1000.00' | 202.04' | S78°36'49"E | 201.69' | C62 | 90°10'14" | 20.00' | 31.48' | S84°43'00"W | 28.33' |
| C14 | 13°33'23" | 500.00' | 118.30' | N88°49'14"E | 118.03' | C63 | 22°05'52" | 275.00' | 106.06' | S28°34'58"W | 105.41' |
| C15 | 11°28'20" | 1290.00' | 258.29' | S78°39'55"E | 257.86' | C64 | 90°21'34" | 20.00' | 31.54' | S27°38'45"E | 28.37' |
| C16 | 11°14'52" | 975.00' | 191.40' | S78°26'58"E | 191.10' | C65 | 43°58'37" | 275.00' | 211.07' | N85°11'09"E | 205.93' |
| C17 | 50°18'22" | 20.00' | 17.56' | N70°46'25"E | 17.00' | C66 | 55°46'16" | 20.00' | 19.47' | N35°18'43"E | 18.71' |
| C18 | 171°37'45" | 50.00' | 149.77' | S48°33'54"E | 99.73' | C67 | 291°32'32" | 60.00' | 305.30' | S26°48'09"E | 67.50' |
| C19 | 49°59'41" | 20.00' | 17.45' | S12°15'08"W | 16.90' | C68 | 55°46'16" | 20.00' | 19.47' | N88°55'01"W | 18.71' |
| C20 | 49°59'41" | 20.00' | 17.45' | S37°44'33"E | 16.90' | C69 | 43°58'37" | 325.00' | 249.45' | S85°11'09"W | 243.37' |
| C21 | 197°47'04" | 50.00' | 172.60' | S36°09'08"W | 98.80' | C70 | 19°04'15" | 205.00' | 68.23' | N63°17'25"W | 67.92' |
| C22 | 47°06'52" | 20.00' | 16.45' | N68°30'46"W | 15.99' | C71 | 49°59'41" | 20.00' | 17.45' | N78°45'08"W | 16.90' |
| C23 | 7°40'07" | 525.00' | 70.27' | N88°14'08"W | 70.21' | C72 | 279°59'23" | 50.00' | 244.34' | N36°14'42"E | 64.29' |
| C24 | 11°29'57" | 1315.00' | 263.92' | N78°39'07"W | 263.48' | C73 | 49°59'41" | 20.00' | 17.45' | S28°45'27"E | 16.90' |
| C25 | 11°26'39" | 1265.00' | 252.67' | S78°40'46"E | 252.25' | C74 | 9°32'55" | 155.00' | 25.83' | S58°31'45"E | 25.80' |
| C26 | 7°21'18" | 475.00' | 60.98' | S88°04'44"E | 60.93' | C75 | 98°56'51" | 20.00' | 34.54' | N67°13'22"E | 30.40' |
| C27 | 100°59'20" | 20.00' | 35.25' | N37°44'57"E | 30.86' | C76 | 21°52'57" | 325.00' | 124.12' | N28°41'25"E | 123.37' |
| C28 | 71°39'22" | 20.00' | 25.01' | N48°34'24"W | 23.41' | C77 | 89°49'46" | 20.00' | 31.36' | N05°17'00"W | 28.24' |
| C29 | 11°34'33" | 1025.00' | 207.09' | S78°36'49"E | 206.74' | C78 | 99°33'03" | 20.00' | 34.75' | N80°01'36"E | 30.54' |
| C30 | 1°07'42" | 1145.00' | 22.55' | N83°50'14"W | 22.55' | C79 | 13°00'59" | 276.50' | 62.81' | N23°42'59"E | 62.68' |
| C31 | 2°12'46" | 1145.00' | 44.22' | S83°17'42"E | 44.22' | C80 | 90°00'00" | 20.00' | 31.42' | N27°49'32"W | 28.28' |
| C32 | 1°57'31" | 1145.00' | 39.14' | N82°17'38"W | 39.14' | C81 | 86°57'47" | 20.00' | 30.36' | S60°39'21"W | 27.52' |
| C33 | 2°12'26" | 1145.00' | 44.11' | N81°05'06"W | 44.11' | C82 | 15°34'28" | 325.37' | 88.45' | S24°58'03"W | 88.17' |
| C34 | 1°57'31" | 1145.00' | 39.14' | N80°20'06"W | 39.14' | C83 | 82°57'10" | 20.00' | 28.96' | S08°43'18"E | 26.49' |
| C35 | 2°12'26" | 1145.00' | 44.11' | N78°52'40"W | 44.11' | C84 | 112°37'39" | 175.00' | 344.00' | N73°29'17"E | 291.23' |
| C36 | 1°57'31" | 1145.00' | 39.14' | N78°22'35"W | 39.14' | C85 | 21°27'48" | 155.00' | 58.06' | N06°26'34"E | 57.72' |
| C37 | 2°10'52" | 1145.00' | 43.59' | N76°41'02"W | 43.58' | C86 | 84°08'09" | 20.00' | 29.37' | N46°21'24"W | 26.80' |
| C38 | 1°57'31" | 1145.00' | 39.14' | N76°25'04"W | 39.14' | C87 | 12°33'43" | 1025.00' | 224.73' | N82°08'37"W | 224.28' |
| C39 | 2°24'28" | 1145.00' | 48.11' | N74°23'22"W | 48.11' | C89 | 14°51'49" | 1435.00' | 372.27' | S60°52'49"W | 371.22' |
| C40 | 2°15'10" | 1145.00' | 45.02' | N74°18'43"W | 45.02' | C90 | 6°02'38" | 600.00' | 63.29' | N36°36'35"E | 63.26' |
| C41 | 6°35'03" | 645.00' | 74.12' | S87°41'37"E | 74.08' | C91 | 8°13'09" | 592.62' | 85.01' | N24°43'11"E | 84.94' |
| C42 | 1°43'22" | 1435.38' | 43.16' | S79°24'30"E | 43.16' | C92 | 17°17'01" | 800.00' | 241.33' | N08°59'30"W | 240.41' |
| C46 | 19°58'52" | 855.00' | 298.17' | S82°48'58"E | 296.66' | | | | | | |
| C47 | 0°35'38" | 1000.00' | 10.37' | S73°07'21"E | 10.37' | | | | | | |
| C48 | 17°23'34" | 1000.00' | 303.56' | S82°06'57"E | 302.40' | | | | | | |
| C49 | 1°59'40" | 1000.00' | 34.81' | N88°11'26"E | 34.81' | | | | | | |
| C50 | 19°58'52" | 180.00' | 62.77' | N07°11'02"E | 62.46' | | | | | | |
| C51 | 112°37'39" | 200.00' | 393.14' | N73°29'17"E | 332.83' | | | | | | |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N72°21'59"E | 130.63' |
| L2 | N17°38'01"W | 2.53' |
| L3 | N72°24'17"E | 28.39' |
| L4 | S24°04'08"W | 24.02' |
| L5 | S71°53'02"W | 39.18' |
| L6 | N72°21'59"E | 80.43' |
| L7 | N17°38'01"W | 10.33' |
| L8 | N88°33'33"W | 72.16' |
| L9 | S72°49'32"E | 4.44' |
| L10 | N84°24'05"W | 22.48' |
| L11 | N17°10'28"E | 319.64' |
| L12 | N02°48'24"W | 25.00' |
| L13 | S61°39'16"W | 35.64' |
| L14 | S83°18'23"E | 39.15' |
| L15 | N39°37'53"E | 0.46' |
| L16 | N17°10'28"E | 43.40' |
| L17 | S53°45'18"E | 69.49' |
| L18 | S72°49'32"E | 22.65' |
| L20 | S20°36'41"W | 5.02' |
| L21 | S59°38'37"W | 4.71' |
| L22 | N83°56'56"E | 10.08' |
| L23 | N48°00'59"W | 11.56' |
| L24 | N18°20'51"W | 58.23' |
| L25 | N31°22'20"E | 36.12' |
| L26 | N03°59'01"W | 47.21' |
| L27 | N33°44'58"W | 42.76' |
| L28 | N65°39'25"W | 45.98' |
| L29 | S69°47'55"W | 73.31' |
| L30 | S89°35'57"W | 85.04' |
| L31 | N19°54'30"W | 54.57' |
| L32 | N39°19'53"W | 74.62' |
| L33 | S86°06'25"W | 53.83' |
| L34 | N69°22'20"W | 54.21' |
| L35 | N49°37'23"W | 91.29' |
| L36 | N24°39'51"W | 15.90' |
| L37 | N74°55'43"E | 53.13' |
| L38 | N30°15'13"E | 42.18' |
| L39 | N34°44'58"W | 88.40' |
| L40 | N30°55'00"E | 51.02' |
| L41 | N02°37'48"E | 50.53' |
| L42 | N06°00'09"E | 40.25' |
| L43 | N07°43'17"E | 31.10' |
| L44 | N22°24'11"W | 48.28' |
| L45 | N22°40'10"E | 38.00' |

