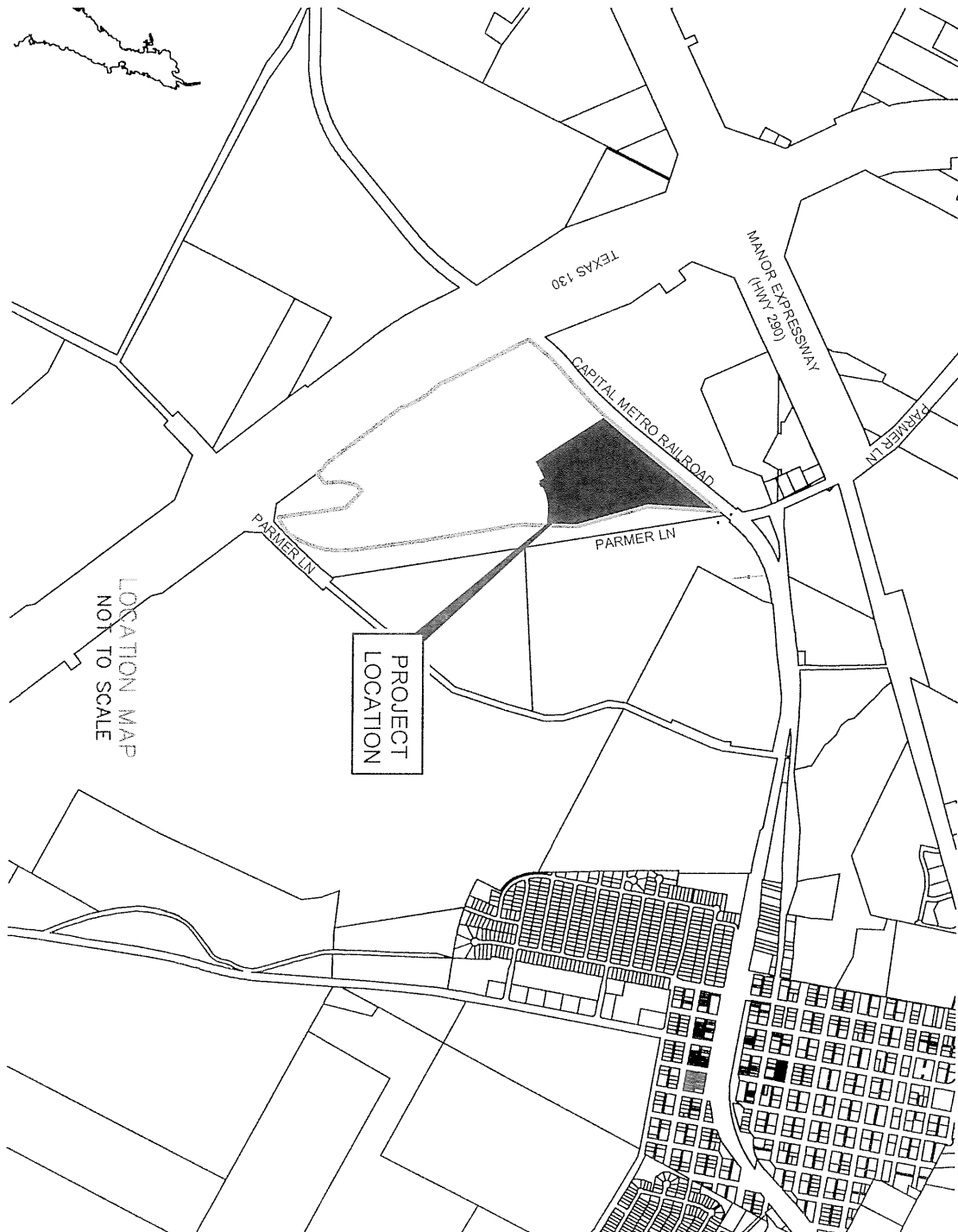


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2014-0251.1A**ZAP DATE:** December 6, 2016**SUBDIVISION NAME:** Wildhorse Ranch, Section 1**AREA:** 37.804 acres**LOTS:** 118**APPLICANT:** Heart of Manor, LP**AGENT:** Kimley-Horn and Associates, Inc. (Rob Smith)**ADDRESS OF SUBDIVISION:** Northwest corner of N SH130 and E Parmer Lane**GRIDS:** S28**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all internal streets and the E Parmer Lane frontage.**DEPARTMENT COMMENTS:** The request is for the approval of the final plat of Wildhorse Ranch, Section 1. The plat is comprised of 113 residential lots, 2 drainage lots, and 3 landscape lots on 37.804 acres. The proposed lots comply with the PUD requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The subdivision meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