| LOT TABLE | | |
|----------------|-------|---------|
| LOT NO. | ACRES | SQ. FT. |
| BLK D - LOT 1 | 0.154 | 6,709 |
| BLK D - LOT 2 | 0.124 | 5,401 |
| BLK D - LOT 3 | 0.124 | 5,400 |
| BLK D - LOT 4 | 0.124 | 5,400 |
| BLK D - LOT 5 | 0.124 | 5,400 |
| BLK D - LOT 6 | 0.125 | 5,428 |
| BLK D - LOT 7 | 0.129 | 5,618 |
| BLK D - LOT 8 | 0.231 | 10,066 |
| BLK D - LOT 10 | 0.117 | 5,117 |
| BLK D - LOT 11 | 0.101 | 4,419 |
| BLK D - LOT 12 | 0.134 | 5,844 |
| BLK D - LOT 13 | 0.111 | 4,830 |
| BLK D - LOT 14 | 0.128 | 5,591 |
| BLK D - LOT 15 | 0.128 | 5,568 |
| BLK D - LOT 16 | 0.126 | 5,486 |
| BLK D - LOT 17 | 0.129 | 5,633 |
| BLK D - LOT 18 | 0.131 | 5,724 |
| BLK D - LOT 19 | 0.133 | 5,815 |
| BLK D - LOT 20 | 0.136 | 5,906 |
| BLK D - LOT 21 | 0.138 | 5,996 |
| BLK D - LOT 22 | 0.140 | 6,087 |
| BLK D - LOT 23 | 0.142 | 6,178 |
| BLK D - LOT 24 | 0.153 | 6,679 |
| BLK D - LOT 25 | 0.178 | 7,772 |
| BLK D - LOT 26 | 0.195 | 8,512 |

| LOT TABLE | | |
|----------------|-------|---------|
| LOT NO. | ACRES | SQ. FT. |
| BLK D - LOT 27 | 0.213 | 9,279 |
| BLK D - LOT 28 | 0.179 | 7,787 |
| BLK D - LOT 29 | 0.151 | 6,595 |
| BLK D - LOT 30 | 0.138 | 5,992 |
| BLK D - LOT 31 | 0.120 | 5,214 |
| BLK D - LOT 32 | 0.097 | 4,226 |
| BLK D - LOT 33 | 0.088 | 3,815 |
| BLK D - LOT 34 | 0.109 | 4,753 |
| BLK F - LOT 1 | 0.144 | 6,266 |
| BLK F - LOT 2 | 0.113 | 4,928 |
| BLK F - LOT 3 | 0.108 | 4,698 |
| BLK F - LOT 4 | 0.129 | 5,636 |
| BLK F - LOT 5 | 0.149 | 6,477 |
| BLK F - LOT 6 | 0.154 | 6,723 |
| BLK F - LOT 7 | 0.154 | 6,724 |
| BLK F - LOT 8 | 0.152 | 6,620 |
| BLK F - LOT 9 | 0.138 | 6,000 |
| BLK F - LOT 10 | 0.138 | 6,000 |
| BLK F - LOT 11 | 0.138 | 6,000 |
| BLK F - LOT 12 | 0.138 | 6,000 |
| BLK F - LOT 13 | 0.138 | 6,000 |
| BLK F - LOT 14 | 0.138 | 6,000 |
| BLK F - LOT 15 | 0.138 | 6,000 |
| BLK F - LOT 16 | 0.153 | 6,664 |
| BLK F - LOT 17 | 0.262 | 11,397 |