SUBDIVISION PLAT ESTABLISHING  
**HERITAGE POINT AT  
 WILDHORSE RANCH SECTION 1  
 FINAL PLAT**

37.804 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS  
 SURVEY NO. 54, ABSTRACT NO. 690 AND JAMES MANOR  
 SURVEY NO. 39 ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS  
 AND BEING A PORTION OF THAT CERTAIN 199.888 ACRE  
 TRACT CONVEYED TO TEXAS WH 200, LP, AS RECORDED  
 UNDER DOCUMENT NO. 201034600, OF THE OFFICIAL PUBLIC  
 RECORDS OF TRAVIS COUNTY, TEXAS.

APRIL 8, 2016

**Kimley»Horn**

SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9168 FAX: (210) 541-8699  
 CONTACT: JAMES W. RUSSELL, R.P.L.S.  
 T&PLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300  
 AUSTIN, TEXAS 78759  
 T&PE FIRM REGISTRATION NO. F-829  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 CONTACT: ROBERT J. SMITH, P.E.

OWNER/DEVELOPER:  
 WILLIAM A. PERUZZI  
 MANAGING DIRECTOR  
 TITAN TEXAS DEVELOPMENT, LLC, DBA  
 HOMI TITAN DEVELOPMENT, LLC.  
 SUITE 812  
 401 EAST CITY AVENUE  
 BALA CYNWYD, PA 19004  
 OFFICE: (215) 283-1121



LOCATION MAP  
 NOT TO SCALE



GRAPHIC SCALE IN FEET  
 0 50 100 200  
 1" = 100' @ 18"X24"



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**

- 50' IRF ● 50' IRON ROD FOUND
- IRSC ○ 12" IRON ROD W/ "NA" CAP SET
- HPIC ● 12" IRON ROD FOUND W/ CAP
- 604 ● 604 NAIL FOUND
- O.P.T.C.T. ○ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- T.C.P.A. ○ TRAVIS COUNTY PLAT RECORDS
- P.O.B. ○ POINT OF BEGINNING
- T.B.M. ○ BENCH MARK
- P.U.E. ○ PUBLIC UTILITY EASEMENT
- BL ○ BUILDING SET BACK LINE
- WL ○ WATER LINE EASEMENT
- W.W.E. ○ WASTEWATER EASEMENT
- SEWER ○ SEWER
- A, B, C, D ○ BUILDING SETBACK BY LOT TYPE (SEE DETAIL)
- L.E. ○ LANDSCAPE EASEMENT

REMAINDER OF  
 125.341 ACRES  
 TEXAS WH 200, LP  
 DOC# 2010134600 OPR

SUBDIVISION PLAT ESTABLISHING  
**HERITAGE POINT AT  
WILDHORSE RANCH SECTION 1  
FINAL PLAT**

37.604 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 AND JAMES MANOR SURVEY NO. 39 ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 199.996 ACRE TRACT CONVEYED TO TEXAS WH 200, LP, AS RECORDED UNDER DOCUMENT NO. 201034600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

APRIL 8, 2016

**Kimley»»Horn**

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS,

THAT TITAN TEXAS DEVELOPMENT, LLC, DBA, HCM TITAN DEVELOPMENT, LLC, A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN BALA CYNWID, PENNSYLVANIA, ACTING HEREIN BY AND THROUGH WILLIAM A. PERUZZI, MANAGING DIRECTOR, BEING OWNER OF 37.804 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 AND JAMES MARION SURVEY NO. 39 ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 199.998 ACRE TRACT CONVEYED TO TEXAS HW 200, LP, AS RECORDED UNDER DOCUMENT NO. 201034600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 37.804 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

HERITAGE POINT AT WILDHORSE RANCH, SECTION 1

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 \_\_\_\_\_ 2016, A.D.

BY: WILLIAM A. PERUZZI, MANAGING DIRECTOR  
TITAN TEXAS DEVELOPMENT, LLC, DBA,  
HOM TITAN DEVELOPMENT, LLC.  
401 EAST CITY AVENUE, BALA CYNWYD, PA 19004  
OFFICE: (215) 283-1121

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 \_\_\_\_\_, 2016, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, JAMES W. RUSSELL, 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 CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, 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, 2016.

*James W. Russell* 4/9/16  
JAMES W. RUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4230 - STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166



ENGINEER'S CERTIFICATION:

I, ROBERT J. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ROBERT J. SMITH, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 106319  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALON IV, SUITE 300  
AUSTIN, TEXAS 78759

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION LIMITS OF THE CITY OF AUSTIN ON THIS THE 15 DAY OF JANUARY, 2016, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW  
DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
2016, A.D.

GREG GUERNSEY, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF  
AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

**BETTY BAKER, CHAIRPERSON**

**JASON MEEKER, ASST. SEC.**

STATE OF TEXAS  
COUNTY OF TRAVIS

\_\_\_\_\_ DANA DEBEAUVOR, 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 \_\_\_\_\_ 2016, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, 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 \_\_\_\_\_, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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. 020214-2B.
2. THE SUBDIVISION IS GOVERNED BY THE (i) HERITAGE POINT AT WILDHORSE RANCH SECTION 1 PUD ORDINANCE NO.020214-2B, 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. ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT(S) OR SITE PLANS APPROVAL AND WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
6. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
7. 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 HERITAGE POINT AT WILDHORSE RANCH SECTION 1 PUD LAND USE PLAN, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
8. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
9. LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE HERITAGE POINT AT WILDHORSE RANCH SECTION 1 PUD WILL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC, AS SUCH REQUIREMENTS EXIST AT THE TIME OF APPROVAL OF THIS PRELIMINARY. XERISCAPING IS ENCOURAGED WHENEVER REASONABLY PRACTICAL.
10. ALL DEVELOPMENT WITHIN THE HERITAGE POINT AT WILDHORSE RANCH SECTION 1 PUD WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
11. A TRAIL NETWORK WILL BE DESIGNED AND CONSTRUCTED FOR SUBDIVISIONS WITHIN THE HERITAGE POINT AT WILDHORSE RANCH SECTION 1 PUD, INCLUDING CONVENTIONAL SIDEWALKS AND ALTERNATIVES, SUCH AS HIKE AND BIKE TRAILS. MAINTENANCE OF THE NETWORK WILL BE THE RESPONSIBILITY OF AN OWNER'S ASSOCIATION. THE NETWORK WILL BE DESIGNED TO PROMOTE PEDESTRIAN AND BICYCLE ACCESSIBILITY WITHIN NEIGHBORHOODS, TO AREA PARKS, AND OTHER COMMUNITY FACILITIES AND NATURAL AREAS. WHERE APPROPRIATE, CUD CURVBAYS MAY BE UTILIZED FOR PEDESTRIAN AND BICYCLE CROSSLINGS AT A MINIMUM OF 10 FEET IN HEIGHT.
12. ACCESS ROADS, ACCESS ROADS AND ADJACENTS SHALL BE PROVIDED WITHIN THE 100-YEAR FLOODPLAIN, OPEN SPACE, AND DEDICATED PARKLAND, SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE GOVERNMENTAL ENTITIES. WITHIN THESE AREAS, CONSTRUCTION OF OVERHEAD UTILITIES IS NOT PERMITTED.
13. PARKLAND DEDICATION FOR 113 UNITS WILL BE SATISFIED VIA LAND DEDICATION ON FUTURE DEVELOPMENTS IN ACCORDANCE WITH THE HERITAGE POINT AT WILDHORSE RANCH SECTION 1 PUD ORDINANCE NO. 020214-2B.
14. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE HERITAGE POINT AT WILDHORSE RANCH SECTION 1 PUD ORDINANCE NO.020214-2B.
15. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
16. 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.
17. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE SPECIFIED BY A GOVERNING INSTRUMENT.
19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNING AUTHORITIES.
20. 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. HERITAGE POINT AT WILDHORSE RANCH TRAIL, AMERICAN MUSTANG LOOP, EQUUS FERUS DRIVE AND BARB HORSE COURT. 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.
21. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
  - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET:
    - HERITAGE POINT AT WILDHORSE RANCH SECTION 1 TRAIL
  - B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING:
    - STREETS: WILDHORSE RANCH TRAIL AND ALL PROPOSED SINGLE-FAMILY STREETS.
22. 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
23. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STATE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET WHAT OTHERWISE CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC SAFETY, HEALTH, WELFARE OR PROPERTY.
24. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
25. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
26. GILELAND 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 PROVIDING OR OTHER APPROVED METHODS.
27. TOPOGRAPHY SOURCE: AERIAL PHOTO BY KIMLEY-HORN.
28. 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.
29. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC.
30. A WAIVER TO SECTION 25-B-4-153-(A), BLOCK LENGTH WAS GRANTED FOR BLOCKS A, AND F TO EXCEED 1200' AND FOR BLOCKS D AND G TO EXCEED 1500' WITH CB-2014-0251.
31. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-B-4-82(B) OF THE LDC FOR CUT/FILL UP TO 12.6 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES WITH CB-2014-0251.
32. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-B-4-82(B) OF THE LDC FOR CUT/FILL UP TO 8 FEET WITH CB-2014-0251.
33. MITIGATION WILL BE PROVIDED IN ACCORDANCE WITH THE MITIGATION PLAN PREPARED BY HORIZON ENVIRONMENTAL SERVICES. UPON COMPLETION OF THE MITIGATED CEF SETBACK/BUFFER ALL ACTIVITIES WITHIN THE CEF SETBACK/BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