| LOT TABLE | | |
|----------------|-------|---------|
| LOT NO. | ACRES | SQ. FT. |
| BLK F - LOT 18 | 0.164 | 7,156 |
| BLK F - LOT 19 | 0.149 | 6,489 |
| BLK F - LOT 20 | 0.148 | 6,453 |
| BLK F - LOT 21 | 0.161 | 6,996 |
| BLK F - LOT 22 | 0.173 | 7,532 |
| BLK F - LOT 23 | 0.165 | 7,188 |
| BLK F - LOT 24 | 0.157 | 6,839 |
| BLK F - LOT 25 | 0.162 | 7,038 |
| BLK F - LOT 26 | 0.165 | 7,177 |
| BLK F - LOT 27 | 0.169 | 7,362 |
| BLK F - LOT 28 | 0.142 | 6,179 |
| BLK F - LOT 29 | 0.110 | 4,803 |
| BLK F - LOT 30 | 0.110 | 4,800 |
| BLK F - LOT 31 | 0.110 | 4,800 |
| BLK F - LOT 32 | 0.110 | 4,800 |
| BLK F - LOT 33 | 0.208 | 9,061 |
| BLK F - LOT 34 | 0.184 | 8,026 |
| BLK F - LOT 35 | 0.207 | 9,028 |
| BLK F - LOT 36 | 0.182 | 7,918 |
| BLK F - LOT 37 | 0.143 | 6,235 |
| BLK F - LOT 38 | 0.320 | 13,946 |
| BLK G - LOT 1 | 0.194 | 8,454 |
| BLK G - LOT 2 | 0.119 | 5,200 |
| BLK G - LOT 3 | 0.119 | 5,200 |
| BLK G - LOT 4 | 0.119 | 5,200 |

| LOT TABLE | | |
|----------------|-------|---------|
| LOT NO. | ACRES | SQ. FT. |
| BLK G - LOT 5 | 0.119 | 5,200 |
| BLK G - LOT 6 | 0.120 | 5,208 |
| BLK G - LOT 7 | 0.122 | 5,333 |
| BLK G - LOT 8 | 0.207 | 9,011 |
| BLK G - LOT 9 | 0.198 | 8,615 |
| BLK G - LOT 10 | 0.125 | 5,453 |
| BLK G - LOT 11 | 0.132 | 5,765 |
| BLK G - LOT 12 | 0.133 | 5,800 |
| BLK G - LOT 13 | 0.133 | 5,800 |
| BLK G - LOT 14 | 0.133 | 5,800 |
| BLK G - LOT 15 | 0.133 | 5,800 |
| BLK G - LOT 16 | 0.189 | 8,217 |
| BLK H - LOT 1 | 0.184 | 8,014 |
| BLK H - LOT 2 | 0.124 | 5,400 |
| BLK H - LOT 3 | 0.124 | 5,400 |
| BLK H - LOT 4 | 0.124 | 5,413 |
| BLK H - LOT 5 | 0.247 | 10,758 |
| BLK H - LOT 6 | 0.116 | 5,067 |
| BLK H - LOT 7 | 0.091 | 3,980 |
| BLK I - LOT 1 | 0.189 | 8,254 |
| BLK I - LOT 2 | 0.138 | 6,001 |
| BLK I - LOT 3 | 0.138 | 6,000 |
| BLK I - LOT 4 | 0.138 | 6,000 |
| BLK I - LOT 5 | 0.138 | 6,000 |
| BLK I - LOT 6 | 0.138 | 6,031 |