SUBDIVISION PLAT ESTABLISHING  
**HERITAGE POINT AT  
WILDHORSE RANCH SECTION 1  
FINAL PLAT**

37.804 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 AND JAMES MANOR SURVEY NO. 39 ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 199.996 ACRE TRACT CONVEYED TO TEXAS WH 200, LP, AS RECORDED UNDER DOCUMENT NO. 201034600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

APRIL 8, 2016

**Kimley»»Horn**

NOTE:

1. ALL LOTS EXCEED \_\_\_\_\_ SQUARE FOOT MINIMUM LOT AREA REQUIREMENTS PER PUD ORDINANCE.

LINE TABLE		
NO	BEARING	LENGTH
L3	N03°23'16"W	4.31
L4	N16°19'55"W	42.96
L5	N11°17'21"E	32.29
L6	N17°17'24"E	32.28
L7	N19°47'16"E	34.28
L8	N19°47'16"E	32.65
L9	N12°28'02"E	12.81
L10	N12°28'02"E	14.63
L11	N05°07'46"E	11.87
L12	N05°07'46"E	16.17
L13	N03°25'57"W	29.59
L14	N03°25'57"W	17.75
L15	N11°11'07"W	27.91
L16	N11°11'07"W	11.85
L17	N15°34'37"E	32.00
L18	N12°33'21"E	31.79
L19	N03°05'32"W	4.08
L20	S03°25'23"E	6.16
L24	S03°25'23"E	79.78
L25	S04°12'25"W	56.32
L26	S85°20'30"E	15.33
L27	S84°59'41"E	28.84
L28	S03°23'16"E	4.84
L29	N86°36'44"E	11.12
L32	S85°33'39"E	16.12
L34	N14°39'56"W	100.73
L35	N14°39'56"W	19.47
L36	N14°39'56"W	11.23
L37	N03°09'40"E	19.46
L38	N03°09'40"E	28.76
L40	N13°22'08"W	5.62
L41	N13°22'08"W	45.21
L43	N13°22'08"W	4.71
L44	N55°47'00"W	14.16
L45	N57°47'00"W	16.19
L46	N57°47'00"W	18.59
L47	N57°53'53"E	25.46
L48	S54°02'14"W	15.23
L49	S32°05'15"E	145.38

LINE TABLE		
NO.	BEARING	LENGTH
L50	N36°10'52"W	140.04'
L51	N43°00'53"W	92.45'
L52	N15°47'38"W	165.73'
L54	S61°25'09"W	8.36'
L55	S26°34'51"E	70.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	9°00'37"	325.00	51.11'	S07°53'34"E	51.06'
C43	83°31'15"	20.00'	22.15'	N45°08'53"W	28.64'
C44	14°03'42"	205.00	50.31'	S79°52'40"E	50.19'
C45	90°54'59"	20.00'	31.74'	S81°14'14"W	28.59'
C46	220°46'03"	60.00'	231.19'	S53°22'42"E	112.48'
C47	90°54'55"	20.00'	31.74'	N11°32'53"E	28.59'
C48	20°32'27"	205.00	73.49'	S23°38'21"E	73.10'
C49	21°43'06"	350.00'	132.67'	S02°30'35"E	131.88'
C50	54°49'29"	205.00'	196.16'	S33°54'17"W	188.76'
C51	9°04'00"	175.00'	27.69'	N59°38'24"E	27.66'
C52	20°36'51"	225.00'	80.95'	S64°24'49"W	80.82'
C53	90°30'53"	20.00'	31.60'	N29°27'49"E	28.51'
C55	27°11'12"	125.00'	59.31'	N02°44'21"W	59.76'
C56	55°46'16"	20.00'	19.47'	N44°13'04"W	18.71'
C57	28°13'22"	60.00'	305.30'	S73°40'04"E	67.50'
C58	69°29'07"	20.00'	31.24'	S60°32'12"E	28.16'
C61	55°46'16"	20.00'	19.47'	S11°33'12"W	18.71'
C64	90°00'00"	20.00'	31.42'	N41°36°44"W	28.28'
C71	90°54'55"	20.00'	31.74'	N73°00'08"W	28.51'
C73	90°54'55"	20.00'	31.74'	S22°51'16"E	28.51'
C75	90°30'53"	20.00'	31.60'	S29°27'49"E	28.41'
C76	32°41'22"	635.00'	362.29'	S77°45'50"W	357.40'
C77	85°43'49"	20.00'	29.96'	S75°00'02"E	27.40'
C79	69°29'07"	20.00'	31.24'	N60°32'12"W	28.16'
C80	27°11'12"	175.00'	83.04'	N02°44'21"W	82.28'
C81	28°38'53"	525.00'	244.18'	S02°28'11"E	244.96'
C83	47°23'35"	20.00'	16.64'	S07°07'44"E	16.08'
C85	68°10'41"	20.00'	23.80'	S59°39'51"W	22.42'
C87	80°00'00"	20.00'	31.42'	N32°34'25"E	28.28'
C88	9°02'20"	175.00'	74.93'	N82°05'34"E	74.86'
C96	28°38'53"	475.00'	220.92'	S02°28'11"E	218.94'
C99	93°04'58"	20.00'	32.49'	N41°52'39"E	29.03'
C100	19°15'57"	325.00'	108.28'	S22°01'51"E	108.77'
C101	38°24'48"	205.00'	137.38'	N03°24'16"E	134.82'
C102	220°46'03"	60.00'	231.19'	N42°04'16"E	112.49'
C103	18°01'59"	205.00'	57.37'	N89°33'25"E	57.16'
C104	9°02'20"	250.00'	82.82'	N67°00'34"E	82.74'
C105	29°21'57"	275.00'	140.95'	S18°04'14"E	139.41'
C106	5°46'14"	645.00'	65.34'	N80°29'24"E	65.31'
C109	22°21'19"	645.00'	251.66'	S00°18'32"E	250.07'

CURVE DATA					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	20°36'51"	345.00	124.13	S64°24'49"W	123.48
C11	54°49'28"	325.00	310.98	S35°45'41"W	299.29
C12	21°43'08"	470.00	178.16	S02°30'35"E	177.09
C13	93°22'03"	155.00	225.58	N30°53'23"E	225.59
C14	20°36'51"	175.00	62.96	S64°24'49"W	62.62
C15	9°04'00"	225.00	35.60	N59°38'24"E	35.57
C16	54°49'28"	155.00	148.31	S33°45'41"W	142.72
C17	21°43'06"	300.00	113.72	S02°30'35"E	113.04
C18	80°01'08"	155.00	216.47	S53°22'42"E	199.30
C19	13°08'55"	155.00	35.57	N19°00'03"W	35.49
C20	290°19'15"	60.00	304.02	S51°24'26"W	68.55
C21	18°27'56"	205.00	65.83	N21°37'33"W	65.59
C34	90°00'00"	20.00	31.42	S57°25'35"E	28.28
C35	21°43'06"	180.00	68.23	S02°30'35"E	67.23
C36	54°49'28"	35.00	49.49	S35°45'41"W	32.82
C37	32°20'49"	565.00	318.98	S77°56'06"W	314.76
C38	94°44'10"	20.00	33.07	S14°23'36"W	29.14
C39	95°36'22"	20.00	29.88	N75°46'40"W	27.43

GENERAL NOTES:

34. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR WATER QUALITY AND DETENTION FACILITIES MAINTENANCE.
35. IN ACCORDANCE WITH SECTION 25-8--303, THE FOLLOWING SINGLE-FAMILY LOTS HAVE SLOPES 15-25%; BLK. A, LOTS 2, 5, 6, 34; BLK. B.
36. A MINIMUM OF TWO OFF-STREET PARKING SPACE IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO PARKING SPACES REQUIRED FOR EACH UNIT FOR ANY LOT WITH SIX OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
37. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
38. 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 CORNER WITH THE CORNER OF SUCH EASEMENT AT ALL TIMES.
39. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE
- REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
40. 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).
41. PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACH SINGLE FAMILY OR ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
42. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
43. 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 PRUNING IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
44. THE OWNERS OF THE SUBDIVISION 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
45. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
46. ALL NON-RESIDENTIAL LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES, AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SEE TABLES ON SHEET 4 FOR A LIST OF NON-RESIDENTIAL LOTS.

~~COMMISSIONER COURT RESOLUTION:~~

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

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

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

### LOT SUMMARY

TOTAL LOT ACREAGE: 25.145  
TOTAL SUBDIVISION ACREAGE: 37.804  
TOTAL NUMBER OF RESIDENTIAL LOTS: 113  
TOTAL NUMBER OF OPEN SPACE/DRAINAGE/PUE LOTS: 2  
TOTAL NUMBER OF LANDSCAPE LOTS: 3