| LOT TABLE | | |
|----------------|-------|---------|
| LOT NO. | ACRES | SQ. FT. |
| BLK I - LOT 7 | 0.143 | 6,239 |
| BLK I - LOT 8 | 0.143 | 6,239 |
| BLK I - LOT 9 | 0.143 | 6,239 |
| BLK I - LOT 10 | 0.143 | 6,239 |
| BLK I - LOT 11 | 0.143 | 6,239 |
| BLK I - LOT 12 | 0.143 | 6,239 |
| BLK I - LOT 13 | 0.138 | 6,002 |
| BLK I - LOT 14 | 0.138 | 6,000 |
| BLK I - LOT 15 | 0.138 | 6,000 |
| BLK I - LOT 16 | 0.067 | 2,909 |
| BLK J - LOT 1 | 0.131 | 5,687 |
| BLK J - LOT 2 | 0.114 | 4,963 |
| BLK J - LOT 3 | 0.114 | 4,963 |
| BLK J - LOT 4 | 0.114 | 4,963 |
| BLK J - LOT 5 | 0.114 | 4,963 |
| BLK J - LOT 6 | 0.114 | 4,963 |
| BLK J - LOT 7 | 0.112 | 4,881 |
| BLK J - LOT 8 | 0.119 | 5,201 |
| BLK J - LOT 9 | 0.119 | 5,198 |
| BLK J - LOT 10 | 0.099 | 4,316 |
| BLK K - LOT 1 | 0.107 | 4,650 |
| BLK K - LOT 2 | 0.110 | 4,800 |
| BLK K - LOT 3 | 0.110 | 4,800 |
| BLK K - LOT 4 | 0.110 | 4,800 |
| BLK K - LOT 5 | 0.110 | 4,800 |

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT HEART OF MANOR, LP., HAVING ITS HOME OFFICE IN MANOR, TEXAS, ACTING HEREIN BY AND THROUGH PETE A. DWYER, BEING OWNER OF 652.489 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 652.489 ACRE TRACT CONVEYED TO HEART OF MANOR, LP, AS RECORDED UNDER DOCUMENT NO. 2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 63.716 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

SADDLE RIDGE AT WILDHORSE RANCH – SECTION 1 FINAL PLAT

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

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

BY: _____
PETE A. DWYER
HEART OF MANOR , LP
9900 US HIGHWAY 290 E
MANOR, TEXAS 78653
OFFICE: (512) 327-7415

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JANUARY 27, 2018.

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

ENGINEER'S CERTIFICATION:

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

THERE ARE PORTIONS OF THIS SITE THAT LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN. FOR THIS SITE, THE CURRENT EFFECTIVE FIRM PANEL NUMBER IS 48453C0480J EFFECTIVE AUGUST 18, 2014.

KEVIN J. BURKS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 133953
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALON IV, SUITE 300
AUSTIN, TEXAS 78759



04/25/2022

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____, A.D.

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.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

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GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH ORDINANCE NO. 020214-28.
2. THE SUBDIVISION IS GOVERNED BY THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28, APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) EXCEPT AS OTHERWISE PROVIDED IN THE ZONING ORDINANCE AND THE PUD LAND USE PLAN TO THE CONTRARY, THE RULES AND REGULATIONS SET FORTH IN EFFECT UPON APPROVAL OF THE PUD.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
6. ALL SITE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO IMPERVIOUS COVER, BUILDING SQUARE FOOTAGE, BUILDING HEIGHT, FLOOR TO AREA RATIOS AND SETBACKS, ARE ESTABLISHED AND GOVERNED BY THE SITE DEVELOPMENT CRITERIA TABLE APPEARING ON THE WILDHORSE RANCH PUD LAND USE PLAN, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
7. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
8. ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD SHALL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
9. PARKLAND DEDICATION FOR 88 UNITS WILL BE SATISFIED VIA LAND DEDICATION ON FUTURE DEVELOPMENTS IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO.020214-28.
11. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
12. FOR LOTS WITH A 15' FRONT BUILDING LINE, GARAGES MUST BE AT LEAST FIVE FEET BEHIND THE FRONT FACADE OF THE PRINCIPLE STRUCTURE. FOR A GARAGE WITHIN 20 FEET OF THE FRONT FACADE, THE WIDTH OF THE GARAGE MAY NOT EXCEED 50 PERCENT OF THE WIDTH OF THE FRONT FACADE. IF THE HOUSE IS NOT PLACED AT THE 15' SETBACK LINE, BUT IS PLACED AT THE 25' BUILDING SETBACK LINE, THEN THE GARAGE WIDTH PERCENTAGE DOES NOT APPLY AND THE 5' GARAGE LOCATION IN RELATION TO THE FRONT FACADE DOES NOT APPLY.
13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
15. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
16. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WILDHORSE RANCH TRAIL, BUCKSKIN HORSE WAY, MESTENGO DRIVE, AMERICAN PAINT WAY, SPANISH JENNET WAY, STRAWBERRY ROAN DRIVE, AND CHOCTAW PRINT WAY. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
19. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
20. GILLELAND CREEK - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION , DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
21. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
22. A WAIVER TO SECTION 25-4-153(A) BLOCK LENGTH WAS GRANTED FOR BLOCK A TO EXCEED 1200'.
23. 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. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
26. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION REQUIRED BY CITY ORDINANCE. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE EXISTING OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT (IF ANY).
27. 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.
28. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
29. BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
30. 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.
31. LOT 1, BLOCK E, SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED IF APPROVED BY THE CITY.
32. ALL LOTS WIDTH TO EXCEED 40 FOOT MINIMUM SPECIFIED IN WILDHORSE RANCH PUD ORDINANCE.
33. 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.
34. THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
35. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT.
36. DEVELOPMENT ON BUCKSKIN HORSE WAY, MESTENGO DRIVE, AND AMERICAN PAINT WAY IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.
37. THE HYDRAULIC MODEL IS FROM THE CITY OF AUSTIN EFFECTIVE HYDROLOGIC MODEL FOR GILLELAND CREEK AND WAS UPDATED TO REFLECT NOAA ATLAS 14 RAINFALL DEPTHS.
38. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0480J DATED AUGUST 18, 2014 FOR THE CITY OF AUSTIN OF TRAVIS COUNTY.
39. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
40. 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.
41. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK D, LOTS 1,2,7,8,9,10,11,12,33,34. BLOCK F, LOTS 1,2,5,6,11,12,13,14,15,16,17,18,19,26, AND 27. BLOCK G, LOTS 3,4,7,8,9,12, AND 13. BLOCK H, LOTS 1,5, AND 6. BLOCK I, LOTS 1,5,7,8,9,10,11,12,13,14, AND 15. BLOCK L, LOTS 12 AND 13. BLOCK K, LOTS 5 AND 6. BLOCK J, LOTS 1,2,3,4,5,6,7,8,9, AND 10. BLOCK M, LOTS 1,2,3,4,6,7,8,9,13,14,15,17,18,19,20,21,22,23, AND 24.

6 of 10

63.716 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, THE ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 652.489 ACRE TRACT CONVEYED TO HEART OF MANOR, LP, AS RECORDED UNDER DOCUMENT NO. 2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FEBRUARY 28, 2022

Kimley»Horn

APPLICATION DATE: SEPTEMBER 17, 2021

C8-2020-0033.1A

Sheet No.
4 OF 4

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

CASE NUMBER: C8-2020-0033.1A
UPDATE: U1
CASE MANAGER: Jennifer Bennett PHONE #: 512-974-9002

PROJECT NAME: Saddle Ridge at Wildhorse Ranch
LOCATION: 10621 BLUE BLUFF RD

SUBMITTAL DATE: April 25, 2022
REPORT DATE: May 5, 2022

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.

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 **May 31, 2022**. 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. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond
Drainage Engineering : Kyle Virr
Environmental : Pamela Abee-Taulli
911 Addressing : Jorge Perdomo
Subdivision : Jennifer Bennett
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 to DE3: CLEARED

DE4: 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.

U1: Pending confirmation of fiscal.

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

PLAT NOTES [LDC 25-1, Article 4]

EV 1-3 Cleared

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

EV 4 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]
- 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]

U1 Comment pending. ESC fiscal is approved. For posting information, please contact the Fiscal Office at FiscalSurety@austintexas.gov.

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: Associated PA: C8-2020-0033PA, associated Prelim: C8-2020-0033. Both PA and Prelim approved. Entirety of Lot 1 Block E is drainage easement lot, plus there is a separate drainage easement for the floodplain (dedicated via this plat). Previously reviewed and approved floodplain uses Gilleland model updated with A14. It does not appear that the floodplain modeling was submitted with this application, but the floodplain report was supplied at CC1 and is contained in AMANDA.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional

compliance issues. Contact this reviewer if you have any questions
katina.bohrer@austintexas.gov

Update 1: All comments cleared.

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

AD1: This plat review is Rejected;

AD2: CHAMP TRL is a duplicate

AD3: ZIP COCHISE WAY is missing the street type WAY in the plans.

NOTE1: We noticed upon review this CHAMP CT is an active road name. Please reserve another name.

§25-4-155

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 1

PR1: Note #22 of Ordinance 20020214-028 requires the dedication of 171.2 acres of parkland prior to first final plat of any D parcel, however PARD is requesting the postponement of dedication until a later date. PARD approves.

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1-8: CLEARED

SR 9. Ensure that the subdivision boundary line is the boldest line. Lot lines and ROW lines should be less bold. (LDC § 25-1-83)

UPDATE 1: It still looks the same. The ROW lines appear as bold as the subdivision boundary line.

SR 10-16: CLEARED

SR 17. Update "Dana Debeauvoir" (she retired) to "Rebecca Guerrero" (new Interim County Clerk) in the County Clerk recordation block. (LDC § 25-1-83)

UPDATE 1: The first line still says Dana Debeauvoir

SR 18. Please prepare a City of Austin Subdivision Construction Agreement and get in contact with the Fiscal Surety Office. The City's SCA will be recorded with the plat and the document number will be included in a place holder in Plat Note 29. (LDC § 25-1-83, 25-4-38, 25-4-84)

UPDATE 1: Pending

SR 19. FYI: All review fees must be paid prior to plat approval. Fiscal can be posted 90 days after full approval of the plat.

SR 20. FYI: Original current (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 21.FYI: After all comments have been cleared, please send the mylar (with original signatures and seals) of the plat, recording fee check, and tax certificates (original) to this reviewer. Delivery instructions and recording fee will be provided once all comments from reviewers have been cleared.

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 to WQ2: CLEARED

WQ3: 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. Runoff from all new impervious cover should be routed to WQ controls.

U1: It appears that additional rain gardens have been added in order to treat new IC in the coves. Please provide an exhibit which shows what areas are draining to each WQ control.

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.

U1: Please reach out to Matt Boger with WPD to verify compliance with this requirement.

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

APPROVED

The proposed final plat (C8-2020-0033.1A) is approved from a plumbing code perspective.

End of report